

TEXAS TRANSPORTATION COMMISSION

Various Counties

MINUTE ORDER

Page 1 of 3

Various Districts

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

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

The commission finds and determines that the highway facilities to be constructed or improved on the parcels identified and listed below under "CONTROLLED ACCESS" are designated as a Controlled-Access Highway in accordance with Transportation Code, Section 203.031; and where there is adjoining real property remaining after acquisition of a parcel, the roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached Exhibits A - 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 - 48, in accordance with Transportation Code, Sections 203.002 and 203.003.

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

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

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

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NON-CONTROLLED ACCESS

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Bell	FM 2410	40	2304-02-041	4
Cherokee	US 69	35	0199-03-039	39
Collin	US 75	13	0047-14-072	61
Collin	US 75	28	0047-14-072	9
Collin	SH 289	12	0091-05-064	4
Collin	SH 289	14	0091-05-064	12
Collin	SH 289	15	0091-05-064	5
Collin	SH 289	16	0091-05-064	13
Collin	SH 289	17	0091-05-064	9
Collin	SH 289	37	0091-05-064	7
Collin	SH 121	21	0549-03-026	13
Dallas	SL 12	43	0581-02-115	108
Denton	US 377	25	0081-03-057	3TE
Denton	US 377	26	0081-03-057	10,10TE
Denton	US 377	31	0081-03-057	4,4TE
Denton	US 377	32	0081-03-057	29,29TE
Denton	US 377	33	0081-03-057	17
Denton	US 377	38	0081-03-057	30
Denton	US 377	44	0081-03-057	15
Denton	US 377	45	0081-03-057	28,28TE
Denton	BS 114K	34	0353-02-077	4,4TE
Denton	BS 114K	36	0353-02-077	7TE
Denton	BS 114K	42	0353-02-077	3TE
Denton	BS 114K	47	0353-02-077	6TE
Denton	FM 720	4	1567-01-038	11
Eastland	FM 2214	29	1697-02-025	6
Ellis	FM 664	3	1051-01-043	27,27TE
Ellis	FM 664	20	1051-01-043	57
Ellis	FM 664	23	1051-01-043	62
Ellis	FM 664	24	1051-01-043	56
Ellis	FM 664	27	1051-01-043	16
Fort Bend	FM 2234	9	2105-01-036	39A
Fort Bend	FM 2234	11	2105-01-036	39B
Harris	FM 521	39	0111-01-093	2
Harris	FM 521	41	0111-01-093	3
Montgomery	FM 1488	46	0523-10-037	32
Navarro	SH 31	1	0162-11-002	9
Navarro	SH 31	2	0162-11-002	2
Navarro	SH 31	8	0162-11-002	1
Navarro	SH 31	7	0162-11-002	27
Smith	Spur 248	30	2558-01-016	11
Wharton	US 59	18	0089-06-084	5
Wharton	US 59	19	0089-06-084	21
Wharton	US 59	48	0089-06-084	17
Wheeler	US 83	5	0030-08-036	15
Wheeler	US 83	10	0030-08-036	13
Wheeler	US 83	22	0030-08-036	2
Wheeler	US 83	6	0030-08-036	4

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CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	IH 30	P	1068-04-137	8
El Paso	IH 10	EE	2121-02-154	3A
El Paso	IH 10	T	2121-02-154	15
El Paso	IH 10	U	2121-02-154	22
El Paso	IH 10	V	2121-02-154	2A
El Paso	IH 10	W	2121-02-154	4,4TE
El Paso	IH 10	X	2121-02-154	2
Harris	IH 45	N	0500-03-566	7
Harris	IH 45	O	0500-03-566	6
Harris	IH 10	J	0508-01-326	208TE
McLennan	IH 35	B	0015-01-234	41
McLennan	IH 35	C	0015-01-234	42
McLennan	IH 35	D	0015-01-234	19
McLennan	IH 35	E	0015-01-234	13
McLennan	IH 35	F	0015-01-234	21
McLennan	IH 35	G	0015-01-234	49
McLennan	IH 35	H	0015-01-234	115
McLennan	IH 35	K	0015-01-234	129AC
McLennan	IH 35	L	0015-01-234	28
McLennan	IH 35	M	0015-01-234	23
McLennan	IH 35	I	0015-01-234	40,40AC
Navarro	SH 31	A	0162-11-002	8
Tarrant	SH 183	AA	0364-05-038	22
Tarrant	SH 183	BB	0364-05-038	25
Tarrant	SH 183	CC	0364-05-038	29
Tarrant	SH 183	DD	0364-05-038	675
Tarrant	SH 183	FF	0364-05-038	676
Tarrant	IH 30	R	1068-02-123	80,80TE
Tarrant	IH 30	Z	1068-02-123	23
Tarrant	IH 30	Q	1068-02-123	79
Tarrant	IH 30	Y	1068-02-123	16
Wharton	US 59	S	0089-06-084	3

Submitted and reviewed by:


 Director, Right of Way Division
 (Gus E. Cannon)

Recommended by:


 Executive Director

114543 MAR 31 16

Minute
Number

Date
Passed

County: Navarro
Highway: State Highway 31
Station: 51+90.57 to 57+15.94
R.O.W. CSJ: 0162-11-002

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June 5, 2014

PROPERTY DESCRIPTION FOR PARCEL 9

DESCRIPTION OF A 183,262 SQUARE FOOT [4.207 ACRES] TRACT OF LAND LOCATED IN THE R. GOODLOE SURVEY, ABSTRACT No. 299 IN NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 26.962 ACRE TRACT DESCRIBED AS TRACT ONE IN THE DEED TO BRENDA JO BROWN HODGE, RECORDED IN VOLUME 1741, PAGE 422 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, (D.R.N.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 1-inch iron pipe found at the intersection of the common southwest line of a called 50.672 acre tract described in the deed to Dorothy Owen Douglas, recorded in Volume 858, Page 399 of said D.R.N.C.T., and the northeast line of a called 70.50 acre tract described in the deed to Don Farmer, recorded in Volume 1062, Page 7 of said D.R.N.C.T., with the apparent existing southeast right-of-way line of West Park Row Boulevard (A.K.A. Cow Head Road, an apparent 60 foot wide right-of-way, no deed of record found);

THENCE S31°34'53"E, with said common line, a distance of 416.09 feet to a calculated point for a common ell corner of said Douglas tract and said Farmer tract;

THENCE S59°32'57"W, continuing with said common line, a distance of 105.02 feet to a calculated point for a common ell corner of said Douglas tract and said Farmer tract;

THENCE S31°34'53"E, continuing with said common line, a distance of 1,361.59 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set in the proposed north right-of-way line of State Highway 31 (S.H. 31);

THENCE N78°11'26"E, crossing said Douglas tract with said proposed north right-of-way line, passing a 5/8-inch iron rod with a Texas Department of Transportation aluminum denial of access (D.O.A.) cap set at a distance of 142.94 feet, continuing a total distance of 186.94 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set;

THENCE N73°12'07"E, continuing to cross said Douglas tract with said proposed north right-of-way line, a distance of 550.00 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set;

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Highway: State Highway 31
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THENCE N83°29'12"E, continuing to cross said Douglas tract with said proposed north right-of-way line, a distance of 112.02 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for a point of curvature;

THENCE, continuing to cross said Douglas tract, with said proposed north right-of-way line and the arc of a curve to the right, an arc length of 9.49 feet, through a central angle of 00°04'42", having a radius of 6,945.00 feet, and whose chord bears N73°14'28"E, a distance of 9.49 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the common southwest line of said Tract One and the northeast line of said Douglas tract for a point of curvature, the beginning of a D.O.A. line and the **POINT OF BEGINNING**, being 245.00 feet Left of Baseline Station 51+90.57 and having a Texas State Plane Coordinate System, N.A.D.83 (1996 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of North 6,705,816.63, East 2,579,687.10;

1) **THENCE**, crossing said Tract One, with said proposed north right-of-way line, said D.O.A. line and the arc of a curve to the right, passing a 5/8-inch iron rod with a Texas Department of Transportation aluminum D.O.A. cap set** for the end of said D.O.A. line at an arc length of 14.45 feet, being 245.00 feet Left of Baseline Station 52+04.50, continuing to cross said Tract One, with said proposed north right-of-way line and said arc, a total arc length of 385.89 feet, through a central angle of 03°11'01", having a radius of 6,945.00 feet, and whose chord bears N74°52'19"E, a distance of 385.84 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the common northeast line of said Tract One and the southwest line of a called 152.74 acre tract described in the deed to Lucile Boyd, recorded in Volume 1083, Page 926 of said D.R.N.C.T., being 245.00 feet Left of Baseline Station 55+62.84;

2) **THENCE** S30°58'21"E, with said common line, a distance of 493.78 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the proposed south right-of-way line of said S.H. 31, being 224.40 feet Right of Baseline Station 57+15.94, from which a 5/8-inch iron rod found at an ell corner of said Boyd tract bears S30°58'21"E, a distance of 240.13 feet to a calculated point for the east corner of said Tract One and a southerly corner of said Boyd tract, and N59°50'47"E, a distance of 158.85 feet;

3) **THENCE** S73°12'07"W, crossing said Tract One with said proposed south right-of-way line, a distance of 371.16 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the common line of said Tract One and said Douglas tract, being 243.37 feet Right of Baseline Station 53+31.80;

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Highway: State Highway 31
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R.O.W. CSJ: 0162-11-002

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4) THENCE N32°14'53"W, with said common line, a distance of 508.36 feet to the POINT OF BEGINNING and containing 183,262 square feet [4 207 acres] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2010).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000039395 (0.999960607).

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.

The Station and Offset** Information refers to the Baseline described in the Control Sheet to be created 10-20-2014 for the TxDOT Right-of-way Mapping Project Control-Section-Number 0162-11-002.

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

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 5th day of June, 2014 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300
7101 Envoy Court
Dallas, Texas
214-631-7888




Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320 State of Texas

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	00° 04' 42" (RT)	9.49'	6,945.00'
C2	03° 11' 01" (RT)	395.89'	6,945.00'
		CHORD BEARING	CHORD
		N73° 14' 28" E	9.49'
		N74° 52' 19" E	385.84'

LINE TABLE	
LINE	BEARING DISTANCE
L1	S31° 34' 53" E 415.09'
L2	S59° 32' 57" W 105.02'
L3	N78° 11' 26" E 186.94'
L4	N83° 29' 12" E 112.02'

GRAPHIC SCALE
SCALE: 1" = 300'
NAVARRO COUNTY,
TEXAS

WEST PARK ROW BLVD
(A.K.A. COW HEAD ROAD)
(APPARENT 60' WIDE RIGHT-OF-WAY)
(NO DEED OF RECORD FOUND)

P.O.C. PARCEL 9
1" IRF

BRENDA JO BROWN HODGE
TRACT ONE
VOL. 1741, PG. 422
D.R.N.C.T.
(CALLED 26.962 ACRES)

P.O.B.

NOT TO SCALE

DON FARMER
VOL. 1062, PG. 7
D.R.N.C.T.
(CALLED 70.50 ACRES)

PROPOSED R.O.W. LINE

DOROTHY OWEN DOUGLAS
VOL. 858, PG. 399
D.R.N.C.T.
(CALLED 50.672 ACRES)

N73° 12' 07" E
550.00'

P.O.B. PARCEL 8
BEGIN D.O.A.
N:6705816.63
E:2579687.10
STA 51+90.57
OFF 245.00 LT

SEE DETAIL "A"

C2
L4
371.44'

BRENDA JO BROWN HODGE
VOL. 1741, PG. 422
D.R.N.C.T.
(CALLED 26.962 ACRES)

PROPOSED R.O.W. LINE

S.H. 31 PROPOSED BASELINE
N73° 12' 07" E
45-00

PROPOSED R.O.W. LINE

STA 53+31.80
OFF 243.37 RT

S73° 12' 07" W
371.16'

PROPOSED R.O.W. LINE

STA 57+15.94
OFF 224.40 RT

S30° 58' 21" E
240.13'

5/8" IRF

R. GOODLOE SURVEY
ABSTRACT NO. 299

LUCILE BOYD
VOL. 1083, PG. 926
D.R.N.C.T.
(CALLED 152.74 ACRES)

49° 58' 21" E
493.78'

STA 55+62.84
OFF 245.00 LT

PROPOSED R.O.W. LINE

5/8" IRF

N59° 50' 47" E
158.85'

DETAIL "A"

P.O.B. PARCEL 9
BEGIN D.O.A.
N:6705816.63
E:2579687.10
STA 52+04.50
OFF 245.00 LT

NOT TO SCALE

LEGEND

- TxDOT TYPE R.O.W. MONUMENT FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED
- TxDOT SURVEY MARKER, RIGHT OF WAY MONUMENT
- 1/2" IRON ROD FOUND UNLESS NOTED
- CHSLED "X" IN CONCRETE FOUND
- 5/8" IRON ROD W/ TxDOT ACCESS DENIAL CAP SET
- NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- WOOD R.O.W. POST MON FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- SURVEY LINE (APPROXIMATE LOCATION)
- R.O.W. RECORD INFORMATION
- 1 RECORD INFORMATION
- P.O.C. POINT OF BEGINNING
- P.O.A. POINT OF REFERENCE
- P.O.R. POINT OF TANGENCY
- P.T. POINT OF CURVATURE
- P.T. POINT OF SCALE
- N.T.S. NOT TO SCALE
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- DEED RECORDS NAVARRO COUNTY, TX.
- PLAT RECORDS NAVARRO COUNTY, TX.
- OFFICIAL PUBLIC RECORDS NAVARRO COUNTY, TX.
- WIRE FENCE
- WOOD FENCE
- DENIAL OF ACCESS LINE
- DENIAL OF ACCESS

* * * THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE #4 RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

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

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1988 CORES, EPOCH 2010). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000039395.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

EXHIBIT "A" - PAGE 4 OF 4
A PLAT OF A SURVEY OF
PARCEL - 9
S.H. 31 RIGHT OF WAY MAPPING PROJECT
A 183,262 SQUARE FOOT (4.207 ACRES)
TRACT OF LAND IN THE
R. GOODLOE SURVEY
ABSTRACT NO. 299
NAVARRO COUNTY, TEXAS
CSJ NO. 0162-11-002



By: SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300

Eric A. Kreiner, R.P.L.S. Date 06/05/14

County: Navarro
Highway: State Highway 31
Station: 27+03.60 to 39+60.22
R.O.W. CSJ: 0162-11-002

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SURVEYED: June 5, 2014
REVISED: July 28, 2015

PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 52,933 SQUARE FOOT [1.215 ACRES] TRACT OF LAND LOCATED IN THE J. HAMILTON SURVEY, ABSTRACT No. 375 IN NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.909 ACRE TRACT DESCRIBED IN THE DEED TO JANICE KING, RECORDED IN VOLUME 1328, PAGE 186 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, (D.R.N.C.T.), AND A PORTION OF A CALLED 3.160 ACRE TRACT DESCRIBED IN THE DEED TO JANICE KING, RECORDED IN VOLUME 1493, PAGE 19 OF SAID D.R.N.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 1/2-inch iron rod found for a westerly corner of said 22.909 acre tract and an easterly corner of a called 15.27 acre tract described in the deed to Zachary and Laura Herrin, recorded in Document No. 2008-2369 of the Official Public Records of Navarro County, Texas, (O.P.R.N.C.T.), from which a 3/4-inch iron pipe found for the northwest corner of said 22.909 acre tract and the northeast corner of said Herrin tract bears N21°55'04"W, a distance of 525.83 feet;

THENCE S55°39'24"E, with the common west line of said 22.909 acre tract and the east line of said Herrin tract, a distance of 54.83 feet to a calculated point for a westerly corner of said 22.909 acre tract and an easterly corner of said Herrin tract;

THENCE S12°44'46"E, continuing with said common line, a distance of 562.11 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the proposed north right-of-way line of State Highway 31 (S.H. 31), for the **POINT OF BEGINNING**, being 120.00 feet Left of Baseline Station 27+03.60 and having a Texas State Plane Coordinate System, N.A.D.83 (1996 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of North 6,703,495.83, East 2,574,542.75;

1) **THENCE** N54°52'56"E, crossing said 22.909 acre tract with said proposed north right-of-way line, a distance of 253.52 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** for a point of curvature;

County: Navarro
Highway: State Highway 31
Station: 27+03.60 to 39+60.22
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REVISED: July 28, 2015

PROPERTY DESCRIPTION FOR PARCEL 2

2) **THENCE**, continuing to cross said 22.909 acre tract, with said proposed north right-of-way line and the arc of a curve to the left, passing a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the common line of said 22.909 acre tract and said 3.160 acre tract at an arc length of 846.90 feet, continuing across said 3.160 acre tract with said proposed north right-of-way line and said arc, a total arc length of 1,018.15 feet, through a central angle of 13°16'24", having a radius of 4,394.90 feet, and whose chord bears N48°14'44"E, a distance of 1,015.87 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the common east line of said 3.160 acre tract and the west line of a called 1.00 acre tract described in the deed to Sheila Tollison and Christie Marie Tollison, recorded in Volume 1164, Page 400 of said D.R.N.C.T., being 239.29 feet Left of Baseline Station 39+60.22;

3) **THENCE** S35°35'01"E with said common line, a distance of 24.31 feet to a calculated point for a point of curvature at the intersection of said common line with the existing north right-of-way line of said S.H. 31, (a variable width right-of-way), described in the deed to The State of Texas, recorded in Volume 405, Page 201 of said D.R.N.C.T.;

4) **THENCE**, with said existing north right-of-way line and the arc of a curve to the right, passing a calculated point at the intersection of the common line of said 3.160 acre tract and said 22.909 acre tract with said existing north right-of-way line at an arc length of 174.59 feet, continuing a total arc length of 881.26 feet, through a central angle of 17°37'30", having a radius of 2,864.79 feet, and whose chord bears S45°41'38"W, a distance of 877.79 feet to a calculated point;

5) **THENCE** S54°30'14"W, continuing with said existing north right-of-way line, a distance of 211.00 feet to a calculated point;

6) **THENCE** S76°18'24"W, continuing with said existing north right-of-way line, a distance of 107.70 feet to a calculated point;

County: Navarro
Highway: State Highway 31
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PROPERTY DESCRIPTION FOR PARCEL 2

7) THENCE S54°30'14"W, continuing with said existing north right-of-way line, a distance of 89.00 feet to a calculated point at the intersection of said common line of the 22.909 acre tract and the Herrin tract with said existing north right-of-way line;

8) THENCE N12°44'46"W, with said common line, a distance of 10.49 feet to the POINT OF BEGINNING and containing 52,933 square feet [1.215 acres] of land.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2010).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000039395 (0.999960607).

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.

The Station and Offset** Information refers to the Baseline described in the Control Sheet to be created 10-20-2014 for the TxDOT Right-of-way Mapping Project Control-Section-Number 0162-11-002.

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 5th day of June, 2014 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300
7101 Envoy Court
Dallas, Texas
214-631-7888




Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320 State of Texas

SURVEYED: June 5, 2014
REVISED: July 28, 2015
(Corrected Stations)

County: Ellis
Highway: FM 664
Station: 603+32.08 to 605+09.99

Page 1 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 27

BEING 0.2124 acre (9,254 square feet) of land situated in the M. McDermott Survey, Abstract No. 743, Ellis County, Texas, being out of Lot 16R of the Replat of Lot 16 and 17, Block M Hollywood Addition, Phase Two, as recorded in Cabinet D, Slide 193 of the Ellis County Plat Records (E.C.P.R.) and a portion of a tract of land conveyed to Curtis Don Reddick by deed dated June 28, 2006 as recorded in Volume 2230, Page 1943 of the Official Public Record Ellis County (O.P.R.E.C.), said 0.2124 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8-inch iron rod, for the northwest corner of Lot 14, Block M of the Corrected Final Plat of Hollywood Addition, Phase Two as recorded in Cabinet B, Slide 270 E.C.P.R., being on the east right-of-way line of Sunset Strip Drive (60 foot wide) as recorded in Cabinet B, Slide 270 E.C.P.R.;

THENCE, South 01°07'50" East, along the east right-of-way line of Sunset Strip Drive, a distance of 210.44 feet to a MAG nail, set, on the proposed north right-of-way line of FM 664, for the northwest corner and POINT OF BEGINNING of the herein described parcel, at station 603+32.08, 105.41 feet left, having coordinates of N=6,881,061.63, E=2,477,170.03; **

- 1) THENCE, South 45°53'29" East, along the proposed north right-of-way line of FM 664, a distance of 43.07 feet to an "X" in concrete, set, for an angle point of the herein described parcel; **
- 2) THENCE, North 89°11'44" East, continuing along the proposed north right-of-way line of FM 664, a distance of 147.41 feet, to a 5/8-inch iron rod with TxDOT plastic cap set, for the northeast corner of the herein described parcel, being on the east line of said Lot 16R and the west line of a called 16.00 acre tract of land conveyed to Red Oak Independent School District by deed dated April 10, 1997 and recorded in Volume 1342, Page 685 O.P.R.E.C.; **
- 3) THENCE, South 01°12'33" East, along the east line of said Lot 16R and the west line of said Red Oak Independent School District tract, a distance of 49.48 feet to a point, for the southeast corner of the herein described parcel, the southeast corner said Lot 16R and the southwest corner of said Red Oak Independent School District tract, being on the existing north right-of-way line of FM 664 (width varies) as recorded in Volume 496, Page 199 of the Ellis County Deed Records (E.C.D.R.);

County: Ellis
Highway: FM 664
Station: 603+32.08 to 605+09.99

Page 2 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 27

- 4) THENCE, South $89^{\circ}12'41''$ West, along the existing north right-of-way line of said FM 664, a distance of 177.81 feet to a point, for southwest corner of the herein described parcel and the southwest corner of said Lot 16R, being on the east right-of-way line of said Sunset Strip Drive from which a found 5/8-inch iron rod bears North $01^{\circ}08''$ West, 0.2 feet;
- 5) THENCE, North $01^{\circ}07'50''$ West, along the east right-of-way line of said Sunset Strip Drive, a distance of 79.84 feet to the POINT OF BEGINNING and containing 0.2124 acre (9,254 square feet) of land.

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

All bearings and coordinates are based on the Texas Coordinate System of 1983 (NAD 83 Epoch 2002), North Central Zone. All distances and coordinates shown are surface values and may be converted to state plane by dividing by the project surface adjustment factor of 1.000072449. Unit of measure is US Survey Foot.



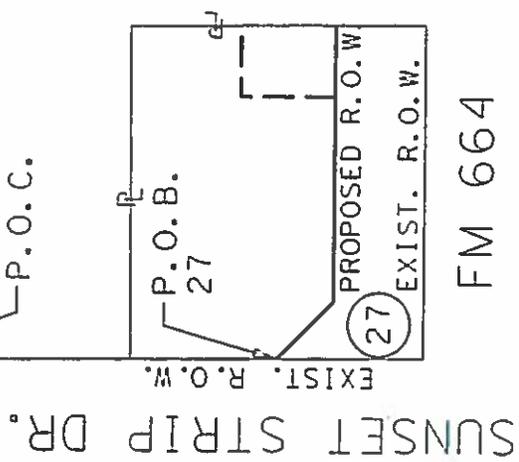
Date: 17 day of February, 2015



Scott M. Fertak
Registered Professional Land Surveyor
No. 5257

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- FENCE LINE
- E.C.D.C. - ELLIS COUNTY DISTRICT COURT
- E.C.D.R. - ELLIS COUNTY DEED RECORDS
- E.C.P.R. - ELLIS COUNTY PLAT RECORDS
- O.P.R.E.C. - OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY
- M.S. - MONUMENT NOT SET
- CONC. - CONCRETE
- ESMT. - EASEMENT
- FHD. - FOUND
- IR - IRON ROD
- IP - IRON PIPE
- MON. - MONUMENT
- R.O.W. - RIGHT OF WAY
- SET 5/8" I-R. W/TXDOT PLASTIC CAP (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER (AS DESCRIBED)



FM 664

PARCEL NO. 27
N.T.S.

EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
0.6470	0.2124 9,254	0.4346	

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

[Signature]
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



DATE	REVISION
LANDTECH CONSULTANTS, INC. 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TBPLS FIRM NO. 10019100	
PARCEL PLAT SHOWING PARCEL 27 FM 664 ELLIS COUNTY ROW C.S.J. NO. 1051-01-043	

- NOTES:**
- ABSTRACT DATE: JULY, 2014, THROUGH SEPTEMBER, 2014.
 - ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83 EPOCH 2002), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO STATE PLANE BY DIVIDING BY THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.000072449. UNIT OF MEASURE IS US SURVEY FOOT.
 - HORIZONTAL CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
 - FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2014 THROUGH OCTOBER, 2014.
 - ** 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.

**M. McDERMOTT
SURVEY
ABSTRACT NO. 743**

**CORRECTED FINAL PLAT
HOLLYWOOD ADDITION
PHASE TWO
CAB B, SLIDE 270
LOT 14 E.C.P.R.**

**P.O.C.
PARCEL 27
N=6,881,272.03
E=2,477,165.87
FND. 3/8" IR**

**REPLAT OF LOTS 16 AND 17
BLOCK M
HOLLYWOOD ADDITION
PHASE TWO
CAB D, SLIDE 293
E.C.P.R.**

**P.O.B.
PARCEL 27
SET MAG NAIL
N=6,881,061.63
E=2,477,170.03
STA. 603+32.08
OFF. 105.41' LT.**

**CURTIS DON REDDICK
VOL. 2230, PG. 1943,
O.P.R.E.C.
JUNE 28, 2006
LOT 16R**

**RED OAK INDEPENDENT
SCHOOL DISTRICT
CALLED 16.00 ACRES
VOL. 1342, PG. 685
O.P.R.E.C.
APRIL 10, 1997**

**SUNSET STRIP DR.
(60' WIDE)
CAB. B, SLIDE 270
E.C.P.R.**

**STATE OF TEXAS
VOL. 496, PG. 199
E.C.D.R.**

**FND. 5/8" IR BEARS
N 01°08' W, 0.2'**

**PROPOSED R.O.W.
S 01°12'33" E
49.48'**

**EXIST. R.O.W.
S 89°12'41" W 177.81'
SIGN**

**SURVEY BASELINE
605+00
FM 664
(WIDTH VARIES)**

SUBDIVISION LINE

SUBDIVISION LINE

40' DRAINAGE
PER
PER

25' PER PLAT

S 45°53'29" E
43.07'

SET "X" IN CONC.
STA. 603+62.58
OFF. 75.00' LT.

N 89°11'44" E 147.41'

25' B.L. PER PLAT

20' U.E. PER PLAT

S 89°12'41" W 177.81'

N 89°11'44" E 6742.15'

**LANDTECH CONSULTANTS, INC.
2325 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPLS FIRM NO. 10019100**

**PARCEL PLAT
SHOWING
PARCEL 27**

**FM 664
ELLIS COUNTY
ROW C.S.J. NO. 1051-01-043
PAGE 4 OF 4 SCALE: 1"=50'**

Parcel 27E
CSJ No. 1051-01-043

Drainage Easement Clause

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

County: Ellis
Highway: FM 664
Station: 604+71.64 to 605+09.99

Page 1 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 27E

BEING 0.0438 acre (1,909 square feet) of land situated in the M. McDermott Survey, Abstract No. 743, Ellis County, Texas, being out of Lot 16R of the Replat of Lots 16 and 17, Block M, Hollywood Addition, Phase Two, as recorded in Cabinet D, Slide 193 of the Ellis County Plat Records (E.C.P.R.) and a portion of a tract of land conveyed to Curtis Don Reddick by deed dated June 28, 2006 as recorded in Volume 2230, Page 1943 of the Official Public Record Ellis County (O.P.R.E.C.), said 0.0438 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8-inch iron rod, for the northwest corner of Lot 14, Block M of the Corrected Final Plat of Hollywood Addition, Phase Two as recorded in Cabinet B, Slide 270, E.C.P.R., being on the east right-of-way line of Sunset Strip Drive (60 foot wide) as recorded in Cabinet B, Slide 270 E.C.P.R.;

THENCE, South 01°07'50" East, along the east right-of-way line of Sunset Strip Drive, a distance of 210.44 feet to a point, on the proposed north right-of-way line of FM 664;

THENCE, South 45°53'29" East, along the proposed north right-of-way line of FM 664, a distance of 43.07 feet to a point, for an angle point of the proposed north right-of-way line of FM 664;

THENCE, North 89°11'44" East, continuing along the proposed north right-of-way line of FM 664, a distance of 109.06 feet to a point, for the southwest corner and POINT OF BEGINNING of the herein described easement, at station 604+71.64, 75.00 feet left, having coordinates of N=6,881,033.19, E=2,477,310.00;

- 1) THENCE, North 00°48'16" West, a distance of 50.00 feet to a point, for the northwest corner of the herein described easement;
- 2) THENCE, North 89°11'44" East, a distance of 38.00 feet to a point, for the northeast corner of the herein described easement, being on the east line of said Lot 16R and the west line of a called 16.00 acre tract of land conveyed to Red Oak Independent School District by deed dated April 10, 1997 and recorded in Volume 1342, Page 685 O.P.R.E.C.;
- 3) THENCE, South 01°12'33" East, along the east line of said Lot 16R and the west line of said Red Oak Independent School District tract, a distance of 50.00 feet to a point, for the southeast corner of the herein described easement, being on the proposed north right-of-way line of FM 664;

County: Ellis
Highway: FM 664
Station: 604+71.64 to 605+09.99

Page 2 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 27E

- 4) THENCE, South 89°11'44" West, along the proposed north right-of-way line of FM 664, a distance of 38.35 feet to the POINT OF BEGINNING and containing 0.0438 acre (1,909 square feet) of land.

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

All bearings and coordinates are based on the Texas Coordinate System of 1983 (NAD 83 Epoch 2002), North Central Zone. All distances and coordinates shown are surface values and may be converted to state plane by dividing by the project surface adjustment factor of 1.000072449. Unit of measure is US Survey Foot.



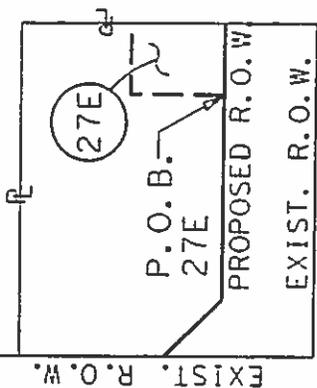
Date: 17 day of February, 2015

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257

M. McDERMOTT SURVEY
ABSTRACT NO. 743



P.O.C.



FM 664

PARCEL NO. 27E
N.T.S.

SUNSET STRIP DR

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- FENCE LINE
- ELLIS COUNTY DISTRICT COURT
- ELLIS COUNTY DEED RECORDS
- ELLIS COUNTY PLAT RECORDS
- OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY

H.S. - MONUMENT NOT SET

- CONC. - CONCRETE
- ESMT. - EASEMENT
- FND. - FOUND
- IR - IRON ROD
- IP - IRON PIPE
- MON. - MONUMENT
- R.O.W. - RIGHT OF WAY

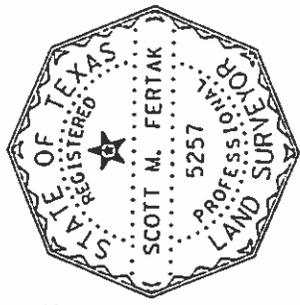
SET 5/8" I.R. W/TXDOT PLASTIC CAP (UNLESS OTHERWISE NOTED)

FOUND PROPERTY CORNER (AS DESCRIBED)

EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
0.6470	0.0438		
	1,909		

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

SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



DATE	REVISION
LANDTECH CONSULTANTS, INC. 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TBPLS FIRM NO. 10019100	
PARCEL PLAT SHOWING PARCEL 27E FM 664 ELLIS COUNTY ROW C.S.J. NO. 1051-01-043	

- NOTES:
1. ABSTRACT DATE: JULY, 2014, THROUGH SEPTEMBER, 2014.
 2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83 EPOCH 2002), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO STATE PLANE BY DIVIDING BY THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.000072449. UNIT OF MEASURE IS US SURVEY FOOT.
 3. HORIZONTAL CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
 4. FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2014 THROUGH OCTOBER, 2014.
 5. ** 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.

**M. McDERMOTT
SURVEY
ABSTRACT NO. 743**

P.O.C.
PARCEL 27E
N=6,881,272.03
E=2,477,165.87
FND. 3/8" IR

SUNSET STRIP DR.
(60' WIDE)
CAB. B, SLIDE 270
E.C.P.R.

STATE OF TEXAS
VOL. 496, PG. 199
E.C.D.R.

FND. 5/8" IR BEARS
N 01°08' W, 0.2'

CORRECTED FINAL PLAT
HOLLYWOOD ADDITION
PHASE TWO
CAB B, SLIDE 270
E.C.P.R.

LOT 14
REPLAT OF
LOTS 16 AND 17
BLOCK M

HOLLYWOOD ADDITION
PHASE TWO
CAB D, SLIDE 293
E.C.P.R.

SUBDIVISION LINE
CURTIS DON REDDICK
VOL. 2230, PG. 1943,
O.P.R.E.C.
JUNE 28, 2006
STA. 604+71.64
OFF. 125.00' LT.

S 45°53'29" E
43.07'

LOT 16R

109.06'
25' B.L. PER PLAT

20' U.E. PER PLAT
EXIST. R.O.W.

SURVEY BASELINE
605+00' FM 664
(WIDTH VARIES)

LINE DATA		
LINE	BEARING	LENGTH
L1	N 00°48'16" W	50.00'
L2	N 89°11'44" E	38.00'
L3	S 01°12'33" E	50.00'
L4	S 89°11'44" W	38.35'

STA. 605+09.64
OFF. 125.00' LT.

RED OAK INDEPENDENT
SCHOOL DISTRICT
CALLED 16.00 ACRES
VOL. 1342, PG. 685
O.P.R.E.C.
APRIL 10, 1997

PROPOSED R.O.W.

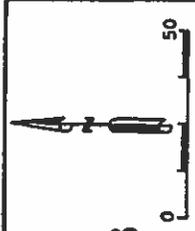
STA. 605+09.99
OFF. 75.00' LT.

P.O.B.
PARCEL 27E
N=6,881,033.19
E=2,477,310.00
STA. 604+71.64
OFF. 75.00' LT.

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPLS FIRM NO. 10019100

PARCEL PLAT
SHOWING
PARCEL 27E

FM 664
ELLIS COUNTY
ROW C.S.J. NO. 1051-01-043
PAGE 4 OF 4
SCALE: 1"=50'



County: Ellis
CSJ: 1051-01-043
Federal Project No.: N/A
Highway: FM 664
Project Limits From: Westmoreland Rd.
To: IH 35E in City of Red Oak
Parcel 27 & 27E

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that vacuum canopy-masonry/metal, 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 improvement.

County: Ellis
CSJ: 1051-01-043
Federal Project No.: N/A
Highway: FM 664
Project Limits From: Westmoreland Rd.
To: IH 35E in City of Red Oak
Parcel 27 & 27E

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that brick vacuum base/masonry, 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 improvement.

County: Ellis
CSJ: 1051-01-043
Federal Project No.: N/A
Highway: FM 664
Project Limits From: Westmoreland Rd.
To: IH 35E in City of Red Oak
Parcel 27 & 27E

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that self-serve car wash/Masonry, 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 improvement.

County: Denton
Highway: FM 720
STA. 217+63.05 to 218+35.27
R.O.W. CSJ: 1567-01-038

Page 1 of 3
September 29, 2014

Description for Parcel 11 Part 1

BEING a 2,878 square foot tract of land, more or less, situated in the M. Jones Survey, Abstract Number 662, Denton County, Texas and being a part of the apparent prescriptive right of way of Lloyds Road, no deed found, said 2,878 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a 3 inch steel fence post, being the northeast corner of that certain tract of land described in deed to Dan H. Mizell, recorded in Document Number 2005-115940, Deed Records, Denton County, Texas, also being on the apparent southerly right of way line of Lloyds Road, a variable width prescriptive right of way;

THENCE South 74 degrees 38 minutes 24 seconds West, along the northerly line of said Mizell tract, also being the apparent prescriptive southerly right of way line of said Lloyds Road, a distance of 811.63 feet to a 5/8 inch iron rod with a TxDOT 3 1/4 inch aluminum disc set on the new easterly right of way line of FM 720, and being the POINT OF BEGINNING at Station 217+63.05, 65.00 feet right and having a surface coordinate of North 7,125,230.15, East 2,434,589.88;

- 1) THENCE South 74 degrees 38 minutes 24 seconds West, continuing along the northerly line of said Mizell tract, also being the apparent prescriptive southerly right of way line of said Lloyds Road, a distance of 58.16 feet, being the northwest corner of said Mizell tract, also being the southeast intersection of the existing easterly right of way line of said FM 720, and the apparent prescriptive southerly right of way line of said Lloyds Road;
- 2) THENCE North 31 degrees 23 minutes 00 seconds East, along the existing easterly right of way line of said FM 720, a distance of 72.21 feet to a 1/2 inch iron rod found with a cap stamped "JE Smith 3700", to the southwest corner of that certain tract of land described in deed to Phase 16 Investments, L.P., recorded as Document Number 2010-25270, also being the northeast intersection of the existing easterly right of way line of said FM 720, and the apparent prescriptive northerly right of way line of said Lloyds Road;
- 3) THENCE North 74 degrees 37 minutes 13 seconds East, along the southerly line of said Phase 16 tract, also being the apparent prescriptive northerly right of way line of said Lloyds Road, at a distance of 7.89 feet, passing a 1/2 inch iron rod found, and continuing a total distance of 58.15 feet to a 5/8 inch iron rod with a TxDOT 3 1/4 inch aluminum disc set on the new easterly right of way line of said FM 720;
- 4) THENCE South 31 degrees 22 minutes 04 seconds West, along the new easterly right of way line of said FM 720, a distance of 72.22 feet to the POINT OF BEGINNING and containing 2,878 square feet of land, more or less.

County: Denton
Highway: FM 720
STA. 217+63.05 to 218+35.27
R.O.W. CSJ: 1567-01-038

Page 2 of 3
September 29, 2014

Description for Parcel 11 Part 1

Basis of Bearings is a line between CP 20013, a 5/8 inch iron rod set with a cap stamped "TNP RANDOM" (North 7,125,442.07, East 2,434,579.54), and CP 20012, a 5/8 inch iron rod set with a cap stamped "TNP RANDOM" (North 7,124,996.48, East 2,434,310.80), which is South 31 degrees 05 minutes 41 seconds West; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), North Central Zone (4202). Scaled to surface.

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

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by a factor of 1.000150630.

The Station and Offset Information refers to the baseline described in the map sheet created 6-13-2014 for TxDOT Right of Way Mapping Project Control-Section-Number 1567-01-038

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

 9/29/14
Steve L. Hampton, RPLS
Texas Registration No. 5172

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



County: Denton
Highway: FM 720
STA. 219+77.77 to 220+09.99
R.O.W. CSJ: 1567-01-038

Page 1 of 3
September 29, 2014

Description for Parcel 11 Part 2

BEING a 5,284 square foot tract of land, more or less, situated in the M. Jones Survey, Abstract Number 662, Denton County, Texas and being a part of the apparent prescriptive right of way of Lloyds Road, no deed found, said 5,284 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, being the southeast corner of that certain tract of land described in deed to Phase 16 Investments, L.P., recorded in Document Number 2010-25270, Deed Records, Denton County, Texas, also being on the apparent northerly right of way line of Lloyds Road, a variable width prescriptive right of way;

THENCE South 74 degrees 37 minutes 13 seconds West, along the southerly line of said Phase 16 tract, also being the apparent prescriptive northerly right of way line of said Lloyds Road, a distance of 955.98 feet to a 5/8 inch iron rod with a TxDOT 3 1/4 inch aluminum disc set on the new easterly right of way line of FM 720, and being the POINT OF BEGINNING at Station 220+09.99, 261.46 feet right and having a surface coordinate of North 7,125,364.67, East 2,434,892.34;**

- 1) THENCE South 13 degrees 00 minutes 01 seconds East, along the new easterly right of way line of said FM 720, a distance of 49.64 feet to a 5/8 inch iron rod with a TxDOT 3 1/4 inch aluminum disc set on the northerly line of that certain tract of land described in deed to Dan H. Mizell, as recorded in Document Number 2005-115940, Deed Records, Denton County, Texas, also being on the apparent prescriptive southerly right of way line of said Lloyds Road;**
- 2) THENCE South 74 degrees 38 minutes 24 seconds West, continuing along the new easterly right of way line of said FM 720, also being the northerly line of said Mizell tract, and the apparent prescriptive southerly right of way line of said Lloyds Road, a distance of 6.93 feet to a 5/8 inch iron rod with a TxDOT 3 1/4 inch aluminum disc set at the beginning of a curve to the right, whose center bears North 11 degrees 46 minutes 47 seconds West, a distance of 325.00 feet;**
- 3) THENCE in a westerly direction, continuing along the new easterly right of way line of said FM 720, and with said curve, through a central angle of 28 degree 40 minutes 58 seconds, a distance of 162.70 feet to a 5/8 inch iron rod with a TxDOT 3 1/4 inch aluminum disc set on the southerly line of said Phase 16 tract, also being on the apparent prescriptive northerly right of way line of said Lloyds Road;

County: Denton
Highway: FM 720
STA. 219+77.77 to 220+09.99
R.O.W. CSJ: 1567-01-038

Page 2 of 3
September 29, 2014

Description for Parcel 11 Part 2

- 4) THENCE North 74 degrees 37 minutes 13 seconds East, along the southerly line of said Phase 16 tract, also being the apparent prescriptive northerly right of way line of said Lloyds Road, a distance of 162.16 feet to the POINT OF BEGINNING and containing 5,284 square feet of land, more or less.

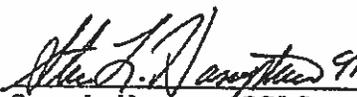
Basis of Bearings is a line between CP 20013, a 5/8 inch iron rod set with a cap stamped "TNP RANDOM" (North 7,125,442.07, East 2,434,579.54), and CP 20012, a 5/8 inch iron rod set with a cap stamped "TNP RANDOM" (North 7,124,996.48, East 2,434,310.80), which is South 31 degrees 05 minutes 41 seconds West; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), North Central Zone (4202). Scaled to surface.

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

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by a factor of 1.000150630.

The Station and Offset Information refers to the baseline described in the map sheet created 6-13-2014 for TxDOT Right of Way Mapping Project Control-Section-Number 1567-01-038

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


Steve L. Hampton, RPLS
Texas Registration No. 5172

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

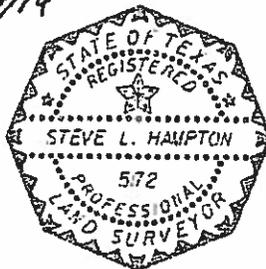


EXHIBIT "A"
Page 3 of 3

**M. JONES SURVEY
ABSTRACT No. 662**

PHASE 16
INVESTMENTS, LP
DOCUMENT
No. 2010-25270
D.R.D.C.T.

PARCEL II PART 2
STA. 220+09.99
OFFSET 261.46'
N-7125364.67
E-2434892.34

PARCEL II PART 2
STA. 220+09.99
OFFSET 261.46'
N-7125364.67
E-2434892.34

PARCEL II PART 2
STA. 220+09.99
OFFSET 261.46'
N-7125364.67
E-2434892.34

DAY H. MIZELL
DOCUMENT No. 2005-115940
D.R.D.C.T.



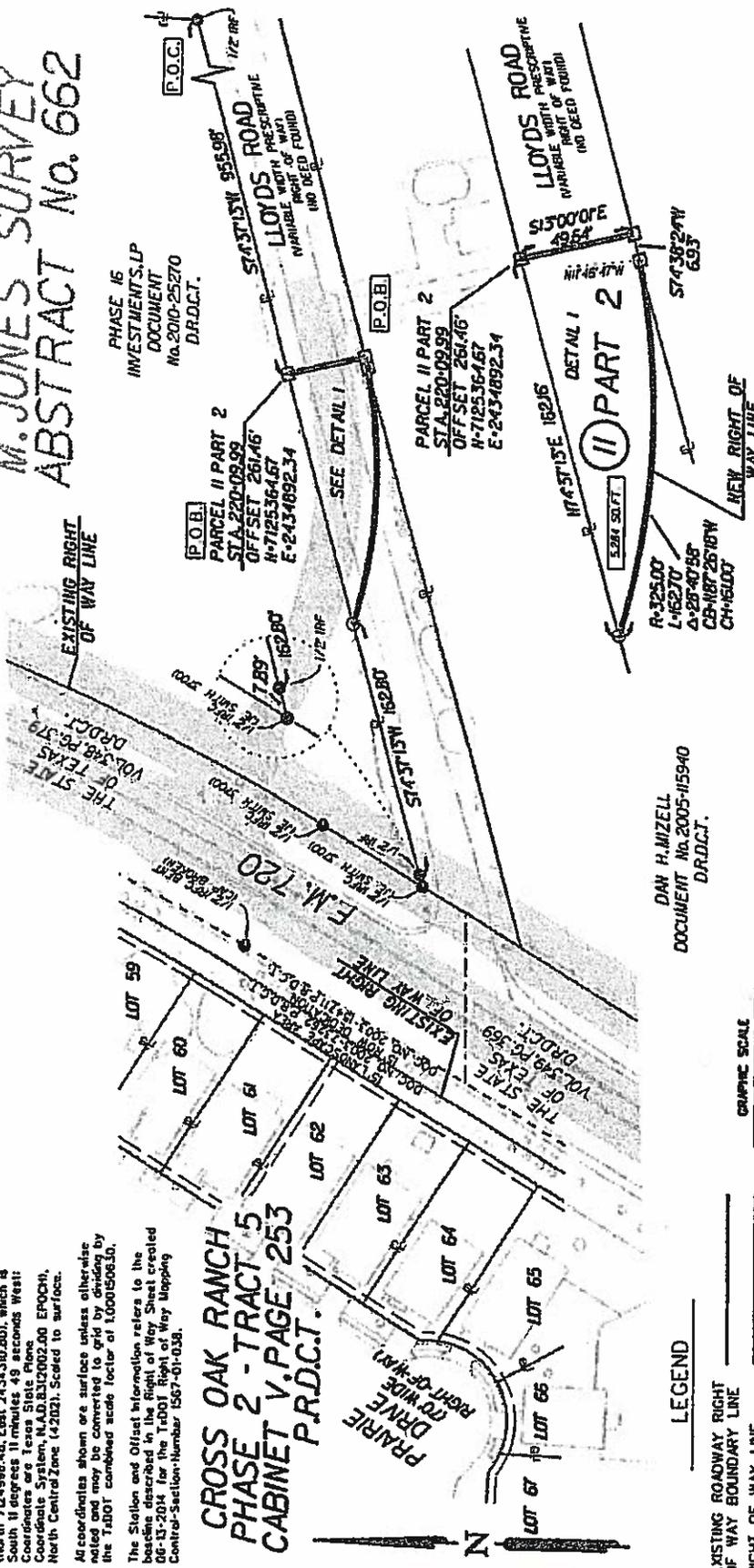
Steve L. Hampton
Steve L. Hampton, RPLS No. 5172
September 29, 2014

A PLAT OF A SURVEY OF
PARCEL 11 PART 2
FOR FARM MARKET HIGHWAY 720
RIGHT OF WAY CSJ: 1567-01-038
0.121 AC [5,284 SQ. FT.]
TRACT OF LAND IN THE
M. JONES SURVEY
ABSTRACT NUMBER 662
DENTON COUNTY, TEXAS
SEPTEMBER 29, 2014

Basis of Bearings is a line between CP 20013, a 5/8" inch iron rod set with a cap stamped "TWP RANDOLPH" North 71°25'42.07" East 2434579.541, and CP 20012, a 5/8" inch iron rod set with a cap stamped "TWP RANDOLPH" North 72°49'55.48" East 2434310.801, which is South 11 degrees 11 minutes 49 seconds West. Coordinates are Texas State Plane Coordinate System, NAD 83, 2011, 2000.00 EPOCH, North Central Zone (+2021). Scaled to surface. All coordinates shown are surface unless otherwise noted and may be converted to grid by adding the TxDOT combined scale factor of 1.000050631.

The Station and Offset information refers to the baseline described in the Right of Way Sheet created 06-13-2014 for the TxDOT Right of Way Mapping Control-Section-Number 1567-01-038.

**CROSS OAK RANCH
PHASE 2 - TRACT 5
CABINET V. PAGE 253
P.R.D.C.T.**



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- 40- 1/4" DOT 3/4" INCH ALUMINUM DISK SET ON TOP OF A 5/8- INCH IRON ROD UNLESS OTHERWISE NOTED.
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- O - 5/8" Iron Rod Set w/ 3 1/4" Aluminum Disk may be replaced with a Type II ROW marker at the end of construction under the supervision of an RPLS, either employed or retained by TXDOT.
- O - TXDOT 3 1/4" Aluminum Disk on top of a 5/8" iron rod.
- - Marker found as noted.
- x - THE MONUMENT WAS UNABLE TO BE SET DUE TO ACCESS DENIED.



August 7, 2015
Parcel 15
Page 1 of 5

County: Wheeler
Highway: US 83
Project Limits: From 250 feet North of Wheeler North City Limits North to Wheeler
County Line
ROW CSJ: 0030-08-036

PROPERTY DESCRIPTION FOR PARCEL 15

Being a 1.210 acre (52,703 square feet) parcel of land located in Section 6, Block C, George Turcotte Survey, Abstract No. 627 and Section 5, Block C, S.R. Wiant Survey, Abstract No. 628, Wheeler County, Texas and being out of the a 204.98 acre tract of land conveyed to Keith L. Horn and Tyna L. Horn as recorded in Volume 407, Page 108 of the Deed Records of Wheeler County, Texas (D.R.W.C.T.), said 1.210 acre parcel being more particularly described as follows:

COMMENCING at a 3/4-inch iron rod found at an interior corner of said 204.98 acre tract and a northerly interior corner of a 20.96 acre tract of land conveyed to Turner 50-50- L.L.C. as recorded in Volume 509, Page 788 of the Official Public Records of Wheeler County, Texas, **thence** as follows:

South 85 degrees 08 minutes 49 seconds West, along the south line of said 204.98 acre tract and the north line of said 20.96 acre tract, a distance of 760.42 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the **POINT OF BEGINNING** and southeast corner of the herein described parcel, lying on the proposed easterly right-of-way line of US 83 (140 feet wide), being 80.00 feet right of Engineer's US 83 Baseline Station 456+78.84, and having surface coordinates of N= 3,853,089.41 E= 1,011,874.65;**

- 1.) **THENCE**, South 85 degrees 08 minutes 49 seconds West, along the south line of said 204.98 acre tract, the north line of said 20.96 acre tract, a distance of 20.98 feet to a point at the southwest corner of the herein described parcel, the southwest corner of said 204.98 acre tract, the northwest corner of said 20.96 acre tract and lying in the existing easterly right-of-way line of US 83 (120 feet wide);

August 7, 2015
Parcel 15
Page 2 of 5

- 2.) **THENCE**, North 22 degrees 26 minutes 01 seconds West, along the existing easterly right-of-way line of US 83 and the easterly line of said 204.98 acre tract, passing at a distance of 1,615.16 feet the north line of Section 6, Block C, George Turcotte Survey, Abstract No. 627 and the south line of Section 5, Block C, S.R. Wiant Survey, Abstract No. 628, continuing for an overall distance of 2,635.40 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the northwest corner of the herein described parcel, the northwest corner of said 204.98 acre tract, the southwest corner of a 138.90 acre tract of land conveyed to Dean Tipps and Georgia Tipps as recorded in Volume 411, Page 821 of the Deed Records of Wheeler County, Texas and lying at the intersection of the existing easterly right-of-way line of US 83 and the proposed north right-of-way line of US 83, being 60.00 feet right of Engineer's US 83 Baseline Station 483+20.57;**
- 3.) **THENCE**, North 86 degrees 33 minutes 49 seconds East, along the proposed north right-of-way line of US 83, the north line of said 204.98 acre tract and the south line of said 138.90 acre tract, a distance of 21.15 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the northeast corner of the herein described parcel, the northeast corner of the proposed easterly right-of-way line of US 83 (140 feet wide), being 80.00 feet right of Engineer's US 83 Baseline Station 483+13.69;
- 4.) **THENCE**, South 22 degrees 26 minutes 01 seconds East, along the proposed easterly right-of-way line of US 83, severing said 204.98 acre tract, passing at a distance of 1,021.69 feet a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the intersection of the proposed easterly right-of-way line of US 83, the south line of Section 5, Block C, S.R. Wiant Survey, Abstract No 628 and the north line of Section 6, Block C, George Turcotte Survey, Abstract No. 627, passing at a distance of 1,813.69 feet a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod being 80.00 feet right of Engineer's US 83 Baseline Station 465+00.00, continuing for an overall distance of 2,634.85 feet to the **POINT OF BEGINNING** and containing 1.210 acre (52,703 square feet) of land.

August 7, 2015
Parcel 15
Page 3 of 5

All bearings and coordinates are based on the Texas Coordinate System, North Zone (4201), NAD 1983 (2011). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00019.

A parcel plat of even date was prepared to accompany this property description.

**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 was performed on the ground under my supervision during March, 2015

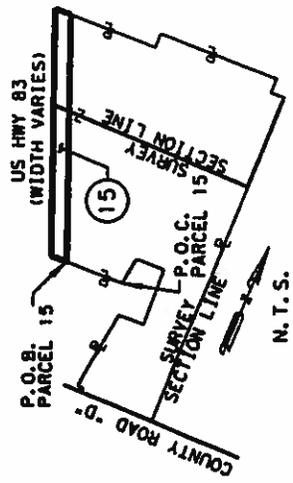
Paul Ray Smith

Paul Ray Smith
Registered Professional Land Surveyor No. 4646
CivilCorp, LLC
2825 Wilcrest Drive
Suite 460
Houston, Texas 77042
832-252-8100

08-07-2015

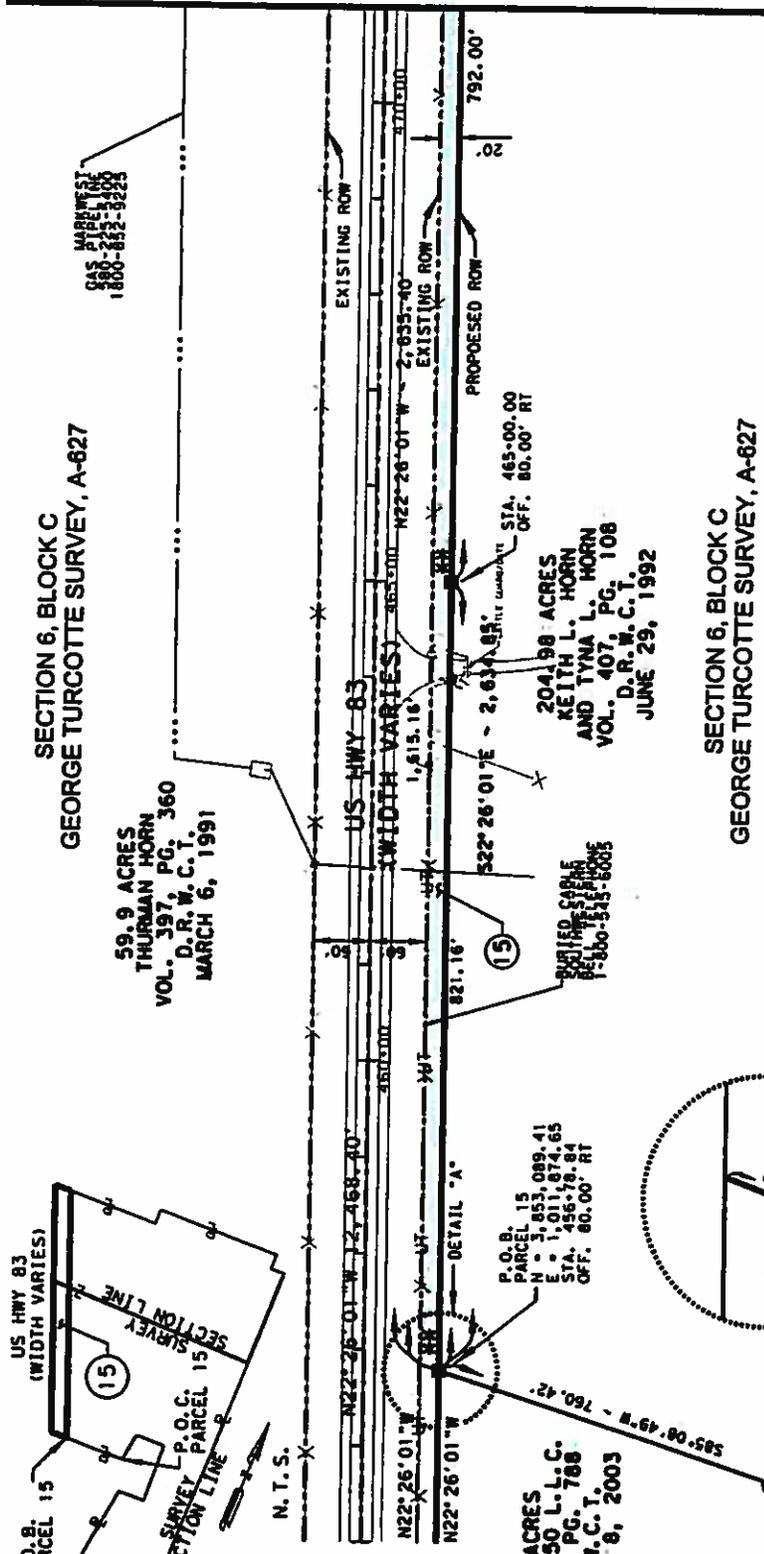


LINE	BEARING	DISTANCE
L94	S85°08'49"W	20.98'



SECTION 6, BLOCK C
GEORGE TURCOTTE SURVEY, A-627

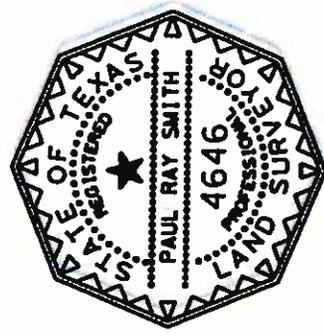
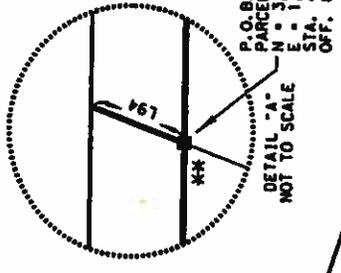
59.9 ACRES
THURMAN HORN
VOL. 397, PG. 360
D.R.W.C.T.
MARCH 6, 1991



MATCHLINE STATION 471+00

20.96 ACRES
TURNER 50-50 L.L.C.
VOL. 509, PG. 788
O.P.R.W.C.T.
SEPTEMBER 8, 2003

SECTION 6, BLOCK C
GEORGE TURCOTTE SURVEY, A-627



NOTES:
DATE: ALL BEARINGS ARE BASED ON THE
TEXAS COORDINATE SYSTEM, NORTH ZONE (2011MAD).
ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE
AND MAY BE CORRECTED TO FIELD BY DIVIDING BY
THE COMBINED ADJUSTMENT FACTOR OF 1.00019.
** THE MONUMENT DESCRIBED AND SET MAY BE
REPLACED WITH A TYPICAL TYPE II HIGHWAY
MARKER UPON COMPLETION OF THE HIGHWAY
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF
A REGISTERED PROFESSIONAL LAND SURVEYOR,
EITHER EMPLOYED OR RETAINED BY TxDOT.

I, PAUL RAY SMITH, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING
MAP TO BE A REPRESENTATION OF SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Paul Ray Smith
DATE 08-07-2015

PAUL RAY SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4646, STATE OF TEXAS

Civil Corp
ENGINEERS - SURVEYORS
4611 E. AIRLINE RD, SUITE 101, VICTORIA, TEXAS 77904
TEL: (361) 570-7500 FAX: (361) 570-7501
TYPE REGISTRATION #P-10283 TPLS REGISTRATION #1008378-00

DIST. NAME		COUNTY	
CHILDRESS	PARCEL 15	WHEELER	
ACCOUNT NO.		HWT. NO.	
RCSJ 0030-08-036		US 83	
ROW TAKING 1.210 ADRE (92,703 SF) PAGE 4 OF 5			

LEGEND	
●	SET TYPE II CONCRETE MONUMENT WITH MONUMENT DISC (UNLESS OTHERWISE NOTED)
□	FOUND TYPE I CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
■	SET 3/8" IRON ROD WITH TROTT ALUMINUM CAP (UNLESS OTHERWISE NOTED)
○	FOUND MONUMENT AS NOTED
▲	CONTROL POINT 5/8" IRON ROD
D.R.W.C.T.	DEED RECORDS WHEELER COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS WHEELER COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WHEELER COUNTY TEXAS

---	EXISTING RIGHT-OF-WAY LINE
---	SURVEY LINE
---	BASELINE
---	OVERHEAD ELECTRIC LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	GAS LINE
---	UNDERGROUND TELEPHONE
⊙	POWER POLE
⊙	ANCHOR
⊙	MANHOLE

July 2, 2015
Parcel 4
Page 1 of 3

County: Wheeler
Highway: US 83
Project Limits: From 250 feet North of Wheeler North City Limits North to Wheeler
County Line
ROW CSJ: 0030-08-036

PROPERTY DESCRIPTION FOR PARCEL 4

Being a 0.755 acre (32,873 square feet) parcel of land located in the Southwest Quarter of Section 26, Block A4, H.&G.N.R.R. Company Survey, Wheeler County, Texas and being out of a residual 160 acre (6.57 acre calculated) tract of land conveyed to Donald B. Lowrie, as recorded in Volume 221, Page 247 of the Deed Records of Wheeler County, Texas (D.R.W.C.T.), said 0.755 acre parcel being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found at the northeast corner of the Southwest Quarter of Section 26, Block A4, H.&G.N.R.R. Company Survey, the northeast corner of said residual 160 acre Lowrie tract, the southeast corner of a residual 160 acre tract of land conveyed to Larry F. Taylor and Catherine Jane Taylor, as recorded in Volume 424, Page 874 of the Deed Records of Wheeler County, Texas (D.R.W.C.T.), lying on the west line of a residual 202.80 acre tract of land conveyed to Donald B. Lowrie, et al, as recorded in Volume 510, Page 562 of the Official Public Records of Wheeler County, Texas (O.P.R.W.C.T.), thence as follows:

South 00 degrees 38 minutes 53 seconds East, along east line of said residual 160 acre Lowrie tract and the west line of said residual 202.8 acre tract, a distance of 902.34 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the **POINT OF BEGINNING** and the southeast corner of the herein described parcel, lying on the proposed easterly right-of-way line of US 83 (width varies), being 80.00 feet right of Engineer's US 83 Baseline Station 128+61.62, and having surface coordinates of N= 3,821,945.74, E= 1,019,228.69;**

- 1.) **THENCE**, South 00 degrees 38 minutes 53 seconds East, along east line of said residual 160 acre Lowrie tract and the west line of said residual 202.8 acre tract, a distance of 56.74 feet to the southwest corner of the herein described parcel, the southwest corner of the residual 160 acre Lowrie tract and lying on the existing easterly right-of-way line of US 83 (width varies);

July 2, 2015
Parcel 4
Page 2 of 3

- 2.) **THENCE**, North 32 degrees 34 minutes 10 seconds West, along the existing easterly right-of-way line of US 83 (width varies) and the west line of the residual 160 acre Lowrie tract, a distance of 1,129.17 feet to a point at the northwest corner of the herein described parcel, the northwest corner of the residual 160 acre Lowrie tract, the southwest corner of the residual 160 acre Taylor tract;
- 3.) **THENCE**, North 89 degrees 17 minutes 18 seconds East, along the north line of residual 160 acre Lowrie tract and the south line of the residual 160 acre Taylor tract, a distance of 35.32 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the northeast corner of the herein described parcel, being 80.00 feet right of Engineer's US 83 Baseline Station 139+24.00;**
- 4.) **THENCE**, South 32 degrees 34 minutes 10 seconds East, along the proposed easterly right-of-way line of US 83 (width varies) and severing said residual 160 acre Lowrie tract, a distance of 1,062.37 feet to the **POINT OF BEGINNING** and containing 0.755 acre (32,873 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, North Zone (4201), NAD 1983 (2011). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00019.

A parcel plat of even date was prepared to accompany this property description.

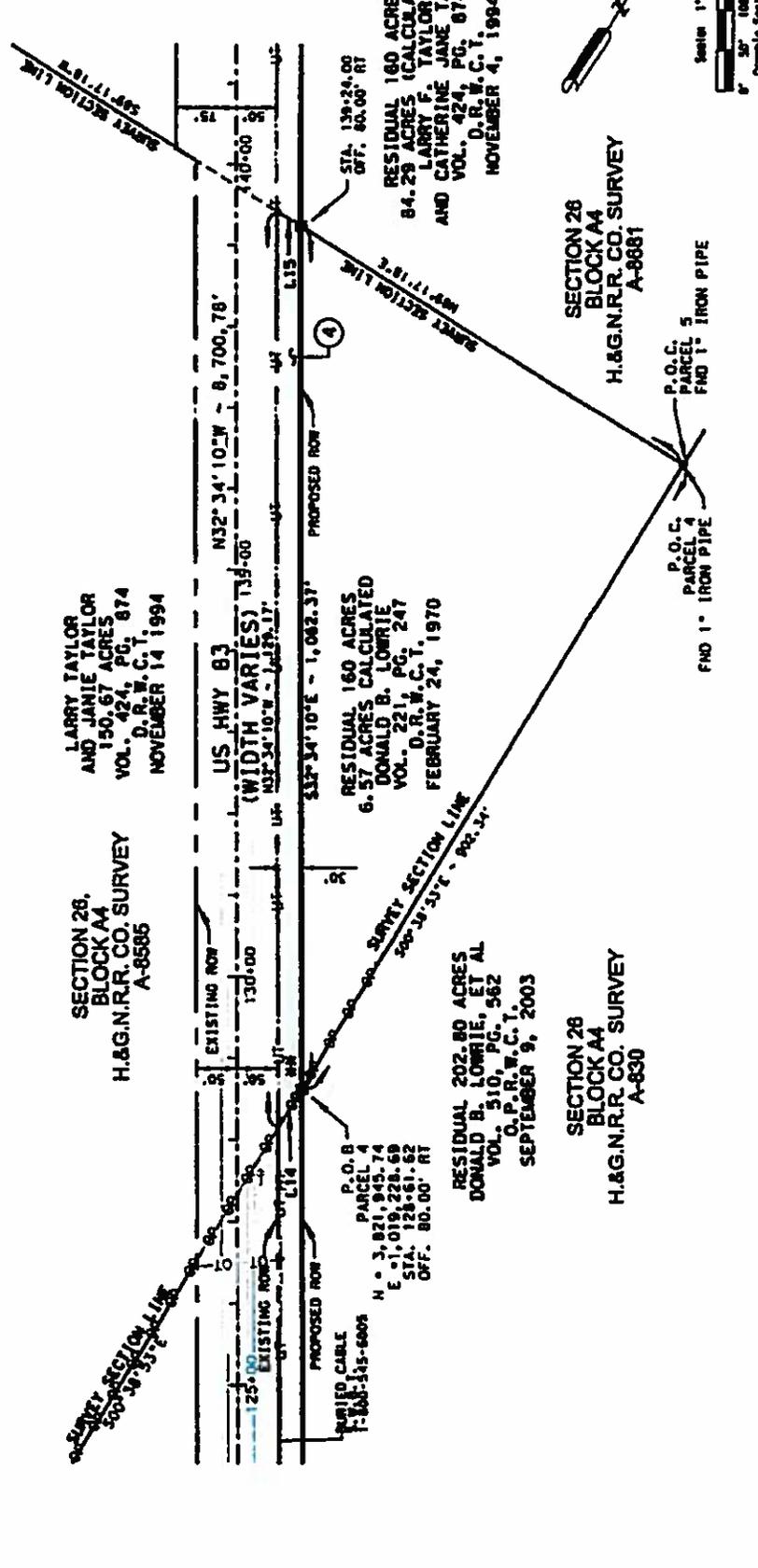
**The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

This survey was performed on the ground under my supervision during March, 2015

Paul Ray Smith

Paul Ray Smith
Registered Professional Land Surveyor No. 4646
CivilCorp, LLC
2825 Wilcrest Drive
Suite 460
Houston, Texas 77042
832-252-8100





SECTION 26,
BLOCK A4
H.&G.N.R.R. CO. SURVEY
A-6585

LARRY TAYLOR
AND JANIE TAYLOR
150.67 ACRES
VOL. 424, PG. 874
D.R.W.C.T.
NOVEMBER 14, 1994

US HWY 83
(WIDTH VARIES) 130'-00"
N32°34'10"W - 8,700.78'
N32°34'10"W - 1,082.31'

RESIDUAL 160 ACRES
DONALD B. LOWRIE
VOL. 221, PG. 247
D.R.W.C.T.
FEBRUARY 24, 1970

RESIDUAL 202.80 ACRES
DONALD B. LOWRIE, ET AL
VOL. 510, PG. 562
O.P.R.W.C.T.
SEPTEMBER 9, 2003

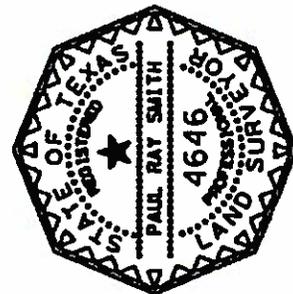
SECTION 28
BLOCK A4
H.&G.N.R.R. CO. SURVEY
A-630

SECTION 28
BLOCK A4
H.&G.N.R.R. CO. SURVEY
A-6881

RESIDUAL 160 ACRES
LARRY F. TAYLOR
AND CATHERINE JANE TAYLOR
VOL. 424, PG. 874
D.R.W.C.T.
NOVEMBER 4, 1994

P.O.C. PARCEL 4
FIND 1" IRON PIPE

P.O.C. PARCEL 5
FIND 1" IRON PIPE



NOTES:
DATUM NOTE: ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE (2011MAD). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND HAVE BEEN CORRECTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00016.
IN THE MONUMENT DESCRIPTION AND SET MAY BE REPLACED WITH A TYPICAL TYPE II RIGHT-OF-WAY CORNER UPON COMPLETION OF THE HIGHWAY BY A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETIRED BY TDDOT.

I, PAUL RAY SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO, HEREBY CERTIFY THE FOREGOING MAP TO BE A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Paul Ray Smith 07-02-2015

DATE _____
PAUL RAY SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4646, STATE OF TEXAS

LINE	BEARING	DISTANCE
L14	N00°38'53"W	56.74'
L15	N89°17'18"E	35.32'

- LEGEND
- SET TYPE II CONCRETE MONUMENT WITH BRASS DISC (UNLESS OTHERWISE NOTED)
 - FOUND TYPE I CONCRETE MONUMENT
 - SET 3/8" IRON ROD WITH TYPICAL ALUMINUM CAP (UNLESS OTHERWISE NOTED)
 - FOUND MONUMENT AS NOTED
 - ▲ CONTROL POINT 3/8" IRON ROD
 - D.R.W.C.T. DEED RECORDS WHEELER COUNTY TEXAS
 - P.B.C.T. PLAT RECORDS WHEELER COUNTY TEXAS
 - P.O.C. POINT OF BEGINNING
 - D.P.R.C.T. COUNTY PUBLIC RECORDS WHEELER COUNTY TEXAS

- EXISTING RIGHT-OF-WAY LINE
- SURVEY LINE
- BELLING ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- POWER POLE
- SIGN
- ANCHOR
- MANHOLE

CivilCorp
ENGINEERS-SURVEYORS
411 E. AIRBORNE SUITE 101, VICTORIA, TEXAS 77904
TEL: (409) 579-1900 FAX: (409) 579-1901
TYPE REGISTRATION #10213 TEXAS REGISTRATION #08378-00

CHILDRESS ACCOUNT NO.	PARCEL 4	WHEELER CO. TEXAS
RECSJ 0030-08-036		US 83
ROW TAKING	0.150 ACRES (32,413 SF)	PAGE 3 OF 3

County: Navarro
Highway: State Highway 31
Station: 217+39.94 to 224+66.30
R.O.W. CSJ: 0162-11-002

Page 1 of 4
SURVEYED: June 11, 2014
REVISED: May 20, 2015

PROPERTY DESCRIPTION FOR PARCEL 27

DESCRIPTION OF A 172,523 SQUARE FOOT [3.961 ACRES] TRACT OF LAND LOCATED IN THE P. HIGHNOTE SURVEY, ABSTRACT No. 371 IN NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 25.410 ACRE TRACT DESCRIBED IN THE DEED TO PATRICIA B. HALL, RECORDED IN VOLUME 1525, PAGE 144 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, (D.R.N.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 south corner of a called 20.14 acre tract described in the deed to James Windell and S. Diane Vannoy, recorded in Volume 1588, Page 149 of said D.R.N.C.T., from which a 1-inch iron pipe found bears N32°30'32"W, a distance of 2.90 feet;

THENCE N58°53'36"E, with the common northwesterly line of said Hall tract and the southeast line of said Vannoy tract, a distance of 435.93 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the proposed south right-of-way line of State Highway 31 (S.H. 31) for the **POINT OF BEGINNING**, being 250.00 feet Right of Baseline Station 217+39.94 and having a Texas State Plane Coordinate System, N.A.D.83 (1996 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of North 6,706,293.19, East 2,596,146.53;

1) **THENCE** N58°53'36"E, continuing with said common line, a distance of 364.40 feet to a 1-inch iron pipe found for the east corner of said Vannoy tract and a northwesterly ell corner of said Hall tract, being 23.63 feet Left of Baseline Station 219+84.80;

2) **THENCE** S31°33'12"E, with the common northwesterly line of said Hall tract and the southwest line of Lot 27 according to the plat of Ranchland Estates, recorded in Volume 5, Page 70 of the Plat Records of Navarro County, Texas, (P.R.N.C.T.) and described in the deed to Dennis Cooper, recorded in Volume 1561, Page 52 of said D.R.N.C.T., a distance of 103.00 feet to a calculated point for a northwesterly ell corner of said Hall tract and the south corner of said Lot 27;

3) **THENCE** N59°19'18"E, with the common northwesterly line of said Hall tract and the southeast line of said Lot 27, a distance of 367.04 feet to a calculated point in the existing west right-of-way line of F.M. 709 (a variable width right-of-way) described in the deed to Navarro County, Texas, recorded in Volume 350, Page 526 of said D.R.N.C.T., being 243.11 feet Left of Baseline Station 222+92.30;

4) **THENCE** S06°39'21"W, with said existing west right-of-way line of F.M. 709, a distance of 377.30 feet to a calculated point;

County: Navarro
Highway: State Highway 31
Station: 217+39.94 to 224+66.30
R.O.W. CSJ: 0162-11-002

Page 2 of 4
SURVEYED: June 11, 2014
REVISED: May 20, 2015

PROPERTY DESCRIPTION FOR PARCEL 27

- 5) **THENCE** S83°20'38"E, continuing with said existing west right-of-way line of F.M. 709, a distance of 20.00 feet to a calculated point;
- 6) **THENCE** S06°39'21"W, continuing with said existing west right-of-way line of F.M. 709, a distance of 205.01 feet to a calculated point at the intersection of the common northeasterly line of said Hall tract and the northwest line of a called 1.355 acre tract described in the deed to Luis Lozano, recorded in Document No. 2006-0070 of the Official Public Records of Navarro County, Texas (O.P.R.N.C.T.) with said existing west right-of-way line of F.M. 709, being 313.28 feet Right of Baseline Station 224+66.30;
- 7) **THENCE** N86°28'56"W, with said common line, a distance of 26.94 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in said proposed south right-of-way line of S.H. 31, from which a 5/8-inch iron rod found for a northeasterly ell corner of said Hall tract and the west corner of said Lozano tract bears N86°28'56"W, a distance of 270.53 feet;
- 8) **THENCE** N06°39'51"E, crossing said Hall tract with said proposed south right-of-way line of S.H. 31, a distance of 23.02 feet to a calculated point (no monument set, right-of-entry not granted at the time of survey);
- 9) **THENCE** N41°15'43"W, continuing to cross said Hall tract, with said proposed south right-of-way line of S.H. 31, a distance of 89.00 feet to a calculated point (no monument set, right-of-entry not granted at the time of survey) for a point of curvature;
- 10) **THENCE**, continuing to cross said Hall tract, with said proposed south right-of-way line of S.H. 31 and the arc of a curve to the left, an arc length of 432.54 feet, through a central angle of 03°50'54", having a radius of 6,440.00 feet, and whose chord bears N70°12'13"W, a distance of 432.46 feet to a calculated point (no monument set, right-of-entry not granted at the time of survey);
- 11) **THENCE** N66°37'14"W, continuing to cross said Hall tract, with said proposed south right-of-way line of S.H. 31, a distance of 96.71 feet to a calculated point (no monument set, right-of-entry not granted at the time of survey) for a point of curvature;

County: Navarro
Highway: State Highway 31
Station: 217+39.94 to 224+66.30
R.O.W. CSJ: 0162-11-002

Page 3 of 4
SURVEYED: June 11, 2014
REVISED: May 20, 2015

PROPERTY DESCRIPTION FOR PARCEL 27

12) THENCE, continuing to cross said Hall tract, with said proposed south right-of-way line of S.H. 31 and the arc of a curve to the left, an arc length of 57.82 feet, through a central angle of 00°30'49", having a radius of 6,450.00 feet, and whose chord bears N73°14'23"W, a distance of 57.82 feet to the **POINT OF BEGINNING** and containing 172,523 square feet [3.961 acres] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2010).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000039395 (0.999960607).

****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.

The Station and Offset** Information refers to the Baseline described in the Control Sheet to be created 10-20-2014 for the TxDOT Right-of-way Mapping Project Control-Section-Number 0162-11-002.

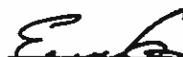
Right-of-entry to said Hall tract (called 25.410 acres) referenced in this description was not granted at the time of survey.

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 11th day of June, 2014 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300
7101 Envoy Court
Dallas, Texas
214-631-7888




Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320 State of Texas

SURVEYED: June 11, 2014
REVISED: May 20, 2015
(Removed D.O.A. Line)

County: Navarro
Highway: State Highway 31
Station: 21+08.57 to 27+03.60
R.O.W. CSJ: 0162-11-002

Page 1 of 3
June 5, 2014

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 3,911 SQUARE FOOT [0.090 ACRE] TRACT OF LAND LOCATED IN THE J. HAMILTON SURVEY, ABSTRACT No. 375 IN NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 15.27 ACRE TRACT DESCRIBED IN THE DEED TO ZACHARY AND LAURA HERRIN, RECORDED IN DOCUMENT No. 2008-2369 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS, (O.P.R.N.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 1/2-inch iron rod found at an easterly corner of said Herrin tract and a westerly corner of a called 22.909 acre tract described in the deed to Janice King, recorded in Volume 1328, Page 186 of the Deed Records of Navarro County, Texas, (D.R.N.C.T.);

THENCE S55°39'24"E, with the common east line of said Herrin tract and the west line of said King tract, a distance of 54.83 feet to a calculated point for an easterly corner of said Herrin tract and a westerly corner of said King tract;

THENCE S12°44'46"E, with said common line, a distance of 562.11 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the proposed north right-of-way line of State Highway 31 (S.H. 31), for the **POINT OF BEGINNING**, being 120.00 feet Left of Baseline Station 27+03.60 and having a Texas State Plane Coordinate System, N.A.D.83 (1996 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of North 6,703,495.83, East 2,574,542.75;

1) **THENCE** S12°44'46"E, continuing with said common line, a distance of 10.49 feet to a calculated point at the intersection of said common line with the existing north right-of-way line of said S.H. 31, (a variable width right-of-way), described in the deed to The State of Texas, recorded in Volume 405, Page 201 of said D.R.N.C.T.;

2) **THENCE** S55°29'02"W, with said existing north right-of-way line, a distance of 586.00 feet to a calculated point;

3) **THENCE** S89°53'20"W, continuing with said existing north right-of-way line, a distance of 6.19 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in said proposed north right-of-way line, being 120.00 feet Left of Baseline Station 21+08.57, from which a 3/8-inch iron rod found for the southwest corner of Tr. 30 according to the plat of the Goss Subdivision (unrecorded) also being part of a 30.844 acre tract described in the deed to John D. Goss, recorded in Volume 1186, Page 247 of said D.R.N.C.T., bears S89°53'20"W, a distance of 84.81 feet to a calculated point at the intersection of the common west line of said Herrin tract and the east line of said Tr. 30 with said existing north right-of-way line, and S56°31'27"W, a distance of 14.74 feet to a calculated point for a south corner of said Tr. 30, and S31°30'15"W, a distance of 240.76 feet to a calculated point for a south corner of said Tr. 30, and S54°48'05"W, a distance of 79.57 feet;

County: Navarro
Highway: State Highway 31
Station: 21+08.57 to 27+03.60
R.O.W. CSJ: 0162-11-002

Page 2 of 3
June 5, 2014

PROPERTY DESCRIPTION FOR PARCEL 1

4) **THENCE** N54°52'56"E, crossing said Herrin tract with said proposed north right-of-way line, a distance of 595.03 feet to the **POINT OF BEGINNING** and containing 3,911 square feet [0.090 acre] of land.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2010).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000039395 (0.999960607).

****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.

The Station and Offset** Information refers to the Baseline described in the Control Sheet to be created 10-20-2014 for the TxDOT Right-of-way Mapping Project Control-Section-Number 0162-11-002.

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 5th day of June, 2014 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300
7101 Envoy Court
Dallas, Texas
214-631-7888




Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320 State of Texas



By: SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300

Eric A. Kreiner
Eric A. Kreiner, R.P.L.S. 06/05/14 Date

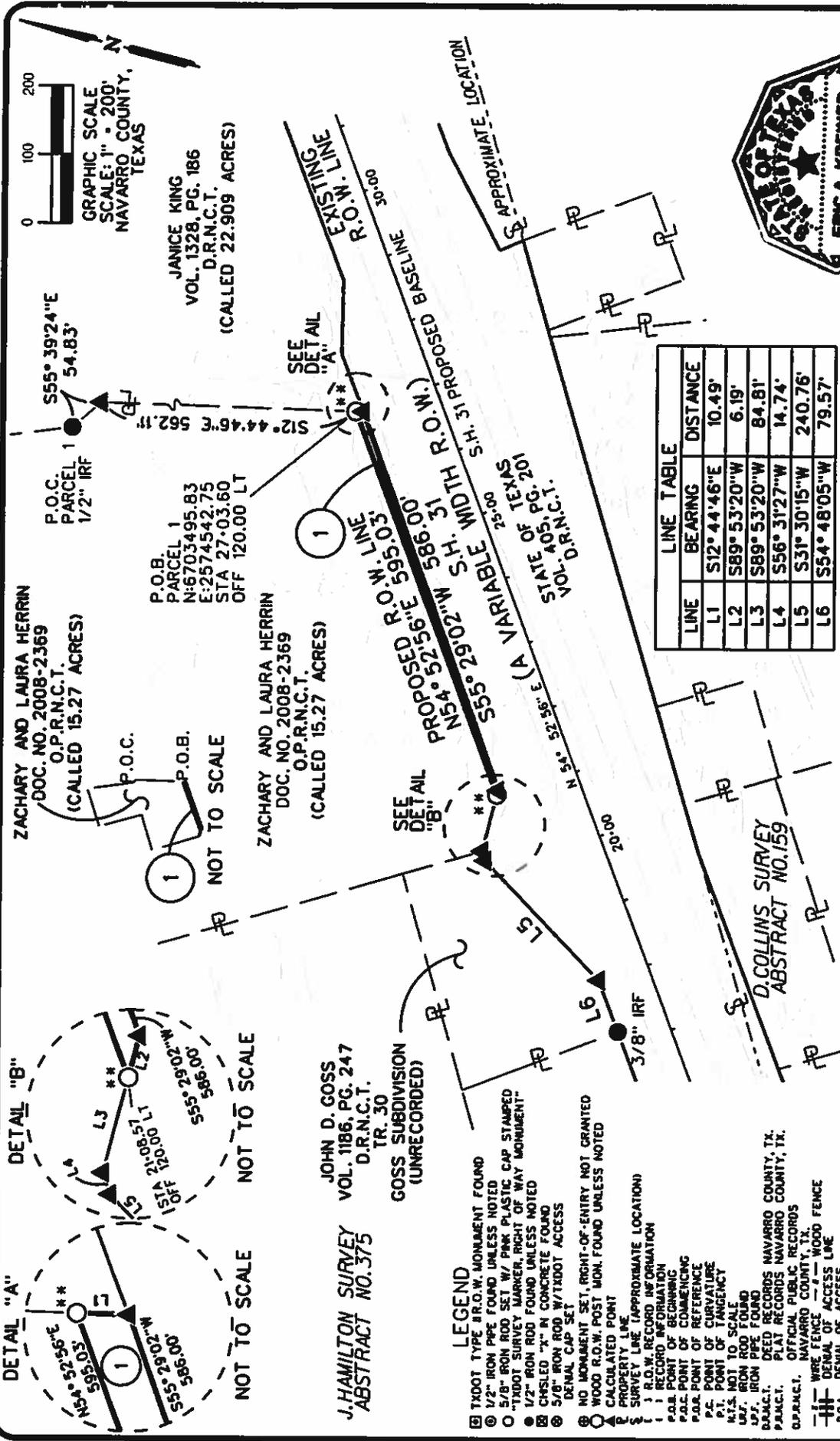


EXHIBIT "A" - PAGE 3 OF 3
A PLAT OF A SURVEY OF
PARCEL - 1

S.H. 31 RIGHT OF WAY MAPPING PROJECT
A 3,911 SQUARE FOOT (0.090 ACRE)
TRACT OF LAND IN THE
J. HAMILTON SURVEY
ABSTRACT NO. 375
NAVARRO COUNTY, TEXAS
CSJ NO. 0162-11-002

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1983 CORRS. EPOCH 2010). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000039395.
THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

Revised: February, 2014
September, 2007
Parcel 39A
Page 1 of 5

County: Fort Bend
Highway: FM 2234
Limits: Fort Bend Parkway to FM 521
RCSJ: 2105-01-036

Property Description for Parcel 39A

Being a 0.0184 of an acre (803 square feet) parcel of land situated in the Henry Levering Survey, Abstract No. 279, Fort Bend County, Texas; said 0.0184 of an acre parcel of land being out of called 3.00 acre tract described in a deed dated April 13, 2005 from Southbelt Industrial Development, L.P., to Steele-Schroeder Partners, LTD., recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2005051435, Official Public Records Fort Bend County (O.P.R.F.B.C.); said 0.0184 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch iron pipe found in the east line of a 5.08 acre (calculated) residue out of a 24.99 acre tract composed of a called 14.89 acre tract described in a deed dated April 25, 1941 from Andrew D. Woods to Centerpoint Energy Houston Electric, LLC (formerly Houston Lighting & Power Company), recorded in Volume 196, Page 591, Fort Bend County Deed Records (F.B.C.D.R.), and a called 10.1 acre tract described in a deed dated March 16, 1950 from J. R. McIntyre, et ux, to Centerpoint Energy Houston Electric, LLC (formerly Houston Lighting & Power Company), recorded in Volume 273, Page 100, F.B.C.D.R.; said point also being in the west line of a called 14.289 acre tract described in a deed dated September 4, 2007 from Southbelt Industrial Development, L.P., to NBFRE 21, LLC, recorded under F.B.C.C.F. No. 2007114324, O.P.R.F.B.C.;

THENCE, South 02° 22' 36" East, along the east line of said 5.08 acre residual tract and the west line of said 14.289 acre tract, at a distance of 328.60 feet pass a point (from which a found 5/8 inch iron rod bears North 67° 50' 09" West, 0.25 feet) for the southwest corner of said 14.289 acre tract and the northwest corner of a said 3.000 acre tract, continuing for a total distance of 1,047.40 feet to a 5/8 inch iron rod with TxDOT aluminum cap found in the proposed north right-of-way line of Farm to Market Road 2234 (FM 2234) for the northwest corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,777,912.28, E= 3,098,250.94; said point being 85.00 feet left from the proposed FM 2234 baseline station 404+00.50; said point being in a curve to the left whose center bears North 03° 49' 45" West, 22,833.10 feet;

Revised: February, 2014
September, 2007
Parcel 39A
Page 2 of 5

- 1) **THENCE**, northeasterly, along the proposed north right-of-way line of said FM 2234 and around said curve to the left with a radius of 22,833.10 feet, at an arc length of 99.13 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set (Sta. 405+00.00, 85.00 feet left), continuing for a total arc length of 192.95 feet, a central angle of 00° 29' 03", and a chord which bears North 85° 55' 43" East, 192.95 feet to 5/8 inch iron rod with TxDOT aluminum cap set in the east line of said 3.000 acre tract and the west line of a called 2.612 acre tract described in a deed dated February 18, 2013 from Southbelt Industrial Development, L.P., to Speer-Schroeder Partners, LP, recorded under F.B.C.C.F. No. 2013021222, O.P.R.F.B.C.;
- 2) **THENCE**, South 02° 22' 36" East, along the east line of said 3.000 acre tract and the west line of said 2.612 acre tract, a distance of 4.47 feet to a point in the existing north right-of-way line of FM 2234 (100 feet wide per Volume 137, Page 19, Volume 361, Pages 478 and 482, and Volume 368, Page 159, F.B.C.D.R.) for the southeast corner of the herein described parcel;
- 3) **THENCE**, South 86° 01' 42" West, along the existing north right-of-way line of said FM 2234, a distance of 192.94 feet to a point for the southeast corner of said 5.08 acre residual tract and being the southwest corner of said 3.000 acre tract and of the herein described parcel;
- 4) **THENCE**, North 02° 22' 36" West, along the east line of said 5.08 acre residual tract and the west line of said 3.000 acre tract, a distance of 4.13 feet to the **POINT OF BEGINNING** and containing 0.0184 of an acre (803 square feet) parcel of land.

Revised: February, 2014
September, 2007
Parcel 39A
Page 3 of 5

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83). All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.
2. Ratnala and Bahl, Inc. Monuments H-11, H-12, H-14, and H-15 were held for horizontal control as provided by TxDOT.
3. A parcel plat of even date was prepared in conjunction with this property description.
4. ** 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.
5. Access will be permitted to the remainder property abutting the highway facility.

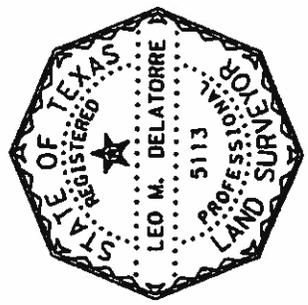
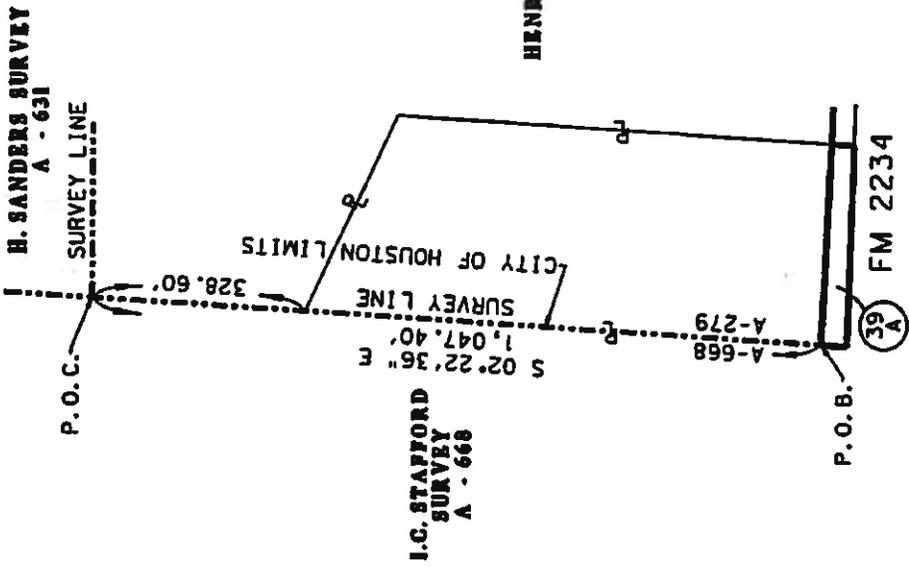
Revised February, 2014: Split Parcel 39 into Parcels 39A, 39B and 39C

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: November, 2013

 2/27/14
Leo M. Delatorre Date
Registered Professional Land Surveyor
Texas Registration No. 5113



Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068
TXPE FIRM F-1364 TXPLS-10019100



REVISED FEBRUARY, 2014;
SPLIT PARCEL 39 INTO PARCELS 39A,
39B & 39C.

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
3.00	0.0184	2.9816	
	803		
LANDTECH CONSULTANTS, INC. 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-1088 TRAPE FIRM F-1364 TRPLS-10019100			
PARCEL PLAT SHOWING PARCEL 39A FM 2234 FORT BEND COUNTY R. C. S. J. NO. 2501-01-036 SEPTEMBER, 2007 PAGE 4 OF 5 SCALE: N.T.S.			

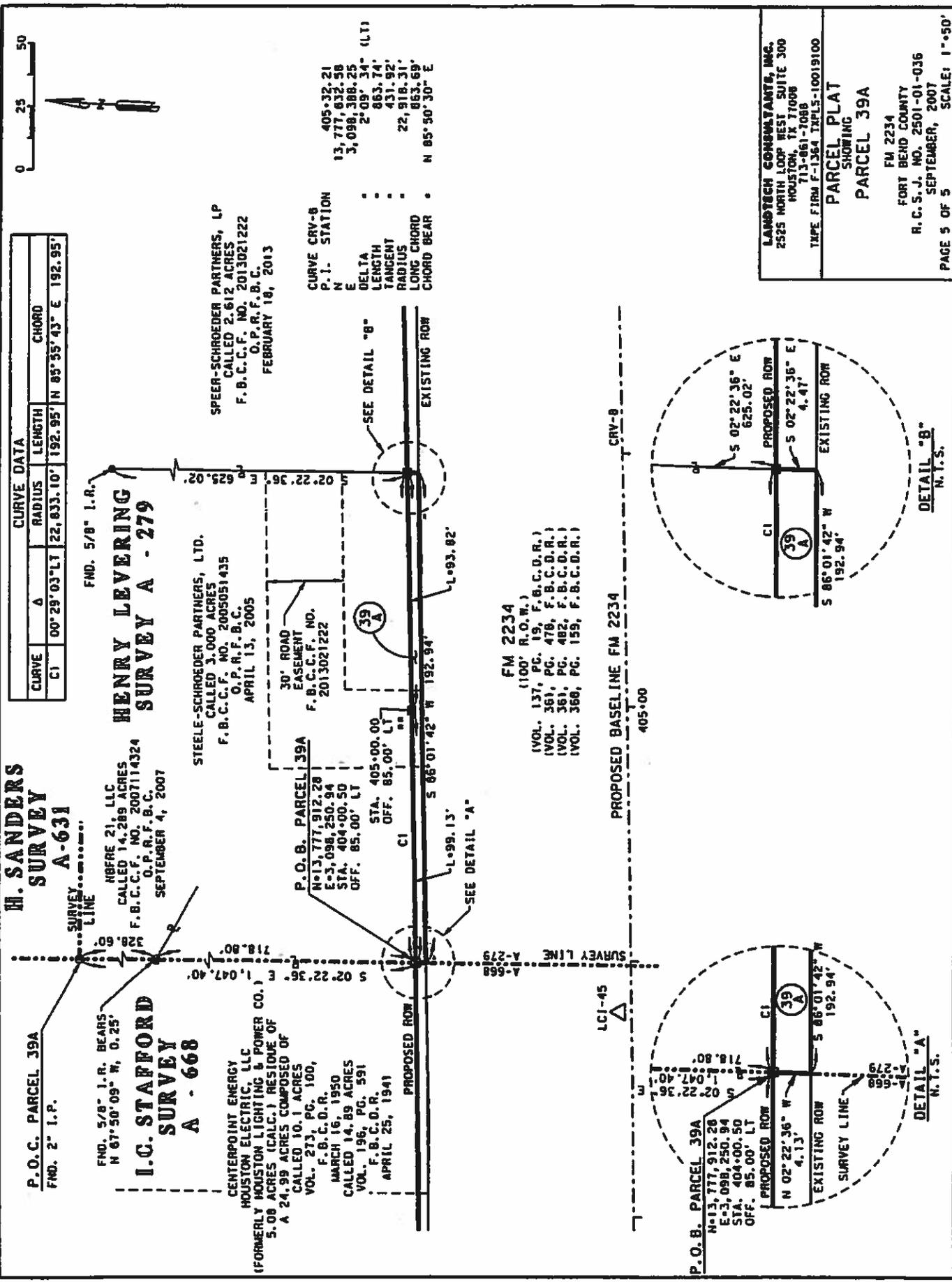
PARENT TRACT FOR
PARCEL NO. 39A
N.T.S.

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.

Leo M. Delatorre
LEO M. DELATORRE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

- LEGEND**
- EXISTING R.O.W. LINE
 - PROPOSED R.O.W. LINE
 - PROPERTY LINE
 - SURVEY LINE
 - FENCE LINE
 - X — FENCE LINE
 - O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
 - O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
 - F.B.C.D.C. - FORT BEND COUNTY DISTRICT COURT
 - P.R.F.B.C. - PLAT RECORDS FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - A.E. - AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - I.R. - IRON ROD
 - I.P. - IRON PIPE
 - W.L.E. - WATER LINE EASEMENT
 - STM.S.E. - STORM SEWER EASEMENT
 - H.L.&P. - HOUSTON LIGHTING AND POWER
 - H.C.F.C.D. - HARRIS COUNTY FLOOD CONTROL DISTRICT
 - 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)

- NOTES:**
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. RATHALA & BAHU, INC. MONUMENT NOS. H-11, H-12, H-14, AND H-15 WERE HELD FOR HORIZONTAL CONTROL.
 3. *# THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



Parcel-39A.txt

POC 316

From Pt	Bearing	Distance	To Point	Delta North	Delta East	Delta Elev
316	S 02°22'36"E	1047.39672	7323	-1046.49569	43.43571	

 * Prepared by: Landtech Consultants, Inc.
 * Routine: Area Summary Coord File: 1320193-CALCS.crd 11/27/13 8:47:15
 * Input Scale Factor: 1.000000 Output Scale Factor: 1.000000

FM 2234 PARCEL 39A

POB 7323

CURVE DEF: Arc	LEN: 192.95437	TAN: 96.47776	CURVE DIR: CCW
RAD: 22833.10232	MO: 0.20382	EXT: 0.20383	CEN. ANG: 0°29'03"
CHORD: 192.95379	TRI: 2202847	SEC: 2202873	DEGREE: 0°15'03"
SEG: 26			

7323	3°49'45" N	03°49'45"W	22833.10232	7021	13800694.40453	3096726.07381
7021	0°29'03" S	04°18'48"E	22833.10232	7326	13777925.97589	3098443.40287

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing	Easting
7323		N 85°55'43"E	192.95379	7326	13777925.97589	3098443.40287
7326	88°18'20"	S 02°22'36"E	4.46800	7327	13777921.51174	3098443.58816
7327	91°35'42"	S 86°01'42"W	192.94415	7324	13777908.14796	3098251.10736
7324	88°24'18"	N 02°22'36"W	4.13211	7323	13777912.27651	3098250.93601
7323	91°41'40"					

Perimeter: 394.49862 Cumulative Perimeter: 394.49862

Sq. Feet: 803 Acres: 0.0184
 Total - Sq. Feet: 803 Acres: 0.0184

Parcel: 39A
Highway: FM 2234
ROW CSJ: 2105-01-036
Project Limits: From Fort Bend Parkway to FM 521
County: Fort Bend
Owner: Steele-Schroeder Partnership, Ltd., a Texas Limited Partnership

CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:

Title to all of that metal illuminated 16 ft. double sided sign 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.

August 17, 2015
Parcel 13
Page 1 of 6

County: Wheeler
Highway: US 83
Project Limits: From 250 feet North of Wheeler North City Limits North to Wheeler
County Line
ROW CSJ: 0030-08-036

PROPERTY DESCRIPTION FOR PARCEL 13

Being a 1.416 acre (61,682 square feet) parcel of land located in Section 1, Block C, George Turcotte Survey, Abstract No. 8444, Wheeler County, Texas and being out of a residual of a 479.5 acre tract (474.718 acre calculated) conveyed to Kern Carr and Marty Carr as recorded in Volume 506, Page 161 of the Official Public Records of Wheeler County, Texas (O.P.R.W.C.T.), said 1.416 acre parcel being more particularly described as follows:

COMMENCING at a iron rod with cap found at the northeast corner of Section 59, Block A4, H.&G.N.R.R. Company Survey, Abstract No. 249, the northwest corner of Section 58, Block A4 of the H.&G.N.R.R. Company Survey, Abstract No. 8520, the southwest corner of Section 3 of the Camp CSL Survey, Abstract No. 25, the southeast corner of Section 1, Block C of the George Turcotte Survey, Abstract No. 8444 and the southeast corner of said 474.718 acre tract, **thence** as follows:

South 89 degrees 20 minutes 46 seconds West, along the common line of Section 1, Block C of the George Turcotte Survey and Section 59, Block A4, H.&G.N.R.R. Company Survey, Abstract No. 249 and the south line of said 474.718 acre tract, a distance of 3,903.15 feet to a point at the southwest corner of said 474.718 acre tract and lying on the existing east right-of-way line of US 83 (width varies);

North 00 degrees 42 minutes 16 seconds West, along the existing east right-of-way line of US 83 and the west line of said 474.718 acre tract, a distance of 468.63 feet to a westerly corner of said 474.718 acre tract and an angle point lying on the existing east right-of-way line of US 83;

North 06 degrees 25 minutes 14 seconds East, along the existing east right-of-way line of US 83 and the west line of said 474.718 acre tract, a distance of 201.56 feet to a westerly corner of said 474.718 acre tract and an angle point lying on the existing east right-of-way line of US 83;

North 00 degrees 42 minutes 16 seconds West, along the existing east right-of-way line of US 83 and the west line of said 474.718 acre tract, a distance of 150.00 feet to a westerly corner of said 474.718 acre tract and an angle point lying on the existing east right-of-way line of US 83;

August 17, 2015
Parcel 13
Page 2 of 6

North 07 degrees 49 minutes 46 seconds West, along the existing east right-of-way line of US 83 and the west line of said 474.718 acre tract, a distance of 201.56 feet to a westerly corner of said 474.718 acre tract and an angle point lying on the existing east right-of-way line of US 83;

North 00 degrees 42 minutes 16 seconds West, along the existing east right-of-way line of US 83 and the west line of said 474.718 acre tract, a distance of 1,562.17 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the **POINT OF BEGINNING** and southwest corner of the herein described parcel, lying at the intersection of existing east right-of-way line of US 83 and the proposed south right-of-way line of US 83, being 50.00 feet right of Engineer's US 83 Baseline Station 417+12.17, and having surface coordinates of N= 3,849,162.79, E= 1,012,304.46;**

- 1.) **THENCE**, North 00 degrees 42 minutes 16 seconds West, along the existing east right-of-way line of US 83 and the west line of said 474.718 acre tract, a distance of 887.83 feet to a westerly corner of the herein described parcel, a westerly corner of said 474.718 acre tract and an angle point lying on the existing east right-of-way line of US 83;
- 2.) **THENCE**, North 05 degrees 00 minutes 22 seconds East, along the existing east right-of-way line of US 83 and the west line of said 474.718 acre tract, a distance of 100.50 feet to a westerly corner of the herein described parcel, a westerly corner of said 474.718 acre tract and an angle point lying on the existing east right-of-way line of US 83;
- 3.) **THENCE**, North 00 degrees 42 minutes 16 seconds West, along the existing east right-of-way line of US 83 and the west line of said 474.718 acre tract, a distance of 1,346.07 feet to a westerly corner of the herein described parcel and a point at the beginning of a curve to the left;
- 4.) **THENCE**, Northwesterly, along the existing east right-of-way line of US 83, the west line of said 474.718 acre tract and said curve to the left through a central angle of 05 degrees 21 minutes 21 seconds, having a radius of 2,924.82 feet, an arc length of 273.41 feet, and a chord that bears North 03 degrees 22 minutes 57 seconds West, a distance of 273.31 feet to the northwest corner of the herein described parcel, the northwest corner of said 474.718 acre tract and an angle point lying on the existing east right-of-way line of US 83;
- 5.) **THENCE**, North 49 degrees 10 minutes 45 seconds East, along the existing east right-of-way line of US 83 and the northwesterly line of said 474.718 acre tract, a distance of 24.30 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the northeast corner of the herein described parcel, lying at the intersection of the existing northeasterly right-of-way line of US 83 and the proposed east right-of-way line of US 83, being 80.00 feet right of Engineer's US 83 Baseline Station 443+27.35 and the beginning of a curve to the right; **

August 17, 2015
Parcel 13
Page 3 of 6

- 6.) **THENCE**, Southeasterly, along the proposed east right-of-way line of US 83, severing said 474.718 acre tract and said curve to the right through a central angle of 05 degrees 37 minutes 32 seconds, having a radius of 2,944.82 feet, an arc length of 289.14 feet, and a chord that bears South 03 degrees 31 minutes 02 seconds East, a distance of 289.02 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at an easterly corner of the herein described parcel, an angle point lying on the proposed east right-of-way line of US 83 and being 80.00 feet right of Engineer's US 83 Baseline Station 440+46.07; **
- 7.) **THENCE**, South 00 degrees 42 minutes 16 seconds East, along the proposed east right-of-way line of US 83 and severing said 474.718 acre tract, passing at a distance of 1,146.07 feet a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod on line for reference, being 80.00 feet right of Engineer's US 83 Baseline Station 429+00.00, continuing for an overall distance of 2,333.90 feet to the southeast corner of the herein described parcel; **
- 8.) **THENCE**, South 89 degrees 17 minutes 44 seconds West, along the proposed south right-of-way line of US 83 and severing said 474.718 acre tract, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 1.416 acre (61,682 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, North Zone (4201), NAD 1983 (2011). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00019.

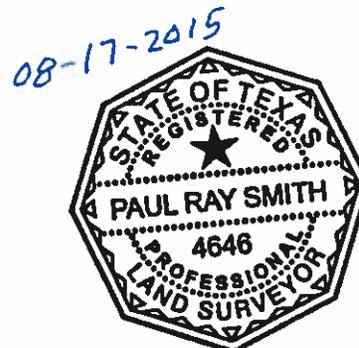
A parcel plat of even date was prepared to accompany this property description.

**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 was performed on the ground under my supervision during March, 2015

Paul Ray Smith

Paul Ray Smith
Registered Professional Land Surveyor No. 4646
CivilCorp, LLC
2825 Wilcrest Drive
Suite 460
Houston, Texas 77042
832-252-8100



MATCHLINE STATION 408+00

SECTION 2
B.B.&C.R.R. CO. SURVEY
A-8419

RESIDUAL OF 320 ACRES
CHARLES FINSTERWALD
AND DONALD FINSTERWALD
VOL. 41, PG. 497
D.R.W.C.T. OCTOBER 17, 1994

1

160 ACRES
DONALD FINSTERWALD
AND CHARLES FINSTERWALD
VOL. 222, PG. 600
D.R.W.C.T. JUNE 11, 1970

2

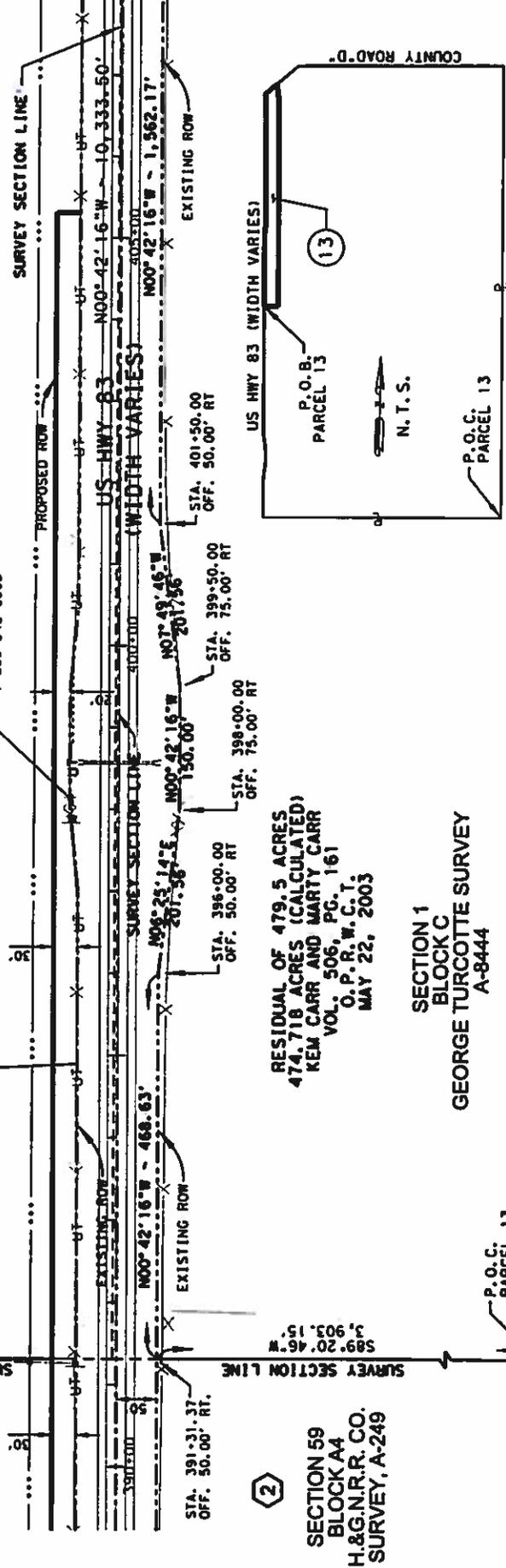
72,500 ACRES
KEM CARR AND MARTY CARR
PROPERTY ID 6742 & 6743
WHEELER COUNTY
APPRAISAL DISTRICT

SOUTHWESTERN BELL TELEPHONE
1-800-545-6005

SECTION 59
BLOCK A4
H.&G.N.R.R. CO.
SURVEY, A-249

1

BURIED CABLE
SOUTHWESTERN BELL
1-800-545-6005



RESIDUAL OF 479.5 ACRES
474.718 ACRES (CALCULATED)
KEM CARR AND MARTY CARR
VOL. 506, PG. 161
O.P.R.W.C.T.
MAY 22, 2003

SECTION 1
BLOCK C
GEORGE TURCOTTE SURVEY
A-8444

SECTION 58
BLOCK A4
H.&G.N.R.R. CO.
SURVEY A-8520



NOTES:
DATUM NOTE: ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE (2011NAD83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000019.
* * * THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH AN ALUMINUM OR IRON ROD WITH MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

I, PAUL RAY SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Paul Ray Smith 08-17-2015

PAUL RAY SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4646, STATE OF TEXAS

		ENGINEERS • SURVEYORS 4611 E. AIRLINE RD, SUITE 101, VICTORIA, TEXAS 77904 TEL: (361) 570-7500 FAX: (361) 570-7501 TYPE REGISTRATION #P-10283 TPLS REGISTRATION #100576-00	
DIST. NAME CHILDRESS ACCOUNT NO.	PARCEL 13 RCSJ 0030-08-036	COUNTY WHEELER WTY. NO.	US 83
© 2015 TxDOT ROW TAKING 1.416 ACRE (61,682 SF)		PAGE 4 OF 6	

LEGEND	
●	SET TYPE II CONCRETE MONUMENT WITH BRASS DISC (UNLESS OTHERWISE NOTED)
□	FOUND TYPE I CONCRETE MONUMENT
■	SET 5/8" IRON ROD WITH TRIDIT ALUMINUM CAP (UNLESS OTHERWISE NOTED)
○	FOUND MONUMENT AS NOTED
△	CONTROL POINT 5/8" IRON ROD
D.R.W.C.T.	DEED RECORDS WHEELER COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS WHEELER COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WHEELER COUNTY TEXAS
---	EXISTING RIGHT-OF-WAY LINE
---	SURVEY LINE
---	BASELINE
---	OVERHEAD ELECTRIC LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	GAS LINE
---	UNDERGROUND TELEPHONE
○	POWER POLE
○	ANCHOR
○	MANHOLE

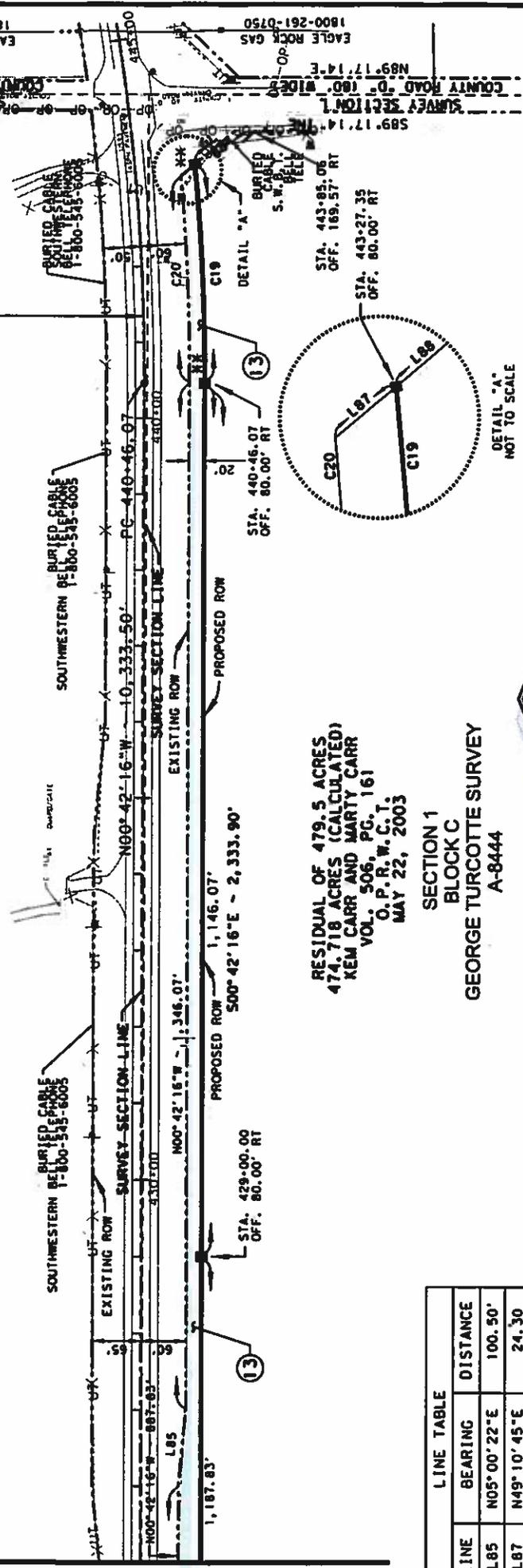
SECTION 2
B.B.B.&C.R.R. CO. SURVEY
A-8419

RESIDUAL OF 320 ACRES
315.718 ACRES (CALCULATED)
CHARLES FINSTERWALD
DONALD FINSTERWALD
VOL. 41, PG. 497
D.R.W.C.T.
OCTOBER 17, 1994

PI STATION
DELTA
DEGREE OF CURVE
TANGENT
LENGTH
RADIUS
PC STATION
PT STATION

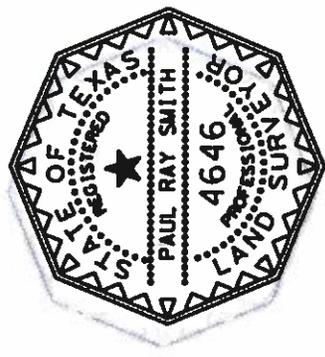
445+95.91
21° 43' 45" (LT)
2° 00' 00"
549.84
1,086.46
2,864.79
440+46.07
451+32.54

MATCHLINE STATION 425+00



RESIDUAL OF 479.5 ACRES
474.718 ACRES (CALCULATED)
KEM CARR AND MARTY CARR
VOL. 506, PG. 161
O.P.R.W.C.T.
MAY 22, 2003

SECTION 1
BLOCK C
GEORGE TURCOTTE SURVEY
A-8444



NOTES:
DATUM NOTE: ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE (4201) NAD83. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00019.
NO MONUMENT DESCRIBED AND SET MAY BE RECALCULATED FOR THE HIGHWAY OF-WAY MAP FOR CONSTRUCTION OF THE HIGHWAY OF-WAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

LINE TABLE

LINE	BEARING	DISTANCE
L85	N05°00'22"E	100.50'
L87	N49°10'45"E	24.30'
L88	N49°10'45"E	107.93'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C19	05°37'32"	2,944.82'	289.14'	289.02'	S03°31'02"E	289.02'
C20	05°21'21"	2,924.82'	273.41'	273.31'	N03°22'57"W	273.31'

LEGEND

- SET TYPE II CONCRETE MONUMENT WITH BRASS DISC (UNLESS OTHERWISE NOTED)
- FOUND TYPE I CONCRETE MONUMENT
- SET 5/8" IRON ROD WITH TYPED ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT AS NOTED
- CONTROL POINT 5/8" IRON ROD
- D.R.W.C.T. DEED RECORDS WHEELER COUNTY TEXAS
- P.R.W.C.T. PLAT RECORDS WHEELER COUNTY TEXAS
- P.O.C. POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WHEELER COUNTY TEXAS
- EXISTING RIGHT-OF-WAY LINE
- SURVEY LINE
- BASELINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- POWER POLE
- STATION
- ANCHOR
- MANHOLE

DATE
08 17-2015
Paul Ray Smith

PAUL RAY SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4646, STATE OF TEXAS

Civil Corp
ENGINEERS • SURVEYORS
4611 E. AIRLINE RD, SUITE 101, VICTORIA, TEXAS 77904
TELEPHONE (361) 570-7500 FAX (361) 570-7501
TYPE REGISTRATION #1-10283 TPA'S REGISTRATION #00978-00

24 DIST. NAME COUNTY
CHILDRESS PARCEL 13 WHEELER
ACCOUNT NO. RCSJ 0030-08-036 INV. NO.
ROW TAKING 1.416 ACRE (61,662 SF) PAGE 6 OF 6

Revised: February, 2014
September, 2007
Parcel 39B
Page 1 of 5

County: Fort Bend
Highway: FM 2234
Limits: Fort Bend Parkway to FM 521
RCSJ: 2105-01-036

Property Description for Parcel 39B

Being a 0.0239 of an acre (1,039 square feet) parcel of land situated in the Henry Levering Survey, Abstract No. 279, Fort Bend County, Texas; said 0.0239 of an acre parcel of land being out of called 2.612 acre tract described in a deed dated February 18, 2013 from Southbelt Industrial Development, L.P., to Speer-Schroeder Partners, LP, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2013021222, Official Public Records Fort Bend County (O.P.R.F.B.C.); said 0.0239 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northeast corner of said 2.612 acre tract and the northwest corner of a called 6.650 acre tract described in a deed dated August 10, 2007 from Southbelt Industrial Development, L.P., to Heartbeat Ministries, recorded under F.B.C.C.F. No. 2007102021, O.P.R.F.B.C.;

THENCE, South 02° 21' 22" East, along the east line of said 2.612 acre tract and the west line of said 6.650 acre tract, a distance of 528.30 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of Farm to Market Road 2234 (FM 2234) for the northeast corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,777,941.49 E= 3,098,637.99; said point being 85.00 feet left from the proposed FM 2234 baseline station 407+90.11;

- 1) **THENCE**, South 02° 21' 22" East, continuing along the east line of said 2.612 acre tract and the west line of said 6.650 acre tract, a distance of 6.47 feet to a 5/8 inch iron rod found in the existing north right-of-way line of FM 2234 (100 feet wide per Volume 137, Page 19, Volume 361, Pages 478 and 482, and Volume 368, Page 159, F.B.C.D.R.) for the southwest corner of said 6.650 acre tract and being the southeast corner of said 2.612 acre tract and of the herein described parcel;

Revised: February, 2014
September, 2007
Parcel 39B
Page 2 of 5

- 2) **THENCE**, South 86° 01' 42" West, along the existing north right-of-way line of said FM 2234, a distance of 195.14 feet to point for the southeast corner of a called 3.000 acre tract described in a deed dated April 13, 2005 from Southbelt Industrial Development, L.P., to Steele-Schroeder Partners, LTD., recorded under F.B.C.C.F. No. 2005051435, O.P.R.F.B.C., and being the southwest corner of said 2.612 acre tract and of the herein described parcel;
- 3) **THENCE**, North 02° 22' 36" West, along the west line of said 2.612 acre tract and the east line of said 3.000 acre tract, a distance of 4.47 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of said FM 2234 for the northwest corner of the herein described parcel; said point being in a curve to the left whose center bears North 04° 18' 48" West, 22,833.10 feet;
- 4) **THENCE**, northeasterly, along the proposed north right-of-way line of said FM 2234 and around said curve to the left with a radius of 22,833.10 feet, a central angle of 00° 29' 23", an arc length of 195.21 feet and a chord which bears North 85° 26' 30" East, 195.21 feet to the **POINT OF BEGINNING** and containing 0.0239 of an acre (1,039 square feet) parcel of land.

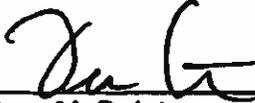
Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83). All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.
2. Ratnala and Bahl, Inc. Monuments H-11, H-12, H-14, and H-15 were held for horizontal control as provided by TxDOT.
3. A parcel plat of even date was prepared in conjunction with this property description.
4. ** 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.
5. Access will be permitted to the remainder property abutting the highway facility.

Revised: February, 2014
September, 2007
Parcel 39B
Page 3 of 5

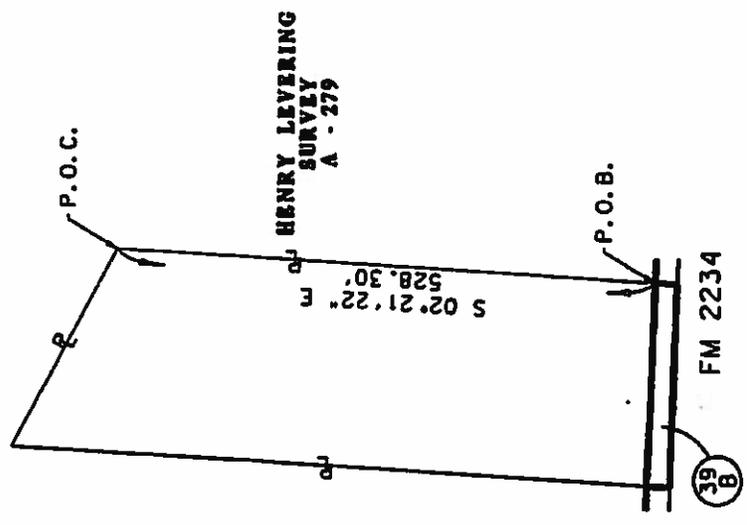
Revised February, 2014: Split Parcel 39 into Parcels 39A, 39B and 39C

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: November, 2013

 2/27/14
Leo M. Delatorre Date
Registered Professional Land Surveyor
Texas Registration No. 5113

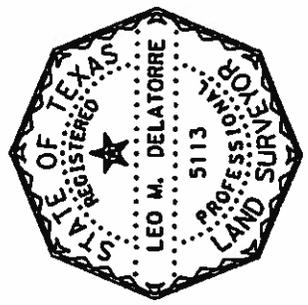


Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068
TXPE FIRM F-1364 TXPLS-10019100



REVISED FEBRUARY, 2014
SPLIT PARCEL 39 INTO PARCELS 39A,
39B & 39C.

AREA TABLE (ACRES)		
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC. LEFT RIGHT
2.612	0.0239 1,039	2.5881
LANDTECH CONSULTANTS, INC. 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 T13-861-1068 TINPE FIRM F-1384 T1PLS-10019100		
PARCEL PLAT SHOWING PARCEL 39B FM 2234 FORT BEND COUNTY R.C.S.J. NO. 2501-01-036 SEPTEMBER, 2007 PAGE 4 OF 5 SCALE: N.T.S.		



PARENT TRACT FOR
PARCEL NO. 39B

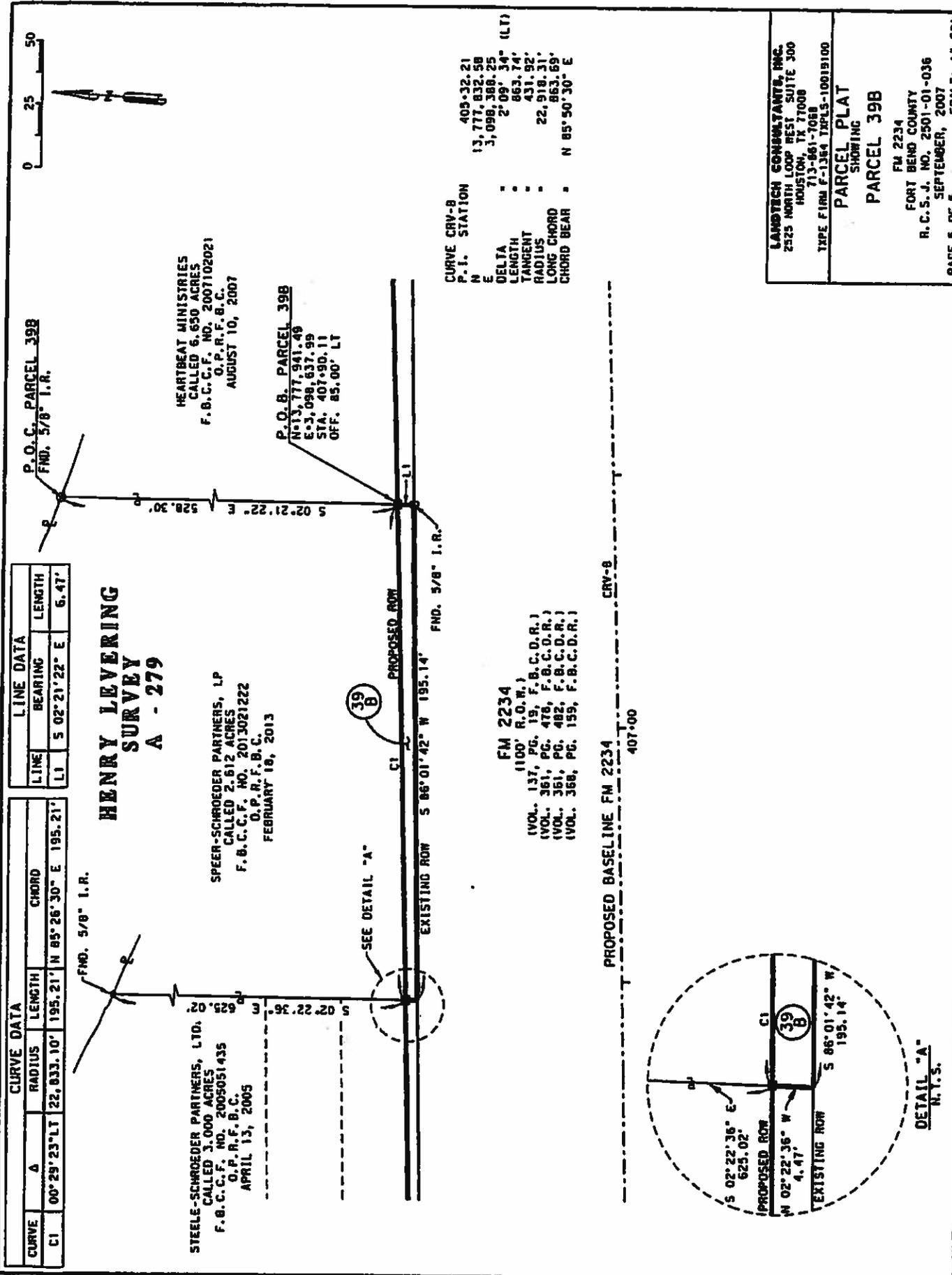
N. T. S.

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.

Leo M. Delatorre 2/27/14
DATE
LEO M. DELATORRE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

- LEGEND**
- EXISTING R.O.W. LINE
 - PROPOSED R.O.W. LINE
 - PROPERTY LINE
 - SURVEY LINE
 - FENCE LINE
 - O.P.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
 - O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
 - P.B.C.D.C. - FORT BEND COUNTY DISTRICT COURT
 - P.R.F.B.C. - FORT BEND COUNTY DISTRICT COURT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - A.E. - AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - I.R. - IRON ROD
 - I.P. - IRON PIPE
 - W.L.E. - WATER LINE EASEMENT
 - STM.S.E. - STORM SEWER EASEMENT
 - H.L.B.P. - HOUSTON LIGHTING AND POWER
 - H.C.F.C.D. - HARRIS COUNTY FLOOD CONTROL DISTRICT
 - SET 5/8" I.R. W/TYDOL ALUM CAP UNLESS OTHERWISE NOTED
 - FOUND 5/8" I.R. W/TYDOL ALUM CAP
 - SET (AS INDICATED)
 - ◎ FOUND PROPERTY CORNER (AS DESCRIBED)

- NOTES:**
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 - RATNALA & BAHL, INC. MONUMENT NOS. H-11, H-12, H-14, AND H-15 WERE HELD FOR HORIZONTAL CONTROL.
 - #* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TYDOL 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 TYDOL.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



CURVE DATA			LINE DATA		
CURVE	Δ	RADIUS	BEARING	LENGTH	LENGTH
C1	00°29'23"LT	22,833.10'	S 02°21'22" E	6.47'	6.47'

CURVE DATA			LINE DATA		
CURVE	Δ	RADIUS	BEARING	LENGTH	LENGTH
C1	00°29'23"LT	22,833.10'	S 02°21'22" E	6.47'	6.47'

HEARTBEAT MINISTRIES
CALLED 6.650 ACRES
F.B.C.C.F. NO. 2007102021
O.P.R.F.B.C.
AUGUST 10, 2007

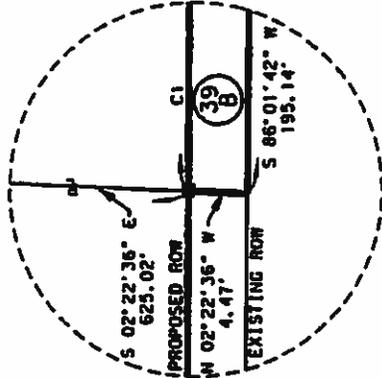
SPEER-SCHROEDER PARTNERS, LP
CALLED 2.612 ACRES
F.B.C.C.F. NO. 2013021222
O.P.R.F.B.C.
FEBRUARY 18, 2013

STEELE-SCHROEDER PARTNERS, LTD.
CALLED 3.000 ACRES
F.B.C.C.F. NO. 2005051435
O.P.R.F.B.C.
APRIL 13, 2005

P.O.B. PARCEL 39B
N=13,777.941.49
E=3,096,637.99
STA. 407+90.11
OFF. 85.00' LT

CURVE CRV-B
P.I. STATION 409+32.21
N 13,777.832.58
E 3,096,368.25
Δ 2°09'34" (LT)
LENGTH 863.74'
TANGENT 431.92'
RADIUS 22,918.31'
LONG CHORD 863.69'
CHORD BEAR N 85°50'30" E

FM 2234
(100' R.O.W.)
(VOL. 137, PG. 19, F.B.C.D.R.)
(VOL. 361, PG. 478, F.B.C.D.R.)
(VOL. 361, PG. 482, F.B.C.D.R.)
(VOL. 368, PG. 155, F.B.C.D.R.)



DETAIL "A"
N.T.S.

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-661-7068
TYPE FIRM F-1384 TXPLS-10019100
PARCEL PLAT
SHOWING
PARCEL 39B
FM 2234
FORT BEND COUNTY
R.C.S.-J. NO. 2501-01-036
SEPTEMBER, 2007
PAGE 5 OF 5
SCALE: 1"=50'

Parcel-39B.txt

POC 319

From Pt	Bearing	Distance	To Point	Delta North	Delta East	Delta Elev
319	S 02°21'22"E	528.29599	7328	-527.84936	21.71874	

 * Prepared by: Landtech Consultants, Inc.
 * Routine: Area Summary Coord File: 1320193-CALCS.crd 11/27/13 8:50:34
 * Input Scale Factor: 1.000000 Output Scale Factor: 1.000000

FM 2234 PARCEL 39B

POB 7328

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing	Easting
7328		S 02°21'22"E	6.46777	7329	13777935.02764	3098638.26004
7329	91°36'56"	S 86°01'42"W	195.14052	7327	13777921.51174	3098443.58816
7327	88°24'18"	N 02°22'36"W	4.46800	7326	13777925.97589	3098443.40287

CURVE DEF: Arc				CURVE DIR: CCW
RAD: 22833.10232	LEN: 195.20933	TAN: 97.60526		CEN. ANG: 0°29'23"
CHORD: 195.20873	MO: 0.20862	EXT: 0.20862		DEGREE: 0°15'03"
SEG: 27	TRI: 2228590			SEC: 2228617

7326	181°56'12"	N 04°18'48"W	22833.10232	7021	13800694.40453	3096726.07381
7021	0°29'23"	S 04°48'12"E	22833.10232	7328	13777941.48994	3098637.99414
7326	92°10'54"	N 85°26'30"E	195.20873	7328	13777941.48994	3098637.99414
7328	87°47'52"					

Perimeter: 401.28561 Cumulative Perimeter: 401.28561

Sq. Feet: 1039 Acres: 0.0239
 Total - Sq. Feet: 1039 Acres: 0.0239

County: Collin
Parcel: 4
Highway: State Highway 289 (Preston Road)
CSJ: 0091-05-064

Page 1 of 4
February 2015

LEGAL DESCRIPTION FOR PARCEL 4

BEING a 422 square foot tract of land situated in the Silvas W. Cash Survey, Abstract Number 238, City of Frisco, Collin County, Texas, also being part of that tract of land described in Limited Warranty Deed to BRE DDR Frisco Marketplace LLC, as recorded in County Clerk's Document Number 20120626000763570 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being part of Lot 1R, Block A of Frisco Market Place, Block A, Lots 1R and 5R, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet O, Page 360 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a found "X" cut in concrete having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,102,276.7858 feet, East=2,488,388.1341 feet for the southeast corner of Lot 5R of Frisco Market Place, Lot 5R, Block A, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet P, Page 997, P.R.C.C.C.T, an "ell" corner of said Lot 1R, Block A and an "ell" corner of said Marketplace tract;

THENCE South 89 degrees 36 minutes 39 seconds West, with the south line of said Lot 5R, with a north line of said Lot 1R and with a north line of said Marketplace tract, a distance of 183.58 feet to a point for the southwest corner of said Lot 5R, an "ell" corner of said Lot 1R and an "ell" corner of said Marketplace tract;

THENCE North 00 degrees 23 minutes 21 seconds West, with the west line of said Lot 5R, with an east line of said Lot 1R and with an east line said Marketplace tract, a distance of 24.03 feet to a found "X" cut in concrete for the southeast corner of Lot 4, Block A of Frisco Market Place, Block A, Lots 1-5, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet N, Page 980, P.R.C.C.C.T., said corner also being an "ell" corner of said Lot 1R and an "ell" corner of said Marketplace tract;

THENCE South 89 degrees 36 minutes 39 seconds West, with the south line of said Lot 4, with the north line of said Lot 1R and said with the north line of Marketplace tract, a distance of 273.87 feet to a 5/8-inch set iron rod with pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for corner on the proposed east right-of-way line of State Highway 289 (Preston Road) (a variable width right-of-way), having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,102,297.7081 feet, East=2,487,930.5295 feet for the POINT OF BEGINNING;**

County: Collin
Parcel: 4
Highway: State Highway 289 (Preston Road)
CSJ: 0091-05-064

Page 2 of 4
February 2015

- 1) THENCE South 03 degrees 25 minutes 37 seconds East, departing said south line of Lot 4, said north line of Marketplace tract and said north line of Lot 1R, and with said proposed east right-of-way line of State Highway 289, a distance of 76.14 feet to a set "X" cut in concrete for corner on the existing east right-of-way line of said State Highway 289, said corner also being on the west line of said Lot 1R and the west line of said Marketplace tract, said corner also being on the east line of that tract of land described in deed to State of Texas, as recorded in County Clerk's Document Number 98-0026524, O.P.R.C.C.T.;**
- 2) THENCE North 11 degrees 38 minutes 32 seconds West, with said existing east right-of-way line of State Highway 289, with said east line of State of Texas tract, with said west line of said Lot 1R and with said west line of Marketplace tract, a distance of 77.52 feet to a found "X" cut in concrete for the southwest corner of said Lot 4, the most westerly northwest corner of said Lot 1R and the most westerly northwest corner of said Marketplace tract;
- 3) THENCE North 89 degrees 36 minutes 39 seconds East, departing said existing east right-of-way line of State Highway 289 and said east line of State of Texas tract and with said south line of Lot 4, with said north line of Marketplace tract and with said north line of Lot 1R, a distance of 11.09 feet to the POINT OF BEGINNING AND CONTAINING 422 square feet (0.0097 acres) of land, more or less.

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

The Basis of Bearing of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00015271.

This survey as prepared without the benefit of a title commitment. Easement may exist where none are shown.

County: Collin
Parcel: 4
Highway: State Highway 289 (Preston Road)
CSJ: 0091-05-064

Page 3 of 4
February 2015

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

G.J. Suthan Feb. 16/2015

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600



GRAPHIC SCALE

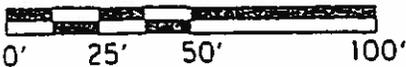
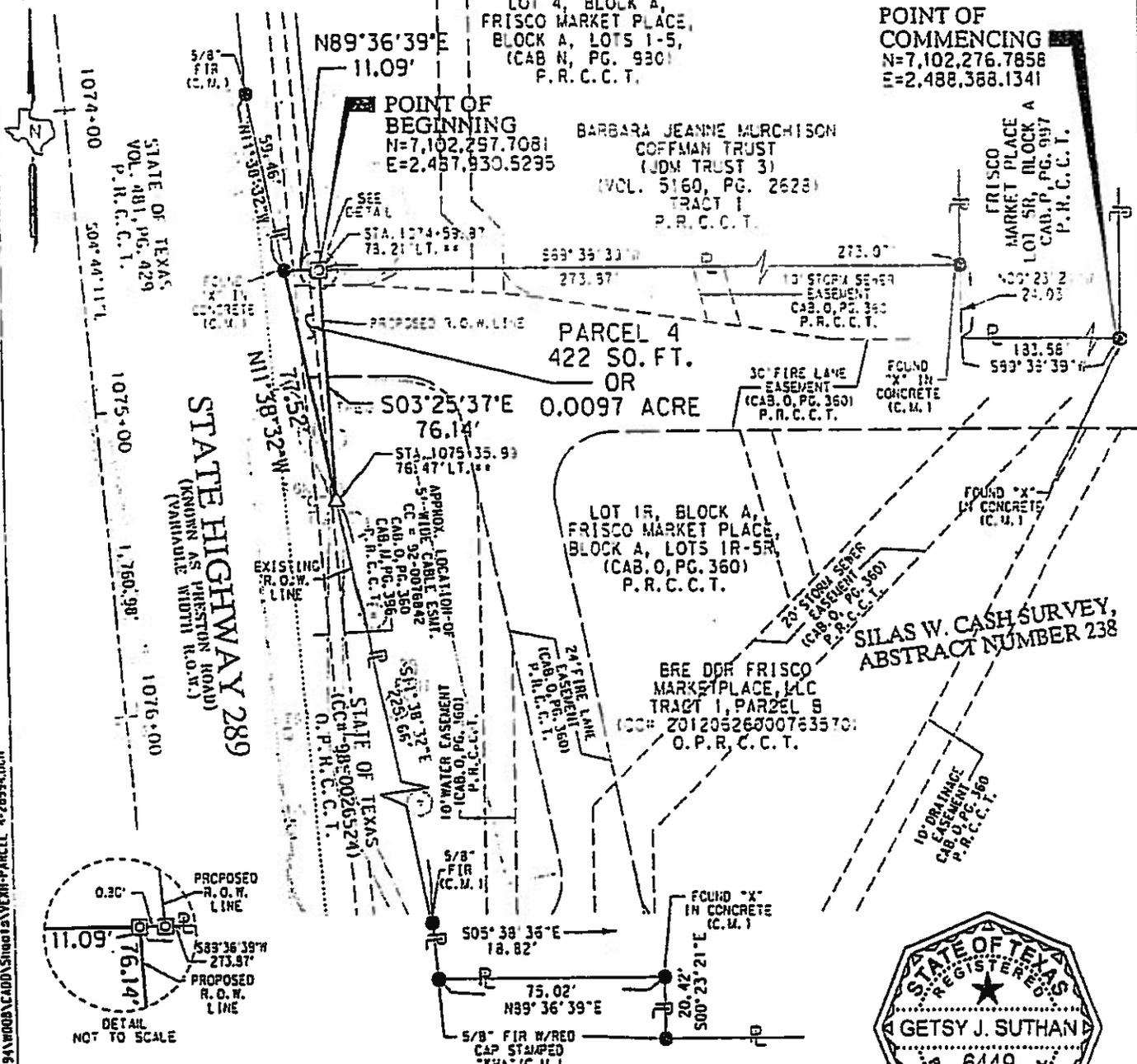


EXHIBIT "A"
PARCEL 4

**The monument described and set in this call, if destroyed during construction, may be replaced with a 1x501 Type II right-of-way marker upon the completion of the marker highway construction project under the supervision of a Registered Professional Land Surveyor or their employee or retained by 1x501.

LOT 4, BLOCK A,
FRISCO MARKET PLACE,
BLOCK A, LOTS 1-5,
(CAB N, PG. 930)
P. R. C. C. T.

POINT OF
COMMENCING
N=7,102,276.7858
E=2,488,368.1341



STATE HIGHWAY 289
(KNOWN AS WESTON ROAD)
(VARIABLE WIDTH R.O.W.)

PARCEL 4
422 SQ. FT.
OR
0.0097 ACRE

LOT 1R, BLOCK A,
FRISCO MARKET PLACE,
BLOCK A, LOTS 1R-5R,
(CAB. O, PG. 360)
P. R. C. C. T.

SILAS W. CASH SURVEY,
ABSTRACT NUMBER 238

BRE DDR FRISCO
MARKETPLACE, LLC
TRACT 1, PARCEL 8
(CC# 20120526000763570)
O. P. R. C. C. T.



A PLAT OF A SURVEY OF
A 422 SQ. FT. TRACT OF LAND
IN THE SILAS W. CASH SURVEY
ABSTRACT NUMBER 238
CITY OF FRISCO, COLLIN COUNTY,
TEXAS

Notes:
1. The Basis of Bearing of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone (4202). All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor=1.00019271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

I, Getsy J. Suthan, Registered Professional Land Surveyor, hereby certify that this parcel plat and the accompanying legal description of even date represent an actual survey made on the ground under my supervision.
Getsy J. Suthan
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6449

FEBRUARY 2015
DATE
TBPLS FIRM NO. 10029600

4/4

TX001 612860005 26994 W008 ACADD Shirts VYXIM PARCEL 4-28994.DWG
2/25/2015 2:53:104 PM 002481

- LEGEND**
- PROPOSED RIGHT-OF-WAY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED EASEMENT
 - PROPERTY LINE
 - SLAVEY LINE
 - PROPOSED 345LL LINE
- SE 1/2" CUT IN CONCRETE (UNLESS NOTED)
FOUND MONUMENTS (AS NOTED)
1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALF" (UNLESS NOTED)
5/8-INCH SET IRON ROD WITH PINK PLASTIC CAP MARKED "TRDPT SURVEY MARKER RIGHT OF WAY MARKER"
- FOUND IRON PIPE
FOUND IRON ROD
CONTROL MONUMENT
CABINET
VOLUME
PAGE
COUNTY CLERK'S NUMBER
RIGHT OF WAY
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PLAT RECORDS OF COLLIN COUNTY, TEXAS

County: Collin
Highway: US 75
STA. 1265+45.97 to STA. 1269+18.69
R.O.W. CSJ: 0047-14-072

Page 1 of 7
August 11, 2015

Description for Parcel 61

BEING 6,316 square feet of land, more or less, in the William E. Throckmorton Survey, Abstract Number 898, City of Melissa, Collin County, Texas, and being portion of that certain remainder tract of a called 61.344 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Samuel Rosenzweig as recorded in CC#20131031001485040, of the Deed Records of Collin County, Texas, said 6,316 square feet tract of land being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (controlling monument) found at the southwest corner of said 61.344 acre Samuel Rosenzweig tract (called to be in the centerline of a 50 foot wide public road), same being the southwest corner of that certain called 59.344 acre tract of land described to Seminole Throckmorton 58, Ltd. as recorded in CC#20131029001473140, of said Deed Records, also being in the north line of that certain called 104.665 acre tract of land described to Robert L. Young and Judy K. Young as recorded in Volume 4852, Page 1198 of said Deed Records;

THENCE, along the common southerly line of said 61.344 acre Samuel Rosenzweig tract, the southerly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the northerly line of said 104.665 acre Robert L. Young and Judy K. Young tract, the following three (3) courses and distances;

North 89 degrees 34 minutes 44 seconds East, a distance of 306.18 feet to a point for corner;

South 68 degrees 46 minutes 24 seconds East, a distance of 607.43 feet to a point for corner;

South 08 degrees 49 minutes 08 seconds East, a distance of 1,034.37 feet to a point in the northerly line of that certain called 134.16 acre tract of land described to Melissa Joint Venture as recorded in CC#20110414000388640 of said Deed Records;

THENCE, departing said common line, along the common southerly line of said 61.344 acre Samuel Rosenzweig tract, the southerly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the northerly line of said 134.16 acre Melissa Joint Venture tract, the following three (3) courses and distances;

South 53 degrees 43 minutes 23 seconds East, a distance of 76.48 feet to a point for corner;

North 72 degrees 52 minutes 37 seconds East, a distance of 91.10 feet to a point for corner;

North 46 degrees 30 minutes 37 seconds East, a distance of 227.50 feet to a point for corner in the existing westerly right-of-way line of US 75 (a variable width right-of-way) as established by the deed recorded in Volume 661, Page 412 of said Deed Records;

County: Collin
Highway: US 75
STA. 1265+45.97 to STA. 1269+18.69
R.O.W. CSJ: 0047-14-072

Page 2 of 7
August 11, 2015

Description for Parcel 61

THECE, departing said common line, along the common easterly line of said 61.344 acre Samuel Rosenzweig tract, the easterly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the existing westerly right-of-way line of said US 75 the following six (6) courses and distances;

North 01 degrees 35 minutes 18 seconds East, a distance of 124.80 feet to a point for corner;

North 03 degrees 13 minutes 34 seconds East, a distance of 699.72 feet to a point for corner, from which a TxDOT Wooden Post found bears South 40 degrees 00 minutes 04 seconds East, a distance of 0.94 feet;

North 01 degrees 13 minutes 48 seconds East, a distance of 799.39 feet to a TxDOT Wooden Post (controlling monument) found;

North 01 degrees 35 minutes 18 seconds East, a distance of 399.68 feet to a point for corner;

North 06 degrees 56 minutes 57 seconds West, a distance of 404.16 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, from which a TxDOT Wooden Post found bears South 45 degrees 22 minutes 05 seconds West, a distance of 0.29 feet;**

North 01 degrees 35 minutes 18 seconds East, a distance of 145.39 feet to a 1/2 inch iron rod (controlling monument) found for the common southeast corner of the remainder tract of said 61.344 acre Samuel Rosenzweig tract and the northeast corner of said 59.344 acre Seminole Throckmorton 58, Ltd. tract for the **POINT OF BEGINNING**, being at Station 1265+47.26, Offset 250.00 feet left, and having a surface coordinate (See data statement below ***) of N=7,164,867.31, E=2,551,785.91;**

- 1) THENCE, South 84 degrees 06 minutes 14 seconds West, departing said common line, along the common south line of the remainder tract of said 61.344 acre Samuel Rosenzweig tract and the north line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract, a distance of 9.89 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1265+45.97, Offset 259.81 feet left, being in the new westerly right-of-way of US75;**
- 2) THENCE, North 02 degrees 18 minutes 17 seconds West, departing said common line, over and across the remainder tract of said 61.344 acre Samuel Rosenzweig tract, a distance of 373.59 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1269+18.69, Offset 285.17 feet left, being in the common easterly line of the remainder tract of said 61.344 acre Samuel Rosenzweig tract and the existing westerly right-of-way line of said US 75;

County: Collin
Highway: US 75
STA. 1265+45.97 to STA. 1269+18.69
R.O.W. CSJ: 0047-14-072

Description for Parcel 61

THENCE along said common line, the following two (2) courses and distances;

- 3) South 15 degrees 07 minutes 25 seconds East, a distance of 122.31 feet to a point for corner;
- 4) South 01 degrees 35 minutes 18 seconds West, a distance of 254.29 feet to the **POINT OF BEGINNING** and containing 6,316 square feet [0.145 Acres] of land, more or less.

Basis of Bearings is the Texas Coordinate System of 1983, Texas North Central Zone 4202, North American Datum 1983 (N.A.D. 83) as determined by GPS observations using the TxDOT VRS network.

*** All coordinates listed are adjusted to surface, with a grid to surface adjustment factor of 1.000152710 (Collin County).

** The monument described as set of found in this call, if destroyed during construction, may be replaced with a TxDOT type II right-of-way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

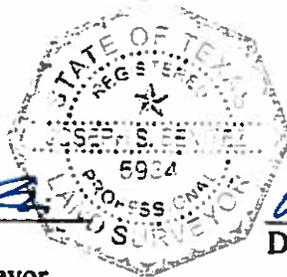
A survey plat of even survey date herewith accompanies this field note description.

The Station and Offset Information refers to the baseline described in the TxDOT Plans of Proposed Right of Way project for US 75, Control-Section-Number 0047-14-072, dated February 18, 2011, Revised June 16, 2014, and Updated August 11, 2015 for Parcels 9 Part 1, Part 2, Part 3, Parcel 61 Sheets 3 and 4 only.

I, Joseph S. Benitez, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this land description and attached plat accurately depict an actual survey made on the ground under my supervision.



Joseph S. Benitez
Registered Professional Land Surveyor
Texas No. 5934



08-12-2015
Date

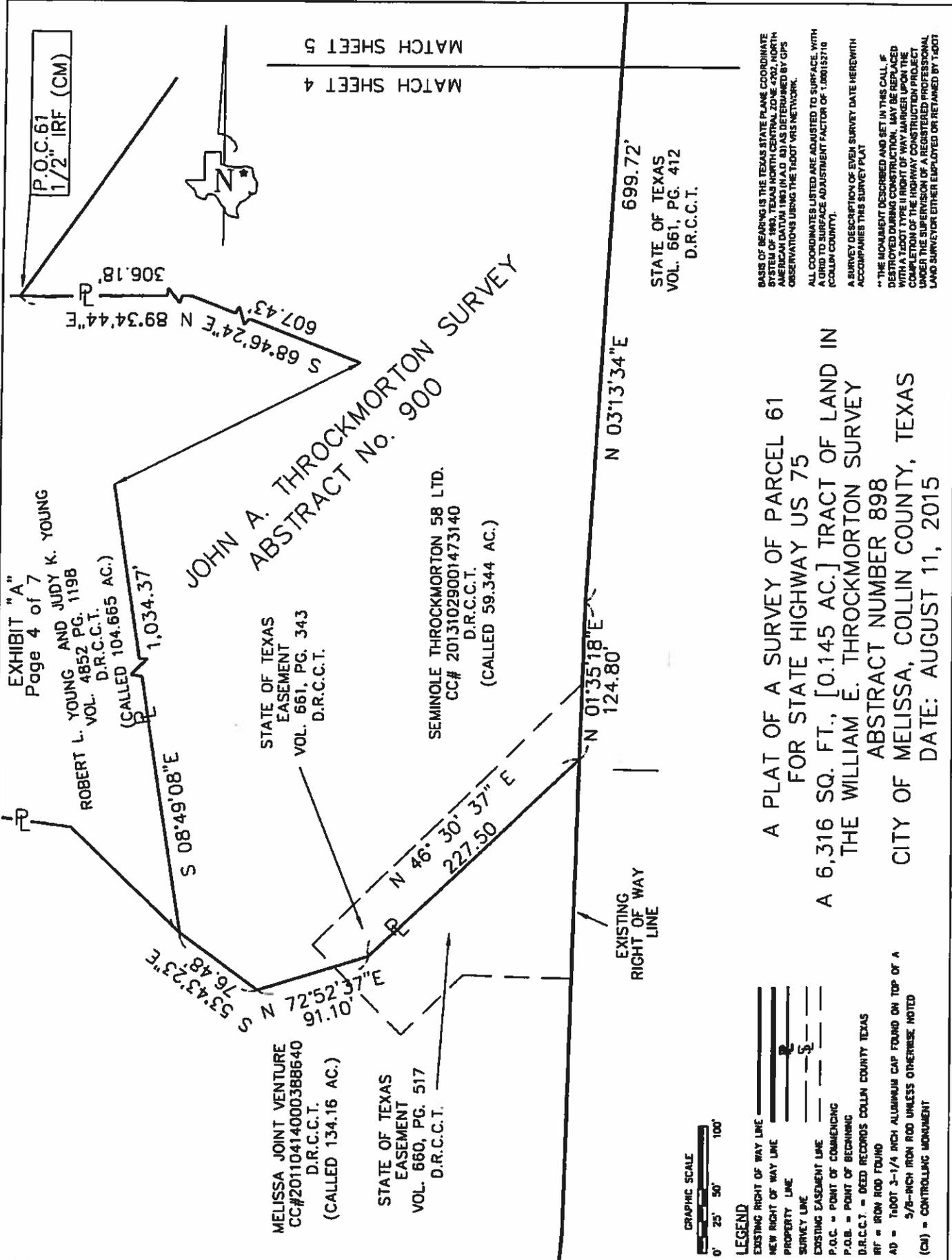


EXHIBIT "A"
Page 4 of 7
ROBERT L. YOUNG AND JUDY K. YOUNG
VOL. 4852 PG. 1198
D.R.C.C.T.
(CALLED 104.665 AC.)

JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900

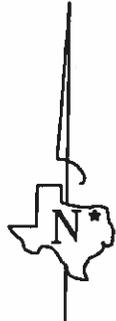
A PLAT OF A SURVEY OF PARCEL 61
FOR STATE HIGHWAY US 75
A 6,316 SQ. FT., [0.145 AC.] TRACT OF LAND IN
THE WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983. BEARINGS TO ADJUST TO THE 1983 AMERICAN DATUM 1983 IN A UNIT AS DETERMINED BY GPS OBSERVATIONS USING THE TADOT VRS NETWORK.
ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE, WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000152710 (COLLIN COUNTY).
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT
**THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT

R.O.W. CSJ: 0047-14-072

EXHIBIT "A"
Page 5 of 7

JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900



MATCH SHEET 5
MATCH SHEET 6

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

MATCH SHEET 4
MATCH SHEET 5

N 03°13'34"E

699.72'

TXDOT WOODEN
POST FND.
S 40°00'04"E
0.94'

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

N 01°13'48"E

799.39'

EXISTING
RIGHT OF WAY
LINE



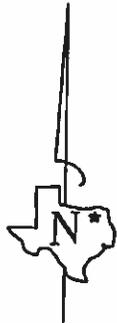
LEGEND

- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- RF = IRON ROD FOUND
- AD = 1/2" IRON ROD FOUND ON TOP OF A 5/8"-INCH IRON ROD UNLESS OTHERWISE NOTED
- (CM) = CONTROLLING MONUMENT

A PLAT OF A SURVEY OF PARCEL 61
FOR STATE HIGHWAY US 75
A 6,316 SQ. FT., [0.145 AC.] TRACT OF LAND IN
THE WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

BASE OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 TEXAS NORTH ZONE WITH THE 1983 NORTH AMERICAN DATUM (NAD 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TXDOT VRS NETWORK.
ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000152710 (COLLIN COUNTY).
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS SURVEY PLAT
** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, CAN BE REPLACED WITH A TYPICAL IRON ROD OR WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

EXHIBIT "A"
Page 6 of 7

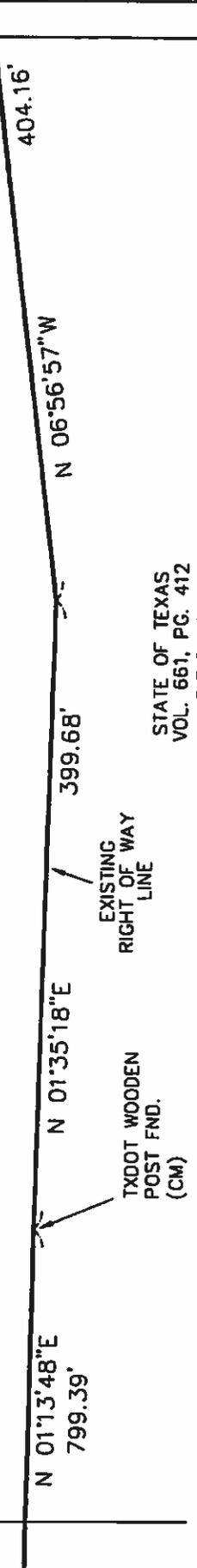


JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900

MATCH SHEET 6
MATCH SHEET 7

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

MATCH SHEET 5
MATCH SHEET 6



STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

EXISTING
RIGHT OF WAY
LINE

TXDOT WOODEN
POST FND.
(CM)



- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - P.O.B. = POINT OF BEGINNING
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - RF = IRON ROD FOUND
 - AD = TXDOT 3-1/4 INCH ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - (CM) = CONTROLLING MONUMENT

A PLAT OF A SURVEY OF PARCEL 61
FOR STATE HIGHWAY US 75
A 6,316 SQ. FT., [0.145 AC.] TRACT OF LAND IN
THE WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

BASE OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM WITH THE TEXAS NORTH CENTRAL ZONE 4302, NORTH AMERICAN DATUM 83. ALL BEARINGS AND DISTANCES DETERMINED BY GPS OBSERVATIONS USING THE TXDOT VRS NETWORK.
ALL COORDINATES LISTED ARE ADMITTED TO SURFACE WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000152710 (COLLIN COUNTY)
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT
"THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A NEW RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT

R.O.W. CSJ: 0047-14-072

EXHIBIT "A"
Page 7 of 7



WILLIAM E. THROCKMORTON SURVEY
ABSTRACT No. 898

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

SAMUEL ROSENZWEIG
CC# 20131031001485040
D.R.C.C.T.
REMAINDER (CALLED 61.344 AC.)

NEW RIGHT OF WAY LINE
373.59' AD**
STA.1265+45.97
259.81' LT

EXISTING RIGHT OF WAY LINE
254.29' S 01°35'18"W
122.31' S 15°07'25"E
STA.1265+47.26
250.00' LT

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

P.O.B. 61
N: 7164867.31
E: 2551785.91
STA. 1265+47.26
250.00' LT
1/2" IRF (CM)

A PLAT OF A SURVEY OF PARCEL 61
FOR STATE HIGHWAY US 75
A 6,316 SQ. FT., [0.145 AC.] TRACT OF LAND IN
THE WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

THROCKMORTON SURVEY
ABSTRACT No. 900
MATCH SHEET 6
MATCH SHEET 7

MATCH SHEET 6
MATCH SHEET 7

N 06°56'57"W 404.16'
AD**
S 84°06'14"W 9.89'
N 01°35'18"E 145.39'
TXDOT WOODEN POST FND.
S 45°22'05"W 0.29'



- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - RF = IRON ROD FOUND
 - AD = TXDOT 3-1/4 INCH ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - (CM) = CONTROLLING MONUMENT



DATE: 08-12-15
JOSEPH BENITEZ R.P.L.S. NO. 5934

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (N.A.D. 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TXDOT VRS NETWORK

ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00016716 (COLLIN COUNTY)

A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE 'F' RIGHT OF WAY MARKER UPON THE AUTHORITY OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EMPLOYED OR RETAINED BY TXDOT

Parcel Closure Report: P61

Start Coordinates, North: 7164867.31 East: 2551785.91

S 84° 06' 14" W Dist.: 9.89

N 02° 18' 17" W Dist.: 373.59

S 15° 07' 25" E Dist.: 122.31

S 01° 35' 18" W Dist.: 254.29

End Coordinates, North: 7164867.31 East: 2551785.91

Error North: 0.00 Error East: -0.00

Error Direction: S 43° 09' 09" E Total Distance Error: 0.00

Error of Closure Greater than 1/10,000,000.00

Perimeter: 760.08

Area: sq. Feet: 6316 Acres: 0.145

County: Collin
Parcel: 12
Highway: State Highway 289 (Preston Road)
CSJ: 0091-05-064

Page 1 of 3
February 2015

LEGAL DESCRIPTION FOR PARCEL 12

BEING a 2,197 square foot tract of land situated in the J. Allen Survey, Abstract Number 16, Collin County, Texas, also being part of that tract of land described in Special Warranty Deed to Elene Bouhousas Brown, Trustee, as recorded in County Clerk's Document Number 20140919001018450 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said tract being part of Republic Addition, Lot 1, Block-1, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet N, Page 495, Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a point for corner having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,095,782.1527 feet, East=2,487,276.9408 feet for the southwest corner of said Lot 1, Block-1 and an "ell" corner of Lot 1R, Block 1, Replat Preston Road Bank of America Addition, an addition to the City of Frisco, Collin County, Texas, as recorded in Volume P, Page 130, P.R.C.C.T., from which corner a found "X" cut in concrete bears North 00 degrees 24 minutes 55 seconds West, a distance of 15.08 feet for the southeast corner of said Lot 8R and the most northerly northeast corner of said Lot 1R;

THENCE North 89 degrees 35 minutes 05 seconds East, with the south line of said Lot 1, Block-1 and the north line of said Lot 1R, Block 1, a distance of 266.22 feet to a set "X" cut in concrete for corner on the proposed west right-of-way line of State Highway 289 (Preston Road) (a variable width right-of-way), having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,095,784.0822 feet, East=2,487,543.1554 feet for the POINT OF BEGINNING; **

- 1) THENCE North 00 degrees 26 minutes 11 seconds West, departing said north line of Lot 1R, Block 1 and said south line of Lot 1, Block-1, and with said proposed west right-of-way line of State Highway 289, a distance of 245.84 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for corner on the existing southeast corner clip of the intersection of the southwest right-of-way line of Lebanon Road with said west right-of-way line of State Highway 289, said corner being on the northeast line of said Lot 1, Block-1; **
- 2) THENCE South 30 degrees 11 minutes 49 seconds East, with said corner clip and with said northeast line of Lot 1, Block-1, a distance of 18.70 feet to a corner for the most easterly northeast corner of said Lot 1, Block-1, said corner being the most southerly corner of said corner clip on the existing west right-of-way line of State Highway 239 (Preston Road) (a variable width right-of-way);

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- 3) THENCE South 00 degrees 24 minutes 55 seconds East, with said existing west right-of-way line of said State Highway 289 and with the east line of said Lot 1, Block-1, a distance of 229.61 feet to a found "X" cut in concrete for the southeast corner of said Lot 1, Block-1 and the northeast corner of said Lot 1R, Block 1;
- 4) THENCE South 89 degrees 35 minutes 05 seconds West, departing the existing west right-of-way line of said State Highway 289, and with said north line of Lot 1R, Block 1 and with said south line of Lot 1, Block-1, a distance of 9.20 feet to the POINT OF BEGINNING AND CONTAINING 2,197 square feet (0.0504 acres) of land, more or less.

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

The Basis of Bearing of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00015271.

This survey as prepared without the benefit of a title commitment. Easement may exist where none are shown.

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

G. J. Suthan Feb. 16/2015
Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600



County: Collin
Parcel: 5
Highway: State Highway 289 (Preston Road)
CSJ: 0091-05-064

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LEGAL DESCRIPTION FOR PARCEL 5

BEING a 2,235 square foot tract of land situated in the Z. Burris Survey, Abstract Number 74, City of Frisco, Collin County, Texas, also being part of that tract of land described in Warranty Deed to Weston Grain Company, as recorded in Volume 682, Page 427 of the Deed Records of Collin County, Texas, also being part of Lot 1, Block B of Wade Plaza, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet Q, Page 279 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,098,834.1147 feet, East=2,488,846.7411 feet for the northeast corner of Lot 1B, Block A of Wade Plaza Addition, Lot 1A and Lot 1B, an addition to the City of Frisco, Collin County, Texas, as recorded in County Clerk's Document Number 2009072901001950 of the Official Public Records of Collin County, Texas, said corner being on the south right-of-way line of Wade Boulevard (a variable width right-of-way) and the beginning of a non-tangent circular curve to the right having a radius of 1,127.40 feet, chord that bears South 72 degrees 04 minutes 18 seconds West, a distance of 819.61 feet;

THENCE Westerly, with the north line of said Lot 1B, Block A and with said curve to the right, passing at an arc distance of 205.29 feet the northwest corner of Lot 1B at the most northerly corner of a corner clip for the intersection of said south right-of-way line of Wade Boulevard with the east right-of-way line of Nancy Jane Lane dedicated in said Wade Plaza addition, continuing with the north line of said Wade Plaza addition, through a central angle of 42 degrees 37 minutes 48 seconds in all a total arc distance of 838.82 feet to a corner on the south right-of-way line of said Wade Boulevard and on the north line of said Lot 1, Block B, from which a 5/8-inch found iron rod (leaning) bears South 20 degrees 54 minutes 05 seconds West, a distance of 0.26 feet;

THENCE North 87 degrees 28 minutes 01 second West, with said north line of Lot 1, Block B and with said south right-of-way line of Wade Boulevard, a distance of 149.98 feet to a corner, from which a 5/8-inch found iron rod (leaning) bears North 80 degrees 20 minutes 23 seconds East, a distance of 0.64 feet;

THENCE North 82 degrees 34 minutes 04 seconds West, continuing with said north line of Lot 1, Block B and with said south right-of-way line of Wade Boulevard, a distance of 110.32 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for the intersection of said south right-of-way line of Wade Boulevard with the proposed east right-of-way line of State Highway 289 (Preston Road) (a variable width right-of-way), having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,098,602.7139 feet, East=2,487,807.7053 feet for the POINT OF BEGINNING;**

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- 1) THENCE South 52 degrees 00 minutes 52 seconds West, departing said north line of said Lot 1, Block B and said south right-of-way line of Wade Boulevard, and with said proposed east right-of-way line of State Highway 289, a distance of 49.14 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for corner;**
- 2) THENCE South 06 degrees 35 minutes 48 seconds West, with said proposed east right-of-way line of State Highway 289, a distance of 204.19 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for corner;**
- 3) THENCE South 12 degrees 52 minutes 26 seconds West, continuing with said proposed east right-of-way line of State Highway 289, a distance of 132.62 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for corner on the west line of said Lot 1, Block B and on the existing east right-of-way line of said State Highway 289;**
- 4) THENCE North 06 degrees 34 minutes 08 seconds East, with said west line of Lot 1, Block B and with said existing east right-of-way line of State Highway 289, a distance of 31.40 feet to a corner;
- 5) THENCE North 10 degrees 23 minutes 29 seconds East, continuing with said west line of Lot 1, Block B and with said existing east right-of-way line of State Highway 289, a distance of 150.01 feet to a 1/2-inch found iron rod for corner;
- 6) THENCE North 06 degrees 34 minutes 08 seconds East, continuing with said west line of Lot 1, Block B and with said existing east right-of-way line of State Highway 289, a distance of 175.00 feet to a 5/8-inch found iron rod with red cap stamped "KHA" for the most westerly northwest corner of said Lot 1, Block B, said corner being the existing south end of a corner clip for the intersection of said south right-of-way line of Wade Boulevard with said existing east right-of-way line of State Highway 289;
- 7) THENCE North 66 degrees 14 minutes 36 seconds East, with the northeast line of said Lot 1, Block B and with said corner clip, a distance of 28.96 feet to a point for the north end of said corner clip and the most northerly northwest corner of said Lot 1, Block B, from which corner a 5/8-inch found iron rod (leaning) bears South 15 degrees 13 minutes 17 seconds West, a distance of 0.84 feet;
- 8) THENCE South 82 degrees 34 minutes 04 seconds East, with the north line of said Lot 1, Block B and with the south right-of-way line of said Wade Boulevard, a distance of 14.68

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feet to the POINT OF BEGINNING AND CONTAINING 2,235 square feet (0.0513 acres) of land, more or less.

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

The Basis of Bearing of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00015271.

This survey as prepared without the benefit of a title commitment. Easement may exist where none are shown.

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

G. J. Suthan Feb. 16/2015

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600



County: Collin
Parcel: 13
Highway: State Highway 289 (Preston Road)
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LEGAL DESCRIPTION FOR PARCEL 13

BEING a 908 square foot tract of land situated in the J. Allen Survey, Abstract Number 16, Collin County, Texas, also being part of that tract of land described in Special Warranty Deed to the Bank of America, N.A., a national banking association, as recorded in County Clerk's Document Number 2000-0047768 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being part of Block 1, Lot 1R, Replat Preston Road Bank of America Addition, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet P, Page 130, Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a found "X" cut in concrete having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,095,796.9454 feet, East=2,487,237.2525 feet for the most westerly north corner of said Lot 1R, said corner also being the southwest corner of Lot 8R, Block 1 of Frisco Corners, an addition to the City of Frisco, Collin County, Texas as recorded in County Clerk's Document Number 20060616010002580, O.P.R.C.C.T.;

THENCE North 89 degrees 35 minutes 05 seconds East, with the north line of said Lot 1R and the south line of said Lot 8R, a distance of 39.58 feet to a found "X" cut in concrete for the southeast corner of said Lot 8R, and a northerly corner of said Lot 1R, said corner also being on the west line of Republic Addition, Lot 1, Block-1, an addition to the City of Frisco, Collin County, Texas as recorded in Cabinet N, Page 495, P.R.C.C.T.;

THENCE South 00 degrees 24 minutes 55 seconds East, with the common line of said Lot 1R and said Lot 1, a distance of 15.08 feet to a point for an "ell" corner of said Lot 1R and the southwest corner of said Lot 1;

THENCE North 89 degrees 35 minutes 05 seconds East, with the north line of said Lot 1R and the south line of said Lot 1, a distance of 266.22 feet to a set "X" cut in concrete for corner on the proposed west right-of-way line of State Highway 289 (Preston Road) (a variable width right-of-way), having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,095,784.0822 feet, East=2,487,543.1554 feet for the POINT OF BEGINNING;**

- 1) THENCE North 89 degrees 35 minutes 05 seconds East, continuing with the north line of said Lot 1R, the south line of said Lot 1, a distance of 9.20 feet to a found "X" cut in concrete for the northeast corner of said Lot 1R and the southeast corner of said Lot 1, said corner being on the existing west right-of-way line of said State Highway 289;
- 2) THENCE South 00 degrees 24 minutes 55 seconds East, with the east line of said Lot 1R and said existing west right-of-way line of State Highway 289, a distance of 98.93 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for corner;**

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- 3) THENCE South 89 degrees 33 minutes 49 seconds West, departing said east line of said Lot 1R and said existing west line of State Highway 289, a distance of 9.16 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for the southwest corner of said proposed west right-of-way line of State Highway 289;**
- 4) THENCE North 00 degrees 26 minutes 11 seconds West, with said proposed west right-of-way line of State Highway 289, a distance of 98.93 feet to the POINT OF BEGINNING AND CONTAINING 908 square feet (0.0208 acres) of land, more or less.

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

The Basis of Bearing of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00015271.

This survey as prepared without the benefit of a title commitment. Easement may exist where none are shown.

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

G. S. Suthan

Feb. 16/2015

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600



County: Collin
Parcel: 9
Highway: State Highway 289 (Preston Road)
CSJ: 0091-05-064

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LEGAL DESCRIPTION FOR PARCEL 9

BEING a 1,952 square foot tract of land situated in the Z. Burris Survey, Abstract Number 74, City of Frisco, Collin County, Texas, also being part of that tract of land described in Special Warranty Deed with Restrictive Covenants and Repurchase Option to Texas Commerce Bank National Association, as recorded in County Clerk's Document Number 97-0075706 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being part of Lot 2, Block 1 of Lots 1 & 2, Block 1, S.E.C. Preston and Lebanon Addition, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet K, Page 687, Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a point having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,095,711.6327 feet, East=2,487,952.9025 feet for the southeast corner of said Lot 1 and the northeast corner of Lot 2 of said S.E.C. Preston and Lebanon Addition, said corner being on the most northerly west line of Lot 3, Block 1 of S.E.C. Preston and Lebanon, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet L, Page 218, P.R.C.C.T., from which a 1/2-inch found iron rod with yellow cap stamped "PRECISE-LAND SURV" bears North 33 degrees 33 minutes 05 seconds East, a distance of 0.29 feet;

THENCE South 89 degrees 35 minutes 05 seconds West, with the south line of said Lot 1 and the north line of said Lot 2, a distance of 269.18 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for corner on the proposed east right-of-way line of State Highway 289 (Preston Road) (a variable width right-of-way), having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,095,709.6817 feet, East=2,487,683.7262 feet for the POINT OF BEGINNING;**

- 1) THENCE South 00 degrees 26 minutes 11 seconds East, departing said north line of Lot 2 and said south line of Lot 1, and with said proposed east right-of-way line of State Highway 289, a distance of 180.00 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for corner on the south line of said Lot 2 and on the north line said Lot 3;**
- 2) THENCE South 89 degrees 35 minutes 05 seconds West, with said north line of Lot 3 and with said south line of Lot 2, a distance of 10.88 feet to a corner for the southwest corner of said Lot 2 and the northwest corner of said Lot 3, said corner being on the existing east right-of-way line of said State Highway 289, from which a 1/2-inch found iron rod with yellow cap stamped "RPS1890" bears South 89 degrees 35 minutes 05 seconds West, a distance of 1.08 feet;

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- 3) THENCE North 00 degrees 24 minutes 55 seconds West, with said existing east right-of-way line of State Highway 289 and with the west line of said Lot 2, a distance of 180.00 feet to a corner for the northwest corner of said Lot 2 and the southwest corner of said Lot 1, from which a 1/2-inch found iron rod with yellow cap stamped "PRECISE-LAND-SURV" bears North 30 degrees 18 minutes 34 seconds East, a distance of 9.51 feet.
- 4) THENCE North 89 degrees 35 minutes 05 seconds East, departing said existing east right-of-way line of State Highway 289 and with said north line of Lot 2 and with said south line of Lot 1, a distance of 10.81 feet to the POINT OF BEGINNING AND CONTAINING 1,952 square feet (0.0448 acres) of land, more or less.

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

The Basis of Bearing of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00015271

This survey as prepared without the benefit of a title commitment. Easement may exist where none are shown.

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



FEB. 16/2015

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 19029600

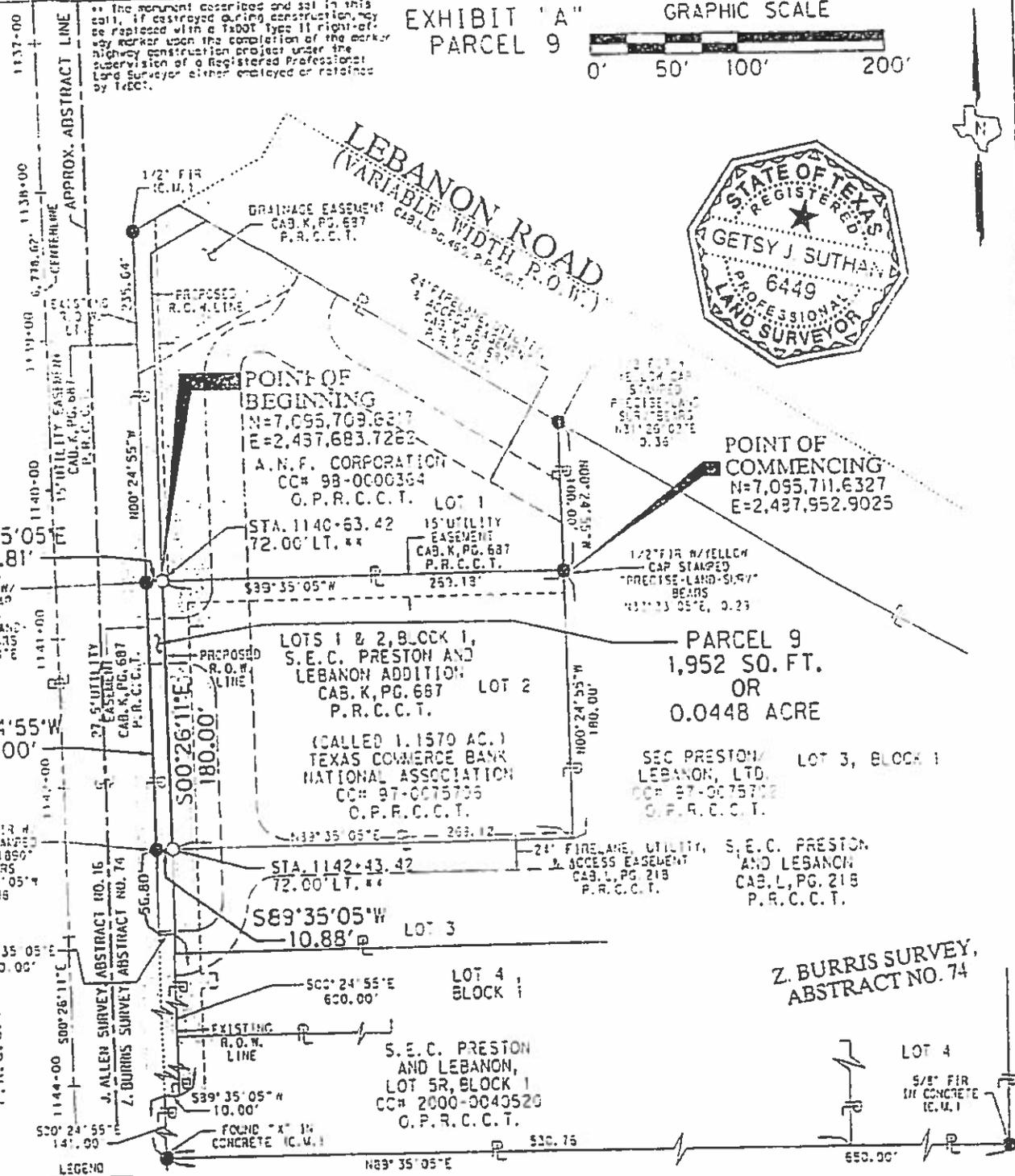


EXHIBIT "A"
PARCEL 9

GRAPHIC SCALE



STATE HIGHWAY 289
(KNOWN AS PRESTON ROAD)
(VARIABLE WIDTH R.O.W.)



LEGEND

Proposed Right-of-Way Line	--- (dashed line)
Existing Right-of-Way Line	--- (solid line)
Proposed Easement	--- (dashed line)
Property Line	--- (solid line)
Survey Line	--- (solid line)
Proposed Backsight	--- (dashed line)

Notes:
1. The Basis of Bearings of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone (4202). All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00018271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

- FOUND MONUMENT AS NOTED
- 1/2" THICK SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALF" UNLESS NOTED
- 5/8" THICK SET IRON ROD WITH PINK PLASTIC CAP MARKED "TWO" UNLESS NOTED
- FOUND CONCRETE
- FOUND IRON PIPE
- FOUND IRON ROD
- CONTROL MONUMENT
- CABINET
- VOLUME
- PAGE
- COUNTY CLERK'S NUMBER
- RIGHT OF WAY
- OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T.
- PLAT RECORDS OF COLLIN COUNTY, TEXAS

I, Getsy J. Suthan, Registered Professional Land Surveyor, hereby certify that this parcel plat and the accompanying legal description of same date represent an actual survey made on the ground under my supervision.
G. Suthan Feb. 10/2015
GETSY J. SUTHAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6449

A PLAT OF A SURVEY OF
A 1,952 SQ. FT. TRACT OF LAND
IN THE Z. BURRIS SURVEY
ABSTRACT NUMBER 74
CITY OF FRISCO, COLLIN COUNTY,
TEXAS

FEBRUARY 2015
DATE
TEPLS FIRM NO. 10029600

3/3

County: Wharton
Highway: US 59
RCSJ: 0089-06-084
CCSJ: 0089-06-081

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Revision Date: January 12, 2016

Field Notes for Parcel 5

Being 0.296 acres (12,901 square feet) of land, more or less, situated in the E.T.R.R. CO. Survey Number 8, Abstract Number 522, Wharton County, Texas, said 0.296 acres being out of and a part of that 2.572 acre tract recorded in Corrected Warranty Deed and Assignment of Rights and Claims from Helen Ryan, et al to Ryan Services, Inc., dated December 15, 2003, recorded in Volume 571, Page 796 of the Official Records of Wharton County, Texas, and being further described as the West 2.572 acres of that certain 5.0 acre tract in Deed from Elizabeth Nilson, et al to Thomas W. Williamson, dated February 12, 1971, recorded in Volume 413, Page 660 of the Deed Records of said County, said 0.296 acre tract of land also being out of and a part of that 5.0 acre tract described in Warranty Deed with Vendor's Lien from Tilley Investment – El Campo, a Texas General Partnership to Ryan Services, Inc., dated June 12, 1989, Volume 800, Page 188 of the Deed Records of said county, for a combined 7.572 acres (calculated). All deed references herein are to the Wharton County Official Records unless otherwise noted. Metes and bounds description of said 0.296 acre parcel is as follows:

COMMENCING at a 1/2-inch diameter iron rod found for the northeast corner of said Ryan Services, Inc. 2.572 acre tract, said iron rod also being an interior corner of the David Cornier 5.435 acre tract (Volume 318, Page 734), **Thence** as follows:

South 02 deg. 28 min. 52 sec. East along the common line of said Ryan Services, Inc. 2.572 acre tract and said David Cornier 5.435 acre tract, a distance of 467.07 feet to a 5/8-inch diameter iron rod set with TxDot aluminum cap for the northeast corner of said 0.296 acre parcel, said iron rod also being in the proposed North right-of-way line of US 59 being 179.00 feet left of Engineer's US 59 Baseline Station 204+60.15, and having State Plane Coordinates of X=2,834,187.00 and Y=13,623,110.25 and being the **POINT OF BEGINNING**;

- (1) **THENCE** South 02 deg. 28 min. 52 sec. East along the common line of said Ryan Services, Inc. 2.572 acre tract and said David Cornier 5.435 acre tract, a distance of 18.20 feet to a 5/8-inch diameter iron rod found for the southeast corner of said 0.296 acre parcel, said iron rod also being the southeast corner of said Ryan Services, Inc. 2.572 acre tract, the southwest corner of said David Cornier 5.435 acre tract, and in the existing North right-of-way line of US 59;
- (2) **THENCE** South 87 deg. 27 min. 53 sec. West along the existing North right-of-way line of US 59 and the South line of said Ryan Services 2.572 acre tract, passing at an approximate distance of 240 feet the southwest corner of said Ryan Services, Inc. 2.572 acre tract and the southeast corner of said Ryan Services, Inc. 5.0 acre tract, continuing along the existing North right-of-way line of US 59 and the South line of said Ryan Services 5.0 acre tract, an overall distance of 707.11 feet to a fence post found for the

Parcel 5
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Revision Date: January 12, 2016

southwest corner of said 0.296 acre parcel, said fence post also being the southwest corner of said Ryan Services 5.0 acre tract, the southeast corner of the WellTech Eastern, Inc. 5.51 acre tract (Volume 277, Page 271), in the proposed North right-of-way line of US 59 being 160.71 feet left of Engineer's U.S. 59 Baseline Station 197+53.02, and having State Plane Coordinates of X=2,833,481.37 and Y=13,623,060.79;

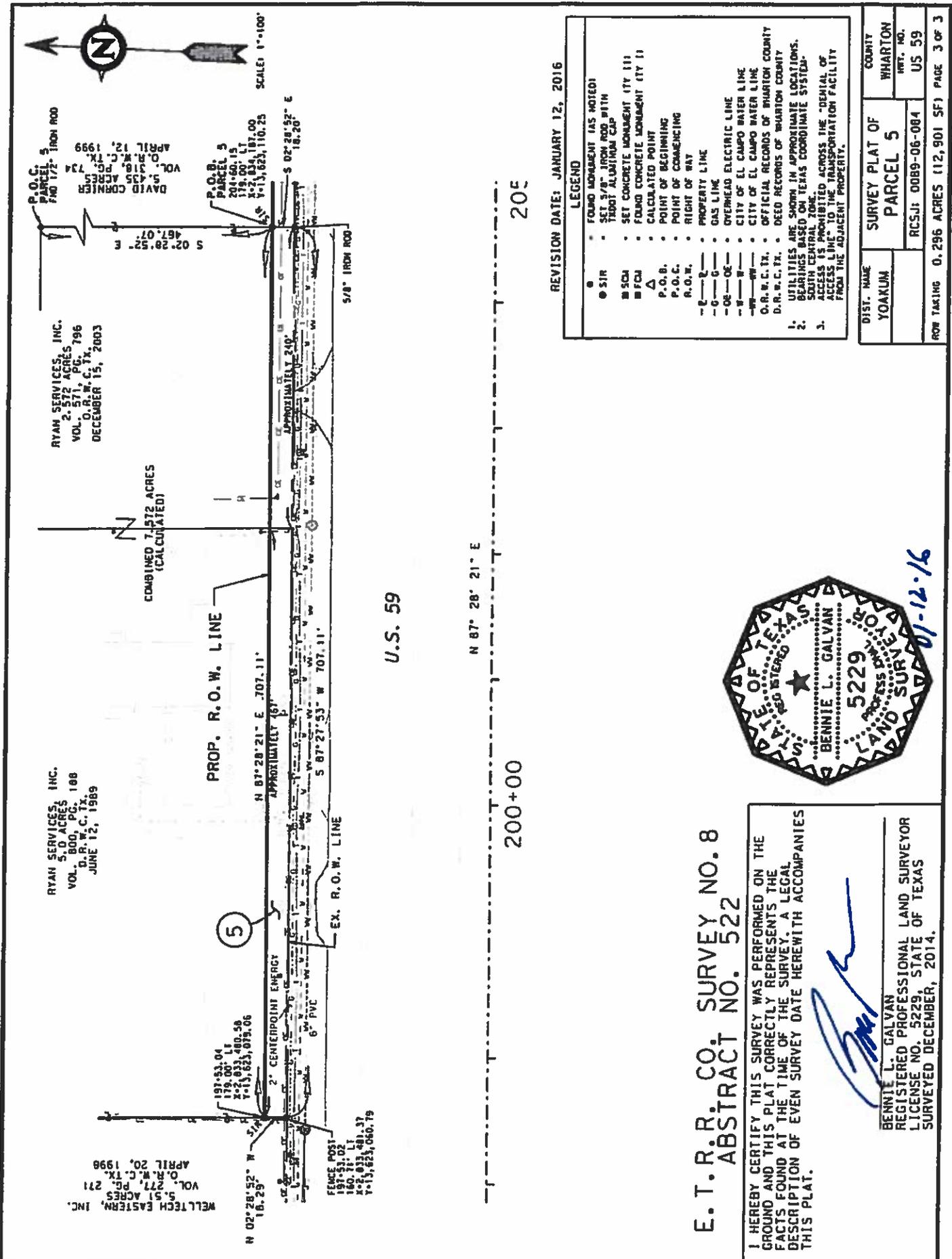
- (3) **THENCE** North 02 deg. 28 min. 52 sec. West along the common line of said Ryan Services, Inc. 5.0 acre tract and said WellTech Eastern, Inc. 5.51 acre tract, a distance of 18.29 feet to a 5/8 inch diameter iron rod with TxDOT aluminum cap set for the northwest corner of said 0.296 acre parcel, being 179.00 feet left of Engineer's U.S. 59 Baseline Station 197+53.04, and having State Plane Coordinates of X=2,833,480.58 and Y=13,623,079.06;
- (4) **THENCE** North 87 deg. 28 min. 21 sec. East along the proposed North right-of-way line of US 59 and severing said Ryan Services, Inc. 5.0 acre tract, passing at an approximate distance of 467 feet the East line of said Ryan Services, Inc. 5.0 acre tract and the West line of said Ryan Services, Inc. 2.572 acre tract, continuing for an overall distance of 707.11 feet to the **POINT OF BEGINNING**, containing 0.296 acres (12,901 square feet) of land, more or less.

All bearings are based on the Texas Coordinate System, South Central Zone and X, Y coordinates are NAD 83 State Plane Coordinates adjusted to the surface by a factor of 1.000130.

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




Bennie L. Galvan
Registered Professional Land
Surveyor License No. 5229, State of Texas
Surveyed December 2014
Texas Firm Registration No. 100576-00



REVISION DATE: JANUARY 12, 2016

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 5/8" IRON ROD WITH TIE TO ALUMINUM CAP
- SET CONCRETE MONUMENT (ITY 11)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- E- PROPERTY LINE
- G- GAS LINE
- OE- OVERHEAD ELECTRIC LINE
- W- CITY OF EL CAMPO WATER LINE
- O.R.W.C. TX. OFFICIAL RECORDS OF WHARTON COUNTY
- D.R.W.C. TX. DEED RECORDS OF WHARTON COUNTY

1: UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

2: ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.



E. T. R. R. CO. SURVEY NO. 8
ABSTRACT NO. 522

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

[Signature]

BENNIE L. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5229, STATE OF TEXAS
SURVEYED DECEMBER, 2014.

DIST. NAME	SURVEY PLAT OF		COUNTY
YOAKUM	PARCEL 5		WHARTON
	RCSJ: 0089-06-084		WRT. NO.
			US 59
ROW TAKING 0.296 ACRES (12,901 SF) PAGE 3 OF 3			

County: Wharton
Highway: US 59
RCSJ: 0089-06-084
CCSJ: 0089-06-081

Page 1 of 3

Field Notes for Parcel 21

Being 0.027 acres (1,191 square feet) of land, more or less, situated in the E.T.R.R. CO. Survey Number 8, Abstract Number 522, in the City of El Campo, Wharton County, Texas, and being a part of Lots Two (2), Three (3), Four (4), and Five (5) (calculated 0.603 acres) in Block Number One (1) of the Vallejos Subdivision of Lots Four (4) and Five (5) in Block Eleven (11) of Phillips Second Southland Addition to the City of El Campo as shown by map and plat of said Addition as recorded in Volume 283, Page 434 of the Deed Records of Wharton County, Texas, said 0.027 acres being out of and a part of that calculated 0.603 acre tract described in Warranty Deed with Vendor's Lien from Frank Bustamante to Victor Alquisira, dated November 22, 2010, recorded in Volume 834, Page 182 of the Official Records of Wharton County, Texas. All deed references herein are to the Wharton County Official Records unless otherwise noted. Metes and bounds description of said 0.027 acre parcel is as follows:

COMMENCING at a 5/8-inch diameter iron rod with red plastic cap stamped "RPLS 5319" found for the southeast corner of said Victor Alquisira tract, said iron rod also being in the west line of the AIN Enterprises, Inc. tract (Volume 945, Page 155), **Thence** as follows:

North 02 deg. 11 min. 16 sec. West along the common line of said Victor Alquisira tract and said AIN Enterprises, Inc. tract, a distance of 165.73 feet to a 5/8-inch diameter iron rod with TxDot aluminum cap set for the southeast corner of said 0.027 acre parcel, said iron rod also being in the proposed South line of US 59, being 317.00 feet right of Engineer's US 59 Baseline Station 233+84.76, having State Plane Coordinates of X=2,837,130.64 and Y=13,622,743.71, and being the **POINT OF BEGINNING**;

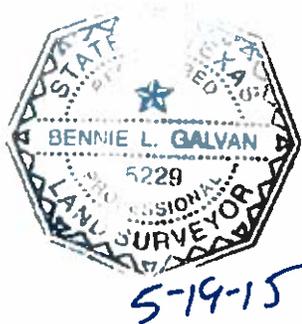
- (1) **THENCE** South 87 deg. 28 min. 21 sec. West along the proposed South right-of-way line of US 59 and severing said Victor Alquisira tract, a distance of 150.63 feet to a Type II concrete monument set for the southwest corner of said 0.027 acre parcel, said monument also being in the West line of said Victor Alquisira tract and in the East right-of-way line of Prosperity Street (50' right-of-way), being 317.00 feet right of Engineer's US 59 Baseline Station 232+34.13, and having State Plane Coordinates of X=2,836,980.15 and Y=13,622,737.07;
- (2) **THENCE** North 02 deg. 24 min. 22 sec. West along the East right-of-way line of said Prosperity Street and the West line of said Victor Alquisira tract, a distance of 7.86 feet to a point for the northwest corner of said 0.027 acre tract, from which a 5/8-inch diameter iron rod with red plastic cap stamped "RPLS 5319" found for reference bears North 00 deg. 50 min. 16 sec. East, a distance of 1.05 feet, said point also being the northwest corner of said Victor Alquisira tract and the intersection of the West right-of-way line of said Prosperity Street and the existing South right-of-way line of US 59;

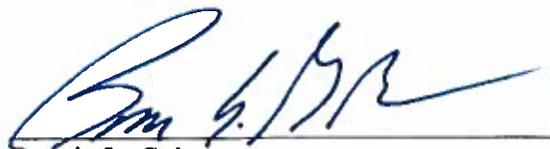
Parcel 21
Page 2 of 3

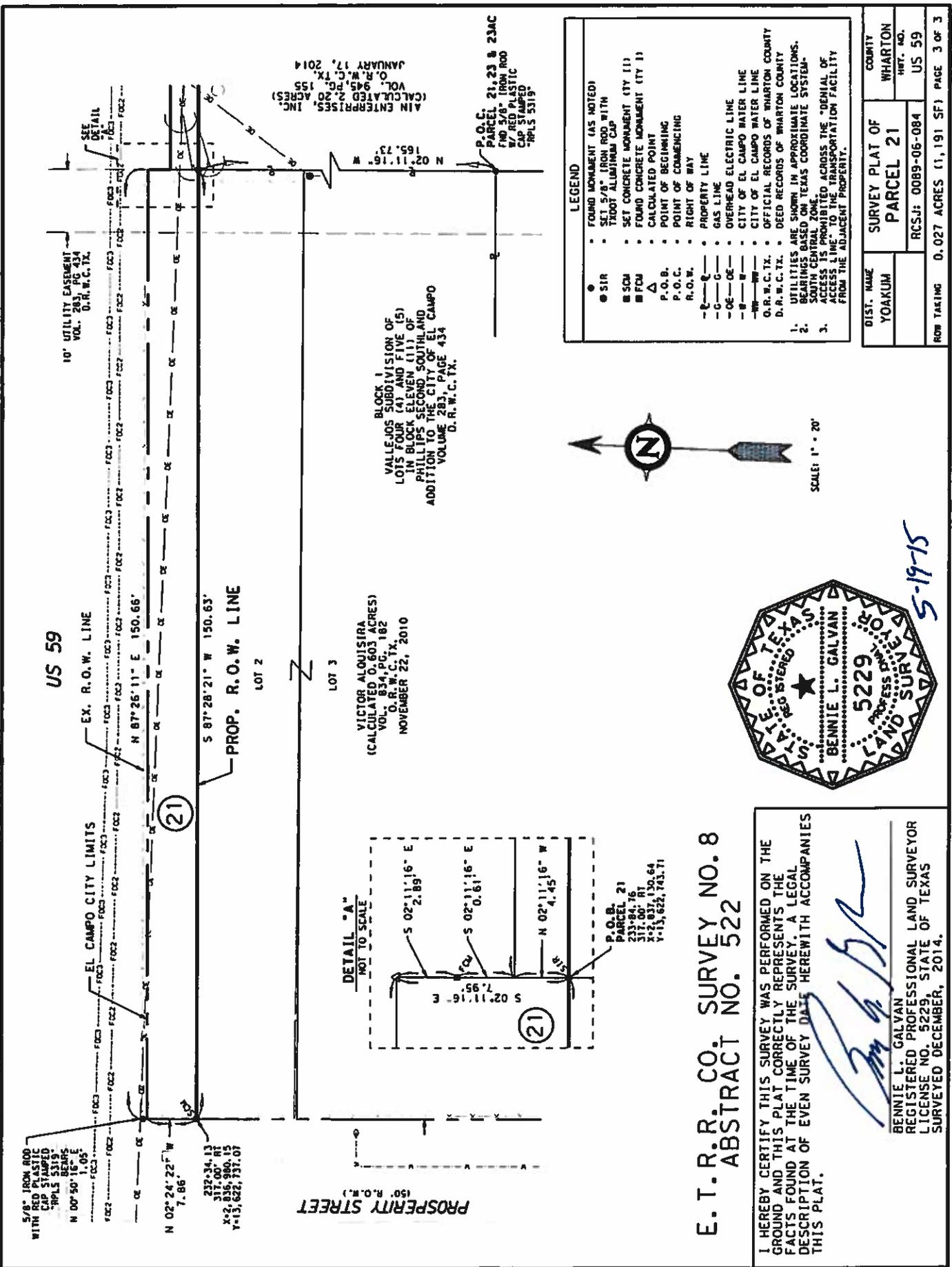
- (3) **THENCE** North 87 deg. 26 min. 11 sec. East along the existing South right-of-way line of US 59 and the North line of said Victor Alquisira tract, a distance of 150.66 feet to a point for the northeast corner of said 0.027 acre parcel, said point also being the northeast corner of said Victor Alquisira tract and an angle point in the existing southerly right-of-way line of US 59;
- (4) **THENCE** South 02 deg. 11 min. 16 sec. East along the existing southerly right-of-way line of US 59 and the East line of said Victor Alquisira tract, passing at a distance of 2.89 feet a Type I concrete monument found on line for reference, passing at a distance of 3.50 feet a point for an angle point in the existing South right-of-way line of US 59 and the northwest corner of said AIN Enterprises, Inc. tract, continuing along the common line of said Victor Alquisira tract and said AIN Enterprises, Inc. tract, an overall distance of 7.95 feet to the **POINT OF BEGINNING**, containing 0.027 acres (1,191 square feet) of land, more or less.

All bearings are based on the Texas Coordinate System, South Central Zone and X, Y coordinates are NAD 83 State Plane Coordinates adjusted to the surface by a factor of 1.000130.

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




Bennie L. Galvan
Registered Professional Land
Surveyor License No. 5229, State of Texas
Surveyed December 2014
Texas Firm Registration No. 100576-00



US 59

EX. R.O.W. LINE

PROP. R.O.W. LINE

VICTOR ALQUISIRA
(CALCULATED 0.603 ACRES)
VOL. 834, PG. 182
D. R. W. C. TX.
NOVEMBER 22, 2010

BLOCK 1
SUBDIVISION OF
LOTS FOUR, FIVE AND SEVEN (5)
IN BLOCK EIGHT (11) OF
PHILIPS SECOND SOUTHLAND
ADDITION TO THE CITY OF EL CAMPO
VOLUME 283, PAGE 434
D. R. W. C. TX.

P. O. C.
PARCEL 21, 23 & 23AC
FM 5/8" IRON ROD
W/ RED PLASTIC
CAP STAMPED
RPLS 5319

- LEGEND
- FOUND MONUMENT (AS NOTED)
 - SET 5/8" IRON ROD WITH TADPOD ALUMINUM CAP
 - SET CONCRETE MONUMENT (TY 1)
 - FOUND CONCRETE MONUMENT (TY 1)
 - △ CALCULATED POINT
 - P. O. B. POINT OF BEGINNING
 - R. O. W. RIGHT OF WAY
 - E- PROPERTY LINE
 - G- GAS LINE
 - OE- OVERHEAD ELECTRIC LINE
 - W- CITY OF EL CAMPO WATER LINE
 - HW- CITY OF EL CAMPO WATER LINE
 - O. R. W. C. TX. OFFICIAL RECORDS OF WHARTON COUNTY
 - D. R. W. C. TX. DEED RECORDS OF WHARTON COUNTY
1. UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. BEARINGS BASED ON APPROXIMATE LOCATIONS.
2. SOUTH CENTRAL ZONE.
3. ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.



SCALE: 1" = 20'



E. T. R. R. CO. SURVEY NO. 8
ABSTRACT NO. 522

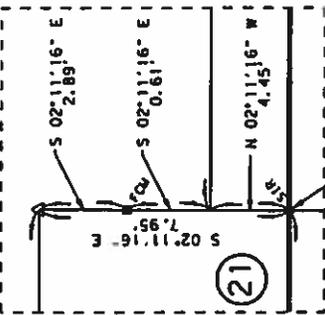
I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

[Signature]

BENNIE L. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5229, STATE OF TEXAS
SURVEYED DECEMBER, 2014.

PROSPERITY STREET

DETAIL "A"
NOT TO SCALE



P. O. B.
PARCEL 21
233°84' 16"
342.037, 130.64
Y=13,622, 743.71

DIST. NAME YOAKUM	SURVEY PLAT OF PARCEL 21	COUNTY WHARTON
RCSJ: 0089-06-084	HHT. NO. US 59	
ROW TAKING 0.027 ACRES (1,191 SF) PAGE 3 OF 3		

County: Ellis
Highway: FM 664
Station: 673+03.40 to 679+39.65

Page 1 of 4
June, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 57

BEING 0.0999 acre (4,353 square feet) of land situated in the J. Rawlins Survey, Abstract No. 907, Ellis County, Texas, being out of Lot 3, Block 8, Beckley Pike Estates, Revised as recorded in Cabinet A, Slide 269 of the Ellis County Plat Records (E.C.P.R.) and a portion of a tract of land conveyed to Red Oak Mobile Home Park, Inc. by deed dated March 26, 1993 as recorded in Volume 988, Page 467 of the Ellis County Deed Records (E.C.D.R.), said 0.0999 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a point, for the southeast corner of Lot 3 said Block 8 and the southwest corner of Lot 2 said Block 8, being on the north right-of-way line of Carson Street (60 foot wide) as recorded in Cabinet A, Slide 269 E.C.P.R., from which a found 1-inch iron pipe bears South 19°48' West, 0.3 feet;

THENCE, South 89°02'49" West, along the north right-of-way line of said Carson Street, a distance of 38.99 feet to a 5/8-inch iron rod with TxDOT ROW plastic cap, set, on the proposed south right-of-way line of FM 664, for the southeast corner and POINT OF BEGINNING of the herein described parcel, at station 679+24.43, 288.66 feet right, having coordinates of N=6,880,732.16, E=2,484,766.49; **

- 1) THENCE, South 89°02'49" West, continuing along the north right-of-way line of said Carson Street, a distance of 21.01 feet, to a found 1-inch iron, for the southwest corner of the herein described parcel, the southwest corner of said Lot 3, and being on the east right-of-way line of Overlook Drive (60 foot wide) as recorded in Cabinet A, Slide 269 E.C.P.R.;
- 2) THENCE, North 00°47'54" West, along the east right-of-way line of said Overlook Drive, a distance of 139.32 feet to a found 1/2-inch iron pipe, for the northwest corner the herein described parcel, the northwest corner of said Lot 3 and the southwest corner of Lot 4 said Block 8;
- 3) THENCE, North 89°11'34" East, along the north line of said Lot 3 and the south line of said Lot 4, a distance of 36.25 feet to a 5/8-inch iron rod with TxDOT ROW plastic cap, set, for the beginning of a non-tangent curve to the right whose center bears South 89°03'49" West, being on proposed south right-of-way line of FM 664; **

County: Ellis
Highway: FM 664
Station: 673+03.40 to 679+39.65

Page 2 of 4
June, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 57

- 4) THENCE, in a southwesterly direction, continuing along the proposed south right-of-way line of FM 664 and along said non-tangent curve to the right, having a radius of 630.00 feet, an arc length of 140.39 feet, a central angle of 12°46'04" and a chord which bears South 05°26'51" West, 140.10 feet to the POINT OF BEGINNING and containing 0.0999 acre (4,353 square feet) of land.

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

All bearings and coordinates are based on the Texas Coordinate System of 1983 (NAD 83 Epoch 2002), North Central Zone. All distances and coordinates shown are surface values and may be converted to state plane by dividing by the project surface adjustment factor of 1.000072449. Unit of measure is US Survey Foot.



Date: 15 day of June, 2015

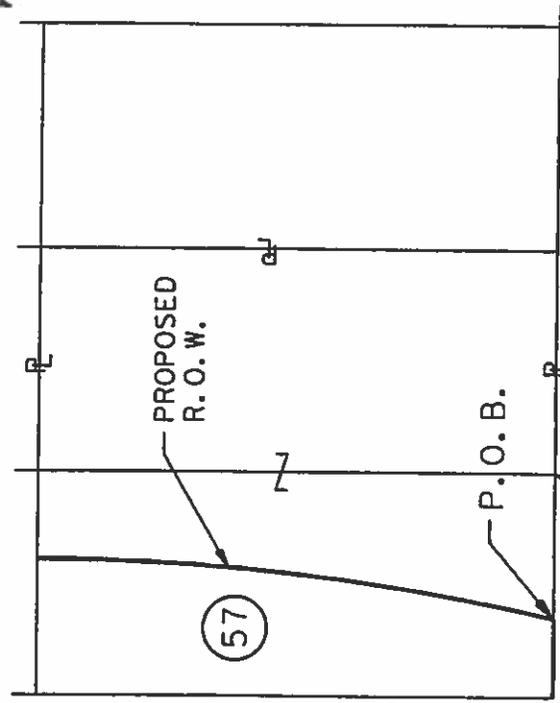
Scott M. Fertak
Registered Professional Land Surveyor
No. 5257

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- FENCE LINE
- E.C.D.C. - ELLIS COUNTY DISTRICT COURT
- E.C.D.R. - ELLIS COUNTY DEED RECORDS
- E.C.P.R. - ELLIS COUNTY PLAT RECORDS
- O.P.R.E.C. - OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY
- N.S. - MONUMENT NOT SET
- CONC. - CONCRETE
- ESMT. - EASEMENT
- FND. - FOUND
- IR - IRON ROD
- IP - IRON PIPE
- MON. - MONUMENT
- R.O.W. - RIGHT OF WAY
- SET 5/8" I.R. W/1XDOT PLASTIC CAP (UNLESS OTHERWISE NOTED)
- ⊙ FOUND PROPERTY CORNER (AS DESCRIBED)



PARCEL NO. 57
N.T.S.



OVERLOOK DR.

EXIST. R.O.W.

PROPOSED R.O.W.

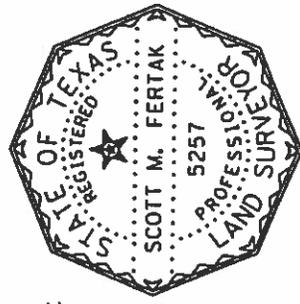
P.O.B.

LP.O.C.
CARSON ST.

EXISTING	AREA TABLE (ACRES)	
	TAKING AC./S.F.	REMAINDER
0.5745	0.0999 4,353	0.4746

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

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



DATE	REVISION
6-8-15	PARCEL 57 REVISED

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7088
TBPLS FIRM NO. 10019100

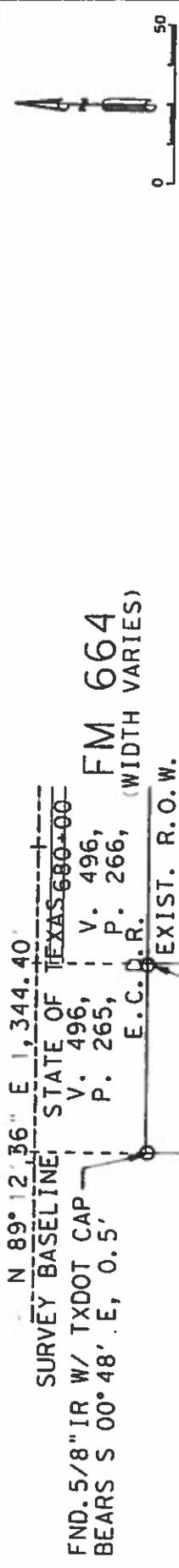
PARCEL PLAT
SHOWING
PARCEL 57

FM 664
ELLIS COUNTY
ROW C.S.J. NO. 1051-01-043

PAGE 3 OF 4

SCALE: N.T.S.

- NOTES:**
- ABSTRACT DATE: JULY, 2014, THROUGH SEPTEMBER, 2014.
 - ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83 EPOCH 2002) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO STATE PLANE BY DIVIDING BY THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.000072449. UNIT OF MEASURE IS US SURVEY FOOT.
 - HORIZONTAL CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TxDOT.
 - FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2014 THROUGH OCTOBER, 2014.
 - IF 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.



CURVE DATA			
CURVE	RADIUS	LENGTH	CHORD
C1	630.00'	140.39'	12°46'04" S 05°26'51" W 140.10'

LINE DATA		
LINE	BEARING	LENGTH
L1	N 89°11'34" E	36.25'
L2	S 89°02'49" W	38.99'

**J. RAWLINS SURVEY
ABSTRACT NO. 907**

MIKE DICKEY AND WIFE, KATHLEEN C. DICKEY
VOL. 1136, PG. 60, E.C.D.R.

LOT 4

LOT 5
MDKJ INVESTMENTS, LLC
VOL. 2151, PG. 897, O.P.R.E.C.

FND. 1/2" IP (60' WIDE) CAB. A, SLIDE 269, E.C.P.R.

STA. 679+39.65 OFF. 149.39' RT. PROPOSED R.O.W.

RED OAK MOBILE HOME PARK, INC.
VOL. 988, PG. 467, E.C.D.R.

LOT 2 MARCH 26, 1993
BLOCK 8

P.O.C. PARCEL 57
N=6,880,732.81
E=2,484,805.47
FND. 1" IP BEARS
S 19°48' W, 0.3'

BECKLEY PIKE ESTATES, CAB. A, SLIDE 269 E.C.P.R.

FND. 5/8" IR EXIST. R.O.W.

FND. 5/8" IR BEARS N 85°49' W 0.6'

LOT 3

LOT 8

P.O.B. PARCEL 57
N=6,880,732.16
E=2,484,766.49
STA. 679+24.43 OFF. 288.66' RT.

CARSON STREET (60' WIDE)
CAB. A, SLIDE 269, E.C.P.R.

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPLS FIRM NO. 10019100

PARCEL PLAT
SHOWING
PARCEL 57

FM 664
ELLIS COUNTY
ROW C.S.J. NO. 1051-01-043

PAGE 4 OF 4 SCALE: 1"=50'

County: Collin
Highway: State Highway 121
STA. 823+87.60 to STA. 829+91.76
R.O.W. CSJ: 0549-03-026

Page 1 of 3
April 6, 2015

Description for Parcel 13

BEING a 1.4478 acre tract of land, situated in the M.F. Hampton Survey, Abstract Number 459, Collin County, Texas, and being a part of a certain tract of land described in a Warranty Deed from Kelley Leigh Walls to Brian Douglas Walls, executed on September 25, 2003, and recorded in Volume 5511, Page 5651 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod (controlling monument) at the northeast corner of said Brian Douglas Walls tract and the southeast corner of the "Second Tract" as described in a deed to Douglas E. Brummett and Wife Marianne Brummett recorded in Instrument Number 94-0028649, said public records (O.P.R.C.C.T.),

THENCE N 75° 15' 08" W along the common north line of said Brian Douglas Walls tract and the south line of said "Second Tract", a distance of 1193.79 feet to a set 5/8 inch iron rod stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" (hereafter referred to as TxDOT Monument) in the new right of way line of State Highway 121 (a variable width right of way) at the POINT OF BEGINNING, 120.35 feet right of Station 829+91.76, and having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 7,196,155.7571 and Easting 2,612,573.5873;

1. THENCE S 38° 33' 32" W along the new right of way line of said State Highway 121, a distance of 587.70 feet to a set TxDOT Monument;
2. THENCE S 00° 46' 53" E continuing along the new right of way line of said State Highway 121, a distance of 36.89 feet to a set 60D magnetic nail in the south line of said Brian Douglas Walls tract and the north line of a tract of land described in a deed to UTC Holdings & Finance, Inc. recorded in Volume 4986, Page 1388, said public records (O.P.R.C.C.T.), said 60D magnetic nail also being in the approximate center line of County Road 1002 (50' in width);
3. THENCE S 88° 22' 22" W along the common south line of said Brian Douglas Walls tract, the north line of said UTC Holdings & Finance, Inc. tract, and with the approximate center line of County Road 1002 a distance of 135.43 feet to a point at the southwest corner of said Brian Douglas Walls tract and the northwest corner of said UTC Holdings & Finance, Inc. tract, said point also being in the existing southeasterly right of way line of State Highway 121 (a variable width right of way) as described in a deed to the State of Texas recorded in Volume 570, Page 126 and in Volume 569, Page 470, said public records (O.P.R.C.C.T.);

THENCE along the common northwesterly line of said Brian Douglas Walls tract and the existing southeasterly right of way line of said State Highway 121 the following 4 calls;

4. N 44° 20' 45" E a distance of 30.22 feet to a found wood right of way marker;
5. N 26° 40' 58" W a distance of 38.42 feet to a point from which a found wood right of way marker bears N 59° 11' 56" E, 0.78 feet, said point also being the beginning of a curve to the left;

County: Collin
Highway: State Highway 121
STA. 823+87.60 to STA. 829+91.76
R.O.W. CSJ: 0549-03-026

Page 2 of 3
April 6, 2015

Description for Parcel 13

6. Along the arc of said curve to the left a distance of 490.83 feet, through a central angle of $04^{\circ} 51' 26''$, having a radius of 5789.68 feet, and a long chord which bears $N 41^{\circ} 01' 59'' E$, 490.68 feet to a found wood right of way marker;
7. $N 38^{\circ} 33' 59'' E$, a distance of 127.21 feet to a found 1/2 inch iron rod (controlling monument) at the northwest corner of said Brian Douglas Walls tract and the southwest corner of the aforementioned "Second Tract";
8. THENCE $S 75^{\circ} 15' 08'' E$ along the common north line of said Brian Douglas Walls tract and the south line of said "Second Tract", a distance of 99.16 feet to the **POINT OF BEGINNING** and containing 63,067 square feet or 1.4478 acres of land.

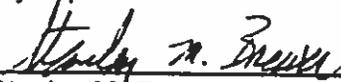
Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00015271.

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

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

I, Stanley M. Brewer, 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.


Stanley M. Brewer, R.P.L.S. 4-6-2015
Texas Registration No. 6072 Date
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700



July 2, 2015
Parcel 2
Page 1 of 5

County: Wheeler
Highway: US 83
Project Limits: From 250 feet North of Wheeler North City Limits North to Wheeler
County Line
ROW CSJ: 0030-08-036

PROPERTY DESCRIPTION FOR PARCEL 2

Being a 1.311 acre (57,101 square feet) parcel of land located in the Northeast Quarter of Section 15, Block A4, H.&G.N.R.R. Company Survey, Wheeler County, Texas and being out of the Residual 160 acre (40.13 acre calculated) tract of land conveyed to Michael A. Goad and Melody Goad, as recorded in Volume 438, Page 580 of the Deed Records of Wheeler County, Texas (D.R.W.C.T.), said 1.311 acre parcel being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found at the northeast quarter corner of Section 15, Block A4, H. &G.N.R.R. Company Survey, the northeast corner of said Residual 160 acre tract and lying in County Road "15", thence as follows:

South 89 degrees 51 minutes 47 seconds West, along the north line of said Residual 160 acre tract, passing at a distance of 35.00 feet the west right-of-way line of said County Road "15", and continuing a total distance of 998.11 feet to a found wood fence post at the southeast corner of a Residual 202.80 acre tract of land conveyed to Donald B. Lowerie, Et Al, as recorded in Volume 510, Page 562 of the Official Records of Wheeler County, Texas (O.P.R.W.C.T.);

South 89 degrees 19 minutes 18 seconds West, along the north line of said Residual 160 acre tract, the south line of said Residual 202.80 acre tract, a distance of 553.25 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the **POINT OF BEGINNING** and northeast corner of the herein described parcel, lying on the proposed easterly right-of-way line of US 83 (width varies), being 80.00 feet right of Engineer's US 83 Baseline Station 107+76.62, and having surface coordinates of N= 3,820,188.63, E= 1,020,351.09;**

July 2, 2015
Parcel 2
Page 2 of 5

- 1.) **THENCE**, South 32 degrees 34 minutes 10 seconds East, along the proposed easterly right-of-way line of US 83 (width varies), passing at a distance of 976.62 feet a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at 80.00 feet right of Engineer's US 83 Baseline Station 98+00.00,** and continuing for a total distance of 1,903.16 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the southeast corner of the herein described parcel, lying on the north line of a 5.99 acre tract of land conveyed to Michael Bradley Poage, as recorded in Volume 697, Page 315 of the Official Public Records of Wheeler County, Texas (O.P.R.W.C.T.) and the proposed easterly right-of-way line of US 83 (width varies), being 80.00 feet right of Engineer's US 83 Baseline Station 88+81.60;**
- 2.) **THENCE**, South 89 degrees 13 minutes 32 seconds West, along the north line of said 5.99 acre tract and the south line of said Residual 160 acre tract, a distance of 35.30 feet to the northwest corner of said 5.99 acre tract, the southwest corner of the herein described parcel and lying on the existing easterly right-of-way line of US 83 (width varies);
- 3.) **THENCE**, North 32 degrees 34 minutes 10 seconds West, along the existing easterly right-of-way line of US 83 (width varies) and the west line of said Residual 160 acre tract, a distance of 1,903.23 feet to a point at the northwest corner of herein described parcel, the northwest corner of said Residual 160 acre tract and the southwest corner of said Residual 202.80 acre tract;
- 4.) **THENCE**, North 89 degrees 19 minutes 18 seconds East, along the north line of said Residual 160 acre tract and the south line of said Residual 202.80 acre tract a distance of 35.33 feet the **POINT OF BEGINNING** and containing 1.311 acre (57,101 square feet) of land.

July 2, 2015
Parcel 2
Page 3 of 5

All bearings and coordinates are based on the Texas Coordinate System, North Zone (4201), NAD 1983 (2011). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00019.

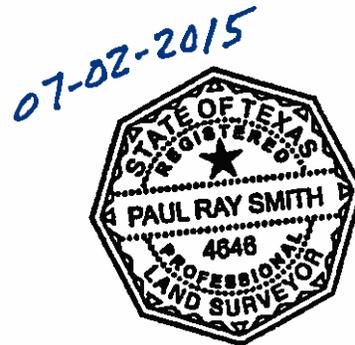
A parcel plat of even date was prepared to accompany this property description.

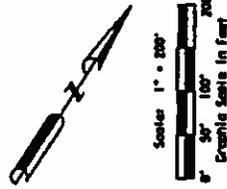
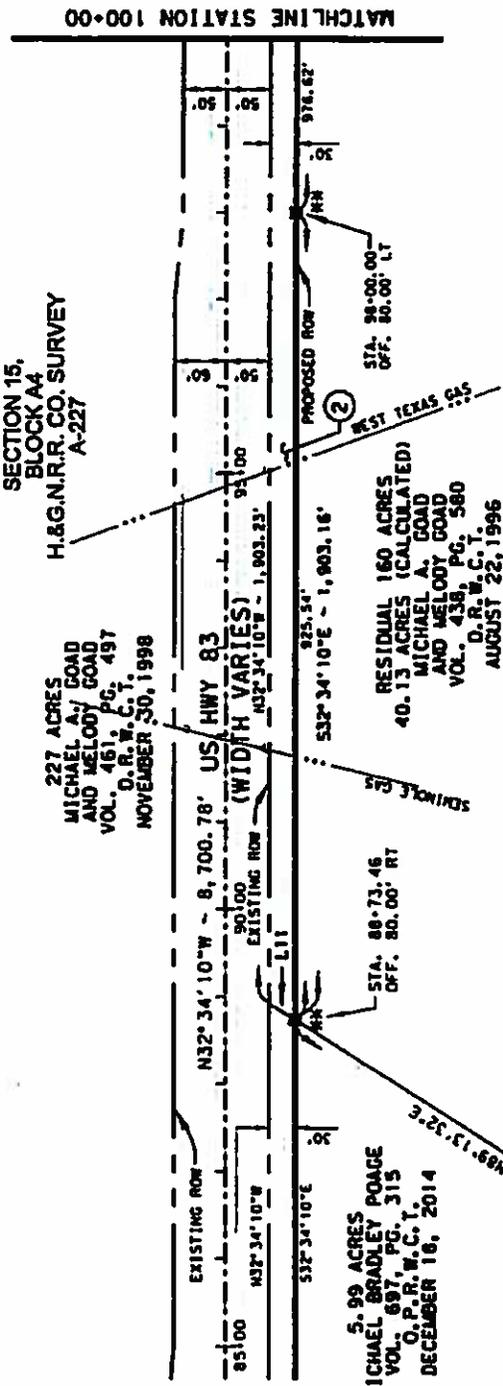
****The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

This survey was performed on the ground under my supervision during March, 2015

Paul Ray Smith

Paul Ray Smith
Registered Professional Land Surveyor No. 4646
CivilCorp, LLC
2825 Wilcrest Drive
Suite 460
Houston, Texas 77042
832-252-8100





SECTION 15,
BLOCK AA
H.&G.N.R.R. CO. SURVEY
A-227

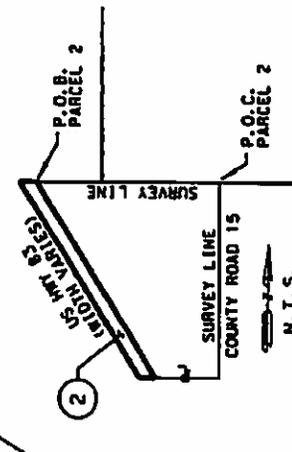
227 ACRES
MICHAEL A. GOAD
AND MELODY GOAD
VOL. 481, PG. 497
D.R.W.C.T.
NOVEMBER 30, 1998

85+00
EXISTING ROW
N32°34'10"W - 8,700.78' US HWY 83
(WIDTH VARIES)
N32°34'10"W - 1,903.23'
90+00
EXISTING ROW
L11

532°34'10"E - 1,903.16'
925.54'
PROPOSED ROW
978.62'

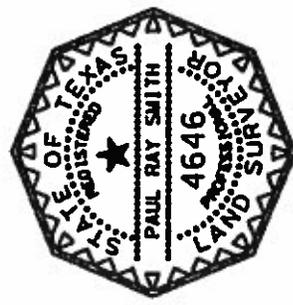
RESIDUAL 160 ACRES
40.13 ACRES (CALCULATED)
MICHAEL A. GOAD
AND MELODY GOAD
VOL. 438, PG. 580
D.R.W.C.T.
AUGUST 22, 1996

SECTION 15,
BLOCK AA
H.&G.N.R.R. CO. SURVEY
A-227



LINE	BEARING	DISTANCE
L11	S89°13'32"W	35.30'

- LEGEND**
- SET TYPE 11 CONCRETE DISC UNLESS OTHERWISE NOTED
 - FOUND TYPE 1 CONCRETE MONUMENT
 - SET 5/8" IRON ROD WITH FLOOD ALUMINUM CAP UNLESS OTHERWISE NOTED
 - FOUND MONUMENT AS NOTED
 - CONTROL POINT 5/8" IRON ROD
 - D.R.W.C.T. DEED RECORDS WHEELER COUNTY TEXAS
 - P.R.W.C.T. PLAT RECORDS WHEELER COUNTY TEXAS
 - P.O.B. POINT OF BEGINNING
 - D.P.R.W.C.T. DEED RECORDS WHEELER COUNTY TEXAS



NOTES:
DATE NOTES: ALL BEARINGS ARE BASED ON THE SURVEY LINE UNLESS OTHERWISE NOTED. ALL DISTANCES AND CORRECTIONS ARE IN FEET AND MAY BE CONVERTED TO CHILDS BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00019.
N.M. THE INFORMATION RECEIVED AND SET MAY BE REPRODUCED WITH A MODIFICATION OF THE HIGHEST MASTER PLAN COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TIEDOT.

I, PAUL RAY SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Paul Ray Smith 07-02-2015

PAUL RAY SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4646, STATE OF TEXAS



CHILDRESS	PARCEL 2	WHEELER
ACCOUNT NO.	RCSJ 0030-08-036	WTR. NO.
BOOK TAKING	1,311 ACRES (57,101 SF)	US 83

County: Ellis
Highway: FM 664
Station: 682+98.77 to 684+48.48

Page 1 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 62

BEING 0.0554 acre (2,413 square feet) of land situated in the J. Rawlins Survey, Abstract No. 907, Ellis County, Texas, being out of Lot 1, Block 1, Red Oak Plaza as recorded in Cabinet G, Slide 139 of Ellis County Plat Records (E.C.P.R.) and a portion of a called 36,994 square feet tract of land, conveyed to Red Oak Square, Ltd. by deed dated March 24, 2006 as recorded in Volume 2205, Page 943 of the Official Public Records Ellis County (O.P.R.E.C.), said 0.0554 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe, for the southeast corner of a called 1.106 acre tract of land conveyed to Walter A. Granzin and wife, Nelda Granzin, by deed dated December 21, 1995 as recorded in Volume 1214, Page 73 O.P.R.E.C. and the southwest corner of said Lot 1;

THENCE, North 01°02'16" West, along the east line of said 1.106 acre Granzin tract and the west line of said Lot 1, a distance of 237.59 feet to a 5/8-inch iron rod with TxDOT ROW plastic cap, set, being on the proposed south right-of-way line of FM 664, for the southwest corner and POINT OF BEGINNING of the herein described parcel, at station 682+98.77, 64.66 feet right, having coordinates of N=6,880,976.02, E=2,485,141.02; **

- 1) THENCE, North 01°02'16" West, along the east line of a called 0.168 acre tract of land conveyed to Walter A. Granzin and wife, Nelda Granzin by deed dated December 21, 1995 as recorded in Volume 1214, Page 83 O.P.R.E.C. and the west line of said Lot 1, a distance of 15.48 feet to a found 1/2-inch iron rod, for the northwest corner the herein described parcel, the northwest corner of said Lot 1 and the northeast corner of said 0.168 acre Granzin tract, being on the existing south right-of-way line of FM 664 (width varies) as recorded in Volume 496, Page 272 and Volume 487, Page 622 of the Ellis County Deed Records (E.C.D.R.);
- 2) THENCE, North 86°24'18" East, along the existing south right-of-way line of said FM 664, a distance of 99.79 feet to a found 3/8-inch iron rod, for and angle point the herein described parcel;
- 3) THENCE, South 82°06'35" East, continuing along the existing south right-of-way line of said FM 664, a distance of 45.06 feet to a point, for the northeast corner the herein described parcel and the northeast corner of said Lot 1, being on the west right-of-way line of Plaza Drive (60 foot wide) as recorded in Cabinet G, Slide 139 E.C.P.R., from which a found 5/8-inch iron rod bears North 80°11' West, 1.1 feet;

County: Ellis
Highway: FM 664
Station: 682+98.77 to 684+48.48

Page 2 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 62

- 4) THENCE, South $01^{\circ}25'31''$ East, along the west right-of-way line of said Plaza Drive, a distance of 38.30 feet, to a 5/8-inch iron rod with TxDOT ROW plastic cap, set, on the proposed south right-of-way line of FM 664, for the southeast corner of the herein described parcel; **
- 5) THENCE, North $46^{\circ}12'09''$ West, along the proposed south right-of-way line of FM 664, a distance of 42.63 feet to an "X" in concrete, set, for an angle point of the herein described parcel; **
- 6) THENCE, South $89^{\circ}12'36''$ West, continuing along the proposed south right-of-way line of FM 664, a distance of 15.84 feet, to an "X" in concrete, set, for the beginning of a non-tangent curve to the left whose center bears South $00^{\circ}47'24''$ East; **
- 7) THENCE, in a southwesterly direction, continuing along the proposed south right-of-way line of FM 664 and along said non-tangent curve to the left, having a radius of 934.50 feet, an arc length of 98.56 feet, a central angle of $06^{\circ}02'33''$ and a chord which bears South $86^{\circ}11'19''$ West, 98.51 feet to the POINT OF BEGINNING and containing 0.0554 acre (2,413 square feet) of land.

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

All bearings and coordinates are based on the Texas Coordinate System of 1983 (NAD 83 Epoch 2002), North Central Zone. All distances and coordinates shown are surface values and may be converted to state plane by dividing by the project surface adjustment factor of 1.000072449. Unit of measure is US Survey Foot.



Date: 17 day of February, 2015

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- FENCE LINE
- E.C.D.C. - ELLIS COUNTY DISTRICT COURT
- E.C.D.R. - ELLIS COUNTY DEED RECORDS
- E.C.P.R. - ELLIS COUNTY PLAT RECORDS
- O.P.R.E.C. - OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY

M.S. - MONUMENT NOT SET

CONC. - CONCRETE

ESMT. - EASEMENT

FND. - FOUND

IR - IRON ROD

IP - IRON PIPE

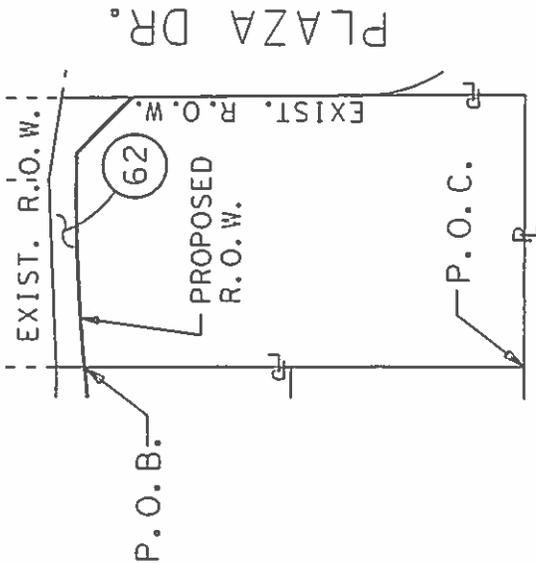
MON. - MONUMENT

R.O.W. - RIGHT OF WAY

■ SET 5/8" I.R. W/1x00T PLASTIC CAP (UNLESS OTHERWISE NOTED)

⊙ FOUND PROPERTY CORNER (AS DESCRIBED)

FM 664



PARCEL NO. 62
N.T.S.

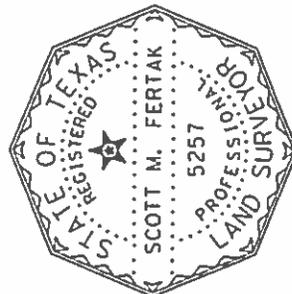
NOTES:

1. ABSTRACT DATE: JULY, 2014, THROUGH SEPTEMBER, 2014.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83 EPOCH 2002), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO STATE PLANE BY DIVIDING BY THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.000072449. UNIT OF MEASURE IS US SURVEY FOOT.
3. HORIZONTAL CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TxDOT.
4. FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2014 THROUGH OCTOBER, 2014.
5. ** 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.

EXISTING	AREA TABLE (ACRES)	
	TAKING AC./S.F.	REMAINDER
	LEFT	RIGHT
0.8493	0.0554	0.7939
	2,413	

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

SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



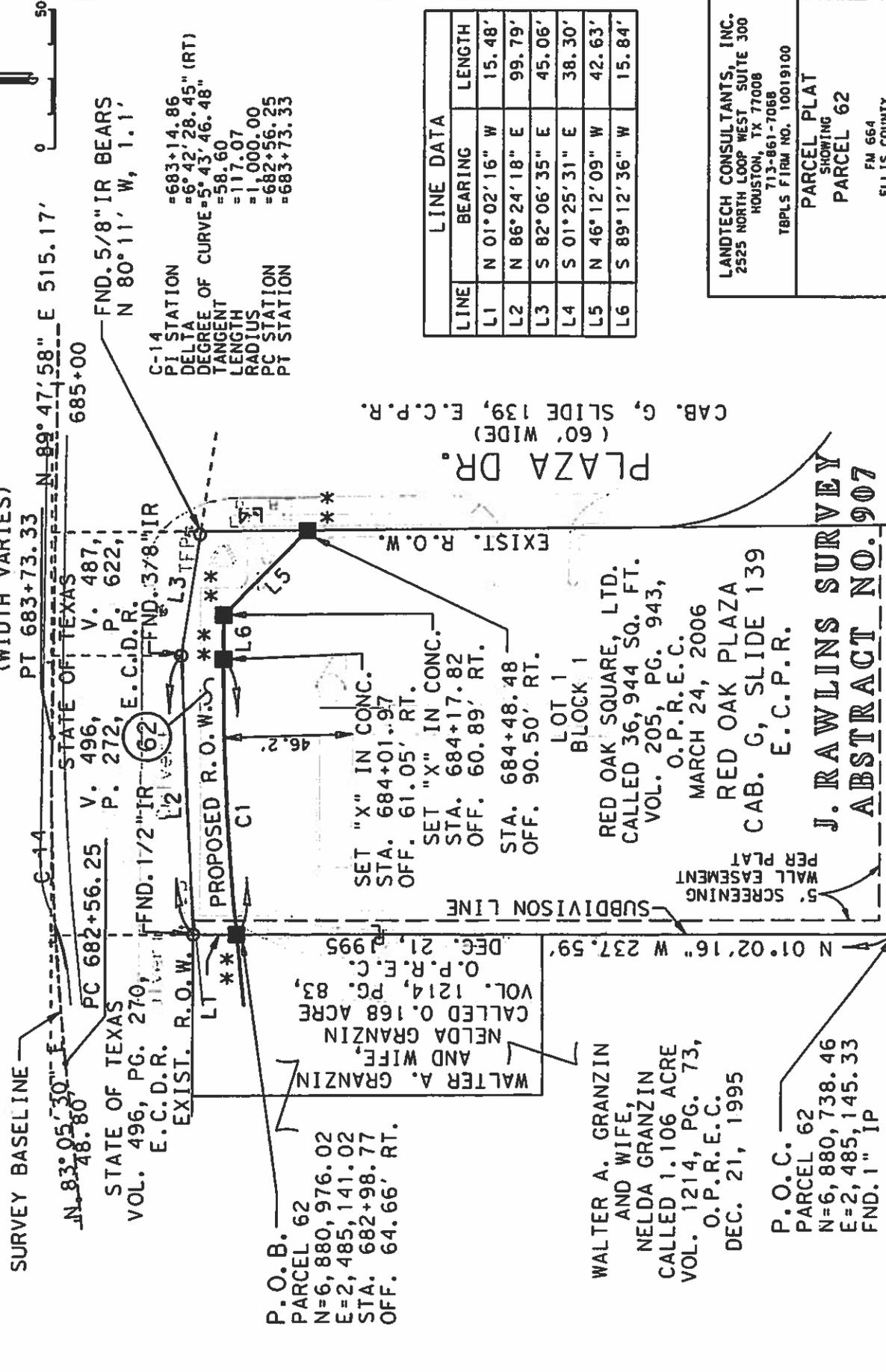
DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPLS FIRM NO. 10019100

PARCEL PLAT
SHOWING
PARCEL 62
FM 664
ELLIS COUNTY
ROW C.S.J. NO. 1051-01-043

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

CURVE DATA			
CURVE	RADIUS	LENGTH	CHORD
C1	934.50'	98.56'	06°02'33" S 86°11'19" W 98.51'



FM 664
(WIDTH VARIES)
PT 683+73.33



C-14
PI STATION = 683+14.86
DELTA = 6°42'28.45" (RT)
DEGREE OF CURVE = 5°43'46.48"
TANGENT = 58.60
LENGTH = 117.07
RADIUS = 1,000.00
PC STATION = 682+56.25
PT STATION = 683+73.33

LINE DATA		
LINE	BEARING	LENGTH
L1	N 01°02'16" W	15.48'
L2	N 86°24'18" E	99.79'
L3	S 82°06'35" E	45.06'
L4	S 01°25'31" E	38.30'
L5	N 46°12'09" W	42.63'
L6	S 89°12'36" W	15.84'

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
T8PLS FIRM NO. 10019100

PARCEL PLAT
SHOWING
PARCEL 62

FM 664
ELLIS COUNTY
ROW C.S.J. NO. 1051-01-043

PLAZA DR.
(60' WIDE)
CAB. G, SLIDE 139, E.C.P.R.

SET "X" IN CONC.
STA. 684+01.97
OFF. 61.05' RT.
SET "X" IN CONC.
STA. 684+17.82
OFF. 60.89' RT.
STA. 684+48.48
OFF. 90.50' RT.
LOT 1
BLOCK 1
RED OAK SQUARE, LTD.
CALLED 36,944 SQ. FT.
VOL. 205, PG. 943,
O.P.R.E.C.
MARCH 24, 2006
RED OAK PLAZA
CAB. G, SLIDE 139
E.C.P.R.

J. RAWLINS SURVEY
ABSTRACT NO. 907

County: Ellis
Highway: FM 664
Station: 679+03.38 to 679+63.39

Page 1 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 56

BEING 0.1224 acre (5,332 square feet) of land situated in the J. Rawlins Survey, Abstract No. 907, Ellis County, Texas, being out of Lot 4, Block 8, Beckley Pike Estates, Revised as recorded in Cabinet A, Slide 269 of the Ellis County Plat Records (E.C.P.R.) and a portion of a tract of land conveyed to Mike Dickey and wife, Kathleen C. Dickey by deed dated January 17, 1995 as recorded in Volume 1136, Page 60 of the Ellis County Deed Records (E.C.D.R.), said 0.1224 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a point, for the southeast corner of Lot 3 said Block 8 and the southwest corner of Lot 2 said Block 8, from which a found 1-inch iron pipe bears South 19°48' West, 0.3 feet;

THENCE, North 00°47'54" West, along the east line of said Lot 3 and the west line of said Lot 2, a distance of 216.78 feet to a 5/8-inch iron rod with TxDOT ROW plastic cap, set, on the proposed south right-of-way line of FM 664, for the easterly southeast corner and POINT OF BEGINNING of the herein described parcel, at station 679+63.39, 71.76 feet right, having coordinates of N=6,880,949.57, E=2,484,802.45; **

- 1) THENCE, South 44°12'36" West, along the proposed south right-of-way line of FM 664, a distance of 33.57 feet to a point, for an angle point of the herein described parcel; **
- 2) THENCE, South 00°47'24" East, continuing along the proposed south right-of-way line of FM 664, a distance of 53.89 feet to a 5/8-inch iron rod with TxDOT ROW plastic cap, set, on the south line of said Lot 4 and the north line of said Lot 3, for the southeast corner of the herein described parcel; **
- 3) THENCE, South 89°11'34" West, along the south line of said Lot 4 and the north line of said Lot 3, a distance of 36.25 feet to a found 1/2-inch iron pipe, for the southwest corner the herein described parcel, the southwest corner of said Lot 4 and the northwest corner of said Lot 3, being on the east right-of-way line of Overlook Drive (60 foot wide) as recorded in Cabinet A, Slide 269 E.C.P.R.;
- 4) THENCE, North 00°47'54" West, along the east right-of-way line of said Overlook Drive, a distance of 114.90 feet to a point, for the northwest corner of the herein described parcel, being on the existing south right-of-way line of FM 664 (width varies) as recorded in Volume 496, Page 265 E.C.D.R., from which a found 5/8-inch iron rod with TxDOT cap bears South 00°48' East, 0.5 feet;

County: Ellis
Highway: FM 664
Station: 679+03.38 to 679+63.39

Page 2 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 56

- 5) THENCE, North $89^{\circ}12'41''$ East, along the existing south right-of-way line of said FM 664, a distance of 60.00 feet to a point, for the northeast corner of the herein described parcel, being on the east line of said Lot 4 and the west line of Lot 5 said Block 8;
- 6) THENCE, South $00^{\circ}47'54''$ East, along the east line of said Lot 4 and the west line of said Lot 5, a distance of 37.26 feet to the POINT OF BEGINNING and containing 0.1224 acre (5.332 square feet) of land.

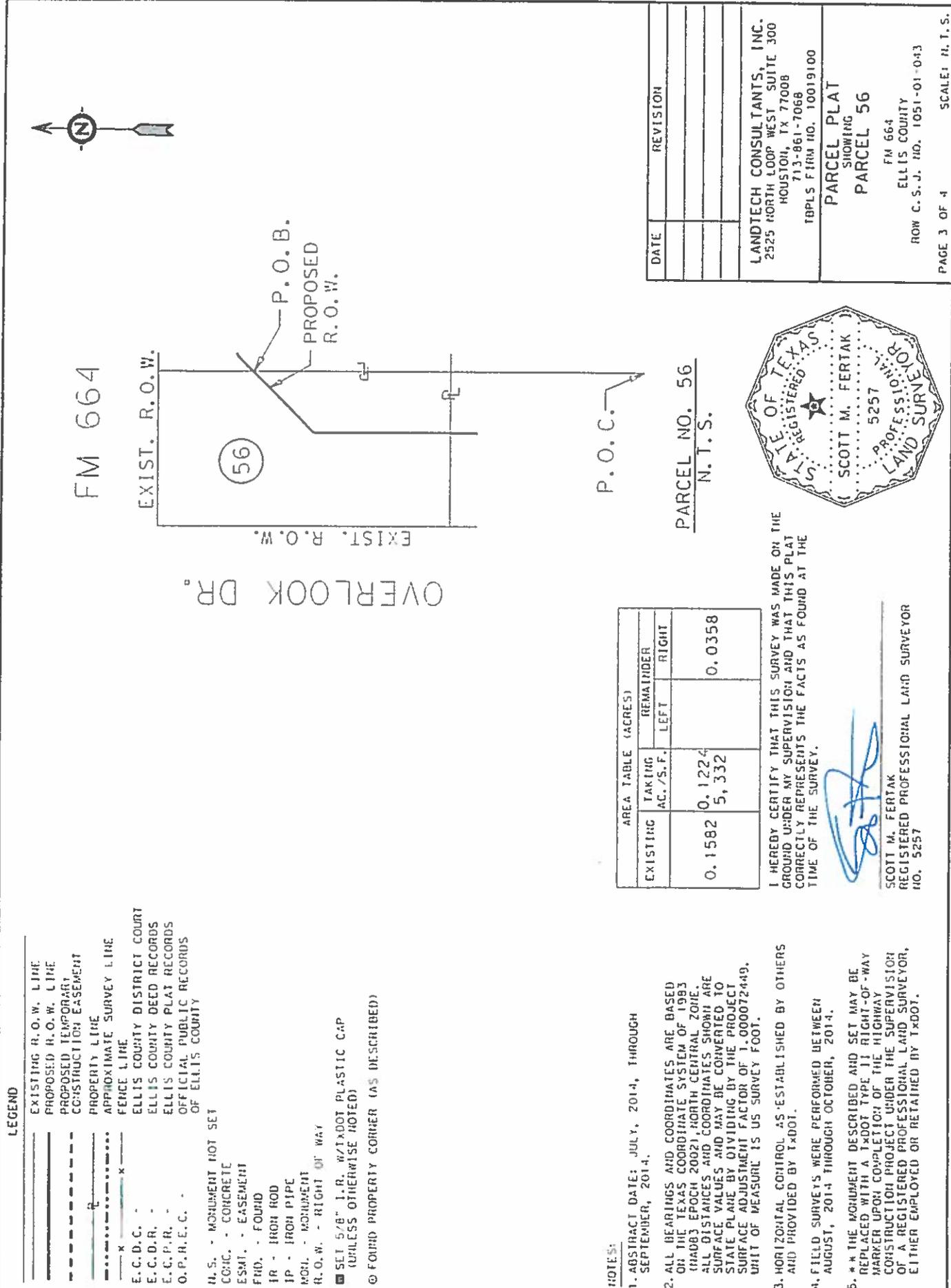
** The monument described and set may be replaced with a TxDOT Type II Right-of-way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All bearings and coordinates are based on the Texas Coordinate System of 1983 (NAD 83 Epoch 2002), North Central Zone. All distances and coordinates shown are surface values and may be converted to state plane by dividing by the project surface adjustment factor of 1.000072449. Unit of measure is US Survey Foot.

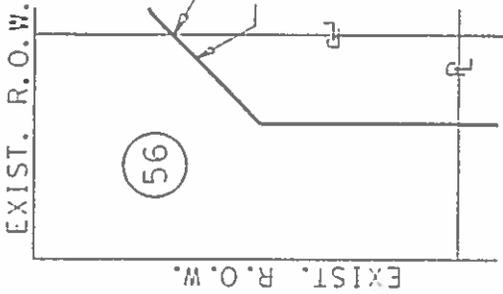


Date: 17 day of February, 2015

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



FM 664



OVERLOOK DR.

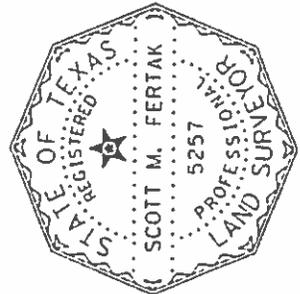
P.O.C.

PARCEL NO. 56
N.T.S.

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
0.1582	0.1224		0.0358
	5,332		

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

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



LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPLS FIRM NO. 10019100

PARCEL PLAT
SHOWING
PARCEL 56

FM 664
ELLIS COUNTY
ROW C. S. J. NO. 1051-01-043

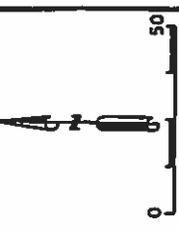
PAGE 3 OF 4 SCALE: N.T.S.

- LEGEND**
- EXISTING R.O.W. LINE
 - PROPOSED R.O.W. LINE
 - PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - PROPERTY LINE
 - APPROXIMATE SURVEY LINE
 - FENCE LINE
 - ELLIS COUNTY DISTRICT COURT
 - ELLIS COUNTY DEED RECORDS
 - ELLIS COUNTY PLAT RECORDS
 - OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY
 - M.S. - MONUMENT NOT SET
 - CONC. - CONCRETE
 - ESMT. - EASEMENT
 - FOURD. - FOURD
 - IR - IRON ROD
 - IP - IRON PIPE
 - MOR. - MONUMENT
 - R.O.W. - RIGHT OF WAY

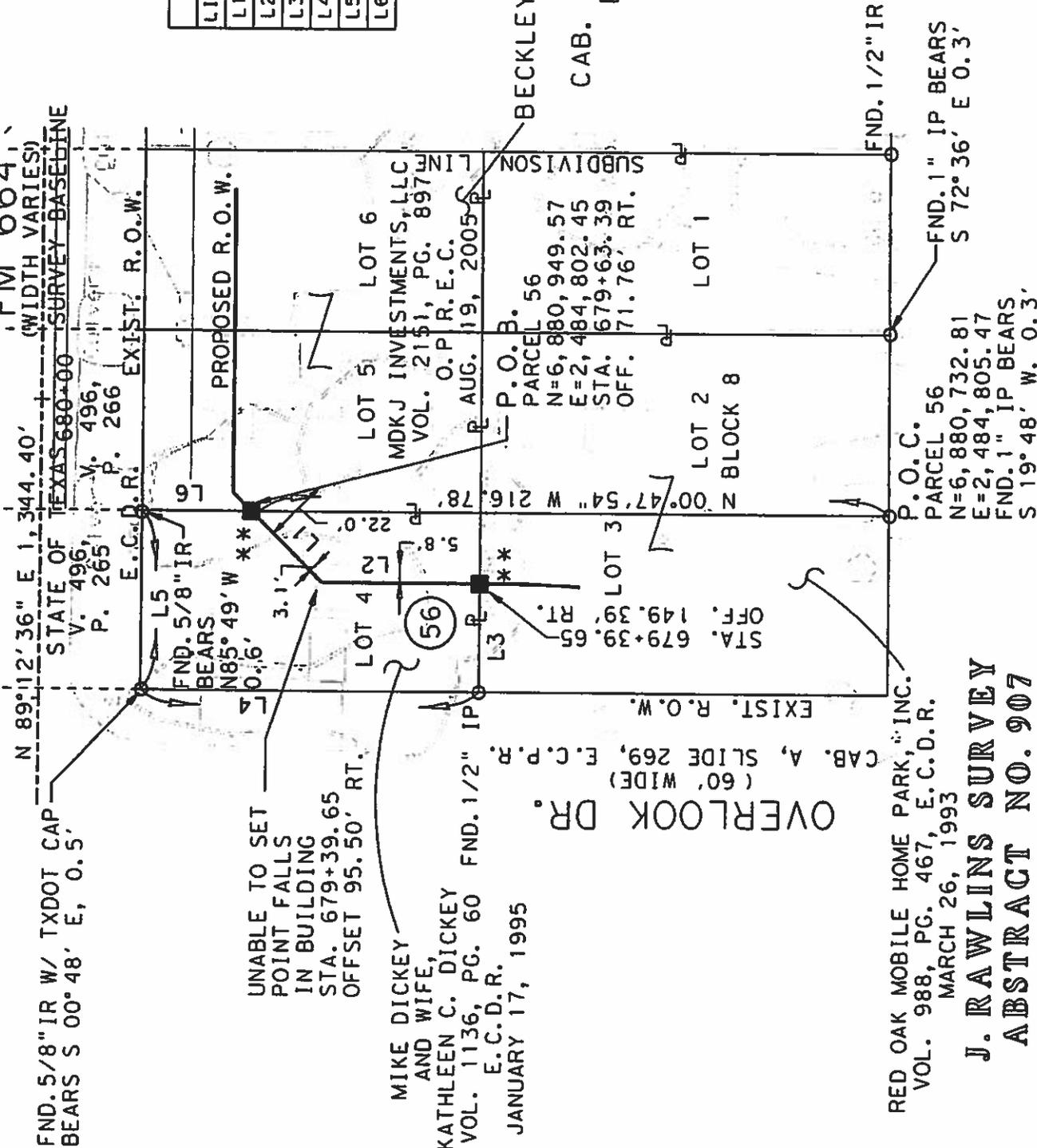
SET 5/8" I.R. W/TADOT PLASTIC CAP (UNLESS OTHERWISE NOTED)
FOURD PROPERTY CORNER (AS DESCRIBED)

- NOTES:**
1. ABSTRACT DATE: JULY, 2014, THROUGH SEPTEMBER, 2014.
 2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83 EPOCH 2002), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO STATE PLANE BY DIVIDING BY THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.000072449. UNIT OF MEASURE IS US SURVEY FOOT.
 3. HORIZONTAL CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TADOT.
 4. FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2014 THROUGH OCTOBER, 2014.
 5. * THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TADOT 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 TADOT.

FM 664
(WIDTH VARIES)
STATE OF TEXAS 680+00 SURVEY BASELINE
V. 496, P. 265
V. 496, P. 266
EXIST. R.O.W.



LINE DATA		
LINE	BEARING	LENGTH
L1	S 44°12'36" W	33.57'
L2	S 00°47'24" E	53.89'
L3	S 89°11'34" W	36.25'
L4	N 00°47'54" W	114.90'
L5	N 89°12'41" E	60.00'
L6	S 00°47'54" E	37.26'



LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBLPLS FIRM NO. 10019100

PARCEL PLAT
SHOWING
PARCEL 56

FM 664
ELLIS COUNTY
ROW C.S.J. NO. 1051-01-043

PAGE 4 OF 4 SCALE: 1"=50'

RED OAK MOBILE HOME PARK, INC.
VOL. 988, PG. 467, E.C.D.R.
MARCH 26, 1993

J. RAWLINS SURVEY
ABSTRACT NO. 907

County: Ellis
Highway: FM 664
CSJ: 1051-01-043
Parcel: 56
Project Limits: From Westmoreland Rd
To IH 35E in City of Red Oak

AND IN ADDITION THERETO:

Title to all of that 1) *Retail Office Building, Wood Frame* located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed *Northwest* 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: Denton
Highway: US 377
ROW CSJ: 0081-03-057
Project Limits: From Henrietta Creek Rd.
To: SH 114
Parcel: 3TE

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from January 1, 2018 for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: US 377
STA. 114+65.30 to 116+14.45
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 3 TE

Being a 3,302 square feet tract of land situated in the David O. Hoover Survey, Abstract Number 603, Denton County, Texas, and being a portion of that certain tract of land to Linda Ruth Blevins and Revonda June Mathews (Blevins/Mathews), as recorded in Volume 2039, Page 173, Deed Records, Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found monument for the South corner of said Blevins/Mathews tract being in the existing Easterly Right-of-Way line of US 377, as recorded in Volume 279, Page 222, D.R.D.C.T.;

THENCE North 25°38'36" West, along the Southwesterly line of said Blevins/Mathews tract and the existing Easterly Right-of-Way line of said US 377, a distance of 138.10 feet to a point in the proposed Easterly line of a Temporary Easement at the POINT OF BEGINNING at Sta. 114+65.30, 68.81 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,048,859.08, East 2,357,702.23;

- (1) THENCE North 25°38'36" West, along the Southwesterly line of said Blevins/Mathews tract and the existing Easterly Right-of-Way line of said US 377, a distance of 19.54 feet to set 5/8 inch iron rod with Transystems cap for the West corner of said Blevins/Mathews tract in the existing Easterly Right-of-Way line of US 377;
- (2) THENCE North 24°30'38" East, along the North line of said Blevins/Mathews tract and the existing Easterly Right-of-Way line of said US 377, a distance of 136.61 feet to set 5/8 inch iron rod with Transystems cap for the North corner of said Peterson/Coleman tract and in the South line of a tract of land to Hard Sun II Incorporated, as recorded in Document #97-R0022848, D.R.D.C.T.;
- (3) THENCE South 65°37'07" East, along the Northeasterly line of said Blevins/Mathews tract and the Southwesterly line of said Hard Sun II tract, a distance of 15.00 feet to a in the proposed Easterly line of a Temporary Easement at Sta. 116+14.45, 68.73 feet Right;
- (4) THENCE South 24°30'38" West, along the proposed Easterly line of a Temporary Easement, a distance of 97.70 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 115+16.75, 68.78 feet Right;
- (5) THENCE South 65°28'35" East, along the proposed Easterly line of a Temporary Easement, a distance of 36.22 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 115+16.76, 105.00 feet Right;
- (6) THENCE South 24°32'19" West, along the proposed Easterly line of a Temporary Easement, a distance of 32.00 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 114+84.76, 105.00 feet Right;

County: Denton
Highway: US 377
STA. 114+65.30 to 116+14.45
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

- (7) THENCE North 65°28'35" West, along the proposed Easterly line of a Temporary Easement, a distance of 36.20 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 114+84.75, 68.80 feet Right;
- (8) THENCE South 24°30'38" West, along the proposed Easterly line of a Temporary Easement, a distance of 19.45 feet to the POINT OF BEGINNING, containing 3,302 square feet (0.076 acres) of land, more or less.

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14" West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

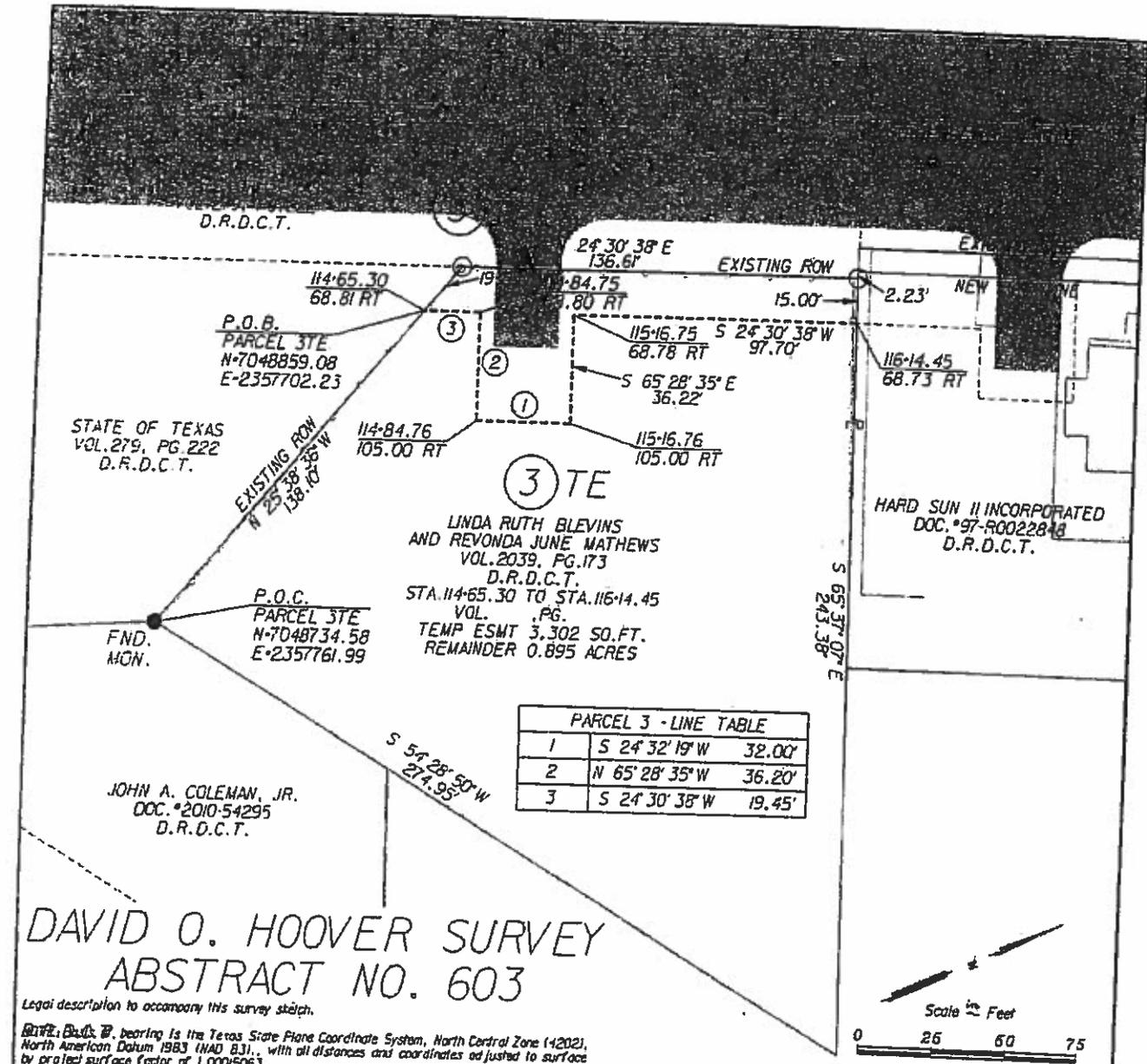
NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102





LEGEND

- - 5/8 Inch Iron rod with plastic cap stamped "Transystems set, PK Nail set or X Cut set
- ⊙ - 5/8 Inch iron rod with aluminum cap stamped "TxDOT" set
- - Marker found "as noted"
- O.P.R.D.C.T. - Official Public Records, Denton County, Texas
- D.R.D.C.T. - Deed Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas
- P.O.C. - Point Of Commencing
- P.O.B. - Point Of Beginning
- P - Property Line
- S - Survey Line
- F - Fee Hook
- C - Centerline

STATE OF TEXAS
REGISTERED
TRACTION A. FROST
5316
PROFESSIONAL
LAND SURVEYOR
2015
TEPLS FIRM #10038300

A PLAT OF A SURVEY OF
PARCEL 3TE FOR
US 377
ROW CSJ: 0081-03-057
A 3,302 SQ. FT.
TRACT OF LAND IN THE
DAVID O. HOOVER SURVEY
ABSTRACT NUMBER 603
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

TranSystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102

Texas
Department
of Transportation

PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

Scale in Feet
0 26 50 75

Rev/led: 4/09/15

County: Denton
Highway: US 377
STA. 119+51.13 to 121+00.68
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 10

Being a 1,369 square feet tract of land situated in the David O. Hoover Survey, Abstract Number 603, Denton County, Texas, and being a portion of that certain tract of land to R.M. LAI, Inc. D/B/A/ The Dove Creek Cafe, as recorded in Document #97-R0002611, Deed Records, Denton County, Texas (D.R.D.C.T.) being Lots 7, 8, 9, 10, 11 and 12, Block 4, Original Town of Roanoke, recorded in Volume Q, Page 88, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Southeast corner of said R.M. LAI tract and at the Northeast corner of a tract to Sodsaivelilux Songsangoharntara, recorded in Document #2008-77465, D.R.D.C.T. being Lots 4, 5, and 6, Block 4, Original Town of Roanoke, recorded in Volume Q, Page 88, P.R.D.C.T.,

THENCE North 65°29'17" West, along the South line of said R.M. LAI tract and the North line of said Songsangcharntara tract, a distance of 132.07 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the new Easterly Right-of-way line of US 377 at the POINT OF BEGINNING at Sta. 119+51.13, 51.50 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,049,308.22, East 2,357,888.25; **

- (1) THENCE North 65°29'17" West, along the South line of said R.M. LAI tract and the North line of said Songsangcharntara tract, a distance of 7.93 feet to a set 5/8" iron rod with Transystems cap at the Southwest corner of said R.M. LAI tract, the Northwest corner of said Songsangcharntara tract and in the existing Easterly Right-of-Way line of US 377, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (2) THENCE North 24°30'38" East, along the existing Easterly Right-of-Way line of US 377, a distance of 149.45 to a set PK nail with shiner at the Northwest Corner of said R.M. LAI tract and in the South Right-of-Way line of Bowie Street, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (3) THENCE South 65°42'45" East, along the North line of said R.M. LAI tract and the South Right-of-Way line of said Bowie Street, a distance of 23.55 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the new Easterly Right-of-way line of US 377 at Sta. 121+00.68, 67.05 feet ;**
- (4) THENCE South 58°37'56" West, along the new Easterly Right-of-Way line of US 377, a distance of 27.74 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the new Easterly Right-of-way line of US 377 at Sta. 120+77.71, 51.50 feet ;**
- (5) THENCE South 24°32'19" West, along the new Easterly Right-of-Way line of US 377, a distance of 126.58 feet to the POINT OF BEGINNING, containing 1,369 square feet (0.031 acres) of land, more or less.

County: Denton
Highway: US 377
STA. 119+51.13 to 121+00.68
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

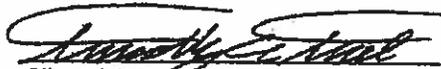
NOTE: ** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



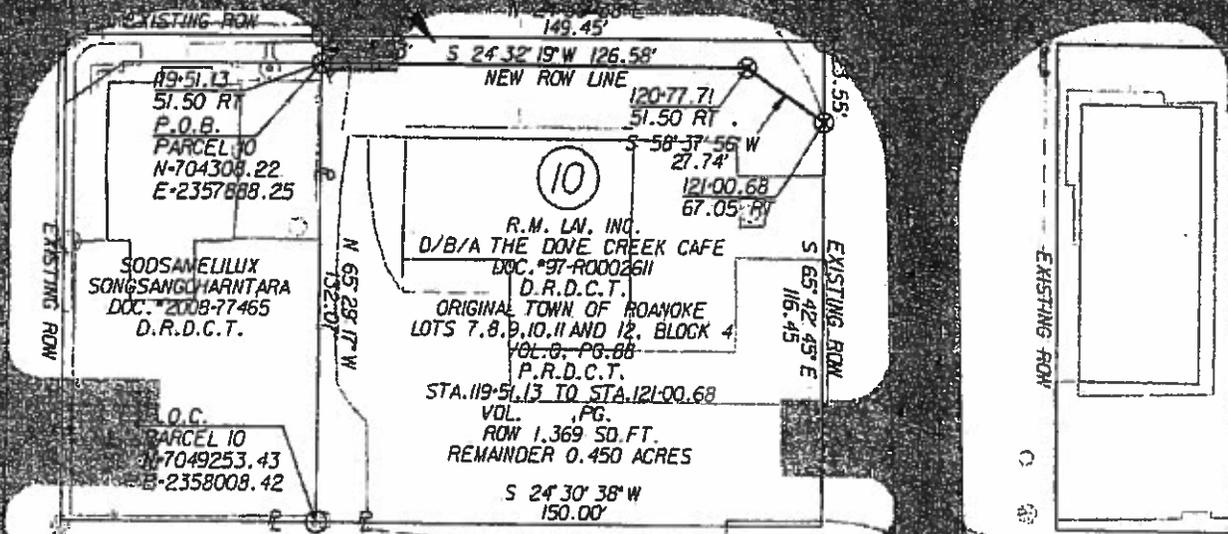
Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



EXHIBIT A
PAGE 3 OF 3

UNION PACIFIC RAILROAD

EXISTING ROW

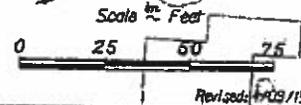


CITY OF ROANOKE

DAVID O. HOOVER SURVEY
ABSTRACT NO. 603

Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.



- LEGEND**
- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Nail set or 1/2" Duf set
 - - 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
 - - Marker found "as noted"
 - O.P.R.D.C.T. - Official Public Records, Denton County, Texas
 - D.R.D.C.T. - Deed Records, Denton County, Texas
 - P.R.D.C.T. - Plat Records, Denton County, Texas
 - P.O.C. - Point Of Commencing
 - P.O.B. - Point Of Beginning
 - ℙ - Property Line
 - ℙ - Survey Line
 - ℙ - Fee Hook
 - ℙ - Centerline



A PLAT OF A SURVEY OF
PARCEL 10 FOR
US 377
ROW CSJ:0081-03-057
A 1,369 SQ. FT.
TRACT OF LAND IN THE
DAVID O. HOOVER SURVEY
ABSTRACT NUMBER 603
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

Transystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102

Texas Department of Transportation

PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

County: Denton
Highway: US 377
ROW CSJ: 0081-03-057
Project Limits: From Henrietta Creek Rd.
To: SH 114
Parcel: 10TE

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from January 1, 2018 for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: US 377
STA. 119+51.14 to 120+99.87
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised October 22, 2015

Description of Parcel 10 TE

Being a 2,065 square feet tract of land situated in the David O. Hoover Survey, Abstract Number 603, Denton County, Texas, and being a portion of that certain tract of land to R.M. LAI, Inc. D/B/A/ The Dove Creek Cafe, as recorded in Document #97-R0002611, Deed Records, Denton County, Texas (D.R.D.C.T.) being Lots 7, 8, 9, 10, 11 and 12, Block 4, Original Town of Roanoke, recorded in Volume Q, Page 88, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Southeast corner of said R.M. LAI tract and at the Northeast corner of a tract to Sodsaiwelilux Songsangcharntara, recorded in Document #2008-77465, D.R.D.C.T. being Lots 4, 5, and 6, Block 4, Original Town of Roanoke, recorded in Volume Q, Page 88, P.R.D.C.T.,

THENCE North 65°29'17" West, along the South line of said R.M. LAI tract and the North line of said Songsangcharntara tract, a distance of 117.07 feet to a point in the proposed Easterly line of a Temporary Easement and the POINT OF BEGINNING at Sta. 119+51.14, 66.50 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,049,302.00, East 2,357,901.90;

- (1) THENCE North 65°29'17" West, along the South line of said R.M. LAI tract and the North line of said Songsangcharntara tract, a distance of 15.00 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377;**
- (2) THENCE North 24°32'19" East, along the new Easterly Right-of-Way line of US 377, a distance of 126.58 to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377;**
- (3) THENCE North 58°37'56" East, along the new Easterly Right-of-Way line of US 377, a distance of 26.76 feet to a point in the proposed Easterly line of said Temporary Easement at Sta. 120+99.87, 66.50 feet Right;
- (4) THENCE South 24°32'19" West, along the proposed Easterly line of said Temporary Easement, a distance of 148.73 feet to the POINT OF BEGINNING, containing 2,065 square feet (0.047 acres) of land, more or less.

County: Denton
Highway: US 377
STA. 119+51.14 to 120+99.87
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised October 22, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



EXHIBIT A
PAGE 3 OF 3

UNION PACIFIC RAILROAD

PARCEL IOTE - LINE TABLE		
1	N 58° 37' 56" E	26.76'

EXISTING ROW

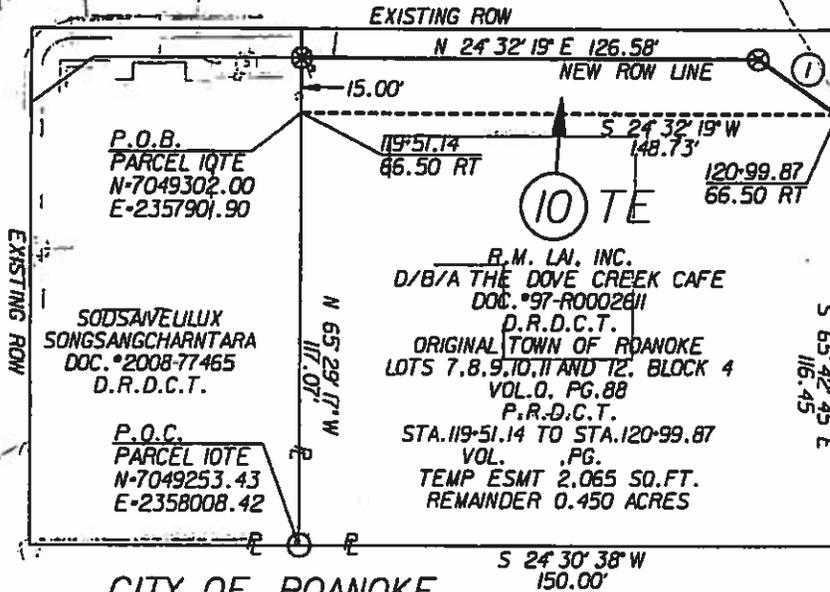
T.&P.R.R. CO. ESMT.
2.71 ACRES

US 377 120+00

PROPOSED C US 377

ROW DEDICATION
PER PLAT
VOL. 0, PG. 88
P.R.D.C.T.

N 24° 32' 19" E
4.261 34'



BOWIE ST

CITY OF ROANOKE

DAVID O. HOOVER SURVEY
ABSTRACT NO. 603

Scale Feet



Revised: 10/22/15

Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.0005063.

LEGEND

- • 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Wall set or X Cut set
- ⊗ • 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
- • Marker found "as noted"
- O.P.R.D.C.T. • Official Public Records, Denton County, Texas
- D.R.D.C.T. • Deed Records, Denton County, Texas
- P.R.D.C.T. • Plat Records, Denton County, Texas
- P.O.C. • Point Of Commencing
- P.O.B. • Point Of Beginning
- ℙ • Property Line
- ≡ • Survey Line
- ↙ • Fee Hook
- ⊕ • Centerline



Kenneth D. Erwin
10-22-2015
TBPLS FIRM #10038300

A PLAT OF A SURVEY OF
PARCEL 10TE FOR
US 377
ROW CSJ: 0081-03-057
A 2,065 SQ. FT.
TRACT OF LAND IN THE
DAVID O. HOOVER SURVEY
ABSTRACT NUMBER 603
CITY OF ROANOKE,
DENTON COUNTY, TEXAS



500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	RDW C. S. J.	0081	03	057

County: Ellis
Highway: FM 664
Station: 582+41.33 to 584+57.86

Page 1 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 16

BEING 0.2585 acre (11,262 square feet) of land situated in the W. Denton Survey, Abstract No. 295 and the J. Woolsey Survey, Abstract No. 1135, Ellis County, Texas, being out of Lot 1 of Shafer Acres as recorded in Cabinet A, Slide 589 of the Ellis County Plat Records (E.C.P.R.) and a portion of a tract of land conveyed to Marvin Adalid Martinez Canas by deed dated November 4, 2011 as recorded in Volume 2596, Page 168 of the Official Public Records Ellis County (O.P.R.E.C.), said 0.2585 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a point, for the southwest corner of Lot 2 said Shafer Acres, being on the east line of the remainder of a called 28.526 acre tract of land conveyed to Fate Investments, L.P. by deed dated May 10, 2006 as recorded in Volume 2217, Page 218 O.P.R.E.C., from which a found 1/2-inch iron rod bears North 89°19' East, 0.2 feet;

THENCE, North 01°07'30" West, along the east line of said Fate Investments tract and the west line of said Shafer Acres, a distance of 352.75 feet to a 5/8-inch iron rod with TxDOT ROW plastic cap, set, on the proposed south right-of-way line of FM 664, for the southeast corner and POINT OF BEGINNING of the herein described parcel, at station 582+41.33, 75.00 feet right, having coordinates of N=6,880,802.85, E=2,475,085.14; **

- 1) THENCE, North 01°07'30" West, continuing along the east line of said Fate Investments tract and the west line of said Shafer Acres, a distance of 50.22 feet to a point, for the northwest corner of the herein described parcel, the northeast of said Fate Investments tract and the northwest corner of said Lot 1, being on the existing south right-of-way line of FM 664 (width varies) as recorded in Volume 496, Page 201 of the Ellis County Deed Records (E.C.D.R.), from which a found 1/2-inch iron rod with cap stamped "JS COLE RPLS 5411" bears South 01°08' East, 0.7 feet;
- 2) THENCE, North 89°12'41" East, along the existing south right-of-way line of said FM 664, a distance of 216.37 feet to a point, for the northeast corner of the herein described parcel and the northeast corner of said Lot 1, being on the west right-of-way line of Lark Lane (60 foot wide) as recorded in Cabinet A, Slide 589 E.C.D.R.;
- 3) THENCE, South 01°07'30" East, along the west right-of-way line of said Lark Lane, a distance of 78.44 feet to a cotton spindle, set, for the southeast corner of the herein described parcel, being on the proposed south right-of-way line of FM 664; **
- 4) THENCE, North 45°49'35" West, along the proposed south right-of-way line of FM 664, a distance of 39.93 feet to an "X" in concrete set, for an angle point of the herein described parcel;

County: Ellis
Highway: FM 664
Station: 582+41.33 to 584+57.86

Page 2 of 4
February, 2015
R.O.W. CSJ: 1051-01-043

Description of Parcel 16

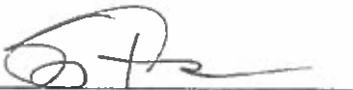
- 5) THENCE, South $89^{\circ}12'36''$ West, continuing along the proposed south right-of-way line of FM 664, a distance of 188.27 feet to the POINT OF BEGINNING and containing 0.2585 acre (11,262 square feet) of land.

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

All bearings and coordinates are based on the Texas Coordinate System of 1983 (NAD 83 Epoch 2002), North Central Zone. All distances and coordinates shown are surface values and may be converted to state plane by dividing by the project surface adjustment factor of 1.000072449. Unit of measure is US Survey Foot.



Date: 17 day of February, 2015



Scott M. Fertak
Registered Professional Land Surveyor
No. 5257

County: Ellis
Highway: FM 664
CSJ: 1051-01-043
Parcel: 16
Project Limits: From Westmoreland Rd
To IH 35E in City of Red Oak

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that *1) Fuel Canopy Tire Shop-Metal* located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed *North* right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement(s).

County: Collin
Highway: US 75
STA. 1241+50.00 to STA. 1262+48.66
R.O.W. CSJ: 0047-14-072

Page 1 of 6
August 11, 2015

Description for Parcel 9 PART 1

BEING 87,405 square feet of land, more or less, in the John A. Throckmorton Survey, Abstract Number 900, City of Melissa, Collin County, Texas, and being portion of that certain called 59.344 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Seminole Throckmorton 58, Ltd. as recorded in CC#20131029001473140, of the Deed Records of Collin County, Texas, said 87,405 square feet tract of land being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (controlling monument) found at the southwest corner of said 59.344 acre Seminole Throckmorton 58, Ltd. tract (called to be in the centerline of a 50 foot wide public road), being in the north line of that certain called 104.665 acre tract of land described to Robert L. Young and Judy K. Young as recorded in Volume 4852, Page 1198 of said Deed Records;

THENCE, along the common southerly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the northerly line of said 104.665 acre Robert L. Young and Judy K. Young tract, the following three (3) courses and distances;

North 89 degrees 34 minutes 44 seconds East, a distance of 306.18 feet to a point for corner;

South 68 degrees 46 minutes 24 seconds East, a distance of 607.43 feet to a point for corner;

South 08 degrees 49 minutes 08 seconds East, a distance of 1,034.37 feet to a point in the northerly line of that certain called 134.16 acre tract of land described to Melissa Joint Venture as recorded in CC#20110414000388640 of said Deed Records;

THENCE, departing said common line, along the common southerly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the northerly line of said 134.16 acre Melissa Joint Venture tract, the following three (3) courses and distances;

South 53 degrees 43 minutes 23 seconds East, a distance of 76.48 feet to a point for corner;

North 72 degrees 52 minutes 37 seconds East, a distance of 91.10 feet to a point for corner;

North 46 degrees 30 minutes 37 seconds East, a distance of 227.50 feet to a point for corner in the existing westerly right-of-way line of US 75 (a variable width right-of-way) as established by the deed recorded in Volume 661, Page 412 of said Deed Records;

County: Collin
Highway: US 75
STA. 1241+50.00 to STA. 1262+48.66
R.O.W. CSJ: 0047-14-072

Page 2 of 6
August 11, 2015

Description for Parcel 9 PART 1

THENCE, North 01 degrees 35 minutes 18 seconds East, departing said common line, along the common easterly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the existing westerly right-of-way line of said US 75, a distance of 124.80 feet to a point for corner;

THENCE, North 03 degrees 13 minutes 34 seconds East, continuing along said common line, a distance of 46.31 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, on the new westerly right-of-way line of US 75 for the **POINT OF BEGINNING**, being at Station 1241+50.00, Offset 203.68 feet left, and having a surface coordinate (See data statement below ***) of N=7,162,469.69, E=2,551,765.76;**

THENCE, departing said common line, along the new westerly right-of-way line of US 75, over and across said 59.344 acre Seminole Throckmorton 58, Ltd. tract, the following five (5) courses and distances;

- 1) North 88 degrees 24 minutes 46 seconds West, a distance of 32.32 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1241+50.00, Offset 236.00 feet left;**
- 2) North 01 degrees 35 minutes 18 seconds East, a distance of 1,350 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1255+00.00, Offset 236.00 feet left;**
- 3) North 00 degrees 09 minutes 22 seconds East, a distance of 200.06 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1257+00.00, Offset 241.00 feet left;**
- 4) North 09 degrees 33 minutes 29 seconds East, a distance of 100.98 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1258+00.00, Offset 227.00 feet left;**
- 5) North 01 minutes 35 minutes 18 seconds East, a distance of 448.66 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1262+48.66, Offset 227.00 feet left, being in the existing west right-of-way line of said US 75;**

THENCE, departing said new westerly right-of-way line of US 75, along the common easterly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the existing westerly right-of-way line of said US 75, the following four (4) courses and distances;

- 6) South 06 degrees 56 minutes 57 seconds East, a distance of 249.23 feet to a point for corner;

Page 3 of 6
August 11, 2015

County: Collin
Highway: US 75
STA. 1241+50.00 to STA. 1262+48.66
R.O.W. CSJ: 0047-14-072

Description for Parcel 9 PART 1

- 7) South 01 degrees 35 minutes 18 seconds West, a distance of 399.68 feet to a TxDOT Wooden Post (controlling monument) found;
- 8) South 01 degrees 13 minutes 48 seconds West, a distance of 799.39 feet to a point for corner, from which a TxDOT Wooden Post found bears South 40 degrees 00 minutes 04 seconds East, a distance of 0.94 feet;
- 9) South 03 degrees 13 minutes 34 seconds West, a distance of 653.41 feet to the **POINT OF BEGINNING** and containing 87,405 square feet [2.007 Acres] of land, more or less.

Basis of Bearings is the Texas Coordinate System of 1983, Texas North Central Zone 4202, North American Datum 1983 (N.A.D. 83) as determined by GPS observations using the TxDOT VRS network.

*** All coordinates listed are adjusted to surface, with a grid to surface adjustment factor of 1.000152710 (Collin County).

** The monument described as set of found in this call, if destroyed during construction, may be replaced with a TxDOT type II right-of-way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

A survey plat of even survey date herewith accompanies this field note description.

The Station and Offset Information refers to the baseline described in the TxDOT Plans of Proposed Right of Way project for US 75, Control-Section-Number 0047-14-072, dated February 18, 2011, Revised June 16, 2014, and Updated August 11, 2015 for Parcels 9 Part 1, Part 2, Part 3, Parcel 61 Sheets 3 and 4 only.

I, Joseph S. Benitez, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this land description and attached plat accurately depict an actual survey made on the ground under my supervision.



[Handwritten signature of Joseph S. Benitez]

08-12-2015
Date

Joseph S. Benitez
Registered Professional Land Surveyor
Texas No. 5934

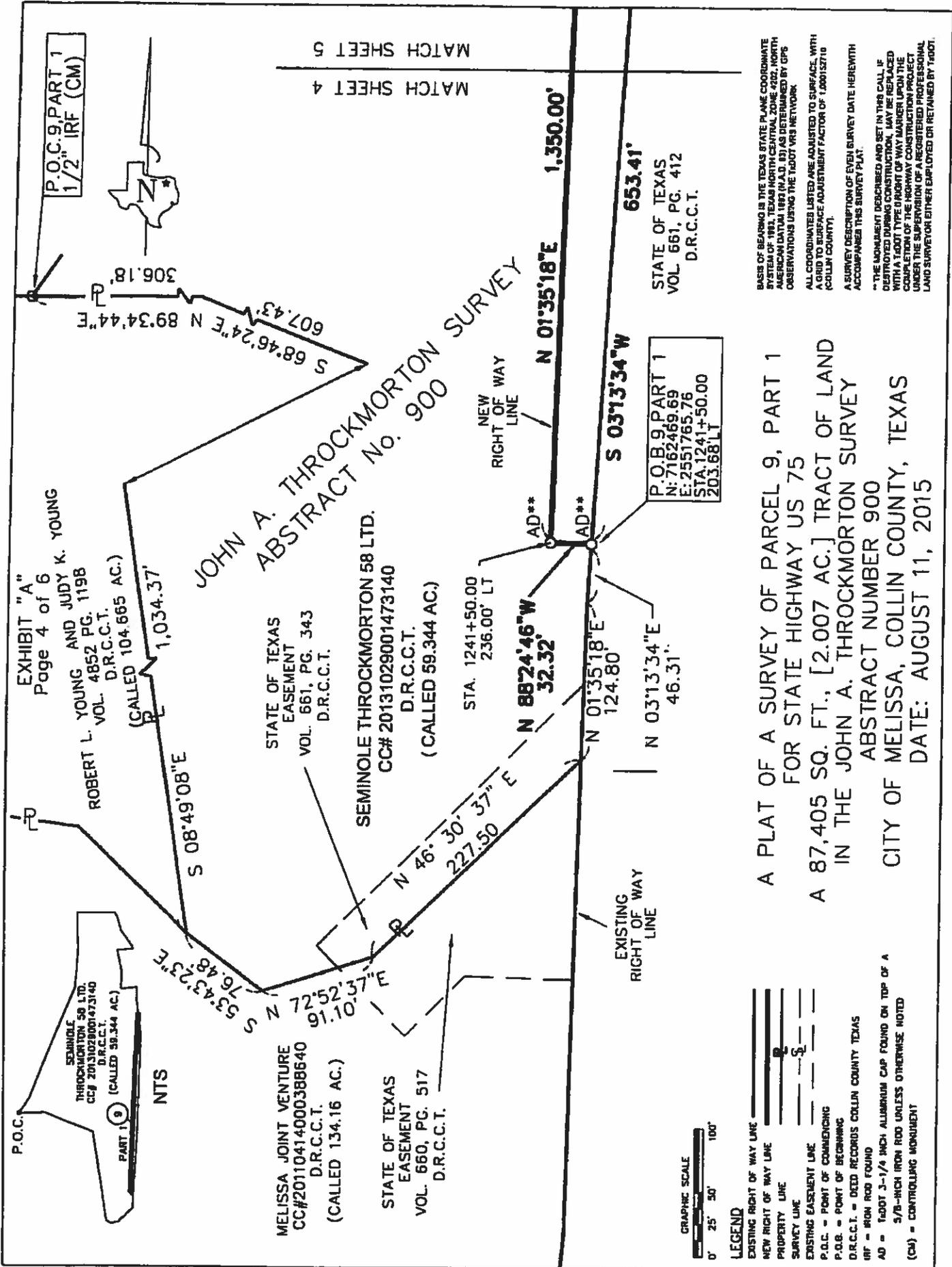


EXHIBIT "A"
Page 4 of 6

ROBERT L. YOUNG AND JUDY K. YOUNG
VOL. 4852 PG. 1198
D.R.C.C.T.
(CALLED 104.665 AC.)

STATE OF TEXAS
EASEMENT
VOL. 661, PG. 343
D.R.C.C.T.
(CALLED 104.665 AC.)

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

MELISSA JOINT VENTURE
CC#20110414000388640
D.R.C.C.T.
(CALLED 134.16 AC.)

STATE OF TEXAS
EASEMENT
VOL. 660, PG. 517
D.R.C.C.T.

P.O.B. 9, PART 1
N: 7162469.69
E: 2551765.76
STA. 1241+50.00
203.68 LT

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.



- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - IRF = IRON ROD FOUND
 - AD = TADOT 3-1/4 INCH ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - (CM) = CONTROLLING MONUMENT

A PLAT OF A SURVEY OF PARCEL 9, PART 1
FOR STATE HIGHWAY US 75
A 87,405 SQ. FT., [2.007 AC.] TRACT OF LAND
IN THE JOHN A. THROCKMORTON SURVEY
ABSTRACT NUMBER 900
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

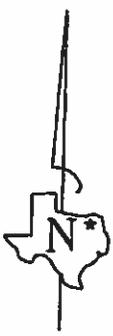
BASIS OF BEARING IN THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4022 NORTH AMERICAN DATUM 1882 (N.A.D. 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TADOT VRS NETWORK.

ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00015710 (COLLIN COUNTY).

A SURVEY DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS SURVEY PLAT.

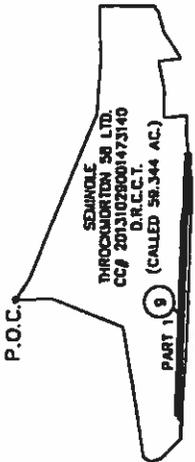
"THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE OF RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT."

EXHIBIT "A"
Page 5 of 6



JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)



NTS

MATCH SHEET 4
MATCH SHEET 5

MATCH SHEET 5
MATCH SHEET 6

NEW RIGHT OF WAY LINE

EXISTING RIGHT OF WAY LINE

N 01°35'18"E

1,350.00'

S 03°13'34"W

653.41'

S 01°13'48"W

799.39'

TXDOT WOODEN POST FND.
S 40°00'04"E
0.94'

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.



- LEGEND
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - RT = IRON ROD FOUND
 - AD = TADOT 3-1/4" INCH ALUMINUM CAP FOUND ON TOP OF A 5/8"-INCH IRON ROD UNLESS OTHERWISE NOTED
 - (CM) = CONTROLLING MONUMENT

A PLAT OF A SURVEY OF PARCEL 9, PART 1
FOR STATE HIGHWAY US 75
A 87,405 SQ. FT., [2.007 AC.] TRACT OF LAND
IN THE JOHN A. THROCKMORTON SURVEY
ABSTRACT NUMBER 900
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

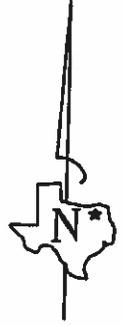
BASES OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4282, NORTH AMERICAN DATUM OF 1983 (NAD 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TADOT TRIP NETWORK.

ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.008152710 (COLLIN COUNTY).

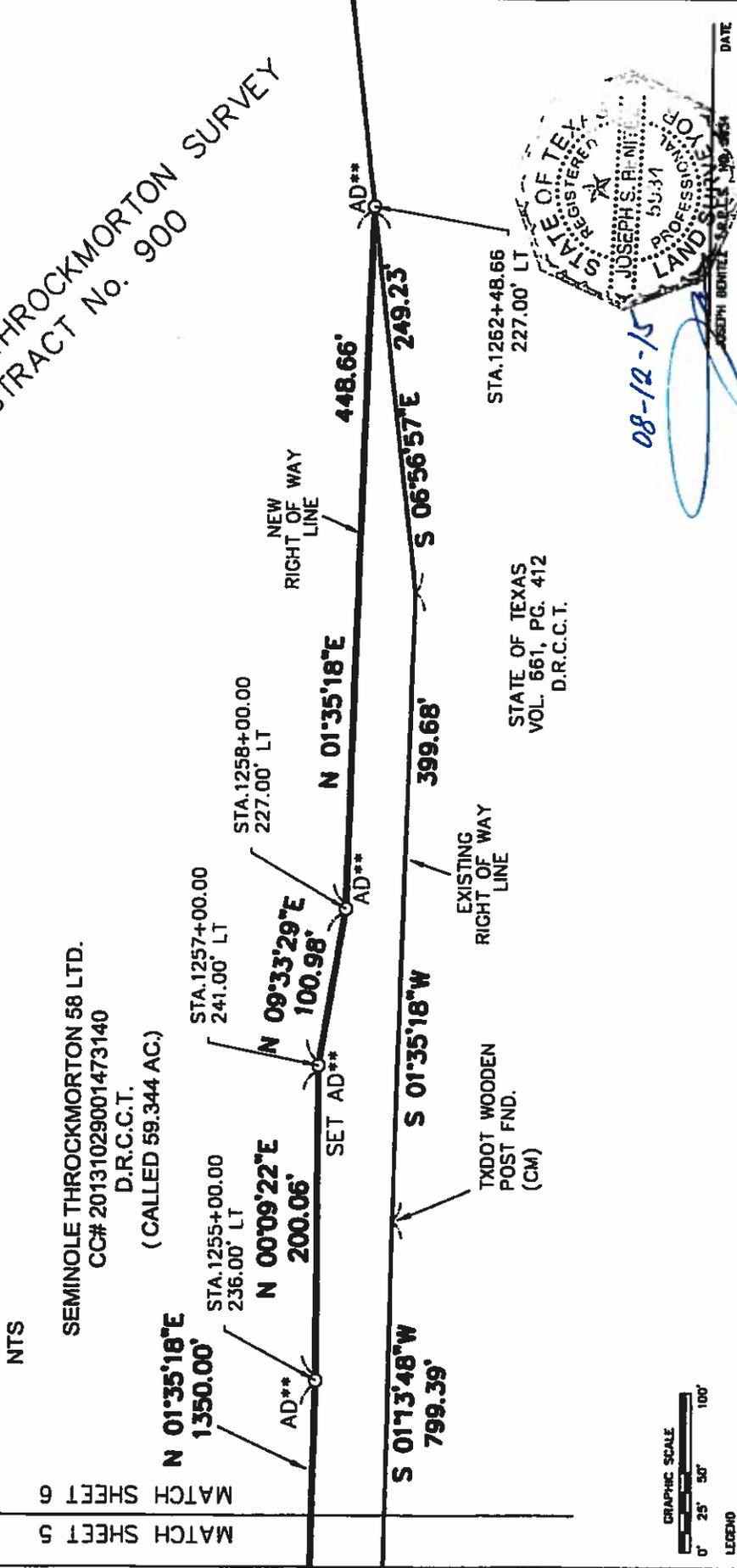
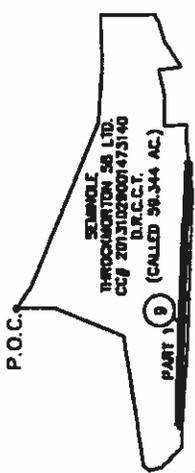
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT

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

EXHIBIT "A"
Page 6 of 6



JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900



08-12-15
DATE

DATE

BASES OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4302, NORTH DATUM 1983 (NAD 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TXDOT VRS NETWORK.

ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000182710 (COLLIN COUNTY).

A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

** THE WORK JUST DESCRIBED AND SET IN THE CALL IF DESTROYED BEING CONSTRUCTION OF THE HIGHWAY WITH A TXDOT TYPE B RIGHT OF WAY MARKERS INSTALLED COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

A PLAT OF A SURVEY OF PARCEL 9, PART 1
FOR STATE HIGHWAY US 75
A 87,405 SQ. FT., [2.007 AC.] TRACT OF LAND
IN THE JOHN A. THROCKMORTON SURVEY
ABSTRACT NUMBER 900
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015



- LEGEND
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - RF = IRON ROD FOUND
 - AD = 1/8" ALUMINUM CAP FOUND ON TOP OF A 3/8"-DIAM IRON ROD UNLESS OTHERWISE NOTED
 - (CM) = CONTROLLING MONUMENT

MATCH SHEET 5

NTS

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

MATCH SHEET 6

N 01°35'18"E
1350.00'

STA.1255+00.00
236.00' LT

N 00°09'22"E
200.06'

AD**

SET AD**

N 09°33'29"E
100.98'

STA.1257+00.00
241.00' LT

N 01°35'18"E
399.68'

TXDOT WOODEN POST FND. (CM)

EXISTING RIGHT OF WAY LINE

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

STA.1262+48.66
227.00' LT

N 01°35'18"E
448.66'

AD**

NEW RIGHT OF WAY LINE

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

STA.1258+00.00
227.00' LT

N 01°35'18"E
249.23'

AD**

Parcel Closure Report: 9-1

Start Coordinates, North: 7162469.69 East: 2551765.76

N 88° 24' 46" W Dist.: 32.32

N 01° 35' 18" E Dist.: 1350.00

N 00° 09' 22" E Dist.: 200.06

N 09° 33' 29" E Dist.: 100.98

N 01° 35' 18" E Dist.: 448.66

S 06° 56' 57" E Dist.: 249.23

S 01° 35' 18" W Dist.: 399.68

S 01° 13' 48" W Dist.: 799.39

S 03° 13' 34" W Dist.: 653.41

End Coordinates, North: 7162469.69 East: 2551765.76

Error North: 0.00 Error East: 0.00

Error Direction: S 90° 00' 00" W Total Distance Error: 0.00

Error of Closure Greater than 1/10,000,000.00

Perimeter: 4233.73

Area: sq. Feet: 87405 Acres: 2.007

County: Collin
Highway: US 75
STA. 1264+01.87 to STA. 1265+45.97
R.O.W. CSJ: 0047-14-072

Page 1 of 7
August 11, 2015

Description for Parcel 9 PART 2

BEING 713 square feet of land, more or less, in the John A. Throckmorton Survey, Abstract Number 900 and the William E. Throckmorton Survey, Abstract Number 898, City of Melissa, Collin County, Texas, and being portion of that certain called 59.344 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Seminole Throckmorton 58, Ltd. as recorded in CC#20131029001473140, of the Deed Records of Collin County, Texas, said 713 square feet tract of land being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (controlling monument) found at the southwest corner of said 59.344 acre Seminole Throckmorton 58, Ltd. tract (called to be in the centerline of a 50 foot wide public road), being in the north line of that certain called 104.665 acre tract of land described to Robert L. Young and Judy K. Young as recorded in Volume 4852, Page 1198 of said Deed Records;

THENCE, along the common southerly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the northerly line of said 104.665 acre Robert L. Young and Judy K. Young tract, the following three (3) courses and distances;

North 89 degrees 34 minutes 44 seconds East, a distance of 306.18 feet to a point for corner;

South 68 degrees 46 minutes 24 seconds East, a distance of 607.43 feet to a point for corner;

South 08 degrees 49 minutes 08 seconds East, a distance of 1,034.37 feet to a point in the northerly line of that certain called 134.16 acre tract of land described to Melissa Joint Venture as recorded in CC#20110414000388640 of said Deed Records;

THENCE, departing said common line, along the common southerly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the northerly line of said 134.16 acre Melissa Joint Venture tract, the following three (3) courses and distances;

South 53 degrees 43 minutes 23 seconds East, a distance of 76.48 feet to a point for corner;

North 72 degrees 52 minutes 37 seconds East, a distance of 91.10 feet to a point for corner;

North 46 degrees 30 minutes 37 seconds East, a distance of 227.50 feet to a point for corner in the existing westerly right-of-way line of US 75 (a variable width right-of-way) as established by the deed recorded in Volume 661, Page 412 of said Deed Records;

County: Collin
Highway: US 75
STA. 1264+01.87 to STA. 1265+45.97
R.O.W. CSJ: 0047-14-072

Page 2 of 7
August 11, 2015

Description for Parcel 9 PART 2

THENCE, departing said common line, along the common easterly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the existing westerly right-of-way line of said US 75, the following five (5) courses and distances;

North 01 degrees 35 minutes 18 seconds East, a distance of 124.80 feet to a point for corner;

North 03 degrees 13 minutes 34 seconds East, a distance of 699.72 feet to a point for corner, from which a TxDOT Wooden Post found bears South 40 degrees 00 minutes 04 seconds East, a distance of 0.94 feet;

North 01 degrees 13 minutes 48 seconds East, a distance of 799.39 feet to a TxDOT Wooden Post (controlling monument) found;

North 01 degrees 35 minutes 18 seconds East, a distance of 399.68 feet to a point for corner;

North 06 degrees 56 minutes 57 seconds West, a distance of 404.16 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, on the new westerly right-of-way line of US 75 for the **POINT OF BEGINNING**, being at Station 1264+01.87, Offset 250.00 feet left, and having a surface coordinate (See data statement below ***) of N=7,164,721.98, E=2,551,781.88, from said beginning point, a TxDOT Wooden Post found bears South 45 degrees 22 minutes 05 seconds West, a distance of 0.29 feet;**

- 1) THENCE, North 02 degrees 18 minutes 17 seconds West, departing said common line, along the new westerly right-of-way line of US 75, over and across said 59.344 acre Seminole Throckmorton 58 Ltd. tract, a distance of 144.43 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1265+45.97, Offset 259.81 feet left, being in the common north line of said 59.344 acre Seminole Throckmorton 58 Ltd. tract and the south line of that certain remainder tract of a called 61.344 acre tract of land described to Samuel Rosenzweig as recorded in CC#20131031001485040 of said Deed Records;
- 2) THENCE, North 84 degrees 06 minutes 14 seconds East, departing said new westerly right-of-way line of US 75, along said common line, a distance of 9.89 feet to a 1/2 inch iron rod (controlling monument) found for the common northeast corner of said 59.344 acre Seminole Throckmorton 58 Ltd. tract and the southeast corner of said remainder tract of a 61.344 acre Samuel Rosenzweig tract, being in the existing westerly right-of-way line of said US 75;

County: Collin
Highway: US 75
STA. 1264+01.87 to STA. 1265+45.97
R.O.W. CSJ: 0047-14-072

Page 3 of 7
August 11, 2015

Description for Parcel 9 PART 2

3) THENCE, South 01 degrees 35 minutes 18 seconds West, departing said common line, along the common easterly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the existing westerly right-of-way line of said US 75, a distance of 145.39 feet to the **POINT OF BEGINNING** and containing 713 square feet [0.016 Acres] of land, more or less.

Basis of Bearings is the Texas Coordinate System of 1983, Texas North Central Zone 4202, North American Datum 1983 (N.A.D. 83) as determined by GPS observations using the TxDOT VRS network.

*** All coordinates listed are adjusted to surface, with a grid to surface adjustment factor of 1.000152710 (Collin County).

** The monument described as set of found in this call, if destroyed during construction, may be replaced with a TxDOT type II right-of-way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

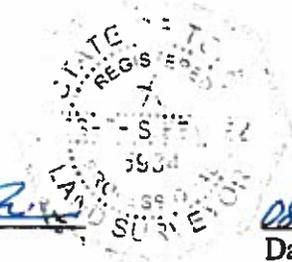
A survey plat of even survey date herewith accompanies this field note description.

The Station and Offset Information refers to the baseline described in the TxDOT Plans of Proposed Right of Way project for US 75, Control-Section-Number 0047-14-072, dated February 18, 2011, Revised June 16, 2014, and Updated August 11, 2015 for Parcels 9 Part 1, Part 2, Part 3, Parcel 61 Sheets 3 and 4 only.

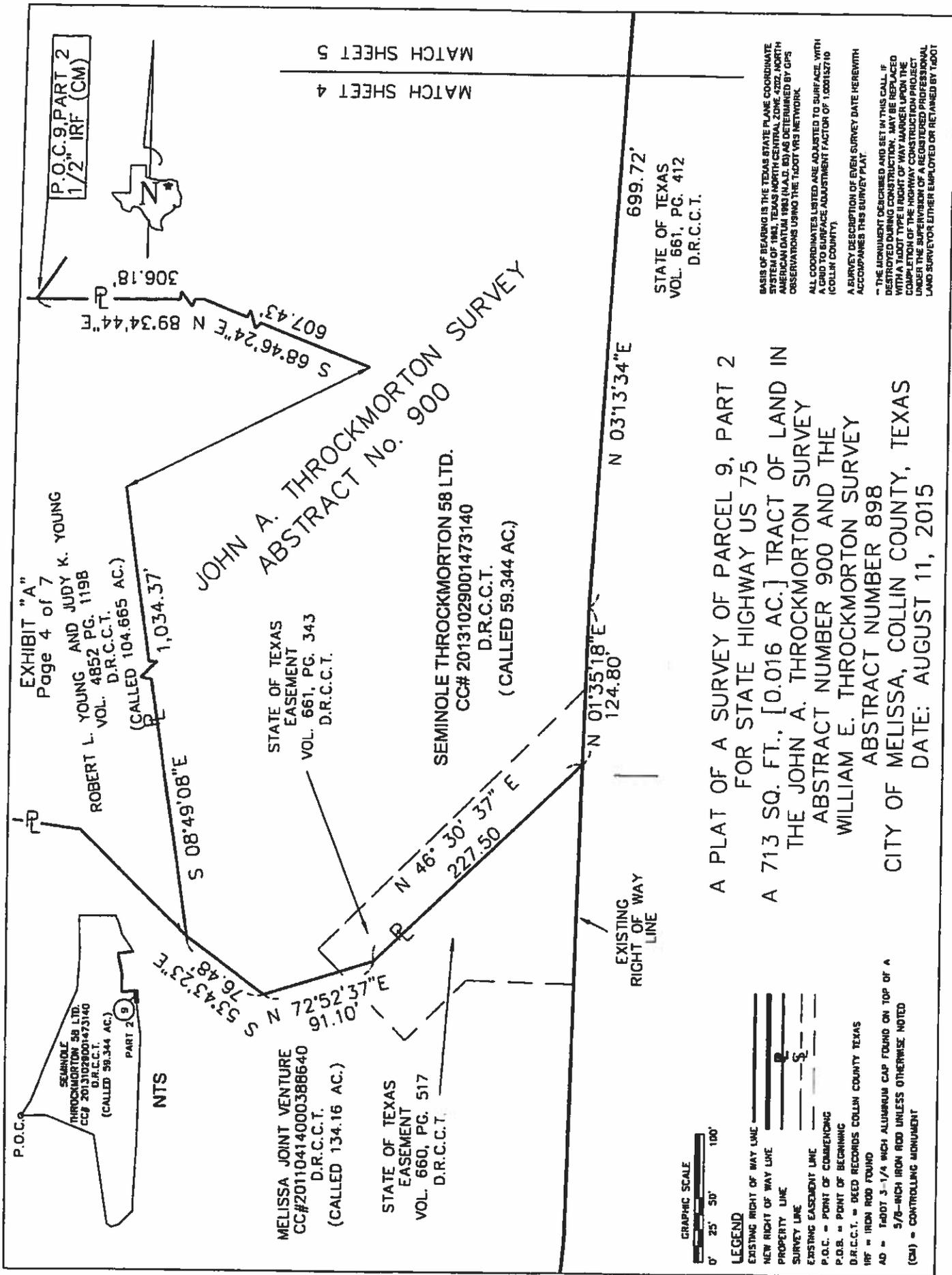
I, Joseph S. Benitez, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this land description and attached plat accurately depict an actual survey made on the ground under my supervision.



Joseph S. Benitez
Registered Professional Land Surveyor
Texas No. 5934


08-12-2015

Date



A PLAT OF A SURVEY OF PARCEL 9, PART 2
FOR STATE HIGHWAY US 75
A 713 SQ. FT. [0.016 AC.] TRACT OF LAND IN
THE JOHN A. THROCKMORTON SURVEY
ABSTRACT NUMBER 900 AND THE
WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (N.A.D. 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TADOT VRS NETWORK.
ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000152710 (COLLIN COUNTY).
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.
THE INSTRUMENT DESCRIBED AND SET IN THIS CALL, IF DURING CONSTRUCTION, MAY BE REPLACED WITH A LOGICALLY EQUIVALENT INSTRUMENT UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

699.72'

N 03°13'34"E

N 01°35'18"E
124.80'

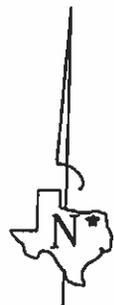
EXISTING
RIGHT OF WAY
LINE

GRAPHIC SCALE
0' 25' 50' 100'

LEGEND
EXISTING RIGHT OF WAY LINE
NEW RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
IRF = IRON ROD FOUND
AD = TADOT 3-1/4" WICH ALUMINUM CAP FOUND ON TOP OF A 5/8"-RICH IRON ROD UNLESS OTHERWISE NOTED
(CM) = CONTROLLING MONUMENT

MATCH SHEET 4
MATCH SHEET 5

P.O.C. PART 2
1/2" IRF (CM)



S 68°46'24"E N 89°34'44"E
607.43'
306.18'

JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900

SEMIMOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

STATE OF TEXAS
EASEMENT
VOL. 661, PG. 343
D.R.C.C.T.

EXHIBIT "A"
Page 4 of 7
ROBERT L. YOUNG AND JUDY K. YOUNG
VOL. 4852 PG. 1198
D.R.C.C.T.
(CALLED 104.665 AC.)

1,034.37'

S 08°49'08"E

S 53°43'23"E
N 76°48'16"E

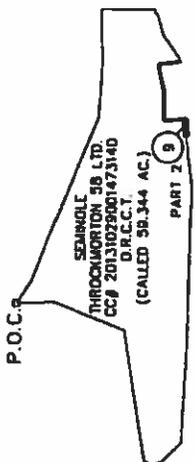
NTS

MELISSA JOINT VENTURE
CC#20110414000388640
D.R.C.C.T.
(CALLED 134.16 AC.)

STATE OF TEXAS
EASEMENT
VOL. 660, PG. 517
D.R.C.C.T.

SEMIMOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)
PART 2 (9)

EXHIBIT "A"
Page 5 of 7



NTS

MATCH SHEET 4
MATCH SHEET 5

MATCH SHEET 5
MATCH SHEET 6

JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

TXDOT WOODEN
POST FND.
S 40°00'04"E
0.94'

EXISTING
RIGHT OF WAY
LINE

N 03°13'34"E 699.72'
N 01°13'48"E 799.39'

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

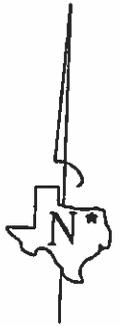
A PLAT OF A SURVEY OF PARCEL 9, PART 2
FOR STATE HIGHWAY US 75
A 713 SQ. FT. [0.016 AC.] TRACT OF LAND IN
THE JOHN A. THROCKMORTON SURVEY
ABSTRACT NUMBER 900 AND THE
WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015



- LEGEND
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - IRF = IRON ROD FOUND
 - AD = 1-DOOT 3-1/4 INCH ALUMINUM CAP FOUND ON TOP OF A 5/8-RICH IRON ROD UNLESS OTHERWISE NOTED
 - (CM) = CONTROLLING MONUMENT

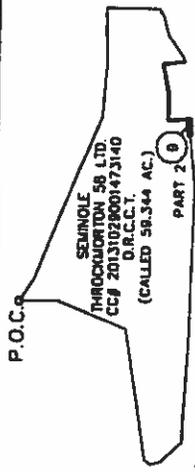
BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM WITH TEXAS NORTH CENTRAL ZONE 4302, NORTH AMERICAN DATUM 1983 (NAD 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TXDOT VRS NETWORK.
ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000182710 (COLLIN COUNTY).
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS SURVEY PLAT.
** 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

EXHIBIT "A"
Page 6 of 7



JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900

MATCH SHEET 6
MATCH SHEET 7



SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

MATCH SHEET 5
MATCH SHEET 6

EXISTING
RIGHT OF WAY
LINE

N 01°13'48"E 799.39'
N 01°35'18"E 399.68'
N 06°56'57"W 404.16'

TXDOT WOODEN
POST FND.
(CM)

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.



- LEGEND
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - RF = IRON ROD FOUND
 - AD = TADOT 3-1/4 INCH ALUMINUM CAP FOUND ON TOP OF A
 - 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - (CM) = CONTROLLING MONUMENT

A PLAT OF A SURVEY OF PARCEL 9, PART 2
FOR STATE HIGHWAY US 75
A 713 SQ. FT., [0.016 AC.] TRACT OF LAND IN
THE JOHN A. THROCKMORTON SURVEY
ABSTRACT NUMBER 900 AND THE
WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

BAIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS ZONE, CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (NAD 83). BEARINGS DETERMINED BY GPS OBSERVATIONS USING THE TADOT VRS NETWORK.

ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE, WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000152710 (COLLIN COUNTY).

A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

** THE MONUMENT DESCRIBED AND SET IN THIS CALL # DESTROYED DURING CONSTRUCTION. MAY BE REPLACED WITH A TADOT TYPE B 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 TADOT.

EXHIBIT "A"
Page 7 of 7

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)

SAMUEL ROSENZWEIG
CC# 20131031001485040
D.R.C.C.T.
REMAINDER (CALLED 61.344 AC.)

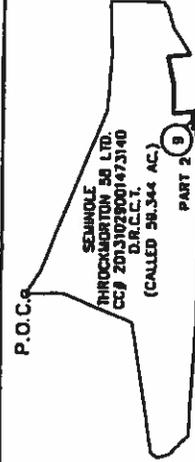
JOHN A. THROCKMORTON SURVEY ABSTRACT No. 900

WILLIAM E. THROCKMORTON SURVEY ABSTRACT NO. 898

A PLAT OF A SURVEY OF PARCEL 9, PART 2 FOR STATE HIGHWAY US 75 A 713 SQ. FT., [0.016 AC.] TRACT OF LAND IN THE JOHN A. THROCKMORTON SURVEY ABSTRACT NUMBER 900 AND THE WILLIAM E. THROCKMORTON SURVEY ABSTRACT NUMBER 898 CITY OF MELISSA, COLLIN COUNTY, TEXAS DATE: AUGUST 11, 2015



DATE
JOSEPH BONITZ R.P.L.S. NO. 5934
BASIS OF RECORD IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE, 4902, NORTH AMERICAN DATUM 1983 AND IS DETERMINED BY GPS OBSERVATIONS USING THE NAD83 VRS NETWORK
ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE, WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00182710 (COLLIN COUNTY).
A SURVEY DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT
** THE MONUMENT DESCRIBED AND SET IN THIS CALL IS DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADPOD 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 TADPOD



MATCH SHEET 6
MATCH SHEET 7

NEW RIGHT OF WAY LINE

EXISTING RIGHT OF WAY LINE

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

1/2" IRF (CM)

TXDOT WOODEN POST FND.
S 45°22'05"W
0.29'

P.O.B. 9, PART 2
N: 7164721.98
E: 2551781.88
STA. 1264+01.87
250.00' LT

STA. 1265+45.97
259.81' LT
AD** N 84°06'14"E
9.89

N 02°18'17"W
144.43'
AD** S 01°35'18"W
145.39'

N 06°56'57"W
404.16'



- LEGEND
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - RF = IRON ROD FOUND
 - AD = TADPOD 3-1/4 INCH ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - (CM) = CONTROLLING MONUMENT

Parcel Closure Report: P9-2

Start Coordinates, North: 7164721.98 East: 2551781.88

N 02° 18' 17" W Dist.: 144.43

N 84° 06' 14" E Dist.: 9.89

S 01° 35' 18" W Dist.: 145.39

End Coordinates, North: 7164721.98 East: 2551781.88

Error North: 0.00 Error East: -0.00

Error Direction: S 90° 00' 00" E Total Distance Error: 0.00

Error of Closure Greater than 1/10,000,000.00

Perimeter: 299.71

Area: sq. Feet: 713 Acres: 0.016

County: Collin
Highway: US 75
STA. 1273+54.42 to STA. 1273+92.18
R.O.W. CSJ: 0047-14-072

Page 1 of 9
August 11, 2015

Description for Parcel 9 PART 3

BEING 720 square feet of land, more or less, in the William E. Throckmorton Survey, Abstract Number 898, City of Melissa, Collin County, Texas, and being portion of that certain called 59.344 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Seminole Throckmorton 58, Ltd. as recorded in CC#20131029001473140, of the Deed Records of Collin County, Texas, said 720 square feet tract of land being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (controlling monument) found at the southwest corner of said 59.344 acre Seminole Throckmorton 58, Ltd. tract (called to be in the centerline of a 50 foot wide public road), being in the north line of that certain called 104.665 acre tract of land described to Robert L. Young and Judy K. Young as recorded in Volume 4852, Page 1198 of said Deed Records;

THENCE, along the common southerly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the northerly line of said 104.665 acre Robert L. Young and Judy K. Young tract, the following three (3) courses and distances;

North 89 degrees 34 minutes 44 seconds East, a distance of 306.18 feet to a point for corner;

South 68 degrees 46 minutes 24 seconds East, a distance of 607.43 feet to a point for corner;

South 08 degrees 49 minutes 08 seconds East, a distance of 1,034.37 feet to a point in the northerly line of that certain called 134.16 acre tract of land described to Melissa Joint Venture as recorded in CC#20110414000388640 of said Deed Records;

THENCE, departing said common line, along the common southerly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the northerly line of said 134.16 acre Melissa Joint Venture tract, the following three (3) courses and distances;

South 53 degrees 43 minutes 23 seconds East, a distance of 76.48 feet to a point for corner;

North 72 degrees 52 minutes 37 seconds East, a distance of 91.10 feet to a point for corner;

North 46 degrees 30 minutes 37 seconds East, a distance of 227.50 feet to a point for corner in the existing westerly right-of-way line of US 75 (a variable width right-of-way) as established by the deed recorded in Volume 661, Page 412 of said Deed Records;

County: Collin
Highway: US 75
STA. 1273+54.42 to STA. 1273+92.18
R.O.W. CSJ: 0047-14-072

Page 2 of 9
August 11, 2015

Description for Parcel 9 PART 3

THECE, departing said common line, along the common easterly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the existing westerly right-of-way line of said US 75, the following nine (9) courses and distances;

North 01 degrees 35 minutes 18 seconds East, a distance of 124.80 feet to a point for corner;

North 03 degrees 13 minutes 34 seconds East, a distance of 699.72 feet to a point for corner, from which a TxDOT Wooden Post found bears South 40 degrees 00 minutes 04 seconds East, a distance of 0.94 feet;

North 01 degrees 13 minutes 48 seconds East, a distance of 799.39 feet to a TxDOT Wooden Post (controlling monument) found;

North 01 degrees 35 minutes 18 seconds East, a distance of 399.68 feet to a point for corner;

North 06 degrees 56 minutes 57 seconds West, a distance of 404.16 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod;**

North 01 degrees 35 minutes 18 seconds East, passing at a distance of 145.39 feet a 1/2 inch iron rod (controlling monument) found, continuing a total distance of 399.68 feet to a point for corner;

North 15 degrees 07 minutes 25 seconds West, a distance of 208.65 feet to a point for corner, from which a TxDOT Wooden Post found bears South 50 degrees 34 minutes 52 seconds West, a distance of 0.85 feet;

North 35 degrees 18 minutes 13 seconds West, a distance of 249.87 feet to a point for corner, from which a TxDOT Wooden Post found bears North 34 degrees 47 minutes 24 seconds West, a distance of 0.22 feet;

North 15 degrees 38 minutes 27 seconds West, a distance of 160.38 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, on the new westerly right-of-way line of US 75 for the **POINT OF BEGINNING**, being at Station 1273+54.42, Offset 507.50 feet left, and having a surface coordinate (See data statement below ***) of N=7,165,681.30, E=2,551,550.87;**

County: Collin
Highway: US 75
STA. 1273+54.42 to STA. 1273+92.18
R.O.W. CSJ: 0047-14-072

Page 3 of 9
August 11, 2015

Description for Parcel 9 PART 3

THECE, departing said common line, along the new westerly right-of-way line of US 75, over and across said 59.344 acre Seminole Throckmorton 58, Ltd. tract, the following two (2) courses and distances;

- 1) North 89 degrees 36 minutes 22 seconds West, a distance of 33.10 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1273+53.73, Offset 540.60 feet left;**
- 2) North 02 degrees 12 minutes 02 seconds East, a distance of 38.45 feet to a TxDOT 3-1/4 inch aluminum cap found on top of a 5/8 inch iron rod, at Station 1273+92.18, Offset 540.19 feet left, being in the existing west right-of-way line of said US 75;**

THENCE, departing said new westerly right-of-way line of US 75, along the common easterly line of said 59.344 acre Seminole Throckmorton 58, Ltd. tract and the existing westerly right-of-way line of said US 75, the following two (2) courses and distances;

- 3) South 43 degrees 49 minutes 20 seconds East, a distance of 42.42 feet to a TxDOT Wooden Post (controlling monument) found;
- 4) South 15 degrees 38 minutes 27 seconds East, a distance of 8.36 feet to the **POINT OF BEGINNING** and containing 720 square feet [0.017 Acres] of land, more or less.

County: Collin
Highway: US 75
STA. 1273+54.42 to STA. 1273+92.18
R.O.W. CSJ: 0047-14-072

Page 4 of 9
August 11, 2015

Description for Parcel 9 PART 3

Basis of Bearings is the Texas Coordinate System of 1983, Texas North Central Zone 4202, North American Datum 1983 (N.A.D. 83) as determined by GPS observations using the TxDOT VRS network.

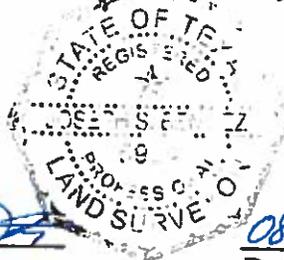
*** All coordinates listed are adjusted to surface, with a grid to surface adjustment factor of 1.000152710 (Collin County).

** The monument described as set of found in this call, if destroyed during construction, may be replaced with a TxDOT type II right-of-way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

A survey plat of even survey date herewith accompanies this field note description.

The Station and Offset Information refers to the baseline described in the TxDOT Plans of Proposed Right of Way project for US 75, Control-Section-Number 0047-14-072, dated February 18, 2011, Revised June 16, 2014, and Updated August 11, 2015 for Parcels 9 Part 1, Part 2, Part 3, Parcel 61 Sheets 3 and 4 only.

I, Joseph S. Benitez, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this land description and attached plat accurately depict an actual survey made on the ground under my supervision.



Joseph S. Benitez
Registered Professional Land Surveyor
Texas No. 5934

08-12-2015
Date

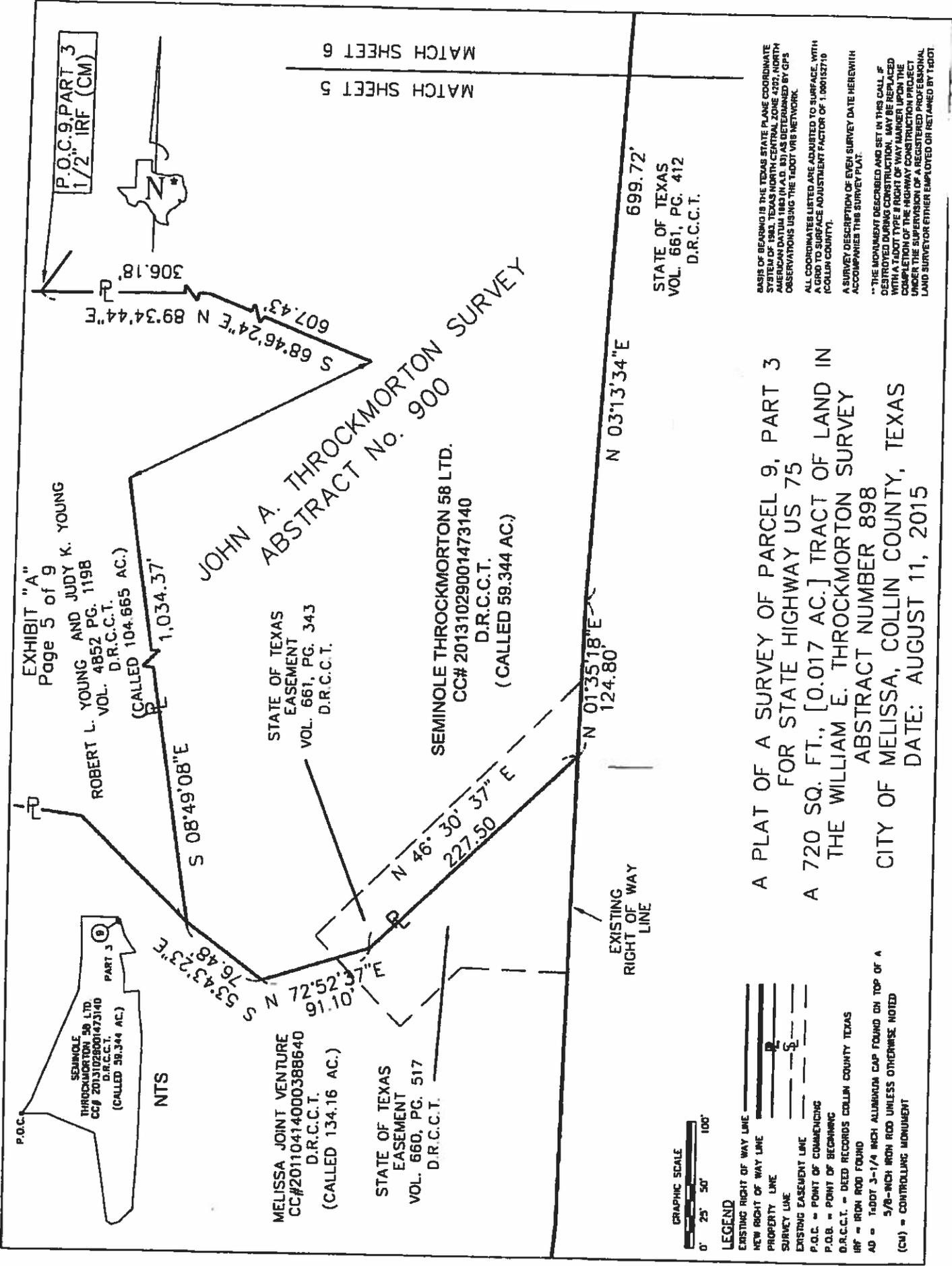


EXHIBIT "A"
Page 5 of 9

P.O.C. 9, PART 3
1/2" IRF (CM)



MATCH SHEET 5
MATCH SHEET 6

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

BASES OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (N.A.D. 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TADOT VRS NETWORK.
ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE, WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000152710 (COLLIN COUNTY).
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.
**THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE "F" RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR OTHER EMPLOYED OR RETAINED BY TADOT.

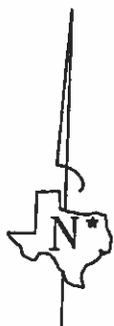
A PLAT OF A SURVEY OF PARCEL 9, PART 3
FOR STATE HIGHWAY US 75
A 720 SQ. FT., [0.017 AC.] TRACT OF LAND IN
THE WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015



LEGEND

- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- IRF = IRON ROD FOUND
- AD = TADOT 3-1/4 INCH ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- (CM) = CONTROLLING MONUMENT

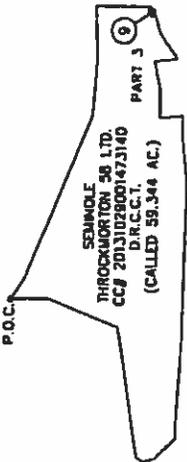
EXHIBIT "A"
Page 6 of 9



JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900

MATCH SHEET 6
MATCH SHEET 7

SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)



NTS

MATCH SHEET 5
MATCH SHEET 6

N 03°13'34"E
699.72'
N 01°13'48"E
799.39'

EXISTING
RIGHT OF WAY
LINE

TXDOT WOODEN
POST FND.
S 40°00'04"E
0.94'

STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

A PLAT OF A SURVEY OF PARCEL 9, PART 3
FOR STATE HIGHWAY US 75
A 720 SQ. FT., [0.017 AC.] TRACT OF LAND IN
THE WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1982, TEXAS NORTH CENTRAL ZONE 4202, NORTH DATUM 1983 (NAD 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TXDOT VRS NETWORK
ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE, WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000152710 (COLLIN COUNTY).
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.
** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED OR DAMAGED, SHOULD BE REPLACED WITH A COPY OF THIS CALL. THE SURVEYOR'S RESPONSIBILITY IS TO COMPLETE THE SURVEY AND TO SUPERVISE THE CONSTRUCTION OF THE MONUMENTS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE MONUMENTS OR FOR THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETIRED BY TXDOT.

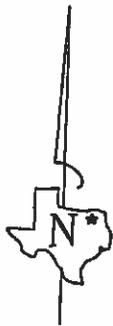


LEGEND

- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- P.O.C. = POINT OF COMMENCING
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- IRF = IRON ROD FOUND
- AD = TxDOT 3-1/4" INCH ALUMINUM CAP FOUND ON TOP OF A 5/8"-INCH IRON ROD UNLESS OTHERWISE NOTED
- (CM) = CONTROLLING MONUMENT

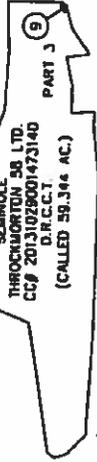
EXHIBIT "A"
Page 7 of 9

JOHN A. THROCKMORTON SURVEY
ABSTRACT No. 900

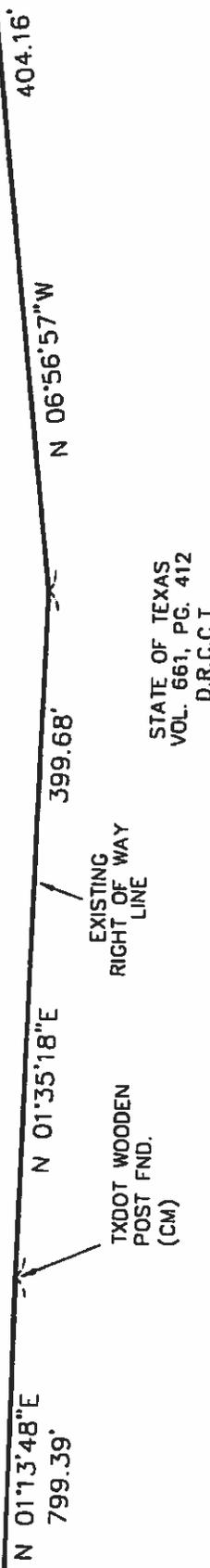


MATCH SHEET 7
MATCH SHEET 8

MATCH SHEET 6
MATCH SHEET 7



NTS
SEMINOLE THROCKMORTON 58 LTD.
CC# 20131029001473140
D.R.C.C.T.
(CALLED 59.344 AC.)



STATE OF TEXAS
VOL. 661, PG. 412
D.R.C.C.T.

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4972, NORTH AMERICAN DATUM 1983 (N.A.D. 83) AS DETERMINED BY GPS OBSERVATIONS USING THE TADOT VRS NETWORK.
ALL COORDINATES LISTED ARE ADJUSTED TO SURFACE, WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00015710 (COLLIN COUNTY).
A SURVEY DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.
*THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH IDENTICAL TYPE IF RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT

A PLAT OF A SURVEY OF PARCEL 9, PART 3
FOR STATE HIGHWAY US 75
A 720 SQ. FT., [0.017 AC.] TRACT OF LAND IN
THE WILLIAM E. THROCKMORTON SURVEY
ABSTRACT NUMBER 898
CITY OF MELISSA, COLLIN COUNTY, TEXAS
DATE: AUGUST 11, 2015



LEGEND

- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- IRF = IRON ROD FOUND
- AD = TADOT 3-1/4 INCH ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- (CM) = CONTROLLING MONUMENT

Parcel Closure Report: P9-3

Start Coordinates, North: 7165681.30 East: 2551550.87

N 89° 36' 22" W Dist.: 33.10

N 02° 12' 02" E Dist.: 38.45

S 43° 49' 20" E Dist.: 42.42

S 15° 38' 27" E Dist.: 8.36

End Coordinates, North: 7165681.30 East: 2551550.87

Error North: -0.00 Error East: -0.00

Error Direction: N 23° 01' 32" E Total Distance Error: 0.00

Error of Closure Greater than 1/10,000,000.00

Perimeter: 122.33

Area: sq. Feet: 720 Acres: 0.017

COUNTY: EASTLAND
RCSJ NO.: 1697-02-025
HIGHWAY NO.: F.M. HIGHWAY 2214
PROJECT LIMITS: FROM 0.5 MILE EAST OF FM 571 TO SH 16
PARCEL NO.: 6
GRANTOR: G.W. FULLER
Page 1 of 3

FIELD NOTES OF 0.05 ACRE OF LAND OUT OF THE D.S. RICHARDSON SURVEY NO. 10, ABSTRACT NO. 414, EASTLAND COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 0.51 ACRE TRACT OUT OF THE NORTHEAST CORNER OF SUBDIVISION NO. 8 OF SAID RICHARDSON SURVEY. SAID 0.51 ACRE BEING THE NORTHEAST CORNER OF THAT CERTAIN 60 ACRE TRACT CONVEYED FROM JAMES RIDER, ET UX TO G.W. FULLER BY DEED RECORDED IN VOLUME 53, PAGE 477, EASTLAND COUNTY DEED RECORDS. SAID 0.05 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FENCE CORNER POST FOR THE OCCUPIED NORTHEAST CORNER OF SAID 60 ACRE TRACT, THE SOUTHEAST CORNER OF THAT CERTAIN 351.267 ACRE TRACT CONVEYED FROM MORRIS R. GREENHAW, ET UX TO DAVID JENNINGS, ET UX BY DEED RECORDED IN VOLUME 1887, PAGE 16, EASTLAND COUNTY OFFICIAL PUBLIC RECORDS. SAID POST BEARS 15,822.30' S 00°20'53" W AND 5572.90' S 89°39'07" E FROM THE NORTHWEST CORNER OF SAID RICHARDSON SURVEY;

THENCE S 00°17'12" W FOR A DISTANCE OF 249.14' TO A 5/8" REBAR WITH ALUMINUM CAP SET ON THE WEST LINE OF THAT CERTAIN 164.56 ACRE TRACT CONVEYED FROM DOVE LEWIS TO CHILTON GRANT LEWIS BY DEED RECORDED IN VOLUME 663, PAGE 218, EASTLAND COUNTY DEED RECORDS FOR THE POINT OF BEGINNING AND FOR THE NORTHEAST CORNER OF THIS PARCEL. SAID REBAR BEARS 81.31' NORTHERLY FROM AND AT RIGHT ANGLES TO CENTERLINE CHAINING STATION 595+95.41 OF THE PROPOSED RELOCATION OF FM HIGHWAY 2214;

- 01) THENCE S 00°17'12" W WITH THE WEST LINE OF SAID 164.56 ACRE TRACT FOR A DISTANCE OF 40.13' TO A POINT ON THE PRESENT NORTH RIGHT OF WAY LINE OF FM HIGHWAY 2214 FOR THE MOST SOUTHERLY CORNER OF THIS PARCEL;
- 02) THENCE N 28°01'50" W WITH THE PRESENT NORTH RIGHT OF WAY LINE OF FM HIGHWAY 2214 FOR A DISTANCE OF 217.02' TO A TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DISK SET IN CONCRETE ON THE PROPOSED NORTH RIGHT OF WAY LINE OF FM HIGHWAY 2214. SAID DISK BEARS 75.00' NORTHERLY FROM AND AT RIGHT ANGLES TO CENTERLINE CHAINING STATION 594+08.52 OF THE PROPOSED RELOCATION OF FM HIGHWAY 2214;
- 03) THENCE S 33°53'40" E FOR A DISTANCE OF 118.81' TO A TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DISK SET IN CONCRETE ON THE PROPOSED NORTH RIGHT OF WAY LINE OF FM HIGHWAY 2214. SAID DISK BEARS 80.00' NORTHERLY FROM AND AT RIGHT ANGLES TO CENTERLINE CHAINING STATION 595+30.00 OF THE PROPOSED RELOCATION OF FM HIGHWAY 2214;
- 04) THENCE S 34°13'47" E WITH THE PROPOSED NORTH RIGHT OF WAY LINE OF FM HIGHWAY 2214 FOR A DISTANCE OF 63.87' TO THE PLACE OF BEGINNING AND CONTAINING 0.05 ACRE OF LAND MORE OR LESS.

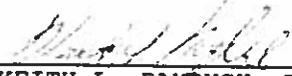
ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

COUNTY: EASTLAND
RCSJ NO.: 1697-02-025
HIGHWAY NO.: F.M. HIGHWAY 2214
PROJECT LIMITS: FROM 0.5 MILE EAST OF FM 571 TO SH 16
PARCEL NO.: 6
GRANTOR: G.W. FULLER
Page 2 of 3

ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83). ALL DISTANCES MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED GRID SCALE FACTOR OF 0.9998800144.

THIS SURVEY MEETS OR EXCEEDS THE MINIMAL STANDARDS FOR POSITIONAL ACCURACY AS PROMULGATED BY THE CURRENT PUBLICATION OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

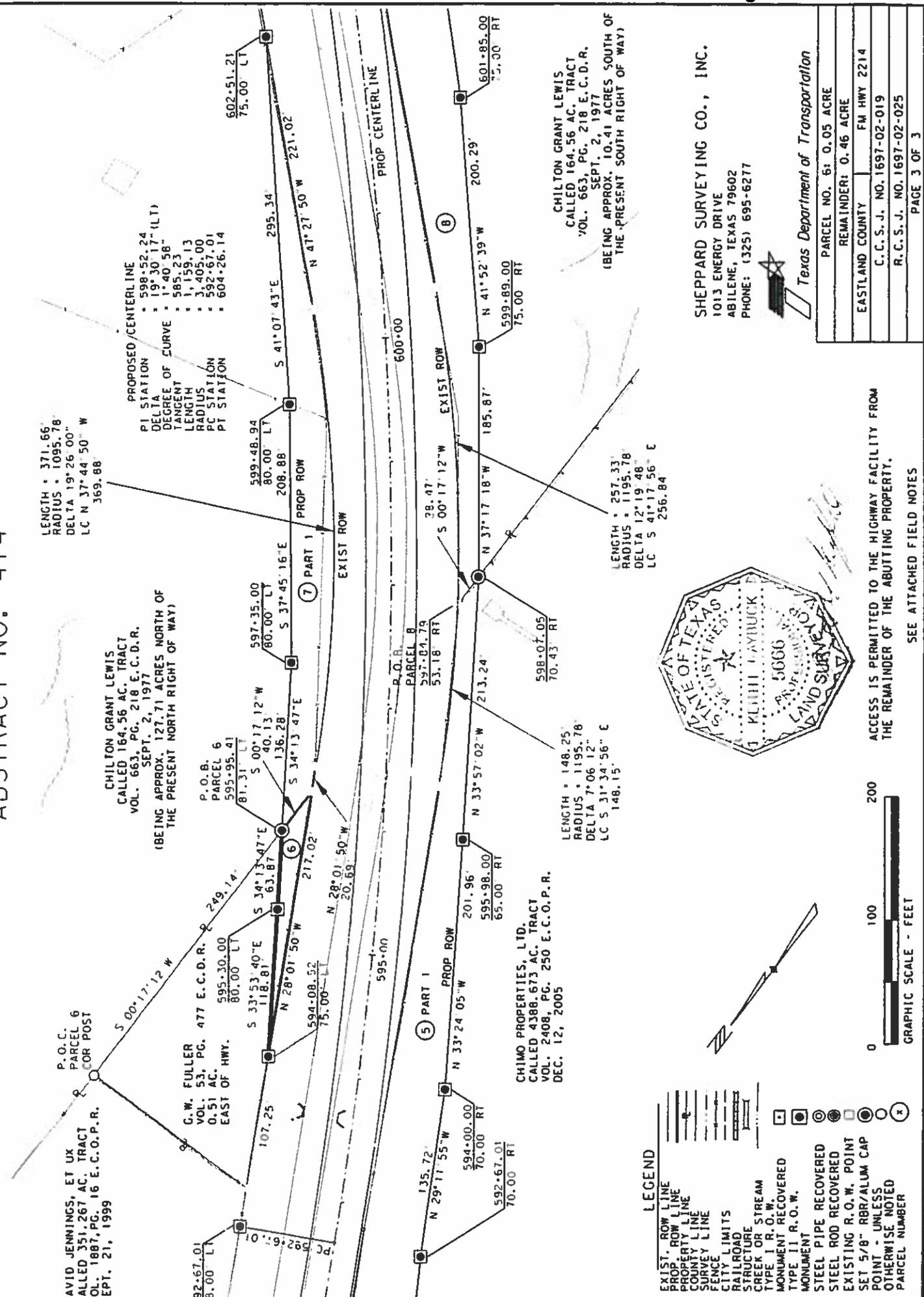
I, KEITH L. RAYBUCK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING FIELD NOTES AND ATTACHED PLAT REPRESENT A SURVEY COMPLETED ON THE GROUND AND UNDER MY SUPERVISION ON THE 17TH DAY OF JULY 2008.



KEITH L. RAYBUCK, R.P.L.S. 5666

W.O. 07-T071
PARCEL 6
GWFULLER.DOC
02JUN09

D. S. RICHARDSON SURVEY NO. 10
ABSTRACT NO. 414



Parcel 11
Sheet 1 of 3
June 17, 2015

County: Smith
Parcel No: 11
Highway: Spur 248
Project Limits: 1.75 miles west of FM 848 to SH 64
RCSJ: 2558-01-016

PROPERTY DESCRIPTION FOR PARCEL 11

BEING A 0.1531-ACRE (6,669 SQUARE FEET) PARCEL OF LAND OUT OF A CALLED 1.798-ACRE TRACT CONVEYED TO C. AUBREY SMITH, JR. BY DEED DATED SEPTEMBER 30, 2005 AND RECORDED UNDER DOCUMENT NO. 2005-RO049221 OFFICIAL PUBLIC RECORDS (O.P.R.) OF SMITH COUNTY, TEXAS (ALL INSTRUMENTS CITED HEREIN ARE RECORDED IN SMITH COUNTY, TEXAS), SAID 0.1531-ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS AND COORDINATES BEING REFERENCED TO TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011). ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000065042:

BEGINNING at a set TxDOT Type II R.O.W. monument marked "TX DEPT OF TRANSPORTATION" (N=6,613,947.26, E=2,983,120.86) lying 80.00 feet right of Engineer's Baseline Station (E.B.S) 190+44.55, being on the northeast line of said 1.798-acre tract and on the southwest cutback of the R.O.W. intersection of Bascom Road and Spur 248, for the southeast corner of the herein described parcel, from which a 1/2-inch iron rod found at a corner in the east line of said 1.798 acre tract bears S48°26'26"E, a distance of 105.24 feet;

THENCE through the interior of said 1.798 acre tract, with the proposed south R.O.W. line of Spur 248, the following two (2) courses and distances numbered 1-2:

- 1) S84°51'59"W, a distance of 247.89 feet to a TxDOT Type II R.O.W. monument marked "TX DEPT OF TRANSPORTATION" lying 80.00 feet right of E.B.S. 187+96.65, and
- 2) N82°55'47"W, a distance of 109.68 feet to a TxDOT Type II R.O.W. monument marked "TX DEPT OF TRANSPORTATION" lying 56.81 feet right of E.B.S. 186+89.45, being on the existing south r.o.w. line of Spur 248, from which a TxDOT Type I concrete monument found on the south r.o.w. line of Spur 248 bears S81°59'28"W, a distance of 200.06 feet;

THENCE along the common line of said 1.798 acre tract and said existing south r.o.w. line of Spur 248, the following two (2) courses and distances numbered 3-4:

- 3) N84°56'04"E, a distance of 333.62 feet to a calculated point for angle point, from which a TxDOT Type I concrete monument found destroyed bears N80°28'19"W, a distance of 0.46 feet, and

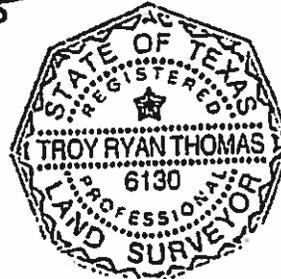
Parcel 11
Sheet 2 of 3
June 17, 2015

- 4) $S48^{\circ}26'26''E$, a distance of 31.32 feet returning to the POINT OF BEGINNING and containing 0.1531 of an acre (6,669 square feet) of land.

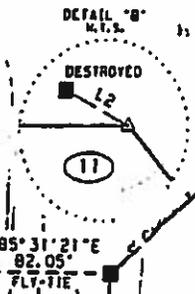
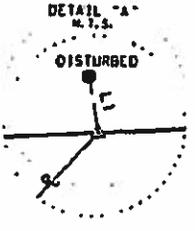
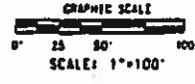
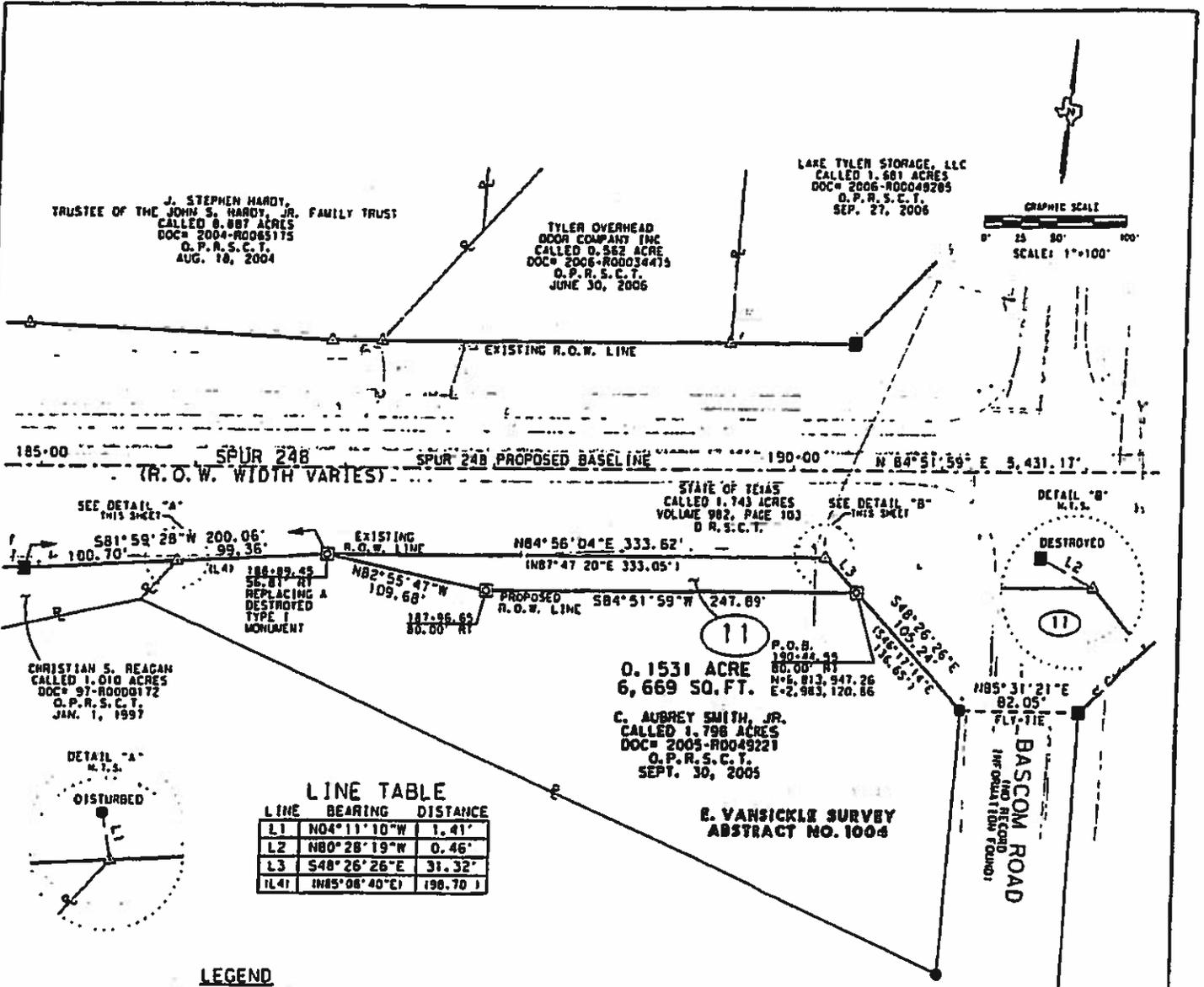
This property description is accompanied by a separate sketch of even date prepared by Vickrey & Associates, Inc.

Certified this 17th day of June, 2015

TyRils 6/17/2015
Troy R. Thomas, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration #6130
Vickrey & Associates, Inc.
1717 West 6th Street, Suite 260
Austin, Texas 78703
TBPLS Registration #10194106



Job No. 2530-002-104



LEGEND

- 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED TEXAS DEPT. OF TRANSPORTATION R.O.W. SET
- ⊕ TIDOT TYPE II R.O.W. MONUMENT MARKED "TX DEPT OF TRANSPORTATION" SET
- ⊕ TIDOT TYPE I CONCRETE MONUMENT FOUND --UNLESS NOTED
- ⊕ TIDOT TYPE II BRASS MONUMENT FOUND --UNLESS NOTED
- 1/2" IRON ROD FOUND --UNLESS NOTED
- ⊕ 1/2" IRON PIPE FOUND --UNLESS NOTED
- ⊕ FENCE CORNER POST FOUND
- △ CALCULATED POINT
- (I) RECORD INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R.S.C.T. DEED RECORDS OF SMITH COUNTY, TEXAS
- P.R.S.C.T. PLAT RECORDS OF SMITH COUNTY, TEXAS
- O.P.R.S.C.T. OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS
- D.T.R.S.C.T. DEED OF TRUST RECORDS OF SMITH COUNTY, TEXAS
- RIGHT-OF WAY (R.O.W.) LINE
- - - EXISTING EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- - - PROPOSED BASE LINE
- NOT TO SCALE (N.T.S.)

PARENT TRACT ACREAGE	ACQUISITION	REMAINDER
1.798 AC.	186-89.45 TO 190-44.55 0.1531 AC. 16,669 SQ. FT. 1 RT	CALCULATED 1.645 AC.

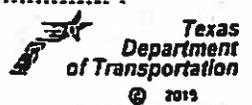


I, Troy R. Thomas, Registered Professional Land Surveyor, hereby certify that this parcel plat and accompanying legal description of even date represent an actual survey made on the ground under my supervision.

T.R. Thomas 6/17/2015

Troy R. Thomas
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6130
TPLS FIRM NO. 10194106
TTHOMAS@VICKREYINC.COM

- NOTES:**
- All bearings shown are based on the Texas Coordinate System, North Central Zone, NAD 83 (2011) Epoch 2010. All coordinates and distances shown are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000083042. Unit: U.S. Survey Feet.
 - Spur 248 baseline and background planimetrics provided by others.
 - These surveys were prepared without the benefit of title commitments. Easements or other matters of record may exist where none are shown.
 - This parcel plat is accompanied by a property description of even date.
 - Abstracting and field surveying was performed January April, 2015.



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL - ENVIRONMENTAL - SURVEY
1772 West 40th Street, Suite 301, Austin, TX 78740
Telephone: (512) 844-8211
FAX: (512) 844-8211

PROJECT NO.	STATE	FEDERAL AID PROJECT NO.	RIGHTWAY NO.
10	TEXAS		SPUR 248
		TRACT NO.	SHEET NO.
		SMITH	2558 01 016 3 OF 3

6/16/2015 2:50:55 AM USER: MCEL INTENT: 10, 11, 12

County: Denton
Highway: US 377
STA. 116+14.41 to 118+23.82
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 4

Being a 1,925 square feet tract of land situated in the David O. Hoover Survey, Abstract Number 603, Denton County, Texas, and being a portion of that certain tract of land to Hard Sun II Incorporated, as recorded in Document #97-R0022848, Deed Records, Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap for the Northeast corner of said Hard Sun II tract, said point also being in the South Right-of-Way line of a Lamar Street, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°40'38" West, along the North line of said Hard Sun II tract and the South Right-of-Way line of said Lamar Street, a distance of 110.39 feet to a set mag nail in the new Easterly Right-of-Way line of US 377 at the POINT OF BEGINNING at Sta. 118+23.82, 73.24 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,049,183.38, East 2,357,855.16; **

- (1) THENCE South 63°49'18" West, along the new Easterly Right-of-Way line of US 377, a distance of 34.34 feet to a set 5/8 inch iron rod with TxDOT aluminum cap in said new Easterly Right-of-Way line at Sta. 117+97.23, 51.50 feet Right; **
- (2) THENCE South 24°32'19" West, along the new Easterly Right-of-Way line of US 377, a distance of 182.83 feet to a set 5/8 inch iron rod with TxDOT aluminum cap in the South line of said Hard Sun II tract and in the North line of a tract of land to Linda Ruth Blevins and Revonda June Mathews, as recorded in Volume 2039, Page 173, D.R.D.C.T. at Sta. 116+14.41, 51.50 feet Right at Sta. 116+14.41, 51.50 feet Right; **
- (3) THENCE North 65°37'07" West, along the South line of said Hard Sun II tract and the North line of said Blevins and Mathews tract, a distance of 7.77 feet to a found 5/8 inch iron rod at the Southwest corner of said Hard Sun II tract and in the existing Easterly Right-of-Way line of US 377, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (4) THENCE North 24°30'38" East, along the existing Easterly Right-of-Way line of US 377, a distance of 209.32 to a found monument at the Northwest Corner of said Hard Sun II tract and in the South Right-of-Way line of said Lamar Street;
- (5) THENCE South 65°40'38" East, along the North line of said Hard Sun II tract and the South Right-of-Way line of said Lamar Street, a distance of 29.61 feet to the POINT OF BEGINNING, containing 1,925 square feet (0.044 acres) of land, more or less.

County: Denton
Highway: US 377
STA. 116+14.41 to 118+23.82
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



County: Denton
Highway: US 377
ROW CSJ: 0081-03-057
Project Limits: From Heruietta Creek Rd.
To: SH 114
Parcel: 4TE

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from the date of January 1, 2018 for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: US 377
STA. 116+14.45 to 116+92.74
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised October 22, 2015

Description of Parcel 4 TE

Being a 1,845 square feet tract of land situated in the David O. Hoover Survey, Abstract Number 603, Denton County, Texas, and being a portion of that certain tract of land to Hard Sun II Incorporated, as recorded in Document #97-R0022848, Deed Records, Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap for the Northeast corner of said Hard Sun II tract, said point also being in the South Right-of-Way line of Lamar Street, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°40'38" West, along the North line of said Hard Sun II tract and the South Right-of-Way line of said Lamar Street, a distance of 110.39 feet to a set mag nail in the new Easterly Right-of-Way line of US 377; **

THENCE South 63°49'18" West, along the new Easterly Right-of-Way line of US 377, a distance of 34.34 feet to a set 5/8 inch iron rod with TxDOT aluminum cap in said new Easterly Right-of-Way line; **

THENCE South 24°32'19" West, along the new Easterly Right-of-Way line of US 377, a distance of 104.50 feet to a point in the proposed Easterly line of a Temporary Easement at the POINT OF BEGINNING at Sta. 116+92.73, 51.50 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,049,073.17, East 2,357,780.94;

- (1) THENCE South 65°28'35" East, along the proposed Easterly line of a Temporary Easement, a distance of 31.00 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 116+92.74, 82.50 feet Right;
- (2) THENCE South 24°32'19" West, along the proposed Easterly line of a Temporary Easement, a distance of 36.00 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 116+56.75, 82.50 feet Right;
- (3) THENCE North 65°29'13" West, along the proposed Easterly line of a Temporary Easement, a distance of 13.79 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 116+56.74, 68.71 feet Right;
- (4) THENCE South 24°30'38" West, along the proposed Easterly line of a Temporary Easement, a distance of 42.29 feet to a point in the South line of said Hard Sun II tract and in the North line of a tract of land to Linda Ruth Blevins and Revonda June Mathews, as recorded in Volume 2039, Page 173, D.R.D.C.T. at Sta. 116+14.45, 68.73 feet Right;

County: Denton
Highway: US 377
STA. 116+14.45 to 116+92.74
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised October 22, 2015

- (5) THENCE North 65°37'07" West, along the South line of said Hard Sun II tract and the North line of said Blevins and Mathews tract, a distance of 17.23 feet to a set 5/8 inch iron rod with TxDOT aluminum cap in said new Easterly Right-of-Way line; **
- (6) THENCE North 24°32'19" East, along the new Easterly Right-of-Way line of US 377, a distance of 78.33 feet to the POINT OF BEGINNING, containing 1,845 square feet (0.042 acres) of land, more or less.

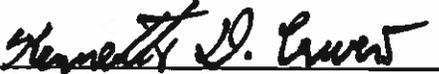
NOTE: ** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14" West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



PARCEL 4TE - LINE TABLE		
1	S 65° 28' 35" E	31.00'
2	S 24° 32' 19" W	36.00'
3	N 65° 29' 13" W	13.79'
4	S 24° 30' 38" W	42.29'

EXHIBIT A
PAGE 3 OF 3

UNION PACIFIC RAILROAD

EXISTING ROW

STATE OF TEXAS
VOL. 279, PG. 250
D.R.D.C.T.

T.&P. R.R. CO.
ESMT.
2.71 ACRES

BEGIN PROJECT
STA. 116+14.41

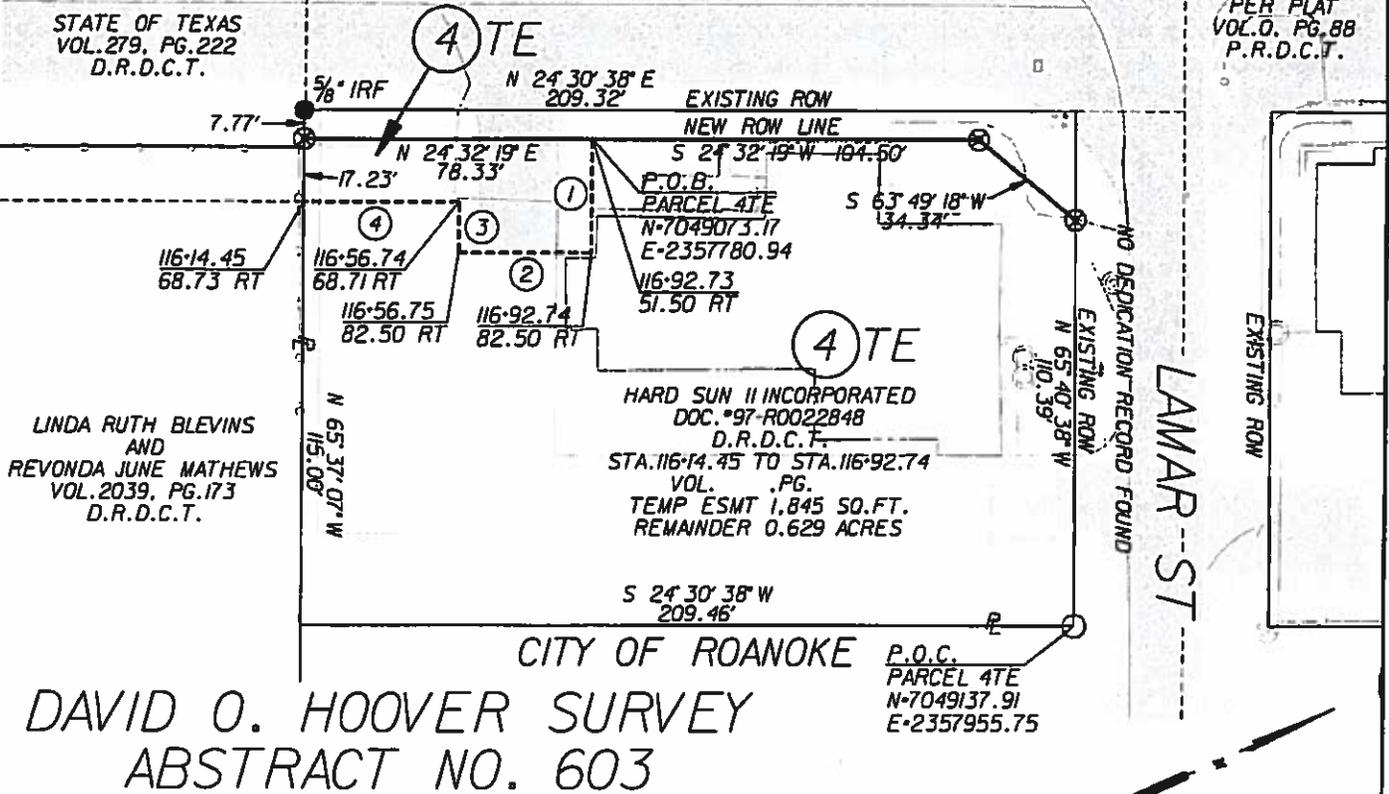
US 377

PROPOSED C US 377

N 24° 32' 19" E
4,261.34

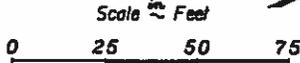
STATE OF TEXAS
VOL. 279, PG. 222
D.R.D.C.T.

ROW DEDICATION
PER PLAT
VOL. 0, PG. 88
P.R.D.C.T.



Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.



Revised: 10/22/15

- LEGEND**
- • 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Nail set or X Cut set
 - ⊗ • 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
 - • Marker found "as noted"
 - O.P.R.D.C.T. • Official Public Records, Denton County, Texas
 - D.R.D.C.T. • Dead Records, Denton County, Texas
 - P.R.D.C.T. • Plat Records, Denton County, Texas
 - P.O.C. • Point Of Commencing
 - P.O.B. • Point Of Beginning
 - ℙ • Property Line
 - ≡ • Survey Line
 - ↪ • Fea Hook
 - ⊖ • Centerline



A PLAT OF A SURVEY OF
PARCEL 4TE FOR
US 377
ROW CSJ:0081-03-57
A 1,845 SQ. FT.
TRACT OF LAND IN THE
DAVID O. HOOVER SURVEY
ABSTRACT NUMBER 603
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

Transystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102

Texas
Department of
Transportation

PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

County: Denton
Highway: US 377
STA. 136+62.56 to 138+12.54
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 29

Being a 1,821 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to AB Garage Holdings, LP, as recorded in Document #2008-10640, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 4R, Block 21 Original Town of Roanoke, recorded in Volume T, Page 88, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Southeast corner of said AB Garage Holdings tract and in the North Right-of-Way line of Travis Street as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°30'36" West, along the South line of said AB Garage Holdings tract and the North Right-of-Way line of said Travis Street, a distance of 108.45 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at the POINT OF BEGINNING at Sta. 136+62.56, 74.28 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,050,855.62, East 2,358,619.74; **

- (1) THENCE North 65°30'36" West, along the South line of said AB Garage Holdings tract and the North Right-of-Way line of said Travis Street, a distance of 31.55 feet to a found monument at the Southwest corner of said AB Garage Holdings tract and in the existing Easterly Right-of-Way line of US 377, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (2) THENCE North 24°30'38" East, along the existing Easterly Right-of-Way line of US 377, a distance of 150.00 feet to a set 5/8 inch iron rod with Transystems cap at the Northwest corner of said AB Garage Holdings tract and the Southwest corner of a tract of land to Metroport Meals On Wheels, Inc., recorded in Volume 4940, Page 617, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 7R, Block 21, Original Town of Roanoke, recorded in Volume T, Page 177, Plat Records, Denton County, Texas (P.R.D.C.T.);
- (3) THENCE South 65°30'36" East, along the North line of said AB Garage Holdings tract and the South line of said Metroport Meals On Wheels tract, a distance of 8.85 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the North line of said AB Garage Holdings tract and in the new Easterly Right-of-way line of US 377 at Sta. 138+12.54, 51.50 feet Right; **
- (4) THENCE South 24°32'19" West, along the new Easterly Right-of-Way line of US 377, a distance of 106.19 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at Sta. 137+06.35, 51.50 feet Right; **
- (5) THENCE South 2°56'23" East, along the new Easterly Right-of-Way line of US 377, a distance of 49.36 feet to the POINT OF BEGINNING, containing 1,821 square feet (0.042 acres) of land, more or less.

County: Denton
Highway: US 377
STA. 136+62.56 to 138+12.54
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

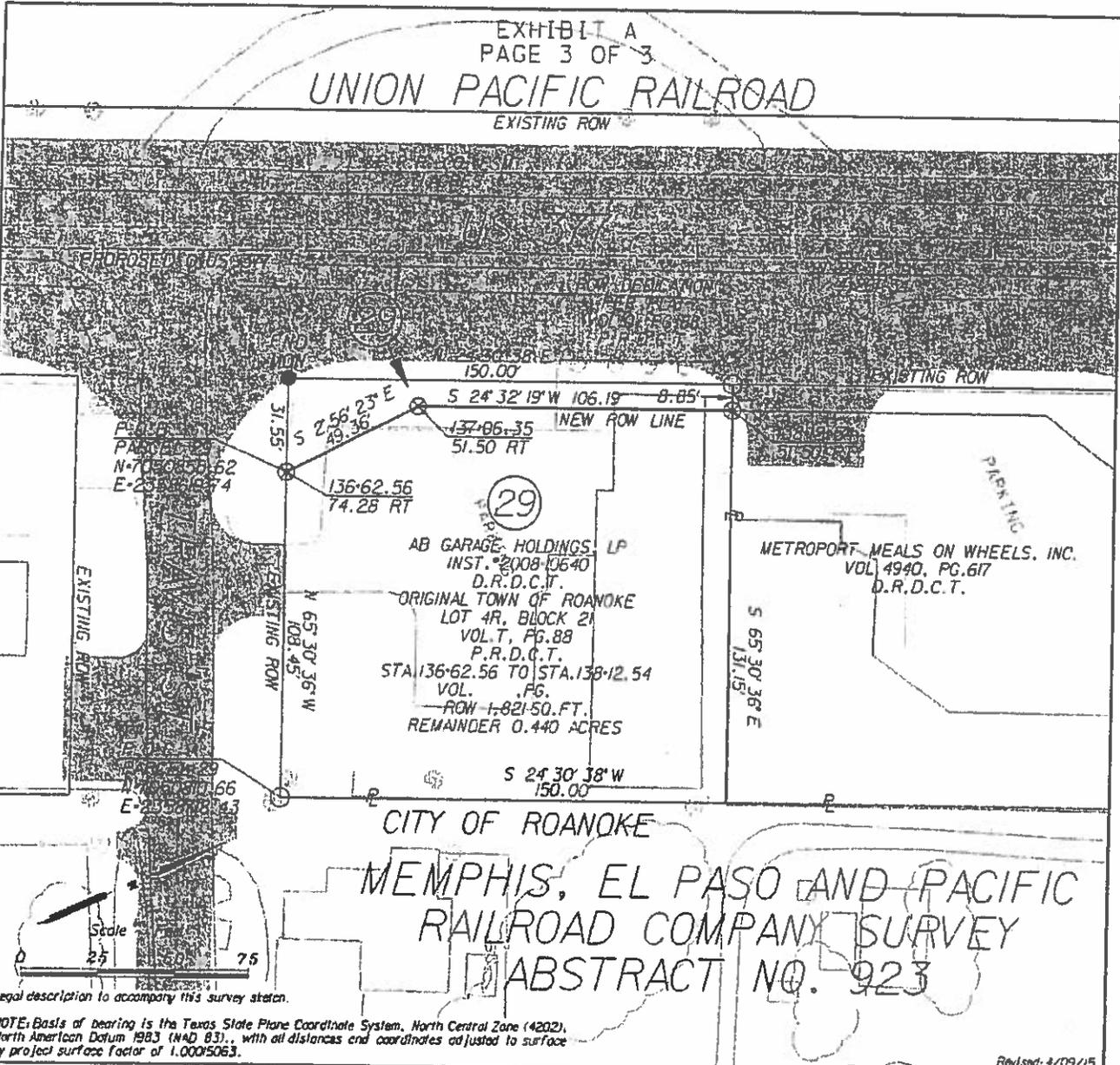
NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102





Legal description to accompany this survey station.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)... with all distances and coordinates adjusted to surface by project surface factor of 1.0005063.

Revised: 4/09/15

- LEGEND**
- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Nail set or X Cut set
 - ⊙ - 5/8 Inch Iron rod with aluminum cap stamped "TXDOT" set
 - - Marker found "as noted"
 - O.P.R.D.C.T. - Official Public Records, Denton County, Texas
 - D.R.D.C.T. - Deed Records, Denton County, Texas
 - P.R.D.C.T. - Plat Records, Denton County, Texas
 - P.O.C. - Point Of Commencing
 - P.O.B. - Point Of Beginning
 - ℙ - Property Line
 - ≡ - Survey Line
 - ↗ - Fee Hack
 - ⊖ - Centerline



A PLAT OF A SURVEY OF
PARCEL 29 FOR
US 377
ROW CSJ: 0081-03-057
A 1,821 SQ. FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

TranSystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

County: Denton
Highway: US 377
CSJ: 0081-03-057
Parcel: 29/29TE
Project limits: From Henrietta Creek Rd. to SH 114

AND IN ADDITION THERETO:

The temporary right to enter upon the remainder of the herein described parcel for the sole purpose of cutting that Metal and Masonry Office/Warehouse along the line of bisection, same being coincident with the proposed east temporary easement line, same being 15 feet east of the proposed east right of way line.

County: Denton
Highway: US 377
ROW CSJ: 0081-03-057
Project Limits: From Henrietta Creek Rd.
To: SH 114
Parcel: 29TE

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from the date of possession of said easement for the purpose of staging in, along, upon and across the premises described in the foregoing property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

EXHIBIT "A"

County: Denton
Highway: US 377
STA. 136+77.51 to 138+12.55
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 29 TE

Being a 1,809 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to AB Garage Holdings, LP, as recorded in Document #2008-10640, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 4R, Block 21 Original Town of Roanoke, recorded in Volume T, Page 88, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Southeast corner of said AB Garage Holdings tract and in the North Right-of-Way line of Travis Street as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°30'36" West, along the South line of said AB Garage Holdings tract and the North Right-of-Way line of said Travis Street, a distance of 108.45 feet to a set 5/8-inch iron rod with TxDOT 3 1/4 inch aluminum cap in the new Easterly Right-of-way line of US 377; **

THENCE North 2°56'23" West, along the new Easterly Right-of-way line of US 377, a distance of 16.85 feet to a point in the proposed Easterly line of a Temporary Easement at the POINT OF BEGINNING at Sta. 136+77.51, 66.50 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,050,872.45, East 2,358,618.88;

- (1) THENCE North 2°56'23" West, along the new Easterly Right-of-way line of US 377, a distance of 32.51 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the new Easterly Right-of-way line of US 377; **
- (2) THENCE North 24°32'19" East, along the new Easterly Right-of-way line of US 377, a distance of 106.19 feet to a set 5/8 inch iron rod with Transystems cap in the North line of said AB Garage Holdings tract and the South line of a tract of land to Metroport Meals On Wheels, Inc., recorded in Volume 4940, Page 617, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 7R, Block 21, Original Town of Roanoke, recorded in Volume T, Page 177, Plat Records, Denton County, Texas (P.R.D.C.T.); **
- (3) THENCE South 65°30'36" East, along the North line of said AB Garage Holdings tract and the South line of said Metroport Meals On Wheels tract, a distance of 15.00 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 138+12.55, 66.50 feet Right;
- (4) THENCE South 24°32'19" West, along the proposed Easterly line of a Temporary Easement, a distance of 135.04 feet to the POINT OF BEGINNING, containing 1,809 square feet (0.042 acres) of land, more or less.

County: Denton
Highway: US 377
STA. 136+77.51 to 138+12.55
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

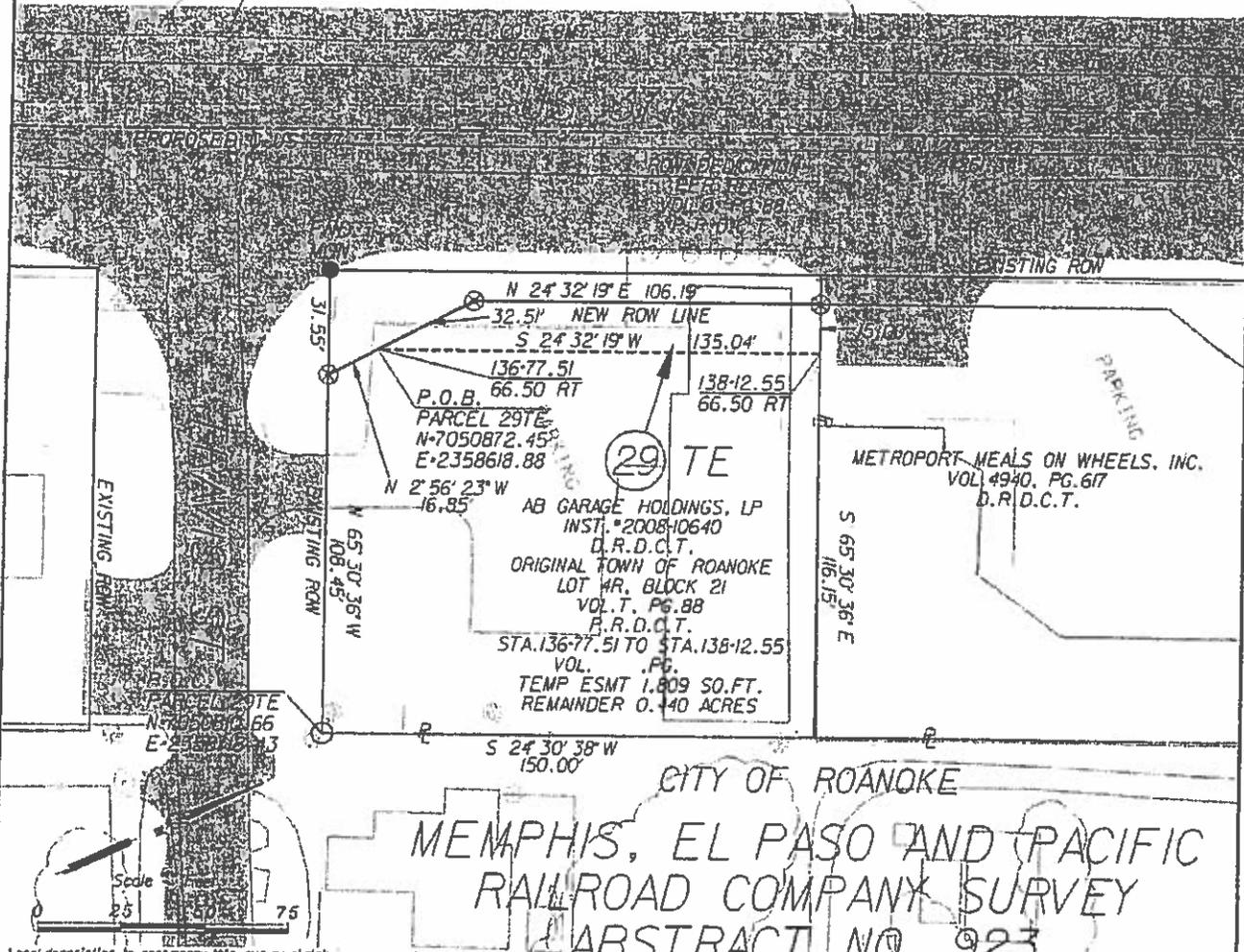
NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



EXHIBIT A
PAGE 3 OF 3
UNION PACIFIC RAILROAD
EXISTING ROW



Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.0005063.

- LEGEND**
- • 5/8 inch iron rod with plastic cap stamped "Transystems" set, PK Nail set or X Cut set
 - ⊗ • 5/8 inch iron rod with aluminum cap stamped "TXDOT" set
 - • Marker found "as noted"
 - O.P.R.D.C.T. • Official Public Records, Denton County, Texas
 - D.R.D.C.T. • Dead Records, Denton County, Texas
 - P.R.D.C.T. • Plat Records, Denton County, Texas
 - P.O.C. • Point Of Commencing
 - P.O.B. • Point Of Beginning
 - R • Property Line
 - S • Survey Line
 - F • Fee Hook
 - C • Centerline

STATE OF TEXAS
REGISTERED
TIMOTHY A. FROST
5316
PROFESSIONAL
LAND SURVEYOR
2-25-2015
TBPLS FIRM #10038300

A PLAT OF A SURVEY OF
PARCEL 29TE FOR
US 377
ROW CSJ: 0081-03-057
A 1,809 SQ. FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

Transystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

County: Denton
Highway: US 377
STA. 127+51.65 to 128+51.87
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 17

Being a 1,327 square feet tract of land situated in the David O. Hoover Survey, Abstract Number 603, Denton County, Texas, and being a portion of that certain tract of land to V M Real Estate, LTD., as recorded in Document #2004-70444, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lots 15, 16, 17 and 18, Block 12, Original Town of Roanoke, recorded in Volume Q, Page 88, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Northeast corner of said V M Real Estate tract and in the South Right-of-Way line of Rusk Street, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°30'16" West, along the South line of said V M Real Estate tract and the South Right-of-Way line of said Rusk Street, a distance of 108.30 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at the POINT OF BEGINNING at Sta. 128+51.87, 74.82 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,050,117.93, East 2,358,283.56;**

- (1) THENCE South 53°31'49" West, along the new Easterly Right-of-Way line of US 377, a distance of 48.12 feet to set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at Sta. 128+09.78, 51.50 feet Right;**
- (2) THENCE South 24°32'19" West, along the new Easterly Right-of-Way line of US 377, a distance of 58.13 feet to set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the South line of said V M Real Estate tract and the North line of a tract of land to Bean Realty, LLC, recorded in Document #2004-131676, D.R.D.C.T. and Bean Realty, LLC, recorded in Document #2004-141930, D.R.D.C.T. being Lots 7, 8, 9, 10, 11, 12, 13 and 14, Block 12, Original Town of Roanoke, recorded in Volume Q, Page 88, P.R.D.C.T. in the new Easterly Right-of-way line of US 377 at Sta. 127+51.65, 51.50 feet Right;**
- (3) THENCE North 65°29'22" West, along the South line of said V M Real Estate tract and the North line of said Bean Realty tract, a distance of 8.33 feet to a set 5/8" iron rod with Transystems cap at the Southwest corner of said V M Realty tract, the Northwest corner of said Bean Realty tract and in the existing Easterly Right-of-Way line of US 377, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (4) THENCE North 24°30'38" East, along the existing Easterly Right-of-Way line of US 377, a distance of 100.20 feet to a found 5/8 inch iron rod at the Northwest Corner of said V M Real Estate tract and in the South Right-of-Way line of said Rusk Street;
- (5) THENCE South 65°30'16" East, along the North line of said V M Real Estate tract and the South Right-of-Way line of said Rusk Street, a distance of 31.70 feet to the POINT OF BEGINNING, containing 1,327 square feet (0.030 acres) of land, more or less.

County: Denton
Highway: US 377
STA. 127+51.65 to 128+51.87
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

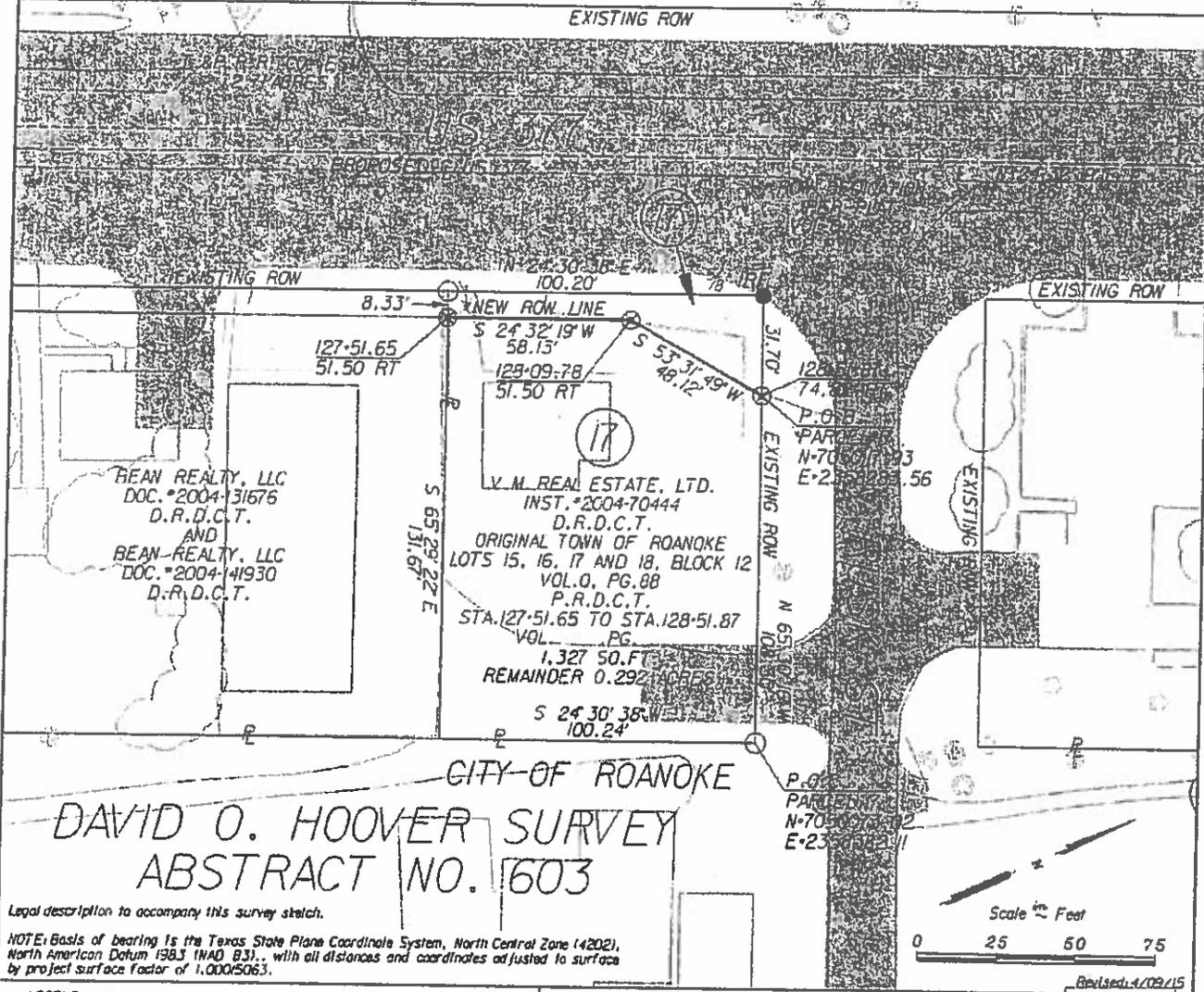
That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



EXHIBIT A
PAGE 3 OF 3
UNION PACIFIC RAILROAD



Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.

LEGEND

- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Nail set or X Cut set
- ⊗ - 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
- - Marker found "as noted"
- O.P.R.D.C.T. - Official Public Records, Denton County, Texas
- D.R.D.C.T. - Deed Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas
- P.O.C. - Point Of Commencing
- P.O.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- ↖ - Fee Hook
- E - Centerline



A PLAT OF A SURVEY OF
PARCEL 17 FOR
US 377
ROW CSJ: 0081-03-057
A 1,327 SQ. FT.
TRACT OF LAND IN THE
DAVID O. HOOVER SURVEY
ABSTRACT NUMBER 603
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

Transystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

County: Denton
Highway: BS 114K
STA. 1922+92.81 to 1922+91.08
R.O.W. CSJ: 0353-02-077

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 4

Being a 1,373 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to Gierisch Commercial, Ltd., recorded in Document #2001-R0141418, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 2 and part of Lot 3, Block 28, Original Town of Roanoke, recorded in Volume Q, Page 88, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Southeast corner of Lot 3 of said Gierisch tract and in the North line of a 30.00 foot alley, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°17'22" West, along the South line of Lot 3 of said Gierisch tract and the North line of said 30.00 foot alley, a distance of 122.66 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at the POINT OF BEGINNING at Sta. 1922+92.81, 132.97 feet Left and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,051,708.20, East 2,358,992.86; **

- (1) THENCE North 65°17'22" West, along the North line of Lot 2 of said Gierisch tract and the North line of said 30.00 foot alley, a distance of 17.34 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of Lot 3 of said Gierisch tract and in the existing Easterly Right-of-Way line of US 377, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (2) THENCE North 24°30'38" East, along the existing Easterly Right-of-Way line of US 377, a distance of 80.28 feet a found concrete monument at the Northwest corner of Lot 3 of said Gierisch tract and in the Southerly Right-of-way line of BS 114K, recorded in Volume 226, Page 130, D.R.D.C.T.;
- (3) THENCE South 66°43'37" East, along the North line of Lot 3 of said Gierisch tract and the existing Southerly Right-of-Way line of BS 114K, a distance of 16.98 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at Sta. 1922+91.08, 52.28 feet Left; **
- (4) THENCE South 24°32'19" West, along the new Easterly Right-of-Way line of US 377, a distance of 16.26 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 and being the beginning of a curve to the left at Sta. 1922+91.51, 68.54 feet Left; **
- (5) THENCE along said curve to the left, along the new Easterly Right-of-Way line of US 377, an arc distance of 64.44 feet, through a central angle of 0°44'55", a radius of 4,933.00 feet and a long chord which bears S 24°10'49" W, 64.44 feet to the POINT OF BEGINNING, containing 1,373 square feet (0.032 acres) of land, more or less.

County: Denton
Highway: BS 114K
STA. 1922+92.81 to 1922+91.08
R.O.W. CSJ: 0353-02-077

Page 2 of 3
February 20, 2015
Revised April 9, 2015

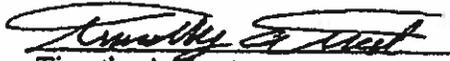
NOTE: ** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

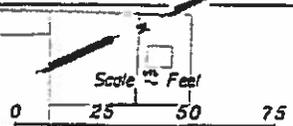
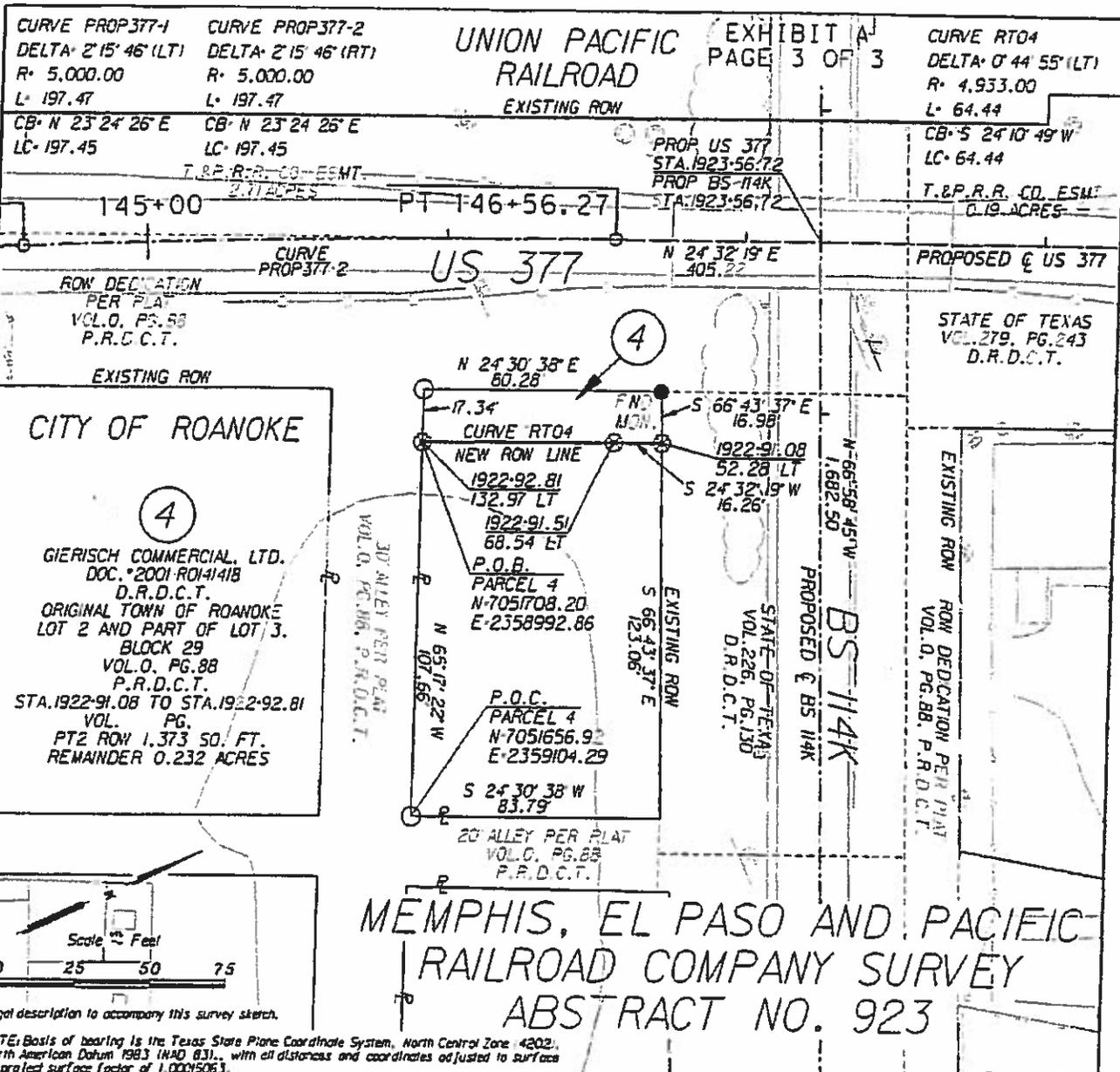
NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102





Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone, 4202, North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.

Revised: 4/09/15

- LEGEND**
- - 5/8 inch iron rod with plastic cap stamped "Transystems" set, PK #111 set or X Cut set
 - ⊙ - 5/8 inch iron rod with aluminum cap stamped "TXDOT" set
 - - Marker found "as noted"
 - O.P.R.D.C.T. - Official Public Records, Denton County, Texas
 - D.R.D.C.T. - Dead Records, Denton County, Texas
 - P.R.D.C.T. - Plat Records, Denton County, Texas
 - P.O.C. - Point Of Commencing
 - P.O.B. - Point Of Beginning
 - R - Property Line
 - S - Survey Line
 - H - Fee Hook
 - C - Centerline



A PLAT OF A SURVEY OF
PARCEL 4 FOR
BS 114K
ROW CSJ: 0353-02-077
A 1,373 SQ. FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

Transystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	BS 114K
	C. S. J.		CONT. SECT.	JOB
	ROW C. S. J.	0353	02	077

County: Denton
Highway: BS 114K
ROW CSJ: 0353-02-077
Project Limits: At: UP Railroad underpass in Roanoke
Parcel: 4TE

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from the date of January 1, 2018 for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: BS 114K
STA. 1921+68.54 to 1922+77.82
R.O.W. CSJ: 0353-02-077

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 4 TE

Being a 3,375 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to Gierisch Commercial, Ltd., recorded in Document #2001-R0141418, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 2 and part of Lot 3, Block 28, Original Town of Roanoke, recorded in Volume Q, Page 88, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Southeast corner of Lot 3 of said Gierisch tract and in the North line of a 30.00 foot alley, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°17'22" West, along the South line of Lot 3 of said Gierisch tract and the North line of said 30.00 foot alley, a distance of 107.66 feet to a point in the proposed Easterly line of a Temporary Easement at the POINT OF BEGINNING at Sta. 1922+77.82, 133.41 feet Left and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,051,701.93, East 2,359,006.48;

- (1) THENCE North 65°17'22" West, along the South line of Lot 3 of said Gierisch tract and the North line of said 30.00 foot alley, a distance of 15.00 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at the beginning of a curve to the right; **
- (2) THENCE along said curve to the right, along the new Easterly Right-of-Way line of US 377, an arc distance of 64.44 feet, through a central angle of 0°44'55", a radius of 4,933.00 feet and a long chord which bears N 24°10'49" E, 64.44 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377; **
- (3) THENCE North 24°32'19" East, along the existing Easterly Right-of-Way line of US 377, a distance of 16.26 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the North line of Lot 3 of said Gierisch tract and in the existing Southerly Right-of-way line of BS 114K, recorded in Volume 226, Page 130, D.R.D.C.T.; **
- (4) THENCE South 66°43'37" East, along the North line of Lot 3 of said Gierisch tract and the existing Southerly Right-of-Way line of said BS 114K, a distance of 123.06 feet to the Northeast corner of Lot 3 of said Gierisch tract being in the West line of a 20.00 foot alley, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (5) THENCE South 24°30'38" West, along the East line of Lot 3 of said Gierisch tract and the West line of said 20.00 foot alley, a distance of 20.00 feet to a point in the proposed Southerly line of a Temporary Easement at Sta. 1921+68.54, 72.82 feet Left;

County: Denton
Highway: BS 114K
STA. 1921+68.54 to 1922+77.82
R.O.W. CSJ: 0353-02-077

Page 2 of 3
February 20, 2015
Revised April 9, 2015

- (6) THENCE North $66^{\circ}43'37''$ West, proposed Southerly line of a Temporary Easement, a distance of 108.06 feet to a point in the proposed Easterly line of a Temporary Easement at Sta. 1922+76.60, 72.35 feet Left being the beginning of a curve to the left;
- (7) THENCE along said curve to the left, along the proposed Easterly line of a Temporary Easement, an arc distance of 61.08 feet, through a central angle of $0^{\circ}42'42''$, a radius of 4,918.00 feet and a long chord which bears S $24^{\circ}09'33''$ W, 61.08 feet to the POINT OF BEGINNING, containing 3,375 square feet (0.077 acres) of land, more or less.

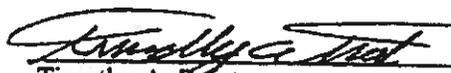
NOTE: ** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South $70^{\circ}31'14''$ West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

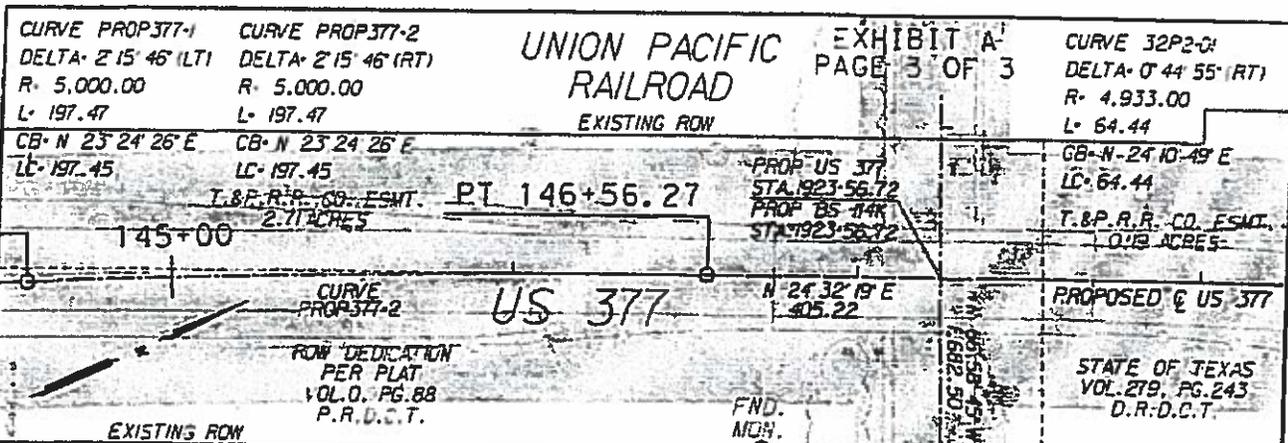
NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102

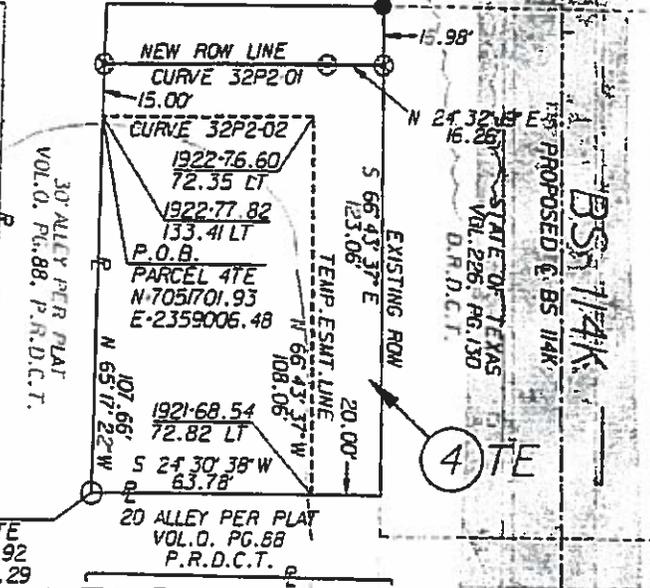




CITY OF ROANOKE

4 TE

GIERISCH COMMERCIAL, LTD.
DOC. *2001-RO1-1418
D.R.D.C.T.
ORIGINAL TOWN OF ROANOKE
LOT 2 AND PART OF LOT 3,
BLOCK 29
VOL. 0, PG. 88
P.R.D.C.T.
STA. 1921-68.54 TO STA. 1922-77.82
VOL. 0, PG. 88
PT 2 TEMP ESMT 3,375 SQ. FT.
REMAINDER 0.232 ACRES

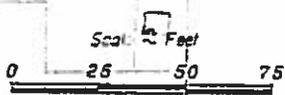


STATE OF TEXAS
VOL. 286, PG. 150
D.R.D.C.T.

STATE OF TEXAS
VOL. 279, PG. 243
D.R.D.C.T.

STATE OF TEXAS
VOL. 286, PG. 150
D.R.D.C.T.

STATE OF TEXAS
VOL. 286, PG. 150
D.R.D.C.T.



MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NO. 923

Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.

Revised 4/09/15

- LEGEND**
- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Nail set or X Cut set
 - ⊗ - 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
 - - Marker found "as noted"
 - O.P.R.D.C.T. - Official Public Records, Denton County, Texas
 - D.R.D.C.T. - Deed Records, Denton County, Texas
 - P.R.D.C.T. - Plat Records, Denton County, Texas
 - P.O.C. - Point Of Commencing
 - P.O.B. - Point Of Beginning
 - ℙ - Property Line
 - ℰ - Survey Line
 - ↖ - Fee Hook
 - ⊕ - Centerline



A PLAT OF A SURVEY OF
PARCEL 4TE FOR
BS 114K
ROW CSJ: 0353-02-077
A 3,375 SQ. FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

TranSystems

500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	BS 114K
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0353	02	077

June, 2015
Parcel 39
Page 1 of 5

County: Cherokee
Highway: US 69
Limits: From 2 Miles North of FM 1247, near Wells, South 0.9 miles of FM 1247
(Angelina County Line)
RCSJ: 0199-03-039
CCSJ: 0199-03-028

PROPERTY DESCRIPTION FOR PARCEL 39

Being a 0.1356 of one acre (5,907 square feet) tract of land, located in the Joseph Bowman League, Abstract No. 88, Cherokee County, Texas, being out of and a part of a 2.4 acre tract of land comprised of two tracts of land, being a called 9/10 acre tract also referred to as First Tract, and a called 1-1/2 acre tract, also referred to as Second Tract, both tracts conveyed from Wenell Lynn Chance to Royce Williams, by deed dated October 4, 2012, recorded in Volume 2134, Page 380, (O.P.R.C.C.), Texas, said 0.1356 acre tract of land more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found on the northerly line of a called 38.99 acre tract conveyed from Bryan Cartwright and Lisa R. Cartwright to Ron A. Rose by deed dated May 3, 2005, recorded in Volume 1718, Page 109, (O.P.R.C.C.), Texas, and being the southwest corner of a called 4.377 acre tract conveyed from Joseph P. Gomer, Independent executer of the estate of Lois Vivian Gomer, decesed, to Joseph P. Gomer by dced dated Deccmber 29, 2014, recorded in Volume 2254, Page 729, Official Public Records of Cherokee County (O.P.R.C.C.), Texas, common with the southeast corner of said 2.4 acre tract, thence as follows;

North 26°00'41" East, along the easterly line of said 2.4 acre tract common with the westerly line of said 4.377 acre tract, a distance of 405.68 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum disk set on the proposed southerly right-of-way line of U.S 69 (R.O.W. varies) for the southeast corner and **POINT OF BEGINNING** of the herein described parcel having surface coordinates of X = 3,973,238.27 and Y = 10,550,546.91, said monument is located 79.97 feet right of proposed U.S. 69 baseline station 1974+84.76. All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 1983, (1993 adjustment), all distances and coordinates shown are surface and may be converted to grid by dividing by a combined surface adjustment factor of 1.000030;

June, 2015
Parcel 39
Page 2 of 5

1. THENCE, North 36°01'23" West, along the proposed southerly right-of-way line of said U.S. 69, a distance of 205.65 feet to a 5/8-inch iron rod with a (TxDOT) aluminum disk set on the westerly line of said 2.4 acre tract common with the easterly line of a called 1.7 acre tract conveyed from Morris Dwayne McMillon, to Janna Sue McMillon by divorce decree No. 2001-06-0488, dated August 23, 2001, recorded in Volume 1612, Page 124, (O.P.R.C.C.), Texas, said monument is located 79.99 feet left of proposed U.S. 69 baseline station 1972+79.11;
2. THENCE, North 56°50'03" East, along said common line, a distance of 30.03 feet to the northwest corner of said 2.4 acre tract common with the northeast corner of said 1.7 acre tract, being on the existing southerly right-of-way line of said U.S. 69;
3. THENCE, South 36°01'23" East, along the existing southerly right-of-way line of said U.S. 69, a distance of 188.23 feet to the northeast corner of said 2.4 acre tract common with the northwest corner of said 4.377 acre tract, being the northeast corner of the herein described parcel, from which a found 3/8-inch iron rod bears North 17°47'21" East, 2.07 feet;
4. THENCE, South 26°00'41" West, along the easterly line of said 2.4 acre tract common with the westerly line of said 4.377 acre tract, a distance of 33.96 feet to the POINT OF BEGINNING of the herein described parcel, and containing 0.1356 of one acre (5,907 square feet) of land.

** 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.

June, 2015
Parcel 39
Page 3 of 5

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

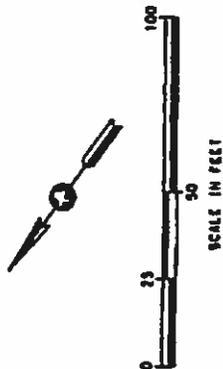
I, Ruben A. Calderon, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision during the month of May, 2015.

Ruben A. Calderon
Ruben A. Calderon, RPLS
Texas Registration Number 5109 *6/15/2015*

RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020



EXHIBIT



I, RUBEN A. CALDERON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING MAY, 2015.

Ruben A. Calderon
RUBEN A. CALDERON, R.P.L.S. # 5109 DATE AS OF
6/15/2015

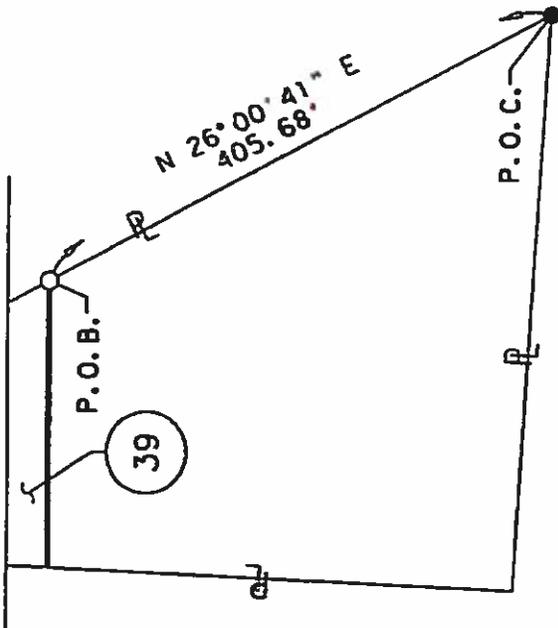
T TEXAS DEPARTMENT OF TRANSPORTATION
©2004

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ROYCE WILLIAMS

PARCEL 39
PAGE 4 OF 5

ROW CSJ NO. 0199-03-039
US HIGHWAY 69 CHEROKEE COUNTY, TEXAS
RODS SURVEYING INC.
6810 LEE ROAD SPRING, TX 77379
(281) 257-4020
SCALE: 1"=50'

US 69



38.99 ACRES
RON A. ROSE
VOL. 171B, PAGE 109
O.P.R. C.C.
MAY 3, 2005

- LEGEND**
- FOUND CONCRETE MONUMENT (TXDOT TYPE II)
 - FOUND CONCRETE MONUMENT (TXDOT TYPE III)
 - CONCRETE MONUMENT SET (TXDOT TYPE III)
 - FOUND 1/2" IRON ROD UNLESS NOTED
 - 5/8" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
 - CALCULATED POINT
 - FOUND CORNER (AS DESCRIBED)
 - 5/8" IRON ROD SET WITH YELLOW CAP - RODS SURVEYING INC. * PROPERTY LINE
 - RECORD INFORMATION
 - SURVEY LINE
 - - - PROPOSED DRAINAGE EASEMENT
 - - - ACCESS DENIAL LINE
 - EXISTING R.O.W. LINE
 - PARCEL BOUNDARY
 - RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - CHB CHORD BEARING
 - CHD CHORD DISTANCE
 - B.L. BUILDING SETBACK LINE (PER PLAT)
 - N.T.S. NOT TO SCALE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - C.C.D.R. CHEROKEE COUNTY DEED RECORDS
 - C.C.O.R. CHEROKEE COUNTY OFFICIAL RECORDS
 - C.C.O.P.R. CHEROKEE COUNTY OFFICIAL PUBLIC RECORDS
 - C.C.P.R. CHEROKEE COUNTY PLAT RECORDS
 - O.S.S.F.S. ON SITE SEWERAGE FACILITY SETBACK

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000030.
2. HORIZONTAL AND VERTICAL CONTROL FURNISHED BY TXDOT.
3. SURVEY LINE LOCATION ARE APPROXIMATE AND BASED ON THE BEST AVAILABLE EVIDENCE.
4. THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.
5. THIS PLAT WAS PREPARED IN CONJUNCTION WITH, AND IS ACCOMPANIED BY A LEGAL DESCRIPTION OF AN EVEN DATE HERewith.

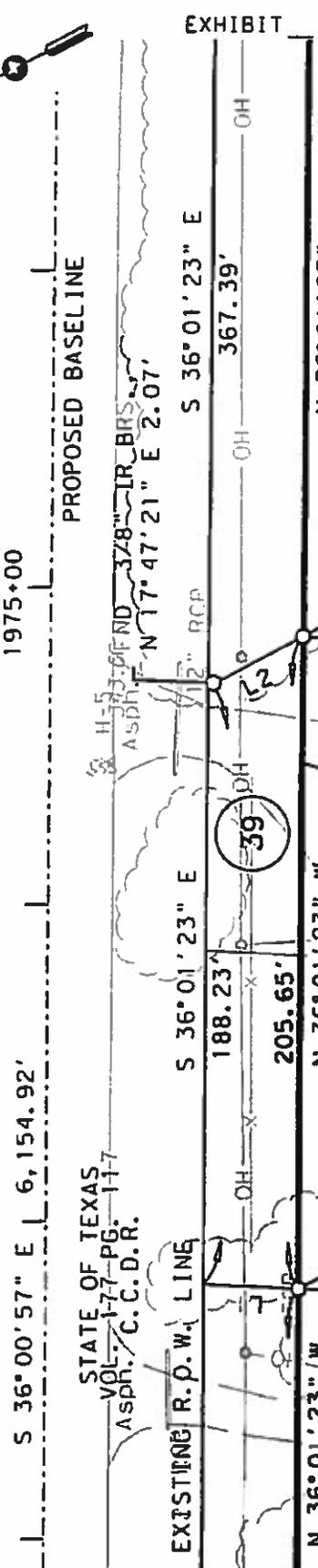
NOTES:

6. 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.

EXISTING ACREAGE	ACQUIRED ACRES	APPROX. REMAINDER ACREAGE	
		LEFT	RIGHT
2.4	0.1356		2.264
	5,907 sq ft		

JOSEPH BOWMAN LEAGUE, ABSTRACT NO. 88

US 69 (VARIABLE-WIDTH)



SCALE 3/4\"/>

1975+00

STATE OF TEXAS
VOL. 177 PG. 117
Aspdh. C.C.D.R.

EXISTING R.O.W. LINE

PROPOSED BASELINE

S 36° 01' 23" E

N 36° 01' 23" W

N 36° 01' 23" W

PROPOSED R.O.W. LINE

1972+79.11
79.99' RT

R.O.B. PARCEL 39
X=3,973,238.27
Y=10,550,546.91
STA: 1974+84.76
79.97' RT.

CALLED 4.377 ACRES
JOSEPH P. GOMER
VOL. 2254 PG. 729
C.C.O.P.R.
DEC. 29, 2014
WOODS

CALLLED 9/10
OF ONE ACRE
"FIRST TRACT"
ROYCE WILLIAMS
VOL. 2134 PG. 380
O.C.O.P.R.
OCTOBER 4, 2012

CALLLED 1.7 ACRES
JANNA SUE McMILLION
DECREE OF DIVORCE
No. 2001-06-0488
VOL. 1612 PG. 124
AUGUST 22, 2001
O.P.R.C.C.

CALLLED 1-1/2 ACRES
"SECOND TRACT"
ROYCE WILLIAMS
VOL. 2134 PG. 380
C.C.O.P.R.
OCTOBER 4, 2012

P.O.C.
PARCEL 39

RIGHT OF WAY PLAT
SHOWING PROPERTY OF

ROYCE WILLIAMS
PARCEL 39

PAGE 5 OF 5

ROW CSJ NO. 0199-03-039

US HIGHWAY 69 CHEROKEE COUNTY, TEXAS
RODS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379
(281) 257-4020

SCALE: 1"=50' JUNE, 2015

LINE TABLE		
L1	N 56° 50' 03" E	30.03'
L2	S 26° 00' 41" W	33.96'

County: Denton
Highway: BS 114K
ROW CSJ: 0353-02-077
Project Limits: At: UP Railroad underpass in Roanoke
Parcel: 7TE

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from the date of January 1, 2018 for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: BS 114K
STA. 1925+60.05 to 1929+34.18
R.O.W. CSJ: 0353-02-077

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 7 TE

Being a 7,487 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to Texas-Lehigh Cement Company, recorded in Volume 1917, Page 151, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows;

COMMENCING at a found 5/8 inch iron rod with cap at the Northwest corner of said Texas-Lehigh tract, the Northeast corner of a tract of land to the City of Roanoke, recorded in Instrument #2009-20118, D.R.D.C.T. and in the existing Southerly Right-of-way line of BS 114K, recorded in Volume 226, Page 130, P.R.D.C.T.;

THENCE South 66°51'19"East, along the North line of said Texas-Lehigh tract and the existing Southerly Right-of-way line of BS 114K, a distance of 79.98 feet to a point in the proposed West line of a Temporary Easement at the POINT OF BEGINNING at Sta. 1929+34.18, 49.25 feet Left and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,052,036.07, East 2,358,435.30;

- (1) THENCE South 66°51'19"East, along the North line of said Texas-Lehigh tract and the existing Southerly Right-of-way line of BS 114K, a distance of 374.62 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the East line of said Texas-Lehigh tract and the West Right-of-way line of the Union Pacific Railroad;
- (2) THENCE South 24°25'03"West, along the East line of said Nirvana tract and the West Right-of-way line of said Union Pacific Railroad, a distance of 20.00 feet to a point in the proposed South line of said Temporary Easement, the East line of said Texas-Lehigh tract and the West Right-of-way line of said Union Pacific Railroad at Sta. 1925+60.05, 70.06 feet Left;
- (3) THENCE North 66°51'19"West, along the proposed South Line of said Temporary Easement, a distance of 374.13 feet to a point in the proposed West line of said Temporary Easement at Sta. 1929+34.18, 69.25 feet Left;
- (4) THENCE North 23°00'21"East, along the West line of Temporary Easement, a distance of 20.00 feet to the POINT OF BEGINNING, containing 7,487 square feet (0.172 acres) of land, more or less.

County: Denton
Highway: BS 114K
STA. 1925+60.05 to 1929+34.18
R.O.W. CSJ: 0353-02-077

Page 2 of 3
February 20, 2015
Revised April 9, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

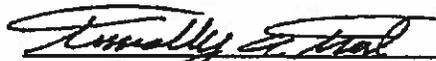
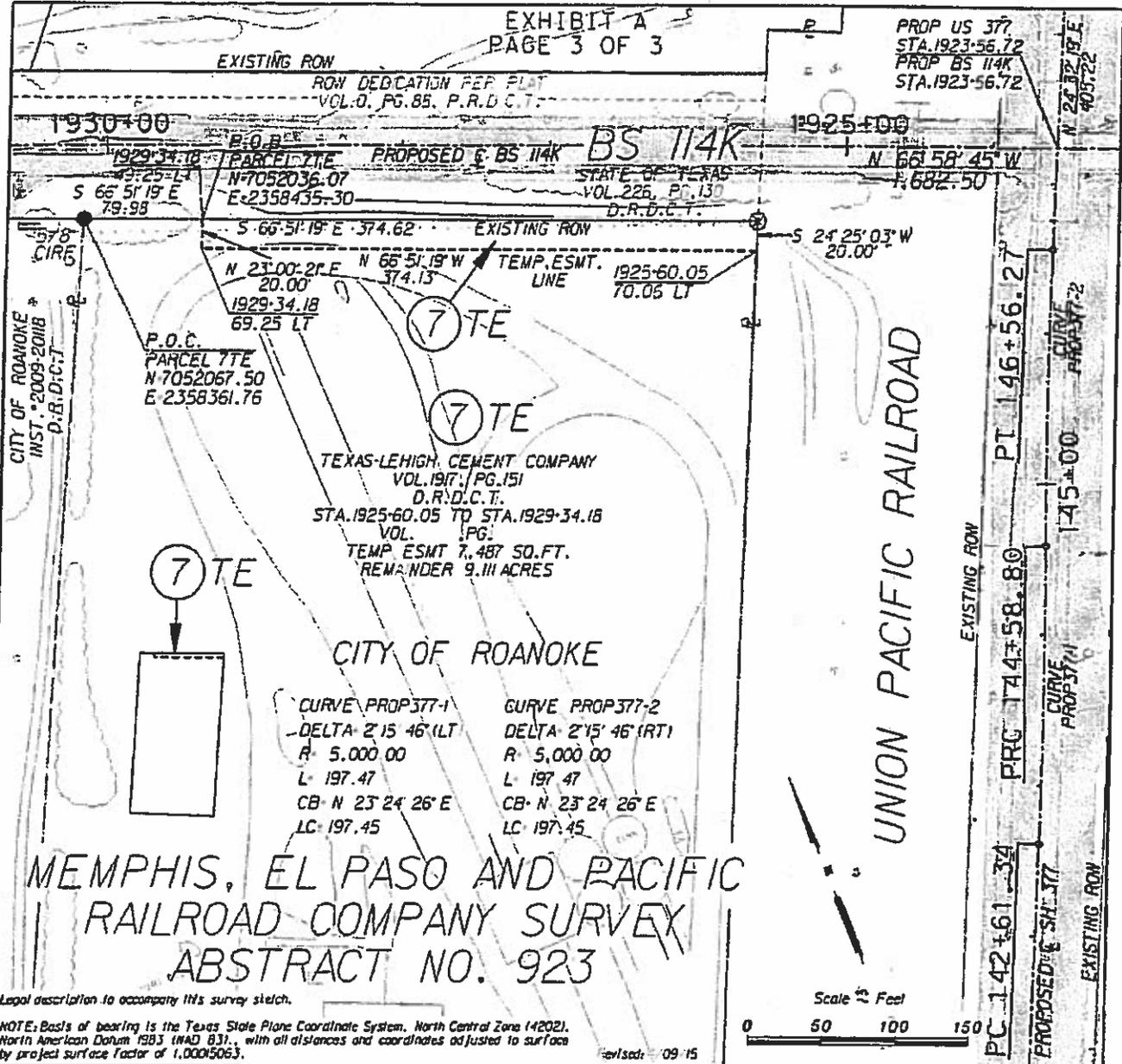

Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



EXHIBIT A
PAGE 3 OF 3

PROP US 377
STA. 1923+56.72
PROP BS 114K
STA. 1923+56.72



Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.0005063.

09/15

LEGEND

- 5/8 inch iron rod with plastic cap stamped "Transystems" set, PK Wall set or X Cut set
- ⊙ 5/8 inch iron rod with aluminum cap stamped "TxDOT" set
- Marker found "as noted"
- O.P.R.D.C.T. - Official Public Records, Denton County, Texas
- D.R.D.C.T. - Deed Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas
- P.O.C. - Point Of Commencing
- P.O.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- H - Fee Hook
- E - Centerline



A PLAT OF A SURVEY OF
PARCEL 7TE FOR
BS 114K
ROW CSJ: 0353-02-077
A 7,487 SQ. FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS



500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	BS 114K
	C. S. J.	CGNT.	SECT.	JOB
	ROW C. S. J.	0353	02	077

County: Collin
Parcel: 7
Highway: State Highway 289 (Preston Road)
CSJ: 0091-05-064

Page 1 of 3
February 2015

LEGAL DESCRIPTION FOR PARCEL 7

BEING a 2,114 square foot tract of land situated in the J. Allen Survey, Abstract Number 16, City of Frisco, Collin County, Texas, also being part of that tract of land described in Special Warranty Deed to First American Bank, SSB, as recorded in County Clerk's Document Number 2001-0133735 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being part of Lot 4, Block A of Snell Addition, Lots 2, 3, 4 & 5, Block A, an addition to the City of Frisco, Collin County, Texas, as recorded in Cabinet N, Page 237, Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a found monument having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,096,575.8795 feet, East=2,487,273.7089 feet for the northwest corner of said Lot 4 and the northeast corner of Lot 6, Block A of Snell Addition, Block A, Lots 6 and 7, an addition to the City of Frisco, Collin County, Texas, as recorded in Volume 2009, Page 271, P.R.C.C.T., said corner also being on the south line of Lot 8 of Snell Addition, Block A, Lot 8, an addition to the City of Frisco, Collin County, Texas, as recorded in County Clerk's Document Number 2014-263, O.P.R.C.C.T.;

THENCE South 60 degrees 04 minutes 21 seconds East, with the south line of said Lot 8 and with the north line of said Lot 4, a distance of 296.01 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for corner on the proposed west right-of-way line of State Highway 289 (Preston Road) (a variable width right-of-way), having Texas Coordinate System, NAD83, North Central Zone 4202 surface coordinates North=7,096,428.1987 feet, East=2,487,530.2487 feet for the POINT OF BEGINNING;**

- 1) THENCE South 60 degrees 04 minutes 21 seconds East, continuing with said south line of Lot 8 and with said north line of Lot 4, a distance of 17.65 feet to a found "X" cut in concrete for the northeast corner of said Lot 4 and the southeast corner of said Lot 8, said corner also being on the existing west right-of-way line of State Highway 289;
- 2) THENCE South 00 degrees 24 minutes 50 seconds East, with said existing west right-of-way line of State Highway 289 and with the east line of said Lot 4, a distance of 130.23 feet to a 1/2-inch found iron rod with yellow cap stamped "RPLS 4818" for the most easterly southeast corner of said Lot 4, said corner being the most northerly corner of a corner clip for the intersection of said existing west right-of-way line of State Highway 289 with the north right-of-way line of Lebanon Road (a variable width right-of-way);

County: Collin
Parcel: 7
Highway: State Highway 289 (Preston Road)
CSJ: 0091-05-064

Page 2 of 3
February 2015

- 3) THENCE South 59 degrees 38 minutes 09 seconds West, with said corner clip and with the southeast line of said Lot 4, a distance of 17.51 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MARKER" for corner on said proposed west right-of-way line of State Highway 289;**
- 4) THENCE North 00 degrees 26 minutes 11 seconds West, departing said corner clip and said southeast line of Lot 4 and with said proposed west right-of-way line of State Highway 289, a distance of 147.89 feet to the POINT OF BEGINNING AND CONTAINING 2,114 square feet (0.0485 acres) of land, more or less.

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

The Basis of Bearing of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00015271.

This survey as prepared without the benefit of a title commitment. Easement may exist where none are shown.

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

G. J. Suthan Feb. 16/2015

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Half Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600



County: Denton
Highway: US 377
STA. 138+12.54 to 139+62.42
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised October 22, 2015

Description of Parcel 30

Being a 1,826 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to Metroport Meals On Wheels, Inc., recorded in Volume 4940, Page 617, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 7R, Block 21, Original Town of Roanoke, recorded in Volume T, Page 177, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set X-cut in concrete at the Northeast corner of said Metroport Meals On Wheels tract and the South Right-of-Way line of Denton Street, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°25'10"West, along the North line of said Metroport Meals On Wheels tract and the South Right-of-Way line of said Denton Street, a distance of 108.50 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at the POINT OF BEGINNING at Sta. 139+62.42, 74.08 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,051,128.48, East 2,358,744.10;**

- (1) THENCE South 51°50'55"West, along the new Easterly Right-of-Way line of US 377, a distance of 49.21 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap on the new Easterly Right-of-way line of US 377 at Sta. 139+18.69, 51.50 feet Right; **
- (2) THENCE South 24°32'19"West, along the new Easterly Right-of-Way line of US 377, a distance of 106.15 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the South line of said Metroport Meals On Wheels tract, the North line of a tract of land to AB Garage Holdings, LP, as recorded in Document #2008-10640 D.R.D.C.T., being Lot 4R, Block 21 Original Town of Roanoke, recorded in Volume T, Page 88, P.R.D.C.T. at Sta. 138+12.54, 51.50 feet Right;**
- (3) THENCE North 65°30'36"West, along the South line of said Metroport Meals On Wheels tract and the North line of said AB Garage Holdings tract, a distance of 8.85 feet to a set 5/8" iron rod with Transystems cap at the Southwest corner of said Metroport Meals On Wheels tract, the Northwest corner of said AB Garage Holdings tract and in the existing Easterly Right-of-Way line of US 377, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (4) THENCE North 24°30'38"East, along the existing Easterly Right-of-Way line of US 377, a distance of 149.91 feet to a found disc monument at the Northwest Corner of said Metroport Meals On Wheels tract in the South Right-of-Way line of said Denton Street;

County: Denton
Highway: US 377
STA. 138+12.54 to 139+62.42
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised October 22, 2015

- (5) THENCE South 65°25'10" East, along the North line of said Metroport Meals On Wheels tract and the South Right-of-Way line of said Denton Street, a distance of 31.50 feet to the POINT OF BEGINNING, containing 1,826 square feet (0.042 acres) of land, more or less.

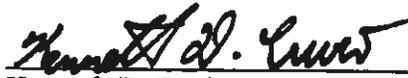
NOTE: ** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



EXHIBIT A
PAGE 3 OF 3
UNION PACIFIC RAILROAD
EXISTING ROW

T.&P.R.R. CO. ESMT.
2.71 ACRES

US 377

140+00

N 24°32'19" E
4.261.34

PROPOSED ϵ US 377

ROW DEDICATION
PER PLAT
VOL.0. PG.88
P.R.D.C.T.

EXISTING ROW

N 24°30'38" E
149.91'

FND.
MON.

0.85'

S 24°32'19" W 106.15'

S 51°50'58" W
49.22'

P.O.B.
PARCEL 30
N-7051128148
E-2358744.10

NEW ROW LINE

139-12.54
51.50 RT

139-18.69
51.50 RT

139-62.42
74.08 RT

30

AB GARAGE HOLDINGS, LP
INST. *2008-10540
D.R.D.C.T.

N 65°30'36" W
116.15'

METROPORT MEALS ON WHEELS, INC.
VOL.4940, PG.617
D.R.D.C.T.
ORIGINAL TOWN OF ROANOKE
LOT 7R, BLOCK 21
VOL.T. PG.177
P.R.D.C.T.
STA.138-12.54 TO STA.139-62.42
VOL. PG.
ROW 1,826 SQ.FT.
REMAINDER 0.440 ACRES

EXISTING ROW
N 65°25'10" W
108.50'

DENTON ST

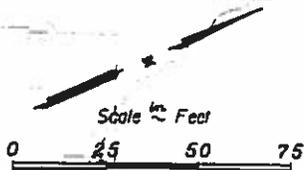
EXISTING ROW

S 24°30'38" W
149.69'

P.O.C.
PARCEL 30
N-7051083.34
E-2358842.76

CITY OF ROANOKE

MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NO. 923



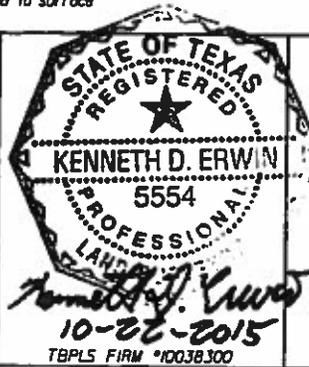
Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83).. with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.

Revised: 10/22/15

LEGEND

- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Nail set or X Cut set
- ⊗ - 5/8 Inch Iron rod with aluminum cap stamped "TXDOT" set
- - Marker found "as noted"
- O.P.R.D.C.T. - Official Public Records, Denton County, Texas
- D.R.D.C.T. - Dead Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas
- P.O.C. - Point Of Commencing
- P.O.B. - Point Of Beginning
- R - Property Line
- - Survey Line
- ↖ - Flag Hook
- ε - Centerline



A PLAT OF A SURVEY OF
PARCEL 30 FOR
US 377
ROW CSJ:0081-03-057
A 1,826 SQ.FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

Transystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

August, 2014
Parcel 2
Page 1 of 4

County: Harris
Highway: FM 521 (Almeda Road)
Project Limits: From Beltway 8 to the Fort Bend County Line/Harris County Line to South of FM 2234
RCSJ No.: 0111-01-093

PROPERTY DESCRIPTION FOR PARCEL 2

Being a 0.2882 of one acre (12,555 square feet) parcel of land situated in the H. Sanders Survey, Abstract No. 753, located in Harris County, Texas and being out of and a part of a called 0.6485 acre tract of land described in the deed filed May 29, 2003 from Etelvina Galeas to Delma C. Galeas as recorded under Harris County Clerk's File (HCCF) No. W703503 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 0.6485 acre tract is part of Lot 1, Block A, Blue Bonnet Acres, a subdivision recorded in Volume 13, Page 26 of the Map Records of Harris County, Texas and Volume 4, Page 24 of the Plat Records of Fort Bend County, Texas, said 0.2882 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of said Lot 1, Block A, said northwest corner being the intersection of the easterly right-of-way line of Feld Drive (60 feet wide) and the southerly right-of-way line of Blue Bonnet Drive (60 feet wide), both dedicated by the plat of said Blue Bonnet Acres, and from which a found one inch iron pipe bears South 02 degrees 58 minutes East, a distance of 0.30 feet;

THENCE, North 88 degrees 01 minute 14 seconds East, along said southerly right-of-way line of Blue Bonnet Drive and the northerly line of said Lot 1, Block A, a distance of 138.14 feet to a 5/8 inch iron rod with a "TxDOT" aluminum cap set at the intersection of said southerly right-of-way line of Blue Bonnet Drive and the proposed westerly right-of-way line of FM 521 (width varies), for the northwest corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of N=13,780,459.64, E=3,103,211.82;**

1. **THENCE**, North 88 degrees 01 minute 14 seconds East, continuing along said southerly right-of-way line of Blue Bonnet Drive and said northerly line of Lot 1, Block A, a distance of 95.72 feet to the more northerly northeast corner of the parcel herein described, lying on the existing westerly right-of-way line of FM 521 (width varies), and also being the beginning of a non-tangent curve to the left;
2. **THENCE**, in a southeasterly direction, along said existing westerly right-of-way line of FM 521, and with said curve to the left, having a radius of 254.63 feet, a central angle of 08 degrees 21 minutes 56 seconds , and a chord which bears South 44 degrees 45 minutes 53 seconds East for a chord distance of 37.14 feet, a distance along the arc of 37.18 feet to the more easterly northeast corner of the parcel herein described, and the end of said non-tangent curve;

August, 2014
Parcel 2
Page 2 of 4

3. **THENCE**, South 17 degrees 26 minutes 16 seconds West, continuing along said existing westerly right-of-way line of FM 521, a distance of 77.11 feet to the southeast corner of the parcel herein described and the common easterly corner of said Lot 1, Block A, and the northeast corner of a called 1.4526 acre tract of land described in the deed dated March 15, 2012 from Doan Quoc Nguyen to Iftikhar Hussain and Nighat Parveen Iftikhar as recorded under Harris County Clerk's File (HCCF) No. 20120124592 of said O.P.R.R.P.H.C.T., said 1.4526 acre tract of land being all of Lots 2 through 5, Block A, of said Blue Bonnet Acres;
4. **THENCE**, South 88 degrees 01 minute 14 seconds West, along the common line of said Lots 1 and 2, Block A, a distance of 127.90 feet to a 5/8 inch iron rod with a "TxDOT" aluminum cap set on said proposed westerly right-of-way line of FM 521 (width varies) for the southwest corner of the parcel herein described, being on a non-tangent curve to the right;
5. **THENCE**, in a northeasterly direction, along said proposed westerly right-of-way line of FM 521, and with said curve to the right, having a radius of 776.20 feet, a central angle of 07 degrees 46 minutes 06 seconds, and a chord which bears North 16 degrees 04 minutes 09 seconds East for a chord distance of 105.16 feet, a distance along the arc of 105.24 feet to the **POINT OF BEGINNING**, and containing 0.2882 of one acre (12,555 square feet) of land.

** 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

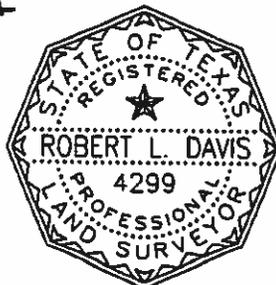
All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (NAD 83), 1993 adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

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


Robert L. Davis, RPLS
Texas Registration No. 4299

Baseline Corporation
1750 Seamist Drive, Suite 160
Houston, TX 77008
(713) 869-0155
TBPLS Firm No. 10030200



H:\2013\130221\K001 East Rcg\09\130221\07 FM 521\04\04\09\Parcel 1\05\130221\07 FM 521.Pcrl 02 57 03.49

LEGEND

- FOUND PROPERTY CORNER AS DESCRIBED
- SET 5/8" IRON ROD W/"BASELINE" CORP. CAP UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD W/"TXDOT" ALUMINUM CAP
- FOUND 5/8" IRON ROD W/"TXDOT" ALUMINUM CAP
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
- MAP RECORDS OF HARRIS COUNTY, TEXAS
- DEED RECORDS OF HARRIS COUNTY, TEXAS
- APPROXIMATE SURVEY LINE
- APPROXIMATE COUNTY LINE
- PROPERTY LINE
- BASELINE OFFSET
- STA. BASELINE STATION
- H.O.W. RIGHT-OF-WAY
- CP CONTROL POINT

NOTES

- 1) ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
- 2) TXDOT MONUMENTS H-1, H-2, H-3, H-4, H-5, AND H-7 WERE PROVIDED BY TXDOT AND HELD FOR HORIZONTAL CONTROL.
- 3) SURVEY LINE AND COUNTY LINE LOCATIONS ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE EVIDENCE.
- 4) THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE 11 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.
- 5) ABSTRACTING PERFORMED IN SEPTEMBER & OCTOBER, 2013 BY FOSTIL PROPERTY SERVICES, INC. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT SHOWN.
- 6) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

(A)
1.4095 ACRES
ALONA R. EATON
TO: ERASMO MEDINA
H. C. C. F. NO. 20090013082
O. P. R. R. P. H. C. T.
01-12-09

(B)
0.6485 ACRES
E TELVINA GALEAS
TO: DELMA C. GALEAS
H. C. C. F. NO. W703503
O. P. R. R. P. H. C. T.
FILED 05-29-03

(C)
1.4526 ACRES
DOAN QUOC NGUYEN
TO: IFTIKHAR HUSSAIN AND
NIGHAT PARVEEN IFTIKHAR
H. C. C. F. NO. 20120124592
O. P. R. R. P. H. C. T.
03-15-2012

BASELINE CURVE DATA FM 521	
PT STATION	134+39.81
N	13,780.261.85
E	3,103.168.98
DELTA	45°03'05" (L1)
DEG	08°00'00"
TANGENT	287.04
LENGTH	562.14
RADIUS	716.20
CHORD	504.51.51"W
PC STATION	346.55
PT STATION	131+25.92

EXISTING CALLED	TAKING AC. 75% F.	REMAINDER (AC)	
		LEFT	RIGHT
0.6485 AC.	0.2862 / 12,555	0.00	0.3603



BASELINE CORPORATION
Professional Surveyors

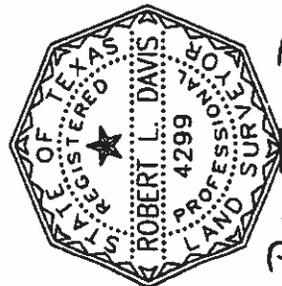
1750 SEAMIST DRIVE • SUITE #160 HOUSTON, TX 77048
PHONE (713) 668-0166 TBPUS Firm Registration No. 1002000

PARCEL PLAT SHOWING

PARCEL 2

HARRIS COUNTY AUGUST, 2014
RCSJ: 0111-01-093 FM 521

SHEET 3 OF 4 SCALE: NOT TO SCALE



Robert L. Davis
8/27/14

County: Bell
Highway: Farm to Market Road 2410
Limits: S. Ann Blvd. to Commercial Dr.
CCSJ: 2304-02-040

Page 1 of 4
January 27, 2014

Description for Parcel 4

BEING 0.0224 acres or 974 square feet of land, more or less, in the Martha Smith Survey, Abstract No. 750, City of Harker Heights, Bell County, Texas, and being a portion of Lot 2, Block 1, Norris Crossing, an addition to the City of Harker Heights, recorded in Cabinet C, Slide 127-B of the Plat Records of Bell County, Texas, and being a portion of a tract of land as described in deed to Getty TX Leasing, Inc., as recorded in Document Number 2007-00016217, Deed Records Bell County, Texas (D.R.B.C.T.), and being more particularly described as follows:

COMMENCING at the most northerly corner of said Lot 2, from which a $\frac{1}{2}$ inch iron rod found bears South 04 degrees 15 minutes 42 seconds East a distance of 0.49 feet;

THENCE, South 54 degrees 41 minutes 27 seconds West along the northwesterly line of said Lot 2, a distance of 158.03 feet to a $\frac{5}{8}$ inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set on the proposed northeasterly right-of-way line of F.M. 2410, and being the POINT OF BEGINNING at Station 157+22.23, 58.21 feet Left;

- 1) THENCE, South 29 degrees 59 minutes 43 seconds East, departing the northwesterly line of said Lot 2, a distance of 30.44 feet along the proposed northeasterly right-of-way line of F.M. 2410, to an "X" cut set in concrete;
- 2) THENCE, South 35 degrees 07 minutes 24 seconds East, continuing along the proposed northeasterly right-of-way line of F.M. 2410, a distance of 52.92 feet to a 5 8 inch iron rod with TxDOT aluminum cap set;
- 3) THENCE, South 43 degrees 28 minutes 15 seconds East, continuing along the proposed northeasterly right-of-way line of F.M. 2410, a distance of 66.07 feet to a $\frac{5}{8}$ inch iron rod with TxDOT aluminum cap set on the existing northeasterly right-of-way line of F.M. 2410 as established by a tract of land conveyed to the State of Texas as recorded in Volume 1163, Page 108 of the D.R.B.C.T.;
- 4) THENCE, North 60 degrees 01 minute 33 seconds West, along the existing northeasterly right-of-way line of F.M. 2410, a distance of 37.04 feet to a TxDOT Type I monument found on the northeasterly line of a tract of land conveyed to the State of Texas as recorded in Volume 799, Page 649 of the D.R.B.C.T.;
- 5) THENCE, North 34 degrees 59 minutes 54 seconds West continuing along the existing northeasterly right-of-way line of F.M. 2410, a distance of 85.06 feet to an "X" cut set in concrete at the beginning of a curve to the left;

County: Bell
Highway: Farm to Market Road 2410
Limits: S. Ann Blvd. to Commercial Dr.
CCSJ: 2304-02-040

Page 2 of 4
January 27, 2014

Description for Parcel 4

- 6) THENCE, along the existing northeasterly right-of-way line of F.M. 2410 and along said curve to the left having a central angle of 01 degree 25 minutes 59 seconds, with a radius of 1,196.30 feet, an arc length of 29.92 feet, a chord bearing of North 35 degrees 41 minutes 42 seconds West, a chord length of 29.92 feet to a 5/8 inch iron rod with "Huitt-Zollars" cap set at the most westerly corner of said Lot 2;
- 7) THENCE, North 54 degrees 41 minutes 27 seconds East, along a westerly line of said Lot 2, a distance of 8.84 feet to the POINT OF BEGINNING and containing 0.0224 acres or 974 square feet of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, Central Zone. All coordinates shown are surface and adjusted by project surface adjustment factor 1.00012000.

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

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

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



D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: January 27, 2014



Course	Bearing	Distance
L1	S 29°59'43" E	30.44'
L2	S 35°07'24" E	52.92'
L3	S 43°28'15" E	66.07'
L4	N 60°01'33" W	37.04'
L5	N 34°59'54" W	85.06'
L6	N 54°41'27" E	8.84'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1196.30'	29.92'	1°25'59"	29.92'	N 35°41'42" W

- SURVEY LEGEND**
- TYPE II MONUMENT SET
 - TYPE II MONUMENT FOUND
 - 5/8" IRON ROD SET W/ ALUMINUM TADPO CAP UNLESS NOTED
 - 5/8" IRON ROD SET W/ PLASTIC NUTS-DOLLARS CAP UNLESS NOTED
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - IRON PIPE FOUND
 - △ CALCULATED POINT
 - SURVEY LINE
 - E PROPERTY LINE
 - CENTER LINE
 - () RECORD INFORMATION
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - ACCESS ORIAL LINE
 - △ CONTROL POINT

A PLAT OF A SURVEY OF PARCEL 4
FOR F.M. 2410
A 0.0224 AC. [974 SQ. FT.]
TRACT OF LAND IN THE
MARTHA SMITH SURVEY
ABSTRACT NUMBER 750
CITY OF HARKER HEIGHTS
BELL COUNTY, TEXAS
DATE: JANUARY 27, 2014



BASED ON BEARING TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, CENTRAL ZONE (4303), ALL COORDINATES GIVEN TO FOUR DECIMAL PLACES. ADJUSTMENT FACTOR OF 1.0000000000.

NOTE THIS MAP IS AN INTERIM TENTATIVE OCCUPANT'S CONTENTS SHALL NOT BE RELIED UPON ANY OTHER PURPOSE.

Page 3 of 4

MARKET HEIGHTS
ADDITION
CAB. D. SL. 229--A
P.R.B.C.T.

**POC
PARCEL 4**
1/2" IRON ROD FND
DIA. 5.0415' ± 2E-0.49'

GETTY TX LEASING, INC.
INST# 2007-00016217
D.R.B.C.T.

NORRIS CROSSING
CAB. C. SL. 127-B
P.R.B.C.T.
LOT 2 BLOCK 1

MARTHA SMITH SURVEY
PARCEL 4
ABSTRACT No. 750

STATE OF TEXAS
VOL. 1163, PG. 108
D.R.B.C.T.
PARCEL No. 53

LOT 6
BLOCK A
42' ACCESS & UTILITY ESENT
CAB. D. SL. 229-A
P.R.B.C.T.
158.03' ± 1.77' W
158.03' ± 1.77' W
58.21' LT. S

**POB
PARCEL 4**
157+22.23

PROPOSED R.O.W. LINE
157+51.20
55.17' LT. "X" CUT SET
158+04.12
55.17' LT.

158+69.49
64.76' LT.

STATE OF TEXAS
VOL. 789, PG. 649
D.R.B.C.T.

TRDOT TYPE I
MON. FND.

U.S 190

VARIABLE R.O.W. WIDTH



BASES OF BEARING TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 13N, NAD 83, CENTRAL MERCATOR PROJECTION, UTM ZONE 13N, UTM COORDINATES USING A SCALAR SURFACE ADJUSTMENT FACTOR OF 1.00000000
NOTE THIS MAP IS AN INTERNAL DTDOT DOCUMENT ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE

A PLAT OF A SURVEY OF PARCEL 4
FOR F.M. 2410
A 0.0224 AC. [974 SQ. FT.]
TRACT OF LAND IN THE
MARTHA SMITH SURVEY
ABSTRACT NUMBER 750
CITY OF HARKER HEIGHTS
BELL COUNTY, TEXAS
DATE: JANUARY 27, 2014

FM 2410
100.0' R.O.W. WIDTH

**D.J. KEIGER SURVEY
ABSTRACT No. 491**

- SURVEY LEGEND**
- = TYPE B MONUMENT SET
 - = TYPE B MONUMENT FOUND
 - = 5/8" IRON ROD SET W/ALUMINUM TRDOT CAP UNLESS NOTED
 - = 5/8" IRON ROD SET W/PLASTIC HUBB-TZOLLARS CAP UNLESS NOTED
 - = 1/2" IRON ROD FOUND UNLESS NOTED
 - = IRON PIPE FOUND
 - ⊕ = CALCULATED POINT
 - ⊙ = PROPERTY LINE
 - ⊖ = CENTER LINE
 - () = RECORD INFORMATION
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - W- = ACCESS DENIAL LINE
 - △ = CONTROL POINT

CCSJ: 2304-02-040

ADDENDUM TO PARCEL 4 PROPERTY DESCRIPTION

Bell County

CCSJ: 2304-02-040

RCSJ: 2304-02-041

FM 2410

Parcel 4

This addendum is included in order to identify the Right of Way CSJ 2304-02-041 for Parcel 4 which is associated with the Construction CSJ 2304-02-040 as shown throughout the foregoing exhibit.

August, 2014
Parcel 3
Page 1 of 5

County: Harris
Highway: FM 521 (Almeda Road)
Project Limits: From Beltway 8 to the Fort Bend County Line/Harris County Line to South of FM 2234
RCSJ No.: 0111-01-093

PROPERTY DESCRIPTION FOR PARCEL 3

Being a 0.6774 of one acre (29,506 square feet) parcel of land situated in the H. Sanders Survey, Abstract No. 753, located in Harris County, Texas and being out of and a part of a called 1.4526 acre tract of land described in the deed dated March 15, 2012 from Doan Quoc Nguyen to Iftikhar Hussain and Nighat Parveen Iftikhar as recorded under Harris County Clerk's File (HCCF) No. 20120124592 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 1.4526 acre tract of land is part of Lots 2 through 5, Block A, of Blue Bonnet Acres, a subdivision recorded in Volume 13, Page 26 of the Map Records of Harris County, Texas and Volume 4, Page 24 of the Plat Records of Fort Bend County, Texas, said 0.6774 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron pipe found for the common west corner of said 1.4526 acre tract and a called 0.6485 acre tract of land described in the deed filed May 29, 2003 from Etelvina Galeas to Delma C. Galeas as recorded under HCCF No. W703503 of said O.P.R.R.P.H.C.T., said 0.6485 acre tract being all of Lot 1 of said Block A of Blue Bonnet Acres, said iron pipe lying on the easterly right-of-way line of Feld Drive (60 feet wide) as dedicated by said plat of Blue Bonnet Acres;

THENCE, North 88 degrees 01 minute 14 seconds East, along the common line of said 1.4526 acre and 0.6485 acre tracts, also being the common line of said Lots 1 and 2, Block A, a distance of 103.83 feet to a 5/8 inch iron rod with a "TxDOT" aluminum cap set at the intersection of said common line and the proposed westerly right-of-way line of FM 521 (width varies), for the northwest corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of N=13,780,358.59, E=3,103,182.72;**

1. **THENCE**, North 88 degrees 01 minute 14 seconds East, continuing along said common line, a distance of 127.90 feet to the common east corner of said 1.4526 acre and 0.6485 acre tracts and said Lots 1 and 2, Block A, and the northeast corner of the parcel herein described, lying on the existing westerly right-of-way line of FM 521 (width varies);
2. **THENCE**, South 17 degrees 26 minutes 16 seconds West, along said existing westerly right-of-way line of FM 521, a distance of 420.22 feet to the south corner of the parcel herein described, and being at the intersection of said existing westerly right-of-way line of FM 521 and said proposed westerly right-of-way line of FM 521;**

August, 2014
Parcel 3
Page 2 of 5

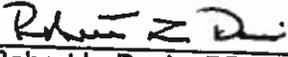
3. **THENCE**, North 02 degrees 06 minutes 26 seconds West, along said proposed westerly right-of-way line of FM 521, a distance of 72.48 feet to a 5/8 inch iron rod with a "TxDOT" aluminum cap set at the beginning of a non-tangent curve to the right;**
4. **THENCE**, in a northerly direction, continuing along said proposed westerly right-of-way line of FM 521, and with said curve to the right, having a radius of 776.20 feet, passing at an arc distance of 168.32 feet a 5/8 inch iron rod with a "TxDOT" aluminum cap set at 60.00 feet right of proposed baseline station 135+00.00**, continuing along said proposed westerly right-of-way line of FM 521, and with said curve to the right, in all, through a central angle of 24 degrees 05 minutes 51 seconds, a chord which bears North 00 degrees 08 minutes 10 seconds East for a chord distance of 324.05 feet, at a distance along the arc of 326.46 feet to the **POINT OF BEGINNING**, and containing 0.6774 of one acre (29,506 square feet) of land.

** 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

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (NAD 83), 1993 adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

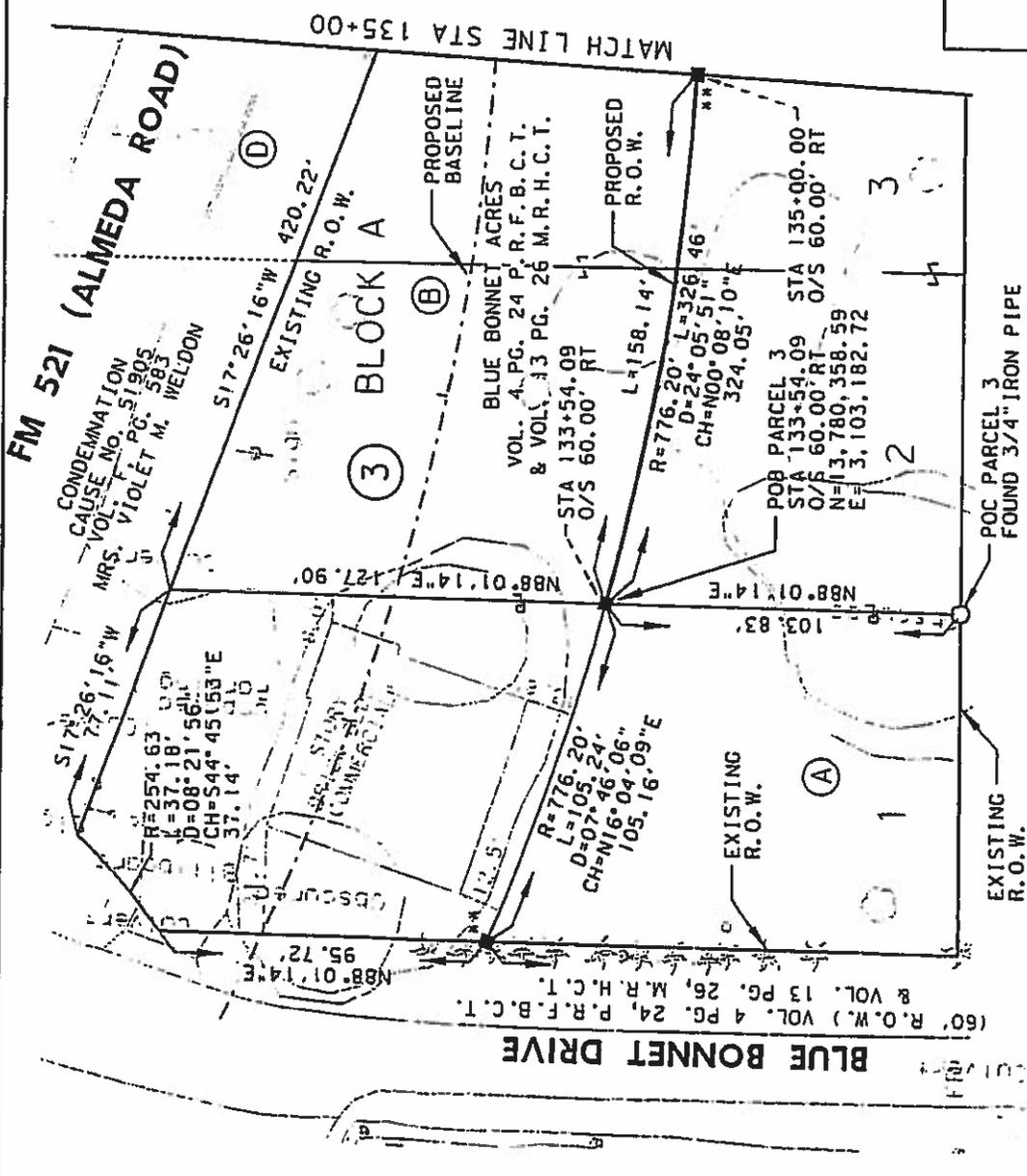
A parcel plat of even date was prepared in conjunction with this property description.

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

 8/27/14
Robert L. Davis, RPLS
Texas Registration No. 4299

Baseline Corporation
1750 Seamist Drive, Suite 160
Houston, TX 77008
(713) 869-0155
TBPLS Firm No. 10030200





BASELINE
BASELINE CORPORATION
Professional Surveyors
1750 SEASIDE DRIVE - SUITE #160 HOUSTON, TX 77008
PHONE (713) 869-0155 TPLS Firm Registration No. 10030200

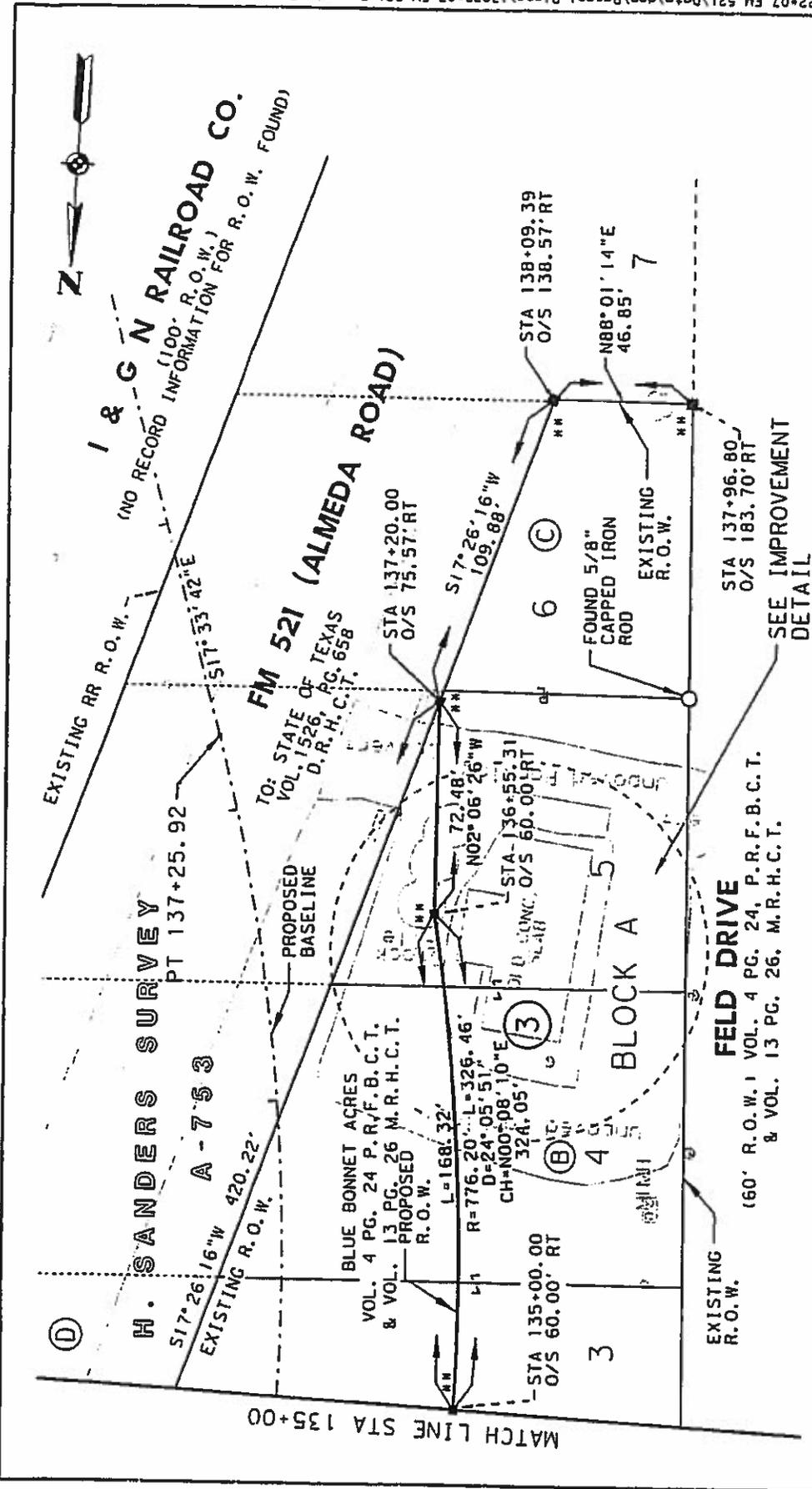
PARCEL PLAT SHOWING
PARCEL 3
HARRIS COUNTY AUGUST, 2014
RCSJ: 0111-01-093 FM 521
SHEET 4 OF 5 SCALE: 1"=50'

H. SANDERS SURVEY

A - 7 5 3

H:\2013\13022+1\K01 East Region\13022+07 FM 521\Draw\dgm\Parcel Plots\13022+07 FM 521 Parcel 03 Sh 04.dgn 8/26/2014

H:\2013\13022\1001 East Reg\01\3022\07 FM 521\Drawn\Parcel Plats\13022\07 FM 521 Parcel 03 5h 05 - dgn 8/26/2014





BASILINE
 BASELINE CORPORATION
 Professional Surveyors
 1750 BEAUMONT DRIVE - SUITE 9169 HOUSTON, TX 77060
 PHONE (713) 865-0155 TPLS Firm Registration No. 10030200

PARCEL PLAT SHOWING
PARCEL 3
 HARRIS COUNTY AUGUST, 2014
 RCSJ: 0111-01-093 FM 521
 SHEET 5 OF 5 SCALE: 1"=50'

MATCH LINE STA 135+00

File: H:\2013\13022_TxDOT East Region\13022_07 FM 521\Data\Geopak\output\Parcel
03.txt 8/4/2014, 8:36:14 AM

Project: 1302207 (FM 521)

POC to POB

Inverse 862 (POC) to 840 (POB) N 88° 01' 14" E Distance 103.83

Parcel PARCEL_03 : 840 836 837 CUR PAR3-1

Total parcel area = 29,506 sq.ft. = 0.6774 ac.

Begin parcel description

=====
Point 840 (POB) N 13,780,358.59 E 3,103,182.72

Course from 840 to 836 N 88° 01' 14" E Dist 127.90

Point 836 N 13,780,363.01 E 3,103,310.54

Course from 836 to 837 S 17° 26' 16" W Dist 420.22

Point 837 N 13,779,962.10 E 3,103,184.61

Course from 837 to PC PAR3-1 N 2° 06' 26" W Dist 72.48

Curve Data

Curve PAR3-1

Feature: TAK

P.I. N 13,780,196.65 E 3,103,147.75

Delta = 24° 05' 51" (RT)

Degree = 07° 22' 54"

Tangent = 165.68

Length = 326.46

Radius = 776.20

External = 17.48

Long Chord = 324.05

Mid. Ord. = 17.10

P.C. N 13,780,034.54 E 3,103,181.95

P.T. N 13,780,358.59 E 3,103,182.72

C.C. N 13,780,194.76 E 3,103,941.43

Back = N 11° 54' 46" W

Ahead = N 12° 11' 05" E

Chord Bear = N 00° 08' 10" E

=====
End parcel description

County: Denton
Highway: BS 114K
ROW CSJ: 0353-02-077
Project Limits: At: UP Railroad underpass in Roanoke
Parcel: 3TE, Part 1 & 2

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from the date of January 1, 2018 for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: BS 114K
STA. 1921+54.42 to 1922+95.03
R.O.W. CSJ: 0353-02-077

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 3 TE Part 1

Being a 1,398 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to Carroll H. Wolf, Trustee of the Wolf Joint Revocable Living Trust, recorded in Instrument #2009-141184, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lots 9, 10, 11, 12 and 13, Block F, North Highland Addition, recorded in Volume 367, Page 149, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found concrete monument at the Northeast corner of said Wolf tract and in the existing Easterly Right-of-way line of US 377, recorded in Volume 279, Page 243, D.R.D.C.T.;

THENCE South 26°04'12" West, along the West line of said Wolf tract and the Easterly Right-of-way line of US 377, a distance of 199.34 feet to a set 5/8 inch iron rod with Transystems cap in the West line of said Wolf tract and the existing Easterly Right-of-way line of US 377;

THENCE South 24°24'27" West, along the West line of said Wolf tract and the existing Easterly Right-of-way line of US 377, a distance of 261.02 feet to a point in the proposed North line of a Temporary Easement at the POINT OF BEGINNING at Sta. 1922+95.03, 57.74 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,051,884.59, East 2,359,065.39;

- (1) THENCE South 66°43'37" East, along the proposed North line of said Temporary Easement, a distance of 140.61 feet to a point in the East line of said Wolf tract and the West Right-of-way line of Crosby Street, recorded in Volume 367, Page 149, P.R.D.C.T. at Sta. 1921+54.42, 57.12 feet Right;
- (2) THENCE South 34°04'11" West, along the West line of said Wolf tract and the West Right-of-way line of Crosby Street, a distance of 10.18 feet to a found monument in the South line of said Wolf tract and the existing Northerly Right-of-way line of BS 114 K, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (3) THENCE North 66°43'37" West, along the existing Northerly Right-of-Way line of BS 114 K, a distance of 138.91 feet to a found 1/2 inch iron rod at the Southwest corner of said Wolf tract in the existing Easterly Right-of-way line of said US 377;
- (4) THENCE North 24°24'27" East, along the West line of Lot 3 of said Wolf tract and the existing Easterly Right-of-way Line of said US 377, a distance of 10.00 feet to the POINT OF BEGINNING, containing 1,398 square feet (0.032 acres) of land, more or less.

County: Denton
Highway: BS 114K
STA. 1921+54.42 to 1922+95.03
R.O.W. CSJ: 0353-02-077

Page 2 of 3
February 20, 2015
Revised April 9, 2015

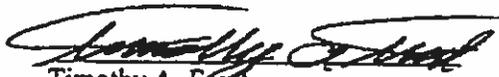
NOTE: ** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

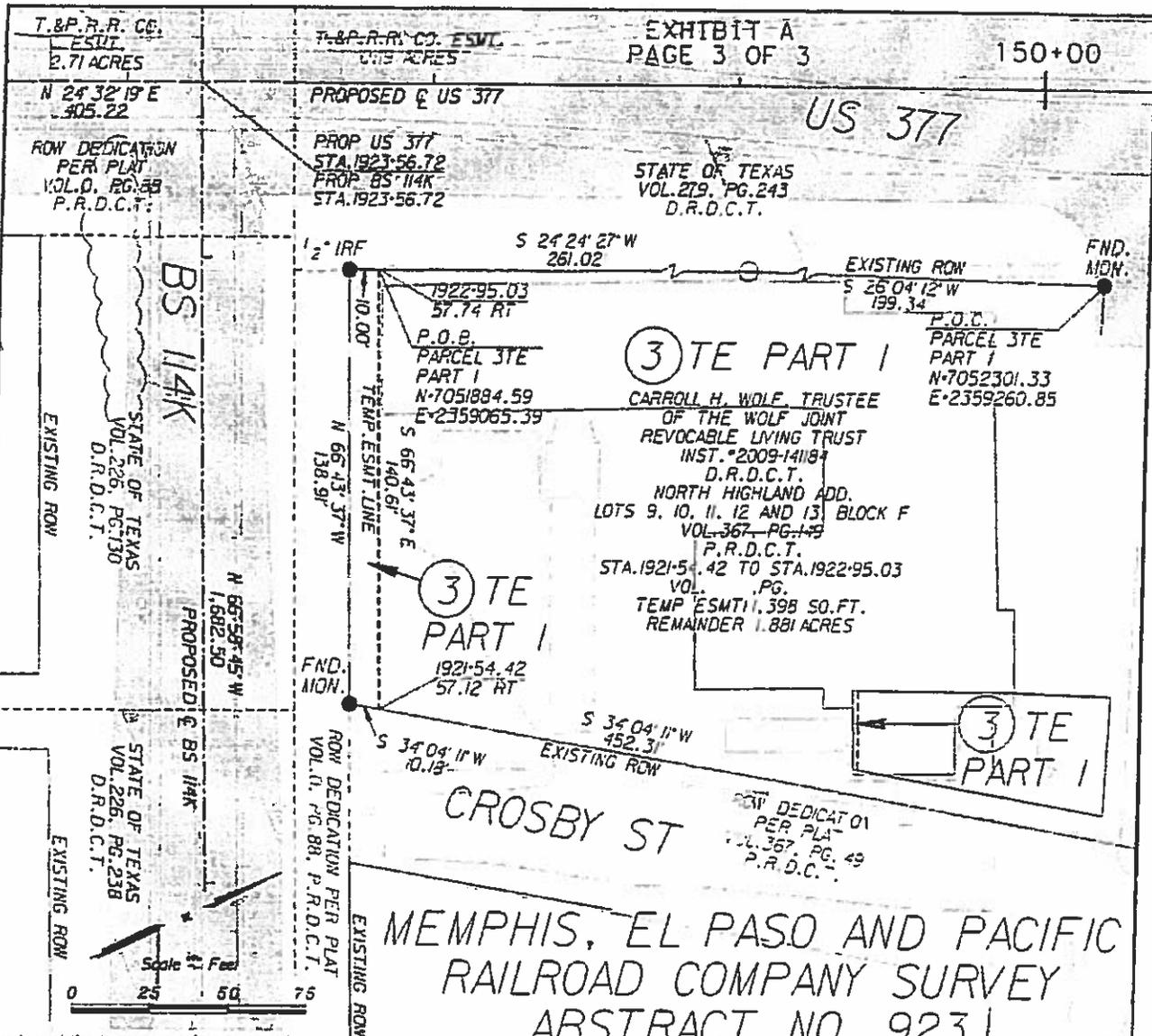
NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102





Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone 142021, North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.

CITY OF ROANOKE

Rev/ed: 4/09/15

- LEGEND**
- • 5/8 inch iron rod with plastic cap stamped "Transystems" set, PK Wall set or "Cul" set
 - ⊗ • 5/8 inch iron rod with aluminum cap stamped "TXDOT" set
 - • Marker found "as noted"
 - O.P.R.D.C.T. • Official Public Records, Denton County, Texas
 - D.R.C.C.T. • Deed Records, Denton County, Texas
 - P.R.D.C.T. • Plat Records, Denton County, Texas
 - P.O.C. • Point Of Commencing
 - P.O.B. • Point Of Beginning
 - R • Property Line
 - S • Survey Line
 - F • Fee Hook
 - C • Centerline



A PLAT OF A SURVEY OF
PARCEL 3TE PART 1 FOR
BS 114K
ROW CSJ:0353-02-077
A 1,398 SQ.FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

TranSystems
500 W. 7TH ST., STE. 100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	BS 114K
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0353	02	017

County: Denton
Highway: BS 114K
STA. 1922+54.02 to 1922+89.47
R.O.W. CSJ: 0353-02-077

Page 1 of 3
February 20, 2015
Revised June 19, 2015

Description of Parcel 3 TE Part 2

Being a 1,096 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to Carroll H. Wolf, Trustee of the Wolf Joint Revocable Living Trust, recorded in Instrument #2009-141184, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lots 9, 10, 11, 12 and 13, Block F, North Highland Addition, recorded in Volume 367, Page 149, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found concrete monument at the Northeast corner of said Wolf tract and in the existing Easterly Right-of-way line of US 377, recorded in Volume 279, Page 243, D.R.D.C.T.;

THENCE South 26°04'12" West, along the West line of said Wolf tract and the Easterly Right-of-way line of US 377, a distance of 190.36 feet to a point in the proposed North line of a Temporary Easement at the POINT OF BEGINNING at Sta. 1922+88.23, 327.64 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,052,130.34, East 2,359,177.20;

- (1) THENCE South 65°27'41" East, along the proposed North line of said Temporary Easement, a distance of 27.22 feet to a point in the proposed East line of said Temporary Easement at Sta. 1922+61.02, 326.92 feet Right;
- (2) THENCE South 24°32'19" West, along the proposed East line of said Temporary Easement, a distance of 40.00 feet to a point in the proposed South line of said Temporary Easement at Sta. 1922+62.08, 286.94 feet Right;
- (3) THENCE North 65°27'41" West, along the proposed South line of said Temporary Easement, a distance of 27.39 feet to a point in the West line of said Wolf tract in the existing Easterly Right-of-way line of said US 377 at Sta. 1922+89.46, 287.66 feet Right;
- (4) THENCE North 24°24'27" East, along the West line of said Wolf tract and the existing Easterly Right-of-way line of said US 377, a distance of 31.03 feet to a set 5/8 inch iron rod with Transystems cap in the West line of said Wolf tract and the existing Easterly Right-of-way line of US 377;
- (5) THENCE North 26°04'12" East, along the West line of said Wolf tract and the existing Easterly Right-of-way Line of said US 377, a distance of 8.97 feet to the POINT OF BEGINNING, containing 1,096 square feet (0.025 acres) of land, more or less.

County: Denton
Highway: BS 114K
STA. 1922+54.02 to 1922+89.47
R.O.W. CSJ: 0353-02-077

Page 2 of 3
February 20, 2015
Revised June 19, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

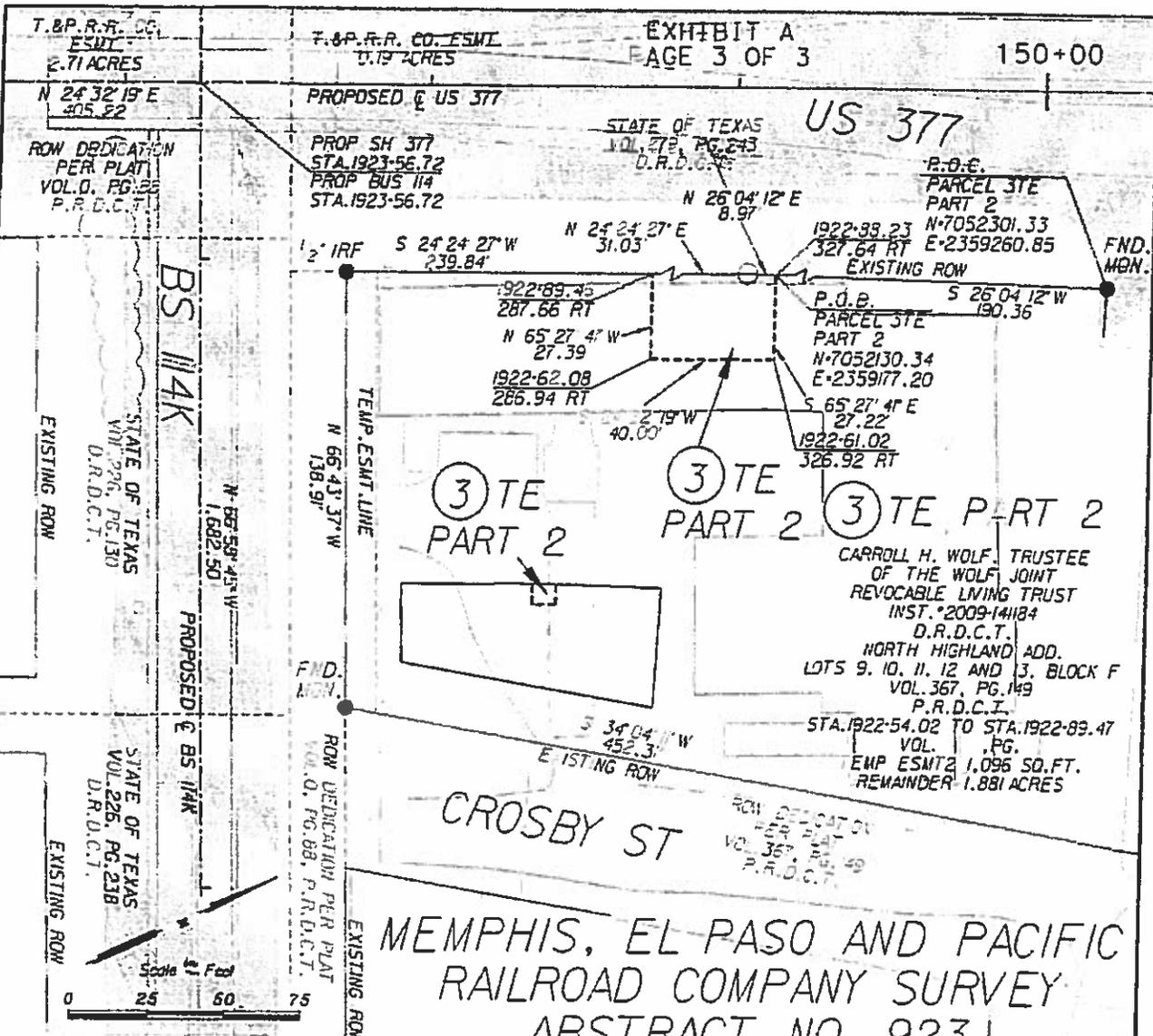
NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102





Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.0005063.

CITY OF ROANOKE

Revised: 6-2-15

LEGEND

- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" ser., PK. Nail set or X Cut set
- ⊗ - 5/8 Inch Iron rod with aluminum cap stamped "T+DOT" ser.
- - Marker found "as noted"
- D.P.R.D.C.T. - Official Public Records, Denton County, Texas
- D.R.D.C.T. - Dead Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas
- P.O.C. - Point Of Commencing
- F.O.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- ↖ - Fee Hook
- - Centerline



A PLAT OF A SURVEY OF
PARCEL 3TE PART 2 FOR
BS 114K
ROW CSJ: 0353-02-077
A 1,096 SQ. FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS



500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	BS 114K
			CONT. SECT.	008
	C. S. J.			
	ROW C. S. J.	0353	02	077



County: Dallas
Highway: Loop 12 @ SH 183
R.O.W. CSJ: 0581-02-115

Page 1 of 3
September 13, 2013

Description for Parcel 108 Part 1

BEING a 717 square foot (0.016 acre) tract of land located in the M. F. Fortner Survey, Abstract No. 465, City of Irving, Dallas County, Texas and being part of Lot 1, Block A, SHREEJI Equity Addition No. 1, an Addition to the City of Irving as recorded by Volume 96237, Page 3295, Deed Records Dallas County Texas, same being described by Special Warranty Deed with Vendor's Lien to NIRALI Hospitality, LLC., as recorded by Document No. 20070187669, Official Public Records Real Property Dallas County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Lot 1, same being the southeast corner of that called 2.9430 acre tract described by Cash Warranty Deed to ICA Wholesale, Ltd. as recorded by Volume 2003096, Page 3964, Deed Records Dallas County Texas;

THENCE North 00 degrees 39 minutes 14 seconds West with the line common to said tracts, a distance of 242.54 feet to a 5/8-inch iron rod with TxDOT cap** found for the **POINT OF BEGINNING** of the herein described parcel, said iron rod being on the south right of way line for State Highway 183 and being the southwest corner of that parcel described by Special Warranty Deed to the State of Texas as recorded by Document No. 200900245430, Official Public Records Real Property Dallas County Texas and being located at State Highway 183 Station 1126+67.57, 277.52 feet right, and having State Plane Coordinates of North = 6,991,832.494, East = 2,457,675.130;

- 1) THENCE North 88 degrees 03 minutes 47 seconds East with the existing south right of way line for State Highway 183, a distance of 160.94 feet to a "X" in concrete found for corner;
- 2) THENCE South 42 degrees 27 minutes 53 seconds East continuing with said right of way line, a distance of 8.56 feet to a "X" in concrete** set for corner;
- 3) THENCE South 88 degrees 03 minutes 47 seconds West with the new south right of way line, a distance of 59.48 feet to a 5/8-inch iron rod with TxDOT cap** set for corner;



County: Dallas
Highway: Loop 12 @ SH 183
R.O.W. CSJ: 0581-02-115

Page 2 of 3
September 13, 2013

Description for Parcel 108 Part 1

- 4) THENCE North 88 degrees 27 minutes 27 seconds West continuing with said new south right of way line, a distance of 107.22 feet to the **POINT OF BEGINNING** and containing 717 square feet (0.016 acre) of land.

A plat of same survey date herewith accompanies this Property description.

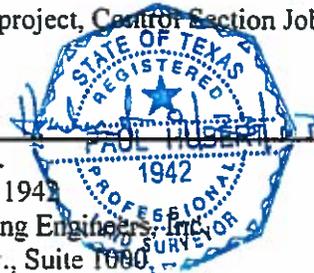
Access is prohibited across the "Control of Access Line" to the highway facility from the adjacent property.

** 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.

All bearings herein are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone, 4202. All coordinates shown are surface values and may be converted to grid by dividing by the TxDOT combined conversion factor of 1.000136506.

The Station and Offset information herein refers to roadway centerline as shown by TxDOT Right of way Mapping project, Control Section Job No. 0581-02-115, Sheet 30.

J. Paul Hubert, R.P.L.S.
Texas Registration No. 1942
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., Suite 1000
Dallas, TX 75206
(972) 235-3031
Texas Reg. Surveying Firm LS-100080-00



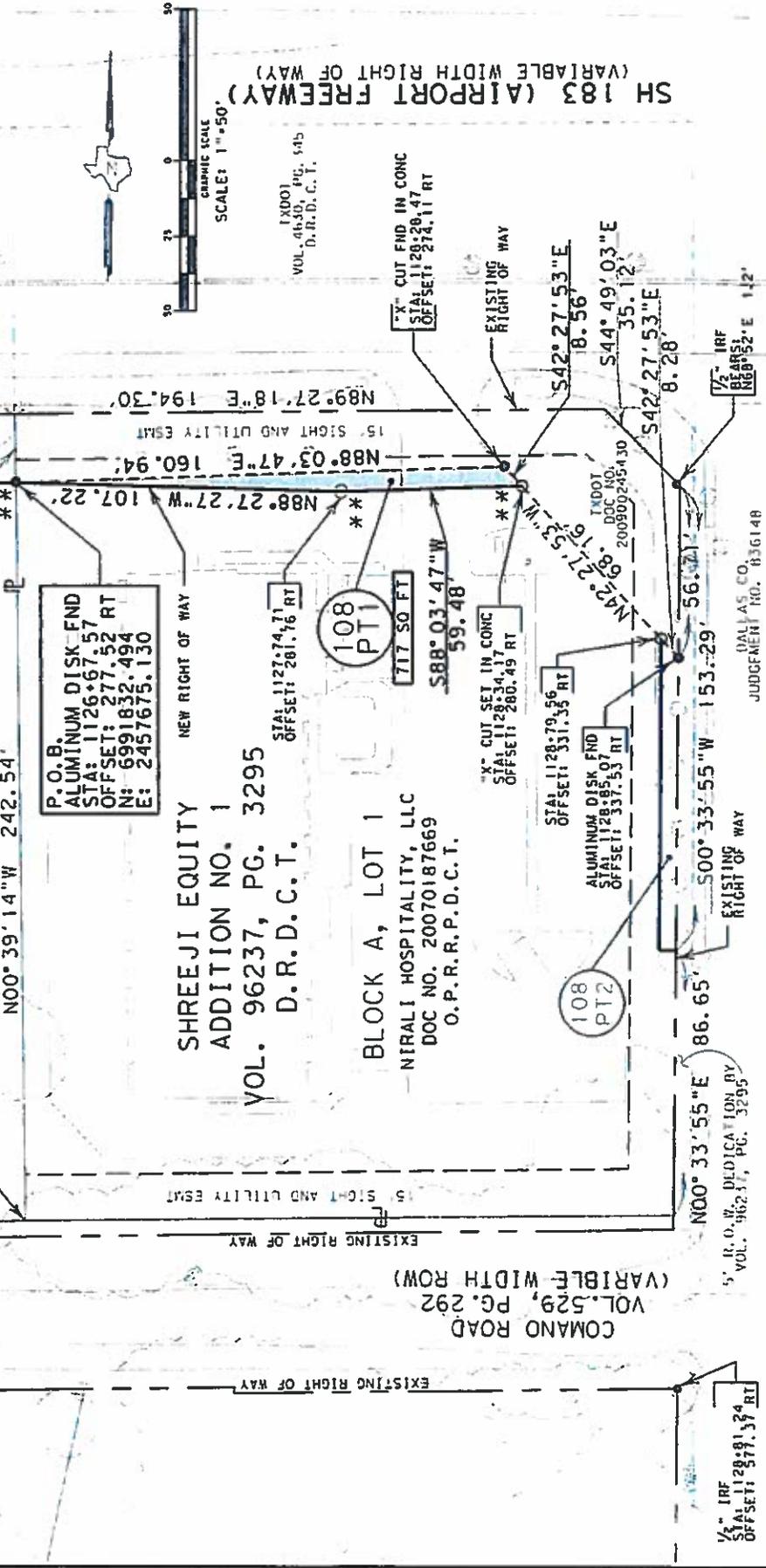
M. F. FORTNER SURVEY
ABSTRACT NO. 465

EXHIBIT "A"
PAGE 3 OF 3

SHREEJI EQUITY
ADDITION NO. 1
VOL. 96237, PG. 3295
D.R.D.C.T.

BLOCK A, LOT 1
NIRALI HOSPITALITY, LLC
DOC NO. 20070187669
O.P.R.R.P.D.C.T.

WILLIAM M. MOON SURVEY
ABSTRACT NO. 878



EX001
VOL. 4430, PG. 145
D.R.D.C.T.

SH 183 (AIRPORT FREEWAY)
(VARIABLE WIDTH RIGHT OF WAY)

15' SIGHT AND UTILITY ESMAT
N88°03'47\"/>

1/2\"/>

1/2\"/>

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ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TDDOT COMBINED SCALE FACTOR OF 1.000136306
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

PLAT OF A SURVEY
PARCEL 108 PART 1
FOR LOOP 12
RIGHT OF WAY CSJ: 0581-02-115
A 717 SQ FT. (0.016 AC)
TRACT OF LAND IN THE
M. F. FORTNER SURVEY
ABSTRACT NO. 465
CITY OF IRVING, DALLAS COUNTY, TEXAS
SEPTEMBER 13, 2013

PLAT OF A SURVEY
PARCEL 108 PART 1
FOR LOOP 12
RIGHT OF WAY CSJ: 0581-02-115
A 717 SQ FT. (0.016 AC)
TRACT OF LAND IN THE
M. F. FORTNER SURVEY
ABSTRACT NO. 465
CITY OF IRVING, DALLAS COUNTY, TEXAS
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PLAT OF A SURVEY
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PARCEL 108 PART 1
FOR LOOP 12
RIGHT OF WAY CSJ: 0581-02-115
A 717 SQ FT. (0.016 AC)
TRACT OF LAND IN THE
M. F. FORTNER SURVEY
ABSTRACT NO. 465
CITY OF IRVING, DALLAS COUNTY, TEXAS
SEPTEMBER 13, 2013

PLAT OF A SURVEY
PARCEL 108 PART 1
FOR LOOP 12
RIGHT OF WAY CSJ: 0581-02-115
A 717 SQ FT. (0.016 AC)
TRACT OF LAND IN THE
M. F. FORTNER SURVEY
ABSTRACT NO. 465
CITY OF IRVING, DALLAS COUNTY, TEXAS
SEPTEMBER 13, 2013

PAUL HUBERT, R.P.L.S. NO. 1942 09/13/13



County: Dallas
Highway: Loop 12 @ SH 183
R.O.W. CSJ: 0581-02-115

Page 1 of 3
September 13, 2013
Rev 3/12/15

Description for Parcel 108 Part 2

BEING a 550 square foot (0.013 acre) tract of land located in the M. F. Fortner Survey, Abstract No. 465, City of Irving, Dallas County, Texas and being part of Lot 1, Block A, SHREEJI Equity Addition No. 1, an Addition to the City of Irving as recorded by Volume 96237, Page 3295, Deed Records Dallas County Texas, same being described by Special Warranty Deed with Vendor's Lien to NIRALI Hospitality, LLC., as recorded by Document No. 20070187669, Official Public Records Real Property Dallas County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Lot 1, same being the southeast corner of that called 2.9430 acre tract described by Cash Warranty Deed to ICA Wholesale, Ltd. as recorded by Volume 2003096, Page 3964, Deed Records Dallas County Texas;

THENCE North 89 degrees 27 minutes 18 seconds East with the south line of said Lot 1, a distance of 213.68 feet to the southeast corner of said Lot 1 and being on the west right of way line for Maryland Drive (variable width right of way);

THENCE North 00 degrees 33 minutes 55 seconds East with the west right of way line of Maryland Drive and the east line of said Lot 1, a distance of 86.65 feet to a 5/8-inch iron rod with TxDOT cap** set for the **POINT OF BEGINNING** of the herein described parcel, said iron rod being located at State Highway 183 Station 1128+82.90, 434.08 feet right, and having State Plane Coordinates of North = 6,991,678.651, East = 2,457,892.411;

- 1) THENCE North 89 degrees 34 minutes 40 seconds West leaving said right of way line, a distance of 5.39 feet to a 5/8-inch iron rod with TxDOT cap** set for corner;
- 2) THENCE North 00 degrees 25 minutes 20 seconds East, a distance of 102.65 feet to a 5/8-inch iron rod with TxDOT cap** set for corner on the southerly line of that called 5,910 square foot tract described by Special Warranty Deed to the State of Texas as recorded by Document No. 200900245430, Official Public Records Real Property Dallas County Texas, same being the southerly right of way line for State Highway 183 (variable width right of way);
- 3) THENCE South 42 degrees 27 minutes 53 seconds East with said southerly line, a distance of 8.28 feet to a 5/8-inch iron rod with TxDOT cap found for the southerly southeast corner of said 5,910 square foot tract, on the westerly right of way line of Maryland Drive;



County: Dallas
Highway: Loop 12 @ SH 183
R.O.W. CSJ: 0581-02-115

Page 2 of 3
September 13, 2013
Rev 3/12/15

Description for Parcel 108 Part 2

- 4) TENCE South 00 degrees 33 minutes 55 seconds West with said westerly right of way line, a distance of 96.58 feet to the **POINT OF BEGINNING** and containing 550 square feet (0.013 acre) of land.

A plat of same survey date herewith accompanies this Property description.

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

** 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.

All bearings herein are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone, 4202. All coordinates shown are surface values and may be converted to grid by dividing by the TxDOT combined conversion factor of 1.000136506.

The Station and Offset information herein refers to roadway centerline as shown by TxDOT Right of Way Mapping project, Control Section Job No. 0581-02-115, Sheet 30.



J. Paul Hubert, R.P.L.S.
Texas Registration No. 1942
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., Suite 1000
Dallas, TX 75206
(972) 235-3031
Texas Reg. Surveying Firm LS-100080-00

County: Denton
Highway: US 377
STA. 124+45.73 to 124+70.73
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 15

Being a 419 square feet tract of land situated in the David O. Hoover Survey, Abstract Number 603, Denton County, Texas, and being a portion of that certain tract of land to Jesse Bakos, recorded in Document #2012-36899, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 15, Block 5, Original Town of Roanoke, recorded in Volume Q, Page 88, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Northeast corner of said Bakos tract and in the South Right-of-Way line of Main Street, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE North 65°29'17" West, along the North line of said Bakos tract and the South Right-of-Way line of said Main Street, a distance of 116.80 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the new Easterly Right-of-way line of US 377 at the POINT OF BEGINNING at Sta. 124+70.73, 66.51 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,049,774.66, East 2,358,117.71; **

- (1) THENCE South 51°50'39" West, along the new Easterly Right-of-Way line of US 377, a distance of 28.14 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the South line of said Bakos tract and in the North line of a tract of land to Lloyd J. Beckett and wife, Naoma C. Beckett, as recorded in Volume 759, Page 632, D.R.D.C.T., being the North 1/2 of Lot 10, Lots 11, 12, 13 and 14, Block 5, Original Town of Roanoke, recorded in Volume Q, Page 88, Plat Records, P.R.D.C.T. at Sta. 124+45.73, 53.60 feet Right;**
- (2) THENCE North 65°29'17" West, along the South line of said Bakos tract and the North line of said Beckett tract, a distance of 10.28 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of said Bakos tract, the Northwest corner of said Beckett tract and in the existing Easterly Right-of-Way line of US 377, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (3) THENCE North 24°30'38" East, along the existing Easterly Right-of-Way line of US 377, a distance of 25.00 feet to a set 5/8 inch iron rod with Transystems cap at the Northwest Corner of said Bakos tract and in the South Right-of-Way line of said Main Street;
- (4) THENCE South 65°29'17" East, along the North line of said Bakos tract and the South line of said Main Street, a distance of 23.20 feet to the POINT OF BEGINNING, containing 419 square feet (0.010 acres) of land, more or less.

County: Denton
Highway: US 377
STA. 124+45.73 to 124+70.73
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

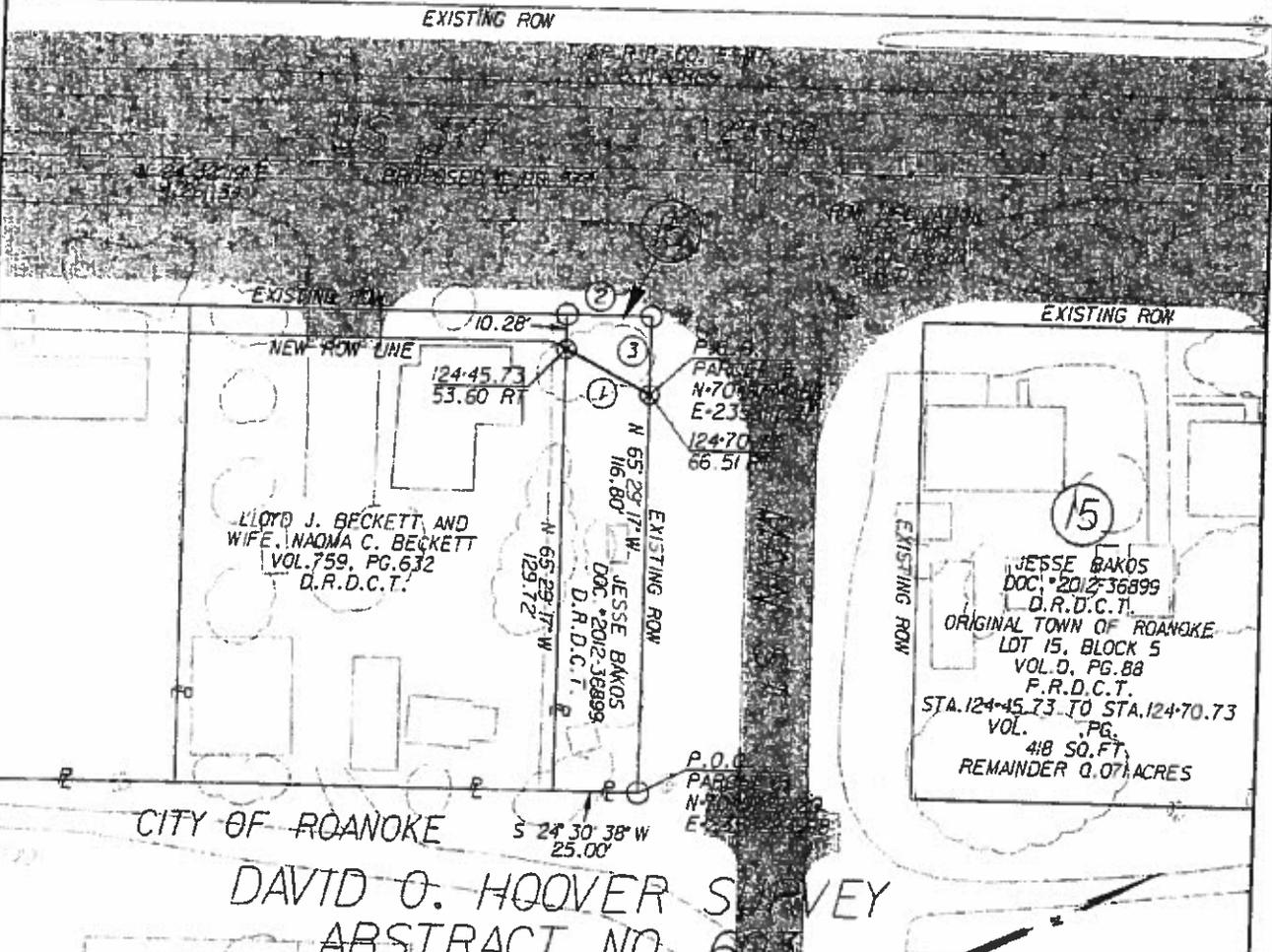

Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



PARCEL 15 - LINE TABLE		
1	S 51° 50' 39" W	28.14'
2	N 24° 30' 38" E	25.00'
3	S 65° 29' 17" E	23.20'

EXHIBIT A
PAGE 3 OF 3

UNION PACIFIC RAILROAD



Legal description to accompany this survey sketch.
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum (1983 (NAD 83)), with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.

- LEGEND**
- 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Wall set or X Cut set
 - ⊗ 5/8 Inch Iron rod with aluminum cap stamped "TXDOT" set
 - Marker found "as noted"
 - O.P.R.D.C.T. Official Public Records, Denton County, Texas
 - D.R.D.C.T. Deed Records, Denton County, Texas
 - P.R.D.C.T. Plat Records, Denton County, Texas
 - P.O.C. Point Of Commencing
 - P.O.B. Point Of Beginning
 - R. Property Line
 - § Survey Line
 - ↖ Fee Hook
 - ⊕ Centerline



A PLAT OF A SURVEY OF
PARCEL 15 FOR
US 377
ROW CSJ:0081-03-057
A 419 SQ. FT.
TRACT OF LAND IN THE
DAVID O. HOOVER SURVEY
ABSTRACT NUMBER 603
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

TranSystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

County: Denton
Highway: US 377
STA. 134+70.27 to 135+92.56
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 28

Being a 1,556 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to William A Critchfield and Cynthia A. Critchfield, Declaration of Trust, recorded in Document #2006-152844, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 11R, Block 20, Original Town of Roanoke, recorded in Volume T, Page 87, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Southeast corner of said Critchfield tract and the Northeast corner of a tract of land 120 Land Corporation, as recorded in Document #2005-43107 D.R.D.C.T., being Lots 10R and 11R, Block 13, Original Town of Roanoke, recorded in Volume W, Page 505, P.R.D.C.T.;

THENCE North 65°27'16" West, along the South line of said Critchfield tract and the North line of said 120 Land Corporation tract, a distance of 131.32 feet to a set X-cut in concrete in the new Easterly Right-of-way line of US 377 at the POINT OF BEGINNING at Sta. 134+70.27, 51.50 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,050,690.15, East 2,358,519.16; **

- (1) THENCE North 65°27'16" West, along the South line of said Critchfield tract and the North line of said 120 Land Corporation tract, a distance of 8.68 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of said Critchfield tract, the Northwest corner of said 120 Land Corporation tract and in the existing Easterly Right-of-Way line of US 377, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (2) THENCE North 24°30'38" East, along the existing Easterly Right-of-Way line of US 377, a distance of 122.26 feet to a found 1/2 inch iron rod at the Northwest Corner of said Critchfield tract and the South Right-of-Way line of Travis Street, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;
- (3) THENCE South 65°30'36" East, along the North line of said Critchfield tract and the South Right-of-Way line of said Travis Street, a distance of 32.09 feet to a set X-cut in concrete in the new Easterly Right-of-way line of US 377 at Sta. 135+92.56, 74.85 feet Right; **
- (4) THENCE South 53°33'49" West, along the new Easterly Right-of-Way line of US 377, a distance of 48.13 feet to a set X-cut in concrete in the new Easterly Right-of-way line of US 377 at Sta. 135+50.47, 51.50 feet Right; **
- (5) THENCE South 24°32'19" West, along the new Easterly Right-of-Way line of US 377, a distance of 80.20 feet to the POINT OF BEGINNING, containing 1,556 square feet (0.036 acres) of land, more or less.

County: Denton
Highway: US 377
STA. 134+70.27 to 135+92.56
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

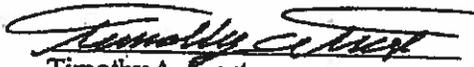
NOTE: ** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

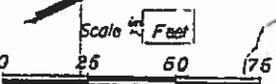
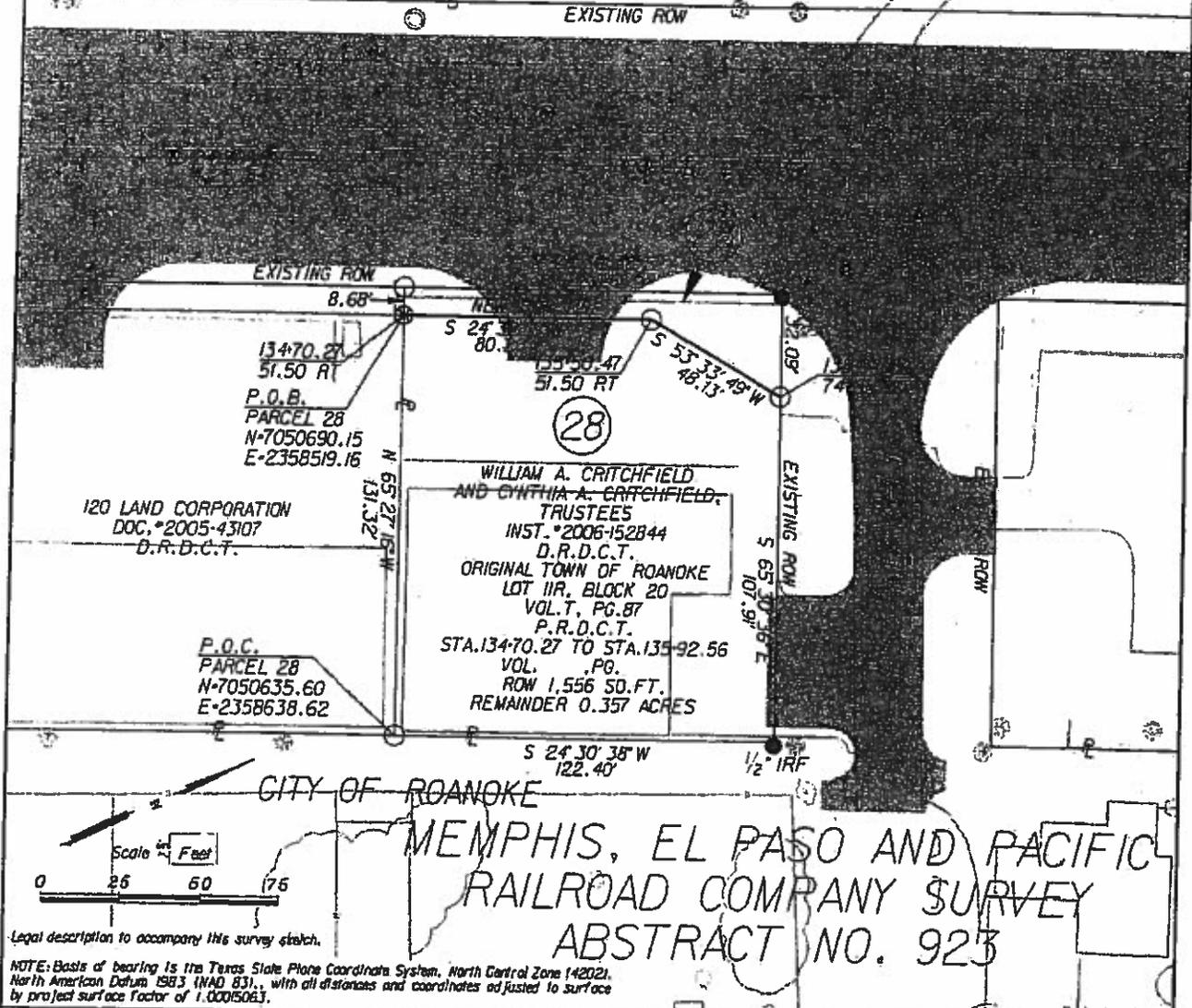
That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



EXHIBIT A
PAGE 3 OF 3
UNION PACIFIC RAILROAD



Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.

Printed: 4/09/15

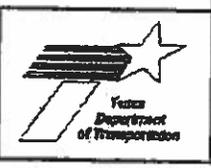
CITY OF ROANOKE
MEMPHIS, EL PASO AND PACIFIC RAILROAD COMPANY SURVEY
ABSTRACT NO. 923

- LEGEND**
- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Nail set or 1/2" Cut set
 - ⊙ - 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
 - - Marker found "as noted"
 - O.P.R.D.C.T. - Official Public Records, Denton County, Texas
 - D.R.D.C.T. - Deed Records, Denton County, Texas
 - P.R.D.C.T. - Plat Records, Denton County, Texas
 - P.O.C. - Point Of Commencing
 - P.O.B. - Point Of Beginning
 - ℙ - Property Line
 - ≡ - Survey Line
 - ↖ - Fee Hook
 - ⊕ - Centerline



A PLAT OF A SURVEY OF
PARCEL 28 FOR
US 377
ROW CSJ: 0081-03-057
A 1,556 SQ. FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
		CONT.	SECT.	JOB
	C. S. J.			
	ROW C. S. J.	0081	03	057

County: Denton
Highway: US 377
ROW CSJ: 0081-03-057
Project Limits: From Henrietta Creek Rd.
To: SH 114
Parcel: 28TE

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from the date of January 1, 2018 for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: US 377
STA. 134+70.27 to 135+77.51
R.O.W. CSJ: 0081-03-057

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 28 TE

Being a 1,746 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to William A Critchfield and Cynthia A. Critchfield, Declaration of Trust, recorded in Document #2006-152844, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 11R, Block 20, Original Town of Roanoke, recorded in Volume T, Page 87, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a set 5/8 inch iron rod with Transystems cap at the Southeast corner of said Critchfield tract and the Northeast corner of a tract of land 120 Land Corporation, as recorded in Document #2005-43107 D.R.D.C.T., being Lots 10R and 11R, Block 13, Original Town of Roanoke, recorded in Volume W, Page 505, P.R.D.C.T.;

THENCE North 65°27'16" West, along the South line of said Critchfield tract and the North line of said 120 Land Corporation tract, a distance of 116.32 feet to a point in the proposed Easterly line of a Temporary Easement at the POINT OF BEGINNING at Sta. 134+70.27, 66.50 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,050,683.92, East 2,358,532.81;

- (1) THENCE North 65°27'16" West, along the South line of said Critchfield tract and the North line of said 120 Land Corporation tract, a distance of 15.00 feet a set 5/8 inch iron rod with TxDOT 3/4 inch aluminum cap in the new Easterly Right-of-way line of US 377; **
- (2) THENCE North 24°32'19" East, along the new Easterly Right-of-way line of US 377, a distance of 80.20 feet to a set 5/8 inch iron rod with TxDOT 3/4 inch aluminum cap in the new Easterly Right-of-way line of US 377; **
- (3) THENCE North 53°33'49" East, along the new Easterly Right-of-way line of US 377, a distance of 30.92 feet to a point in the new Easterly Right-of-way line of US 377 and the proposed Easterly line of a Temporary Easement at Sta. 135+77.51, 66.50 feet Right, from which a set X-cut in concrete bears North 53°33'49" East, 17.21 feet; **
- (4) THENCE South 24°32'19" West, along the proposed Easterly line of a Temporary Easement, a distance of 38.16 feet to a point at Sta. 135+39.34, 66.50 feet Right;
- (5) THENCE South 65°27'41" East, along the proposed Easterly line of a Temporary Easement, a distance of 8.50 feet to a point at Sta. 135+39.34, 75.00 feet Right;
- (6) THENCE South 24°32'19" West, along the proposed Easterly line of a Temporary Easement, a distance of 40.00 feet to a point at Sta. 134+99.34, 75.00 feet Right;
- (7) THENCE North 65°27'41" West, along the proposed Easterly line of a Temporary Easement, a distance of 8.50 feet to a point at Sta. 134+99.34, 66.50 feet Right;

County: Denton
Highway: US 377
STA. 134+70.27 to 135+77.51
R.O.W. CSJ: 0081-03-057

Page 2 of 3
February 20, 2015
Revised April 9, 2015

- (8) THENCE South 24°32'19" West, along the proposed Easterly line of a Temporary Easement, a distance of 29.08 feet to the POINT OF BEGINNING, containing 1,746 square feet (0.040 acres) of land, more or less.

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14" West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

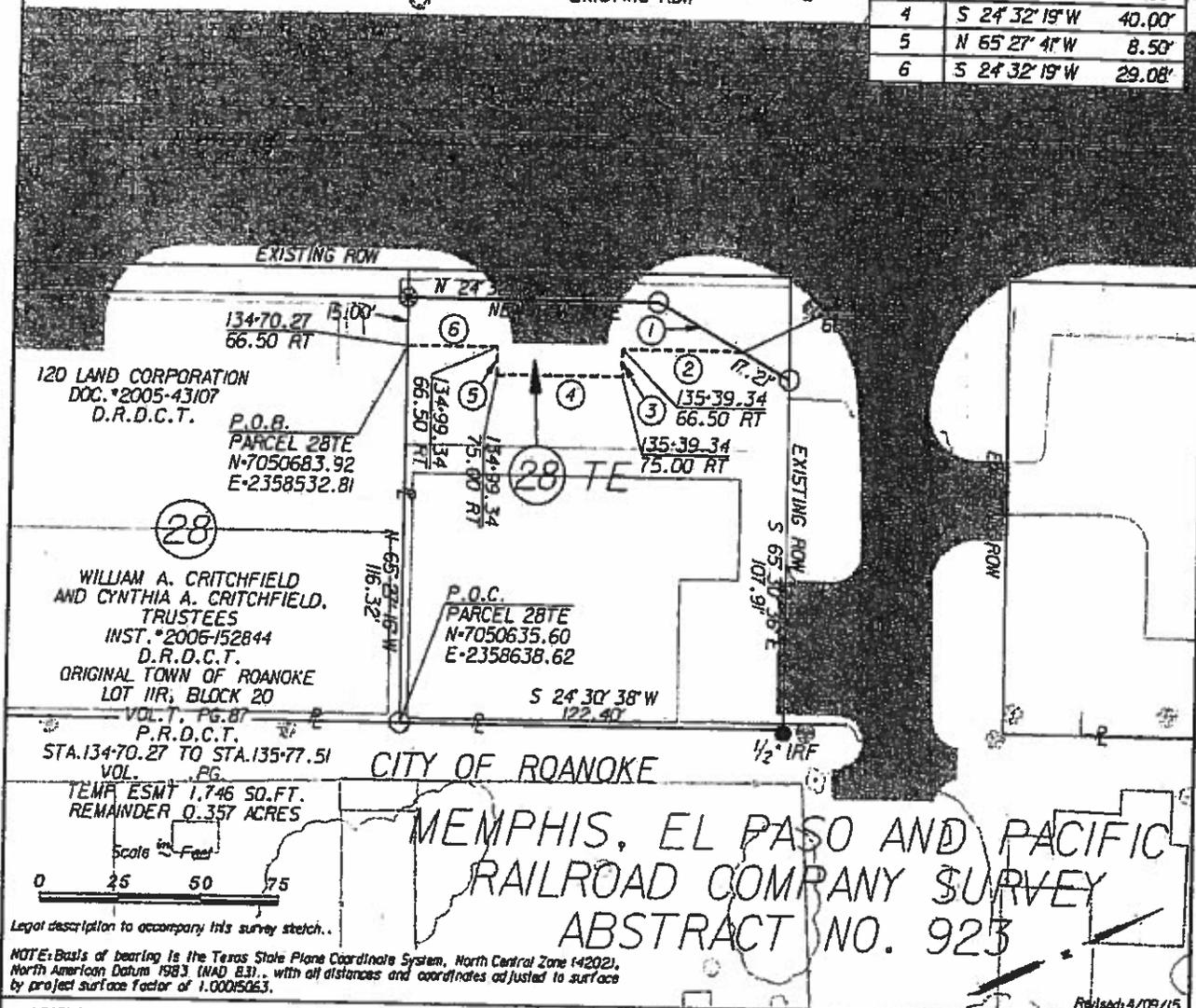

Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102



EXHIBIT A
PAGE 3 OF 3

UNION PACIFIC RAILROAD

1	N 53° 33' 49" E	30.92'
2	S 24° 32' 19" W	38.16'
3	S 65° 27' 41" E	8.50'
4	S 24° 32' 19" W	40.00'
5	N 65° 27' 41" W	8.50'
6	S 24° 32' 19" W	29.08'



Legal description to accompany this survey sketch.
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83); with all distances and coordinates adjusted to surface by project surface factor of 1.00015063.

- LEGEND**
- • 5/8 Inch iron rod with plastic cap stamped "Transystems" set, PK Nail set or X Cut set
 - ⊗ • 5/8 Inch iron rod with aluminum cap stamped "TxDOT" set
 - • Marker found "as noted"
 - O P.R.D.C.T. • Official Public Records, Denton County, Texas
 - D.R.D.C.T. • Deed Records, Denton County, Texas
 - P.R.D.C.T. • Plat Records, Denton County, Texas
 - P.O.C. • Point Of Commencing
 - P.D.B. • Point Of Beginning
 - R • Property Line
 - S • Survey Line
 - ↪ • Fee Hook
 - ⊕ • Centerline



A PLAT OF A SURVEY OF PARCEL 28TE FOR US 377, ROW CSJ: 0081-03-057, A 1,746 SQ. FT. TRACT OF LAND IN THE MEMPHIS, EL PASO AND PACIFIC RAILROAD COMPANY SURVEY ABSTRACT NUMBER 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS

Transystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	DALLAS	DENTON	US 377
	C.S.J.	CONT.	SECT.	JOB
	ROW C.S.J.	0081	03	057

Revised: July, 2015
May, 2015
Parcel 32
Page 1 of 5

County: Montgomery
Highway: FM 1488
Project Limits: From West of FM 149 to East of FM 149
ROW CSJ: 0523-10-037

PROPERTY DESCRIPTION FOR PARCEL 32

Being a calculated 0.6183 of an acre (26,932 square feet) parcel of land situated in the Colin McRae Survey, Abstract No. 375, Montgomery County, Texas; said 0.6183 of an acre parcel being out of a called 0.77 acre tract of land conveyed from H. C. Jacobs, et ux, to Larry Don Jacobs, Trustee, by instrument dated December 27, 1973, recorded in Volume 1158, Page 74, Montgomery County Deed Records (M.C.D.R.); said 0.6183 of an acre parcel being more particularly described as follows:

COMMENCING at a 5 inch by 5 inch concrete monument found in the existing south right-of-way line of an old County Road (width varies – called 50 feet wide per Volume 83, Page 212, M.C.D.R.) for the northwest corner of a calculated 0.1576 of an acre tract being the residue of a called 2 acre tract of land conveyed from BNSF Railway Company to Larry M. Robinson by Quit Claim deed dated September 24, 2012, recorded under Montgomery County Clerk's File (M.C.C.F.) No. 2012103369 and also being a portion of a said 0.77 acre tract;

THENCE, North 75°10'59" East, along the existing south right-of-way line of said County Road, a distance of 111.50 feet to a 3/8 inch iron rod with plastic cap stamped "Landtech" set for the northeast corner of said 0.1576 of an acre tract and the northwest corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, North 75°10'59" East, along the existing south right-of-way line of said County Road, a distance of 63.74 to a 3/8 inch iron rod found for the north corner of said 0.77 acre tract and of the herein described parcel;
- 2.) THENCE, South 51°48'01" East, along the existing southwest right-of-way line of said County Road, a distance of 304.84 feet to a point (from which a found 5/8 inch iron rod bears North 37°27'56" East, 2.61 feet) for the northeast corner of said 0.77 acre tract and of the herein described parcel;
- 3.) THENCE, South 37°27'56" West, along the east line of said 0.77 acre tract, a distance of 33.64 feet to a point (from which a found 5/8 inch iron rod bears North 37°27'56" East, 4.50 feet) in the existing north right-of-way line of FM 1488 (100 feet wide per Volume 523, Page 113, M.C.D.R.) for the southeast corner of said 0.77 acre tract and of the herein described parcel; said point being the beginning of a curve to the left whose center bears South 22°43'20" West, 2,914.79 feet;

Revised: July, 2015
May, 2015
Parcel 32
Page 2 of 5

- 4.) THENCE, Westerly, along the existing north right-of-way line of said FM 1488 with said curve to the left, having a radius of 2,914.79 feet, a central angle of 06°02'14", an arc length of 307.12 feet and a chord which bears North 70°17'47" West, 306.98 feet to 3/8 inch iron rod with plastic cap stamped "Landtech" set for the southeast corner of said 0.1576 of an acre tract and the southwest corner of the herein described parcel;
- 5.) THENCE, North 04°57'59" West, along the east line of said 0.1576 of an acre tract, a distance of 95.77 feet to the POINT OF BEGINNING and containing 0.6183 of an acre (26,932 square feet) of land.

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

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X = 3,762,558.62 and Y = 10,077,557.96. All bearings and coordinates are based on the Texas Coordinate System, Central Zone, North American Datum of 1983, 1993 Adjustment as provided by TxDOT-Houston District. All distances and coordinates shown are surface values and may be converted to grid by dividing by a combined scale factor of 1.00003.
2. This property description is prepared in conjunction with a parcel plat of even date.

Revised: July, 2015 – Decreased size of parcel.

I hereby certify that the property described hereon and the accompanying plat of even date represents a survey made on the ground under my supervision.

 7/24/15

Leo M. Delatorre Date
Registered Professional Land Surveyor
Texas Registration No. 5113

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, TX 77008
TBPLS Firm No. 10019100



LEGEND

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- Existing Fence
- Survey Line
- Overhead Power

(N) Parcel Number

- ⊙ PROPERTY CORNER (FOUND AS NOTED)
- FOUND TYPE I CONC. MON.
- SET 5/8" IR W/TXDOT ALUM. CAP (EXCEPT AS NOTED)
- SET x x (SEE NOTE BELOW)
- ⊗ SET 3/8" IR W/PLASTIC CAP STAMPED "LANDTECH" O.P.R.P.M.C.T. - OFFICIAL PUBLIC RECORDS REAL PROPERTY MONTGOMERY COUNTY, TEXAS
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE NUMBER

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT AS PROVIDED BY TXDOT-HOUSTON DISTRICT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.000003.
2. A PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PARCEL PLAT.
3. SURVEY LINE LOCATIONS ARE APPROXIMATE.
4. DEED RESEARCH FOR THIS PROJECT WAS PERFORMED IN MARCH 2005 AND UPDATED IN JULY, 2008. ALSO UPDATED IN MARCH, 2013 AND MAY, 2015. FIELD WORK WAS PERFORMED FROM MARCH THROUGH JULY 2005. UPDATED MARCH, 2013 AND MAY, 2015.

SET ** 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.

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

SURVEY DATE: AUGUST 2008. (UPDATED MARCH, 2013)

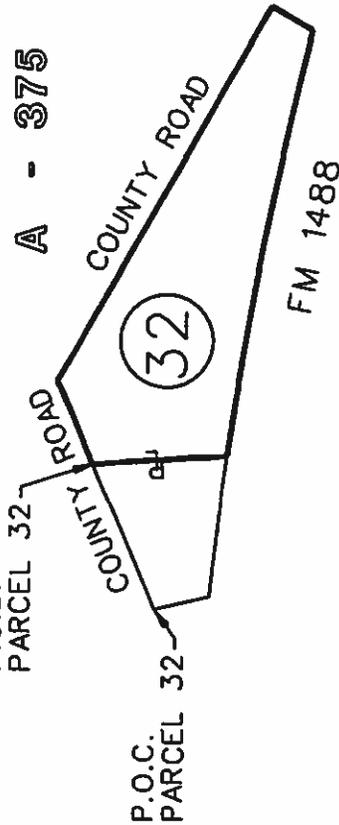
Leo M. Delatorre
LEO M. DELATORRE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

DATE
7/24/15

DATE
MAY, 2015



COLIN MCGRAE
A - 375

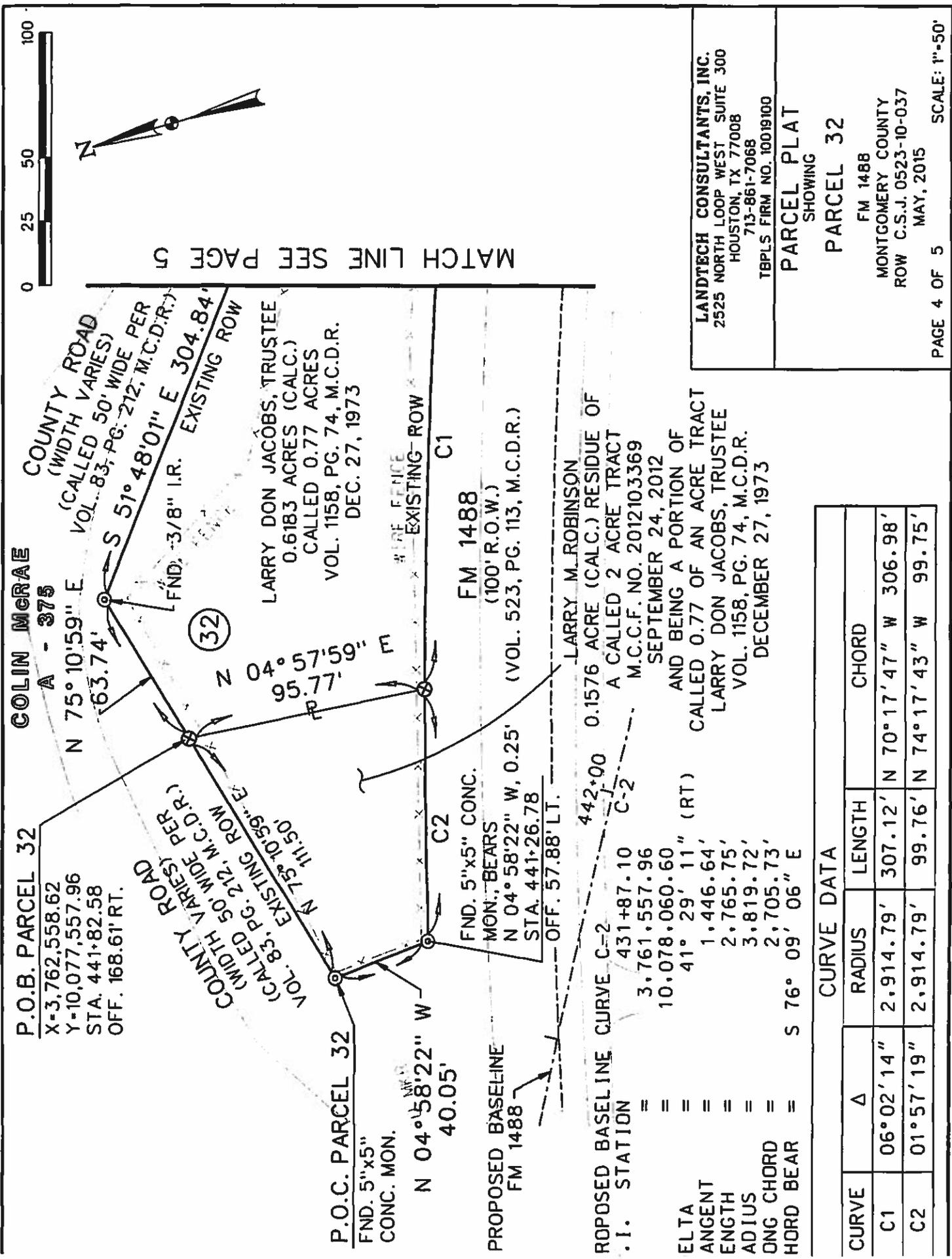


PARCEL 32
N.T.S.

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
0.6183 (CALC.)	0.6183	0.0000	N/A
	26,932		

DATE	REVISION
07/15	DECREASED SIZE OF PARCEL
LANDTECH CONSULTANTS, INC. 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TBPLS FIRM NO. 10019100	

PARCEL PLAT
SHOWING
PARCEL 32
FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
MAY, 2015



P.O.B. PARCEL 32
X-3,762.558.62
Y-10,077.557.96
STA. 441+82.58
OFF. 168.61' RT.

COUNTY ROAD
(WIDTH VARIES)
(CALLED 50' WIDE PER
VOL. 83, PG. 212, M.C.D.R.)
EXISTING ROW N 75° 10' 59" E
VOL. 111.50'

COLIN McRAE
A - 375
N 75° 10' 59" E
VOL. 83, PG. 212, M.C.D.R.)
S 51° 48' 01" E 304.84'
EXISTING ROW
FND. 3/8" I.R.

LARRY DON JACOBS, TRUSTEE
0.6183 ACRES (CALC.)
CALLED 0.77 ACRES
VOL. 1158, PG. 74, M.C.D.R.
DEC. 27, 1973

P.O.C. PARCEL 32
FND. 5"x5"
CONC. MON.
N 04° 58' 22" W
40.05'

FND. 5"x5" CONC.
MON., BEARS
N 04° 58' 22" W, 0.25'
STA. 441+26.78
OFF. 57.88' LT.

PROPOSED BASELINE
FM 1488

FM 1488
(100' R.O.W.)
(VOL. 523, PG. 113, M.C.D.R.)

LARRY M. ROBINSON
0.1576 ACRE (CALC.) RESIDUE OF
A CALLED 2 ACRE TRACT
M.C.C.F. NO. 2012103369
SEPTEMBER 24, 2012
AND BEING A PORTION OF
CALLED 0.77 OF AN ACRE TRACT
LARRY DON JACOBS, TRUSTEE
VOL. 1158, PG. 74, M.C.D.R.
DECEMBER 27, 1973

PROPOSED BASELINE CURVE C-2
442+00

STATION = 431+87.10
= 3,761,557.96
= 10,078,060.60
= 41° 29' 11" (RT)
= 1,446.64'
= 2,765.75'
= 3,819.72'
= 2,705.73'
CHORD BEAR = S 76° 09' 06" E

CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	06° 02' 14"	2,914.79'	307.12'	N 70° 17' 47" W 306.98'
C2	01° 57' 19"	2,914.79'	99.76'	N 74° 17' 43" W 99.75'

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPLS FIRM NO. 10019100

PARCEL PLAT
SHOWING

PARCEL 32

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
MAY, 2015

COLIN MCRAE
A - 375

(32)

LARRY DON JACOBS, TRUSTEE
0.6183 ACRES (CALC.)
CALLED 0.77 ACRES
VOL. 1158, PG. 74, M.C.D.R.
DEC. 27, 1973

COUNTY ROAD
(WIDTH VARIES)
(CALLED 50' WIDE PER
VOL. 83, PG. 212, M.C.D.R.)
S 51° 48' 01" E
304.84'
EXISTING ROW

FND. 5/8" I.R., BEARS
N 37° 27' 56" E, 2.61'

S 37° 27' 56" W
33.64'

FND. 5/8" I.R., BEARS
N 37° 27' 56" E, 4.50'

(32)

EXISTING ROW
C1
FM 1488
(100' R.O.W.)
(VOL. 523, PG. 113, M.C.D.R.)

MATCH LINE SEE PAGE 4



LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPLS FIRM NO. 10019100

PARCEL PLAT
SHOWING

PARCEL 32

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
MAY, 2015

PAGE 5 OF 5 SCALE: 1"=50'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	06° 02' 14"	2,914.79'	307.12'	N 70° 17' 47" W 306.98'

Parcel-32-Rev.txt

POC - POB
From Pt Bearing Distance To Point Delta North Delta East Delta Elev
18702 N 75°10'59"E 111.50000 8702 28.5143 107.7923

*-----
* Prepared by: Landtech Consultants, Inc.
* Routine: Area Summary Coord File: 1320029-calcs.crd 7/16/15 8:08:58
* Input Scale Factor: 1.000000 Output Scale Factor: 1.000000
*-----

FM 1488 Parcel 32 Revised

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing
8702		N 75°10'59"E	63.73974	18703	10077574.2554
3762620.2398					
18703	126°59'00"	S 51°48'01"E	304.83618	8704	10077385.7439
3762859.7988					
8704	90°44'03"	S 37°27'56"W	33.64182	8705	10077359.0417
3762839.3350					

CURVE DEF: Arc				CURVE DIR: CCW
RAD: 2914.78800	LEN: 307.12250	TAN: 153.70348		CEN. ANG: 6°02'14"
CHORD: 306.98045	MO: 4.04414	EXT: 4.04976		DEGREE: 1°57'56"
SEG: 828	TRI: 446771		SEC: 447598	

8705	194°44'36"	S 22°43'20"W	2914.78800	10001	10074670.4754
3761713.4573					
10001	6°02'14"	N 16°41'07"E	2914.78800	8703	10077462.5420
3762550.3286					
8705	107°45'43"	N 70°17'47"W	306.98045	8703	10077462.5420
3762550.3286					
8703	104°44'15"	N 04°57'59"E	95.77257	8702	10077557.9550
3762558.6196					
8702	109°47'00"				

Perimeter: 805.11282 Cumulative Perimeter: 805.11282

Sq. Feet: 26932 Acres: 0.6183
Total - Sq. Feet: 26932 Acres: 0.6183

*-----
* Prepared by: Landtech Consultants, Inc.
* Routine: Sta. Offset From Coords Coord File: 1320029-calcs.crd 7/16/15 8:13:37
* Input Scale Factor: 1.000000 Output Scale Factor: 1.000000
*-----

Point ID	Station	Offset	Northing	Easting	Description
18702	441+04.98	-91.19150	10077529.4406	3762450.8273	MON*FND 5inX5in
CONC MON					
8702	441+82.58	-168.61085	10077557.9550	3762558.6196	MS*MS CALC

County: Denton
Highway: BS 114K
ROW CSJ: 0353-02-077
Project Limits: At: UP Railroad underpass in Roanoke
Parcel: 6TE

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from the date of January 1, 2018 for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: BS 114K
STA. 1925+55.32 to 1928+84.21
R.O.W. CSJ: 0353-02-077

Page 1 of 3
February 20, 2015
Revised April 9, 2015

Description of Parcel 6 TE

Being a 6,572 square feet tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923, Denton County, Texas, and being a portion of that certain tract of land to Nirvana Hills @ DFW, LLC., recorded in Instrument #2007-56134, Deed Records, Denton County, Texas (D.R.D.C.T.), being Lot 1, Block 4, Homestead Addition, recorded in Cabinet O, Slide 49, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 5/8 inch iron rod with cap at the Southwest corner of said Nirvana tract, the Southeast corner of a tract of land to the City of Roanoke, recorded in Instrument #2009-9349, D.R.D.C.T. and in the existing Northerly Right-of-way line of BS 114K, as dedicated by Original Town of Roanoke plat, recorded in Volume Q, Page 88, P.R.D.C.T.;

THENCE South 66°51'19" East, along the South line of said Nirvana tract and the existing Northerly Right-of-way line of BS 114K, a distance of 168.66 feet to a set 5/8 inch iron rod with TxDOT 3 ¼ inch aluminum cap in the proposed West line of a Temporary Easement at the POINT OF BEGINNING at Sta. 1928+84.21, 49.17 feet Right and having a Texas State Plane Coordinate System, N.A.D. 83 (2002), North Central Zone (4202), surface coordinate of North 7,052,107.10, East 2,358,519.78;

- (1) THENCE North 23°00'21" East, along the proposed West line of said Temporary Easement, a distance of 20.00 feet to a point in the North line of said Temporary Easement at Sta. 1928+84.21, 69.17 feet Right;
- (2) THENCE South 66°51'19" East, along the proposed North line of said Temporary Easement, a distance of 328.89 feet to a point in the East line of said Nirvana tract and the West Right-of-way line of the Union Pacific Railroad at Sta. 1925+55.32, 68.45 feet Right;
- (3) THENCE South 24°31'37" West, along the East line of said Nirvana tract and the West Right-of-way line of said Union Pacific Railroad, a distance of 20.01 feet to a found 1/2 inch iron rod at the Southeast corner of said Nirvana tract and in the existing Northerly Right-of-way line of said BS 114K;
- (4) THENCE North 66°51'19" West, along the East line of said Nirvana tract and the existing Northerly Right-of-Way line of said BS 114K, a distance of 328.36 feet to the POINT OF BEGINNING, containing 6,572 square feet (0.151 acres) of land, more or less.

County: Denton
Highway: BS 114K
STA. 1925+55.32 to 1928+84.21
R.O.W. CSJ: 0353-02-077

Page 2 of 3
February 20, 2015
Revised April 9, 2015

NOTE: ** 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.

NOTE: Basis of Bearings is a line between Transystems 5/8 inch capped iron rod #CP102 (North 7,054,024.40, East 2,360,479.53) and Transystems 5/8 inch capped iron rod #CP103 (North 7,052,885.58, East 2,357,259.92), which is South 70°31'14"West; Coordinates are Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTE: All coordinates are surface unless otherwise noted and may be converted to grid by dividing by the project combined scale factor of 1.00015063.

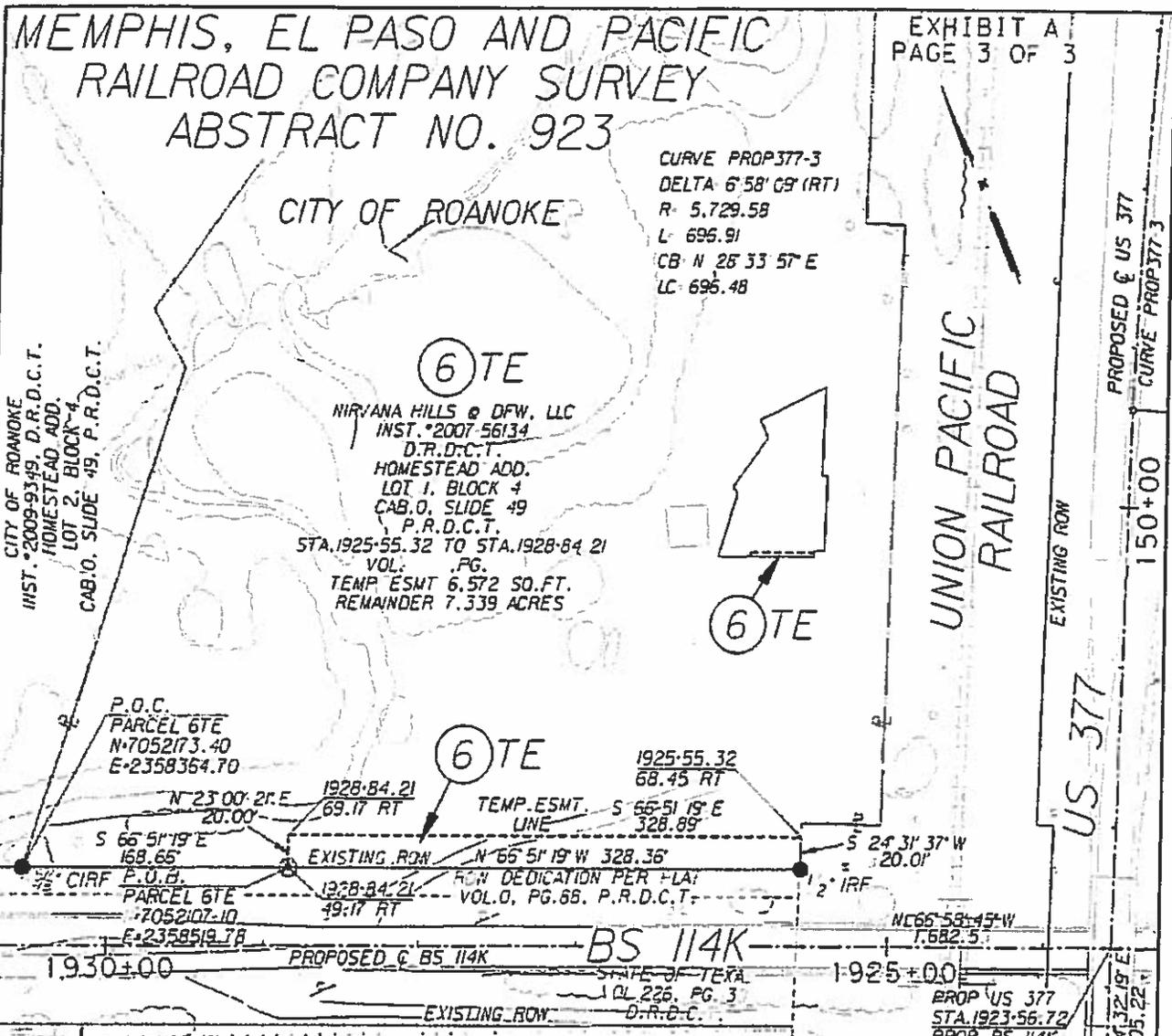
NOTE: Plat to accompany this legal description.

That I, Timothy A. Frost, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



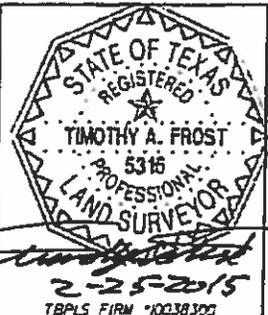
Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316
TBPLS Firm #10038300
Transystems
500 W. 7th St., Ste. 1100
Fort Worth, Texas 76102





Legal description to accompany this survey sketch.
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), with all distances and coordinates adjusted to surface by project surface factor of 1.0005063.

- LEGEND**
- • 5/8 Inch Iron rod with plastic cap stamped "Transystems" set, PK Nail set or X Cut set
 - ⊗ • 5/8 Inch Iron rod with aluminum cap stamped "T+DOT" set
 - • Marker found "as noted"
 - O.P.R.D.C.T. • Official Public Records, Denton County, Texas
 - D.R.D.C.T. • Deed Records, Denton County, Texas
 - P.R.D.C.T. • Plat Records, Denton County, Texas
 - P.O.C. • Point Of Commencing
 - P.O.B. • Point Of Beginning
 - R • Property Line
 - S • Survey Line
 - ↖ • Fee Hook
 - ⊕ • Centerline



A PLAT OF A SURVEY OF
PARCEL 6TE FOR
BS 114K
ROW CSJ: 0353-02-077
A 6,572 SQ. FT.
TRACT OF LAND IN THE
MEMPHIS, EL PASO AND PACIFIC
RAILROAD COMPANY SURVEY
ABSTRACT NUMBER 923
CITY OF ROANOKE,
DENTON COUNTY, TEXAS

Transystems
500 W. 7TH ST., STE. 1100
FORT WORTH, TEXAS 76102



PAGE Page 3 of 3	STATE TEXAS	DIST. DALLAS	COUNTY DENTON	HIGHWAY NO. BS 114K
	C. S. J.		CONT. SECT.	JOB
	ROW C. S. J.	0353	02	077

County: Wharton
Highway: US 59
RCSJ: 0089-06-084
CCSJ: 0089-06-081

Page 1 of 3
Revision Date: January 12, 2016

Field Notes for Parcel 17

Being 0.011 acres (492 square feet) of land, more or less, situated in the E.T.R.R. CO. Survey Number 8, Abstract Number 522, in the City of El Campo, Wharton County, Texas, and being a part of the Lot Two (2), Block Nine (9) of the Phillips Southland Addition to the City of El Campo as shown by plat thereof, recorded in Volume 193, Page 3 of the Deed Records of Wharton County, Texas, said 0.011 acres being out of and a part of that calculated 0.214 acre tract conveyed in Gift Deed from David C. Canales and Berta Canales to Dolly Jean Moreno and Delfino John Moreno, dated December 2, 1997, recorded in Volume 260, Page 620 of the Official Records of Wharton County, Texas. All deed references herein are to the Wharton County Official Records unless otherwise noted. Metes and bounds description of said 0.011 acre parcel is as follows:

COMMENCING at a 5/8-inch diameter iron rod found for the northeast corner of said Dolly Jean Moreno and Delfino John Moreno tract, said iron rod also being the northwest corner of the Audrey Wilson tract (Volume 723, Page 530) and in the South right-of-way line of Muncy Street (50' right-of-way), **Thence** as follows:

South 02 deg. 32 min. 17 sec. East along the common line of said Dolly Jean Moreno and Delfino John Moreno tract and said Audrey Wilson tract, a distance of 179.39 feet to a 5/8-inch diameter iron rod with TxDOT aluminum cap set for the northeast corner of said 0.011 acre parcel, said iron rod also being an angle point in the proposed northerly right-of-way line of US 59, being 221.88 feet left of Engineer's US 59 Baseline Station 228+83.76, having State Plane Coordinates of X=2,836,606.36 and Y=13,623,259.97, and being the **POINT OF BEGINNING**;

- (1) **THENCE** South 02 deg. 32 min. 17 sec. East along the proposed northerly right-of-way line of US 59 and the common line of said Dolly Jean Moreno and Delfino John Moreno tract and said Audrey Wilson tract, a distance of 9.74 feet to a 1-inch diameter iron rod found for the southeast corner of said 0.011 acre parcel, said iron rod also being the southeast corner of said Dolly Jean Moreno and Delfino John Moreno tract, the southwest corner of said Audrey Wilson tract, and in the existing North right-of-way line of US 59;
- (2) **THENCE** South 87 deg. 26 min. 11 sec. West along the existing North right-of-way line of US 59 and the South line of said Dolly Jean Moreno and Delfino John Moreno tract, a distance of 50.00 feet to a point for the southwest corner of said 0.011 acre parcel, said point also being the southwest corner of said Dolly Jean Moreno and Delfino John Moreno tract and the southeast corner of the Manuel G. Moreno and Elvira Moreno tract (Volume 726, Page 321);

Parcel 17
Page 2 of 3
Revision Date: January 12, 2016

- (3) **THENCE** North 02 deg. 32 min. 17 sec. West along the common line of said Dolly Jean Moreno and Delfino John Moreno tract and said Manuel G. Moreno and Elvira Moreno tract, a distance of 9.89 feet to a 5/8-inch diameter iron rod with TxDOT aluminum cap set for the northwest corner of said 0.011 acre parcel, said iron rod also being in the proposed North right-of-way line of US 59 and the beginning of a non-tangential curve to the right whose center bears South 02 deg. 34 min. 47 sec. East, a distance of 7,910.00 feet, said iron rod being 222.00 feet left of Engineer's US 59 Baseline Station 228+33.76 and having State Plane Coordinates of X=2,836,556.41 and Y=13,623,257.88;
- (4) **THENCE** continuing along the proposed North right-of-way line of US 59, severing said Dolly Jean Moreno and Delfino John Moreno tract, and around said curve to the right with a radius of 7,910.00 feet, a central angle of 00 deg. 21 min. 44 sec., an arc length of 50.00 feet, and a chord which bears North 87 deg. 36 min. 05 sec. East, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 0.011 acres (492 square feet) of land, more or less.

All bearings are based on the Texas Coordinate System, South Central Zone and X, Y coordinates are NAD 83 State Plane Coordinates adjusted to the surface by a factor of 1.000130.

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




Bennie L. Galvan
Registered Professional Land
Surveyor License No. 5229, State of Texas
Surveyed December 2014
Texas Firm Registration No. 100576-00



SCALE: 1" = 10'

MUNCY STREET
150' R.O.W.

P.O.C. PARCEL 17
FIND 578- IRON ROD

BLOCK 9
PHILLIPS SOUTHLAND ADDITION
D. R. W. C. TX.

MANUEL G. MORENO AND
ELVIRA M. MORENO
(CALCULATED 0.430 ACRES)
VOL. 720, PG. 321
O. R. W. C. TX.
NOVEMBER 20, 2007

DOLLY JEAN MORENO AND
DELFINO JOHN MORENO
(CALCULATED 0.214 ACRES)
VOL. 260, PG. 620
O. R. W. C. TX.
DECEMBER 2, 1997

AUDREY WILSON
(CALCULATED 0.323 ACRES)
VOL. 723, PG. 530
O. R. W. C. TX.
NOVEMBER 2, 2007

LOT 2

LOT 2

LOT 3

DELTA: 00°21'44"
RADIUS: 7' 910.00'
LENGTH: 54.00'
CHORD: N 87°34'05" E
50.00'

PROP. R.O.W. LINE

(17)

228-23.75
225-00.57
2-0-035, 258.41
7-13, 623, 251.86

S 87°26'11" W 50.00'
EX. R.O.W. LINE

US 59

IRON ROD
229-02.76
227-03.60
2-2-036, 606.60
7-13, 623, 250.24

REVISION DATE: JANUARY 12, 2016

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 3/8" IRON ROD WITH TIDOT ALUMINUM CAP
- SET CONCRETE MONUMENT (TY III)
- FOUND CONCRETE MONUMENT (TY II)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- R- PROPERTY LINE
- G- GAS LINE
- OE- OVERHEAD ELECTRIC LINE
- W- CITY OF EL CAMPO WATER LINE
- C- CITY OF EL CAMPO WATER LINE
- O.R.W.C. TX. OFFICIAL RECORDS OF WHARTON COUNTY
- D.R.W.C. TX. DEED RECORDS OF WHARTON COUNTY

UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. BEARINGS BASED ON TEXAS COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

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



E. T. R. R. CO. SURVEY NO. 8
ABSTRACT NO. 522

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

[Handwritten Signature]

BENNIE L. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5229, STATE OF TEXAS
SURVEYED DECEMBER, 2014.

DIST. NAME	COUNTY
YOAKUM	WHARTON
SURVEY PLAT OF	HERT. NO.
PARCEL 17	US 59
RCS# 0089-06-084	
ROW TAXING	0.011 ACRES (492 SF) PAGE 3 OF 3

County: Navarro
Highway: State Highway 31
Station: 43+34.97 to 53+31.80
R.O.W. CSJ: 0162-11-002

Page 1 of 4
June 5, 2014

PROPERTY DESCRIPTION FOR PARCEL 8

DESCRIPTION OF A 433,384 SQUARE FOOT [9.949 ACRES] TRACT OF LAND LOCATED IN THE R. GOODLOE SURVEY, ABSTRACT No. 299 IN NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 50.672 ACRE TRACT DESCRIBED IN THE DEED TO DOROTHY OWEN DOUGLAS, RECORDED IN VOLUME 858, PAGE 399 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, (D.R.N.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 1-inch iron pipe found at the intersection of the common southwest line of said Douglas tract and the northeast line of a called 70.50 acre tract described in the deed to Don Farmer, recorded in Volume 1062, Page 7 of said D.R.N.C.T., with the apparent existing southeast right-of-way line of West Park Row Boulevard (A.K.A. Cow Head Road, an apparent 60 foot wide right-of-way, no deed of record found);

THENCE S31°34'53"E, with said common line, a distance of 416.09 feet to a calculated point for a common ell corner of said Douglas tract and said Farmer tract;

THENCE S59°32'57"W, continuing with said common line, a distance of 105.02 feet to a calculated point for a common ell corner of said Douglas tract and said Farmer tract;

THENCE S31°34'53"E, continuing with said common line, a distance of 1,361.59 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the proposed north right-of-way line of State Highway 31 (S.H. 31) for the **POINT OF BEGINNING**, being 281.26 feet Left of Baseline Station 43+34.97 and having a Texas State Plane Coordinate System, N.A.D.83 (1996 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of North 6,705,603.98, East 2,578,857.22;

1) THENCE N78°11'26"E, crossing said Douglas tract with said proposed north right-of-way line, passing a 5/8-inch iron rod with a Texas Department of Transportation aluminum denial of access (D.O.A.) cap set** for the beginning of a D.O.A. line at a distance of 142.94 feet, being 268.83 feet Left of Baseline Station 44+77.36, continuing with said D.O.A. line, a total distance of 186.94 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set**;

County: Navarro
Highway: State Highway 31
Station: 43+34.97 to 53+31.80
R.O.W. CSJ: 0162-11-002

Page 2 of 4
June 5, 2014

PROPERTY DESCRIPTION FOR PARCEL 8

- 2) **THENCE** N73°12'07"E, continuing to cross said Douglas tract, with said proposed north right-of-way line and said D.O.A. line, a distance of 550.00 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set**;
- 3) **THENCE** N83°29'12"E, continuing to cross said Douglas tract, with said proposed north right-of-way line and said D.O.A. line, a distance of 112.02 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** for a point of curvature;
- 4) **THENCE**, continuing to cross said Douglas tract, with said proposed north right-of-way line, said D.O.A. line and the arc of a curve to the right, an arc length of 9.49 feet, through a central angle of 00°04'42", having a radius of 6,945.00 feet, and whose chord bears N73°14'28"E, a distance of 9.49 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the common northeast line of said Douglas tract and the southwest line of a called 26.962 acre tract described as Tract One in the deed to Brenda Jo Brown Hodge, recorded in Volume 1741, Page 422 of said D.R.N.C.T., for the end of said D.O.A. line, being 245.00 feet Left of Baseline Station 51+90.57;
- 5) **THENCE** S32°14'53"E, with said common line, a distance of 508.36 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the proposed south right-of-way line of said S.H. 31, being 243.37 feet Right of Baseline Station 53+31.80, from which a 5/8-inch iron rod found at an ell corner of a called 152.74 acre tract described in the deed to Lucile Boyd, recorded in Volume 1083, Page 926 of said D.R.N.C.T., bears S32°14'53"E, a distance of 326.05 feet to a calculated point for the east corner of said Douglas tract and the south corner of said Hodge tract, and N59°50'47"E, passing a calculated point for the east corner of said Hodge tract at a distance of 352.64 feet, continuing a total distance of 511.49 feet;
- 6) **THENCE** S73°12'07"W, crossing said Douglas tract with said proposed south right-of-way line, passing a Texas Department of Transportation aluminum D.O.A. cap set** for the beginning of a D.O.A. line at a distance of 378.33 feet, being 245.00 feet Right of Baseline Station 49+48.00, continuing with said D.O.A. line, a total distance of 852.48 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the common line of said Douglas tract and said Farmer tract for the end of said D.O.A. line, being 245.00 feet Right of Baseline Station 44+73.85;

County: Navarro
Highway: State Highway 31
Station: 43+34.97 to 53+31.80
R.O.W. CSJ: 0162-11-002

Page 3 of 4
June 5, 2014

PROPERTY DESCRIPTION FOR PARCEL 8

7) THENCE N31°34'53"W, with said common line, a distance of 544.27 feet to the POINT OF BEGINNING and containing 433,384 square feet [9.949 acres] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2010).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000039395 (0.999960607).

****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.

The Station and Offset** Information refers to the Baseline described in the Control Sheet to be created 10-20-2014 for the TxDOT Right-of-way Mapping Project Control-Section-Number 0162-11-002.

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

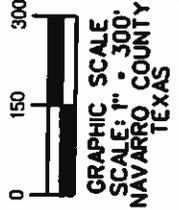
That I, Eric A. Kreiner, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 5th day of June, 2014 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300
7101 Envoy Court
Dallas, Texas
214-631-7888

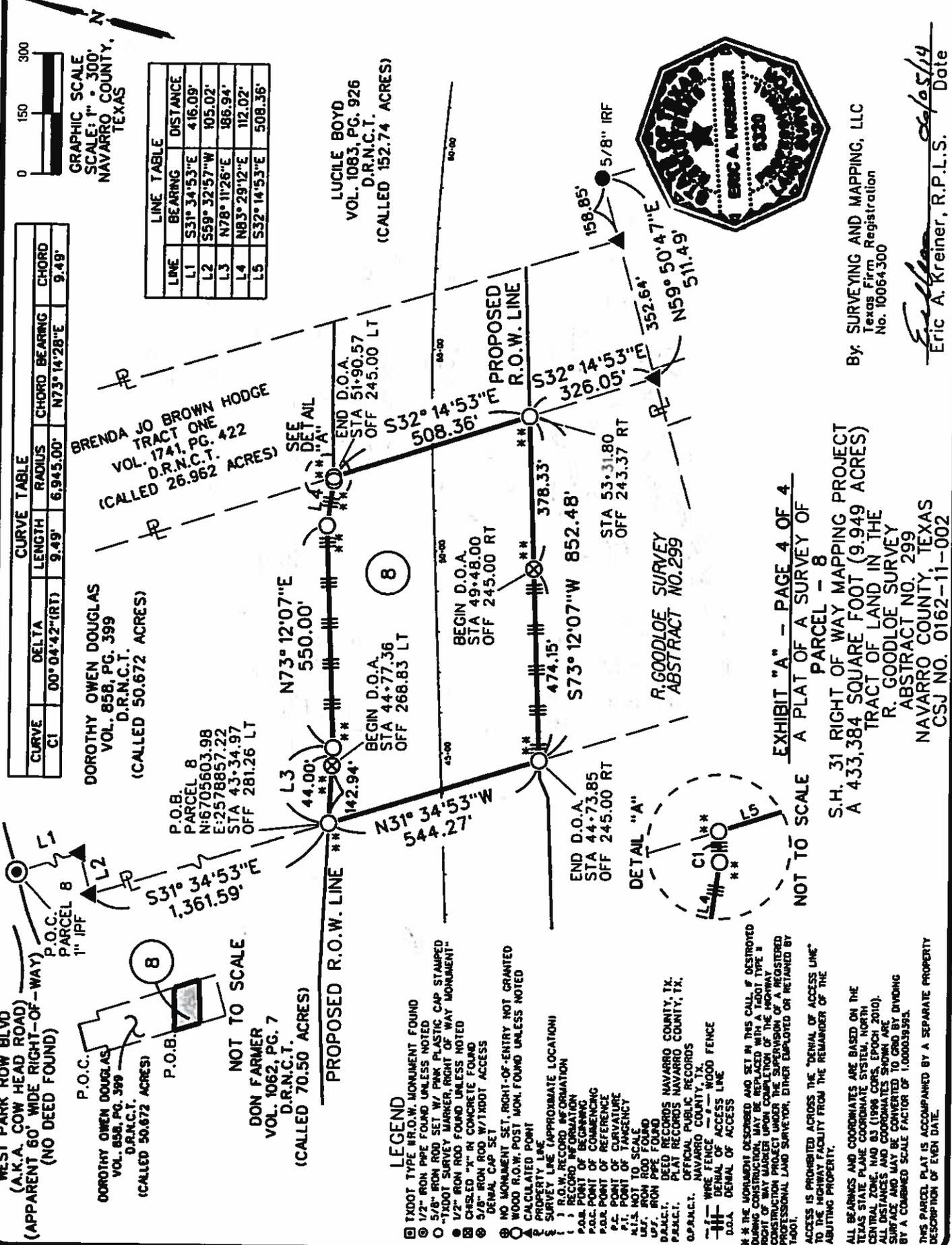


Eric A. Kreiner
Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320 State of Texas



CURVE TABLE			
CURVE	DELTA	LENGTH	CHORD BEARING
C1	00°04'42"(RT)	9.49'	N73°14'28"E
CHORD			
9.49'			

LINE TABLE	
LINE	BEARING DISTANCE
L1	S31°34'53"E 416.09'
L2	S59°32'57"W 105.02'
L3	N78°11'26"E 186.94'
L4	N83°29'12"E 112.02'
L5	S32°14'53"E 508.36'

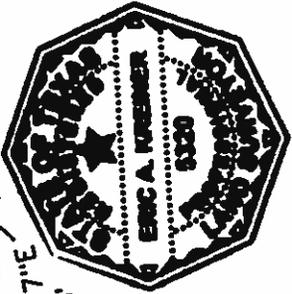


NOT TO SCALE
EXHIBIT "A" - PAGE 4 OF 4
A PLAT OF A SURVEY OF
PARCEL - 8

S.H. 31 RIGHT OF WAY MAPPING PROJECT
A 433.384 SQUARE FOOT (9.949 ACRES)
TRACT OF LAND IN THE
R. GOODLOE SURVEY
ABSTRACT NO. 299
NAVARRO COUNTY, TEXAS
CSJ NO. 0162-11-002

By: SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300

Eric A. Kreiner
Eric A. Kreiner, R.P.L.S. Date 06/05/14



County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 41

BEING 0.032 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF LOT 11, BLOCK 1 OF THE GUMMELT AND WHITLEY ADDITION, LOTS 8-11, BLOCK 1 RECORDED IN DOCUMENT NUMBER 2008003476 OF THE MCLENNAN COUNTY CLERK (MCC) AND CONVEYED IN SPECIAL WARRANTY DEEDS TO RFJ AUTO PROPERTIES, LLC RECORDED IN MCC 2015005009; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said Lot 11, Block 1 and on the existing north right-of-way line of Primrose Drive (City of Waco, 1030/656 D.R.M.C.T.);

THENCE North 70°18'43" West 380.70 feet with the south line of Lot 11, Block 1 and the existing north right-of-way line of Primrose Drive to at set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) on the proposed east right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE North 70°18'43" West 73.95 feet with the south line of Lot 11, Block 1 and the existing north right-of-way line of Primrose Drive to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of Lot 11, Block 1, the east line of a called 3.4 acre tract described in deed to McLennan County recorded in Volume 413, Page 425 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and the existing east right-of-way line of IH 35;
- (2) THENCE 149.13 feet along a curve to the right having a radius of 5179.60 feet, a delta angle of 01°38'59" and a chord bears North 30°29'39" East 149.12 feet with the west line of Lot 11, Block 1 and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northernmost corner of Lot 11, Block 1 and the westernmost corner of Lot 10, Block 1 of said Gummelt and Whitley Addition;
- (3) THENCE South 60°03'39" East 6.26 feet with the northeast line of Lot 11, Block 1 and the southwest line of Lot 10, Block 1 to a set 5/8" iron rod with TxDOT aluminum cap in the proposed east right-of-way line of IH 35 and the **BEGINNING** of an Access Denial Line;

- (4) THENCE 131.80 feet along a curve to the left having a radius of 5178.60 feet, a delta angle of $01^{\circ}27'30''$ and a chord bears South $31^{\circ}03'42''$ West 131.80 feet through Lot 11, Block 1 with the proposed east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (5) THENCE South $56^{\circ}31'33''$ East 31.30 feet through Lot 11, Block 1 with the proposed east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" and the end of the Access Denial Line;
- (6) THENCE South $56^{\circ}31'33''$ East 36.48 feet through Lot 11, Block 1 with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.032 of one acre of land and 163.10 linear feet of Access Denial Line, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

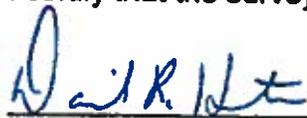
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

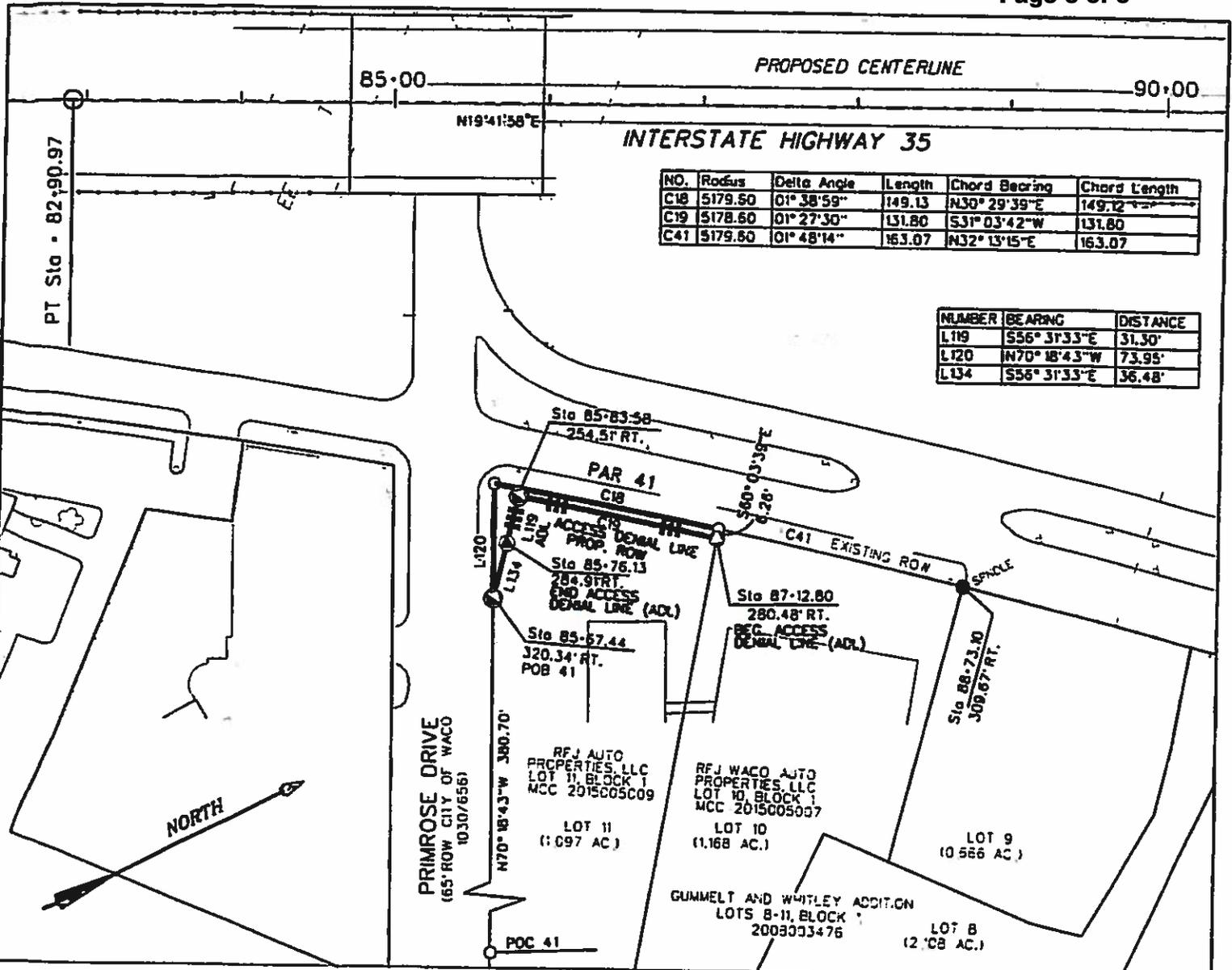
I certify that the survey was performed on the ground under my supervision.



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

6/3/15
Date





SURVEY LEGEND

- ⊙ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "1+00" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- ⊙ SET 5/8" IRON WITH 1+00" ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- TYPE II MONUMENT SET
- TYPE II MONUMENT FOUND
- 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- 5/8" IRON ROD SET W/ "1+00" CAP UNLESS NOTED
- ⊙ 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ IRON PIPE FOUND
- △ CALCULATED POINT
- PROPERTY LINE
- CENTER LINE
- () RECORD INFORMATION
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ||| ACCESS DENIAL LINE

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING MAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 6/3/15

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



LANDESIGN SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD, STE 200
ROUND ROCK, TEXAS 78681

FIRM REGISTRATION NO. 10001800

PARCEL: 41 ACRES 0.032
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234 REVISED: 06/03/15
SCALE: 1" = 100' DATE: 12/21/12
SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 42

BEING 0.023 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF LOT 10, BLOCK 1 OF THE GUMMELT AND WHITLEY ADDITION, LOTS 8-11, BLOCK 1 RECORDED IN DOCUMENT NUMBER 2008003476 OF THE MCLENNAN COUNTY CLERK (MCC) AND CONVEYED IN SPECIAL WARRANTY DEEDS TO RFJ WACO AUTO PROPERTIES, LLC RECORDED IN MCC 2015005007; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found spindle at an angle point in the northeast line of Lot 10, Block 1, the southernmost corner of Lot 9, Block 1 of said Gummelt and Whitley Addition and in the west line of Lot 8, Block 1 of said Gummelt and Whitley Addition;

THENCE North 55°45'07" West 183.55 feet with the northeast line of Lot 10, Block 1 and the southwest line of Lot 9, Block 1 to found spindle at the northwest corner of Lot 10, Block 1, the southwest corner of Lot 9, Block 1 of said Gummelt and Whitley Addition, the east line of a called 3.4 acre tract described in deed to McLennan County recorded in Volume 413, Page 425 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) , the existing east right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) **THENCE** South 20°49'04" West 34.82 feet through Lot 10, Block 1 with the proposed east right-of-way line of IH 35 a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap (Note 1);
- (2) **THENCE** 49.17 feet along a curve to the left having a radius of 5178.60 feet, a delta angle of 00°32'39" and a chord bears South 32°56'33" West 49.17 feet through Lot 10, Block 1 with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" and the **BEGINNING** of an Access Denial Line;
- (3) **THENCE** 79.51 feet along a curve to the left having a radius of 5178.60 feet, a delta angle of 00°52'47" and a chord bears South 32°13'50" West 79.51 feet through Lot 10, Block 1 with the proposed east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap in the southwest line of Lot 10, Block 1, the northeast line of Lot 11, Block 1 of said Gummelt and Whitley Addition and the **END** of the Access Denial Line;

- (4) THENCE North 60°03'39" West 6.26 feet with the southwest line of Lot 10, Block 1, the northeast line of Lot 11, Block 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing east right-of-way line of IH 35 at the northernmost corner of Lot 11, Block 1 and the westernmost corner of Lot 10, Block 1;
- (5) THENCE 163.07 feet along a curve to the right having a radius of 5179.60 feet, a delta angle of 01°48'14" and a chord bears North 32°13'15" East 163.07 feet with the west line of Lot 10, Block 1 and the existing east right-of-way line of IH 35 to the POINT OF BEGINNING.

This parcel contains 0.023 of one acre of land and 79.51 linear feet of Access Denial Line, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

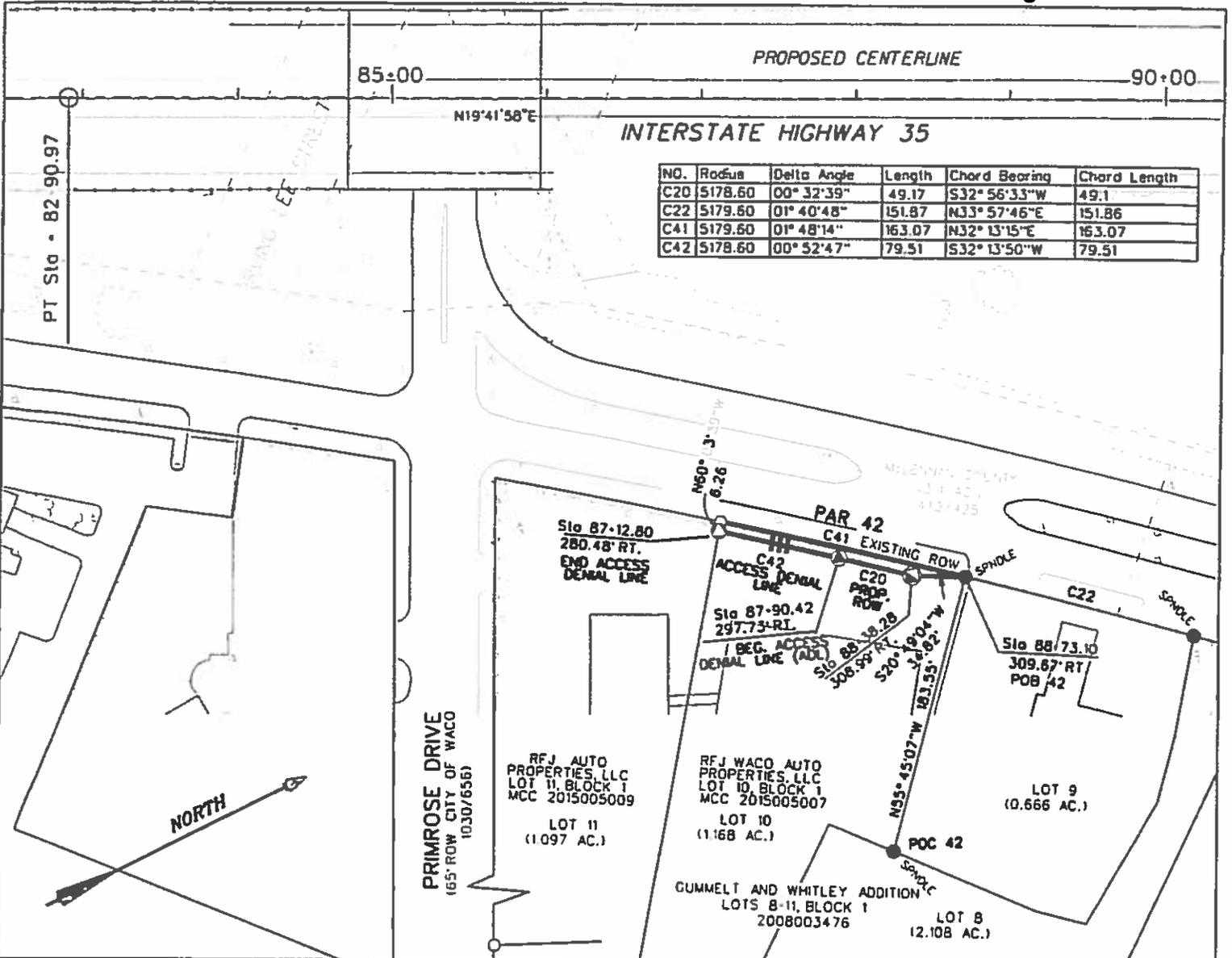
Access is prohibited across the "Access Denial Line" to highway facility from the remainder of the abutting property.

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

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

David R. Hartman 6/3/15
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264





SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

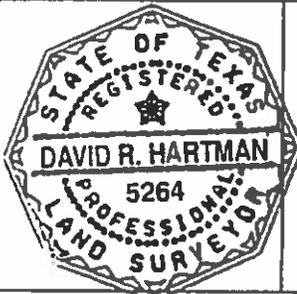
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Hartman 6/3/15

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

PARCEL: 42 ACRES 0.023
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234 DATE: 06/03/15
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020



LANDESIGN SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD, STE 200
ROUND ROCK, TEXAS 78681

FIRM REGISTRATION NO. 10001800

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 19

BEING 0.035 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED LOT 1, BLOCK "A" OF THE JANDER ADDITION RECORDED IN CABINET "A", SLIDE 547 OF THE PLAT RECORDS MCLENNAN COUNTY, TEXAS (P.R.M.C.T.) AND CONVEYED IN SPECIAL WARRANTY DEED TO EQUITY DEVELOPMENT CORPORATION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2008036212; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" on the north line of said Lot 1, Block A and the southeast corner of the remainder of a called 11.913 acre tract described in deed to Robert D. Barger recorded in MCC 9814420;

THENCE North 44°55'18" West 82.56 feet with the north line of Lot 1, Block A and the south line of said Barger Tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed east right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE South 25°09'30" West 271.55 feet through Lot 1, Block A with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the south line of Lot 1, Block A, the east line of called 1.43 acre tract described in deed to McLennan County recorded in Volume 413, Page 123 of the D.R.M.C.T. and the existing east right-of-way line of IH 35;
- (2) THENCE North 12°57'59" West 9.00 feet with the south line of Lot 1, Block A and the existing east right-of-way line of IH 35 to a found 1/2" iron rod at the southwest corner of Lot 1, Block A;
- (3) THENCE North 25°07'25" East 266.54 feet with the west line of Lot 1, Block A and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of Lot 1, Block A and the southwest corner of said Barger Tract;
- (4) THENCE South 44°55'18" East 6.08 feet with the north line of Lot 1, Block A and the south line of said Barger Tract to the **POINT OF BEGINNING**.

This parcel contains 0.035 of an acre of land, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

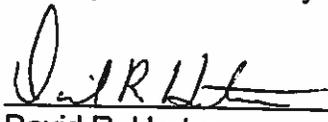
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

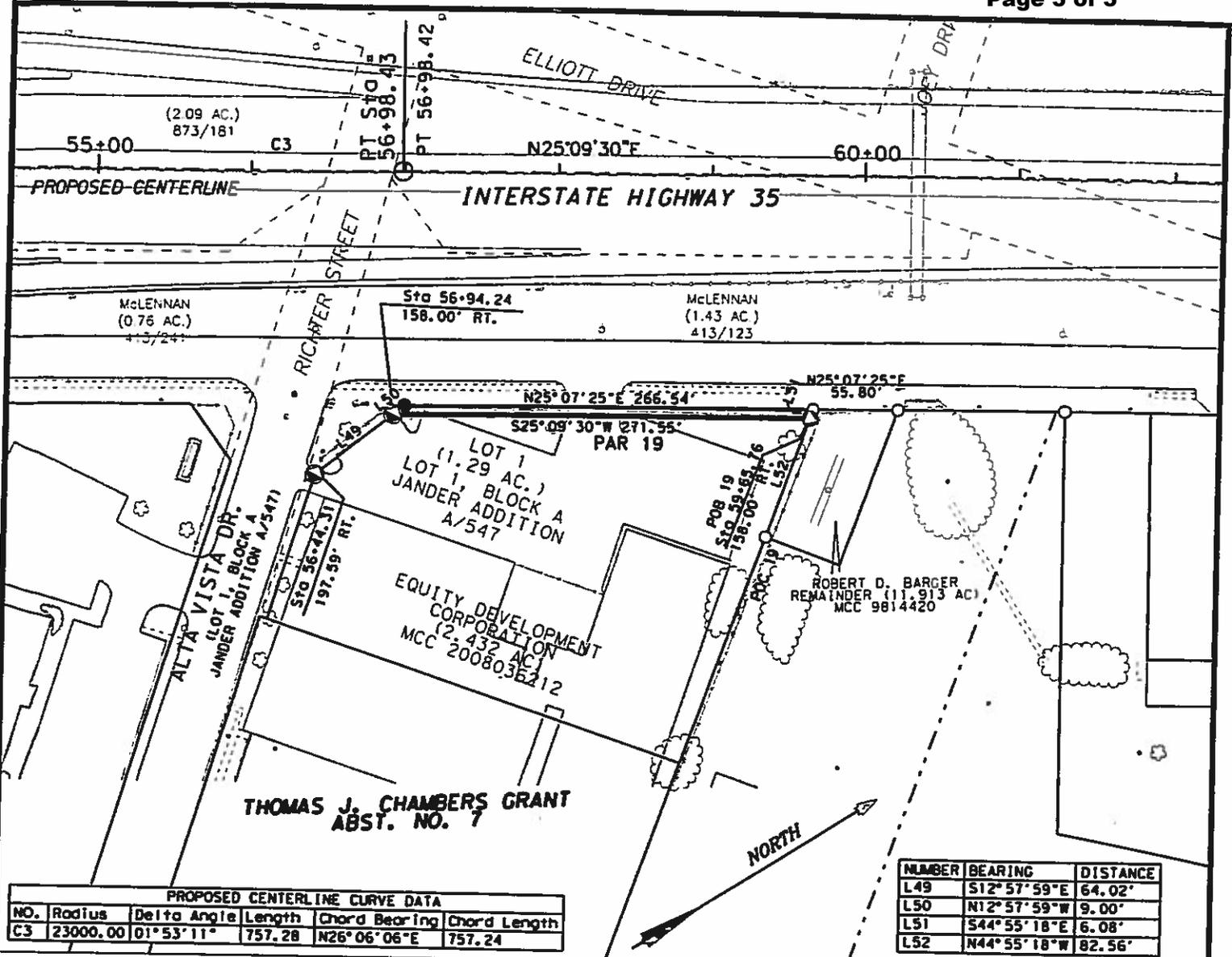
I certify that the survey was performed on the ground under my supervision.



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

12/21/12
Date





PROPOSED CENTERLINE CURVE DATA					
NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C3	23000.00	01°53'11"	757.28	N26°06'06"E	757.24

NUMBER	BEARING	DISTANCE
L49	S12°57'59"E	64.02'
L50	N12°57'59"W	9.00'
L51	S44°55'18"E	6.08'
L52	N44°55'18"W	82.56'

SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 12/21/12

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

PARCEL: 19 ACRES 0.035
 HIGHWAY: IH 35 COUNTY: McLENNAN
 ROW CSJ: 0015-01-234 DATE: 12/21/12
 SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020



LANDESIGN SERVICES, INC.

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

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 13

BEING 0.280 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF LOTS 2 AND 3, BLOCK 1 OF THE DOC & LADDY'S ADDITION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2002040175 AND CONVEYED TO DOC & LADDY'S FAMILY FUN CENTER, LTD RECORDED IN VOLUME 610, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 5/8" iron rod at the northwest corner of said Lot 2, Block 1, the existing south right-of-way line of Alta Vista Drive as shown on plat of Lot 1, Block A of the Jander Addition recorded in Cabinet A, Slide 547 of the Plat Records McLennan County, Texas (P.R.M.C.T.) , the northeast corner of a called 0.76 acre tract described in deed to McLennan County recorded in Volume 413, Page 241 of the D.R.M.C.T. and the existing east right-of-way line of Interstate Highway 35 (IH 35);

THENCE South 79°17'24" West 33.86 feet with the west line of Lot 2, Block 1 and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) on the proposed east right-of-way line of IH 35, the beginning of an Access Denial Line and the **POINT OF BEGINNING**;

- (1) THENCE South 22°43'39" West 343.71 feet through Lot 2, Block 1 with the proposed east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap on the south line of said Lot 2, Block 1 and the north line of said Lot 3, Block 1;
- (2) THENCE South 22°43'39" West 169.88 feet through Lot 3, Block 1 with the proposed east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the end of the Access Denial Line;
- (3) THENCE South 22°43'39" West 66.65 feet through Lot 3, Block 1 with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the south line of Lot 3, Block 1 and the north line of a called 1.53 acre tract described in deed to Thunderlight Corporation D/B/A Relax Inn recorded in MCC 9919452;
- (4) THENCE North 47°32'12" West 35.09 feet with the south line of Lot 3, Block 1 and the north line of said 1.53 acre tract to a found 3/8" iron rod at the southwest corner of Lot

3, Block 1, the northwest corner of said 1.53 acre tract, the northeast corner of a called 2.26 acre tract described in deed to McLennan County recorded in Volume 414, Page 567 of the D.R.M.C.T., the southeast corner of a called 0.69 acre tract described in deed to McLennan County recorded in Volume 414, Page 166 of the D.R.M.C.T. and the existing east right-of-way line of IH 35;

- (5) THENCE North 25°07'25" East 233.08 feet with the west line of Lot 3, Block 1, the east line of a said 0.76 acre tract and the existing west right-of-way line of IH 35 to a found 1/2" iron rod at the northwest corner of said Lot 3, Block 1 and the southwest corner of said Lot 2, Block 1;
- (6) THENCE North 25°07'25" East 329.53 feet with the west line of Lot 2, Block 1 and the existing east right-of-way line of IH 35 to a found 1/2" iron rod;
- (7) THENCE North 79°17'24" East 11.39 feet with the west line of said Lot 2, Block 1 and the existing east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.280 acres of land, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

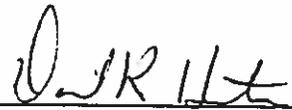
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

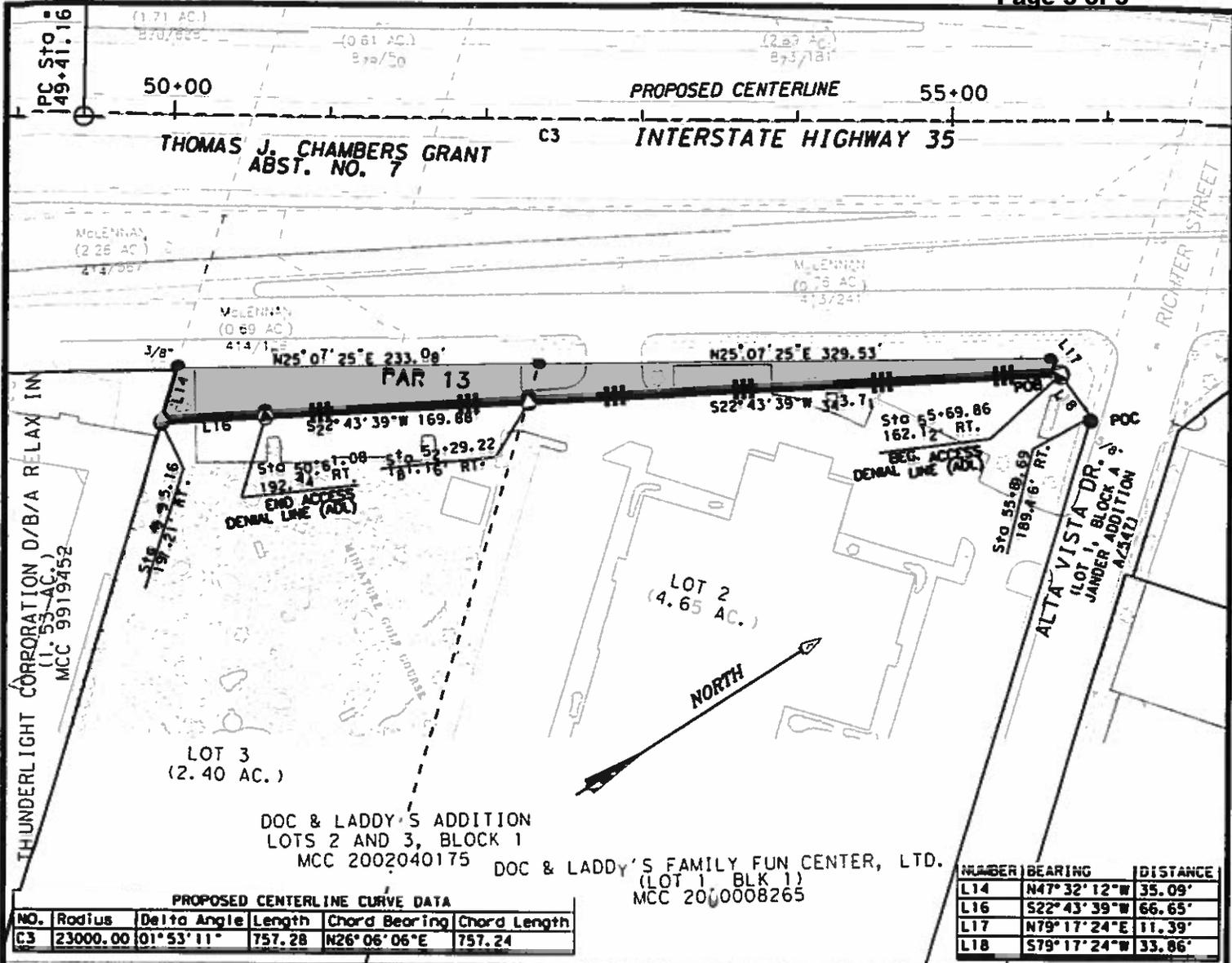
I certify that the survey was performed on the ground under my supervision.



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

12/21/12
Date





SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

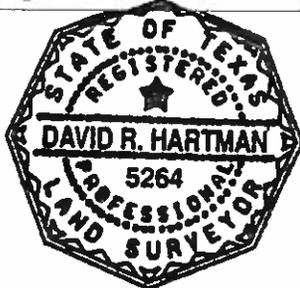
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 12/21/12

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



LANDESIGN SERVICES, INC.

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

PARCEL: 13 ACRES 0.280
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234 DATE: 12/21/12
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-20

Page 1 of 3
December 21, 2012

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 21

BEING 0.007 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF TH REMAINDER OF A CALLED 11.913 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT D. BARGER RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 9814420; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of the remainder of said 11.913 acre tract and on the north line of Lot 1, Block A of the Jander Addition recorded in Cabinet A, Slide 547 of the Plat Records McLennan County, Texas (P.R.M.C.T.);

THENCE North 44°55'18" West 82.56 feet with the south line of the remainder of said 11.913 acre tract and the north line of Lot 1, Block A to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed east right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 44°55'18" West 6.08 feet with the south line of the remainder of said 11.913 acre tract and the north line of Lot 1, Block A to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of the remainder of said 11.913 acre tract, the northwest corner of Lot 1, Block A, the east line of a called 1.43 acre tract described in deed to McLennan County recorded in Volume 413, Page 123 of the D.R.M.C.T. and the existing east right-of-way line of IH 35;
- (2) THENCE North 25°07'25" East 55.80 feet with the west line of the remainder of said 11.913 acre tract and the existing east line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of the remainder of said 11.913 acre tract and at an angle point in the west line of a called 8.69 acre tract described in deed to Jeff Gatlin recorded in MCC 2003040517;
- (3) THENCE South 44°52'26" East 6.12 feet with the north line of the remainder of said 11.913 acre tract and the west line of said 8.69 acre tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed east right-of-way line of IH 35;
- (4) THENCE South 25°09'30" West 55.78 feet through the remainder of said 11.913 acre tract with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.007 of an acre of land, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

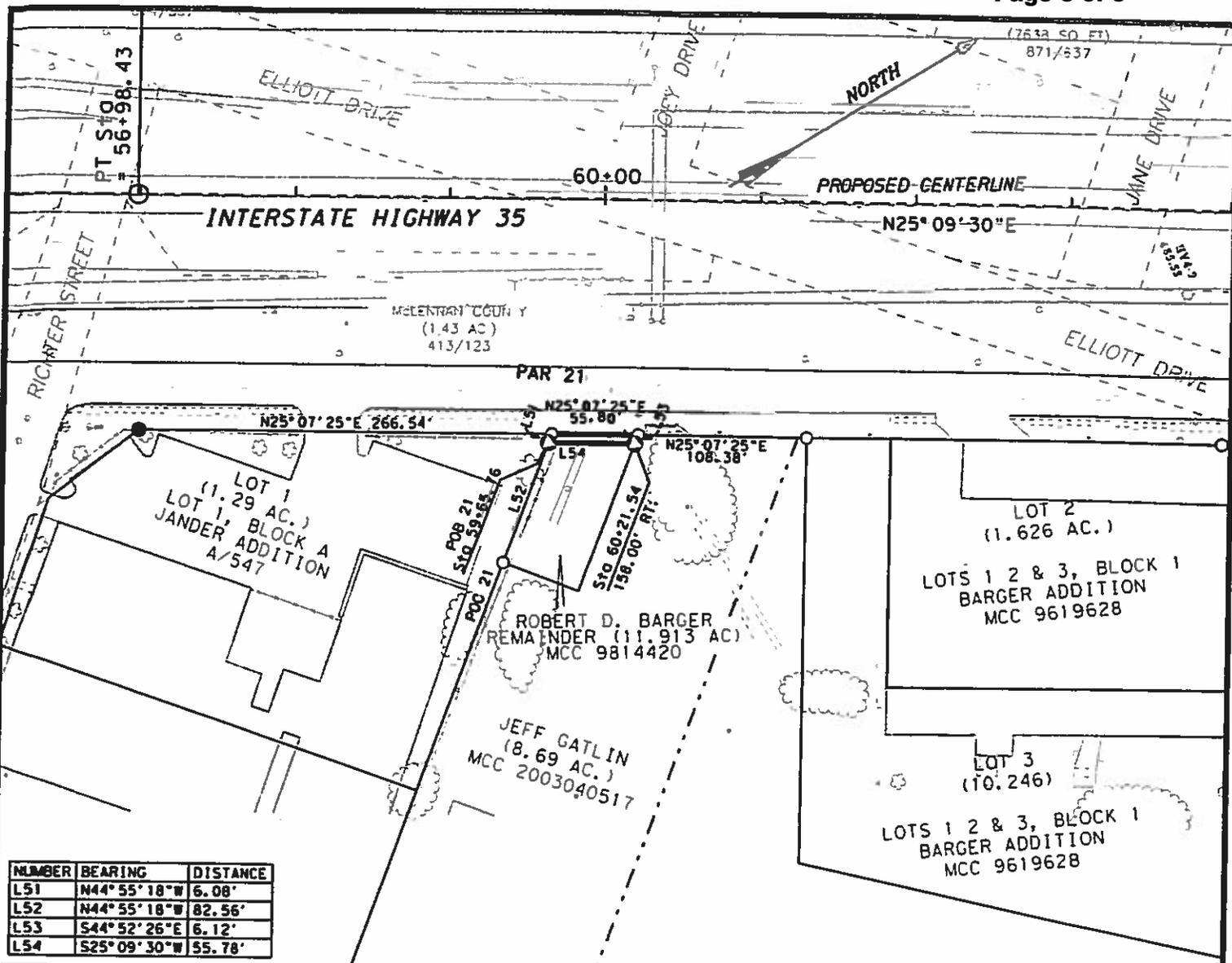
A plat of even survey date herewith accompanies this property description.

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

David R. Hartman 12/21/12
Date

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





NUMBER	BEARING	DISTANCE
L51	N44° 55' 18" W	6.08'
L52	N44° 55' 18" W	82.56'
L53	S44° 52' 26" E	6.12'
L54	S25° 09' 30" W	55.78'

SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

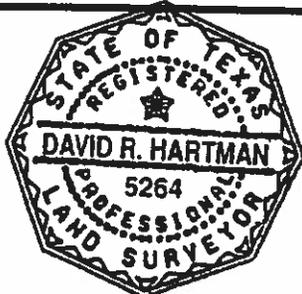
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 12/21/12

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



LANDESIGN SERVICES, INC.

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

PARCEL: 21 ACRES 0.007
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234 DATE: 12/21/12
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 49

BEING 0.138 OF AN ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF LOTS 33 OF THE LOT 33, BLOCK 1 TERRELL-GUILLORY ADDITION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2007037836 AND DESCRIBED AS LOTS 30-32 OF THE TERRELL-GUILLORY ADDITION RECORDED IN VOLUME 497, PAGE 385 OF THE DEED RECORDES OF MCLENNAN COUNTY, TEXAS IN WARRANTY DEED TO LARRY PARKER AND WIFE, RAMONA PARKER RECORDED IN MCC 2007029530 OF THE MCLENNAN COUNTY CLERK (MCC); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod with plastic cap stamped "RPLS 1988" at the southernmost corner of Lot 33 and the existing north line of South 25th Street;

THENCE North 47°33'09" West 66.84 feet with the southwest line Lot 33 with the existing north right-of-way line of South 25th Street to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) on the proposed east right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE North 47°33'09" West 52.33 feet with the southwest line of Lot 33 with the existing north right-of-way line of South 25th Street to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of Lot 33, the southeast corner of a called 1,108 Square Foot Tract described in deed to the State of Texas recorded in Volume 873, Page 233 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- (2) THENCE North 19°26'52" East 78.45 feet with the west line of Lot 33 and the existing east right-of-way line of IH 35 to a found 1/2" iron rod at the south line of Lot 29 of the Terrill-Guillory Addition recorded in Volume 497, Page 385 of the D.R.M.C.T.;
- (3) THENCE North 42°35'13" East 79.33 feet with the east line of Lot 33 and the west line of Lot 29 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of Lot 33, the northeast corner of Lot 29 and the southeast corner of Lot 3 of the said Terrill-Guillory Addition;
- (4) THENCE South 47°24'47" East 10.73 feet with the north line of Lot 33 and the south line of Lot 3 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the proposed east right-of-way line of IH 35;

(5) THENCE South 17°00'46" West 167.78 feet through Lot 33 with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.138 acres of land, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

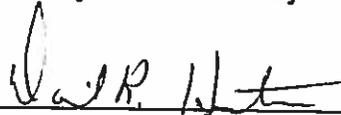
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

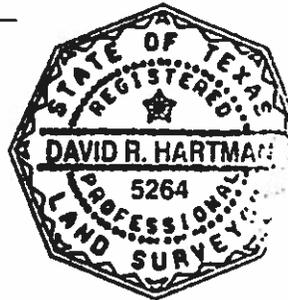
A plat of even survey date herewith accompanies this property description.

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



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

12/24/12
Date



County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 115

BEING 0.065 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART LOT 1, BLOCK 1 OF THE LOT 1, BLOCK 1 LEGAL TENDER ADDITION RECORDED IN VOLUME 1301, PAGE 333 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.) AND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO PHONG LE AND WIFE, THANH LE RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2007022631; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of Lot 1, Block 1 and the existing north right-of-way line of South 10th Street as shown on plat of Rufus C. Burleson Addition recorded in Volume 139, Page 577 of the D.R.M.C.T.;

THENCE North 45°10'57" West 59.23 feet with the south line of Lot 1, Block 1 and the existing north right-of-way line of South 10th Street to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) on the proposed east right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE North 45°10'57" West 30.86 feet with the south line of Lot 1, Block 1 and the existing north right-of-way line of South 10th Street to a set 5/8" iron rod with plastic cap stamped "Landesign" at the south corner of Lot 1, Block 1, the southeast corner of a called 1908 square foot Tract described in deed to the State of Texas recorded in Volume 919, Page 678 of the D.R.M.C.T. and the existing east right-of-way line of IH 35;
- (2) THENCE North 22°59'50" East 94.16 feet with the west line of Lot 1, Block 1 and the existing east right-of-way line of IH 35 to a found 1/2" iron rod at the north corner of Lot 1, Block 1 and the southwest corner of Lot 1, Block A of the La Quinta Addition recorded in Volume 1080, Page 348 of the D.R.M.C.T.;
- (3) THENCE South 51°28'18" East 31.73 feet with the north line of Lot 1, Block 1 and the south line of Lot 1, Block A to a set 5/8" iron rod with TxDOT aluminum cap on the proposed east right-of-way line of IH 35;
- (4) THENCE South 24°07'47" West 97.15 feet through Lot 1, Block 1 with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.065 of an acre of land, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

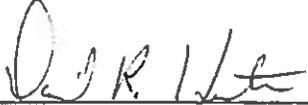
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

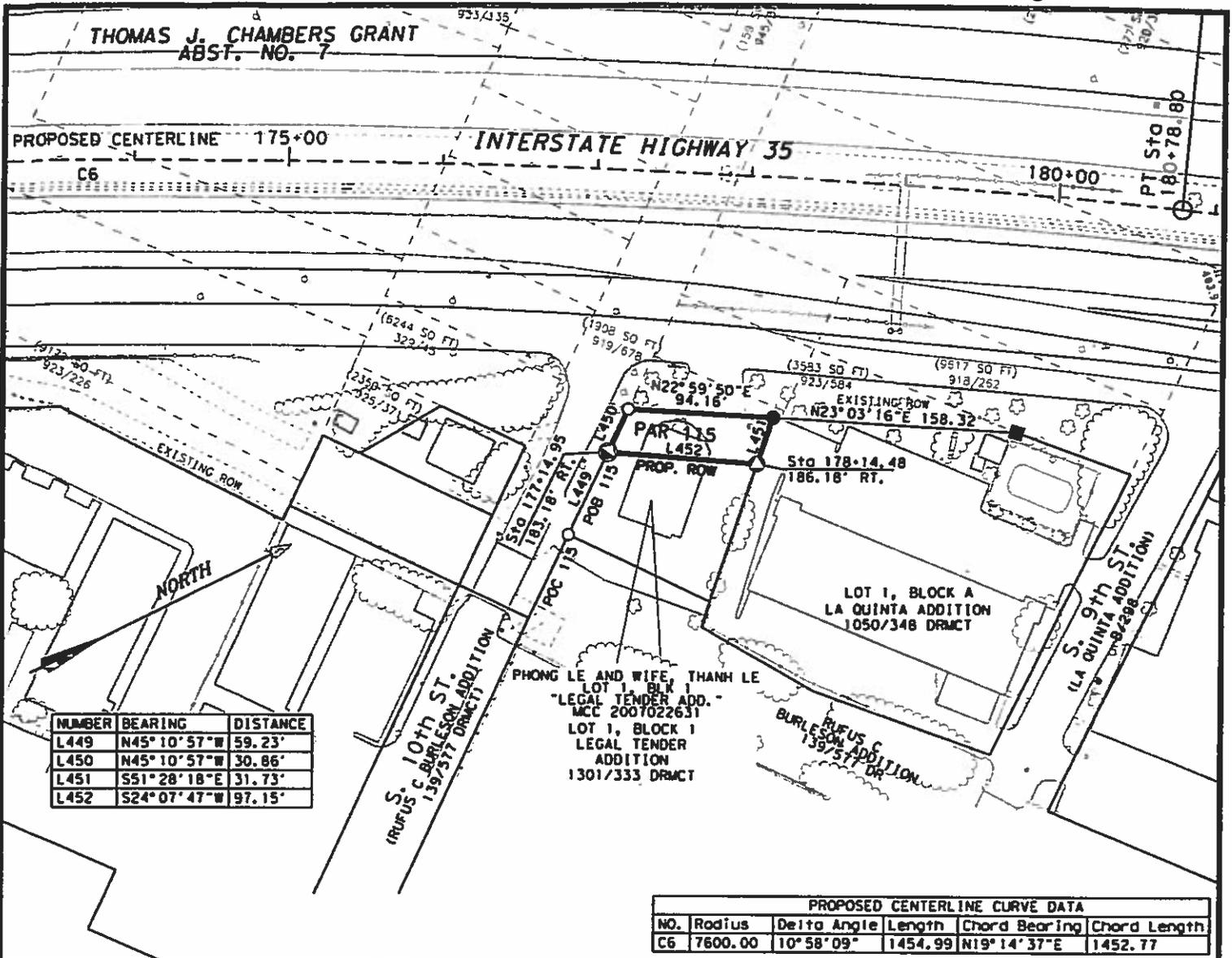
I certify that the survey was performed on the ground under my supervision.



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

12/21/12
Date





SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

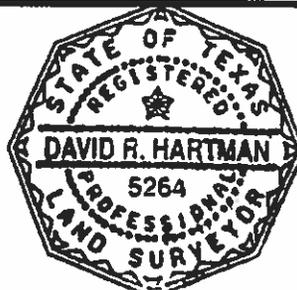
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Hartman 12/21/12

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

PARCEL: 115 ACRES 0.065
 HIGHWAY: IH 35 COUNTY: McLENNAN
 ROW CSJ: 0015-01-234 DATE: 12/21/12
 SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020



LANDESIGN SERVICES, INC.

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

County: McLennan
Highway: I. H. 35
CSJ: 0015-01-234
Parcel: 115
Project Limits: From South Loop 340,
To North Loop 340

AND IN ADDITION THERETO:

Title to all of that Metal Building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed Southeasterly 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).

Page 1 of 4
December 21, 2012
Revised June 3, 2015

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 40

BEING 0.387 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF THE SW VALLEY MILLS/IH-35 ADDITION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2011020308, CONVEYED AS A CALLED 2.2542 ACRE TRACT IN GENERAL WARRANTY DEED TO HEB GROCERY COMPANY, LP RECORDED IN MCC 2011019563, A CALLED 3.0221 ACRE TRACT IN GENERAL WARRANTY DEED TO HEB GROCERY COMPANY, LP RECORDED IN MCC 2011019555, AND A PART OF ABANDONED BELMONT DRIVE AS RECORDED IN ABANDONMENT ORDINANCE NUMBER 2011-326; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" on the south line of Lot 1, Block A and the existing north right-of-way line of Irving Lee Street;

THENCE South 47°23'54" East 69.00 feet with the south line of Lot 1, Block A and the existing north right-of-way line of Irving Lee Street to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) on the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE North 83°27'27" East 109.64 feet through Lot 1, Block A with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE North 34°19'20" East 71.20 feet through Lot 1, Block A with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (3) THENCE North 19°01'46" East 726.63 feet through Lot 1, Block A with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the east line of Lot 1, Block A, the west line of a called 9.24 acre tract described in deed to the State of Texas recorded in Volume 887, Page 138 of the D.R.M.C.T. and the existing west right-of-way line of IH 35;
- (4) THENCE South 05°47'31 West 82.64 feet with the east line of Lot 1, Block A and the existing west right-of-way line of IH 35 to a found Type II Monument;

- (5) THENCE South 19°54'33" West 766.63 feet with the east line of Lot 1, Block A, the west line of a called 6,773 Square Foot Tract described in deed to the State of Texas recorded in Volume 874, Page 357 of the D.R.M.C.T., the west line of a called 4,755 Square Foot Tract described in deed to the State of Texas recorded in Volume 874, Page 357 of the D.R.M.C.T. and the existing west right-of-way line of IH 35 to a found Type II Monument;
- (6) THENCE South 75°49'12" West 54.90 feet with the east line of Lot 1, Block A with the existing west right-of-way line of IH 35 to a found Type II Monument at the southeast corner of Lot 1, Block A on the existing north right-of-way line of said Irving Lee Street;
- (7) THENCE North 47°23'54" West 86.08 feet with the south line of Lot 1, Block A and the existing north right-of-way line of Irving Lee Street to the **POINT OF BEGINNING**.

This parcel contains 0.387 of an acre of land out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

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

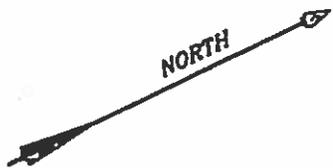


David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264

6/3/15
Date



NUMBER	BEARING	DISTANCE
L112	S47°23'54"E	69.00'
L113	N34°19'20"E	71.20'
L115	S75°49'12"W	54.90'
L116	N47°23'54"W	86.08'



THOMAS J. CHAMBERS GRANT
ABST. NO. 7

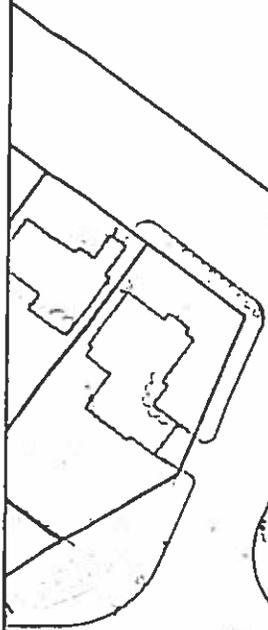
HEB GROCERY COMPANY, LP
(LOT 1, BLK 1, UNIVERSITY MIDDLE SCHOOL ADDITION)
MCC 2011019564

LOT 1 BLOCK A
SW VALLEY MILLS/IH-35 ADDITION
MCC 2011020308

HEB GROCERY COMPANY, LP
(2.2542 AC.)
MCC 2011019563

HEB GROCERY COMPANY, LP
(3.0221 AC.)
MCC 2011019555

IRVING LEE STREET
(THOMPSON AND LENAMON
ADDITION 752,814)



MATCH SHEET 3
MATCH SHEET 4

S19°54'33"W 766.63' EXISTING ROW

85:00 PROPOSED CENTERLINE INTERSTATE HIGHWAY 35 80:00

N19°41'58"E

SCALE - IN FEET



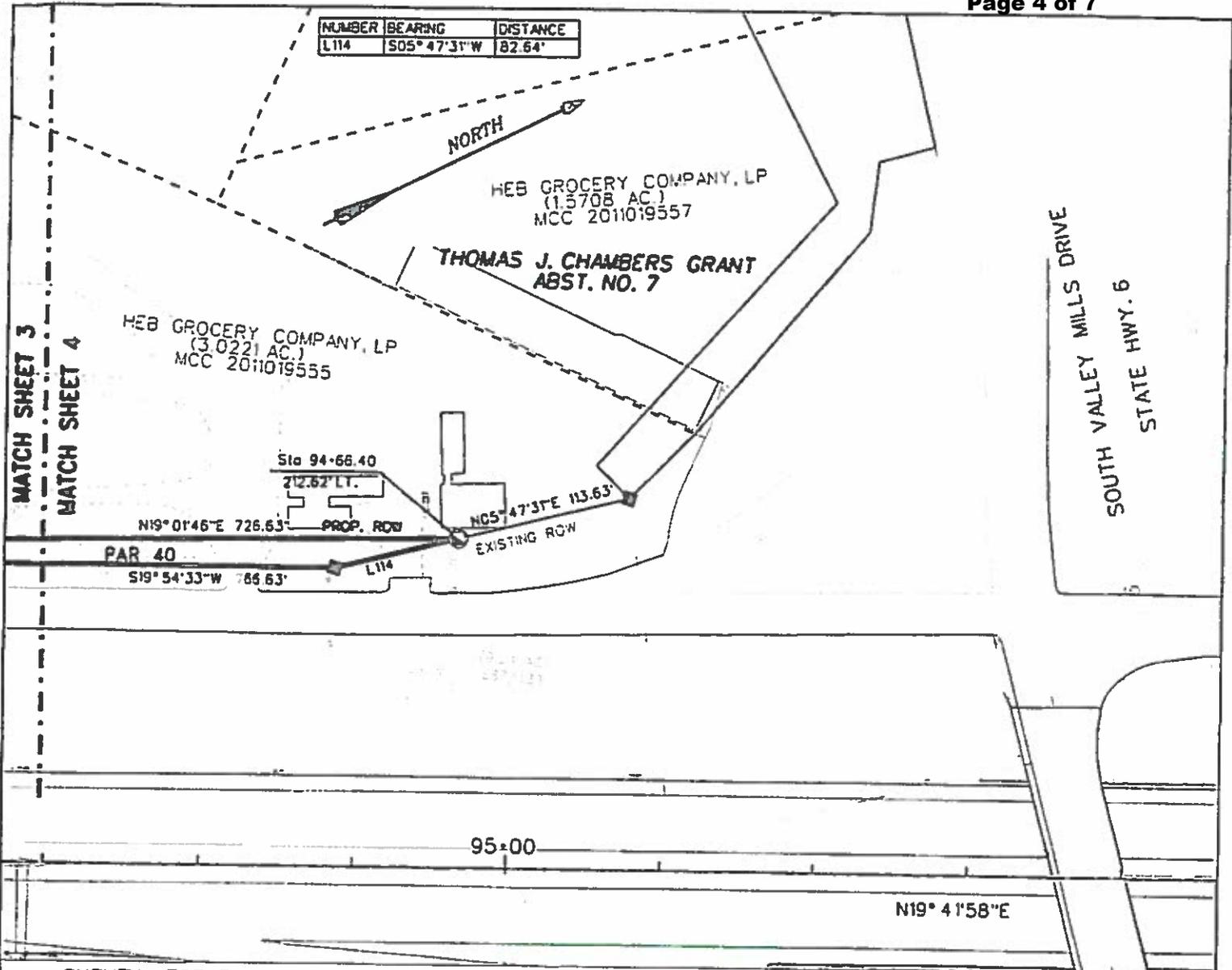
PARCEL: 40 ACRES 0.387
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234
SCALE: 1" = 100' SHEET: 3 of 4

LANDESIGN
SERVICES, INC.

512-238-7001
1220 MCNEIL ROAD, STE 200
ROUND ROCK, TEXAS 78681

PROJECT NAME: IH35 LP340 LP340 JOB NUMBER: 101-08-20

FIRM REGISTRATION NO. 10001800



SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

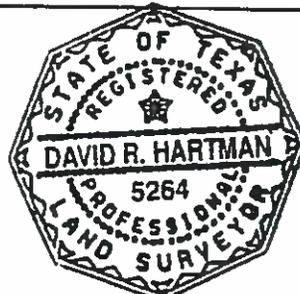
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 6/3/15

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



LANDESIGN SERVICES, INC.

512-238-7801
1220 MCNEIL ROAD, STE 200
ROUND ROCK, TEXAS 78681

FIRM REGISTRATION NO. 10001800

PARCEL: 40
HIGHWAY: IH 35
ROW CSJ: 0015-01-234
SCALE: 1" = 100'

ACRES 0.387
COUNTY: McLENNAN
REVISED: 06/03/15
DATE: 12/21/12
SHEET: 4 of 4

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 40(AC)

BEING AN ACCESS DENIAL LINE, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING ALONG LOT 1, BLOCK A OF THE SW VALLEY MILLS/IH-35 ADDITION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2011020308 AND CONVEYED AS 3.0221 ACRE TRACT IN GENERAL WARRANTY DEED TO HEB GEOCERY COMPANY, LP RECORDED IN MCC 2011019555; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod at an angle point on the north line of Lot 1, Block A and the west line of Lot 2, Block A (SW Valley Mills/IH 35 Addition);

THENCE North 64°14'33" East 30.09 feet with the north line of LOT 1, Block A and the west line of Lot 2, Block A to a found Type II Monument at the northeast corner of Lot , the southwest corner of a called 1.14 acre tract described in deed to the State of Texas recorded in Volume 873, Page 637 of the D.R.M.C.T., the northwest corner of a called 9.24 acre tract described in deed to the State of Texas recorded in Volume 887, Page 138 of the D.R.M.C.T., the existing west line of Interstate Highway 35 (IH 35) and the **BEGINNING** of an Access Denial Line;

- (1) THENCE South 05°47'31" West 113.63 feet with the east line of Lot 1, Block A, the existing west right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) at the **END** of the Access Denial Line.

This parcel contains 113.63 linear feet of Access Denial Line, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

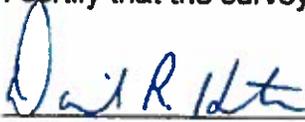
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

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



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

6/3/15
Date



THOMAS J. CHAMBERS GRANT
ABST. NO. 7

NORTH

NUMBER	BEARING	DISTANCE
L114	S05° 47' 31" W	82.64'
L117	N64° 14' 33" E	30.09'
L118	N25° 33' 10" W	59.94'

HEB GROCERY COMPANY, LP
(1.5708 AC.)
MCC 2011019557

LOT 1 BLOCK A

SW VALLEY MILLS/IH-35 ADDITION
MCC 2011020308

HEB GROCERY COMPANY, LP
(3.0221 AC.)
MCC 2011019555

LOT 2 BLOCK A
(0.65 AC)
872/287

(1.14 AC)
873/637

Sta 94+66.40

212.62' LT.
END ACCESS
DENIAL LINE

ACCESS DENIAL LINE
S05° 47' 31" W 113.63'

EXISTING ROW
PAR 40(AC)

Sta 95+76.70

239.93' LT.
BEG. ACCESS
DENIAL LINE
POB 40(AC)

(9.24 AC)
887/138

90+00

INTERSTATE HIGHWAY 35

95+00

N19° 41' 58" E

PROPOSED CENTERLINE

SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

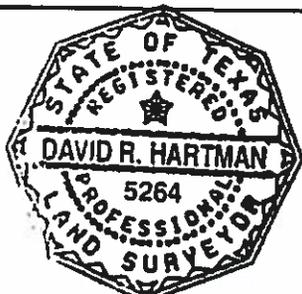
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 6/3/15

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



LANDESIGN SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD, STE 200
ROUND ROCK, TEXAS 78681

FIRM REGISTRATION NO. 10001800

PARCEL: 40(AC) ACCESS DENIAL
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234 REVISED: 06/03/15
SCALE: 1" = 100' DATE: 12/21/12
SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020

County: Harris
Hwy: IH 10 Elysian Street
Limits: At Elysian Street Underpass
ROW CSJ: 0508-01-326
Parcel: 208TE

Temporary Easement Clause:

A TEMPORARY EASEMENT for the duration of THIRTY-SIX (36) months from the date of construction of said easement for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

Parcel 208TE
Page 1 of 4

County: Harris
Highway: Interstate Highway 10
Project Limits: At Elysian Street Underpass
RCSJ: 0508-01-326

PROPERTY DESCRIPTION FOR PARCEL 208TE

BEING a 0.1065 acre (4,639 square feet) parcel of land situated in the John Austin Two League Grant, Abstract No. 1 in Harris County, Texas; being a part of Block 44 of S. F. Noble's Addition, a subdivision recorded in Volume 5, Page 69, Deed Records of Harris County, Texas, being out of and a part of that certain called 1.377 acre tract of land described in the deed from Maury Lyons, LTD to Rex Land Company, LLC, executed on December 28, 2012 and recorded in Harris County Clerks File No. 20120600740, Official Public Records of Real Property of Harris County, Texas, said 0.1065 acre parcel is more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Block 44 being the intersection of the existing North right-of-way line of Lyons Avenue (60 feet wide per said S. F. Noble's Addition) and the existing west right-of-way line of Maury Street (60 feet wide according to the plat of said S. F. Noble's Addition);

THENCE, South 87 degrees 39 minutes 39 seconds West, along the south line of said Block 44 and along the existing North right-of-way line of said Lyons Avenue, a distance of 159.75 feet to a 60d nail set for the southeast corner of the proposed temporary easement and the POINT OF BEGINNING of the parcel herein described having coordinates of X=3,126,577.78, Y=13,847,986.10;

- (1) THENCE, South 87 degrees 39 minutes 39 seconds West, continuing along the south line of said Block 44 and the existing North right-of-way line of said Lyons Avenue, a distance 25.57 feet to a found 5/8 inch iron rod with a TxDOT aluminum cap on the existing East right-of-way line of Elysian Viaduct (width varies) being the southeast corner of that certain 0.0223 acre tract of land described in the deed to The State of Texas recorded in Harris County Clerk's File No. 20140523576, Official Public Records of Real Property of Harris County, Texas;**
- (2) THENCE, North 08 degrees 29 minutes 09 seconds West, along the East line of said 0.0223 acre tract and along said existing East right-of-way of Elysian Viaduct, a distance of 101.49 feet to a found 5/8 inch iron rod with a TxDOT aluminum cap at the beginning of a tangent curve to the right;**

Parcel 208TE
Page 2 of 4

- (3) THENCE, in a northerly direction continuing along the East line of said 0.0223 acre tract, along said existing East right-of-way line of Elysian Viaduct and along said curve to the right having a radius of 1,155.00 feet, a central angle of 01 degrees 57 minutes 45 seconds and a chord which bears North 07 degrees 30 minutes 16 seconds West a distance of 39.56 feet and a distance along the arc of 39.56 feet to a found 5/8 inch iron rod with a TxDOT aluminum cap for the northwest corner of said proposed temporary easement and the North corner of said 0.0223 acre tract;**
- (4) THENCE, North 87 degrees 39 minutes 39 seconds East, a distance of 40.00 feet to a 60d nail set in asphalt for the northeast corner of said proposed temporary easement;
- (5) THENCE, South 02 degrees 20 minutes 21 seconds East, a distance of 140.30 feet to the POINT OF BEGINNING and containing 0.1065 acre (4,639 square feet) of land.

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

Ground surveying was performed in April, 2015.

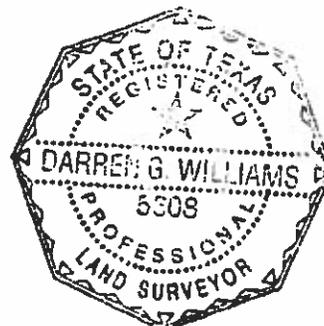
All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

Revised June, 2015 – Reduced taking acreage.

 06-03-2015
Darren G. Williams, RPLS
Texas Registration No. 5608

Baseline Corporation
1750 Seamist Drive, Suite 160
Houston, TX 77008
(713) 869-0155
TBPLS Firm No. 10030200



1: 2014 11 02 12:00 PM 1: 2014 11 02 12:00 PM

LEGEND

- SET 5/8" IRON ROD W/TXDOT ALUMINUM CAP (SEE NOTE B).
- FOUND CORNER AS DESCRIBED
- SET 60# NAIL
- FOUND 5/8" IRON ROD W/TXDOT ALUMINUM CAP

NOTES

1. D.R.H.C. INDICATES DEED RECORDS OF HARRIS COUNTY.
2. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
3. H.C.C.F. NO. INDICATES HARRIS COUNTY CLERK'S FILE NUMBER.
4. O.R.P.H.C. INDICATES OFFICIAL RECORDS OF REAL PROPERTY OF HARRIS COUNTY.
5. EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS OF RECORD AND/OR COMPUTED.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN COMPLIANCE WITH THIS PARCEL PLAT.
7. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
8. A TXDOT TYPE II RIGHT-OF-WAY MARKER 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.
9. A TXDOT TYPE II RIGHT-OF-WAY MARKER IS A TXDOT BRASS DISK IN CONCRETE.

CURVE TABLE			
CURVE NO.	RADIUS	LENGTH	DELTA
C1	1,155.00'	39.56'	01°57'45"
		BEARING	CHORD
		N 07°30'16" W	39.56'

LINE TABLE			
LINE NO.	DIRECTION	DISTANCE	
L1	S 87°39'39" W	14.43'	
L2	N 02°20'21" W	9.82'	

PROPOSED BASELINE CURVE DATA	
R=	1,200.00'
L=	207.62'
Δ=	09°54'47" (RT)
CH=	N03°31'45"W
	207.36'
PI STA	124+08.08
X=	3,126,477.39
Y=	13,848,181.72

JUNE, 2015
REDUCED TAKING AREA OF PARCEL 208TE.
BY: BASELINE CORP.

EXISTING	TAKING		REMAINDER (AC)
	AC./S.F.	LEFT	
1.377 CALLED	0.1065 / 4,639		1.377



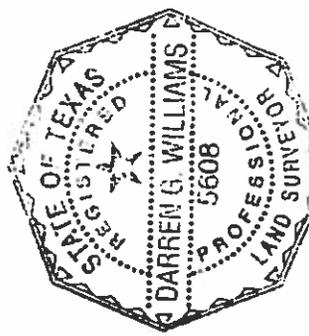
BASELINE
CORPORATION
Professional Surveyors

1150 SEAMIST DRIVE SUITE #160 HOUSTON, TX 77008
PHONE (713) 869 0155 TBA'S Firm Registration No. 10030200

PARCEL PLAT SHOWING

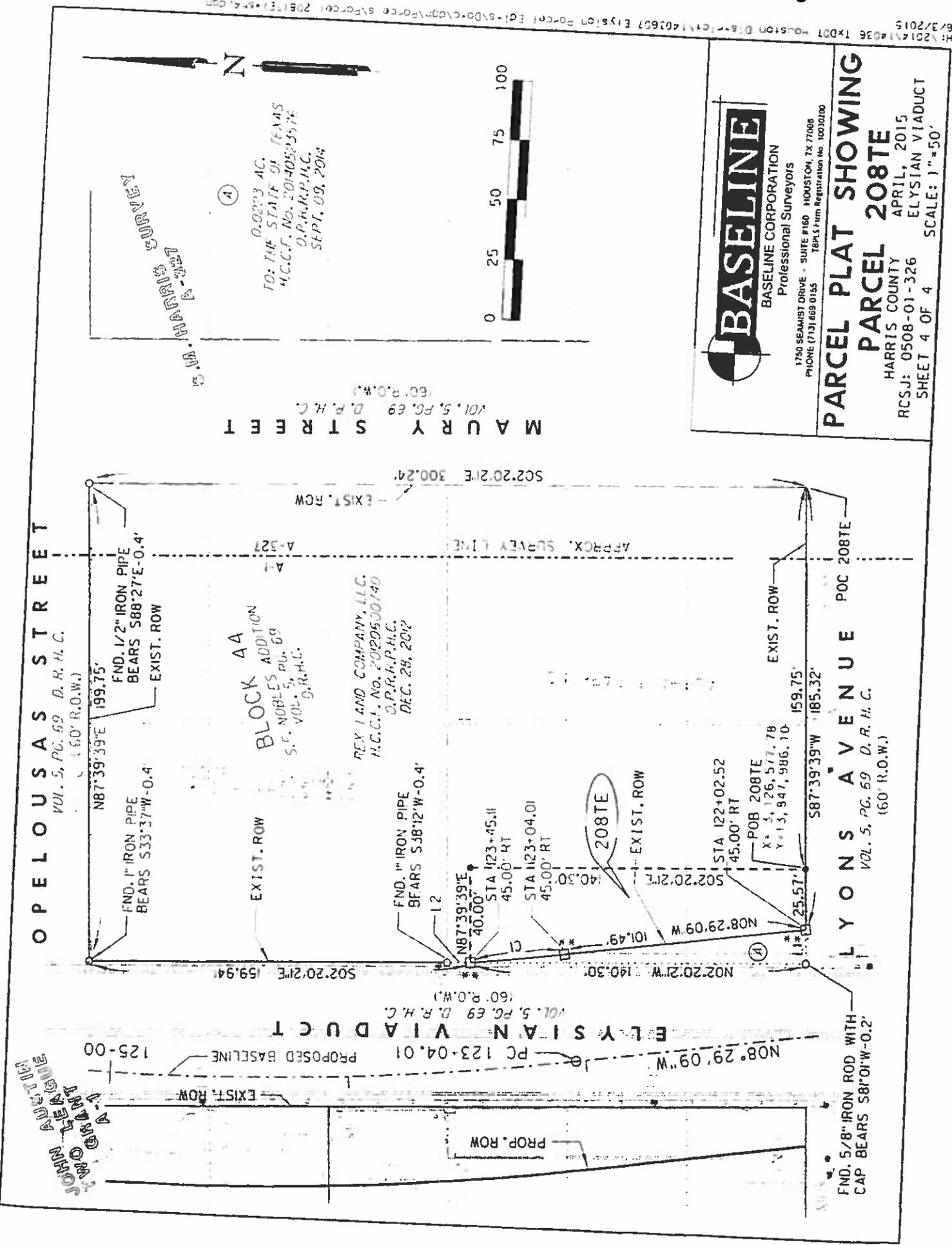
PARCEL 208TE

HARRIS COUNTY APRIL, 2015
RCSJ: 0508-01-326 ELYSIAN VIADUCT
SHEET 3 OF 4 SCALE: NOT TO SCALE



D Williams
06-03-2015

H:\2014\14036 1x01 Houston D:\c\1403607 Elysiat Project Ed:\S\Do\CVG\Force Sympool 2014\1403607



BASELINE
BASELINE CORPORATION
Professional Surveyors
1750 SEAMIST DRIVE - SUITE #160 HOUSTON, TX 77068
PHONE (713) 669 0155 TBL's Firm Registration No. 10030200

PARCEL PLAT SHOWING
PARCEL 208TE
HARRIS COUNTY
APRIL, 2015
RCSJ: 0508-01-326
ELYSIAN VIADUCT
SHEET 4 OF 4
SCALE: 1"=50'

MAURY STREET
VOL. 5, PG. 69 D.R.H.C.
(60' R.O.W.)

HARRIS SURVEY
A-521

0.0233 AC.
TO: THE STAFF OF TEXAS
H.C.C.F. No. 20140525576
O.P.R.H.P.H.C.
SEPT. 09, 2014

0 25 50 75 100

JOHN AUSTIN
4414
125-00

Page 1 of 3
December 21, 2012

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 129 (AC)

BEING AN ACCESS DENIAL LINE, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING ALONG LOT 2, BLOCK 1 OF THE LOT 2, BLOCK 1, EXXON ADDITION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 9923866 AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO SMART STOPS LIMITED PARTNERSHIP RECORDED IN MCC 2005002089; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARTS AS FOLLOWS:

PART 1

COMMENCING at a found "X" at the southwest corner of Lot 2, Block 1 and the existing east right-of-way line of South 5th Street;

THENCE North 47°37'03" West 153.14 feet with the west line of Lot 2, Block 1 and the existing east right-of-way line of South 5th Street to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) at the northwest corner of said Lot 2, Block 1, the southwest corner of a called 10,320 square foot Tract described in deed to the State of Texas recorded in Volume 929, Page 696 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), the existing east right-of-way line of Interstate Highway 35 (IH 35) and the **BEGINNING** of an Access Denial Line;

- (1) THENCE North 28°12'09" East 96.11 feet with the north line of Lot 2, Block 1, the existing east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the **END** of the Access Denial Line ;

This parcel contains 96.11 linear feet of Access Denial Line, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

PART 2

COMMENCING at a found 1/2" iron rod on the north line of Lot 2, Block 1, the northwest corner of Lot 10, Block 19 of the Grandbury Tract (Unrecorded) described in deed to Baylor University recorded in Volume 1184, Page 258 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), the south line of the remainder of a called 25,640 square foot Tract described in

deed to the State of Texas recorded in Volume 916, Page 116 of the D.R.M.C.T. and the existing east right-of-way line of Interstate Highway 35 (IH 35);

THENCE North 71°39'36" West 97.76 feet with the north line of Lot 2, Block 1 and the existing east right-of-way line of IH 35 to a found iron rod with plastic cap stamped "3879" at the northwest corner of Lot 2, Block 1 and the **BEGINNING** of an Access Denial Line;

(1) THENCE South 57°41'46" West 80.37 feet with the north line of Lot 2, Block 1, the south line of the remainder of a called 10,320 square foot Tract described in deed to the State of Texas recorded in Volume 929, Page 696 of the D.R.M.C.T., the existing east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1);

(2) THENCE South 28°12'09" West 15.13 feet with the north line of Lot 2, Block 1, the existing east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the **END** of the Access Denial Line;

This parcel contains 95.50 linear feet of Access Denial Line, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

PART 1	96.11 Linear feet of Access Denial Line
PART 2	95.50 Linear feet of Access Denial Line
TOTAL	191.61 Linear feet of Access Denial Line

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

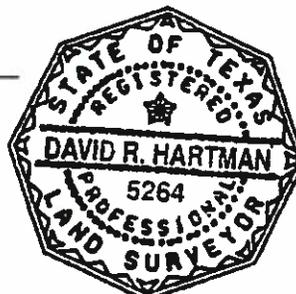
I certify that the survey was performed on the ground under my supervision.

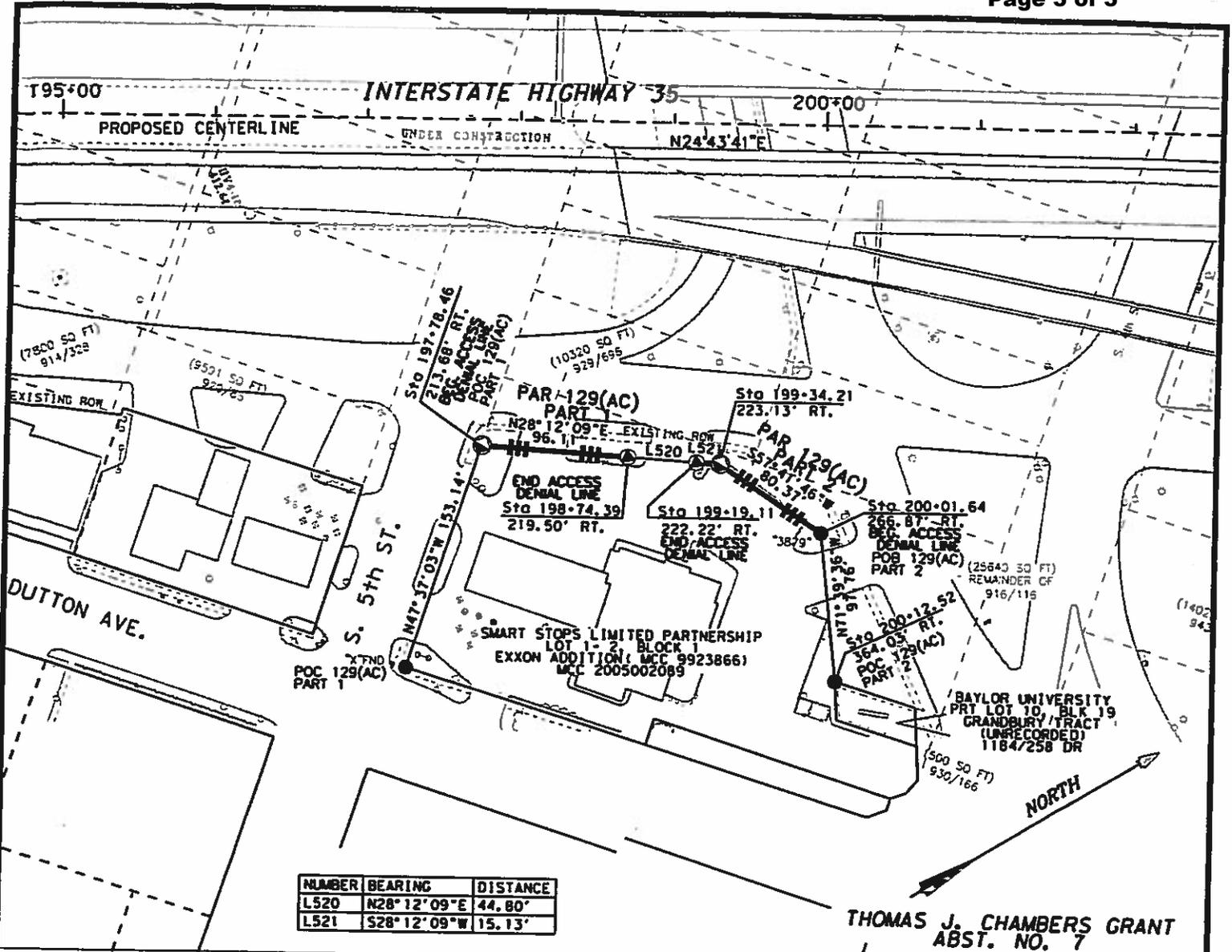


 David R. Hartman
 Registered Professional Land Surveyor
 State of Texas No. 5264

12/21/12

 Date





NUMBER	BEARING	DISTANCE
L520	N28°12'09"E	44.80'
L521	S28°12'09"W	15.13'

THOMAS J. CHAMBERS GRANT
ABST. NO. 7

SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 12/21/12

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



LANDESIGN SERVICES, INC.

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

PARCEL: 129 (AC) PT. 1 ACCESS DENIAL
PARCEL: 129 (AC) PT. 2 ACCESS DENIAL
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234 DATE: 12/21/12
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020

Page 1 of 3
December 21, 2012

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 28

BEING 0.140 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF LOT 1, BLOCK 1 OF THE DUNCAN MOTORS ADDITION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2006002096 AND DESCRIBED AS A 7.228 ACRE TRACT IN WARRANTY DEED WITH VENDOR'S LIEN TO DUNCAN MOTORS, INC. RECORDED IN VOLUME 1500, PAGE 69 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found iron rod with plastic cap stamped "VANNOY" at the northwest corner of Lot 1, Block 1 and the southwest corner of Lot 2, Block 8 of the Valley View Addition recorded in Cabinet B, Slide 651 of the Plat Records Bell County, Texas (P.R.B.C.T.);

THENCE South 47°51'36" East 698.25 feet with the north line of Lot 1, Block 1 and the south line of Lot 2, Block 8 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE South 47°51'36" East 27.68 feet with the north line of Lot 1, Block 1 and the south line of Lot 2, Block 8 to a found 1/2" iron rod at the northeast corner of Lot 1, Block 1, the southeast corner of Lot 2, Block 8, the southwest corner of a called 0.57 acre tract described in deed to the State of Texas recorded in Volume 890, Page 338 of the D.R.M.C.T., the northwest corner of a called 1.30 acre tract described in deed to the State of Texas recorded in Volume 877, Page 217 of the D.R.M.C.T. and the existing west right-of-way line of IH 35;
- (2) THENCE South 25°08'01" West 288.05 feet with the east line of Lot 1, Block 1 and the existing west right-of-way line of IH 35 to a calculated point at the southeast corner of Lot 1, Block 1 Duncan Motors Addition and the northeast corner of Lot 1, Block 1 of the Guderian Addition recorded in Cabinet B, Slide 756 of the P.R.M.C.T., from which a found 1/2" found iron rod bears South 25° 08' 01" East 0.95 feet;
- (3) THENCE North 48°13'21' West 20.37 feet with the south line of Lot 1, Block 1 Duncan Motors Addition and the north line of Lot 1, Block 1 Guderian Addition to a set 5/8" iron rod with TxDOT aluminum cap on the proposed west right-of-way line of IH 35;

- (4) THENCE North 25°09'30" East 73.23 feet through Lot 1, Block 1 Duncan Motors Addition with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the beginning of an Access Denial Line;
- (5) THENCE North 25°09'30" East 45.31 feet through Lot 1, Block 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (6) THENCE North 23°14'41" East 131.76 feet through Lot 1, Block 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (7) THENCE North 21°20'32" East 40.17 feet through Lot 1, Block 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to the **POINT OF BEGINNING** and the end of the Access Denial Line.

This parcel contains 0.140 of an acre of land and 217.24 linear feet of Access Denial Line , out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

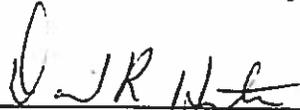
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

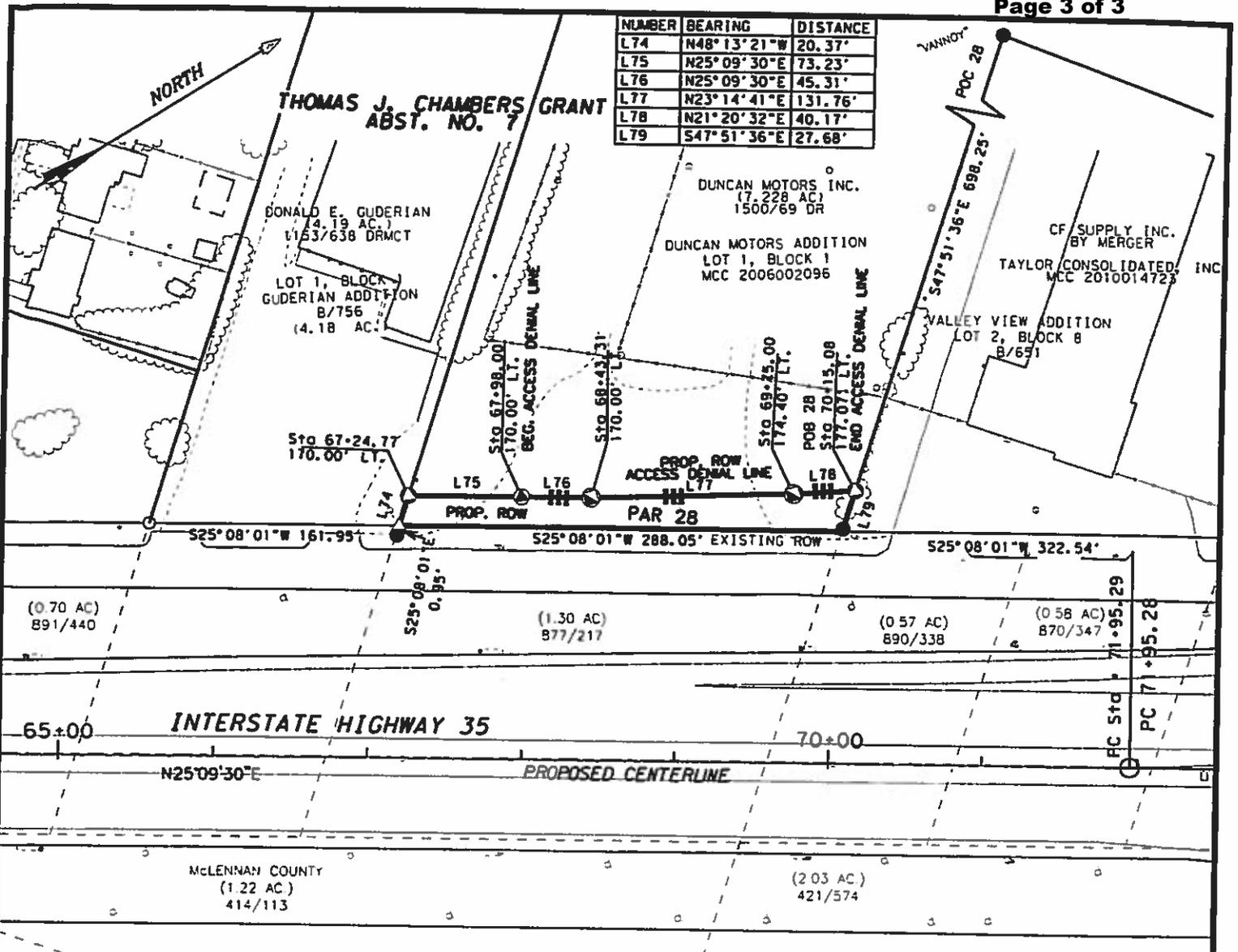
I certify that the survey was performed on the ground under my supervision.



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

12/21/12
Date





NUMBER	BEARING	DISTANCE
L74	N48°13'21"W	20.37'
L75	N25°09'30"E	73.23'
L76	N25°09'30"E	45.31'
L77	N23°14'41"E	131.76'
L78	N21°20'32"E	40.17'
L79	S47°51'36"E	27.68'

SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

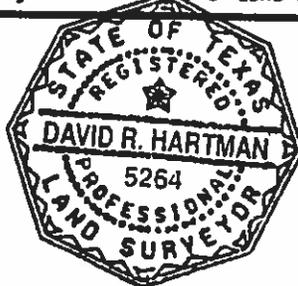
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 12/21/12

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



LANDESIGN SERVICES, INC.

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

PARCEL: 28 ACRES 0.140
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234 DATE: 12/21/12
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020

County: McLennan
Highway: Interstate Highway 35
Limits: From S LP 340 to N LP 340
ROW CSJ: 0015-01-234

Property Description
For Parcel 23

BEING 0.076 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS J. CHAMBERS GRANT, ABSTRACT NO. 7 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF THE REMAINDER OF LOT 3 AND LOT 2, BLOCK 1 OF THE BARGER ADDITION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 9619628 AND CONVEYED IN SPECIAL WARRANTY DEED TO ROBERT DAVID BARGER AND PAMELA DIANE BARGER, AS TRUSTEES OF THE ROBERT DAVID BARGER AND PAMELA BARGER REVOCABLE LIVING TRUST RECORDED IN MCC 9926922 (LOT 3, BLOCK 1) AND CONVEYED IN SPECIAL WARRANTY DEED TO ROBERT DAVID BARGER AND PAMELA DIANE BARGER, AS TRUSTEES OF THE ROBERT DAVID BARGER AND PAMELA BARGER REVOCABLE LIVING TRUST RECORDED IN MCC 9926921 (LOT 2, BLOCK 1); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of the remainder of Lot 3, Block 1 and the north line of a called 8.69 acre tract described in deed to Jeff Gatlin recorded in MCC 2003040517;

THENCE North 64°40'28" West 268.88 feet with the south line of the remainder of Lot 3, Block 1 and the north line of said 8.69 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed east right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 64°40'28" West 5.82 feet with the south line of the remainder of Lot 3, Block 1 and the north line of said 8.69 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of the remainder of Lot 3, Block 1, the northwest corner of said 8.69 acre tract, the east line of a called 1.43 acre tract described in deed to McLennan County recorded in Volume 413, Page 123 of the D.R.M.C.T. and the existing east right-of-way line of IH 35;
- (2) THENCE North 25°07'25" East 54.14 feet with the west line of Lot 3, Block 1 and the existing east right-of-way line of IH 35 to a found 1/2" iron rod at the southwest corner of said Lot 2, Block 1 and an angle point in the west line of said Lot 3, Block 1;
- (3) THENCE North 25°07'25" East 210.58 feet with the west line of Lot 2, Block 1 and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign";

- (4) THENCE North 34°17'22" East 98.72 through Lot 2, Block 1 with the east line of the said 1.43 acre tract and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (5) THENCE North 43°27'19" East 16.73 feet through Lot 2, Block 1 with the existing east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the proposed east right-of-way line of IH 35, and the south line of Elliot Drive (no dedication found);
- (6) THENCE South 29°39'14" West 27.51 feet through Lot 2, Block 1 with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (7) THENCE South 27°48'41" West 276.16 feet through Lot 2, Block 1 with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (8) THENCE South 25°09'30" West 20.64 feet through Lot 2, Block 1 with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the south line of Lot 2, Block 1 and the west line of Lot 3, Block 1;
- (9) THENCE South 25°09'30" West 54.15 feet through Lot 3, Block 1 with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.076 acres of land, more or less, out of the Thomas J. Chambers Grant, Abstract No. 7 in McLennan County, Texas.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

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

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

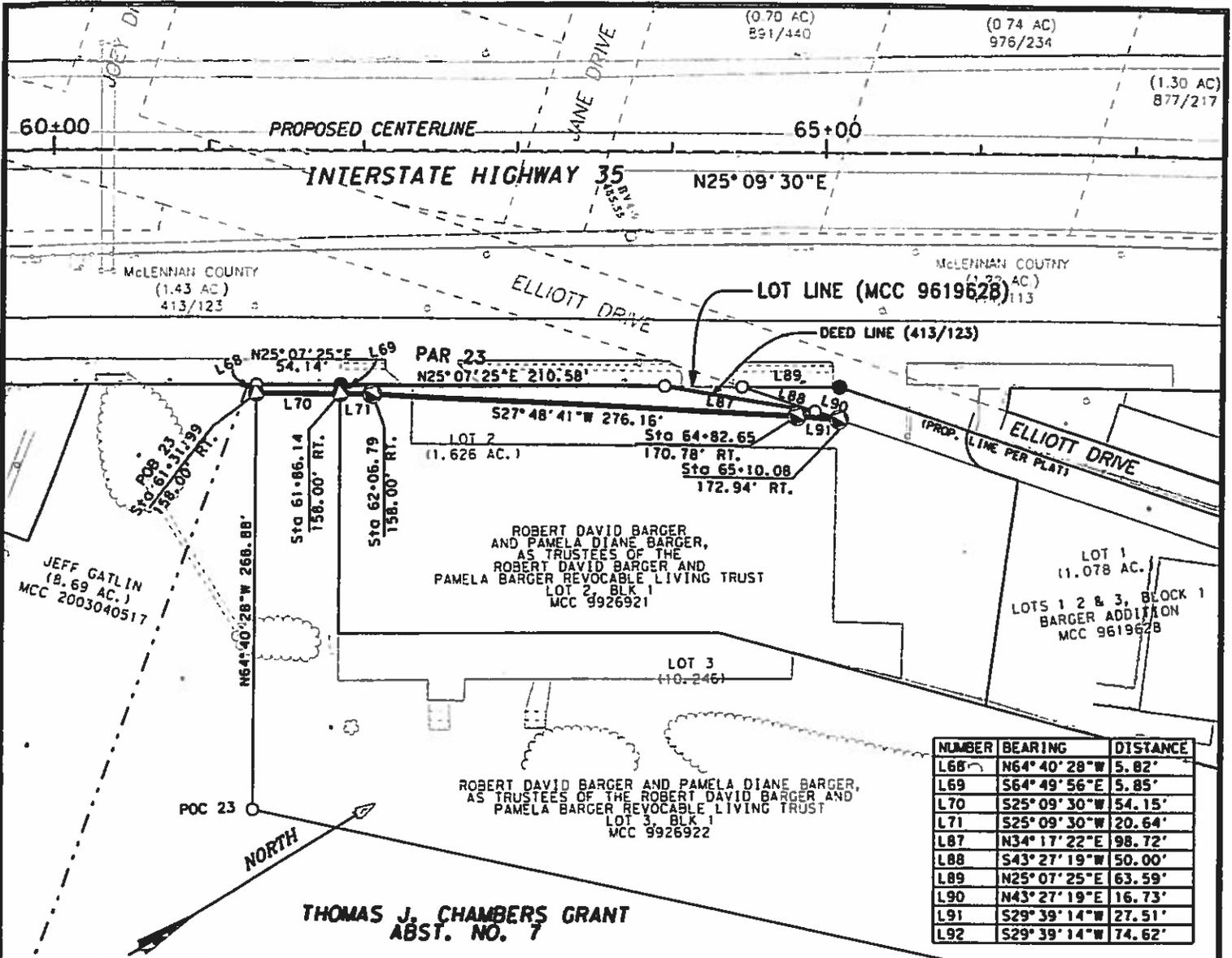
I certify that the survey was performed on the ground under my supervision.



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

12/21/12
Date





SURVEY LEGEND

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

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

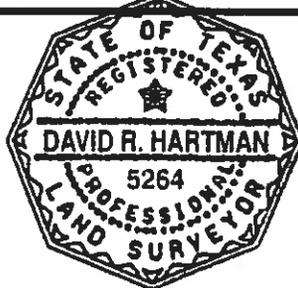
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 12/21/12

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



LANDESIGN SERVICES, INC.

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

PARCEL: 23 ACRES 0.076
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-234 DATE: 12/21/12
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020

December, 2010
Parcel 7 Part 1 and 2
Sheet 1 of 14

County: Harris
Highway: Interstate Highway 45
Project Limits: Interstate Highway 45 at Interstate Highway 610 South Loop
RCSJ: 0500-03-566

PROPERTY DESCRIPTION FOR PARCEL 7

Being a 0.7184 acre (31,291 square feet) parcel of land being out of and a part of a called 46.181 acre tract of land situated in the Jacob Thomas Survey, Abstract No. 762, in Harris County, Texas, being a part of that certain 46.1917 acre tract of land described in the deed from Houston Gulfgate Partners, L.P. to Gulfgate Redevelopment Authority, executed November 2, 1999 and recorded in Harris County Clerk's File No. U077151, Official Public Records of Real Property, Harris County, Texas, said 46.1917 acre tract is platted as 46.181 acres, Unrestricted Reserve A, Block 1, Gulfgate, a subdivision recorded in Harris County Film Code No. 511018, Map Records of Harris County, Texas, said 0.7184 acre parcel being more particularly described in two parts by metes and bounds as follows:

PART 1

COMMENCING at a found 5/8 inch Cherry plastic capped iron rod on the existing East right-of-way line of Woodridge Drive (width varies), said rod being the South end of a curve on the West line of said 46.1917 acre tract, which is also the West line of said Reserve "A"; thence as follows:

THENCE, South 16 degrees 27 minutes 28 seconds West, along the existing East right-of-way line of said Woodridge Drive, the West line of said 46.1917 acre tract and the West line of said Reserve "A", a distance of 954.82 feet to a set Mag Nail for a Southwest corner of said Reserve "A";**

THENCE, South 34 degrees 19 minutes 39 seconds East, along a Southwest line of said Reserve "A", a distance of 18.97 feet to a set 5/8 inch iron rod with a TxDOT aluminum cap on the existing North right-of-way line of Interstate Highway 610 South Loop (width varies), being a Southwest corner of said Reserve "A", on a South line of said 46.1917 acre tract, said rod is also lying on a non-tangent curve to the right whose radius point bears South 05 degrees 10 minutes 09 seconds West;**

THENCE, in an Easterly direction along the existing North right-of-way line of said Interstate Highway 610 South Loop, the South line of said Reserve "A", the South line of said 46.1917 acre tract and along the arc of said curve, having a radius of 1,532.39 feet, through a central angle of 08 degrees 34 minutes 49 seconds, a chord of South 80 degrees 32 minutes 26 seconds East, 229.27 feet, an arc length of 229.48 feet to a set Mag Nail at the beginning of a tangent curve to the left;**

December, 2010
Parcel 7 Part 1 and 2
Sheet 2 of 14

THENCE, In an Easterly direction along the existing North right-of-way line of said Interstate Highway 610 South Loop, the Southeast line of said Reserve "A", the Southeast line of said 46.1917 acre tract and along the arc of said curve having a radius of 1,332.39 feet, passing at an arc length of 109.22 feet to a set 5/8 inch iron rod with a TxDOT aluminum cap, 143.41 feet left of baseline station 930+00.00, continuing, in all, through a central angle of 51 degrees 24 minutes 48 seconds, a chord of North 78 degrees 02 minutes 34 East, 1,155.89 feet and an arc length of 1,195.60 feet to a set Mag Nail;**

THENCE, North 52 degrees 20 minutes 11 seconds East, along the existing Northwest right-of-way line of Interstate Highway 610 South Loop (width varies), the Southeast line of said Reserve "A", the Southeast line of said 46.1917 acre tract, a distance of 1.45 feet to set Mag Nail at the beginning of a tangent curve to the right;**

THENCE, in a Northeasterly direction along the existing Northwest right-of-way line of said Interstate Highway 610 South Loop, the Southeast line of said Reserve "A", the Southeast line of said 46.1917 acre tract and along the arc of said curve, having a radius of 1,532.39 feet, through a central angle of 00 degrees 46 minutes 58 seconds, a chord of North 52 degrees 43 minutes 39 seconds East, 20.93 feet and an arc length of 20.93 feet to a set 5/8 inch iron rod with a TxDOT aluminum cap on the proposed Northwest right-of-way line of Interstate Highway 610 South Loop (width varies), being the beginning of a non-tangent curve to the left, whose radius point bears North 44 degrees 04 minutes 30 seconds West, said rod is the POINT OF BEGINNING of the parcel herein described, having coordinates of N=13,821,220.76, E=3,145,477.42;**

- (1) THENCE, in a Northeasterly direction along the proposed Northwesterly right-of-way line of said Interstate Highway 610 South loop as it becomes the proposed West right-of-way line of Interstate Highway 45 (width varies) and along the arc of said curve having a radius of 928.79 feet, through a central angle of 30 degrees 58 minutes 01 seconds, a chord of North 30 degrees 26 minutes 30 seconds East, 495.90 feet and an arc length of 501.99 feet to a set Mag Nail on the existing West right-of-way line of said Interstate Highway 45, an East line of said Reserve "A" and an East line of said 46.1917 acre tract, said rod lying on a curve to the right whose radius point bears South 79 degrees 14 minutes 57 seconds West;**
- (2) THENCE, in a Southerly direction along the existing West right-of-way line of Interstate Highway 45 (width varies), an East line of said Reserve "A", an East line of said 46.1917 acre tract and along the arc of said curve having a radius of 1,114.75 feet, through a central angle of 01 degrees 04 minutes 35 seconds, a chord of South 10 degrees 12 minutes 46 seconds East, 20.94 feet and an arc length of 20.94 feet to a point;

December, 2010
Parcel 7 Part 1 and 2
Sheet 3 of 14

- (3) THENCE, South 06 degrees 26 minutes 25 seconds East, continuing along the existing West right-of-way line of said Interstate Highway 45, an East line of said Reserve "A", and an East line of said 46.1917 acre tract, a distance of 154 70 feet to a point;
- (4) THENCE, South 09 degrees 39 minutes 49 seconds East, continuing along the existing West right-of-way line of said Interstate Highway 45, an East line of said Reserve "A", and an East line of said 46.1917 acre tract, a distance of 49 21 feet to a point at the beginning of a tangent curve to the right;
- (5) THENCE, in a Southwesterly direction along the existing West right-of-way line of said Interstate Highway 45, as it becomes the existing North right-of-way line of said Interstate Highway 610 South Loop, along a Southeast line of said Reserve "A", a Southeast line of said 46.1917 acre tract and along the arc of said curve having a radius of 25.00 feet, through a central angle of 66 degrees 36 minutes 00 seconds, a chord of South 23 degrees 38 minutes 11 seconds West, 27.45 feet and an arc length of 29.06 feet to a point on the existing Northwesterly right-of-way line of said Interstate Highway 610 South Loop.
- (6) THENCE, South 56 degrees 56 minutes 11 seconds West, along the existing Northwesterly right-of-way line of said Interstate Highway 610 South Loop, a Southeasterly line of said Reserve "A", and a Southeasterly line of said 46.1917 acre tract, a distance of 221.85 feet to a point at the beginning of a tangent curve to the left;
- (7) THENCE, in a Southwesterly direction, continuing along the existing Northwesterly right-of-way line of said Interstate Highway 610 South Loop, a Southeasterly line of said 46.1917 acre tract, a Southeasterly line of said Reserve "A" and along the arc of said curve having a radius of 1,532 39 feet, through a central angle of 03 degrees 49 minutes 03 seconds, a chord of South 55 degrees 01 minutes 39 seconds West, 102.08 feet and an arc length of 102.10 feet to the POINT OF BEGINNING and containing 0.5744 acres (25,020 square feet) of land for Part 1.

PART 2

COMMENCING at a found 5/8 inch Cherry plastic capped Iron rod on the existing East right-of-way line of Woodridge Drive (width varies), said rod being the South end of a curve on the West line of said 46.1917 acre tract, which is also the West line of said Reserve "A"; thence as follows:

THENCE, South 16 degrees 27 minutes 28 seconds West, along the existing East right-of-way line of said Woodridge Drive, the West line of said 46.1917 acre tract and the West line of said Reserve "A", a distance of 954 82 feet to a set Mag Nail for a Southwest corner of said Reserve "A";**

December, 2010
Parcel 7 Part 1 and 2
Sheet 4 of 14

THENCE, South 34 degrees 19 minutes 39 seconds East, along a Southwest line of said Reserve "A", a distance of 18.97 feet to a set 5/8 inch iron rod with a TxDOT aluminum cap on the existing North right-of-way line of Interstate Highway 610 South Loop (width varies), being a Southwest corner of said Reserve "A", on a South line of said 46.1917 acre tract, said rod is also lying on a non-tangent curve to the right whose radius point bears South 05 degrees 10 minutes 09 seconds West; **

THENCE, in an Easterly direction along the existing North right-of-way line of said Interstate Highway 610 South Loop, the South line of said Reserve "A", the South line of said 46.1917 acre tract and along the arc of said curve having a radius of 1,532.39 feet, through a central angle of 08 degrees 34 minutes 49 seconds, a chord of South 80 degrees 32 minutes 26 seconds East, 229.27 feet, an arc length of 229.48 feet to a set Mag Nail at the beginning of a tangent curve to the left; **

THENCE, in a Northeasterly direction along the existing Northwest right-of-way line of said Interstate Highway 610 South Loop, the Southeast line of said Reserve "A", the Southeast line of said 46.1917 acre tract and along the arc of said curve having a radius of 1,332.39 feet, passing at an arc length of 109.22 feet, a set 5/8 inch iron rod with a TxDOT aluminum cap, 143.41 feet left of baseline station 930+00.00, continuing, in all, through a central angle of 07 degrees 59 minutes 50 seconds, a chord of South 80 degrees 14 minutes 57 East, 185.82 feet and an arc length of 185.97 feet to a set Mag Nail at the beginning of a non-tangent curve to the left, whose radius point bears North 02 degrees 01 minutes 21 seconds West, said rod is the POINT OF BEGINNING of the parcel herein described, having coordinates of N=13,820,936.25, E=3,144,511.95; **

- (1) THENCE, in an Easterly direction along the proposed North right-of-way line of Interstate Highway 610 South Loop (width varies) and along the arc of said curve having a radius of 2,973.79 feet, through a central angle of 03 degrees 06 minutes 21 seconds, a chord of North 86 degrees 25 minutes 28 seconds East, 161.18 feet and an arc length of 161.20 feet to a set Mag Nail; **
- (2) THENCE, North 84 degrees 52 minutes 18 seconds East, continuing along the proposed North right-of-way line of said Interstate Highway 610 South Loop, a distance of 242.09 feet to a set 5/8 inch iron rod with a TxDOT aluminum cap at the beginning of a tangent curve to the left; **

December, 2010
Parcel 7 Part 1 and 2
Sheet 5 of 14

- (3) THENCE, in an Easterly direction along the proposed North right-of-way line of said Interstate Highway 610 South Loop and along the arc said curve having a radius of 923.79 feet, through a central angle of 06 degrees 59 minutes 52 seconds, a chord of North 81 degrees 22 minutes 22 seconds East, 112.76 feet and an arc length of 112.83 feet to a set 5/8 inch iron rod with a TxDOT aluminum cap on the existing North right-of-way line of said Interstate Highway 610 South Loop, a South line of said 46.1917 acre tract and a South line of said Reserve "A", said rod lying on a non-tangent curve to the right, whose radius point bears North 16 degrees 34 minutes 03 seconds West;**
- (4) THENCE, in a Westerly direction along the existing North right-of-way line of said Interstate Highway 610 South Loop, a South line of said 46.1917 acre tract, a South line of said Reserve "A" and along the arc of said curve having a radius of 1,332.39 feet, through a central angle of 22 degrees 19 minutes 11 seconds, a chord of South 84 degrees 35 minutes 32 seconds West, 515.76 feet and an arc length of 519.04 feet to the POINT OF BEGINNING and containing 0.1440 acres (6,271 square feet) of land for Part 2.

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

Ground surveying was performed in February, March, April, May and July 2009.

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

** 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.

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

By: Huitt-Zollars, Inc.


Steven E Williams
Registered Professional Land Surveyor No. 4819
Huitt-Zollars, Inc.
1500 South Dalry Ashford, Ste. 200
Houston, Texas 77077
281/496-0066

12.14.2010



LEGEND

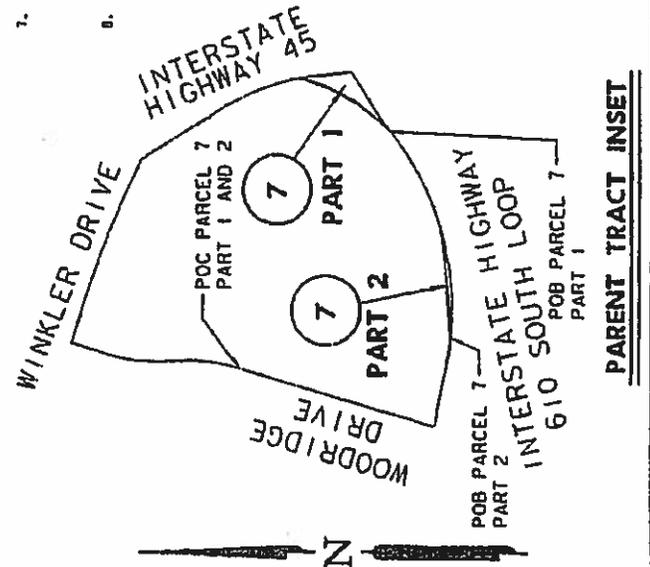
■ SET 5/8" IRON ROD W/1/200T ALUMINUM CAP SEE NOTE 7.
 ○ FOUND CORNER AS DESCRIBED
 ⊙ UNMARKED OR REFERENCED CORNER
 MIN SET W/AG NAIL. SEE NOTE 7.

NOTES

1. D.R.H.C.T. INDICATES DEED RECORDS OF HARRIS COUNTY, TEXAS
2. M.R.H.C.T. INDICATES MAP RECORDS OF HARRIS COUNTY, TEXAS
3. H.C.C.F. No. INDICATES HARRIS COUNTY CLERK'S FILE NUMBER
 O.R.S.P.L.C.T. INDICATES OFFICIAL RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
4. EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS OF RECORD AND/OR COMPUTED.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONNECTION WITH THIS PARCEL PLAT.
6. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO HORIZONTAL BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
7. 4 4 THE ADJUSTMENT DESCRIBED AND SET MAY BE REPLACED WITH A 1/200T TYPE 11 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 T-DOT.
8. A 1/200T TYPE 11 RIGHT-OF-WAY MARKER IS A 1/200T BRASS DISK IN CONCRETE.

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	
				BEARING	DISTANCE
C1	1,332.39'	1,195.60'	51° 24' 48"	N78° 02' 34" E	1,155.89'
C2	1,332.39'	185.97'	07° 59' 50"	S80° 14' 57" E	185.82'
C3	1,332.39'	519.04'	22° 19' 11"	S84° 35' 32" W	515.76'
C4	2,973.79'	161.20'	03° 06' 21"	N86° 25' 28" E	161.10'
C5	923.79'	112.83'	06° 59' 52"	N81° 22' 22" E	112.76'
C6	1,332.39'	490.59'	21° 05' 47"	N62° 53' 03" E	487.82'
C7	1,532.39'	20.93'	00° 46' 58"	N52° 43' 39" E	20.93'
C8	928.79'	501.99'	30° 58' 01"	N30° 26' 30" E	495.90'
C9	1,532.39'	102.10'	03° 49' 03"	S55° 01' 39" W	102.08'
C10	25.00'	29.06'	66° 36' 00"	S23° 38' 11" W	27.45'
C11	1,114.75'	20.94'	01° 04' 35"	S10° 12' 46" E	20.94'
C12	1,114.75'	437.11'	22° 28' 00"	N20° 54' 28" W	434.32'
C13	1,114.75'	419.17'	21° 23' 25"	N21° 25' 45" W	413.76'

LINE NO.	DIRECTION	DISTANCE
L1	S16° 27' 28" W	954.82'
L2	S34° 19' 39" E	18.97'
L3	N84° 52' 18" E	242.09'
L4	N52° 20' 11" E	1.45'



EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
46.181	AC./S.F.		45.463
	0.5744/25.020 (PT 1)		
	0.1460/6,271 (PT 2)		

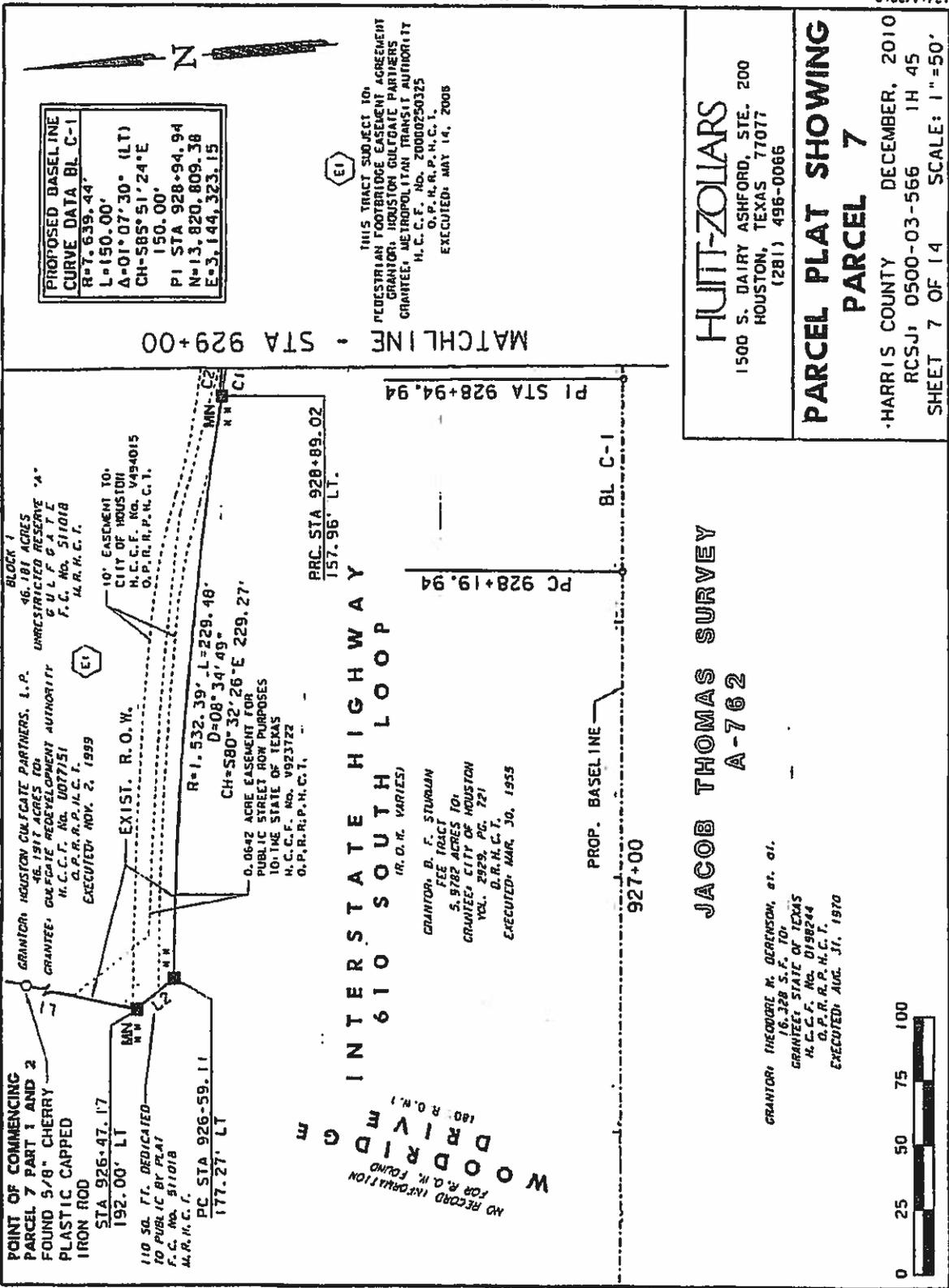
HUIT-ZOLLARS
 1500 S. DAIRY ASHFORD, STE. 200
 HOUSTON, TEXAS 77077
 (281) 496-0066

**PARCEL PLAT SHOWING
 PARCEL 7**

HARRIS COUNTY DECEMBER, 2010
 RCSJ: 0500-03-566 1H 45
 SHEET 6 OF 14 SCALE: NTS

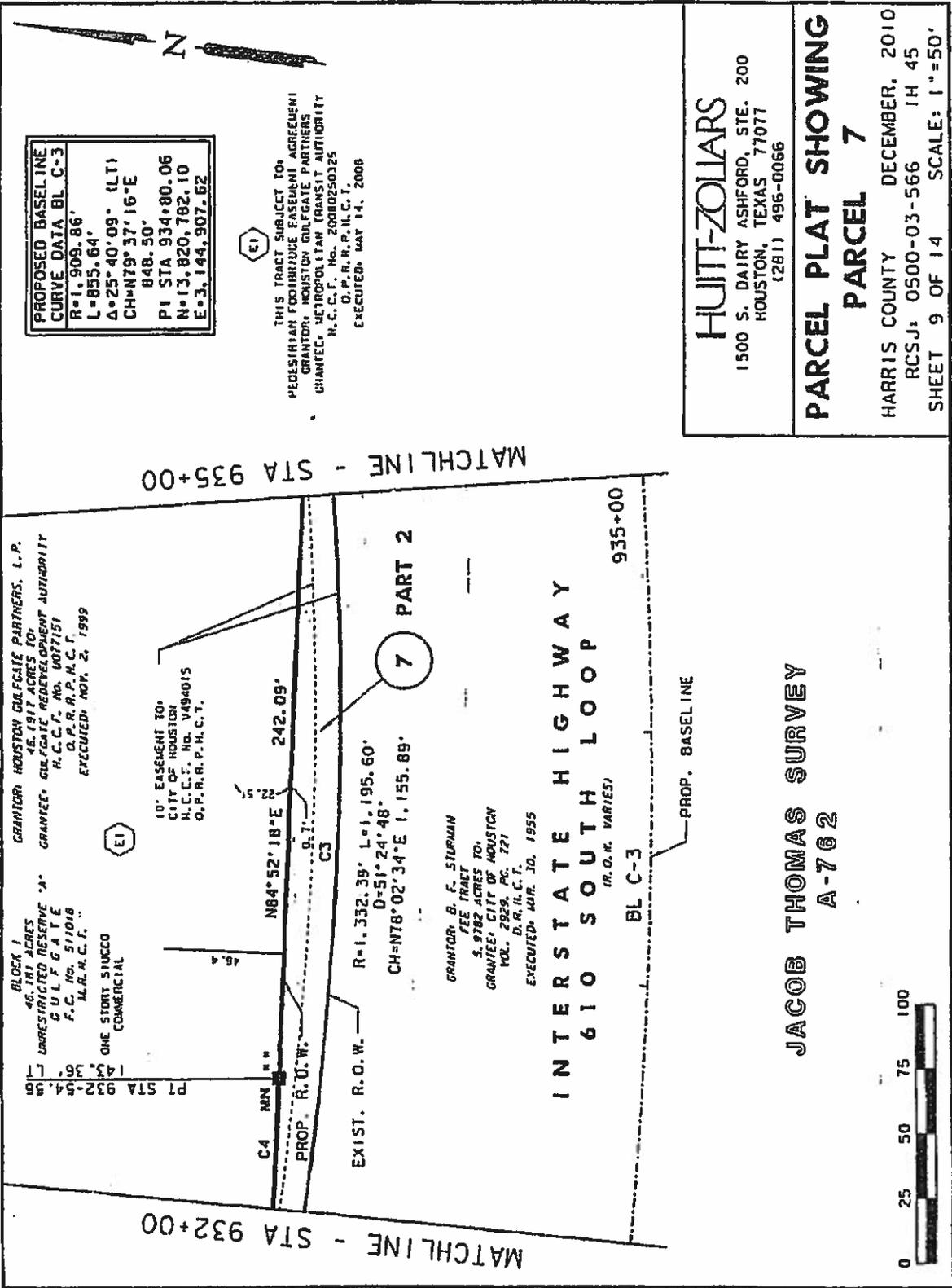
PARENT TRACT INSET

12/14/2010
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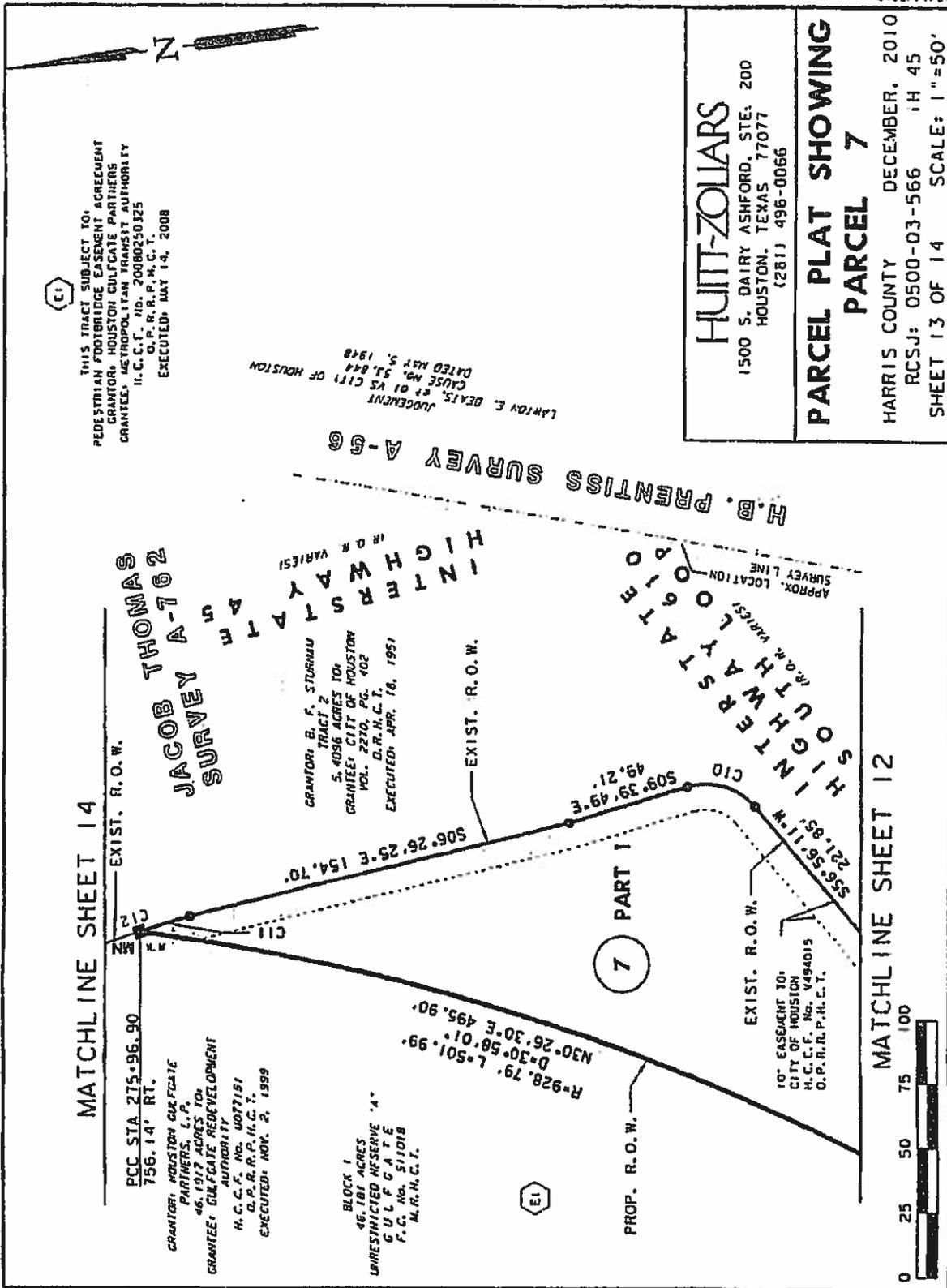


K:\p\q\survey\02116007\qgn\p\c\15\H5-PARCEL07-2.dgn

12/14/2010



12/14/20 0
 41\p01\survey\02116004\dgn\p0rcc18\1145-2ARC107-4.dgn



THIS TRACT SUBJECT TO:
PEDESTRIAN FOOTBRIDGE EASEMENT AGREEMENT
GRANTOR: HOUSTON CULFATE PARTNERS
GRANTEE: METROPOLITAN TRANSIT AUTHORITY
H.C.C.F. NO. 20080250325
D.P.R.P.H.C.T.
EXECUTED: MAY 14, 2008

JUDGMENT
LARRY E. DEATS, et al VS CITY OF HOUSTON
CAUSE NO. 51,844
DATED MAY 5, 1948

HUIT-ZOLIARS
1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066

**PARCEL PLAT SHOWING
PARCEL 7**
HARRIS COUNTY DECEMBER, 2010
RCSJ: 0500-03-566 IH 45
SHEET 13 OF 14 SCALE: 1"=50'

MATCHLINE SHEET 14

MATCHLINE SHEET 12



PCC STA 275+96.90
756.14' RT.
GRANTOR: HOUSTON CULFATE
PARTNERS, L.P.
46.1917 ACRES TO:
GRANTEE: GULFATE REDEVELOPMENT
AUTHORITY
H.C.C.F. NO. 0077151
D.P.R.P.H.C.T.
EXECUTED: NOV. 2, 1999

BLOCK 1
46.181 ACRES
UNRESTRICTED RESERVE 'A'
CULFATE
F.C. No. 5110B
M.R.H.C.T.

GRANTOR: E. F. STURMUM
TRACT 2
5.4056 ACRES TO:
GRANTEE: CITY OF HOUSTON
VOL. 2270, PG. 402
D.R.H.C.T.
EXECUTED: APR. 18, 1951

10' EASEMENT TO:
CITY OF HOUSTON
H.C.C.F. No. V494015
D.P.R.P.H.C.T.



N

H.B. PRENTISS SURVEY A-50

JACOB THOMAS
SURVEY A-762

INTERSTATE
HIGHWAY
(B.O.R. VARIES)

7 PART I

SOUTH WYLADE
INTERSTATE
SURVEY LINE
(B.O.R. VARIES)

C12

C11

C10

R-928.79' L-501.99'
D-30.58' E 495.90'

506.26.25-E 154.70'

509.39.49-E 49.21'

C10

556.56.11-W 221.85'

EXIST. R.O.W.

EXIST. R.O.W.

EXIST. R.O.W.

PROP. R.O.W.

\\sfrp\survey\0215004\qgn\pof\csl\H45-PARCEL07-B.cpl

12/14/2010

Rev. November, 2013
December, 2010
Parcel 6 Part 1 and Part 2
Page 1 of 9

County: Harris
Highway: Interstate Highway 45
Project Limits: Interstate Highway 45 at Interstate Highway 610 South Loop
RCSJ: 0500-03-566

PROPERTY DESCRIPTION FOR PARCEL 6 PART 1 AND 2

Being a 0.2464 acre (10,732 square feet) parcel of land being out of and a part of a called 3.4528 acre tract of land situated in the Jacob Thomas Survey, Abstract No. 74, Harris County, Texas, said 3.4528 acre tract is that same tract of land described in the deed from Herman E. Detering and Carl A. Detering to Carl A. Detering Trust executed July 24, 1963 and recorded in Harris County Clerks File No. C361455, Official Public Records of Real Property of Harris County, Texas, also described in the deed from Carl A. Detering, Trustee to Herman E. Detering, III and the Deborah Inez Detering Trust, (1/4th interest to each) executed December 13, 1993 and recorded in Harris County Clerk's File No. P852516, Official Public Records of Real Property, Harris County, Texas, said 0.2464 acre parcel being more particularly described in two parts by metes and bounds as follows:

Part 1:

COMMENCING at a set 5/8 inch iron rod with a TxDOT aluminum cap on the existing Southeasterly right-of-way line of Woodridge Drive (80 feet wide) and the existing Southwesterly right-of-way line of Interstate Highway 45 (width varies), being a Northwest corner of said 3.4528 acre tract thence as follows:**

THENCE, North 73 degrees 18 minutes 00 seconds East, along a Northerly line of said 3.4528 acre tract and along the existing Southwesterly right-of-way line of said Interstate Highway 45, a distance of 19.14 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set on the proposed Southwesterly right-of-way line of Interstate Highway 45 (width varies), being the **POINT OF BEGINNING** of the parcel herein described, having coordinates of N=13,823,062.31, E=3,144,677.03 (Baseline Station 259+13.91, 155.32 feet right);**

- 1) **THENCE**, North 73 degrees 18 minutes 00 seconds East, continuing along a Northerly line of said 3.4528 acre tract and the existing Southwesterly right-of-way line of said Interstate Highway 45, a distance of 36.73 feet to a found 1 inch iron pipe for the most Northerly corner of said 3.4528 acre tract;

Rev. November, 2013
December, 2010
Parcel 6 Part 1 and Part 2
Page 2 of 9

- 2) THENCE, South 55 degrees 31 minutes 49 seconds East, along a Northeasterly line of said 3.4528 acre tract and the existing Southwesterly right-of-way line of said Interstate Highway 45, a distance of 127.94 feet to a found 3/4 inch iron rod in concrete at the beginning of a tangent curve to the right;
- 3) THENCE, in a Southeasterly direction along the existing Southwesterly right-of-way line of said Interstate Highway 45 and along the arc of said curve having a radius of 1,567.51 feet, through a central angle of 15 degrees 49 minutes 00 seconds, a chord of South 47 degrees 37 minutes 19 seconds East, 431.35 feet and an arc length of 432.72 feet to a set 5/8 inch iron rod with TxDOT aluminum cap at the beginning of a non-tangent curve to the left whose radius point bears South 47 degrees 41 minutes 35 seconds West;**
- 4) THENCE, in a Northwesterly direction along the proposed Southwesterly right-of-way line of said Interstate Highway 45 and along the arc of said curve having a radius of 1,179.00 feet, through a central angle of 13 degrees 19 minutes 14 seconds, a chord of North 48 degrees 58 minutes 02 seconds West, 273.49 feet and an arc length of 274.10 feet to a set Mag Nail;**
- 5) THENCE, North 55 degrees 37 minutes 39 seconds West, continuing along the proposed Southwesterly right-of-way line of said Interstate Highway 45, a distance of 306.52 feet to the POINT OF BEGINNING and containing 0.2388 acres (10,400 square feet) of land.

Part 2:

COMMENCING at a set 5/8 inch iron rod with a TxDOT aluminum cap on the existing Southeasterly right-of-way line of Woodridge Drive (80 feet wide) and the existing Southwesterly right-of-way line of Interstate Highway 45 (width varies), being a Northwest corner of said 3.4528 acre tract thence as follows:**

THENCE, North 73 degrees 18 minutes 00 seconds East, along a Northerly line of said 3.4528 acre tract and along the existing Southwesterly right-of-way line of said Interstate Highway 45, a distance of 19.14 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set on the proposed Southwesterly right-of-way line of said Interstate Highway 45;**

Rev. November, 2013
December, 2010
Parcel 6 Part 1 and Part 2
Page 3 of 9

THENCE, North 73 degrees 18 minutes 00 seconds East, continuing along a Northerly line of said 3.4528 acre tract and the existing Southwesterly right-of-way line of said Interstate Highway 45, a distance of 36.73 feet to a found 1 inch iron pipe for the most Northerly corner of said 3.4528 acre tract;

THENCE, South 55 degrees 31 minutes 49 seconds East, along a Northeasterly line of said 3.4528 acre tract and the existing Southwesterly right-of-way line of said Interstate Highway 45, a distance of 127.94 feet to a found 3/4 inch iron rod in concrete at the beginning of a tangent curve to the right;

THENCE, in a Southeasterly direction along the existing Southwesterly right-of-way line of said Interstate Highway 45 and along the arc of said curve having a radius of 1,567.51 feet, through a central angle of 15 degrees 49 minutes 00 seconds, a chord of South 47 degrees 37 minutes 19 seconds East, 431.35 feet and an arc length of 432.72 feet to a set 5/8 inch iron rod with TxDOT aluminum cap;**

THENCE, in a Southeasterly direction continuing along the existing Southwesterly right-of-way line of said Interstate Highway 45 and along the arc of said curve having a radius of 1,567.51 feet, through a central angle of 6 degrees 53 minutes 11 seconds, a chord of South 36 degrees 16 minutes 13 seconds East, 188.28 feet and an arc length of 188.40 feet to a set 5/8 inch iron rod with TxDOT aluminum cap, being the **POINT OF BEGINNING** of the parcel herein described, having coordinates of N=13,822,557.91, E=3,145,247.72 (Baseline Station 266+70.37, 288.19 feet right);**

- 1) THENCE, in a Southeasterly direction continuing along the existing Southwesterly right-of-way line of said Interstate Highway 45 and along the arc of said curve having a radius of 1,567.51 feet, through a central angle of 00 degrees 41 minutes 10 seconds, a chord of South 32 degrees 29 minutes 03 seconds East, 18.77 feet and an arc length of 18.77 feet to a set magnail;
- 2) THENCE, South 32 degrees 08 minutes 28 seconds East, continuing along the existing Southwesterly right-of-way line of said Interstate Highway 45 a distance of 15.23 feet to a set magnail for the intersection of the said southwesterly right-of-way line of Interstate Highway 45 and the Northerly right-of-way line of Winkler Drive (80 foot width);

Rev. November, 2013
December, 2010
Parcel 6 Part 1 and Part 2
Page 4 of 9

- 3) THENCE, North 65 degrees 00 minutes 39 seconds West, along existing Northerly right-of-way line of said Winkler Drive and the Southeasterly line of said 3.4528 acre tract, a distance of 26 40 feet to a set magnail at the beginning of a tangent curve to the right;
- 4) THENCE, in a Northwesterly direction along the existing Northerly right-of-way line of said Winkler Drive and along the arc of said curve having a radius of 4,474.57 feet, through a central angle of 00 degrees 07 minutes 23 seconds, a chord of North 65 degrees 04 minutes 20 seconds West, 9.60 feet and an arc length of 9.60 feet to a set 5/8 inch iron rod with TxDOT aluminum cap;**
- 5) THENCE, North 46 degrees 53 minutes 01 seconds East a distance of 19.80 feet to the **POINT OF BEGINNING** and containing 0.0076 acres (332 square feet) of land.

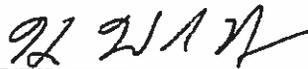
A parcel plat of even date was prepared in conjunction with the property description.

Revision November, 2013 to Parcel 6 changed to Parcel 6 Part 1 and Part 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.

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

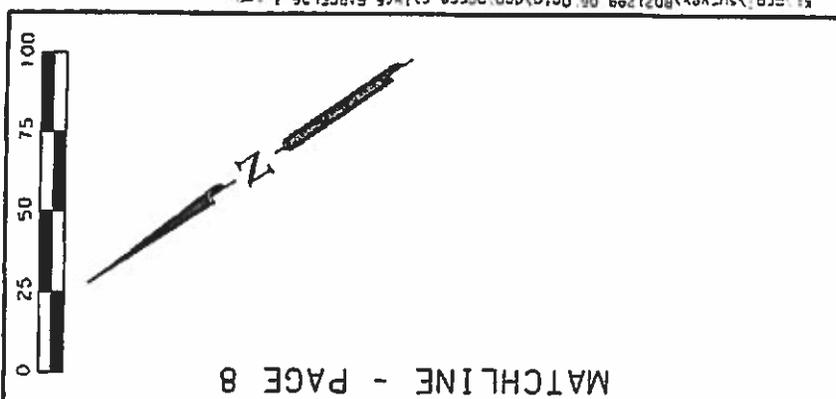
I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



H. Wade Pridgen, R.P.L.S.#6311
Huit-Zollars Inc., 1500 South Dairy Ashford., Suite 200
Houston, TX 77077-3858, 281-496-0066



1-8-14



MATCHLINE - PAGE 6

POT 261+09.58

S55°31'07"E
PROPOSED
BASELINE

263+00

S55°31'57"E
PROPOSED
BASELINE

INTERSTATE HIGHWAY 45

JACOB THOMAS SURVEY
A-74
*(R.O.W. VARIES)
NO RECORD INFORMATION FOR R.O.W. FOUND*

EXIST. R.O.W. $R=1,567.51'$ (CALLED 1,605.78')
 $L=432.72'$ $D=15°49'00"$
 $CH=S47°37'19"E 431.35'$

6 PART 1 PROP. R.O.W.

C1

C2

3.6'

14.5'

22.1'

MN

SIGN

SIGN

ACCESS EASEMENT TO:
BALLY'S HAMBURGERS, INC.
H.C.C.F. No. P87B393
O.P.R.P. H.C.F.
CHECKED: MAY 31, 1994

CHIEF BLOCK BUILDING
ONE STORY
COMMERCIAL
STA 262+20.94
10.91 FT.
22.1'

GRANTOR: HIRSHAN T. DEERING AND CARL A. DEERING
3.4529 ACRES TO: GRANTEE CARL A. DEERING TRUST
H.C.C.F. No. C361455 O.P.R.P. H.C.F.
EXECUTED: JULY 24, 1963
AND

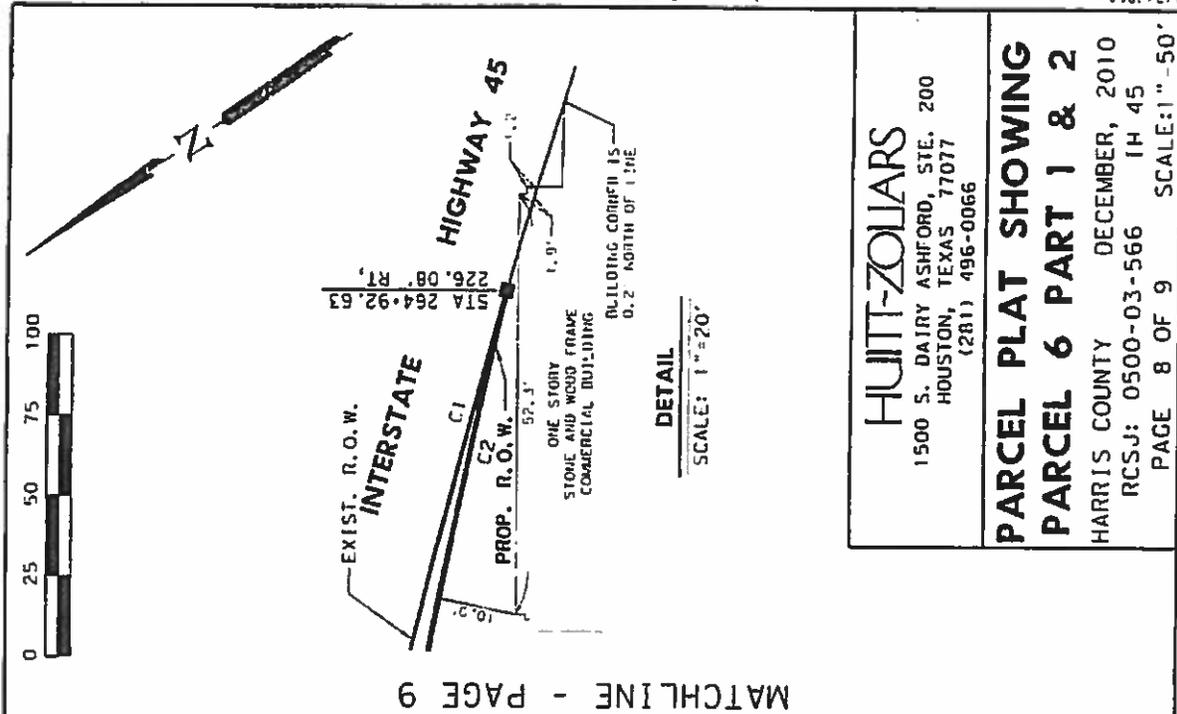
GRANTOR: CARL A. DEERING, TRUSTEE
3.4529 ACRES TO: GRANTEE HIRSHAN T. DEERING, III
AND THE DEERING TRUST 1/4 INTEREST TO EACH
H.C.C.F. No. P85251C O.P.R.P. H.C.F.
EXECUTED: DEC. 11, 1993

HUITT-ZOLIARS
1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066

**PARCEL PLAT SHOWING
PARCEL 6 PART 1 & 2**

HARRIS COUNTY DECEMBER, 2010
RCSJ: 0500-03-566 IH 45
PAGE 7 OF 9 SCALE: 1" = 50'

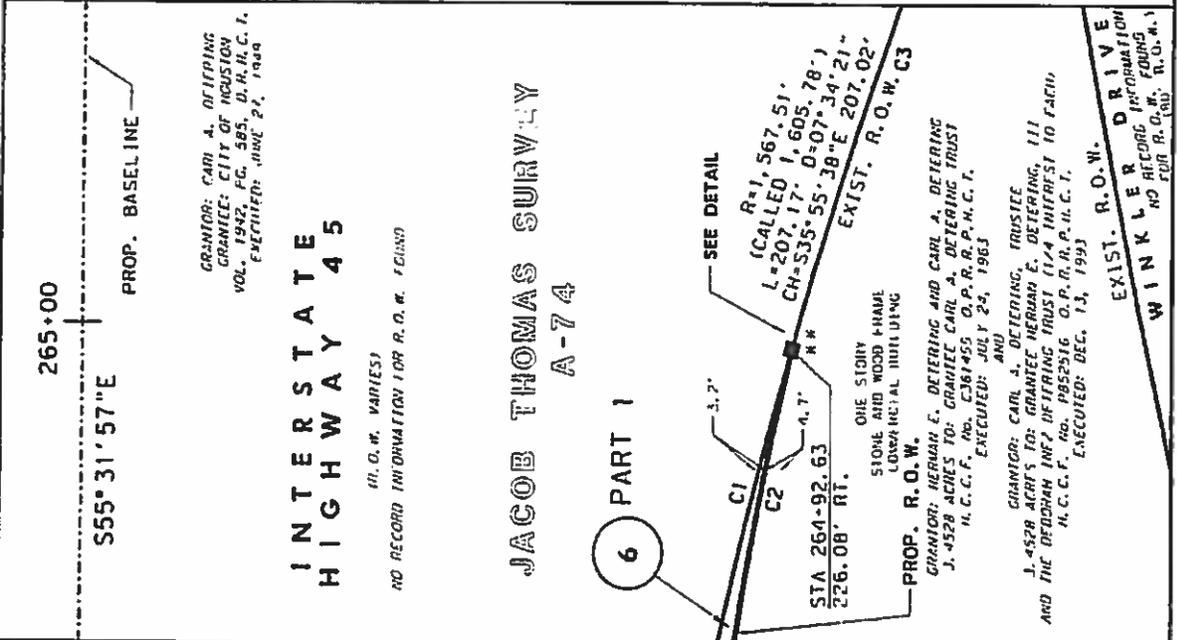
MATCHLINE - PAGE 8



HUITT-ZOLLARS
1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066

**PARCEL PLAT SHOWING
PARCEL 6 PART 1 & 2**

HARRIS COUNTY DECEMBER, 2010
RCSJ: 0500-03-566 1H 45
PAGE 8 OF 9 SCALE: 1" = 50'



**INTERSTATE
HIGHWAY 45**

GRANTOR: CARL A. DEERING
GRANTEE: CITY OF HOUSTON
VOL. 1942, PG. 585, D.H.H.C.T.
EXECUTED: JUNE 27, 1988

NO RECORD INFORMATION FOR R.O.W. FOUND

**JACOB THOMAS SURVEY
A-74**

GRANTOR: HERMAN E. DETERING AND CARL A. DETERING
J. 4528 ACRES TO: GRANTEE CARL A. DETERING TRUST
H.C.C.F., No. C361455 O.P.R.R.P.H.C.T.
EXECUTED: JULY 25, 1963
AND
GRANTOR: CARL A. DETERING, TRUSTEE
J. 4528 ACRES TO: GRANTEE HERMAN E. DETERING, III
AND THE DEBORAH INFQ DETERING TRUST (1/4 INTEREST TO EACH)
H.C.C.F., No. P852516 O.P.R.R.P.H.C.T.
EXECUTED: DEC. 13, 1993

WINKLER DRIVE

GRANTOR: CARL A. DETERING, TRUSTEE
J. 4528 ACRES TO: GRANTEE HERMAN E. DETERING, III
AND THE DEBORAH INFQ DETERING TRUST (1/4 INTEREST TO EACH)
H.C.C.F., No. P852516 O.P.R.R.P.H.C.T.
EXECUTED: DEC. 13, 1993

Form ROW-E-49
(Rev 9/15)
Page 6 of 10

County: Harris
Highway: IH 45
CSJ: 0500-03-566
Parcel: 006 pts 1 & 2

SPECIAL CLAUSE EXHIBIT

AND IN ADDITION THERETO:

Title to all of that 40 ft. On-Premise Advertising Sign (Tri-Pole w/Marquee) 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.

Form ROW-E-49
(Rev 9/15)
Page 7 of 10

County: Harris
Highway: IH 45
CSJ: 0500-03-566
Parcel: 006 pts 1 & 2

SPECIAL CLAUSE EXHIBIT

AND IN ADDITION THERETO:

Title to all of that Masonry Wall at Sign Base 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.

Form ROW-E-49
(Rev 9/15)
Page 8 of 10

County: Harris
Highway: IH 45
CSJ: 0500-03-566
Parcel: 006 pts 1 & 2

SPECIAL CLAUSE EXHIBIT

AND IN ADDITION THERETO:

Title to all of that Guard Rail 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.

Form ROW-E-49
(Rev 9/15)
Page 9 of 10

County: Harris
Highway: IH 45
CSJ: 0500-03-566
Parcel: 006 pts 1 & 2

SPECIAL CLAUSE EXHIBIT

AND IN ADDITION THERETO:

Title to all of that 40 ft. On-Premise Advertising Sign (Mono-Pole) 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.

Form ROW-E-49
(Rev 9/15)
Page 10 of 10

County: Harris
Highway: IH 45
CSJ: 0500-03-566
Parcel: 006 pts 1 & 2

SPECIAL CLAUSE EXHIBIT

AND IN ADDITION THERETO:

Title to all of that 10 ft. On-Premise Advertising Sign (Mono-Pole) 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.

County: Dallas
Parcel: 8 PART 1
Highway: Interstate 30
Project Limits: From Beltline Road
 To MacArthur Blvd.
CSJ: 1068-04-137

Page 1 of 4
Jan. 2015

LEGAL DESCRIPTION PARCEL 8 PART 1

BEING a tract of land situated in the Richard Wilson Survey, Abstract No. 1548, in the City of Grand Prairie, Dallas County, Texas, and being a portion of that tract of land belonging to Carolyn M. Crowley and Louise Hall, as evidenced by the Will of Anne Cox recorded in Cause No. 96-717-P in the Probate Records of Dallas County, Texas, and further evidenced by the Affidavit of Heirship, as recorded in instrument No. 200503532026 in the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an ell corner in the east right-of-way line of NE 15th Street (variable width right-of-way), being the common southwest corner of that called 0.2162 acre tract of land described as ROW-2 in City of Grand Prairie Right-of-Way Deed, as recorded in Document No. 201000102322 in the Official Public Records of Dallas County, Texas and an ell corner in said Crowley tract, from which a 1 1/2-inch found iron pipe bears North 54 degrees 04 minutes 54 seconds West, a distance of 0.54 feet;

THENCE North 87 degrees 51 minutes 09 seconds East, along said east right-of-way line, a distance of 75.92 feet to a point for corner;

THENCE North 00 degrees 28 minutes 51 seconds West, continuing along said east right-of-way line, a distance of 10.00 feet to a point for corner;

THENCE North 23 degrees 55 minutes 17 seconds West, continuing along said east right-of-way line, a distance of 61.33 feet to a 5/8-inch set iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" (hereinafter referred to as "with pink cap") for the POINT OF BEGINNING, being at the intersection of said east right-of-way line and the new south right-of-way line of Interstate Highway 30 (variable width right-of-way) and being on the access of denial line;

- 1) THENCE North 23 degrees 55 minutes 17 seconds West, continuing along said east right-of-way line, a distance of 12.00 feet to a point for corner;
- 2) THENCE North 23 degrees 19 minutes 45 seconds East, continuing along said east right-of-way line, a distance of 78.92 feet to a point for corner at the intersection of said east right-of-way line and the existing south right-of-way line of Interstate Highway 30 (variable width right-of-way);
- 3) THENCE North 88 degrees 11 minutes 20 seconds East, departing said east right-of-way line and along said existing south right-of-way line, a distance of 253.16 feet to a 5/8-inch set iron rod with pink cap for corner at the intersection of said existing south

County: Dallas
Parcel: 8 PART 1
Highway: Interstate 30
Project Limits: From Beltline Road
 To MacArthur Blvd.
CSJ: 1068-04-137

Page 2 of 4
Jan. 2015

right-of-way line and said new south right-of-way line and being on the denial of access line;

- 4) THENCE South 52 degrees 27 minutes 54 seconds West, departing said existing south right-of-way line and along said new south right-of-way line, a distance of 127.99 feet to a 5/8-inch set iron rod with pink cap for corner;
- 5) THENCE South 79 degrees 23 minutes 40 seconds West, continuing along said new south right-of-way line, a distance of 100.50 feet to a 5/8-inch set iron rod pink with cap for corner;
- 6) THENCE North 86 degrees 21 minutes 51 seconds West, continuing along said new south right-of-way line, a distance of 79.31 feet to the POINT OF BEGINNING AND CONTAINING 18,033 square feet or 0.4140 acres of land, more or less.

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

A plat accompanies this legal description.

Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202), observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network, Convergence Angle for Western Data Systems reference point DSIA-g0811 is 00 degrees 47 minutes 20.17854 seconds, according to Corpscon V6.0.1 as provided by the U.S. Army Corps of Engineers. Distances shown are surface distances, scale factor is 1.000136506.

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

● FIR	FOUND IRON ROD
● FIP	FOUND IRON PIPE
○ 5/8" SIR	5/8" SET IRON ROD WITH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY"
5/8" FIR w/ ALUM. DISK	5/8" FOUND IRON ROD WITH ALUMINUM DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW"
△ PFC	POINT FOR CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
————	RIGHT-OF-WAY (ROW) TAKE
- - - - -	NEW PROPERTY/ROW LINE
- - - - -	EXISTING PROPERTY/ROW LINE
- - - - -	NEW EASEMENT LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	EXISTING FENCE LINE
— —	DENIAL OF ACCESS
— —	DISTANCE SHOWN NOT TO SCALE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (4202), OBSERVED BY GPS USING WESTERN DATA SYSTEMS DALLAS/FORT WORTH AREA RTK COOPERATIVE NETWORK, CONVERGENCE ANGLE FOR WESTERN DATA SYSTEMS REFERENCE POINT DS1A-g0811 IS 00 DEGREES 47 MINUTES 20.17854 SECONDS, ACCORDING TO CORPSCON V6.0.1 AS PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS. DISTANCES SHOWN ARE SURFACE DISTANCES, SCALE FACTOR IS 1.000136506.
2. IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
3. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-30 E.B.F.R. BASELINE) UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION



Douglas A. Calhoun
DOUGLAS A. CALHOUN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5619

DATE

EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 8, PART 1
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-137
A 18,033 SF., [0.4140 AC.]
TRACT OF LAND IN THE
RICHARD WILSON SURVEY
ABSTRACT No. 1548
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS



011030
OFFICE:FTW
PROJECT # 30111
TIME:21:34:57 PM
DATE:1/27/2015
I:\300C05\30111\WA02\CADD\Sheet15\ROW\Par.cel15\FR08-1*1B.dgn

Parcel 79
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 22, 2015
Page 1 of 4

PROPERTY DESCRIPTION

BEING a 0.0266 acre (1,157 square feet) tract of land situated in the J. Goodwin Survey, Abstract No. 595, and also in the M. Gooden Survey, Abstract No. 594, in the City of Arlington, Tarrant County, Texas, and being part of a tract of land conveyed by Special Warranty Deed, executed October 26, 1982, from the Great-West Life Assurance Company to Candida Realty Texas, Inc., a Texas limited partnership as recorded in Volume 7391, Page 1650 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and further described as "Site 6, Block 9, Industrial Community No. 1, Great Southwest Industrial District", an addition to the City of Arlington, Texas as recorded in Volume 388-27, Page 387, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8" iron rod, controlling monument (CM), at the northeast corner of said Site 6, Block 9 and the northwest corner of a tract of land conveyed to Roselee Investments LP, a Texas limited partnership as recorded in Instrument Number D206162063, (D.R.T.C.T.), and further described as "Site 7, Block 9, Industrial Community No. 1, Great Southwest Industrial District", an addition to the City of Arlington, Texas as recorded in Volume 388-16, Page 51 (P.R.T.C.T.);

THENCE, South 00°30'12" East, along the common easterly line of said Site 6 and the westerly line of said Site 7, a distance of 257.19 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY", (hereafter referred to as set 5/8" iron rod**) on the proposed northerly right of way line of Interstate Highway 30 (a variable width right of way), and the **POINT OF BEGINNING**, at Station 831+70.74, 232.03 feet Left, having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6963416.34 and Easting 2413360.56;

- 1) **THENCE**, South 00°30'12" East, along the common easterly line of Site 6 and the westerly line of Site 7, a distance of 10.77 feet to a found 5/8" iron rod (CM) for the southeast corner of said Site 6 and the southwest corner of Site 7, and also being in the existing northerly right of way line of Avenue G East (a variable width right of way) as dedicated by the plat of Industrial Community No. 1, Great Southwest Industrial District, an addition to the City of Arlington recorded in Volume 388-10, Page 85 (P.R.T.C.T.);
- 2) **THENCE**, North 87°44'30" West, continuing along the existing northerly right of way line of said Avenue G, a distance of 138.74 feet to a found 3/8" iron rod for the beginning of a tangent curve to the right;

Parcel 79
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 22, 2015
Page 2 of 4

- 3) **THENCE**, departing the existing northerly right of way line of said Avenue G and in a westerly direction, along the existing northeasterly right of way line of 108th Street (a 80' wide right of way) and said curve to the right, through a central angle of 21°11'47", a radius of 85.48 feet, an arc distance of 31.62 feet, and a chord which bears North 77°08'36" West, 31.44 feet to a set 5/8" iron rod ** for the beginning of a non-tangent curve to the left;
- 4) **THENCE**, departing the northerly right of way line of said 108th Street, along the proposed northerly right of way line of said Interstate Highway 30 and said curve to the left, through a central angle of 04°07'57", a radius of 1399.39 feet, an arc distance of 100.93 feet, and a chord which bears South 88°35'29" East, 100.91 feet to a set 5/8" iron rod**;
- 5) **THENCE**, North 89°20'31" East, continuing along the proposed northerly right of way line of said Interstate Highway 30, a distance of 68.31 feet to the **POINT OF BEGINNING** and containing 0.0266 acre (1,157 square feet) of land, more or less.

** 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.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00012.

A survey plat of even date accompanies this description.

Parcel 79
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 22, 2015
Page 3 of 4

I, Stanley M. Brewer, 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.

Stanley M. Brewer 5-4-2015
Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

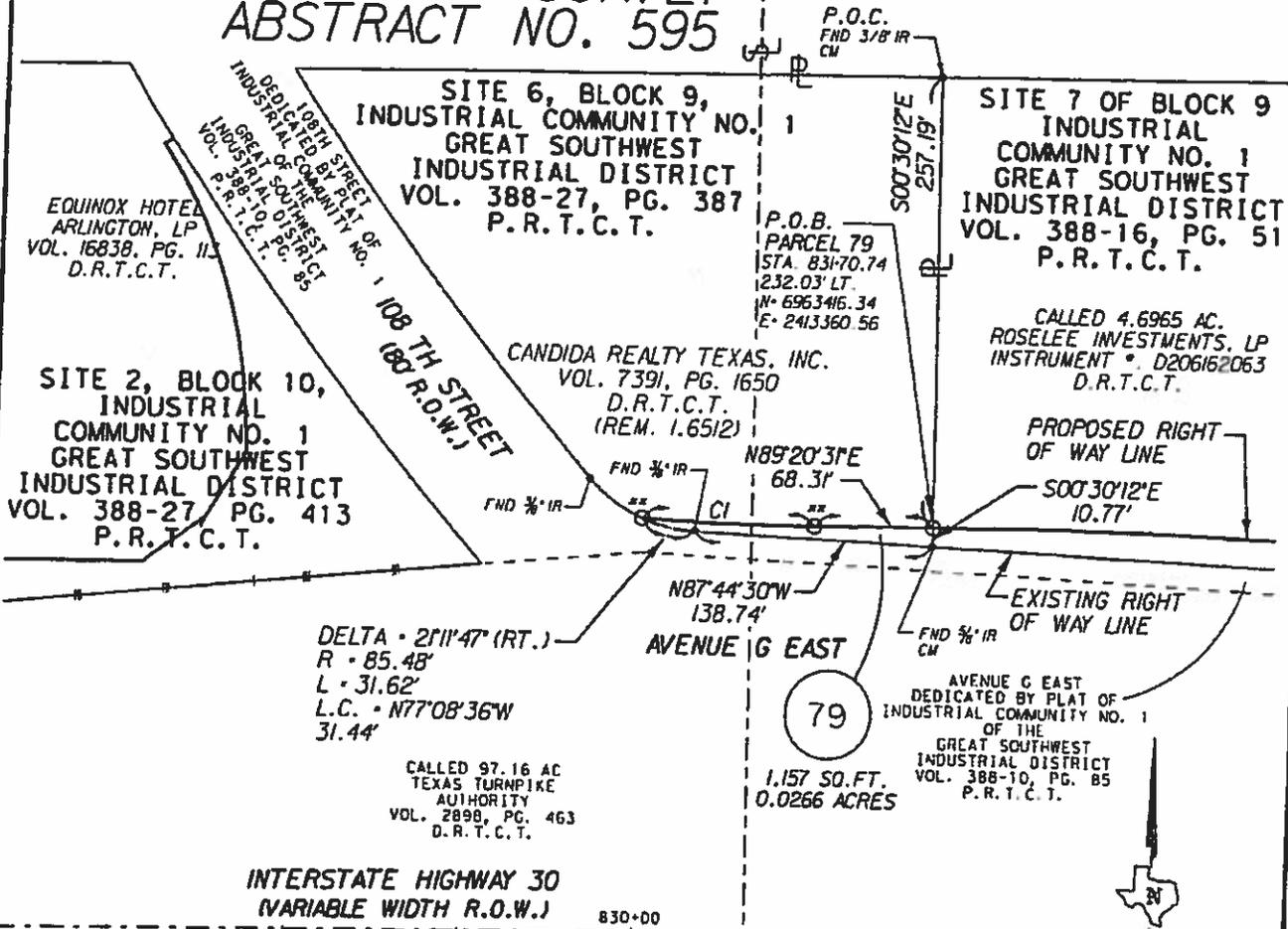
Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700



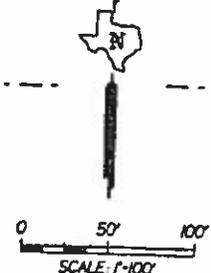
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
CI	1399.39'	04°07'57" (LT.)	100.93'	S88°35'29"E	100.91'

M. GOODEN
SURVEY
ABSTRACT NO. 594

J. GOODWIN SURVEY
ABSTRACT NO. 595

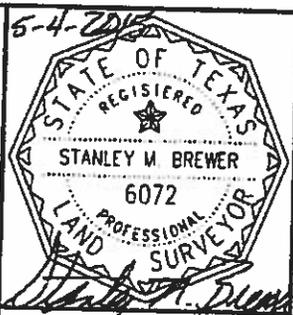


NOTES
1) Legal Description of even Survey date herewith accompanies this plat.
2) Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983(2011), position (epoch 2010), North Central Zone (4202). All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the Txdot combined scale factor of 1.00012.



LEGEND

- Calculated Point (Not Monumented)
 - Set 5/8 inch iron rod with pink plastic cap marked "TxDOT survey marker right of way". (Unless otherwise noted.)
 - Set 5/8 inch iron rod with plastic cap marked "LTRA". (Unless otherwise noted.)
 - Found monument (as noted)
 - Controlling Monument
 - Point of Beginning
 - Point of Commencing
 - Property Line
 - Survey Line
 - Fee Hook
 - Dead Records, Tarrant County, Texas
 - Plat Records, Tarrant County, Texas
 - Record Information
 - Proposed Easement
 - Existing Control of Access
 - Proposed Control of Access
- **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.



PARCEL 79
CANDIDA REALTY TEXAS, INC.
0.0266 ACRES

DATE: 04/22/2015		Sheet 4 of 4	
STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	02	123	INTERSTATE HIGHWAY 30

ADDENDUM TO PARCEL 79 PROPERTY DESCRIPTION

Tarrant County
RCSJ: 1068-02-123
IH 30
Parcel 79

This addendum is included in order to identify Tarrant as the designated county name for Right of Way CSJ 1068-02-123, Parcel 79 for the foregoing exhibit.

Parcel 80
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 6, 2015
Page 1 of 4

PROPERTY DESCRIPTION

BEING a 0.0660 acre (2,875 square feet) tract of land situated in the M. Gooden Survey, Abstract No. 594, in the City of Arlington, Tarrant County, Texas, and being part of a tract of land conveyed by Special Warranty Deed With Vendor's Lien, executed November 12, 2013, from Dominion Enterprises, a Virginia general partnership to Duratile Natural Stone, LLC, a Texas limited liability company as recorded in Instrument No. D213293649 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and further described as Site 13 of "Second Installment, Industrial Community No. 2, Great Southwest Industrial District", an addition to the City of Arlington, Texas as recorded in Volume 388-28, Page 339 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod with cap marked "PATE INC, 3917", controlling monument (CM), for the southwest corner of said Site 13 and an interior Ell corner of a tract of land conveyed to EGS Real Estate, LLC, a Texas limited liability company as recorded in Instrument No. D213148871 (D.R.T.C.T.), and further described as Site 6 of "Second Installment, Industrial Community No. 2, Great Southwest Industrial District", an addition to the City of Arlington, Texas as recorded in Volume 388-46, Page 963 (P.R.T.C.T.), from which a found 1/2" iron rod (CM) for the southeast corner of said Site 13 bears North 89°24'42" East, a distance of 364.97 feet;

THENCE, North 00°33'11" West, along the common westerly line of said Site 13 and the easterly line of said Site 6, a distance of 238.97 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY", (hereafter referred to as set 5/8" iron rod) in the proposed southerly right of way line of Interstate Highway 30 (a variable width right of way) for the **POINT OF BEGINNING**, at Station 842+46.87, 189.25 feet Right, having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6963006.49 and Easting 2414441.09;

- 1) **THENCE**, North 00°33'11" West, continuing along the common westerly line of said Site 13 and the easterly line of said Site 6, a distance of 9.28 feet to a found 1/2" iron rod for the northwest corner of said Site 13 and the westernmost northeast corner of said Site 6, same being in the existing southerly right of way line of Avenue F East (a variable width right of way) as recorded in Volume 3527, Page 603 (D.R.T.C.T.);

Parcel 80
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 6, 2015
Page 2 of 4

- 2) **THENCE**, North $89^{\circ}24'03''$ East, departing the last stated common line and along the common northerly line of said Site 13 and the existing southerly right of way line of said Avenue F East, a distance of 340.47 feet to a found $5/8''$ iron rod for the beginning of a tangent curve to the right, same being in the existing westerly right of way line of 111th Street (60 foot right of way);
- 3) **THENCE**, in an easterly direction, along the common northerly line of said Site 13, the existing westerly right of way line of said 111th Street, and said curve to the right, through a central angle of $37^{\circ}25'33''$, a radius of 24.50 feet, an arc distance of 16.00 feet, and a chord which bears South $71^{\circ}53'12''$ East, 15.72 feet to a set $5/8''$ iron rod** on the proposed southerly right of way line of Interstate Highway 30, and the beginning of a non-tangent curve to the left;
- 4) **THENCE**, in a westerly direction, along the proposed southerly right of way line of said Interstate Highway 30 and said curve to the left, through a central angle of $00^{\circ}43'49''$, a radius of 5696.58 feet, an arc distance of 72.61 feet, and a chord which bears South $88^{\circ}04'00''$ West, 72.61 feet to a set $5/8''$ iron rod** at the beginning of a reverse curve to the right;
- 5) **THENCE**, in a westerly direction, continuing along the proposed southerly right of way line of said Interstate Highway 30 and said curve to the right, through a central angle of $01^{\circ}41'29''$, a radius of 5762.58 feet, an arc distance of 170.11 feet, and a chord which bears South $88^{\circ}32'48''$ West, 170.11 feet to a set $5/8''$ iron rod** for the end of said curve;
- 6) **THENCE**, South $89^{\circ}23'34''$ West, continuing along the proposed southerly right of way line of said Interstate Highway 30, a distance of 112.70 feet to the **POINT OF BEGINNING**, containing 0.0660 acre (2,875 square feet) of land, more or less.

Parcel 80
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 6, 2015
Page 3 of 4

** 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.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00012.

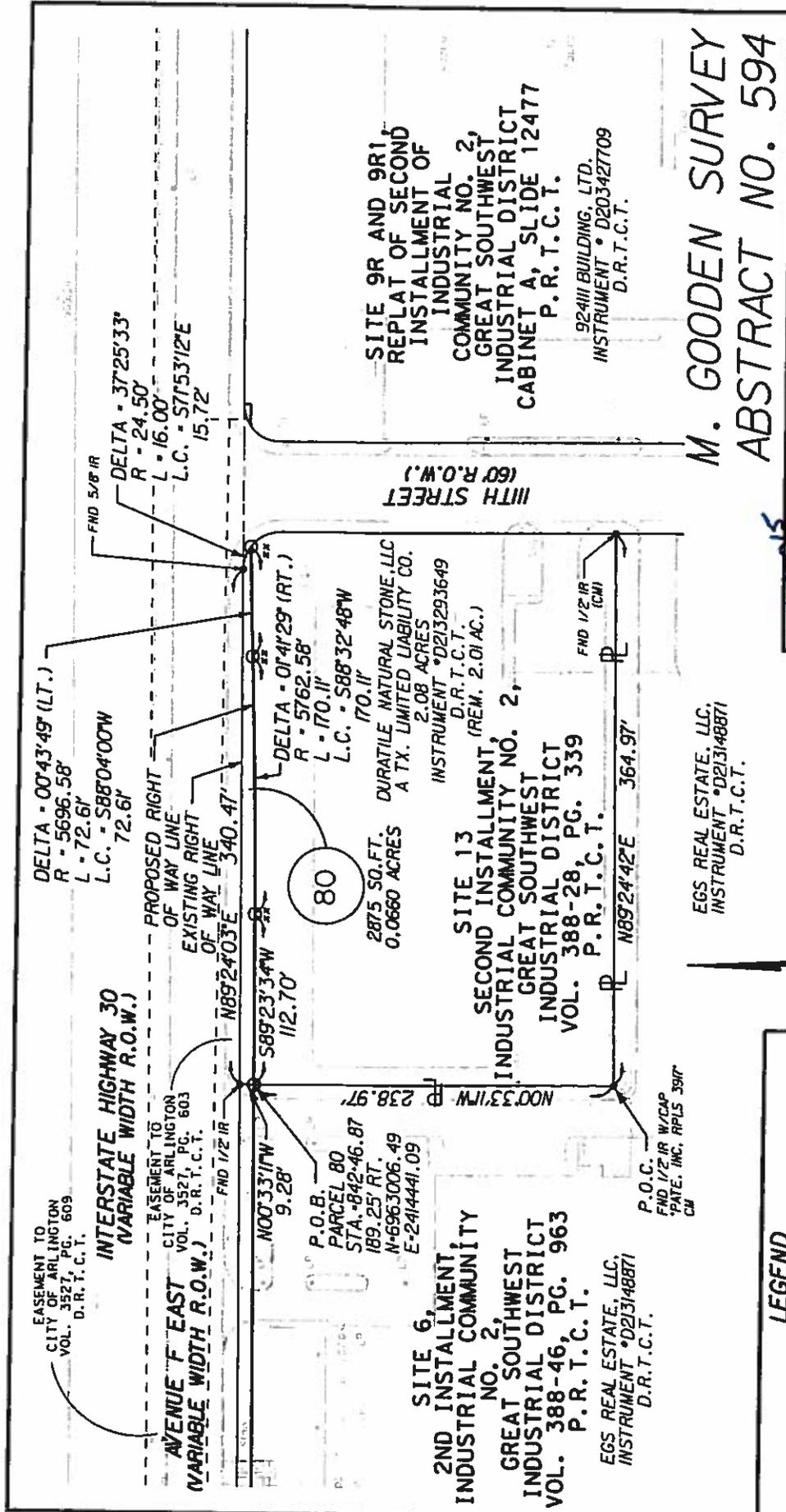
A survey plat of even date accompanies this description.

I, Stanley M. Brewer, 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.

Stanley M. Brewer 4-6-2015
Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700





PARCEL 80
DURATILE NATURAL STONE, LLC
A TEXAS LIMITED LIABILITY COMPANY
0.0660 ACRES

REGISTERED LAND SURVEYOR
STANLEY M. BREWER
6072
PROFESSIONAL

STATE OF TEXAS

NOTES
1) Legal Description of even Survey date herewith accompanies this plat.
2) Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), position (epoch 2010), North Central Zone (4202). All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.0002.

DATE: 04/06/2015 Sheet 4 of 4

STATE	DIST.	COUNTY
TEXAS	FTW	TARRANT
CONT.	SECT.	JOB
1068	02	123
		HIGHWAY NO.
		INTERSTATE HIGHWAY 30

LEGEND
 Calculated Point (Not Monumented)
 Set 5/8 inch iron rod with pink plastic cap marked "TxDOT survey marker right of way."
 (Unless otherwise noted.)
 Set 5/8 inch iron rod with plastic cap marked "LTRA".
 (Unless otherwise noted.)
 Found monument (as noted)
 Controlling Monument
 Point of Beginning
 Point of Commencing
 Property Line
 Survey Line
 Fee Hook
 Dead Records, Tarrant County, Texas
 Plat Records, Tarrant County, Texas
 Record Information
 Proposed Easement
 Existing Easement
 Proposed Control of Access
 Control of Access
 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.

04/17/2015
04-176 TxDOT Dallas E1 Para014-05 5H 360 ROW MOD\DCM\PARCELS\PARCEL 80.dgn

County: Tarrant
Highway: IH 30
ROW CSJ: 1068-02-123
Project Limits: From 1.0 Mile West of SH 360
To: Great Southwest Parkway
Parcel: 80(TE1)

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of FORTY-EIGHT (48) months from the date of possession of said easement for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

Parcel 80(TE1)
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
May 19, 2015/Revised August 13, 2015
Page 1 of 3

PROPERTY DESCRIPTION

BEING a 0.0023 acre (100 square feet) tract of land situated in the M. Gooden Survey, Abstract No. 594, in the City of Arlington, Tarrant County, Texas, and being part of a tract of land conveyed by Special Warranty Deed With Vendor's Lien, executed November 12, 2013, from Dominion Enterprises, a Virginia general partnership to Duratile Natural Stone, LLC, a Texas limited liability company as recorded in Instrument No. D213293649 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and further described as Site 13 of "Second Installment, Industrial Community No. 2, Great Southwest Industrial District", an addition to the City of Arlington, Texas as recorded in Volume 388-28, Page 339 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod with cap marked "PATE INC, RPLS 3917", controlling monument (CM), for the southwest corner of said Site 13 and an interior Ell corner of a tract of land conveyed to EGS Real Estate, LLC, a Texas limited liability company as recorded in Instrument No. D213148871 (D.R.T.C.T.), and further described as Site 6 of "Second Installment, Industrial Community No. 2, Great Southwest Industrial District", an addition to the City of Arlington, Texas as recorded in Volume 388-46, Page 963 (P.R.T.C.T.), from which a found 1/2" iron rod (CM) for the southeast corner of said Site 13 bears North 89°24'42" East, a distance of 364.97 feet;

THENCE, North 00°33'11" West, along the common westerly line of said Site 13 and the easterly line of said Site 6, a distance of 238.97 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY" in the proposed southerly right of way line of Interstate Highway 30 (a variable width right of way);

THENCE, North 89°23'34" East, along the proposed southerly right of way line of said Interstate Highway 30, a distance of 16.48 feet to a set 5/8" iron rod with plastic cap marked "LTRA" for the **POINT OF BEGINNING**, at Station 842+63.35, 189.25 feet Right, having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6963006.66 and Easting 2414457.57;

- 1) **THENCE**, North 89°23'34" East, continuing along the proposed southerly right of way line of said Interstate Highway 30, a distance of 20.00 feet to a set 5/8" iron rod with plastic cap marked "LTRA";
- 2) **THENCE**, South 00°36'26" East, departing the proposed southerly right of way line of said Interstate Highway 30, a distance of 5.00 feet to a set 5/8" iron rod with plastic cap marked "LTRA";

Parcel 80(TE1)
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
May 19, 2015/Revised August 13, 2015
Page 2 of 3

- 3) **THENCE**, South 89°23'34" West, a distance of 20.00 feet to a set 5/8" iron rod with plastic cap marked "LTRA";
- 4) **THENCE**, North 00°36'26" West, a distance of 5.00 feet to the **POINT OF BEGINNING**, containing 0.0023 acre (100 square feet) of land, more or less.

**** 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.**

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00012.

A survey plat of even date accompanies this description.

I, Stanley M. Brewer, 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.


Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700



M. GOODEN SURVEY ABSTRACT NO. 594

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

P.O.B.
PARCEL 80(TE1)
STA. 842+63.35
189.25 RT.
N=6963006.66
E=2414457.57

PROPOSED RIGHT OF WAY LINE

AVENUE F EAST
(VARIABLE WIDTH R.O.W.)

EXISTING RIGHT OF WAY LINE

N89°23'34"E
16.48'

N89°23'34"E
20.00'

S00°36'26"E
5.00'

S89°23'34"W
20.00'

N00°36'26"W
5.00'

100 SO.FT.
0.0023 ACRES

**SITE 6
2ND INSTALLMENT,
INDUSTRIAL
COMMUNITY NO. 2,
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
VOL. 388-46, PG. 963
P. R. T. C. T.**

**SITE 6
EGS REAL ESTATE, LLC,
INSTRUMENT *D213148871
D.R.T.C.T.**

**SITE 13, SECOND INSTALLMENT,
INDUSTRIAL COMMUNITY NO. 2,
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
VOL. 388-28, PG. 339
P. R. T. C. T.**

**SITE 13
DURATILE NATURAL STONE, LLC
2.08 ACRES
INSTRUMENT *D213293649
D.R.T.C.T.
(REM. 2.0114 AC.)**

111TH ST
(60' R.O.W.)

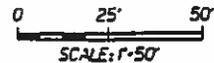
238.97'

N00°33'11"W

P.O.C.
FND 1/2" IR W/CAP
*PATE, INC. RPLS 3917
CM

FND 1/2" IR
(CM)

N89°24'42"E 364.97'

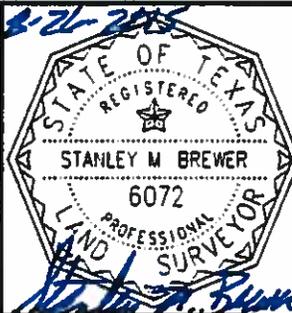
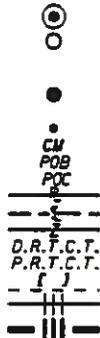


NOTES

- Legal Description of even Survey date herewith accompanies this plat.
- Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983(2011), position epoch 2010, North Central Zone (4202). All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the Txdot combined scale factor of 1.00012.

LEGEND

- Calculated Point (Not Monumented)
- Set 5/8 Inch Iron rod with pink plastic cap marked "TxDOT survey marker right of way". (Unless otherwise noted.)
- Set 5/8 Inch Iron rod with plastic cap marked "LTRA". (Unless otherwise noted.)
- Found monument (as noted)
- Controlling Monument
- Point of Beginning
- Point of Commencing
- Property Line
- Survey Line
- Fee Hoop
- Dead Records, Tarrant County, Texas
- Plot Records, Tarrant County, Texas
- Record Information
- Proposed Easement
- Existing Control of Access
- Proposed Control of Access



08/13/2015 REVISE PARCEL GEOMETRY SMB

PARCEL 80(TE1)

DURATILE NATURAL STONE, LLC

0.0023 ACRES

DATE: 05/19/2015		Sheet 3 of 3	
STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	02	123	INTERSTATE HIGHWAY 30

County: Tarrant
Highway: IH 30
ROW CSJ: 1068-02-123
Project Limits: From 1.0 Mile West of SH 360
To: Great Southwest Parkway
Parcel: 80(TE2)

TEMPORARY EASEMENT CLAUSE:

A TEMPORARY EASEMENT for the duration of FORTY-EIGHT (48) months from the date of possession of said easement for the purpose of staging in, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

Parcel 80(TE2)
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
August 20, 2015
Page 1 of 3

PROPERTY DESCRIPTION

BEING a 0.0023 acre (100 square feet) tract of land situated in the M. Gooden Survey, Abstract No. 594, in the City of Arlington, Tarrant County, Texas, and being part of a tract of land conveyed by Special Warranty Deed With Vendor's Lien, executed November 12, 2013, from Dominion Enterprises, a Virginia general partnership to Duratile Natural Stone, LLC, a Texas limited liability company as recorded in Instrument No. D213293649 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and further described as Site 13 of "Second Installment, Industrial Community No. 2, Great Southwest Industrial District", an addition to the City of Arlington, Texas as recorded in Volume 388-28, Page 339 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod with cap marked "PATE INC, RPLS 3917", controlling monument (CM), for the southwest corner of said Site 13 and an interior Ell corner of a tract of land conveyed to EGS Real Estate, LLC, a Texas limited liability company as recorded in Instrument No. D213148871 (D.R.T.C.T.), and further described as Site 6 of "Second Installment, Industrial Community No. 2, Great Southwest Industrial District", an addition to the City of Arlington, Texas as recorded in Volume 388-46, Page 963 (P.R.T.C.T.), from which a found 1/2" iron rod (CM) for the southeast corner of said Site 13 bears North 89°24'42" East, a distance of 364.97 feet;

THENCE, North 00°33'11" West, along the common westerly line of said Site 13 and the easterly line of said Site 6, a distance of 238.97 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY" (hereafter referred to as a 5/8" iron rod) in the proposed southerly right of way line of Interstate Highway 30 (a variable width right of way);

THENCE, North 89°23'34" East, along the proposed southerly right of way line of said Interstate Highway 30, a distance of 112.70 feet to a set 5/8" iron rod** for the beginning of a tangent curve to the left;

THENCE, continuing along the proposed southerly right of way line of said Interstate Highway 30, and said curve to the left, through a central angle of 00°45'29", a radius of 5762.58 feet, an arc distance of 76.25 feet, and a chord which bears North 89°00'48" East, 76.25 feet to a set 5/8" iron rod with plastic cap marked "LTRA" for the **POINT OF BEGINNING**, at Station 844+35.82, 188.74 feet Right, having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6963008.99 and Easting 2414630.03;

Parcel 80(TE2)
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
August 20, 2015
Page 2 of 3

- 1) **THENCE**, continuing along the proposed southerly right of way line of said Interstate Highway 30, and said curve to the left, through a central angle of $00^{\circ}11'56''$, a radius of 5762.58 feet, an arc distance of 20.00 feet, and a chord which bears North $88^{\circ}32'05''$ East, 20.00 feet to a set $5/8''$ iron rod with plastic cap marked "LTRA";
- 2) **THENCE**, South $01^{\circ}27'53''$ East, departing the proposed southerly right of way line of said Interstate Highway 30, a distance of 5.00 feet to a set $5/8''$ iron rod with plastic cap marked "LTRA";
- 3) **THENCE**, South $88^{\circ}32'07''$ West, a distance of 20.00 feet to a set $5/8''$ iron rod with plastic cap marked "LTRA";
- 4) **THENCE**, North $01^{\circ}27'53''$ West, a distance of 5.00 feet to the **POINT OF BEGINNING**, containing 0.0023 acre (100 square feet) of land, more or less.

**** 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.**

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00012.

A survey plat of even date accompanies this description.

I, Stanley M. Brewer, 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.


Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700



ADDENDUM TO PARCEL 80/80TE PROPERTY DESCRIPTION

Tarrant County
RCSJ: 1068-02-123
IH 30
Parcel 80/80TE

This addendum is included in order to identify Tarrant as the designated county name for Right of Way CSJ 1068-02-123, Parcel 80/80TE for the foregoing exhibit.

County: Wharton
Highway: US 59
RCSJ: 0089-06-084
CCSJ: 0089-06-081

Page 1 of 3
Revision Date: January 12, 2016

Field Notes for Parcel 3

Being 0.391 acres (17,043 square feet) of land, more or less, situated in the Isabella Woods Survey, Abstract Number 694 and the E.T.R.R. CO. Survey Number 8, Abstract Number 522, Wharton County, Texas, said 0.391 acres being out of and a part of that residual 46.1063 acre tract (40.596 acres calculated) described in Deed from Robert Patrick Ryan and Samuel Pat Ryan to Ryan Services, Inc., dated July 12, 1984, recorded in Volume 654, Page 388 of the Deed Records of Wharton County, Texas. All deed references herein are to the Wharton County Official Records unless otherwise noted. Metes and bounds description of said 0.391 acre parcel is as follows:

COMMENCING at a 5/8-inch diameter iron rod found for an interior corner of said Ryan Services Inc. residual 46.1063 acre tract, said iron rod also being northwest corner of the Welltech Eastern, Inc. 5.51 acre tract (Volume 277, Page 271), **Thence** as follows:

South 01 deg. 42 min. 16 sec. East along the common line of said Ryan Services Inc. residual 46.1063 acre tract and said Welltech Eastern, Inc. 5.51 acre tract, a distance of 455.22 feet to a point, **Thence** South 02 deg. 28 min. 52 sec. East along the common line of said Ryan Services Inc. residual 46.1063 acre tract and the said Welltech Eastern, Inc. 5.51 acre tract, a distance of 466.73 feet to a 5/8-inch diameter iron rod with TxDot aluminum cap set for the northeast corner of said 0.391 acre parcel, said iron rod also being in the proposed North right-of-way line of US 59, being 184.00 feet left of Engineer's US 59 Baseline Station 192+86.86, having State Plane Coordinates of X=2,833,014.63 and Y=13,623,063.50, and being the **POINT OF BEGINNING**;

- (1) **THENCE** South 02 deg. 28 min. 52 sec. East along the common line of said Ryan Services Inc. residual 46.1063 acre tract and said Welltech Eastern, Inc. 5.51 acre tract, a distance of 23.35 feet to a point for the southeast corner of said 0.391 acre parcel, said point also being the southeast corner of the Ryan Services Inc. residual 46.1063 acre tract, the southwest corner of Welltech Eastern, Inc. 5.51 acre tract, and in the existing North right-of-way line of US 59;
- (2) **THENCE** South 87 deg. 27 min. 53 sec. West along the existing North right-of-way line of US 59 and the South line of said Ryan Services, Inc. residual 46.1063 acre tract, a distance of 728.73 feet to a point for the southwest corner of said 0.391 acre parcel, said point also being the southwest corner of said Ryan Services Inc. residual 46.1063 acre tract and the southeast corner of the James W. Faltisek and John Faltisek 3.888 acre tract (Volume 490, Page 319 of the Deed Records of Wharton County, Texas);
- (3) **THENCE** North 00 deg. 33 min. 06 sec. West along the common line of said Ryan Services Inc. residual 46.1063 acre tract and said James W. Faltisek and John Faltisek

Parcel 3
Page 2 of 3
Revision Date: January 12, 2016

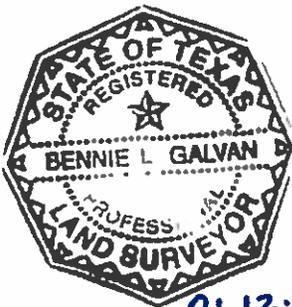
3.888 acre tract, passing at a distance of 18.46 feet a 5/8-inch diameter iron rod with TxDOT aluminum cap set on line for reference at an angle point in the proposed North right-of-way line of US 59 being 189.48 feet left of Engineer's U.S. 59 Baseline Station 185+66.64, and having State Plane Coordinates of X=2,832,287.45 and Y=13,623,026.39, continuing along the proposed North right-of-way line of US 59 and the common line of said Ryan Services Inc. residual 46.1063 acre tract and said James W. Faltisek and John Faltisek 3.888 acre tract, for an overall distance of 23.46 feet to a Type II concrete monument set for the northwest corner of the 0.391 acre parcel, said monument also being the West end of a "Denial of Access Line", being 194.47 feet left of Engineer's U.S. 59 Baseline Station 185+67.01, and having State Plane Coordinates of X=2,832,287.40 and Y=13,623,031.40;

- (4) THENCE North 87 deg. 28 min. 21 sec. East along the proposed North right-of-way line of US 59, severing said Ryan Services, Inc. residual 46.1063 acre tract, passing at a distance of 248.91 feet a Type II concrete monument set for the East end of said "Denial of Access Line", said monument being 186.58 feet left of Engineer's US 59 Baseline Station 188+11.73 and having State Plane Coordinates of X=2,832,536.06 and Y=13,623,042.37, and continuing for an overall distance of 727.94 feet to the POINT OF BEGINNING, containing 0.391 acres (17,043 square feet) of land, more or less.

All bearings are based on the Texas Coordinate System, South Central Zone and X, Y coordinates are NAD 83 State Plane Coordinates adjusted to the surface by a factor of 1.000130.

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

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



Bennie L. Galvan
Registered Professional Land
Surveyor License No. 5229, State of Texas
Surveyed December 2014
Texas Firm Registration No. 100576-00

JAMES M. FALTISEK
AND JOHN FALTISEK
VOL. 3, 888 ACRES
D.R.W.C. 1X,
NOVEMBER 7, 1977

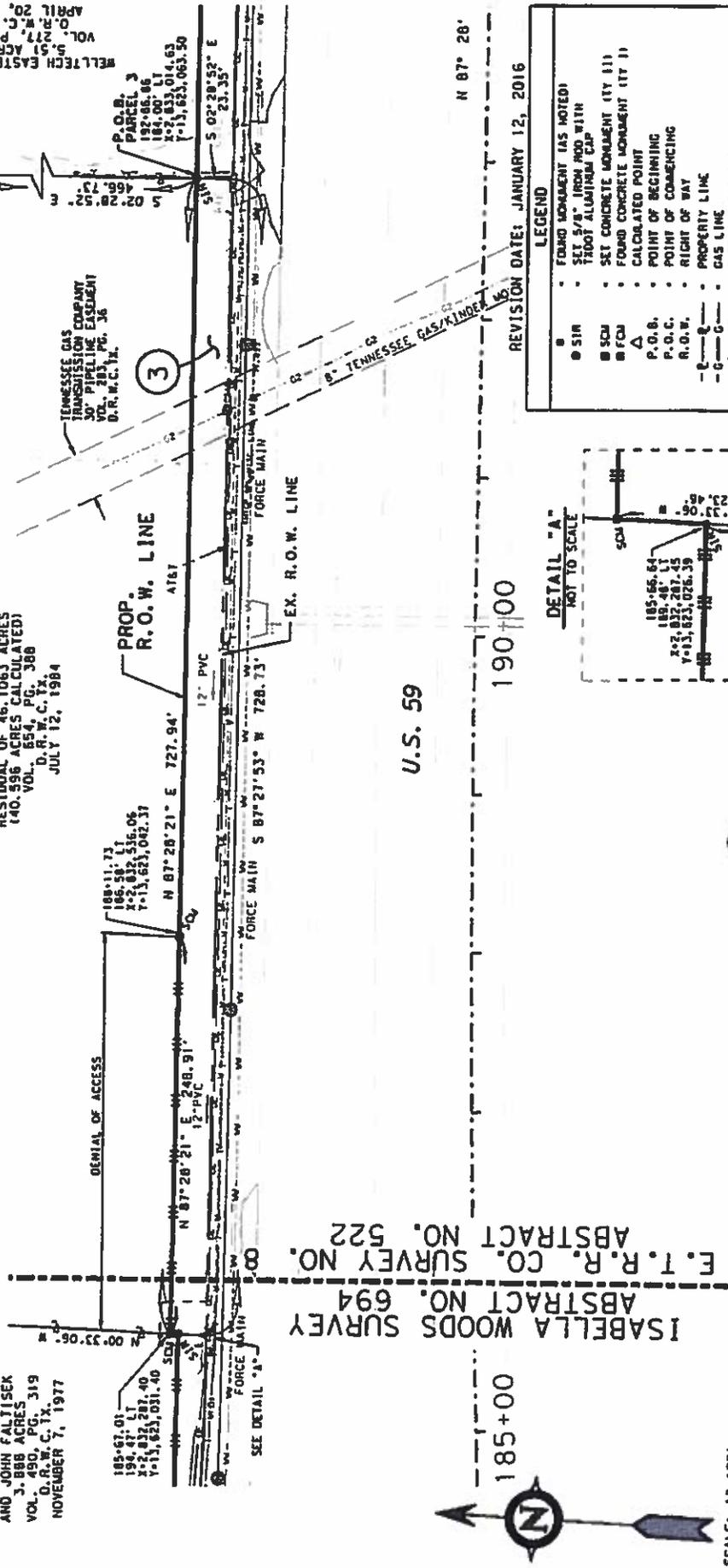
RYAN SERVICES, INC.
RESIDUAL OF 16,106.3 ACRES
(140,586 ACRES CALCULATED)
VOL. 454, PG. 388
D.R.W.C. 1X,
JULY 12, 1984

WELLTECH EASTERN, INC.
5.51 ACRES
VOL. 217, PG. 271
D.R.W.C. 1X,
APRIL 20, 1998

185+67.01
194.47' LT
X=2,832,287.40
Y=13,623,031.40

188+11.73
186.58' LT
X=2,832,536.05
Y=13,623,042.37

192+86.06
184.90' LT
X=2,833,014.63
Y=13,623,063.50



185+00

190+00

N 87° 28'

ISABELLA WOODS SURVEY
ABSTRACT NO. 694
F.T.R.R. CO. SURVEY NO. 522
ABSTRACT NO. 522

SCALE: 1"=100'

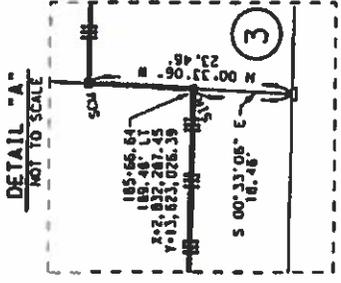
I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

[Signature]

BENNIE L. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5229, STATE OF TEXAS
SURVEYED DECEMBER, 2014.



01-12-16



- REVISION DATE: JANUARY 12, 2016
- LEGEND
- FOUND MONUMENT (AS NOTED)
 - SET 5/8" IRON ROD WITH 1800T ALUMINUM CAP
 - SET CONCRETE MONUMENT (IT 1)
 - FOUND CONCRETE MONUMENT (IT 1)
 - △ CALCULATED POINT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - R.O.W. RIGHT OF WAY
 - E- PROPERTY LINE
 - G- GAS LINE
 - OE- OVERHEAD ELECTRIC LINE
 - W- CITY OF EL CAMPO WATER LINE
 - R-W-C-TX- CITY OF EL CAMPO WATER LINE
 - D-R-W-C-TX- OFFICIAL RECORDS OF WHARTON COUNTY DEED RECORDS OF WHARTON COUNTY
1. UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. BEARINGS BASED ON TEXAS COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
2. ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

DIST. NAME	SURVEY PLAT OF		COUNTY
YOAKUM	PARCEL 3		WHARTON
	RECSJ: 0089-06-084		HTFT. NO.
			US 99
ROW TAKING 0.391 ACRES (17,043 SF) PAGE 3 OF 3			

County: El Paso
Highway: IH 10
Limits: FROM: Mesa and IH 10
TO: Buena Vista
RCSJ: 2121-02-154

PROPERTY DESCRIPTION FOR PARCEL 15

DESCRIPTION OF A 0.0624 ACRE (2,717 SQ. FT.) PARCEL LOCATED IN THE H.A. CHADWICK SURVEY NO. 253, ABSTRACT NO. 21 IN EL PASO COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.946 ACRE TRACT AS DESCRIBED IN DEED TO THE ESTATE OF BERRY H. EDWARDS (40%) (DOCKET #2010-01363P), AS RECORDED IN VOLUME 3928, PAGE 1292, OFFICIAL RECORDS OF EL PASO COUNTY, TEXAS (O.R.E.P.C.TX.) AND IN DEED TO THE ESTATE OF TRUETT L. MADDOX, SR. (60%) (DOCKET #2008-P00765), AS RECORDED IN DOCUMENT NUMBER 20050087524, OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS (O.P.R.E.P.C.TX.); SAID 0.0624 ACRE (2,717 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY PLAT PREPARED BY SAM FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "TX2998" found 509.16 feet left of Engineer's IH 10 Baseline Station (E.B.S.) 163+72.21 (Surface Coordinates: X=368478.51; Y=10678930.15) on the existing northeast right-of-way line of Interstate Highway (IH) 10, a variable width right-of-way and existing Access Denial Line, as dedicated in Volume 1713, Page 463; being on the south line of a called 13.4 acre tract described in deed to El Paso Electric Company and recorded in Volume 529, Page 400, Deed Records of El Paso County, Texas (D.R.E.P.C.TX.), said point also being the northwest corner of said 8.946 acre tract;

THENCE, along the existing northeast right-of-way line of said IH 10, with the said southwest line of said 8.946 acre tract, the following two (2) courses and distances lettered A and B:

A) S 18°08'34" E, a distance of 248.01 feet to a calculated point being at the beginning of a curve to the right, and

B) Departing the said existing right-of-way line of IH 10 and existing Access Denial Line with said curve to the right, an arc length of 70.15 feet, having a radius of 5730.00 feet, through a central angle of 00°42'05", a chord that bears S 35°15'00" E, a distance of 70.15 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 327.85 feet left of E.B.S. 168+96.46 (Surface Coordinates: X=368,596.22; Y=10,678,637.20) on the proposed northeast right-of-way line of IH 10 and proposed Access Denial Line for the **POINT OF BEGINNING** and the north corner of the parcel described herein;

1) **THENCE**, S 59°17'24" E, continuing with the proposed northeast right-of-way line of said IH 10 and the proposed Access Denial Line, over and across said 8.946 acre tract, a distance of 116.63 feet to a 5/8-inch iron rod with cap stamped "TX 2998" found 319.93 feet left of E.B.S. 168+34.25 (Surface Coordinates: X=368,696.50; Y=10,678,577.64), said point being in the common line of said 8.946 acre tract and that remainder of called 46.96 acre tract of land described in deed to the City of El Paso and recorded in Volume 1541, Page 31, D.R.E.P.C.TX., said point being the east corner of the tract described herein;

2) **THENCE**, S 49°12'22" W, departing the said proposed northeast right-of-way of IH 10 and the proposed Access Denial Line, with the said common line of the 8.946 acre tract and the 46.96 acre remainder tract, a distance of 49.50 feet to a calculated point located 274.64 feet left of E.B.S. 168+10.89 (Surface Coordinates: X=368,659.02; Y=10,678,545.30) for the south corner of the tract described herein, being located on a curve to the left, from which a 1/2-inch iron rod with cap stamped "TX2998" bears S 49°12'22" W, a distance of 56.00 feet and N 02°15'00"W, a distance of 2.43 feet;

3) **THENCE**, with said curve to the left, with the southwest line of the 8.946 acre tract, an arc length of 111.31 feet, having a radius of 5730.00 feet, through a central angle of 01°06'47", a chord that bears N 34°20'53" W, a distance of 111.31 feet to the **POINT OF BEGINNING**, and containing 0.0624 acres (2,717 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD 83 (1996) Texas State Plane Coordinate System, Central Zone (4203). All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000231. All distances are in U.S. Survey feet.

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

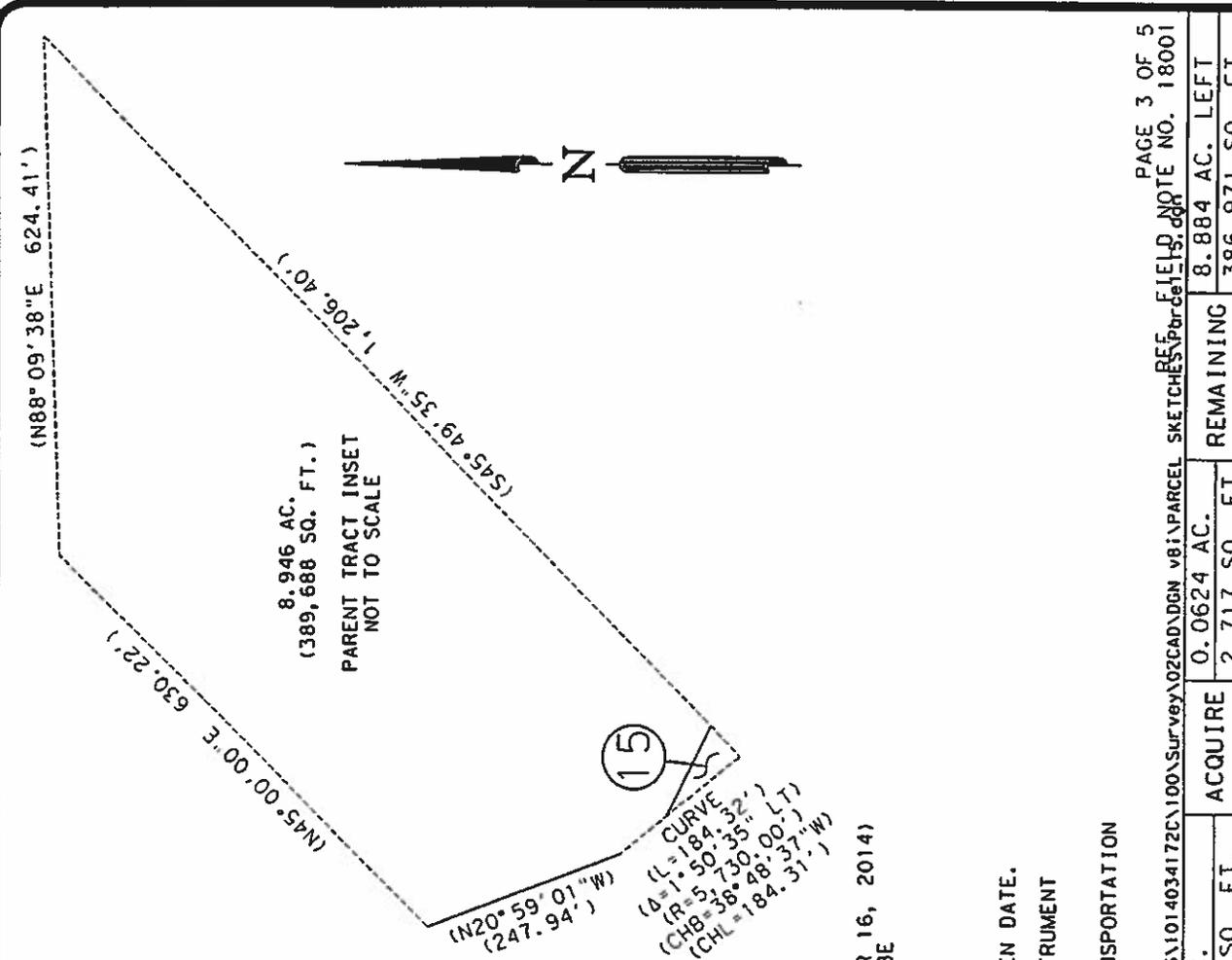
That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735




Gina Loftis-Franklin
Registered Professional Land Surveyor
No. 6087-State of Texas

6-24-15
Date



LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- ⊠ TYPE III CONCRETE MONUMENT SET
- ⊡ 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 3/4" IRON ROD W/1" FOOT
- ⊙ ALUM CAP SET UNLESS NOTED
- ⊙ 5/8" IRON ROD SET WITH "SAM, INC" CAP
- ⊙ 1/2" IRON ROD UNLESS NOTED
- ⊙ 1/2" IRON ROD SET W/ 1" FOOT
- ⊙ CAP STAMPED "ADL"
- ⊙ FENCE POST FOUND UNLESS NOTED
- ⊙ "X" CUT IN CONCRETE FOUND
- ⊙ PK NAIL FOUND UNLESS NOTED
- ⊙ CALCULATED POINT
- ⊙ PROPERTY LINE
- ⊙ RECORD INFORMATION
- ⊙ POINT OF BEGINNING
- ⊙ POINT OF COMMENCING
- ⊙ POINT OF REFERENCE
- ⊙ POINT OF TANGENCY
- ⊙ POINT OF INTERSECTION
- ⊙ POINT OF REVERSE CURVATURE
- ⊙ NOT TO SCALE
- ⊙ EXISTING DENIAL OF ACCESS LINE
- ⊙ PROPOSED DENIAL OF ACCESS LINE
- ⊙ BEGIN PROPOSED DENIAL OF ACCESS LINE
- ⊙ END PROPOSED DENIAL OF ACCESS LINE
- ⊙ NAMED RECORDS OF EL PASO COUNTY, TEXAS
- ⊙ D.E.P.C.TR. DEED RECORDS OF EL PASO COUNTY, TEXAS
- ⊙ D.R.E.P.C.Tr. OFFICIAL RECORDS OF EL PASO COUNTY, TEXAS
- ⊙ O.P.R.E.P.C.Tr. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS
- ⊙ O.P.R.P.E.P.C.Tr. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, EL PASO COUNTY, TEXAS
- ⊙ DENIAL OF ACCESS LINE
- ⊙ DISTANCE NOT TO SCALE
- ⊙ DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83 (1996) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL DISTANCES ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT BY RIO BRAVO TITLE COMPANY. (GF No. 143475-JC, DATE ISSUED DECEMBER 16, 2014) PLOTTABLE EXCEPTIONS LISTED THEREIN ARE SHOWN HEREON. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
3. ENGINEER'S IH 10 BASELINE WAS RECEIVED BY SAM ON NOVEMBER 12, 2014, FROM TXDOT.
4. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
5. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENT AND IS NOT BASED ON FIELD DIMENSIONS.
6. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

EXISTING		ACQUIRE		REMAINING	
8.946 AC.		0.0624 AC.		8.884 AC. LEFT	
389,688 SQ. FT.		2,717 SQ. FT.		386,971 SQ. FT.	

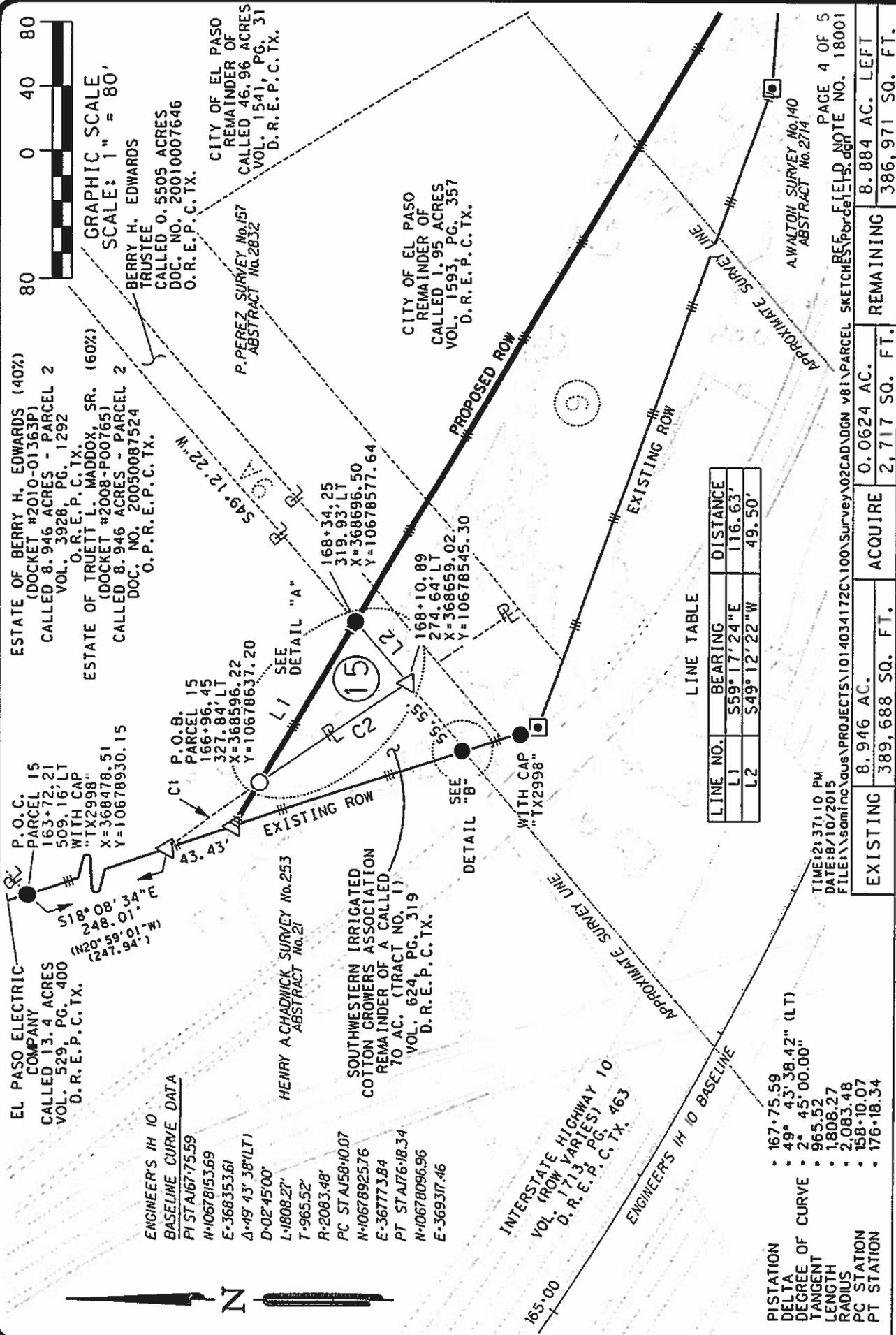
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
15121 447-0575
Fax: 15121 326-3029
Texas Em. Registration No. 10084300

SAM
SURVEYING - AERIAL MAPPING - ENGINEERING

Texas Department of Transportation

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
ESTATES OF BERRY H. EDWARDS
AND TRUETT L. MADDOX, SR.
PARCEL 15
RCSJ NO. 2121-02-154



GRAPHIC SCALE
SCALE: 1" = 80'

ESTATE OF BERRY H. EDWARDS (40%)
(DOCKET #2010-01363P)
CALLED 8.946 ACRES - PARCEL 2
VOL. 3928, PG. 1292
O.R.E.P.C.T.X.

ESTATE OF TRUETT L. MADDOX, SR. (60%)
(DOCKET #2008-P00765)
CALLED 8.946 ACRES - PARCEL 2
DOC. NO. 20050087524
O.P.R.E.P.C.T.X.

EL PASO ELECTRIC COMPANY
CALLED 13.4 ACRES
VOL. 529, PG. 400
D.R.E.P.C.T.X.

ENGINEERS IH 10
BASELINE CURVE DATA
PI STA 67+75.59
M-1067815369
E-36835361
Δ-49° 43' 38"(LT)
D-02° 45' 00"
L-1808.27'
T-965.52'
R-2083.48'
PC STA 59+10.07
M-1067892576
E-367773.84
PT STA 76+18.34
M-1067809696
E-369317.46

BERRY H. EDWARDS TRUSTEE
CALLED 0.5505 ACRES
DOC. NO. 20010007646
O.R.E.P.C.T.X.

P. PEREZ SURVEY No. 157
ABSTRACT No. 2832
CITY OF EL PASO
REMAINDER OF
CALLED 46.96 ACRES
VOL. 1541, PG. 31
D.R.E.P.C.T.X.

HENRY A. CHADWICK SURVEY No. 253
ABSTRACT No. 21
SOUTHWESTERN IRRIGATED
COTTON GROWERS ASSOCIATION
REMAINDER OF A CALLED
70 AC. (TRACT NO. 1)
VOL. 624, PG. 319
D.R.E.P.C.T.X.

EL PASO ELECTRIC COMPANY
CALLED 13.4 ACRES
VOL. 529, PG. 400
D.R.E.P.C.T.X.

ENGINEERS IH 10
BASELINE CURVE DATA
PI STA 67+75.59
M-1067815369
E-36835361
Δ-49° 43' 38"(LT)
D-02° 45' 00"
L-1808.27'
T-965.52'
R-2083.48'
PC STA 59+10.07
M-1067892576
E-367773.84
PT STA 76+18.34
M-1067809696
E-369317.46

CITY OF EL PASO
REMAINDER OF
CALLED 1.95 ACRES
VOL. 1593, PG. 357
D.R.E.P.C.T.X.

INTERSTATE HIGHWAY 10
VOL. 1713, PG. 463
D.R.E.P.C.T.X.

EL PASO ELECTRIC COMPANY
CALLED 13.4 ACRES
VOL. 529, PG. 400
D.R.E.P.C.T.X.

ENGINEERS IH 10
BASELINE CURVE DATA
PI STA 67+75.59
M-1067815369
E-36835361
Δ-49° 43' 38"(LT)
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E-367773.84
PT STA 76+18.34
M-1067809696
E-369317.46

EL PASO ELECTRIC COMPANY
CALLED 13.4 ACRES
VOL. 529, PG. 400
D.R.E.P.C.T.X.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S59° 17' 24" E	116.63'
L2	S49° 12' 22" W	49.50'

WALTON SURVEY No. 140
ABSTRACT No. 2714
PAGE 4 OF 5
FIELD NOTE NO. 18001
REVISIONS

ACQUIRE 0.0624 AC.
REMAINING 8.884 AC. LEFT

EXISTING 389,688 SQ. FT.
ACQUIRE 0.0624 AC.
REMAINING 2,717 SQ. FT.

EXISTING 8.946 AC.
ACQUIRE 0.0624 AC.
REMAINING 8.884 AC. LEFT

EXISTING 389,688 SQ. FT.
ACQUIRE 0.0624 AC.
REMAINING 2,717 SQ. FT.

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
ESTATES OF BERRY H. EDWARDS
AND TRUETT L. MADDOX, SR.
PARCEL 15
RCSJ NO. 2121-02-154

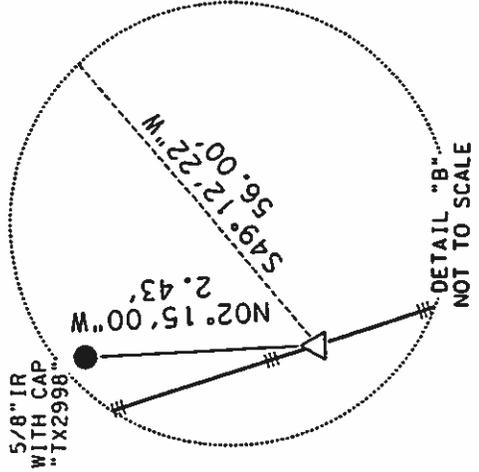
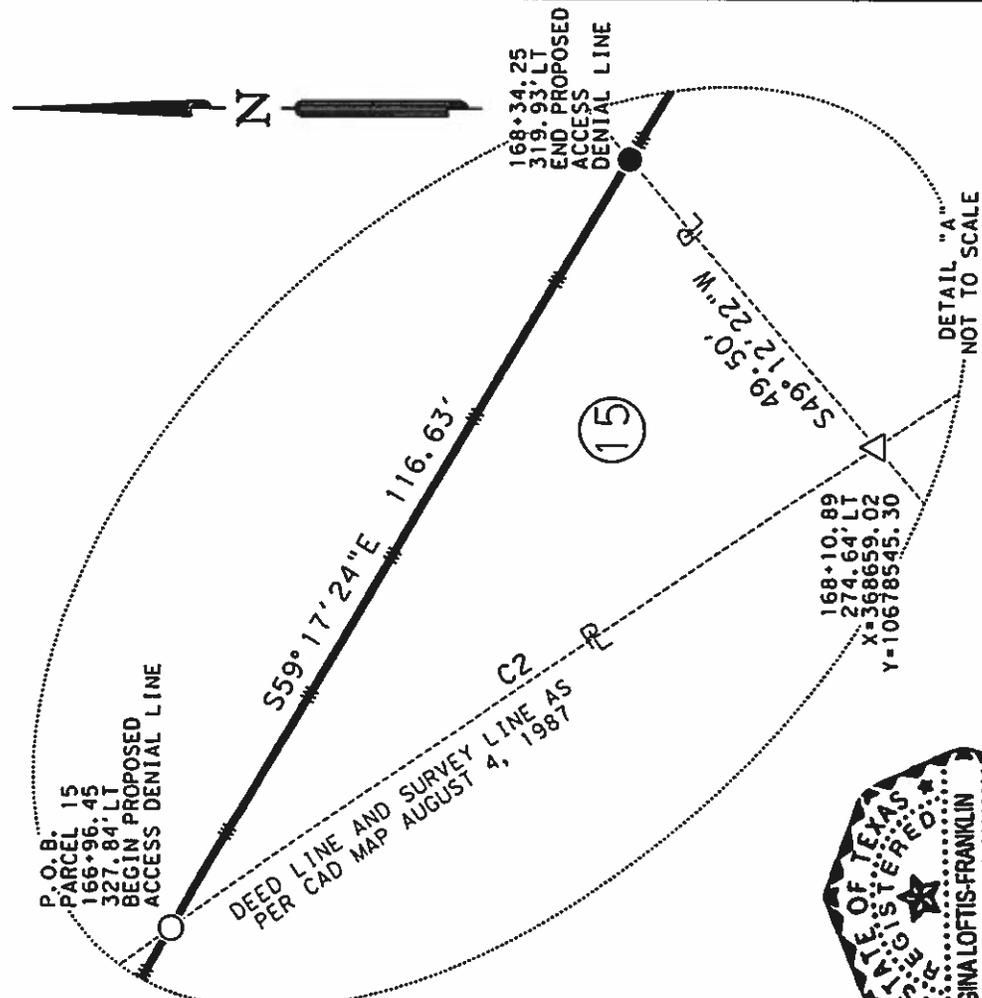
DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas License No. 10064500

SAM
SURVEYING-AERIAL MAPPING-ENGINEERING

Texas Department of Transportation

© 2015



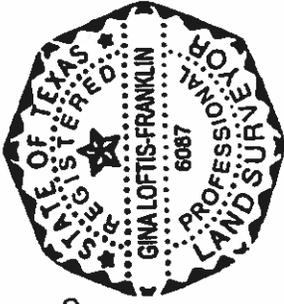
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°42'05"	5730.00'	70.15'	70.15'	S35°15'00"E
C2	01°06'47"	5730.00'	111.31'	111.31'	N34°20'53"W

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

Gina Loftis-Franklin
GINA LOFTIS-FRANKLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6087, STATE OF TEXAS

DATE: 6-24-15



TIME: 2:40:45 PM
DATE: 8/10/2015
FILE: \\somic\ous\PROJECTS\1014034172C\100\SURVEY\02CAD\DGN v81\PARCEL SKETCHES\FIELD NOTE NO. 18001

EXISTING 8.946 AC. 389,688 SQ. FT.
ACQUIRE 0.0624 AC. 2,717 SQ. FT.
REMAINING 8.884 AC. LEFT 386,971 SQ. FT.

PAGE 5 OF 5
REF: FIELD NOTE NO. 18001

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
ESTATES OF BERRY H. EDWARDS
AND TRUETT L. MADDOX, SR.
PARCEL 15
RCSJ NO. 2121-02-154

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Phone: (512) 447-0575
Fax: (512) 326-3029
Texas Prof. Registration No. 10084360



March 18, 2015
Parcel-22
Page 1 of 4
Rev. 09-22-2015

County: El Paso
Highway: I -10
Project Limits: From; Mesa & I – 10 to Buena Vista
RCSJ: 2121-02-154

Property Description for Parcel-22

Description of a parcel of land for a proposed right-of-way extension to U.S. Highway I-10, Being a 0.0594 acre (2,587 sq. ft.) portion out of Tract-2B, Pedro Perez Survey-157 described in deed from James J. Salome, trustee, to Barry H. Edwards, trustee, recorded in Document No. 20040007646 and in Volume 3928, Page 1292 official records of El Paso County, Texas (O.R.E.P.C.Tx) and being more particularly described by metes and bounds as follows:

Commencing at a TxDOT Right-of-Way TY-II brass cap found on the easterly existing right-of-way of U.S. Highway I-10, said point having surface coordinate of X=368,464.3753; Y=10,678,973.4528 and 534.37 feet left of U.S. Highway I-10, center line Sta. 163+21.58; **Thence**, along the easterly existing right-of-way of U.S. Highway I-10 and coincident with an existing Access Denial Line, South 18 degrees 08 minutes 34 seconds East, a distance of 489.24 feet to a 2 inch aluminum cap set and stamped TxDOT for the **POINT OF BEGINNING** having surface coordinates of X=368,616.7180; Y=10,678,508.5352; and 223.15 feet left of U.S. Highway I-10 center line Sta. 167+85.84.

- 1) **Thence**, leaving the easterly existing right-of-way of U.S. Highway I-10, North 49 degrees 06 minutes 06 seconds East, a distance of 62.77 feet pass the survey line called by the Central Appraisal District map established Aug. 04, 1987, thence 42.78 feet for a total of 105.55 feet to a 2 inch aluminum cap set and stamped TxDOT for the proposed right-of-way line, same establishing the beginning of a proposed access denial line and having surface coordinates of X=368,696.4980; Y=10,678,577.6386; and 319.95 feet left of U.S. Highway I-10 center line Sta. 168+34.24.
- 2) **Thence**, along the proposed easterly right-of-way line same establishing the beginning of a proposed Access Denial Line, of U.S. Highway I-10, South 59 degrees 17 minutes 23 seconds East, a distance of 23.92 feet to a 2 inch aluminum cap set and stamped TxDOT for a corner point, same establishing the end of the proposed access denial line and having surface coordinates of X=368,717.0615; Y=10,678,565.4239; and 317.38 feet left of U.S. Highway I-10 center line Sta. 168+62.31.
- 3) **Thence**, leaving the easterly proposed right-of-way of U.S. Highway I-10, South 49 degrees 06 minutes 15 seconds West, a distance of 52.53 feet pass the survey line called by the Central Appraisal District map established Aug. 04, 1987, thence 69.08 feet for a total of 122.61 feet to a 2 inch aluminum cap set and stamped TxDOT to the existing easterly right-of-way line, same being an existing access denial line and having surface coordinates of X=368,624.3801; Y=10,678,485.1523; and 205.49 feet left of U.S. Highway I-10 center line Sta. 168+04.94.
- 4) **Thence**, along the existing easterly right-of-way and coincident with an existing access denial line , of U.S. Highway I-10, North 18 degrees 08 minutes 34 seconds West, a distance of 24.61 feet to the **POINT OF BEGINNING**, and containing 0.0594 acre (2,587 sq. ft.) of land, more or less.

March 18, 2015
Parcel-22
Page 2 of 4
Rev. 09-22-2015

All bearing basis and coordinates are referenced to the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983. All distances and coordinates are surface and may be converted to Grid by dividing by the Surface Adjustment Factor of 1.000231000.

Units of measurement is the U.S. Survey foot.

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

Aluminum caps set on the proposed right-of-way line called for herein may be replaced by a TXDOT Type II, (Brass Cap) right-of-way marker upon the completion of the construction project under the supervision of a Registered Professional Land Surveyor.

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

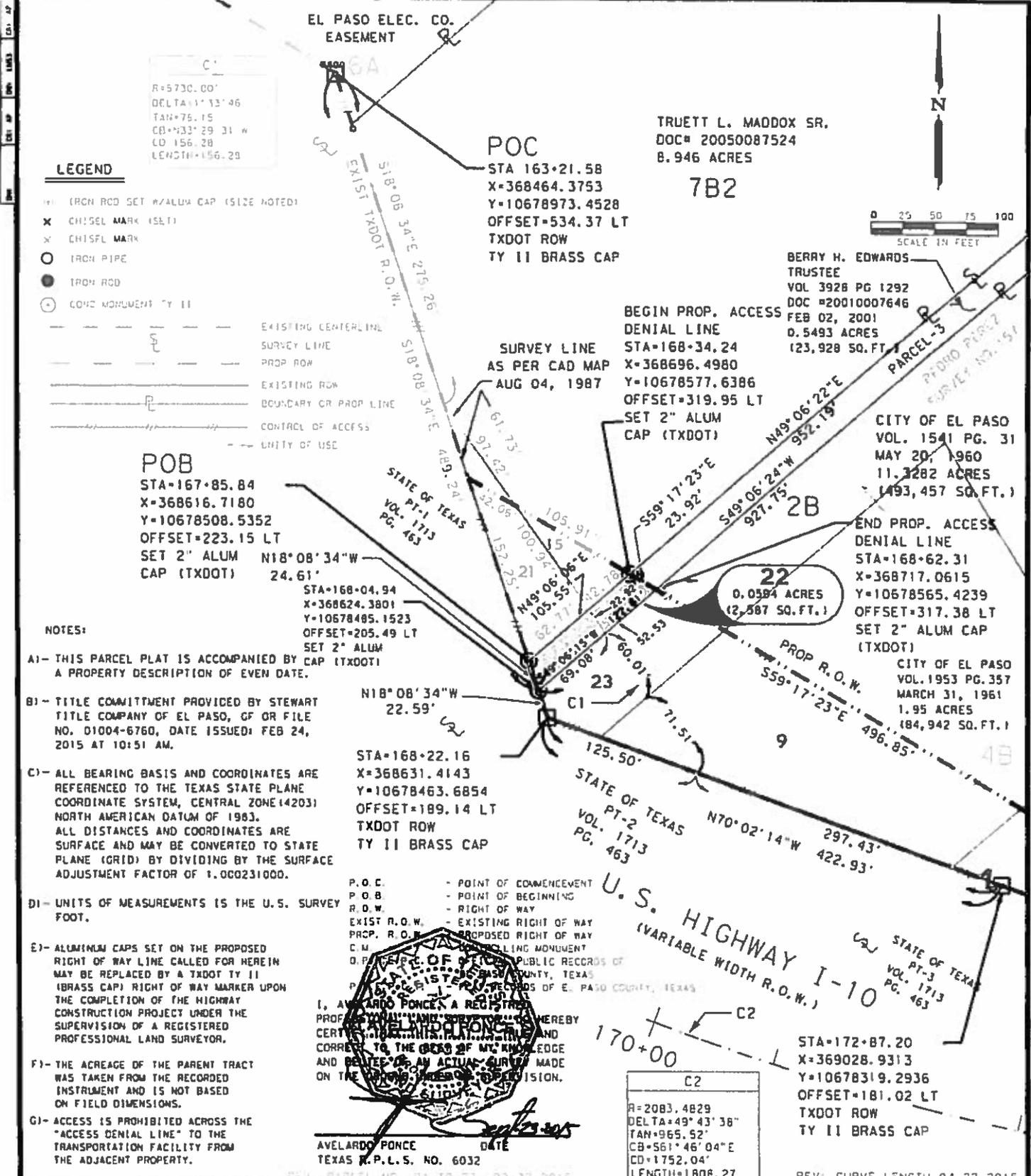
That I, Avelardo Ponce, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



Avelardo Ponce Sept. 23, 2015
Registered Professional Land Surveyor Date
No. 6032

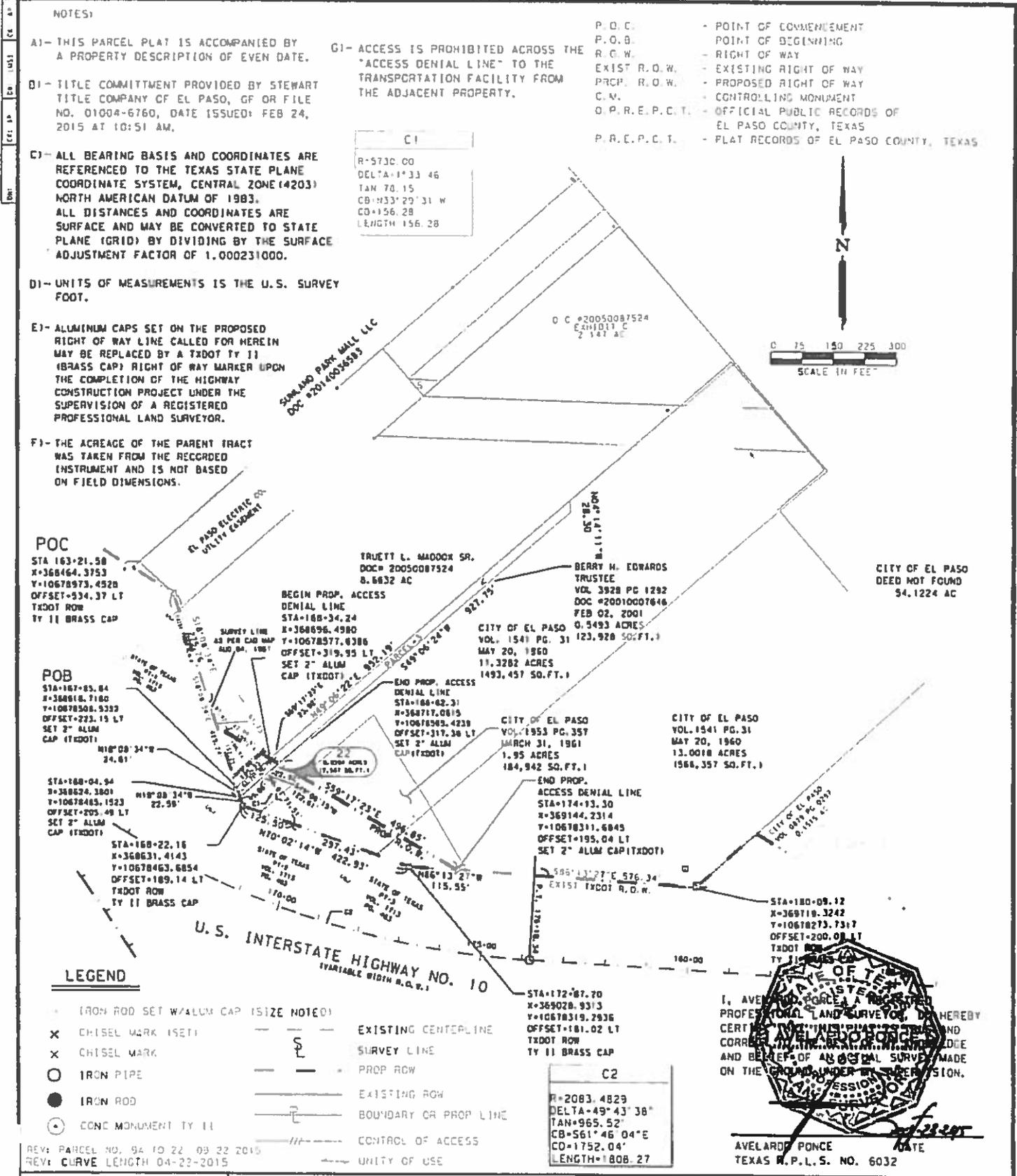
Texas Department of Transportation
13301 Gateway Blvd. West
EL Paso, Texas 79928-5410

915-790-4277
Abel.Ponce@TxDOT.gov



A PORTION OF TRACT-2B, PEDRO PEREZ SURVEY - 157				PARCEL NUMBER	22	PAGE	3 OF 4
FILE	HIGHWAY PROJECT INTERSTATE 10 CD LANES R.O.W. ACQUISITION MAPPING		STATE DIST.	AREA	SQUARE FEET	ACRES	
SCALE:	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY	TAKING	2,587	0.0594	
1"=100'		2121-02-154	EL PASO	REMAINDER	21,341	0.4899	





REV: PARCEL NO. 94 10 22 03 22 2015
REV: CURVE LENGTH 04-22-2015

A PORTION OF TRACT-2B, PEDRO PEREZ SURVEY - 157			PARCEL NUMBER	22	PAGE	4 OF 4
FILE	HIGHWAY PROJECT	STATE DIST.	AREA	SQUARE FEET	ACRES	
	INTERSTATE 10 CD LANES R.O.W. ACQUISITION MAPPING	24	EXISTING	23,928	0.5493	
SCALE:	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	TAKING	2,587	0.0594	
1" = 300'		2121-02-154	REMAINDER	21,341	0.4899	
	COUNTY	EL PASO				

County: El Paso
Highway: IH 10
Limits: FROM: Mesa and IH 10
TO: Buena Vista
RCSJ: 2121-02-154

PROPERTY DESCRIPTION FOR PARCEL 2A

DESCRIPTION OF A 0.0293 ACRE (1,278 SQ.FT.) PARCEL OF LAND LOCATED IN THE A.F. MILLER SURVEY NO. 210, ABSTRACT NO. 3594 IN EL PASO COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1, SUNSET PLAZA SUBDIVISION RECORDED IN VOLUME 65, PAGE 29, PLAT RECORDS OF EL PASO COUNTY, TEXAS (P.R.E.P.C.TX.), AND DESCRIBED AS THAT CERTAIN CALLED 1.918 ACRE TRACT OF LAND OUT OF LOT 2 IN DEED FROM GERTRUDE M. ANNABI, ET AL TO LADIDA LAND COMPANY, LLC, AS RECORDED IN DOCUMENT NUMBER 20050110433, OFFICIAL RECORDS OF EL PASO COUNTY, TEXAS (O.R.E.P.C.TX.); SAID 0.0293 ACRE (1,278 SQ.FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY PLAT PREPARED BY SAM FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 226.70 feet left of Engineer's State Highway (S.H.) 20 Baseline Station (E.B.S.) 42+86.33 (Surface Coordinates: X=360123.15; Y=10689458.81) in the interior ell corner of said 1.918 acre tract, said point also being the southeast corner of that remainder of Lot 2, Block 1, said Sunset Plaza subdivision, described in deed to Gertrude M. Annabi, Hani M. Annabi, Jeffrey H. Annabi and Jennifer Annabi, as recorded in Document No. 20050023385, O.R.E.P.C.TX.;

THENCE, N 15°52'45" E with the common line of 1.918 acre tract and Lot 2 remainder tract, a distance of 153.74 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 72.96 feet left of E.B.S. 42+86.29 (Surface Coordinates: X=360165.21; Y=10689606.68), said point being located on the proposed south right-of-way line of S.H. 20 (North Mesa Street), for the **POINT OF BEGINNING** and the southwest corner of the tract described herein;

1) **THENCE**, N 15°52'45" E continuing with the common line of 1.918 acre tract and Lot 2 remainder tract, a distance of 7.30 feet to a 5/8-inch iron rod with a TxDOT aluminum cap found on the existing south right-of-way line of S.H. 20 (North Mesa Street), (a variable width right-of-way) 65.66 feet left of E.B.S. 42+86.29 (Surface Coordinates: X=360167.21; Y=10689613.70), as dedicated in Volume 611, Page 1, Deed Records of El Paso County, Texas (D.R.E.P.C.TX.), and Volume 2093, Page 612, D.R.E.P.C.TX., said point being the northwest corner of the tract described herein;

2) **THENCE**, S 74°01'28" E, with the existing south right-of-way line of said S.H. 20 and the north line of said 1.918 acre tract, a distance of 162.98 feet to a calculated point located 65.98 feet left of E.B.S. 41+23.31 (Surface Coordinates: X=360323.90; Y=10689568.84), on the west line of a called Borderland Diversion Channel (30 foot right-of-way), Parcel 3 (BD XIII-A) as recorded in deed to the City of El Paso, and recorded in Volume 1322, Page 443, D.R.E.P.C.TX., said point being the northeast corner of the tract described herein, from which a chiseled "X" found in concrete bears S 71°18'46" E, a distance of 0.25 feet,

3) **THENCE**, departing the existing south right-of-way line of S.H. 20, with the common line of 1.918 acre tract and Borderland Diversion Channel, with a curve to the right having an arc length of 19.60 feet, a radius of 25.00 feet, through a central angle of 44°55'01", a chord which bears S 51°33'58" E, a distance of 19.10 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set 73.31 feet left of E.B.S. 41+05.67 (Surface Coordinates: X=360338.86; Y=10689556.97) for the southeast corner of the tract described herein;

4) **THENCE**, N 74°01'28" W, over and across said 1.918 acre tract, with the proposed south right-of-way line of S.H. 20, a distance of 180.62 feet to the **POINT OF BEGINNING**, and containing 0.0293 acres (1,278 sq. ft.) of land, more or less.

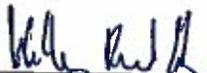
This parcel description is accompanied by a plat of even date.

Bearing Basis:

All bearings shown are based on NAD 83 (1996) Texas State Plane Coordinate System, Central Zone (4203). All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000231. All distances are in U.S. Survey feet.

That I, William Reed Herring, 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.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735



William Reed Herring 2/3/2016
Registered Professional Land Surveyor Date
No. 6355-State of Texas



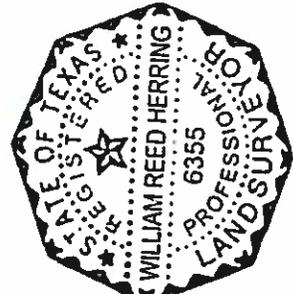
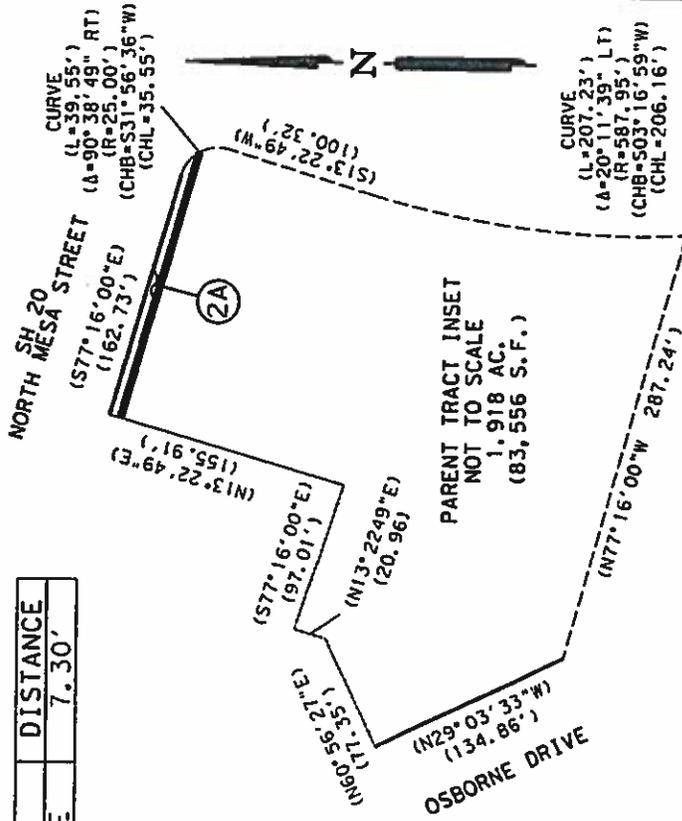
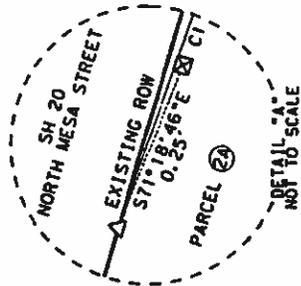
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	44° 55' 01"	25.00'	19.60'	19.10'	S51° 33' 58" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N15° 52' 45" E	7.30'

- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
 - TYPE II CONCRETE MONUMENT FOUND
 - 1/2" PIPE FOUND UNLESS NOTED
 - IRON ROD FOUND UNLESS NOTED
 - IRON ROD SET WITH "S&L, INC." CAP
 - S&L CAP SET UNLESS NOTED
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - CAP STAMPED ADL
 - FENCE POST FOUND UNLESS NOTED
 - X CUT IN CONCRETE FOUND
 - PK NAIL FOUND UNLESS NOTED
 - CALCULATED POINT
 - PROPERTY LINE
 - RECORD INFORMATION
 - POINT OF BEGINNING
 - P.O.C.
 - POINT OF COMMENCING CURVATURE
 - P.C.C.
 - POINT OF TANGENCY
 - P.T.
 - POINT OF INTERSECTION
 - P.I.
 - POINT OF REVERSE CURVATURE
 - P.R.C.
 - A.T.S.
 - POINT OF DENIAL OF ACCESS LINE
 - P.D.A.L.
 - PROPOSED DENIAL OF ACCESS LINE
 - P.P.A.D.L.
 - BEGIN PROPOSED DENIAL OF ACCESS LINE
 - B.P.A.D.L.
 - END PROPOSED DENIAL OF ACCESS LINE
 - E.P.A.D.L.
 - NAMED RECORDS OF REAL PROPERTY, TEXAS
 - M.R.E.P.C.T.R.
 - DEED RECORDS OF REAL PROPERTY, TEXAS
 - D.R.E.P.C.T.R.
 - DEED RECORDS OF REAL PROPERTY, TEXAS
 - D.R.P.C.T.R.
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TEXAS
 - O.P.R.P.C.T.R.
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TEXAS
 - O.P.R.P.P.C.T.R.
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TEXAS
 - D.P.R.P.P.C.T.R.
 - DENIAL OF ACCESS LINE
 - DISTANCE NOT TO SCALE
 - DEED LINE (COMMON OWNERSHIP)



NOTE: EASEMENT NO. 1 (0.945 AC.) PUBLIC SERVICE BOARD VOL. 1761, PG. 1212 D.R.E.P.C.T.R.

NOTE: 10' TRAFFIC EASEMENT PER PLAT

NOTE: 5' DRAINAGE EASEMENT PER PLAT

NOTE: 10' UTILITY EASEMENT PER PLAT

- NOTES:**
- ALL BEARINGS SHOWN ARE BASED ON NAD83 (1986) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000231.
 - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT BY RIO BRAVO TITLE COMPANY (CF NO. 143461-JC, DATE ISSUED: DECEMBER 3, 2014) PLOTTABLE EXCEPTIONS LISTED THEREIN ARE SHOWN HEREON. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
 - ENGINEER'S IH 10 BASELINE WAS RECEIVED BY SAM ON NOVEMBER 12, 2014, FROM TXDOT.
 - THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
 - THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENT AND IS NOT BASED ON FIELD DIMENSIONS.

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

W. Reed Herring
WILLIAM REED HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

DATE: 12/30/16
TIME: 9:04:55 AM
DATE: 2/3/2016
FILE: J:\1014034172C\100\Survey\02CAD\GDN v81\PARCEL SKETCHES\Parcel-2A.dgn

REF. FIELD NOTE NO. 17985
PAGE 3 OF 4

EXISTING	ACQUIRE	REMAINING
83,556 SQ. FT.	0.0293 AC.	1,889 AC. LEFT
1,918 AC.	1,278 SQ. FT.	82,278 SQ. FT.

© 2015

Texas Department of Transportation

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Trans Plan Registration No. 1009-1500

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
LANDIDA LAND COMPANY, LLC
PARCEL 2A
RCSJ NO. 2121-02-154



5/8" IRON ROD WITH XDOT ALUMINUM CAP FOUND
42+86.29
X=360165.21
Y=10689606.68

EXISTING ROW
PROPOSED ROW

ENGINEERS SH 20 BASELINE
42+00
STATE HIGHWAY 20 (ROW VARIES)
VOL. 611, P. C. TX. 1
VOL. 2093, P. C. TX. 1
D. R. E. P. C. TX. 612

2A

0.0293 AC.
(1,278 S.F.)

P.O.B. PARCEL 2A
42+86.29
X=360165.21
Y=10689606.68

41+23.31
65+98.11
X=360323.90
Y=10689568.84

162.98'
180.62'

74°01'28"E
74°01'28"W

REMAINDER OF LOT 2, BLOCK 1
SUNSET PLAZA
VOL. 65, PG. 29
P. R. E. P. C. TX.

GERTRUDE M. ANNABI,
HANI M. ANNABI,
JEFFREY H. ANNABI,
AND JENNIFER ANNABI
DOC. NO. 20050023385
O. R. E. P. C. TX.

P.O.C. PARCEL 1/2A
42+1/2A
X=360123.15
Y=10689458.81

AF MILLER SURVEY No. 210
ABSTRACT No. 3594

153.74'
15.52°45'E

CALLLED 1.918 ACRES
OUT OF LOT 2, BLOCK 1
SUNSET PLAZA
VOL. 65, PG. 29
P. R. E. P. C. TX.

LADIDA LAND COMPANY, LLC
DOC. NO. 20050110433
O. R. E. P. C. TX.

30 FOOT ROW BORDERLAND
PARCEL 3 (BD X11-A)
DIVERSION CHANNEL
CITY OF EL PASO
VOL. 1322, P. C. TX. 443
D. R. E. P. C. TX. 443

SEE DETAIL "A"

TIME: 9:05:17 AM
DATE: 2/3/2016
FILE: J:\1014034172C\100\SURVEY\02CAD\GDN_V81\PARCEL_SKETCHES\Parcel_2A.dgn

PAGE 4 OF 4
REF. FIELD NOTE NO. 17985

EXISTING	1.918 AC.	ACQUIRE	0.0293 AC.	REMAINING	1.889 AC.
	83,556 SQ. FT.		1,278 SQ. FT.		82,278 SQ. FT.



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Prof. Registration No. 10024300

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
LANDIDA LAND COMPANY, LLC
PARCEL 2A
RCSJ NO. 2121-02-154

County: El Paso
Highway: IH 10
Limits: FROM: Mesa and IH 10
TO: Buena Vista
RCSJ: 2121-02-154

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.0114 ACRE (498 SQ. FT.) PARCEL OF LAND LOCATED IN THE A.F. MILLER SURVEY NO. 210, ABSTRACT NO. 3594 IN EL PASO COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, WEST TEN DEVELOPMENT, A SUBDIVISION OF RECORD IN VOLUME 38, PAGE 3, PLAT RECORDS OF EL PASO COUNTY, TEXAS (P.R.E.P.C.TX.), DESCRIBED AS THAT CERTAIN CALLED 0.5520 ACRES OF LAND (PARCEL 3) IN A CONTRIBUTION SPECIAL WARRANTY DEED FROM THE GILBERT AND GERALDINE MALOOLY CHILDREN'S TRUST TO EL PASO MESA GRANDE CENTER, LLC, AND RECORDED IN DOCUMENT NO. 20100001505, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY, TEXAS (O.P.R.R.P.E.P.C.TX.); SAID 0.0114 ACRE (498 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY PLAT PREPARED BY SAM FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type II monument found 161.10 feet left of Engineer's State Highway (SH) 20 Baseline Station (E.B.S.) 32+29.48 (Surface Coordinates: X=361157.68; Y=10689233.02) on the existing east right-of-way line of Interstate Highway 10 (IH 10) a variable width right-of-way, as dedicated in Volume 1537, Page 437, Deed Records of El Paso County, Texas (D.R.E.P.C.TX.), for the most westerly northwest corner of said 0.5520 acre tract, from which a TxDOT Type II monument found on the existing east right-of-way line of IH 10 bears S 15°56'11" W, a distance of 58.66 feet;

THENCE, N 60°58'02" E, with the existing east right-of-way line of IH 10 and a west line of said 0.5520 acre tract, a distance of 131.19 feet to a TxDOT Type II monument set (Surface Coordinates: X=361272.39; Y=10689296.69) 68.50 feet left of E.B.S. 31+36.55 on the proposed south right-of-way line of SH 20 (North Mesa Street) a variable width right-of-way, as dedicated in Volume 611, Page 1, D.R.E.P.C.TX., for the **POINT OF BEGINNING** and the southwest corner of the parcel described herein;

1) THENCE, N 60°58'02" E, continuing with the existing east right-of-way line of IH 10 and a west line of said 0.5520 acre tract, a distance of 10.89 feet to a calculated point located 60.81 feet left of E.B.S. 31+28.83 (Surface Coordinates: X=361281.91; Y=10689301.97) on the existing south right-of-way line of said SH 20 (North Mesa Street), for the most northerly northwest corner of said 0.5520 acre tract and the northwest corner of the parcel described herein;

2) THENCE, S 74°04'55" E, with the existing south right-of-way line of said SH 20 (North Mesa Street), passing at a distance of 2.49 feet an "X" cut in concrete found, continuing for a total distance of 61.20 feet to a calculated point located 60.87 feet left of E.B.S. 30+67.63 (Surface Coordinates: X=361340.76; Y=10689285.19) for the common north corner of said 0.5520 acre tract and a called 1.137 acre tract of land, being a portion of Lot 1, Block 1, said West Ten Development Subdivision, and described as Parcel 1 in a deed to Shital, Inc., as recorded in Document No. 20060071943, O.P.R.R.P.E.P.C.TX., same being the northeast corner of the parcel described herein, from which a 5/8-inch iron rod with plastic cap found bears S 74°04'55" E, a distance of 4.54 feet and S 15°55'29" W, a distance of 0.22 feet, also from which an "X" cut in concrete found bears S 74°04'55" E, a distance of 36.71 feet;

3) **THENCE**, S 15°55'29" W, with the east line of said 0.5520 acre tract and a west line of said 1.137 acre tract, a distance of 7.63 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 68.50 feet left of E.B.S. 30+67.64 (Surface Coordinates: X=361338.67; Y=10689277.85) on the proposed south right-of-way line of SH 20 (North Mesa Street), for the southeast corner of the parcel described herein;

4) **THENCE**, N 74°08'10" W, over and across said 0.5520 acre tract, with the proposed south right-of-way line of SH 20 (North Mesa Street), a distance of 68.91 feet to the **POINT OF BEGINNING**, and containing 0.0114 acres (498 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD 83 (1996) Texas State Plane Coordinate System, Central Zone (4203). All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000231. All distances are in U.S. Survey feet.

That I, Gina Loftis-Franklin, 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.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735




Gina Loftis-Franklin
Registered Professional Land Surveyor
No. 6087-State of Texas

5-12-15
Date

LINE TABLE

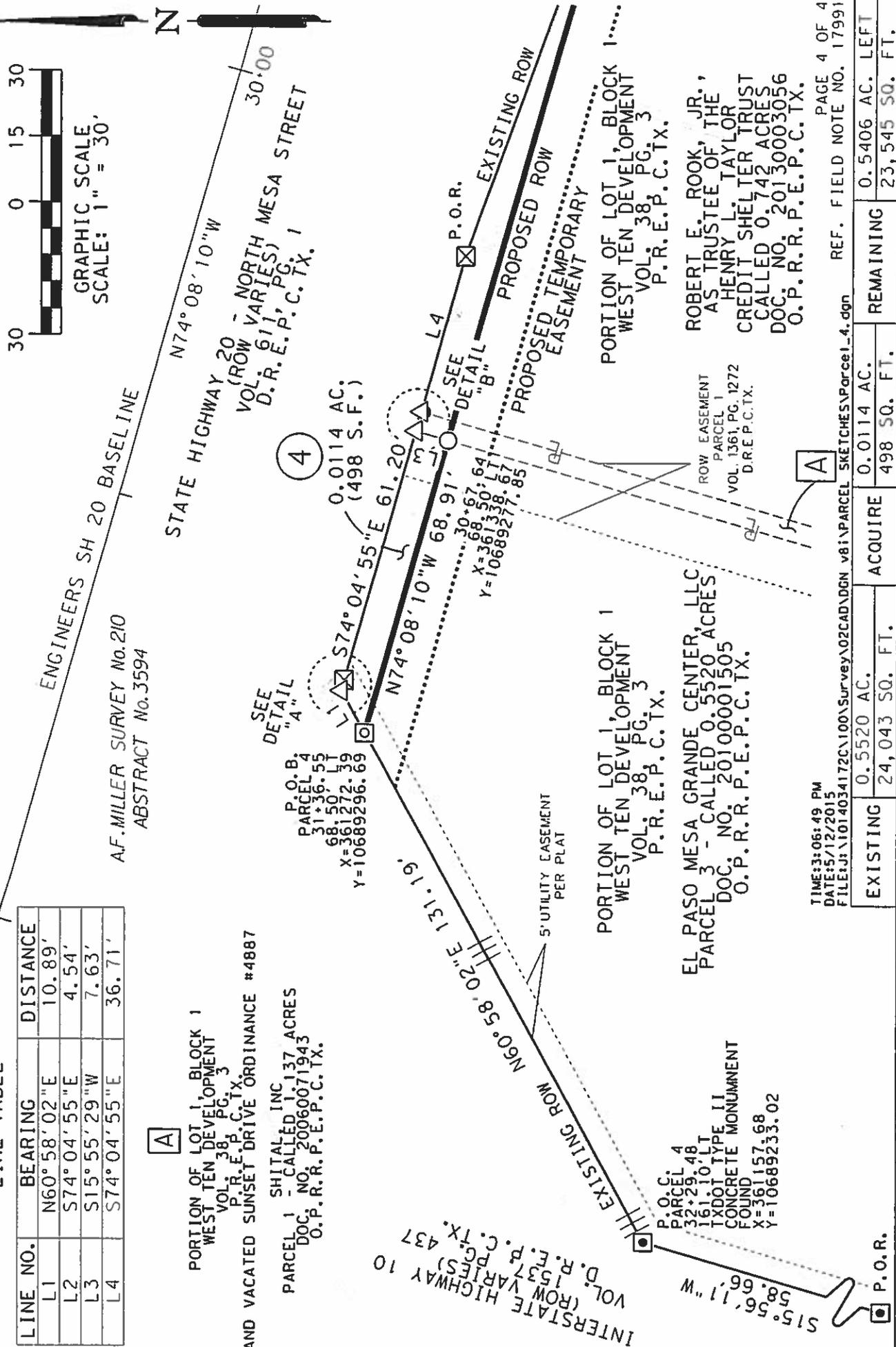
LINE NO.	BEARING	DISTANCE
L1	N60° 58' 02" E	10.89'
L2	S74° 04' 55" E	4.54'
L3	S15° 55' 29" W	7.63'
L4	S74° 04' 55" E	36.71'

A PORTION OF LOT 1, BLOCK 1
WEST TEN DEVELOPMENT
VOL. 38, PG. 3
P.R.E.P.C.TX.
AND VACATED SUNSET DRIVE ORDINANCE #4887

PARCEL 1 - SHITAL INC
CALLED 1.137 ACRES
DOC. NO. 20060071943
O.P.R.R.P.E.P.C.TX.

INTERSTATE HIGHWAY 10
(ROW VARIES)
VOL. 1537 P.C.TX. 437
D.R.E.P.C.TX.

P.O.C. 4
PARCEL 4
32.29.48 LT
161.10 LT
TXDOT TYPE II
CONCRETE MONUMENT
FOUND
X=361157.68
Y=10689233.02



TIME: 3:06:49 PM
DATE: 5/12/2015
FILE: J:\1014034172\100\Survey\02CAD\DGN_v81\PARCEL_SKETCHES\Parcel_4.dgn
REF. FIELD NOTE NO. 17991

EXISTING	ACQUIRE	REMAINING
0.5520 AC. 24,043 SO. FT.	0.0114 AC. 498 SO. FT.	0.5406 AC. 23,545 SQ. FT.



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Fire Registration No. 10064300

DISTRICT: 24
COUNTY: EL PASO
HWY NO.: IH 10

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EL PASO MESA GRANDE CENTER, LLC
PARCEL 4
RCSJ NO. 2121-02-154

EL PASO MESA GRANDE CENTER, LLC
PARCEL 3 - CALLED 0.5520 ACRES
DOC. NO. 20100001505
O.P.R.R.P.E.P.C.TX.

PORTION OF LOT 1, BLOCK 1
WEST TEN DEVELOPMENT
VOL. 38, PG. 3
P.R.E.P.C.TX.

PORTION OF LOT 1, BLOCK 1
WEST TEN DEVELOPMENT
VOL. 38, PG. 3
P.R.E.P.C.TX.

ROBERT E. ROOK, JR.,
AS TRUSTEE OF THE
HENRY L. TAYLOR
CREDIT SHELTER TRUST
CALLED 0.742 ACRES
DOC. NO. 20130003056
O.P.R.R.P.E.P.C.TX.

ROW EASEMENT
PARCEL 1
VOL. 1361, PG. 1272
D.R.E.P.C.TX.

PAGE 4 OF 4

County: El Paso
Highway: IH -10
CSJ No.: 2121-02-154
Parcel: 4 TE

TEMPORARY EASEMENT

A TEMPORARY EASEMENT for the duration of Three (3) Years from the date of possession of said easement for the purpose of providing a providing an accessible, workable and safe construction work area in, along, upon, and across the following described tract of land with the temporary right and privilege, at all times of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of providing, an accessible, workable and safe construction work area. said tract of lend hereinafter described as follows:

County: El Paso
Highway: IH 10
Limits: FROM: Mesa and IH 10
TO: Buena Vista
RCSJ: 2121-02-154

PROPERTY DESCRIPTION FOR PARCEL 4-TE

DESCRIPTION OF A 0.0170 ACRE (739 SQ. FT.) EASEMENT LOCATED IN THE A.F. MILLER SURVEY NO. 210, ABSTRACT NO. 3594 IN EL PASO COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, WEST TEN DEVELOPMENT, A SUBDIVISION OF RECORD IN VOLUME 38, PAGE 3, PLAT RECORDS OF EL PASO COUNTY, TEXAS (P.R.E.P.C.TX.), DESCRIBED AS THAT CERTAIN CALLED 0.5520 ACRES OF LAND (PARCEL 3) IN A CONTRIBUTION SPECIAL WARRANTY DEED FROM THE GILBERT AND GERALDINE MALOOLY CHILDREN'S TRUST TO EL PASO MESA GRANDE CENTER, LLC, AND RECORDED IN DOCUMENT NO. 20100001505, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY, TEXAS (O.P.R.R.P.E.P.C.TX.); SAID 0.0170 ACRE (739 SQ.FT.) EASEMENT, AS SHOWN ON AN EASEMENT SKETCH PREPARED BY SAM FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type II monument found 161.10 feet left of Engineer's State Highway (SH) 20 Baseline Station (E.B.S.) 32+29.48 (Surface Coordinates: X=361157.68; Y=10689233.02) on the existing east right-of-way line of Interstate Highway 10 (IH 10) a variable width right-of-way, as dedicated in Volume 1537, Page 437, Deed Records of El Paso County, Texas (D.R.E.P.C.TX.), for the most westerly northwest corner of said 0.5520 acre tract, from which a TxDOT Type II monument found on the existing east right-of-way line of IH 10 bears S 15°56'11" W, a distance of 58.66 feet;

THENCE, N 60°58'02" E, with the existing east right-of-way line of IH 10 and a west line of said 0.5520 acre tract, a distance of 117.02 feet to a calculated point 78.50 feet left of E.B.S. 31+46.58 (Surface Coordinates: X=361260.00; Y=10689289.81) for the **POINT OF BEGINNING** and the southwest corner of the easement described herein;

1) **THENCE**, N 60°58'02" E, continuing with the existing east right-of-way line of IH 10 and a west line of said 0.5520 acre tract, a distance of 14.17 feet to a TxDOT Type II monument set 68.50 feet left of E.B.S. 31+36.55 (Surface Coordinates: X=361272.39; Y=10689296.69) on the proposed south right-of-way line of SH 20 (North Mesa Street), for the northwest corner of the easement described herein, from which an "X" cut in concrete found on the existing south right-of-way line of SH 20, a variable width right-of-way, as dedicated in Volume 611, Page 1, D.R.E.P.C.TX., bears N 60°58'02" E, a distance of 10.89 feet and S 74°04'55" E, a distance of 2.49 feet;

2) **THENCE**, S 74°08'10" E, over and across said 0.5520 acre tract, with the proposed south right-of-way line of SH 20 (North Mesa Street), a distance of 68.91 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 68.50 feet left of E.B.S. 30+67.64 (Surface Coordinates: X=361338.67; Y=10689277.85) on the east line of said 0.5520 acre tract and a west line of a called 1.137 acre tract of land being a portion of Lot 1, Block 1, said West Ten Development Subdivision, and described as Parcel 1 in a deed to Shital, Inc., as recorded in Document No. 20060071943, O.P.R.R.P.E.P.C.TX., for the northeast corner of the easement described herein, from which an "X" cut in concrete found on the existing south right-of-way line of SH 20 bears N 15°55'29" E, a distance of 7.63 feet and S 74°04'55" E, a distance of 41.25 feet;

3) **THENCE**, S 15°55'29" W, with the east line of said 0.5520 acre tract and a west line of said 1.137 acre tract, a distance of 10.00 feet to a calculated point 78.50 feet left of E.B.S. 30+67.64 (Surface Coordinates: X=361335.93; Y=10689268.23) for the southeast corner of the easement described herein;

4) **THENCE**, N 74°08'10" W, over and across said 0.5520 acre tract, a distance of 78.93 feet to the **POINT OF BEGINNING**, and containing 0.0170 acres (739 sq. ft.) of land, more or less.

This easement description is accompanied by a plat of even date.

Bearing Basis:

All bearings shown are based on NAD 83 (1996) Texas State Plane Coordinate System, Central Zone (4203). All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000231. All distances are in U.S. Survey feet.

That I, Gina Loftis-Franklin, 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.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735



 5-12-15
Gina Loftis-Franklin Date
Registered Professional Land Surveyor
No. 6087-State of Texas

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- ⊠ TYPE III CONCRETE MONUMENT SET
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET UNLESS NOTED
- 1/2" IRON ROD SET WITH "SAM, INC" CAP
- 1/2" IRON ROD SET W/ 1+DOT
- CAP STAMPED - ADL
- FENCE POST FOUND UNLESS NOTED
- "A" CUT IN CONCRETE FOUND
- CALCULATED POINT
- △ PROPERTY LINE
- ⊠ RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVATURE
- M.T.S. NOT TO SCALE
- E.A.D.L. EXISTING DENIAL OF ACCESS LINE
- P.A.D.L. PROPOSED DENIAL OF ACCESS LINE
- B.P.A.D.L. BEGIN PROPOSED DENIAL OF ACCESS LINE
- E.P.A.D.L. END PROPOSED DENIAL OF ACCESS LINE
- M.R.E.P.C.T. EL PASO COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS OF TEXAS
- O.R.E.P.C.T. OFFICIAL RECORDS OF TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS OF TEXAS
- O.P.R.P.E.P.C.T. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS
- DENIAL OF ACCESS LINE
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83 (1996) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000231.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT BY RIO BRAVO TITLE COMPANY, (CF NO. 143465-JC, DATE ISSUED: DECEMBER 9, 2014) PLOTTABLE EXCEPTIONS LISTED THEREIN ARE SHOWN HEREON. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
3. ENGINEER'S IH 10 BASELINE WAS RECEIVED BY SAM ON NOVEMBER 12, 2014, FROM TxDOT.
4. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
5. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENT AND IS NOT BASED ON FIELD DIMENSIONS.

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

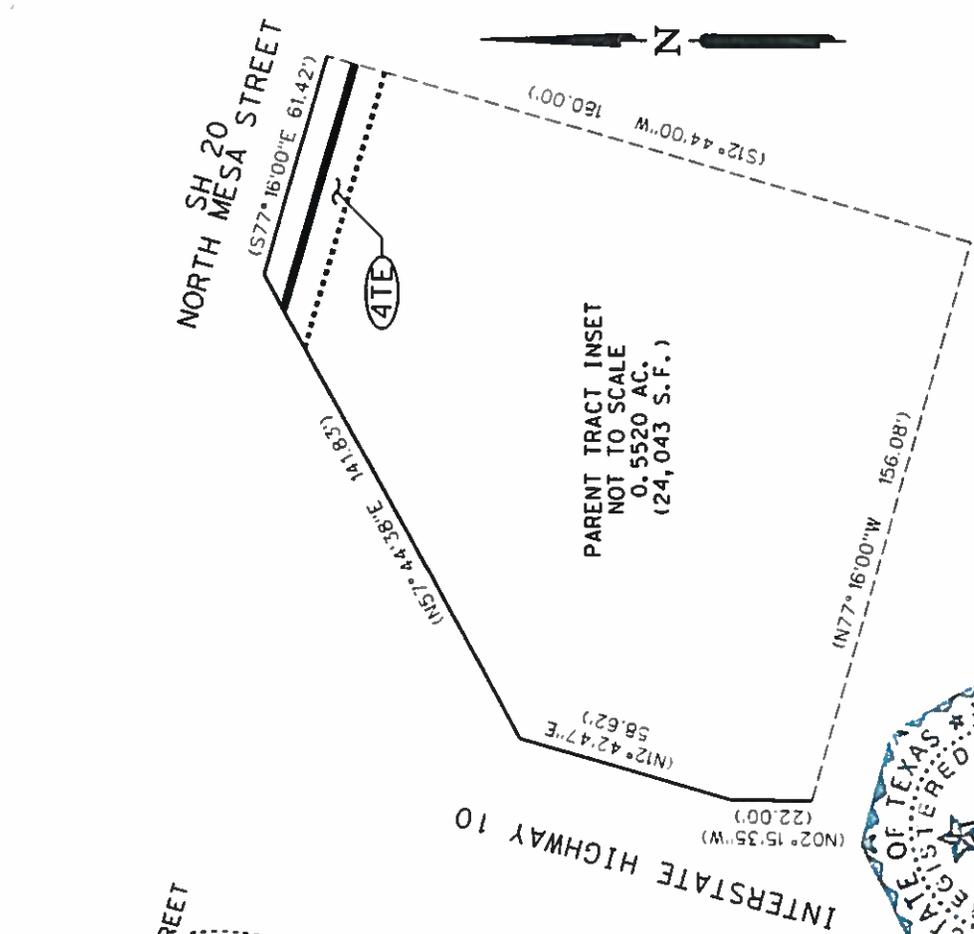
[Signature]
GINA LOFTIS-FRANKLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6087, STATE OF TEXAS

DATE: 5-12-15
TIME: 3:17:24 PM
DATE: 5/12/2015
FILE: J:\1014034172C\100\SURVEY\02CAD\DGN V8\PARCEL_SKETCHES\Parcel_4TE.dgn

EXISTING	0.5520 AC.	ACQUIRE	0.000 AC.	REMAINING	0.5520 AC.
	24,043 SQ. FT.		0 SQ. FT.		24,043 SQ. FT.

DISTRICT: 24
COUNTY: EL PASO
HWY NO.: IH 10
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF EL PASO MESA GRANDE CENTER, LLC PARCEL 4TE
RCSJ NO. 2121-02-154

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300



PAGE 3 OF 4
REF. FIELD NOTE NO. 17992

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N60° 58' 02" E	14.17'
L2	N60° 58' 02" E	10.89'
L3	S15° 55' 29" W	7.63'
L4	S15° 55' 29" W	10.00'

A

PORTION OF LOT 1, BLOCK 1
WEST TEN DEVELOPMENT
VOL. 38, PG. 3
P.R.E.P.C.TX.

AND VACATED SUNSET DRIVE ORDINANCE #4887

PARCEL 1 - SHITAL INC
- CALLED 1.137 ACRES
DOC. NO. 20060071943
O.P.R.R.P.E.P.C.TX.

INTERSTATE HIGHWAY 10
(ROW VARIES)
VOL. 1537, PG. 437
P.R.E.P.C.TX.

P.O.C. PARCEL 4TE
32+29.48
161.10' LT
TXDOT TYPE II
CONCRETE MONUMENT
FOUND
X=361157.68
Y=106689233.02

PORTION OF LOT 1, BLOCK 1
WEST TEN DEVELOPMENT
VOL. 38, PG. 3
P.R.E.P.C.TX.

EL PASO MESA GRANDE CENTER, LLC
PARCEL 3 - CALLED 0.5520 ACRES
DOC. NO. 20100001505
O.P.R.R.P.E.P.C.TX.

5' UTILITY EASEMENT
PER PLAT

SEE
DETAIL
"A"

P.O.B. PARCEL 4TE
31+46.58
78.50' LT
X=361260.00
Y=106689289.81

P.O.B. PARCEL 4TE
31+36.55
68.50' LT
X=361272.39
Y=106689296.69

N60° 58' 02" E 117.02'

N74° 08' 10" W 78.93'

S74° 08' 10" E 68.91'

S74° 04' 55" E 41.25'

P.O.R.

EXISTING ROW
PROPOSED ROW
PROPOSED TEMPORARY
EASEMENT

ROW EASEMENT
PARCEL 1
VOL. 1361, PG. 1272
D.R.E.P.C.TX.

ROBERT E. ROOK, JR.,
AS TRUSTEE OF THE
HENRY L. TAYLOR
CREDIT SHELTER TRUST
CALLED 0.742 ACRES
DOC. NO. 20130003056
O.P.R.R.P.E.P.C.TX.

TIME: 3:17:36 PM
DATE: 5/12/2015
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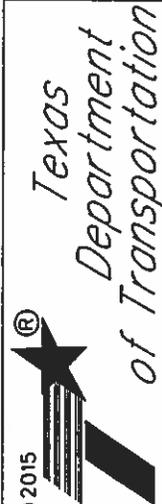
PAGE 4 OF 4
REF. FIELD NOTE NO. 17992

EXISTING	0.5520 AC.	ACQUIRE	0.000 AC.	REMAINING	0.5520 AC. LEFT
	24,043 SQ. FT.		0 SQ. FT.		24,043 SQ. FT.

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EL PASO MESA GRANDE CENTER, LLC
PARCEL 4TE
RCSJ NO. 2121-02-154

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax (512) 326-3029
Treat Fee Registration No. 10084300



ENGINEERS SH 20 BASELINE
AF MILLER SURVEY No. 210
ABSTRACT No. 3594

STATE HIGHWAY 20
(ROW VARIES)
N74° 08' 10" W 30.00'

NORTH MESA STREET
VOL. 611, PG. 1
D.R.E.P.C.TX.

ATE
0.0170 AC.
(739 S.F.)

EXISTING ROW
PROPOSED ROW
PROPOSED TEMPORARY
EASEMENT

PORTION OF LOT 1, BLOCK 1
WEST TEN DEVELOPMENT
VOL. 38, PG. 3
P.R.E.P.C.TX.

ROW EASEMENT
PARCEL 1
VOL. 1361, PG. 1272
D.R.E.P.C.TX.

ROBERT E. ROOK, JR.,
AS TRUSTEE OF THE
HENRY L. TAYLOR
CREDIT SHELTER TRUST
CALLED 0.742 ACRES
DOC. NO. 20130003056
O.P.R.R.P.E.P.C.TX.

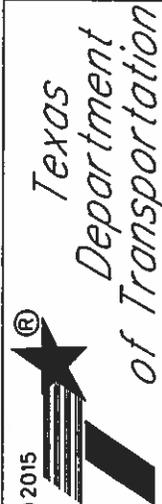
PAGE 4 OF 4
REF. FIELD NOTE NO. 17992

EXISTING	0.5520 AC.	ACQUIRE	0.000 AC.	REMAINING	0.5520 AC. LEFT
	24,043 SQ. FT.		0 SQ. FT.		24,043 SQ. FT.

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EL PASO MESA GRANDE CENTER, LLC
PARCEL 4TE
RCSJ NO. 2121-02-154

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax (512) 326-3029
Treat Fee Registration No. 10084300



County: El Paso
Highway: IH 10
Limits: FROM: Mesa and IH 10
TO: Buena Vista
RCSJ: 2121-02-154

PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 0.0315 ACRE (1,374 SQ.FT.) PARCEL OF LAND LOCATED IN THE A.F. MILLER SURVEY NO. 210, ABSTRACT NO. 3594 IN EL PASO COUNTY, TEXAS, BEING A PORTION OF THAT REMAINDER OF LOT 2, BLOCK 1, SUNSET PLAZA, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 29, PLAT RECORDS OF EL PASO COUNTY, TEXAS (P.R.E.P.C.TX.), AND DESCRIBED IN AN ASSUMPTION SPECIAL WARRANTY DEED FROM GERTRUDE M. ANNABI AND HANI M. ANNABI TO JEFFREY H. ANNABI AND JENNIFER ANNABI (AN UNDIVIDED 1/2 INTEREST), AND RECORDED IN DOCUMENT NO. 20050023385, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY, TEXAS (O.P.R.R.P.E.P.C.TX.); SAID 0.0315 ACRE (1,374 SQ.FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY PLAT PREPARED BY SAM FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a nail in concrete found 221.86 feet left of Engineer's State Highway (SH) 20 Baseline Station (E.B.S.) 43+85.28 (Surface Coordinates: X=360029.29; Y=10689490.52) on the east line of Lot 1, Block 1, said Sunset Plaza subdivision, as described in a Special Warranty Deed to Vivian M. Beebe, Trustee of the Vivian M. Beebe Revocable Trust, and recorded in Document No. 20040066284, O.P.R.R.P.E.P.C.TX., said point also being the southwest corner of said Annabi remainder tract;

THENCE, N 16°37'42" E, with the east line of said Lot 1 and the west line of said Annabi remainder tract, a distance of 149.10 feet to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set 72.77 feet left of E.B.S. 43+83.29 (Surface Coordinates: X=360071.96; Y=10689633.38) on the proposed south right-of-way line of SH 20 (North Mesa Street), for the **POINT OF BEGINNING** and the southwest corner of the parcel described herein, from which an "X" cut in concrete found bears N 89°24'01" W, a distance of 0.19 feet;

1) THENCE, N 16°37'42" E, continuing with the east line of said Lot 1 and the west line of said Annabi remainder tract, a distance of 14.18 feet to a calculated point 58.60 feet left of E.B.S. 43+83.10 (Surface Coordinates: X=360076.02; Y=10689646.96) on the existing south right-of-way line of said SH 20 (North Mesa Street) a variable width right-of-way as dedicated in Volume 611, Page 1 and Volume 2093, Page 612, Deed Records of El Paso County, Texas, for the common north corner of said Lot 1 and said Annabi remainder tract, for the northwest corner of the parcel described herein, from which an "X" cut in concrete found bears S 52°31'44" W, a distance of 0.33 feet, and an "X" cut in concrete found bears N 45°13'38" W, a distance of 0.21 feet;

2) THENCE, S 74°01'28" E, with the existing south right-of-way line of said SH 20 (North Mesa Street) and the north line of said Annabi remainder tract, a distance of 96.81 feet to a calculated point 58.78 feet left of E.B.S. 42+86.29 (Surface Coordinates: X=360169.09; Y=10689620.32) for the northeast corner of the parcel described herein, from which an "X" cut in concrete found bears S 52°31'44" W, a distance of 0.33 feet, and an "X" cut in concrete found bears N 45°13'20" W, a distance of 0.21 feet;

3) **THENCE**, S 15°52'45" W, with the existing south right-of-way line of said SH 20 (North Mesa Street) and the east line of said Annabi remainder tract, passing at a distance of 6.88 feet a 5/8-inch iron rod with TxDOT aluminum cap found for the northwest corner of that certain called 1.918 acre tract of land being out of Lot 2, Block 1, said Sunset Plaza Subdivision, as described in a deed to Ladida Land Company, LLC, and recorded in Document No. 20050110433, O.P.R.R.P.E.P.C.TX., and continuing with the east line of said Annabi remainder tract and the west line of said 1.918 acre tract for a total distance of 14.18 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 72.96 feet left of E.B.S. 42+86.29 (Surface Coordinates: X=360165.21; Y=10689606.68) on the proposed south right-of-way line of SH 20 (North Mesa Street), for the southeast corner of the parcel described herein, from which a 1/2-inch iron rod found for the southeast corner of said Annabi remainder tract and an interior ell corner of said 1.918 acre tract bears, S 15°52'45" W, a distance of 153.74 feet;

4) **THENCE**, N 74°01'28" W, over and across said Annabi remainder tract, with the proposed south right-of-way line of SH 20 (North Mesa Street), a distance of 97.00 feet to the **POINT OF BEGINNING**, and containing 0.0315 acres (1,374 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD 83 (1996) Texas State Plane Coordinate System, Central Zone (4203). All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000231. All distances are in U.S. Survey feet.

That I, Gina Loftis-Franklin, 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.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735



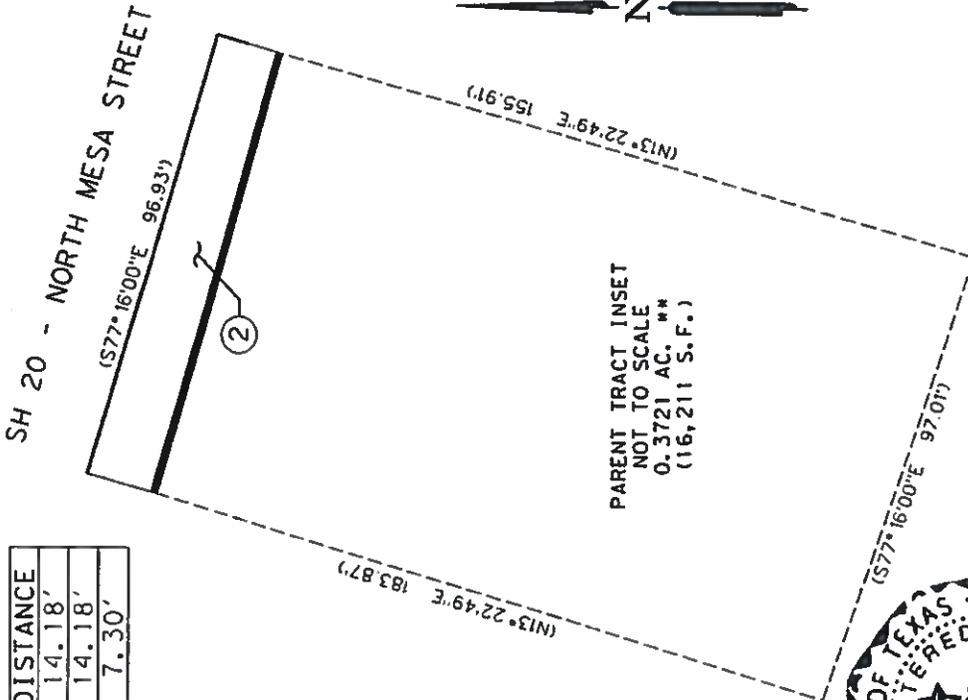
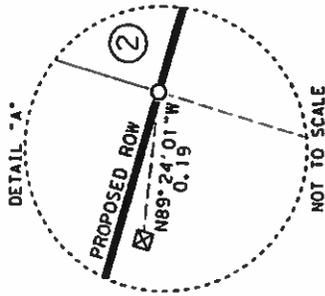

Gina Loftis-Franklin
Registered Professional Land Surveyor
No. 6087-State of Texas

5-12-15
Date

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N16°37'42"E	14.18'
L2	S15°52'45"W	14.18'
L3	S15°52'45"W	7.30'

- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
 - TYPE II CONCRETE MONUMENT FOUND
 - ▣ TYPE III CONCRETE MONUMENT SET
 - 1/2" PIPE FOUND UNLESS NOTED
 - 3/4" IRON ROD SET WITH "SAM, INC" CAP
 - ALUM CAP SET UNLESS NOTED
 - 5/8" IRON ROD SET UNLESS NOTED
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - 1/2" IRON ROD SET W/ TADOT CAP STAMPED "ADL"
 - FENCE POST FOUND UNLESS NOTED
 - "X" CUT IN CONCRETE FOUND
 - PK NAIL FOUND UNLESS NOTED
 - CALCULATED POINT
 - PROPERTY LINE
 - RECORD INFORMATION
 - POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - P.O.R. POINT OF REFERENCE
 - P.T. POINT OF TANGENCY
 - P.I. POINT OF INTERSECTION
 - P.R.C. POINT OF REVERSE CURVATURE
 - N.T.S. NOT TO SCALE
 - E.A.D.L. EXISTING DENIAL OF ACCESS LINE
 - P.P.D.L. PROPOSED DENIAL OF ACCESS LINE
 - E.P.A.D.L. END PROPOSED DENIAL OF ACCESS LINE
 - M.R.E.P.C.TX. NAMED RECORDS OF TEXAS
 - D.R.E.P.C.TX. DEED RECORDS OF TEXAS
 - O.R.E.P.C.TX. OFFICIAL RECORDS OF TEXAS
 - O.P.R.E.P.C.TX. OFFICIAL PUBLIC RECORDS OF TEXAS
 - O.R.R.E.P.C.TX. OFFICIAL PUBLIC RECORDS OF TEXAS
 - --- DENIAL OF ACCESS LINE
 - - - - DISTANCE NOT TO SCALE
 - - - - DEED LINE (COMMON OWNERSHIP)



PARENT TRACT INSET
0.3721 AC. ***
(116,211 S.F.)



NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83 (1996) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000231.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT BY RIO BRAVO TITLE COMPANY, (GF NO. 143461-JC, DATE ISSUED: DECEMBER 3, 2014) PLOTTABLE EXCEPTIONS LISTED THEREIN ARE SHOWN HEREON. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
- ENGINEER'S IH 10 BASELINE WAS RECEIVED BY SAM ON NOVEMBER 12, 2014, FROM TXDOT.
- THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- **THE ACREAGE OF THE PARENT TRACT WAS CALCULATED FROM THE REMAINING PORTION OF THE RECORDED INSTRUMENT AND IS NOT BASED ON FIELD DIMENSIONS.

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

TIME: 11:28:11 AM
DATE: 15/12/2015
FILE: J:\1014034172C\100\Survey\02CAD\DGN v81\PARCEL SKETCHES\Parcel--2.dgn

5-12-15

Gina Loftis-Franklin
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6087, STATE OF TEXAS

EXISTING	ACQUIRE	REMAINING
16,211 SQ. FT.	1,374 SQ. FT.	14,837 SQ. FT.
0.3721 AC. **	0.0315 AC.	0.3406 AC. LEFT

DISTRICT: 24
COUNTY: EL PASO
HWY NO.: IH 10

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Trust Form Registration No. 10084-1000



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Texas Department of Transportation

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
GERTRUDE M. ANNABI, ET AL
PARCEL 2
RCSJ NO. 2121-02-154

PAGE 3 OF 4
REF. FIELD NOTE NO. 17983

AF. MILLER SURVEY No. 210
ABSTRACT No. 3594

10' UTILITY EASEMENT
PER PLAT

STATE HIGHWAY 20
ENGINEERS SH 20 BASELINE
N74°01'28"W 134.05'
EXISTING ROW
SEE DETAIL "A"
N74°08'10"W 43+00

STATE HIGHWAY 20
(ROW VARIES)
VOL. D.R.E.P.C.TX. 1
D.R.E.P.C.TX. 612

43+83
58+60 LT
X=360076.02
Y=10689646.96

PARCEL 2
43+93
72+77.29
X=360071.96
Y=10689633.38

10' WATER LINE EASEMENT
PUBLIC SERVICE BOARD
VOL. 2373, PG. 98
D.R.E.P.C.TX.

LOT 1, BLOCK 1
SUNSET PLAZA
VOL. 65 PG. 29
P.R.E.P.C.TX.

VIVIAN M. BEEBE, TRUSTEE OF
THE VIVIAN M. BEEBE REVOCABLE
TRUST
DOC. NO. 20040066284
O.P.R.R.P.E.P.C.TX.

NAIL IN CONCRETE
P.O.C.
43+85.28
221+86' LT
X=360029.29
Y=10689490.52

DETAIL "B"

EXISTING ROW
N65°13'44"W
552+31.44' W

42+86.29
58+78.29
X=360169.09
Y=10689620.32

DETAIL "B"
SEE
N74°01'28"E 96.81'

0.0315 AC. (1,374 S.F.)
N74°01'28"W 97.00'

15' DRAINAGE EASEMENT
PER PLAT

REMAINDER OF LOT 2, BLOCK 1
SUNSET PLAZA
VOL. 65 PG. 29
P.R.E.P.C.TX.

GERTRUDE M. ANNABI, HANI M.
ANNABI, JEFFREY H. ANNABI,
AND JENNIFER ANNABI
DOC. NO. 20050023385
O.P.R.R.P.E.P.C.TX.

10' TRAFFIC EASEMENT
PER PLAT
5' DRAINAGE EASEMENT
PER PLAT
CALLED 1.918 ACRES
OUT OF LOT 2, BLOCK 1
SUNSET PLAZA
VOL. 65 PG. 29
P.R.E.P.C.TX.

LADIDA LAND COMPANY, LLC
DOC. NO. 20050110433
O.P.R.R.P.E.P.C.TX.

P.O.R.
1/2"

TIME: 2:26:53 PM
DATE: 9/30/2015
FILE: J:\1014034172C\100\Survey\02CAD\DGN v81\PARCEL SKETCHES\Parcel_2.dgn

EXISTING	0.3721 AC. **	ACQUIRE	0.0315 AC.	REMAINING	0.3406 AC. LEFT
	16,211 SQ. FT.		1,374 SQ. FT.		14,837 SQ. FT.

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10
RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
GERTRUDE M. ANNABI, ET AL
PARCEL 2
RCSJ NO. 2121-02-154

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10061500



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NOT TO SCALE



GRAPHIC SCALE
SCALE: 1" = 30'



Parcel 16
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 06, 2015
Page 1 of 7

PROPERTY DESCRIPTION

BEING a total 1.0076 acre (43,890 square feet) tract of land, described in two parts, situated in the J. Goodwin Survey, Abstract No. 595, in the City of Arlington, Tarrant County, Texas, and being part of a tract of land conveyed by Warranty Deed, acknowledged April 13, 2004, from Metro Park Inn Trust and Arlington Residential Trust to G.A. Realty Holdings, LLC, as recorded in Instrument No. D204116880 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and further described as part of Site 2-C, Block 12, Industrial Community No. 1, Great Southwest Industrial District, an addition to the City of Arlington, Texas as recorded in Volume 388-91, Page 17, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds, in two parts as follows:

PART 1

COMMENCING at a found 1/2" iron rod, controlling monument (CM), at the northeast corner of Site 2-D and an interior ell corner of Site 2-C, Block 12 of said Industrial Community No. 1, Great Southwest Industrial District, same being the northeast corner of the residual of a called 0.8189 acre tract of land conveyed to Highway 360 Joint Venture by deed recorded in Volume 8166, Page 1985 (D.R.T.C.T.), and an interior ell corner of said G.A. Realty Holdings tract;

THENCE, South 88°41'08" West, along the common northerly line of said Site 2-D and a southerly line of said Site 2-C, same being the northerly line of said Highway 360 Joint Venture 0.8189 acre tract and a southerly line of said G.A. Realty Holdings tract, a distance of 150.70 feet to a found 5/8" iron rod with aluminum cap marked "TXDOT" at the most northerly northeast corner of a called 0.5881 acre tract of land conveyed to the State of Texas by deed recorded in Instrument No. D208073785 (D.R.T.C.T.), and located at the intersection with the proposed northerly right of way line of Interstate Highway 30 (a variable width right of way), and the **POINT OF BEGINNING**, at Station 803+92.71, 351.55 feet Left, having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6963521.54 and Easting 2410581.39;

- 1) **THENCE**, South 88°41'08" West, departing the proposed northerly right of way line of said Interstate Highway 30 and along the common southerly line of said Site 2-C and the northerly line of said State of Texas 0.5881 acre tract, a distance of 18.39 feet to a found PK nail at the most westerly southwest corner of said Site 2-C, same being the northwest corner of said State of Texas 0.5881 acre tract, the most westerly southwest corner of said G.A. Realty Holdings tract, and located in the existing easterly right of way line of State Highway 360 (a variable width right of way);

Parcel 16
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 06, 2015
Page 2 of 7

- 2) **THENCE**, North $00^{\circ}18'00''$ West, departing the northerly line of said State of Texas 0.5881 acre tract and along the common westerly line of said Site 2-C, same being the westerly line of said G.A. Realty Holdings tract, and the existing easterly right of way line of said State Highway 360, a distance of 20.42 feet to a found Magnetic nail** on the proposed northerly right of way line of said Interstate Highway 30, and being the beginning of a non-tangent curve to the left, said Magnetic nail also being the beginning of an Access Denial Line;
- 3) **THENCE**, in a southeasterly direction, departing the last stated common line and along the proposed northerly right of way and Access Denial Line of said Interstate Highway 30, and said curve to the left, through a central angle of $02^{\circ}27'13''$, a radius of 636.00 feet, an arc distance of 27.24 feet, and a chord which bears South $42^{\circ}45'09''$ East, 27.23 feet to the **POINT OF BEGINNING**, containing 0.0042 acre (185 square feet) of land, more or less. Said tract of land being subject to a 10' wide Utility Easement according to Plat recorded in Volume 388-91, Page 17 (P.R.T.C.T.).

PART 2

COMMENCING at a found $1/2''$ iron rod, controlling monument (CM), at the northeast corner of Site 2-D and an interior ell corner of Site 2-C, Block 12 of said Industrial Community No. 1, Great Southwest Industrial District, same being the northeast corner of a called 0.8189 acre tract of land conveyed to Highway 360 Joint Venture by deed recorded in Volume 8166, Page 1985 (D.R.T.C.T.), and an interior ell corner of said G.A. Realty Holdings tract;

THENCE, South $01^{\circ}33'38''$ East, along the common easterly line of said Site 2-D and a westerly line of said Site 2-C, same being the easterly line of said Highway 360 Joint Venture 0.8189 acre tract and a westerly line of said G.A. Realty Holdings tract, a distance of 106.58 feet to a set $5/8''$ iron rod** with pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY", (hereafter referred to as set $5/8''$ iron rod) on the proposed northerly right of way line of Interstate Highway 30 (a variable width right of way), and the **POINT OF BEGINNING**, at Station 805+45.17, 246.85 feet Left, having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6963418.46 and Easting 2410734.96, said iron rod also being the beginning of an Access Denial Line;

- 1) **THENCE**, North $83^{\circ}10'13''$ East, departing the last stated common line and along the proposed northerly right of way line of said Interstate Highway 30 and said Access Denial Line, a distance of 131.48 feet to a set $5/8''$ iron rod** for corner;
- 2) **THENCE**, North $79^{\circ}23'34''$ East, continuing along the proposed northerly right of way line of said Interstate Highway 30 and said Access Denial Line, a distance of 72.53 feet to a set $5/8''$ iron rod** for the beginning of a tangent curve to the right;

Parcel 16
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 06, 2015
Page 3 of 7

- 3) **THENCE**, in a easterly direction, along the proposed northerly right of way line and Access Denial Line of said Interstate Highway 30, and with said curve to the right, through a central angle of $12^{\circ}41'05''$, a radius of 990.93 feet, an arc distance of 219.38 feet, and a chord which bears North $85^{\circ}45'22''$ East, 218.93 feet to a set $5/8''$ iron rod** at the end of said curve;
- 4) **THENCE**, South $87^{\circ}51'26''$ East, continuing along the proposed northerly right of way line of said Interstate Highway 30 and said Access Denial Line, a distance of 117.33 feet to a set $5/8''$ iron rod** for the end of this Access Denial line at the intersection with the common southerly line of said Site 2-C, same being the southerly line of said G.A. Realty Holdings tract, and located in the existing northerly right of way line of Interstate Highway 30 (a variable width right of way), same being an existing Access Denial Line;
- 5) **THENCE**, South $69^{\circ}37'05''$ West, departing the proposed northerly right of way line of said Interstate Highway 30 and said Access Denial Line, and along the last stated common line and said existing Access Denial Line, a distance of 404.64 feet to a found 1" iron rod for corner;
- 6) **THENCE**, South $89^{\circ}25'02''$ West, continuing along the last stated common line, a distance of 155.36 feet to a found $1/2''$ iron rod (CM) with cap marked "JDZ RPLS 2490" at the southeast corner of a called 0.5881 acre tract of land conveyed to the State of Texas by deed recorded in Instrument No. D208073785 (D.R.T.C.T.) and the most southerly southwest corner of said Site 2-C, same being the most southerly southwest corner of said G.A. Realty Holdings tract;
- 7) **THENCE**, North $01^{\circ}33'38''$ West, departing the existing northerly right of way line of said Interstate Highway 30 and said Existing Access Denial Line, and along the common westerly line of said Site 2-C and the easterly line of said Site 2-D, same being the westerly line of said G.A. Realty Holdings tract and the easterly line of said State of Texas 0.5881 acre tract, a distance of 101.74 feet to the **POINT OF BEGINNING**, containing 1.0033 acre (43,704 square feet) of land, more or less. Said tract of land being subject to a 10' wide Water Line Easement recorded in Volume 5462, Page 838 (D.R.T.C.T.), a 10' wide T.E.S.C.O. Easement recorded in Volume 3690, Page 113 (D.R.T.C.T.), and a 10' wide Utility Easement according to Plat recorded in Volume 388-91, Page 17 (P.R.T.C.T.). The combined total area for Part 1 and Part 2 is 1.0076 acre (43,890 square feet), more or less.

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

Parcel 16
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 06, 2015
Page 4 of 7

** 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. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00012.

A survey plat of even date accompanies this description.

I, Stanley M. Brewer, 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.

Stanley M. Brewer 4-6-2015
Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072



Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700

J. WILSON SURVEY
ABSTRACT NO. 1631

J. GOODWIN SURVEY
ABSTRACT NO. 595

WATSON CEMETERY
VOL. 1095, PG. 194
D.R.T.C.T.

WATSON CEMETERY
2ND TRACT, PARKING ONLY
VOL. 1095, PG. 194
D.R.T.C.T.

FND MAG NAL
PART 1
185 SQ. FT.
0.0042 ACRES

16

N00°18'00"W
20.42'

FND PK NAL

S88°41'08"W
18.39'

STATE HIGHWAY 360
VARIABLE WIDTH R.O.W.)

NO DEED FOUND

BEGIN ACCESS DENIAL LINE
DELTA = 02°27'13" (LFT.)
R = 636.00'
L = 27.24'
L.C. = S42°45'09"E
27.23'

PROPOSED RIGHT OF WAY & ACCESS DENIAL LINE

P.O.B.
PARCEL 16 (PART 1)
STA. 803+92.71
351.55' LT.
N = 6963521.54
E = 2410581.39

10' UTILITY ESMT.
VOL. 388-91, PG. 17

S88°41'08"W
150.70'

END ACCESS DENIAL LINE

10' S.S. ESMT.
VOL. 388-91, PG. 17

FND 5/8" IR
W/ ALUM CAP
'TXDOT'

HIGHWAY 360 JOINT VENTURE
RESIDUAL OF 0.8189 AC.
VOL. 8166, PG. 1985
D.R.T.C.T.

SITE 2-D
BLOCK 12

EXISTING RIGHT OF WAY & ACCESS DENIAL LINE

P.O.C.
FND 1/2" IR
CM

G.A. REALTY HOLDINGS, LLC
INSTRUMENT *D204116880
D.R.T.C.T.
(REM. 2.9 AC.)

SITE 2-C & 2-D,
BLOCK 12
INDUSTRIAL
COMMUNITY NO. 1
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
VOL. 388-91,
PG. 17
P.R.T.C.T.

SITE 2-C
BLOCK 12

STATE OF TEXAS
0.5881 AC.
INSTRUMENT *D208073785
D.R.T.C.T.

EXISTING RIGHT OF WAY & ACCESS DENIAL LINE

10' T.E.S.C.O. ESMT.
VOL. 3690, PG. 113

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

CALLED 97.16 AC.
TEXAS TURNPIKE AUTHORITY
VOL. 2898, PG. 463
D.R.T.C.T.



CALLED 1.31 AC
TEXAS TURNPIKE
AUTHORITY
VOL. 2900, PG. 345
D.R.T.C.T.

CALLED 30.05 AC.
TEXAS TURNPIKE AUTHORITY
VOL. 2903, PG. 343
D.R.T.C.T.

NOTES

- 1) Legal Description at even Survey date herewith accompanies this plat.
- 2) Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983(2011), position (epoch 2010), North Central Zone (4202). All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the Txdot combined scale factor of 1.00012.

LEGEND

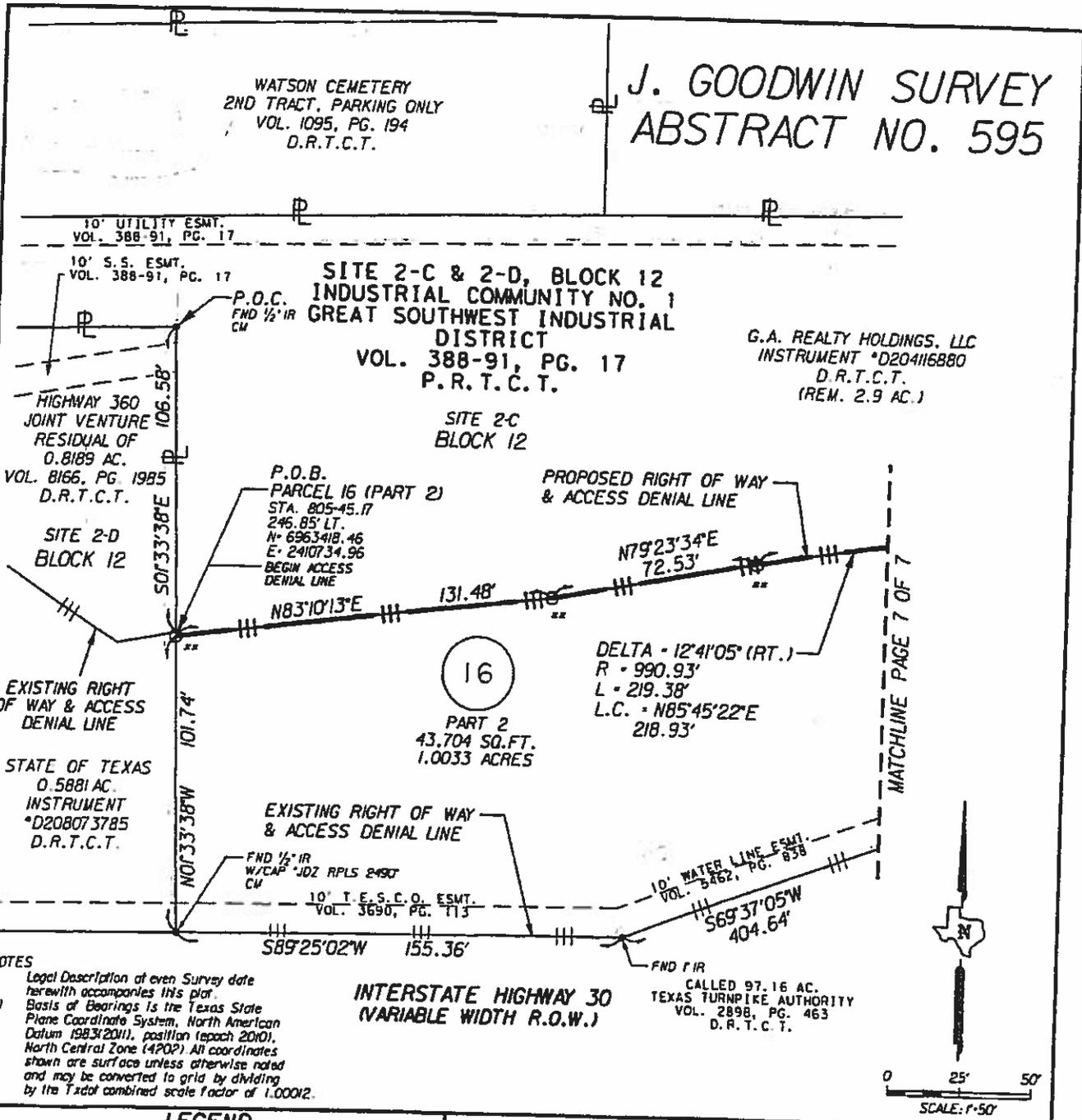
- Calculated Point (Not Monumented)
 - Set 5/8" Inch iron rod with pink plastic cap marked 'TXDOT' survey marker right of way. (Unless otherwise noted.)
 - Set 5/8" Inch iron rod with plastic cap marked 'LTRA'. (Unless otherwise noted.)
 - Found monument (as noted)
 - Controlling Monument
 - Point of Beginning
 - Point of Commencing
 - Property Line
 - Survey Line
 - Fee Hook
 - Dead Records, Tarrant County, Texas
 - Plat Records, Tarrant County, Texas
 - Record Information
 - Proposed Easement
 - Existing Control of Access
 - Proposed Control of Access
- 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.



PARCEL 16
PART 1

G.A. REALTY HOLDINGS, LLC
0.0042 ACRES
(TOTAL AREA PART 1 & 2
1.0076 ACRES)

DATE: 04/06/2015		Sheet 5 of 7	
STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	02	123	INTERSTATE HIGHWAY 30



LEGEND

Calculated Point (Not Monumented)
Set 5/8 Inch Iron rod with pink plastic cap marked "TxDOT survey marker right of way".
(Unless otherwise noted.)

Set 5/8 Inch Iron rod with plastic cap marked "LTRA".
(Unless otherwise noted.)

Found monument (as noted)

Controlling Monument

Point of Beginning

Point of Commencing

Property Line

Survey Line

Fee Hook

Deed Records, Tarrant County, Texas

Plat Records, Tarrant County, Texas

Record Information

Proposed Easement

Existing Control of Access

Proposed Control of Access

-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.

PARCEL 16
PART 2
G.A. REALTY HOLDINGS, LLC
1.0033 ACRES PART 2
(TOTAL AREA PART 1 & 2
1.0076 ACRES)

DATE: 04/06/2015 Sheet 6 of 7

STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	02	123	INTERSTATE HIGHWAY 30

Texas Department of Transportation

Called 97.16 AC.
TEXAS TURNPIKE AUTHORITY
VOL. 2898, PG. 463
D.R.T.C.T.

J. GOODWIN SURVEY ABSTRACT NO. 595

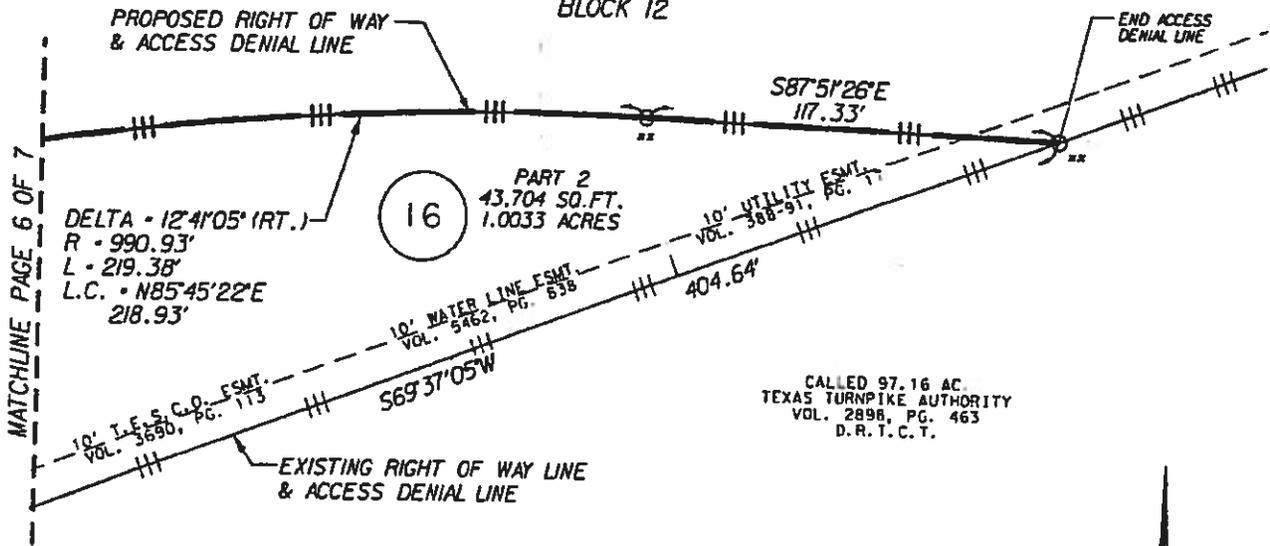
WATSON CEMETERY
2ND TRACT, PARKING ONLY
VOL. 1095, PG. 194
D.R.T.C.T.

10' UTILITY ESMT.
VOL. 388-91, PG. 17

SITE 2-C & 2-D, BLOCK 12
INDUSTRIAL COMMUNITY NO. 1
GREAT SOUTHWEST INDUSTRIAL
DISTRICT
VOL. 388-91, PG. 17
P. R. T. C. T.

G.A. REALTY HOLDINGS, LLC
INSTRUMENT *D204116880
D.R.T.C.T.
(REM. 2.9 AC.)

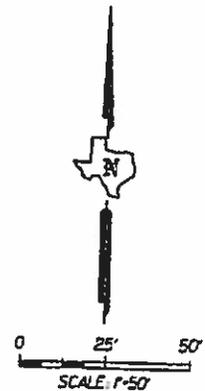
SITE 2-C
BLOCK 12



CALLED 97.16 AC.
TEXAS TURNPIKE AUTHORITY
VOL. 2898, PG. 463
D. R. T. C. T.

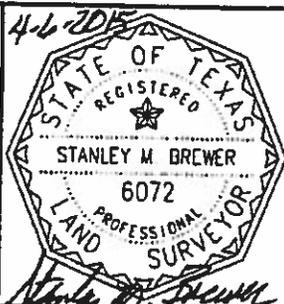
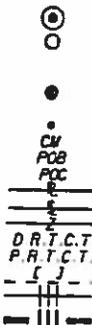
NOTES

- 1) Legal Description of even Survey date herewith accompanies this plat.
- 2) Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983(2011), position (epoch 2010), North Central Zone (4202). All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the Txdot combined scale factor of 1.00012.



LEGEND

- Calculated Point (Not Monumented)
- Set 5/8 Inch Iron rod with pink plastic cap marked "TxDOT survey marker, right of way". (Unless otherwise noted.)
- Set 5/8 Inch Iron rod with plastic cap marked "LTRA". (Unless otherwise noted.)
- Found monument (as noted)
- Controlling Monument
- Point of Beginning
- Point of Commencing
- Property Line
- Survey Line
- Fee Hook
- Deed Records, Tarrant County, Texas
- Plat Records, Tarrant County, Texas
- Record Information
- Proposed Easement
- Existing Control of Access
- Proposed Control of Access



**PARCEL 16
PART 2**

G.A. REALTY HOLDINGS, LLC
1.0033 ACRES
(TOTAL AREA PART 1 & 2
1.0076 ACRES)

DATE: 04/06/2015		Sheet 7 of 7	
STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	02	123	INTERSTATE HIGHWAY 30

**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.

ADDENDUM TO PARCEL 16 PROPERTY DESCRIPTION

Tarrant County
RCSJ: 1068-02-123
IH 30
Parcel 16

This addendum is included in order to identify Tarrant as the designated county name for Right of Way CSJ 1068-02-123, Parcel 16 for the foregoing exhibit.

Parcel 23
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 10, 2015
Page 1 of 4

PROPERTY DESCRIPTION

BEING a 0.2188 acre (9,533 square feet) tract of land situated in the M. Gooden Survey, Abstract No. 594, in the City of Arlington, Tarrant County, Texas, and being part of a tract of land conveyed by Correction Special Warranty Deed with Vendor's Lien, executed December 23, 2003, from Ballister Group, Inc, a Texas corporation to Domenico Seminara as recorded in Instrument Number D207395282 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and further described as Site 1, Block 9, Industrial Community No. 1, Great Southwest Industrial District, an addition to the City of Arlington, Texas as recorded in Volume 388-27, Page 361, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8" iron rod with cap marked "LTRA", controlling monument (CM), at the northwest corner of said Site 1 and the northeast corner of a called 4.6965 acre tract of land conveyed to Roselee Investments LP, a Texas limited partnership as recorded in Instrument Number D206162063 (D.R.T.C.T.), and further described as Site 7, Block 9, Industrial Community No. 1, Great Southwest Industrial District, an addition to the City of Arlington, Texas as recorded in Volume 388-16, Page 51 (P.R.T.C.T.);

THENCE, South 00°36'25" East, along the common westerly line of said Site 1 and the easterly line of said Site 7, a distance of 273.41 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY", (hereafter referred to as set 5/8" iron rod) at the intersection with the proposed northerly right of way line of Interstate Highway 30 (a variable width right of way), and the **POINT OF BEGINNING**, at Station 838+87.11, 215.25 feet Left, having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6963407.15 and Easting 2414077.07;

- 1) **THENCE**, North 89°23'34" East, departing the last stated common line and along the proposed northerly right of way line of said Interstate Highway 30, a distance of 237.91 feet to a set 5/8" iron rod** for the beginning of a tangent curve to the right;
- 2) **THENCE**, in a easterly direction, continuing along the proposed northerly right of way line of said Interstate Highway 30 and said curve to the right, through a central angle of 00°25'53", a radius of 5762.58 feet, an arc distance of 43.39 feet, and a chord which bears North 89°36'31" East, 43.39 feet to a set 5/8" iron rod in the common easterly line of said Site 1 and the westerly line of a tract of land conveyed to Razgo Lee as recorded in Volume 12028, Page 839 (D.R.T.C.T.), and further described as Site 2, Block 9, Industrial Community No. 1, Great Southwest Industrial District, an addition to the City of Arlington, Texas as recorded in Volume 388-15, Page 463 (P.R.T.C.T.), from which a set 5/8" iron rod with cap marked "LTRA" for the northeast corner of said Site 1 and the northwest corner of said Site 2 bears North 00°35'17" West, a distance of 273.35 feet;

Parcel 23
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 10, 2015
Page 2 of 4

- 3) **THENCE**, South $00^{\circ}35'17''$ East, departing the proposed northerly right of way line of said Interstate Highway 30 and along the common easterly line of said Site 1 and the westerly line of said Site 2, a distance of 35.55 feet to a found $5/8''$ iron rod for the southeast corner of said Site 1 and the southwest corner of said Site 2, same being in the existing northerly right of way line of Avenue G East as dedicated by the plat of Industrial Community No. 1, Great Southwest Industrial District, an addition to the City of Arlington recorded in Volume 388-10, Page 85 (P.R.T.C.T.);
- 4) **THENCE**, South $89^{\circ}22'32''$ West, along the common existing northerly right of way line of said Avenue G East and the southerly line of said Site 1, a distance of 19.62 feet to a set $5/8''$ iron rod with cap marked "LTRA" for the beginning of a tangent curve to the right;
- 5) **THENCE**, in a westerly direction, continuing along the common existing northerly right of way line of said Avenue G East, the southerly line of said Site 1, and said curve to the right, through a central angle of $02^{\circ}37'51''$, a radius of 5701.08 feet, an arc distance of 261.76 feet, and a chord which bears North $89^{\circ}18'33''$ West, 261.74 feet to a found $5/8''$ iron rod for the southwest corner of said Site 1 and the southeast corner of said Site 7;
- 6) **THENCE**, North $00^{\circ}36'25''$ West, departing the last stated common line and along the common westerly line of said Site 1 and the easterly line of said Site 7, a distance of 29.79 feet to the **POINT OF BEGINNING** and containing 0.2188 acre (9,533 square feet) of land, more or less.

** 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.

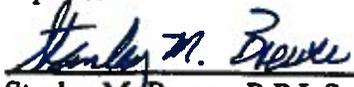
Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00012.

Parcel 23
Interstate Highway 30
R.O.W. CSJ: 1068-02-123
April 10, 2015
Page 3 of 4

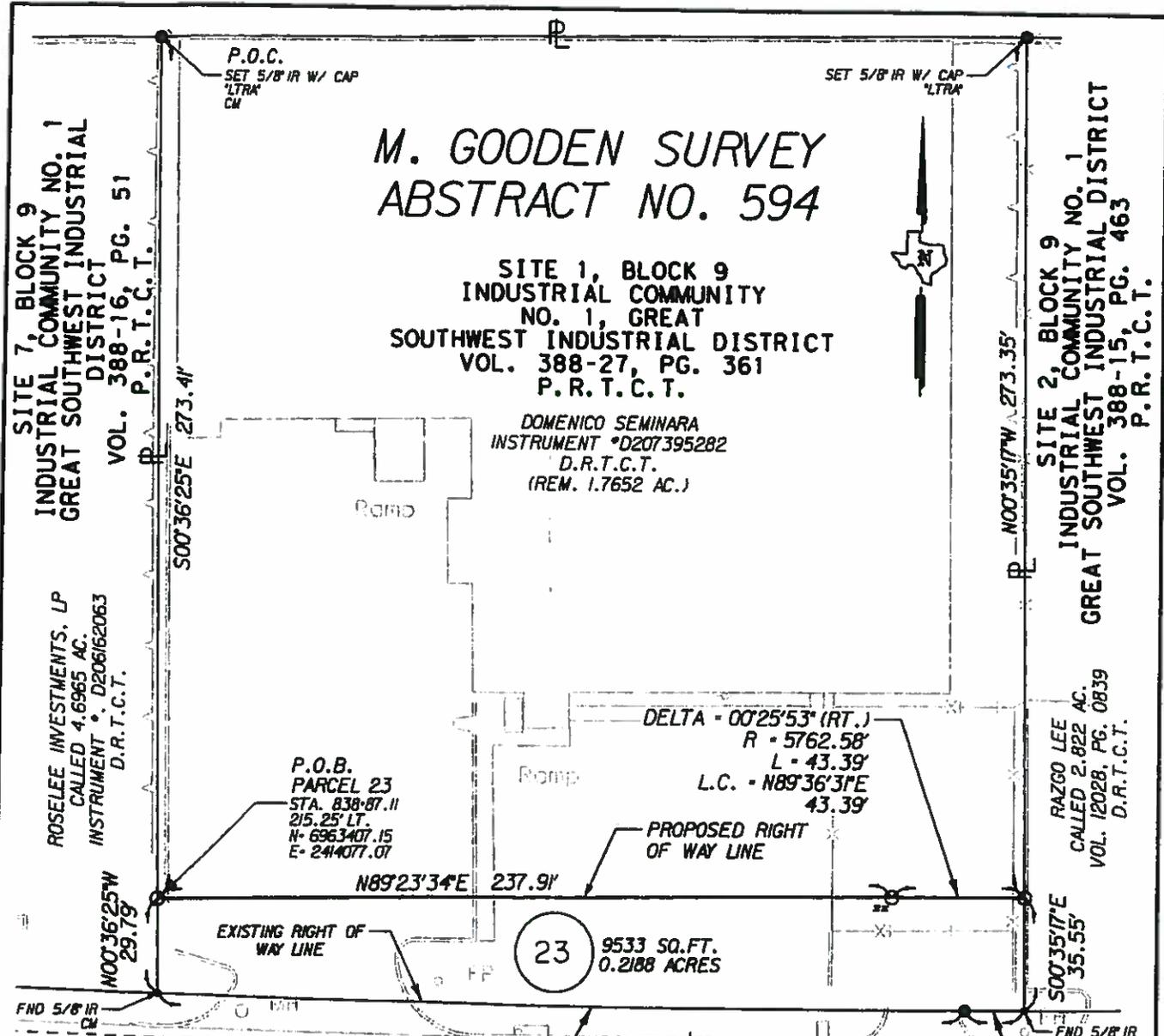
A survey plat of even date accompanies this description.

I, Stanley M. Brewer, 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.

 
Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700





NOTES

- 1) Legal Description of even Survey date herewith accompanies this plot.
- 2) Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (NAD83), position (epoch 2010), North Central Zone (4202). All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00012.

DELTA - 02°37'51" (RT.)
R - 5701.08'
L - 261.76'
L.C. - N89°18'33"W 261.74'

AVENUE G EAST
DEDICATED BY PLAT OF INDUSTRIAL COMMUNITY NO. 1 OF THE GREAT SOUTHWEST INDUSTRIAL DISTRICT VOL. 388-10, PG. 85 P.R.T.C.T.

589°22'32"W 19.62'

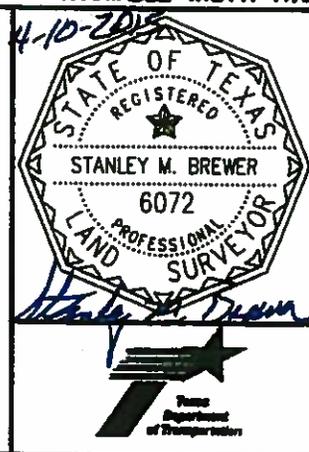
INTERSTATE HIGHWAY 30 (VARIABLE WIDTH R.O.W.)

SCALE: 1"=50'

LEGEND

- Calculated Point (Not Monumented)
- Set 5/8" Inch Iron rod with pink plastic cap marked "TxDOT survey marker right of way". (Unless otherwise noted.)
- Set 5/8" Inch Iron rod with plastic cap marked "LTRA". (Unless otherwise noted.)
- Found monument (as noted)
- Controlling Monument
- Point of Beginning
- Point of Commencing
- Property Line
- Survey Line
- Fee Hook
- Dead Records, Tarrant County, Texas
- Plot Records, Tarrant County, Texas
- Record Information
- Proposed Easement
- Existing Control of Access
- Proposed Control of Access

4-10-2015



PARCEL 23

DOMENICO SEMINARA

0.2188 ACRES

DATE: 04/10/2015		Sheet 4 of 4	
STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	02	123	INTERSTATE HIGHWAY 30

ADDENDUM TO PARCEL 23 PROPERTY DESCRIPTION

Tarrant County
RCSJ: 1068-02-123
IH 30
Parcel 23

This addendum is included in order to identify Tarrant as the designated county name for Right of Way CSJ 1068-02-123, Parcel 23 for the foregoing exhibit.



County: Tarrant
Parcel: 22
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 35+27.29 to Station 37+27.50
R.O.W. CSJ: 0364-05-038

Page 1 of 6

DESCRIPTION FOR PARCEL 22

Description of 5,097 square feet (0.1170 of one acre) of land out of the Andrew J. Huitt Survey, Abstract No. 709, in the City of Euless, Tarrant County, Texas, same being a portion of Lot A, of Tract I of Bavarian Village, a subdivision of record in Volume 388-52, Page 70, Plat Records, Tarrant County, Texas, said Lot A being described in a Special Warranty Deed, dated February 28, 2013, to Paul Yang Property, LLC, of record in Document No. D213054472, Official Public Records, Tarrant County, Texas, said 5,097 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found with cap at the southeast corner of said Lot A and said Paul Yang Property tract and at an interior ell corner in the west line of Lot B, Tract 1, of Bavarian Village Addition, a subdivision of record in Volume 388-125, Page 98, Plat Records, Tarrant County, Texas, said Lot B being described in a Special Warranty Deed, dated December 27, 2012, to Muzna Real Estate, Inc., of record in Document No. D213038986, Official Public Records, Tarrant County, Texas;

THENCE, with the east line of said Lot A and said Paul Yang Property tract and the west line of said Lot B and said Muzna Real Estate tract, North 00 degrees 48 minutes 10 seconds West 185.07 feet to a 5/8 inch iron rod found with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap at the southeast corner of this tract, same being in the proposed south right-of-way line of S.H. 183 (R.O.W. varies), 193.85 feet right of S.H. 183 Baseline Station 37+27.50 and having a surface coordinate of N=6,991,311.09 E=2,399,123.86, at the beginning of this "Access Denial Line";**

THENCE, with the south line of this tract and the proposed south right-of-way line of S.H. 183, crossing said Lot A and said Paul Yang Property tract, the following three (3) courses, numbered 1 through 3:

- 1) with this "Access Denial Line", North 89 degrees 53 minutes 34 seconds West, passing at 26.40 feet a 5/8 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION POINT OF ACCESS DENIAL (TxDOT ADL) aluminum cap at the end of this "Access Denial Line", continuing 42.58 feet for a total distance of 68.98 feet to a 5/8 inch iron rod set with a TxDOT ADL aluminum cap at the beginning of this "Access Denial Line";**
- 2) with this "Access Denial Line", South 86 degrees 17 minutes 35 seconds West 48.20 feet to a 5/8 inch iron rod set with a TxDOT aluminum cap;**

as of July 22, 2015



County: Tarrant
Parcel: 22
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 35+27.29 to Station 37+27.50
R.O.W. CSJ: 0364-05-038

Page 2 of 6

DESCRIPTION FOR PARCEL 22

- 3) continuing with this "Access Denial Line". **South 59 degrees 45 minutes 59 seconds West 95.75 feet** to a 5/8 inch iron rod set with a TxDOT aluminum cap at the southwest corner of this tract, same being in the west line of said Lot A and said Paul Yang Property tract and the east right-of-way line of F.M. 157 (A.K.A. Industrial Avenue) (R.O.W. varies), for which based upon our research, there appears to be no recorded vesting deed for the public right of way as shown hereon;**
- 4) THENCE, with the west line of this tract, said Lot A, and said Paul Yang Property tract and the east right-of-way line of F.M. 157, **North 01 degrees 26 minutes 03 seconds West 63.84 feet** to a calculated point at the northwest corner of this tract, said Lot A, and said Paul Yang Property tract, same being in the existing south right-of-way line of Huffman Drive, for which based upon our research, there appears to be no recorded vesting deed for the public right of way shown hereon, same being in the existing south right-of-way line of S.H. 183 (R.O.W. varies);
- 5) THENCE, with the north line of this tract, said Lot A, and said Paul Yang Property tract and the existing south right-of-way line of S.H. 183 and said Huffman Drive, **North 89 degrees 22 minutes 40 seconds East 201.21 feet** to a to a 5/8 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, said Lot A, and said Paul Yang Property tract and the northwest corner of said Lot B and said Muzna Real Estate tract, same being in the proposed south right-of-way line of S.H. 183;**
- 6) THENCE, with the proposed south right-of-way line of S.H. 183 and the east line of this tract, said Lot A, and said Paul Yang Property tract and the west line of said Lot B and said Muzna Real Estate tract, **South 00 degrees 48 minutes 10 seconds East 14.81 feet** to the POINT OF BEGINNING and containing 5,097 square feet within these metes and bounds, more or less.



County: Tarrant
Parcel: 22
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 35+27.29 to Station 37+27.50
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 22

All coordinates and bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD1983(2011) EPOCH 2010.00. All distances and coordinates were adjusted to surface using a combined scale factor of 1.000136506.

** The monument described in this call or shown shall be replaced with a TxDOT Type II right-of-way monument according to TP 7.3.1 (R and S), TxDOT right-of-way survey manuals, and the Texas Board of Professional Land Surveying standards before or after construction activities but prior to substantial completion under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All stations and offsets shown hereon are calculated from the Engineer's Baseline for State Highway 183 as provided by Southgate Constructors January 2015, unless otherwise noted.

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

ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, 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 Austin, Travis County, Texas, this the 22nd day of July, 2015 A.D.

SURVEYED BY:

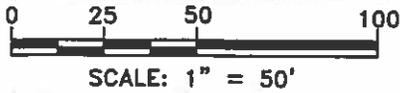
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591
TBPLS Firm #10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2015 Descriptions SH 183 Tarrant County Parcel 22
Issued 20150722

as of July 22, 2015

EXHIBIT "A"



WILLIAM H. JASPER SURVEY ABSTRACT NO. 860 A-860 A-711

JAMES P. HALLFORD SURVEY ABSTRACT NO. 711

N89°31'57"E 4,316.98'
ENGINEER'S BASELINE NTS

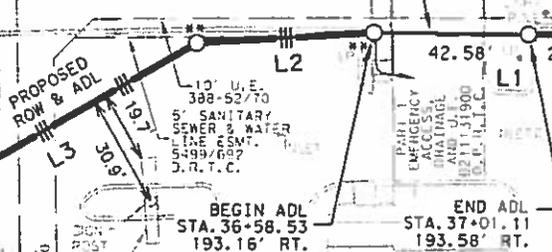
STATE OF TEXAS VOL. 4269, PG. 505 D.R.T.C.

STATE HIGHWAY 183 (ROW VARIES)

HUFFMAN DRIVE
BASED UPON OUR RESEARCH, THERE APPEARS TO BE NO RECORDED VESTING DEED FOR THE PUBLIC RIGHT OF WAY AS SHOWN HEREON

22
5,097 SQ. FT.
0.1170 AC.

EXISTING ROW N89°22'40"E 201.21'



ELECTRIC ESM. 2139 354 D.R.T.C. PARTIALLY RELEASED 4288/211 D.R.T.C. IN THIS CORNER NO DIMENSIONS PROVIDED

10' U.E. 388-52/70
5' SANITARY SEWER & WATER LINE ESM. 5499/692 D.R.T.C.

POB PARCEL 22 BEGIN ADL STA. 37+27.50 193.85' RT. N=6,991,311.09 E=2,399,123.86

LOT A, OF TRACT I OF BAVARIAN VILLAGE VOL. 388-52, PG. 70 P.R.T.C.

PAUL YANG PROPERTY, LLC FEBRUARY 28, 2013 D213054472, O.P.R.T.C.

LOT B, TRACT 1 BAVARIAN VILLAGE ADDITION VOL. 388-125, PG. 98 P.R.T.C.

MUZNA REAL ESTATE, INC. DECEMBER 27, 2012 D213038986 O.P.R.T.C.

F.M. 157
A.K.A. INDUSTRIAL AVE. (ROW VARIES)
BASED UPON OUR RESEARCH, THERE APPEARS TO BE NO RECORDED VESTING DEED FOR THE PUBLIC RIGHT OF WAY AS SHOWN HEREON (SEE ROW MAP CSJ 747-03-001)

ANDREW J. HUITT SURVEY ABSTRACT NO. 709

City of Euless
Tarrant County

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°53'34"W	68.98'
L2	S86°17'35"W	48.20'
L3	S59°45'59"W	95.75'
L4	N01°26'03"W	63.84'
L5	S00°48'10"E	14.81'

AS OF 07/22/15

A PLAT OF A SURVEY OF PARCEL 22

DIVISION SPD	STATE HIGHWAY 183		PARCEL 22
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT



TITLE COMMITMENT NOTES:

EXHIBIT "A"

THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF NO. 704-12467, EFFECTIVE DECEMBER 31, 2014, ISSUED JANUARY 13, 2015.



1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

THE FOLLOWING: VOLUME 4744, PAGE 50 AND INSTRUMENT FILE NO. D204359069, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS (DOES AFFECT PARCEL)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. THE FOLLOWING EASEMENT(S) AND/OR BUILDING LINE(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON MAP OR PLAT RECORDED IN VOLUME 388-52, PAGE 70, PLAT RECORDS, TARRANT COUNTY, TEXAS:

35 FOOT DRAINAGE EASEMENT ALONG THE WEST PROPERTY LINE; (DOES AFFECT PARCEL)

10 FOOT UTILITY EASEMENT OVER AND ACROSS THE PROPERTY; (DOES AFFECT PARCEL)

15 FOOT BY 30 FOOT UTILITY EASEMENT LOCATED IN THE SOUTHWESTERLY PORTION OF THE PROPERTY. (DOES NOT AFFECT PARCEL)

b. EASEMENT CREATED IN INSTRUMENT EXECUTED BY MRS. S.C. SCOTT TO TEXAS POWER & LIGHT COMPANY, FILED SEPTEMBER 21, 1929, RECORDED IN VOLUME 1106, PAGE 87, DEED RECORDS, TARRANT COUNTY, TEXAS. (*SEE NOTE BELOW)

c. EASEMENT CREATED IN INSTRUMENT EXECUTED BY MRS. A. F. SCOTT TO TEXAS POWER & LIGHT COMPANY, FILED DECEMBER 17, 1932, RECORDED IN VOLUME 1175, PAGE 519, DEED RECORDS, TARRANT COUNTY, TEXAS. (*SEE NOTE BELOW)

d. EASEMENT CREATED IN INSTRUMENT EXECUTED BY A.F. SCOTT TO TARRANT COUNTY, FILED MARCH 6, 1936, RECORDED IN VOLUME 1280, PAGE 171, DEED RECORDS, TARRANT COUNTY, TEXAS, AND ASSIGNED TO THE STATE OF TEXAS BY INSTRUMENT RECORDED IN VOLUME 1950, PAGE 554, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

e. EASEMENT CREATED IN INSTRUMENT EXECUTED BY REESE FITCH TO THE STATE OF TEXAS, FILED FEBRUARY 2, 1939, RECORDED IN VOLUME 1376, PAGE 203, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

f. EASEMENT CREATED IN INSTRUMENT EXECUTED BY F.O. GENSEKE AND WIFE, MINNA J. GENSEKE TO TEXAS POWER & LIGHT COMPANY, FILED NOVEMBER 18, 1949, RECORDED IN VOLUME 2139, PAGE 354, DEED RECORDS, TARRANT COUNTY, TEXAS, AS AFFECTED BY PARTIAL RELEASE RECORDED IN VOLUME 4288, PAGE 211, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

g. EASEMENT CREATED IN INSTRUMENT EXECUTED BY BASIL GEORGE TO THE CITY OF EULESS, FILED MARCH 6, 1969, RECORDED IN VOLUME 4691, PAGE 271, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

h. EASEMENT CREATED IN INSTRUMENT EXECUTED BY BASIL GEORGE TO THE CITY OF EULESS, FILED JUNE 25, 1969, RECORDED IN VOLUME 4744, PAGE 47, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

i. EASEMENT CREATED IN INSTRUMENT EXECUTED BY SHELL OIL COMPANY TO THE CITY OF EULESS, DATED , FILED AUGUST 2, 1973, RECORDED IN VOLUME 5499, PAGE 692, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

j. EASEMENT CREATED IN INSTRUMENT EXECUTED BY BASIL GEORGE TO THE CITY OF EULESS, FILED AUGUST 2, 1973, RECORDED IN VOLUME 5499, PAGE 663, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

k. TERMS, CONDITIONS AND PROVISIONS OF ACCESS AGREEMENT, BY AND BETWEEN MOTIVA ENTERPRISES, LLC AND JACK W. THEROFF AND PATSY A. THEROFF, DATED NOVEMBER 15, 2004, FILED NOVEMBER 17, 2004, RECORDED IN INSTRUMENT FILE NO. D204359071, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

l. TERMS, PROVISIONS CONDITIONS AND OBLIGATIONS AS SET OUT IN INSTRUMENT EXECUTED BY MOTIVA ENTERPRISES, LLC TO JACK W. THEROFF AND PATSY A. THEROFF, DATED NOVEMBER 3, 2004, FILED NOVEMBER 17, 2004, RECORDED IN INSTRUMENT FILE NO. D204359069, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

m. EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT EXECUTED BY TEXAS TACO CABANA, LP TO CITY OF EULESS, FILED JUNE 3, 2011, RECORDED IN/UNDER D211131900, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

n. TERMS AND PROVISIONS OF LEASE BY AND BETWEEN PAUL YANG PROPERTY, LLC, AS LESSOR, AND TEXAS TACO CABANA, L.P., AS LESSEE, AS EVIDENCED BY MEMORANDUM OF LEASE FILED MARCH 4, 2013, RECORDED IN/UNDER D213054473, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. (DOES AFFECT PARCEL)

o. TERMS AND CONDITIONS OF ORDINANCE NO. 71-100, ENTITLED AIRPORT ZONING ORDINANCE OF THE DALLAS-FORT WORTH REGIONAL AIRPORT, DATED DECEMBER 16, 1971, FILED SEPTEMBER 1, 1982, RECORDED IN VOLUME 7349, PAGE 1106, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

p. VISIBLE AND APPARENT EASEMENTS NOT APPEARING OF RECORD.

q. RIGHTS OF TENANTS IN POSSESSION UNDER THE TERMS OF ANY UNRECORDED LEASES, SUBLEASES AND/OR RENTAL AGREEMENTS.

r. RIGHTS OF PARTIES IN POSSESSION.

*NOTE: THE LOCATION CANNOT BE DEFINITELY DETERMINED AND MAY AFFECT THIS PARCEL. THE DOCUMENT STATES "THE RIGHT TO RE-LOCATE THE LINES IN THE SAME RELATIVE POSITION TO THE ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE."

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 22

DIVISION
SPD

STATE HIGHWAY 183

PARCEL
22

SCALE
NTS

FEDERAL AID PROJECT NO.

R.O.W.-C. S. J. NO.
0364-05-038

COUNTY
TARRANT



EXHIBIT "A"



LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 5/8" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 5/8" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⊗ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 183 BASELINE
- ≈ APPROXIMATE SURVEY LINE
- B.L. BUILDING LINE
- ELEC. ELECTRIC
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SLD. SLIDE
- LT. LEFT
- RT. RIGHT
- STA. STATION
- SQ. FT. SQUARE FEET
- AC. ACRE
- S.H. STATE HIGHWAY
- F.M. FARM TO MARKET
- AVE. AVENUE
- A.K.A. ALSO KNOWN AS
- NO. NUMBER
- NTS NOT-TO-SCALE
- ADL ACCESS DENIAL LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY
- |— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ||— ACCESS DENIAL LINE
- |— PROPOSED RIGHT-OF-WAY LINE



NOTES.

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000136506.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ** THE MONUMENT DESCRIBED IN THIS CALL OR SHOWN SHALL BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MONUMENT ACCORDING TO TP 7.3.1 (R AND S), TXDOT RIGHT OF WAY SURVEY MANUALS, AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS BEFORE OR AFTER CONSTRUCTION ACTIVITIES BUT PRIOR TO SUBSTANTIAL COMPLETION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- 6) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 7) ALL STATIONS AND OFFSETS SHOWN HEREON ARE CALCULATED FROM THE ENGINEER'S BASELINE FOR STATE HIGHWAY 183 AS PROVIDED BY SOUTHGATE CONSTRUCTORS JANUARY 2015, UNLESS OTHERWISE NOTED.

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

07/22/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
MCGRAY & MCGRAY LAND SURVEYORS, INC.
TBPLS FIRM NO. 10095500

PARCEL 22		
	SQUARE FEET	ACRES
ACQUISITION	5,097	0.1170
SURVEYED AREA	39,990	0.9180
REMAINDER AREA	34,893	0.8010

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 22

DIVISION SPD	STATE HIGHWAY 183		PARCEL 22
SCALE NTS	FEDERAL AID PROJECT NO.	ROW-C S. I. NO. 0364-05-038	COUNTY TARRANT





County: Tarrant
Parcel: 25
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 37+50.46 to Station 44+30.01
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 25

Description of 5,936 square feet (0.1363 of one acre) of land out of the James P. Hallford Survey, Abstract No. 711, in the City of Euless, Tarrant County, Texas, same being a portion of Block 1, Lot 2, of Rolling Hills Addition, a subdivision of record in Cabinet A, Slide 6421, Plat Records, Tarrant County, Texas, said Lot 2 being out of that tract described as 20.588 acres in a Warranty Deed, dated September 21, 1998, to First Baptist Church of Euless, of record in Document No. D198293360, Deed Records, Tarrant County, Texas, said 5,936 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found at an exterior ell corner in the west line of said Lot 2 and said First Baptist Church tract and at the northeast corner of Lot 1, Block 1, of J. P. Hallford Rolling Hills Addition, a subdivision of record in Volume 388-48, Page 978, Plat Records, Tarrant County, Texas, said Lot 1, Block 1 being described in a Special Warranty Deed with Vendor's Lien, dated August 22, 2001, to Hoodbro Enterprises, Inc., of record in Document No. D201220226, Deed Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 2 and said First Baptist Church tract and the east line of said Lot 1 and said Hoodbro tract, South 01 degrees 43 minutes 38 seconds East 174.28 feet to a 5/8 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the northwest corner of this tract, same being in the proposed north right-of-way line of S.H. 183 (R.O.W. varies), 203.32 feet left of S.H. 183 Baseline Station 37+50.46 and having a surface coordinate of N 6,991,708.43 E 2,399,143.58, at the beginning of this "Access Denial Line";

THENCE, with the north line of this tract and the proposed north right-of-way line of S.H. 183, crossing said Lot 2 and said First Baptist Church tract, the following (3) courses, numbered 1 through 3:

- 1) with this "Access Denial Line" North 89 degrees 47 minutes 34 seconds East 29.14 feet to a 5/8 inch iron rod set with a TxDOT aluminum cap;**
- 2) continuing with this "Access Denial Line", South 85 degrees 46 minutes 09 seconds East 159.43 feet to a 5/8 inch iron rod set with a TxDOT aluminum cap; and**
- 3) continuing with this "Access Denial Line", South 88 degrees 45 minutes 03 seconds East, passing at 227.62 feet a 5/8 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION POINT OF ACCESS DENIAL (TxDOT ADL) aluminum cap at the end of this "Access Denial Line", continuing 30.90 feet for a total distance of 258.52 feet to a 5/8 inch iron rod set with a TxDOT aluminum cap at the east corner of this tract, same being in the south line of said Lot 2 and said First Baptist Church tract, the north line of that tract described in a deed to the State of Texas, of record in Volume 4269, Page 505, Deed Records, Tarrant County, Texas and the existing north right-of-way line of S.H. 183 (R.O.W. varies).**

as of July 22, 2015



County: Tarrant
Parcel: 25
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 37+50.46 to Station 44+30.01
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 25

THENCE, with the south line of this tract, said Lot 2 and said First Baptist Church tract, the north line of the State of Texas tract and the existing north right-of-way line of S.H. 183, the following two (2) courses, numbered 4 and 5:

- 4) **South 82 degrees 02 minutes 57 seconds West 36.80 feet** to a TxDOT Type II concrete monument found; and
- 5) **South 89 degrees 31 minutes 23 seconds West 409.39 feet** to a calculated point at the southwest corner of this tract, said Lot 2 and said First Baptist Church tract and the southeast corner of said Lot 1 and said Hoodbro tract;
- 6) THENCE, with the west line of this tract, said Lot 2 and said First Baptist Church tract and the east line of said Lot 1 and said Hoodbro tract, **North 01 degrees 43 minutes 38 seconds West 25.80 feet** to the POINT OF BEGINNING and containing 5,936 square feet within these metes and bounds, more or less.



County: Tarrant
Parcel: 25
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 37+50.46 to Station 44+30.01
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 25

AND IN ADDITION THERETO

Access is denied to and from the Transportation Facility across a portion of the existing north right-of-way line of S.H. 183, commencing at the end of call 3 of the forgoing description;

THENCE, with the south line of said Lot 2 and said First Baptist Church tract and the north line of said State of Texas tract and the existing north right-of-way line of S.H. 183, North 82 degrees 02 minutes 57 seconds East 9.24 feet to a 5/8 inch iron rod set with a TxDOT ADL aluminum cap at the beginning of this "Access Denial Line";

THENCE, with this "Access Denial Line", continuing with the south line of said Lot 2 and said First Baptist Church tract and the existing north right-of-way line of S.H. 183, the following three (3) courses, numbered 7 through 9:

- 7) with the north line of said State of Texas tract, **North 82 degrees 02 minutes 57 seconds East 4.61 feet** to a TxDOT Type II concrete monument found at the northeast corner of said State of Texas tract and the northwest corner of that tract described in a deed to the State of Texas, of record in Volume 4269, Page 509, Deed Records, Tarrant County, Texas;
- 8) with the north line of said State of Texas tract described in Volume 4269, Page 509, **North 88 degrees 48 minutes 34 seconds East 209.55 feet** to a TxDOT Type II concrete monument found at the northeast corner of said State of Texas tract described in Volume 4269, Page 509 and the northwest corner of that tract described in a deed to the State of Texas, of record in Volume 4269, Page 501, Deed Records, Tarrant County, Texas; and
- 9) with the north line of said State of Texas tract described in Volume 4269, Page 501, **South 80 degrees 03 minutes 22 seconds East 10.00 feet** to a 5 8 inch iron rod set with a TxDOT aluminum cap at the end of this "Access Denial Line", same being at the southeast corner of said Lot 2 and said First Baptist Church tract and the southwest corner of Ector Arms, a subdivision of record in Volume 388-51, Page 55, Plat Records, Tarrant County, Texas, said Ector Arms being described as 16.026 acres in a Spécial Warranty Deed dated December 14, 2005, to Auburn Manchester, LTD. (undivided 51% interest), Auburn Euless Partners, LTD. (undivided 10% interest) and Auburn Euless, LLC (undivided 39% interest), of record in Document No. D205377071, Official Public Records, Tarrant County, Texas and from which a 5 8 inch iron rod found bears South 01 28'32" East 0.20 feet.



County: Tarrant
Parcel: 25
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 37+50.46 to Station 44+30.01
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 25

All coordinates and bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD1983(2011) EPOCH 2010.00. All distances and coordinates adjusted to surface using a combined scale factor of 1.000136506.

** The monument described in this call or shown shall be replaced with a TxDOT Type II right-of-way monument according to TP 7.3.1 (R and S), TxDOT right-of-way manuals, and the Texas Board of Professional Land Surveying standards before or after construction activities but prior to substantial completion under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All stations and offsets shown hereon are calculated from the Engineer's Baseline for State Highway 183 as provided by Southgate Constructors January 2015, unless otherwise noted.

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

ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, 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 Austin, Travis County, Texas, this the 22nd day of July, 2015 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591
IBPLS Firm #10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2015/Descriptions SH 183/Tarrant County/Parcel 25
Issued 20150722

as of July 22, 2015

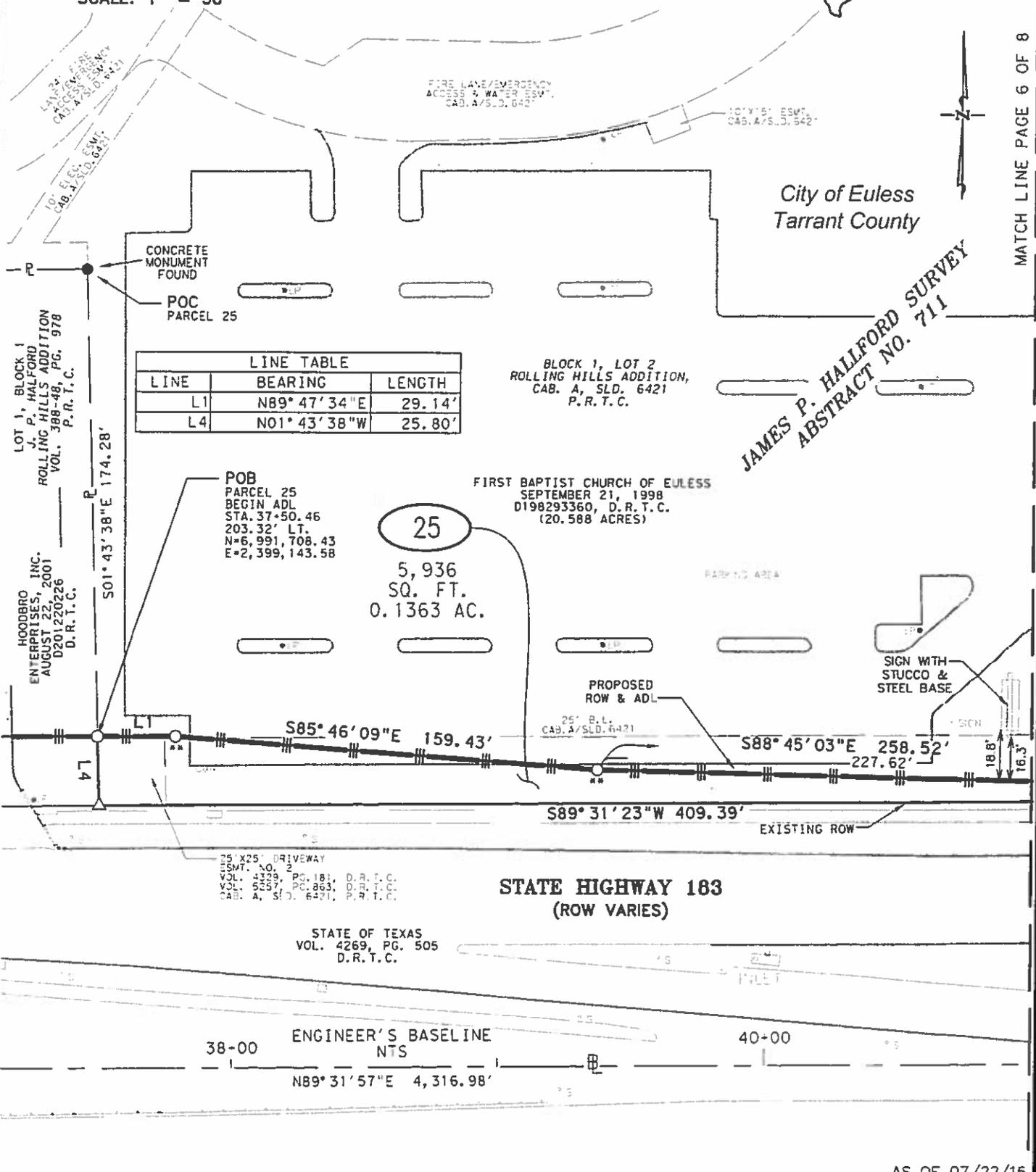
EXHIBIT "A"



SCALE: 1" = 50'



MATCH LINE PAGE 6 OF 8



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89° 47' 34" E	29.14'
L4	N01° 43' 38" W	25.80'

JAMES P. HALLFORD SURVEY
ABSTRACT NO. 711

25' X 25' DRIVEWAY
ESMT. NO. 3
VOL. 4239, PG. 181, D.R.T.C.
VOL. 5257, PG. 863, D.R.T.C.
CAB. A, SLD. 6421, P.R.T.C.

STATE HIGHWAY 183
(ROW VARIES)

STATE OF TEXAS
VOL. 4269, PG. 505
D.R.T.C.

38+00 ENGINEER'S BASELINE NTS 40+00
N89° 31' 57" E 4,316.98'

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 25

DIVISION SPD	STATE HIGHWAY 183		PARCEL 25
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT





SCALE: 1" = 50'

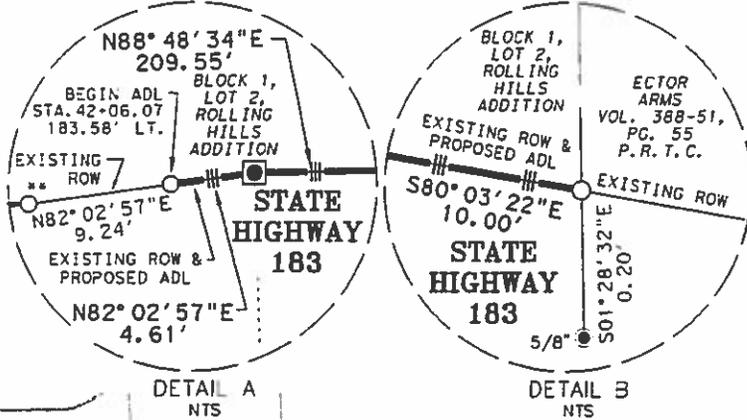
EXHIBIT "A"



City of Euless
Tarrant County

ECTOR ARMS
VOL. 388-51,
PG. 55
P. R. T. C.

MATCH LINE PAGE 5 OF 8



LINE TABLE		
LINE	BEARING	LENGTH
L2	S88° 45' 03" E	30.90'
L3	S82° 02' 57" W	36.80'

JAMES P. HALLFORD SURVEY
ABSTRACT NO. 711

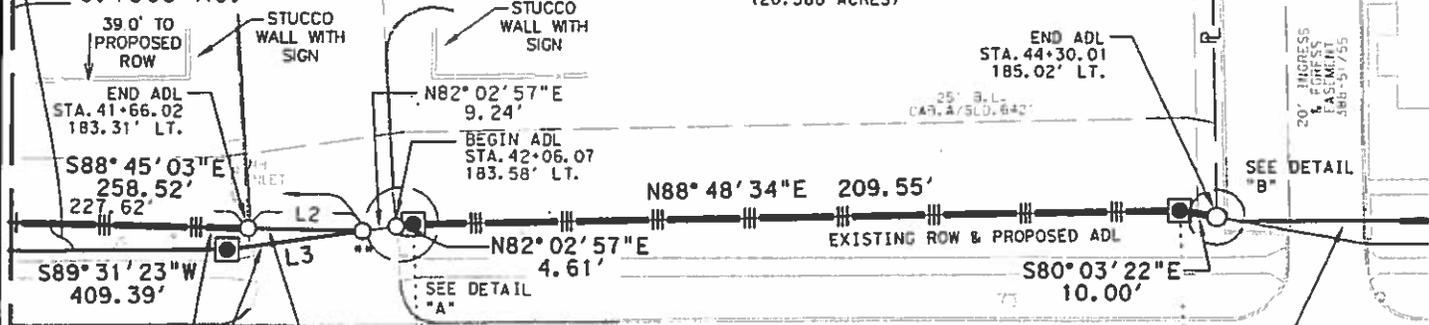
BLOCK 1, LOT 2
ROLLING HILLS
ADDITION
CAB. A,
SLIDE 6421
P. R. T. C.

FIRST BAPTIST CHURCH OF EULESS
SEPTEMBER 21, 1998
D198293360, D.R.T.C.
(20.588 ACRES)

AUBURN
MANCHESTER, LTD.
(UNDIVIDED 51%
INTEREST)
AUBURN EULESS
PARTNERS, LTD.
(UNDIVIDED 10%
INTEREST)
AUBURN
EULESS, LLC
(UNDIVIDED 39%
INTEREST)
DECEMBER 14, 2005
D205377071
O.P. R. T. C.
(16.026 AC.)

25
5,936
SQ. FT.
0.1363 AC.

FIRE LANE/EMERGENCY
ACCESS EASEMENT
CAB. 5/SLD. 6421, P. R. T. C.

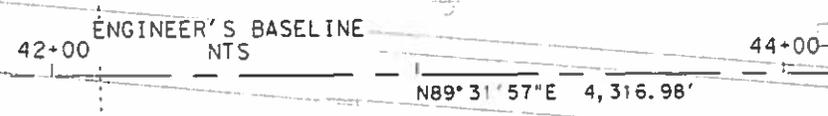


STATE HIGHWAY 183
(ROW VARIES)

STATE OF TEXAS
VOL. 4269, PG. 505
D. R. T. C.

STATE OF TEXAS
VOL. 4269, PG. 509
D. R. T. C.

STATE OF TEXAS
VOL. 4269, PG. 501
D. R. T. C.



AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 25

DIVISION SPD	STATE HIGHWAY 183		PARCEL 25
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT



EXHIBIT "A"



TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF NO. 704-12469, EFFECTIVE DECEMBER 31, 2014, ISSUED JANUARY 13, 2015.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

VOLUME 4329, PAGE 181, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (DOES AFFECT PARCEL)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

a. THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 6421, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS:

BUILDING SETBACK LINE LOCATED TWENTY FIVE (25) FEET FROM THE CURRENT WEST AND SOUTH PROPERTY LINES AND ABUTTING THE RIGHT OF WAY DEDICATION LOCATED ON THE NORTH PROPERTY LINE. (BUILDING SETBACK LINES ON THE WEST AND SOUTH PROPERTY LINES AFFECT PARCEL)

BUILDING SETBACK LINE LOCATED FIVE (5) FEET FROM THE EAST PROPERTY LINE. (DOES AFFECT PARCEL)

A(N) RIGHT OF WAY DEDICATION, 10 FEET IN WIDTH, ALONG THE NORTH PROPERTY LINE(S). (DOES NOT AFFECT PARCEL)

DRIVEWAY EASEMENTS, TWENTY FIVE (25) FEET IN WIDTH BY TWENTY FIVE (25) FEET IN LENGTH, IN THE SOUTHERNMOST SOUTHWEST CORNER OF THE PROPERTY AND THE WESTERMOST SOUTHWEST CORNER OF THE PROPERTY. (SOUTHERN MOST SOUTHWEST EASEMENT DOES AFFECT PARCEL)

A(N) ELECTRIC EASEMENT, 10 FEET IN WIDTH, ALONG THE WESTERNMOST SOUTH PROPERTY LINE(S). (DOES NOT AFFECT PARCEL)

A TRIANGULAR VISIBILITY EASEMENT, HAVING SIDES OF TWENTY FIVE (25) FEET BY TWENTY FIVE (25) FEET, IN THE NORTHWEST CORNER OF THE PROPERTY. (DOES NOT AFFECT PARCEL)

A(N) FIRE LANE/EMERGENCY ACCESS & WATER EASEMENT, VARIABLE FEET IN WIDTH, OVER AND ACROSS THE PROPERTY. (DOES NOT AFFECT PARCEL)

A(N) FIRE LANE/EMERGENCY ACCESS EASEMENT, VARIABLE FEET IN WIDTH, OVER AND ACROSS THE PROPERTY. (DOES AFFECT PARCEL)

A(N) ELECTRIC EASEMENT, 10 FEET IN WIDTH, OVER AND ACROSS THE PROPERTY. (DOES NOT AFFECT PARCEL)

A(N) WATER EASEMENT, TEN (10) FEET IN WIDTH BY TWENTY (20) FEET IN LENGTH, ABUTTING THE VARIABLE WIDTH FIRE LANE/EMERGENCY ACCESS & WATER EASEMENT(S) TRAVERSING OVER AND ACROSS THE SUBJECT PROPERTY. (DOES NOT AFFECT PARCEL)

WATER EASEMENTS, TEN (10) FEET IN WIDTH BY FIFTEEN (15) FEET IN LENGTH, ABUTTING THE VARIABLE WIDTH FIRE LANE/EMERGENCY ACCESS & WATER EASEMENT(S) TRAVERSING OVER AND ACROSS THE SUBJECT PROPERTY. (DOES NOT AFFECT PARCEL)

WATER EASEMENTS, THIRTEEN AND SIX-HUNDREDTHS (13.6) FEET IN WIDTH BY ELEVEN AND TWO-HUNDREDTHS (11.2) FEET IN LENGTH, ABUTTING THE VARIABLE WIDTH FIRE LANE/EMERGENCY ACCESS & WATER EASEMENT(S) TRAVERSING OVER AND ACROSS THE SUBJECT PROPERTY. (DOES NOT AFFECT PARCEL)

UNDEFINED EASEMENT, TEN (10) FEET IN WIDTH BY FIFTEEN (15) FEET IN LENGTH, ABUTTING THE VARIABLE WIDTH FIRELANE/EMERGENCY ACCESS & WATER EASEMENT(S) TRAVERSING OVER AND ACROSS THE SUBJECT PROPERTY. (DOES NOT AFFECT PARCEL)

ELECTRIC EASEMENT, FIFTEEN (15) FEET IN WIDTH BY FIFTEEN (15) FEET IN LENGTH, ABUTTING THE VARIABLE WIDTH ELECTRIC EASEMENT TRAVERSING OVER AND ACROSS THE SUBJECT PROPERTY. (DOES NOT AFFECT PARCEL)

b. ELECTRIC AND TELEPHONE LINE EASEMENT EXECUTED BY FIRST BAPTIST CHURCH OF EULESS AND GRANTED TO TEXAS POWER & LIGHT COMPANY, FILED AUGUST 24, 1964, RECORDED IN VOLUME 3967, PAGE 291, DEED RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 6421, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

c. INGRESS/EGRESS DRIVEWAY EASEMENT IN DEED EXECUTED BY MOBIL OIL CORPORATION, A CORPORATION, TO INCA INVESTMENT COMPANY, A TEXAS CORPORATION, FILED DECEMBER 9, 1966, RECORDED IN VOLUME 4329, PAGE 181, DEED RECORDS, TARRANT COUNTY, TEXAS; AND AS MADE SUBJECT TO IN GENERAL WARRANTY DEED EXECUTED BY JERRY S. ANDERSON, TRUSTEE, TO 350 PROPERTY VENTURE, A JOINT VENTURE, FILED JUNE 13, 1972, RECORDED IN VOLUME 5257, PAGE 863, DEED RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 6421, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (TWO 25 FOOT X 25 FOOT EASEMENTS IN THE NORTHERLY SOUTHWEST CORNER AND THE SOUTHERLY SOUTHWEST CORNER OF THE TRACT.) (SOUTHERLY SOUTHWEST EASEMENT DOES AFFECT PARCEL)

d. ELECTRIC AND TELEPHONE LINE EASEMENT EXECUTED BY FIRST BAPTIST CHURCH OF EULESS AND GRANTED TO TEXAS POWER & LIGHT COMPANY, FILED SEPTEMBER 15, 1967, RECORDED IN VOLUME 4459, PAGE 297, DEED RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 6421, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

e. VISIBLE AND APPARENT EASEMENTS NOT APPEARING OF RECORD.

f. RIGHTS OF TENANTS IN POSSESSION UNDER THE TERMS OF ANY UNRECORDED LEASES, SUBLEASES AND/OR RENTAL AGREEMENTS.

g. RIGHTS OF PARTIES IN POSSESSION.

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 25

DIVISION SPD	STATE HIGHWAY 183		PARCEL 25
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT



EXHIBIT "A"



PAGE 8 OF 8

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 5/8" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 5/8" IRON ROD SET WITH TXDOT ALUM. CAP
- ◐ 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ✕ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 183 BASELINE
- ℙ APPROXIMATE SURVEY LINE
- B.L. BUILDING LINE
- ELEC. ELECTRIC
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SLD. SLIDE
- LT. LEFT
- RT. RIGHT
- STA. STATION
- SQ. FT. SQUARE FEET
- AC. ACRE
- S.H. STATE HIGHWAY
- F.M. FARM TO MARKET
- AVE. AVENUE
- A.K.A. ALSO KNOWN AS
- NO. NUMBER
- NTS NOT-TO-SCALE
- ADL ACCESS DENIAL LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY
- — — DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ||| ACCESS DENIAL LINE
- — — PROPOSED RIGHT-OF-WAY LINE



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000136506.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ** THE MONUMENT DESCRIBED IN THIS CALL OR SHOWN SHALL BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MONUMENT ACCORDING TO TP 7.3.1 (R AND S), TXDOT RIGHT OF WAY SURVEY MANUALS, AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS BEFORE OR AFTER CONSTRUCTION ACTIVITIES BUT PRIOR TO SUBSTANTIAL COMPLETION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- 6) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 7) ALL STATIONS AND OFFSETS SHOWN HEREON ARE CALCULATED FROM THE ENGINEER'S BASELINE FOR STATE HIGHWAY 183 AS PROVIDED BY SOUTHGATE CONSTRUCTORS JANUARY 2015, UNLESS OTHERWISE NOTED.

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

07/22/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
MCGRAY & MCGRAY LAND SURVEYORS, INC.
TBPLS FIRM NO. 10095500

PARCEL 25		
	SQUARE FEET	ACRES
ACQUISITION	5,936	0.1363
DEED AREA	896,813	20.588
REMAINDER AREA	890,877	20.4517

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 25

DIVISION SPD	STATE HIGHWAY 183		PARCEL 25
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT





County: Tarrant
Parcel: 29
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 44+36.39 to Station 50+76.32
R.O.W. CSJ: 0364-05-038

Page 1 of 7

DESCRIPTION FOR PARCEL 29

Description of 5,827 square feet (0.1338 of one acre) of land out of the James P. Hallford Survey, Abstract No. 711, in the City of Euless, Tarrant County, Texas, same being a portion Ector Arms, a subdivision of record in Volume 388-51, Page 55, Plat Records, Tarrant County, Texas, said Ector Arms being described as 16.026 acres in a Special Warranty Deed, dated December 14, 2005, to Auburn Manchester, LTD. (undivided 51% interest), Auburn Euless Partners, LTD. (undivided 10% interest) and Auburn Euless, LLC (undivided 39% interest), of record in Document No. D205377071, Official Public Records, Tarrant County, Texas, said 5,827 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found with disc at the northwest corner of said Ector Arms and said Auburn tract and the northeast corner of Block 1, Lot 2, of Rolling Hills Addition, a subdivision of record in Cabinet A, Slide 6421, Plat Records, Tarrant County, Texas, said Lot 2 being out of that tract described as 20.588 acres in a Warranty Deed, dated September 21, 1998, to First Baptist Church of Euless, of record in Document No. D198293360, Deed Records, Tarrant County, Texas:

THENCE, with the west line of said Ector Arms and said Auburn tract and the east line of said Lot 2 and said First Baptist Church tract, South 01 degrees 28 minutes 32 seconds East, passing at 1,002.95 feet a 5/8 inch iron rod found, continuing 50.14 feet for a total distance of 1,053.09 feet to a 5/8 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap at the southwest corner of said Ector Arms and said Auburn tract and the southeast corner of said Lot 2 and said First Baptist Church tract, same being in the north line of that tract described in a deed to the State of Texas, of record in Volume 4269, Page 505, Deed Records, Tarrant County, Texas, and the existing north right-of-way line of S.H. 183 (R.O.W. varies), from which a 5/8 inch iron rod found with cap bears South 01 degrees 28 minutes 32 seconds East 0.20 feet;

THENCE, with the south line of said Ector Arms and said Auburn tract, the north line of said State of Texas tract described in Volume 4269, Page 505, and the existing north right-of-way line of S.H.183, South 80 degrees 03 minutes 22 seconds East 6.49 feet to a 5/8 inch iron rod set with a TxDOT aluminum cap for the POINT OF BEGINNING and a west corner of this tract same being in the proposed north right-of-way line of S.H. 183 (R.O.W. varies), 183.85 feet left of S.H. 183 Baseline Station 44+36.39 and having a surface coordinate of N=6,991,694.56 E=2,399,289.65; **



County: Tarrant
Parcel: 29
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 44+36.39 to Station 50+76.32
R.O.W. CSJ: 0364-05-038

Page 2 of 7

DESCRIPTION FOR PARCEL 29

- 1) THENCE, with the north line of this tract and the proposed north right-of-way line of S.H. 183, crossing said Ector Arms and said Auburn tract, **North 89 degrees 31 minutes 57 seconds East**, passing at 43.68 feet a 5/8 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION POINT OF ACCESS DENIAL (TxDOT ADL) aluminum cap at the beginning of this "Access Denial Line", continuing with this "Access Denial Line" 252.51 feet to a 5/8 inch iron rod set with a TxDOT ADL aluminum cap at the end of this "Access Denial Line", continuing 45.00 feet to a 5/8 inch iron rod set with a TxDOT ADL aluminum cap at the beginning of this "Access Denial Line", continuing with this "Access Denial Line" 248.73 feet to a 5/8 inch iron rod set with a TxDOT ADL aluminum cap at the end of this "Access Denial Line", continuing 50.00 feet for a total distance of **639.92 feet** to a 5/8 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Ector Arms and said Auburn tract and the west line of Lot 6, Block A, of Sheppard Subdivision, a subdivision of record in Volume 388-M, Page 583, Plat Records, Tarrant County, Texas, said Lot 6 being described in a Special Warranty Deed, dated May 6, 2013, to the City of Euless, of record in Document No. D213114826, Official Public Records, Tarrant County, Texas;
- 2) THENCE, with the east line of this tract, said Ector Arms, and said Auburn tract and the west line of said Lot 6 and said City of Euless tract, **South 00 degrees 18 minutes 57 seconds East 9.16 feet** to a 1/2 inch iron rod found with cap at the southeast corner of this tract, said Ector Arms, and said Auburn tract, the southwest corner of said Lot 6 and said City of Euless tract, the northeast corner of said State of Texas tract described in Volume 4269, Page 505, and the northwest corner of that tract described in a deed to the State of Texas, of record in Volume 4189, Page 621, Deed Records, Tarrant County, Texas, same being in the existing north right-of-way line of S.H. 183;

THENCE, with the south line of this tract, said Ector Arms, and said Auburn tract, the north line of said State of Texas tract described in Volume 4269, Page 505, and the existing north right-of-way line of S.H. 183, the following three (3) courses, numbered 3 through 5:

- 3) **South 88 degrees 43 minutes 46 seconds West 186.17 feet** to a chiseled "X" found;
- 4) **North 89 degrees 42 minutes 31 seconds West 419.99 feet** to a TxDOT Type II concrete monument found; and
- 5) **North 80 degrees 03 minutes 22 seconds West 34.36 feet** to the POINT OF BEGINNING and containing 5,827 square feet within these metes and bounds, more or less.

as of July 22, 2015



County: Tarrant
Parcel: 29
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 44+36.39 to Station 50+76.32
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 29

All coordinates and bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD1983(2011) EPOCH 2010.00. All distances and coordinates were adjusted to surface using a combined scale factor of 1.000136506.

** The monument described in this call or shown shall be replaced with a TxDOT Type II right-of-way monument according to TP 7.3.1 (R and S), TxDOT right-of-way survey manuals, and the Texas Board of Professional Land Surveying standards before or after construction activities but prior to substantial completion under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All stations and offsets shown hereon are calculated from the Engineer's Baseline for State Highway 183 as provided by Southgate Constructors January 2015, unless otherwise noted.

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

ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, 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 Austin, Travis County, Texas, this the 22nd day of July, 2015 A.D.

SURVEYED BY:

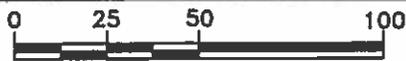
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591
TBPLS Firm #10095500



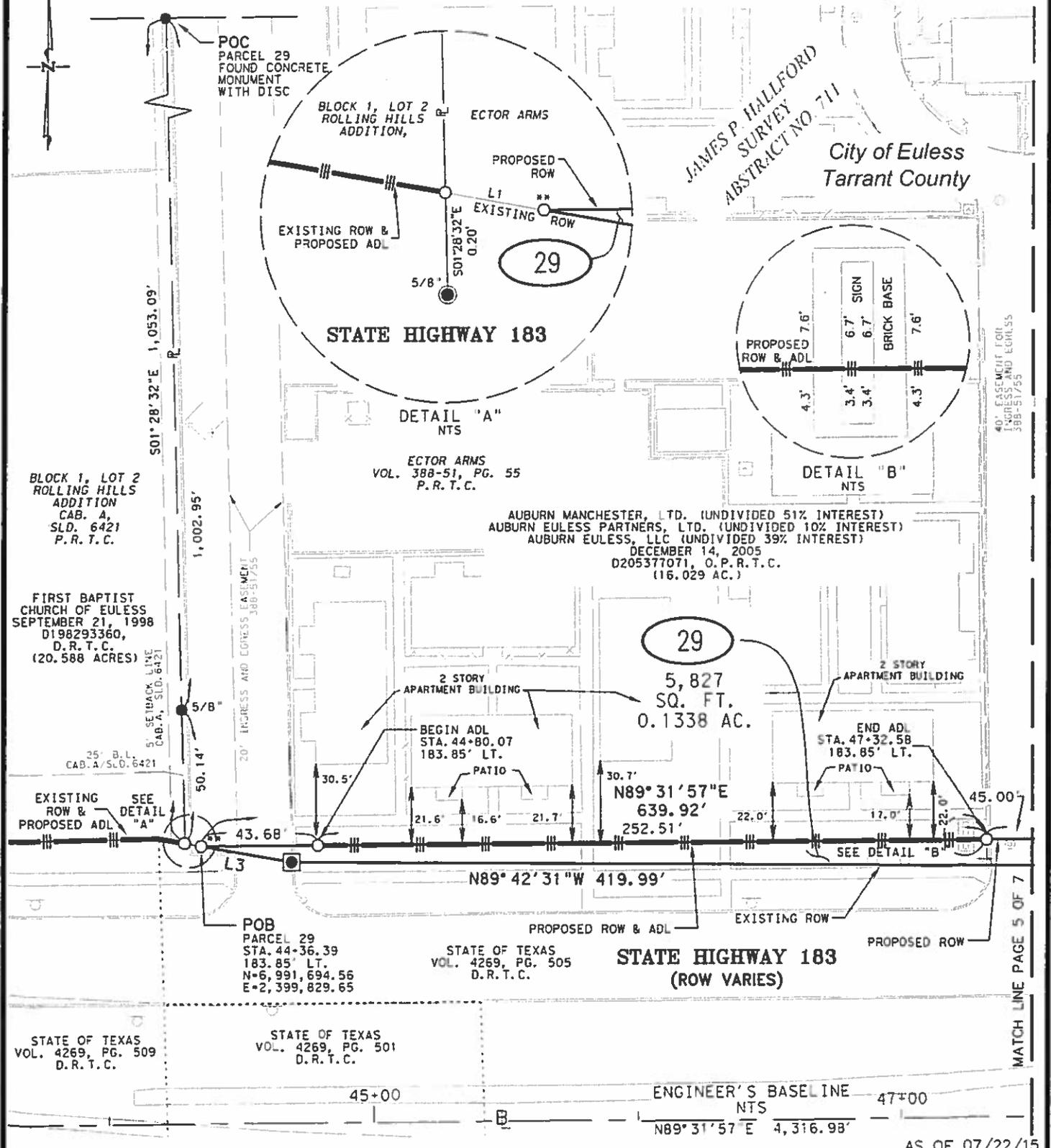
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2015/Descriptions/SH 183/Tarrant County/Parcel 29
Issued 20150722

as of July 22, 2015

EXHIBIT "A"



SCALE: 1" = 50'



POC
PARCEL 29
FOUND CONCRETE
MONUMENT
WITH DISC

BLOCK 1, LOT 2
ROLLING HILLS
ADDITION,

ECTOR ARMS

PROPOSED ROW
L1
EXISTING ROW
**

EXISTING ROW &
PROPOSED ADL

29

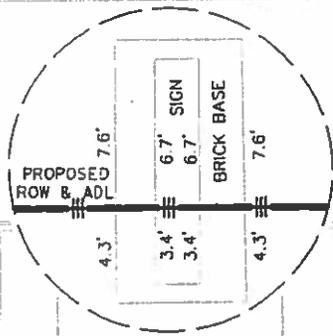
STATE HIGHWAY 183

DETAIL "A"
NTS

ECTOR ARMS
VOL. 388-51, PG. 55
P. R. T. C.

JAMES P. HALLFORD
SURVEY
ABSTRACT NO. 711

City of Euless
Tarrant County



DETAIL "B"
NTS

40' EASEMENT FOR
INGRESS AND EGRESS
388-51/55

BLOCK 1, LOT 2
ROLLING HILLS
ADDITION
CAB. A,
S.L.D. 6421
P. R. T. C.

FIRST BAPTIST
CHURCH OF EULESS
SEPTEMBER 21, 1998
D198293360,
D. R. T. C.
(20.588 ACRES)

AUBURN MANCHESTER, LTD. (UNDIVIDED 51% INTEREST)
AUBURN EULESS PARTNERS, LTD. (UNDIVIDED 10% INTEREST)
AUBURN EULESS, LLC (UNDIVIDED 39% INTEREST)
DECEMBER 14, 2005
D205377071, O.P.R.T.C.
(16.029 AC.)

29

5,827
SQ. FT.
0.1338 AC.

2 STORY
APARTMENT BUILDING

2 STORY
APARTMENT BUILDING

BEGIN ADL
STA. 44+80.07
183.85' LT.

END ADL
STA. 47+32.58
183.85' LT.

EXISTING
ROW &
PROPOSED ADL

SEE DETAIL "B"

POB
PARCEL 29
STA. 44-36.39
183.85' LT.
N=6,991,694.56
E=2,399,829.65

STATE OF TEXAS
VOL. 4269, PG. 505
D. R. T. C.

STATE HIGHWAY 183
(ROW VARIES)

STATE OF TEXAS
VOL. 4269, PG. 509
D. R. T. C.

STATE OF TEXAS
VOL. 4269, PG. 501
D. R. T. C.

45+00

ENGINEER'S BASELINE
NTS

47+00

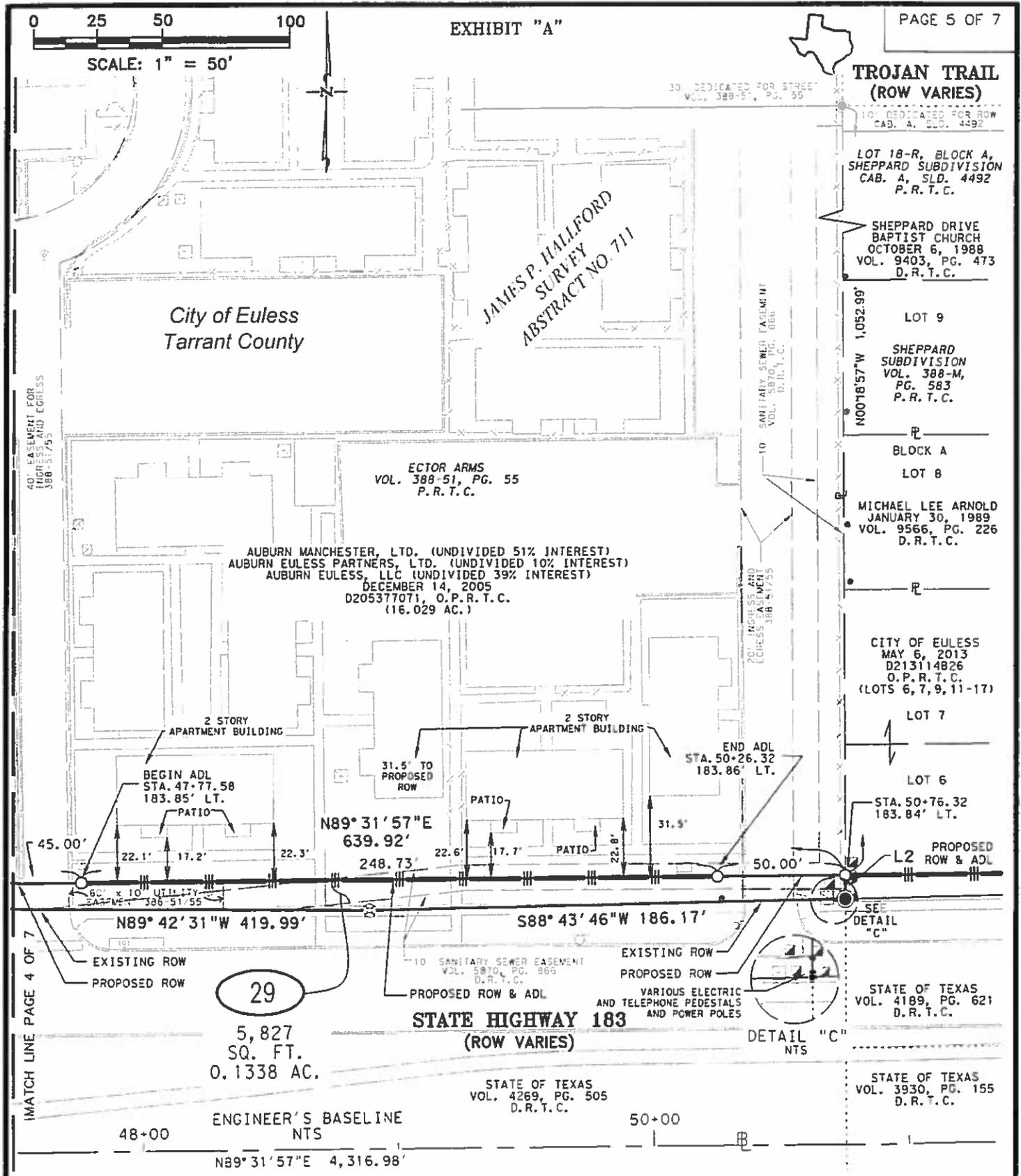
N89°31'57"E 4,316.98'

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 29

DIVISION SPD	STATE HIGHWAY 183		PARCEL 29
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT





A PLAT OF A SURVEY OF PARCEL 29			
DIVISION SPD	STATE HIGHWAY 183		PARCEL 29
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT



EXHIBIT "A"



TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GR. NO. 704-14920, EFFECTIVE MARCH 27, 2015, ISSUED APRIL 13, 2015.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
ITEM 1 OF SCHEDULE B IS HEREBY DELETED IN ITS ENTIRETY.
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - a. EASEMENTS, SETBACK LINES, AND OTHER MATTERS AS SHOWN ON THE RECORDED PLAT IN VOLUME 388-51, PAGE 55, PLAT RECORDS, TARRANT COUNTY, TEXAS.
20' INGRESS AND EGRESS EASEMENT; (DOES AFFECT PARCEL)
40' INGRESS AND EGRESS AND UTILITY EASEMENT; (DOES AFFECT PARCEL)
60' X 10' UTILITY EASEMENT. (DOES AFFECT PARCEL)
 - b. EASEMENT GRANTED BY W. L. BYERS, TO TEXAS POWER & LIGHT COMPANY, FILED JANUARY 17, 1968, RECORDED IN VOLUME 4509, PAGE 605, DEED RECORDS OF TARRANT COUNTY, TEXAS. (*SEE NOTE BELOW)
 - c. EASEMENT GRANTED BY HOWARD L. WOOD AND W. P. WOOD, TO TEXAS POWER & LIGHT COMPANY, FILED JANUARY 17, 1968, RECORDED IN VOLUME 4509, PAGE 607, DEED RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)
 - d. EASEMENT GRANTED BY LEO F. CORRIGAN, JR., ET AL TO THE CITY OF EULESS, FILED MAY 9, 1969, RECORDED IN VOLUME 4721, PAGE 914, DEED RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)
 - e. EASEMENT GRANTED BY LEO F. CORRIGAN, JR., ET AL TO TEXAS POWER AND LIGHT COMPANY, FILED FEBRUARY 4, 1970, RECORDED IN VOLUME 4837, PAGE 815, DEED RECORDS OF TARRANT COUNTY, TEXAS. (*SEE NOTE BELOW)
 - f. EASEMENT EXECUTED BY LEO F. CORRIGAN, JR. AND EDWIN B. JORDAN TO THE CITY OF EULESS, FILED AUGUST 15, 1975, RECORDED IN/UNDER VOLUME 5870, PAGE 866, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)
 - g. TERMS, PROVISIONS AND CONDITIONS OF MEMORANDUM OF LEASE DATED JULY 13, 1990, BETWEEN CORRIGAN PROPERTIES, INC. AND SOLON AUTOMATED SERVICES, INC., AS EVIDENCED BY MEMORANDUM OF LEASE FILED SEPTEMBER 12, 1990, RECORDED IN VOLUME 10039, PAGE 2349; VOLUME 10131, PAGE 486 AND VOLUME 12124, PAGE 2305, DEED RECORDS OF TARRANT COUNTY, TEXAS. (LEASE AGREEMENTS - UNKNOWN IF THEY AFFECT PARCEL)
 - h. AGREEMENT FOR GRANT OF EASEMENT EXECUTED BY MANCHESTER APARTMENTS, LTD., TO TCI TKR OF THE METROPLEX, INC., FILED MAY 16, 2000, RECORDED IN VOLUME 14342, PAGE 114, DEED RECORDS OF TARRANT COUNTY, TEXAS. (CABLE TELEVISION BLANKET EASEMENT)
 - i. RIGHT OF WAY EASEMENT GRANTED BY MRS. C.E. HUFFMAN TO SINCLAIR REFINING CO., FILED MAY 13, 1941, RECORDED IN VOLUME 1469, PAGE 621, DEED RECORDS OF TARRANT COUNTY, TEXAS; ULTIMATELY ASSIGNED TO CITGO PRODUCTS PIPELINE COMPANY BY INSTRUMENT FILED OCTOBER 4, 1994, RECORDED IN VOLUME 11747, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS. AS AFFECTED BY AMENDMENT TO RIGHT-OF-WAY AGREEMENT FILED SEPTEMBER 29, 1999, RECORDED IN VOLUME 14029, PAGE 33, DEED RECORDS, TARRANT COUNTY, TEXAS, AND RE-FILED ON NOVEMBER 10, 2005, CC# D205339897, DEED RECORDS, TARRANT COUNTY, TEXAS. (THESE DOCUMENTS ARE NOT VERY CLEAR AS TO THEIR INTENTION, HOWEVER I BELIEVE D205339897 IS INTENDED TO DEFINE THE EASEMENT AS 25' WIDE LOCATED AT THE REAR OF THE PARENT TRACT AND THEREFORE WOULD NOT AFFECT THE PARCEL)
 - j. RIGHT OF WAY EASEMENT GRANTED BY CYNTHIA E. HUFFMAN ET AL TO SINCLAIR REFINING CO., FILED JUNE 24, 1941, RECORDED IN VOLUME 1484, PAGE 23, DEED RECORDS OF TARRANT COUNTY, TEXAS; ULTIMATELY ASSIGNED TO CITGO PRODUCTS PIPELINE COMPANY BY INSTRUMENT FILED OCTOBER 4, 1994, RECORDED IN VOLUME 11747, PAGE 1, DEED RECORDS TARRANT COUNTY, TEXAS. AS AFFECTED BY AMENDMENT TO RIGHT-OF-WAY AGREEMENT FILED SEPTEMBER 29, 1999, RECORDED IN VOLUME 14029, PAGE 33, DEED RECORDS, TARRANT COUNTY, TEXAS. (BLANKET EASEMENT, HOWEVER I BELIEVE D205339897 ADDRESSES THIS EASEMENT)
 - k. EASEMENT GRANTED BY LEO F. CORRIGAN AND EDWIN B. JORDAN, TO THE TEXAS POWER & LIGHT COMPANY, FILED AUGUST 28, 1969 RECORDED IN VOLUME 4774, PAGE 928, DEED RECORDS OF TARRANT COUNTY, TEXAS. (*SEE NOTE BELOW)
 - l. SOUTHWESTERN BELL TELEPHONE EASEMENT FOR UNDERGROUND FACILITIES GRANTED BY CORRIGAN REALTY COMPANY TO SOUTHWESTERN BELL TELEPHONE COMPANY, FILED JULY 23, 1992, RECORDED IN VOLUME 10714, PAGE 1122, DEED RECORDS OF TARRANT COUNTY, TEXAS. (5' WIDE EASEMENT CENTERED ON TELEPHONE LINE - LOCATION UNKNOWN)
 - m. AGREEMENT FOR GRANT OF EASEMENT EXECUTED BY AUBURN MANCHESTER, LTD. TO TIME WARNER NY CABLE LLC, FILED MARCH 9, 2011, RECORDED IN/UNDER CLERK'S FILE NUMBER D211056006, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (CABLE TELEVISION BLANKET EASEMENT)
 - n. VISIBLE AND APPARENT EASEMENTS NOT APPEARING OF RECORD.
 - o. RIGHTS OF TENANTS IN POSSESSION UNDER THE TERMS OF ANY UNRECORDED LEASES, SUBLEASES AND/OR RENTAL AGREEMENTS.
 - p. RIGHTS OF PARTIES IN POSSESSION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80° 03' 22" E	6.49'
L2	S00° 18' 57" E	9.16'
L3	N80° 03' 22" W	34.36'

*NOTE: THE LOCATION CANNOT BE DEFINITELY DETERMINED AND MAY AFFECT THIS PARCEL. THE DOCUMENT STATES "THE RIGHT TO RE-LOCATE THE LINES IN THE SAME RELATIVE POSITION TO THE ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE."

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 29

DIVISION
SPD

STATE HIGHWAY 183

PARCEL
29

SCALE
NTS

FEDERAL AID PROJECT NO.

R.O.W.-C. S. J. NO.
0364-05-038

COUNTY
TARRANT



EXHIBIT "A"

PAGE 7 OF 7



LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND WITH DISC
- 5/8" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 5/8" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⊙ CHISEL "X" FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 183 BASELINE
- ℙ APPROXIMATE SURVEY LINE
- B.L. BUILDING LINE
- ELEC. ELECTRIC
- VOL. VOLUME
- PG. PAGE
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- SLD. SLIDE
- LT. LEFT
- RT. RIGHT
- STA. STATION
- SQ. FT. SQUARE FEET
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- S.H. STATE HIGHWAY
- F.M. FARM TO MARKET
- AVE. AVENUE
- A.K.A. ALSO KNOWN AS
- NO. NUMBER
- NTS NOT-TO-SCALE
- ADL ACCESS DENIAL LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY
- |— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ||— ACCESS DENIAL LINE
- ||— PROPOSED RIGHT-OF-WAY LINE

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000136506.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ** THE MONUMENT DESCRIBED IN THIS CALL OR SHOWN SHALL BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MONUMENT ACCORDING TO TP 7.3.1 (R AND S), TXDOT RIGHT OF WAY SURVEY MANUALS, AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS BEFORE OR AFTER CONSTRUCTION ACTIVITIES BUT PRIOR TO SUBSTANTIAL COMPLETION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- 6) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 7) ALL STATIONS AND OFFSETS SHOWN HEREON ARE CALCULATED FROM THE ENGINEER'S BASELINE FOR STATE HIGHWAY 183 AS PROVIDED BY SOUTHGATE CONSTRUCTORS JANUARY 2015, UNLESS OTHERWISE NOTED.

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

07/22/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
MCGRAY & MCGRAY LAND SURVEYORS, INC.
TBPLS FIRM NO. 10095500

PARCEL 29		
	SQUARE FEET	ACRES
ACQUISITION	5,827	0.1338
SURVEYED AREA	697,951	16.023
REMAINDER AREA	692,124	15.889

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 29

DIVISION SPD	STATE HIGHWAY 183		PARCEL 29
SCALE NTS	FEDERAL AID PROJECT NO.	ROW-C. S. J. NO. 0354-05-038	COUNTY TARRANT



County: Tarrant
Parcel: 29
ROW CSJ: 0364-05-038
SH 183: From SH 121 in Bedford To SH 10 in Euless

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

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



County: Tarrant
Parcel: 675
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 31+72.40 to Station 32+36.24
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 675

Description of 1,141 square feet (0.0262 of one acre) of land out of the William H. Jasper Survey, Abstract No. 860, in the City of Bedford, Tarrant County, Texas, same being a portion of Lot 1-R, Block 1, Crossroad East, a subdivision of record in Cabinet A, Slide 5959, Plat Records, Tarrant County, Texas, said Lot 1-R being described as Parcel 1 in a Special Warranty Deed with Vendor's Lien, dated June 28, 1994, to First Baptist Church of Euless, of record in Volume 11641, Page 1453, Deed Records, Tarrant County, Texas, said 1,141 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at an interior ell corner of said Lot 1-R and said First Baptist Church tract and at the northeast corner of Lot 1, Block 2, of A. T. Sellers Addition, a subdivision of record in Volume 388-156, Page 59, Plat Records, Tarrant County, Texas, said Lot 1 being described in a Warranty Deed with Vendor's Lien, dated November 5, 2001, to Woodland Partners, Ltd. of record in Document No. D201275755, Deed Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 1-R and said First Baptist Church tract and the east line of said Lot 1, A. T. Sellers Addition and said Woodland Partners tract, South 01 degrees 34 minutes 05 seconds East 193.82 feet to a concrete monument found at an exterior ell corner in the west line of said Lot 1-R and said First Baptist Church tract and an interior ell corner in the east line of said Lot 1, A. T. Sellers Addition and said Woodland Partners tract;

THENCE, continuing with the west line of said Lot 1-R and said First Baptist Church tract and the east line of said Lot 1, A. T. Sellers Addition and Woodland Partners tract, South 89 degrees 45 minutes 49 seconds East 8.73 feet to a concrete monument found at an interior ell corner in the west line of said Lot 1-R and said First Baptist Church tract and an exterior ell corner in the east line of said Lot 1, A.T. Sellers Addition and said Woodland Partners tract;

THENCE, continuing with the west line of said Lot 1-R and said First Baptist Church tract and the east line of said Lot 1, A. T. Sellers Addition and said Woodland Partners tract South 01 degrees 30 minutes 43 seconds East 30.97 feet to a 5/8 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the northwest corner of this tract, same being in the proposed north right-of-way line of S.H. 183 (R.O.W. varies), 195.44 feet left of S.H. 183 Baseline Station 31+72.40 and having a surface coordinate of N=6,991,695.84 E=2,398,565.60:**



County: Tarrant
Parcel: 675
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 31+72.40 to Station 32+36.24
R.O.W. CSJ: 0364-05-038

Page 2 of 6

DESCRIPTION FOR PARCEL 675

- 1) THENCE, with the north line of this tract and the proposed north right-of-way line of S.H. 183, crossing said Lot 1-R and said First Baptist Church tract, **North 89 degrees 47 minutes 34 seconds East**, passing at 37.98 feet a 5/8 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION POINT OF ACCESS DENIAL (TxDOT ADL) aluminum cap at the beginning of this "Access Denial Line", continuing with this "Access Denial Line" 25.86 feet for a total distance of **63.84 feet** to a 5/8 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Lot 1-R and said First Baptist Church tract and the west line of Lot 1, Block 1, of Bell Ranch Terrace File No. 2, a subdivision of record in Volume 388-152, Page 60, Plat Records, Tarrant County, Texas, said Lot 1, Block 1 being described in a Special Warranty Deed, dated May 18, 1994, to Western American National Bank, of record in Volume 11618, Page 253, Deed Records, Tarrant County, Texas, at the end of this "Access Denial Line";
- 2) THENCE, with the east line of this tract, said Lot 1-R and said First Baptist Church tract and the west line of said Lot 1, Bell Ranch Terrace File No. 2 and said Western American National Bank tract, **South 01 degrees 31 minutes 40 seconds East 17.72 feet** to a 1/2 inch iron pipe found at the southeast corner of this tract, said Lot 1-R and said First Baptist Church tract, the southwest corner of said Lot 1, Bell Ranch Terrace File No. 2 and said Western American National Bank tract, the northeast corner of that tract described as Parcel 33 in a deed to the State of Texas, of record in Volume 4163, Page 579, Deed Records, Tarrant County, Texas and the northwest corner of that tract described as Parcel 31 in a deed to the State of Texas, of record in Volume 4418, Page 186, Deed Records, Tarrant County, Texas, same being in the existing north right-of-way line of S.H. 183 (R.O.W. varies);
- 3) THENCE, with the south line of this tract, said Lot 1-R and said First Baptist Church tract, the north line of said Parcel 33, and the existing north right-of-way line of S.H. 183, **South 89 degrees 31 minutes 23 seconds West 63.84 feet** to a 5/8 inch iron rod found with a TxDOT aluminum cap at the southwest corner of this tract, said Lot 1-R and said First Baptist Church tract, the southeast corner of said Lot 1, A. T. Sellers Addition and said Woodland Partners tract, the northwest corner of said Parcel 33, and the northeast corner of that tract described as Parcel 34 in a deed to the State of Texas, of record in Volume 4170, Page 49, Deed Records, Tarrant County, Texas;
- 4) THENCE, with the west line of this tract, said Lot 1-R and said First Baptist Church tract and the east line of said Lot 1, A. T. Sellers Addition and said Woodland Partners tract, **North 01 degrees 30 minutes 43 seconds West 18.02 feet** to the POINT OF BEGINNING and containing 1,141 square feet within these metes and bounds, more or less.

as of July 22, 2015



County: Tarrant
Parcel: 675
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 31+72.40 to Station 32+36.24
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 675

All coordinates and bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD1983(2011) EPOCH 2010.00. All distances and coordinates were adjusted to surface using a combined scale factor of 1.000136506.

** The monument described in this call or shown shall be replaced with a TxDOT Type II right-of-way monument according to TP 7.3.1 (R and S), TxDOT right-of-way survey manuals, and the Texas Board of Professional Land Surveying standards before or after construction activities but prior to substantial completion under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All stations and offsets shown hereon are calculated from the Engineer's Baseline for State Highway 183 as provided by Southgate Constructors January 2015, unless otherwise noted.

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

ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, 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 Austin, Travis County, Texas, this the 22nd day of July, 2015 A.D.

SURVEYED BY:

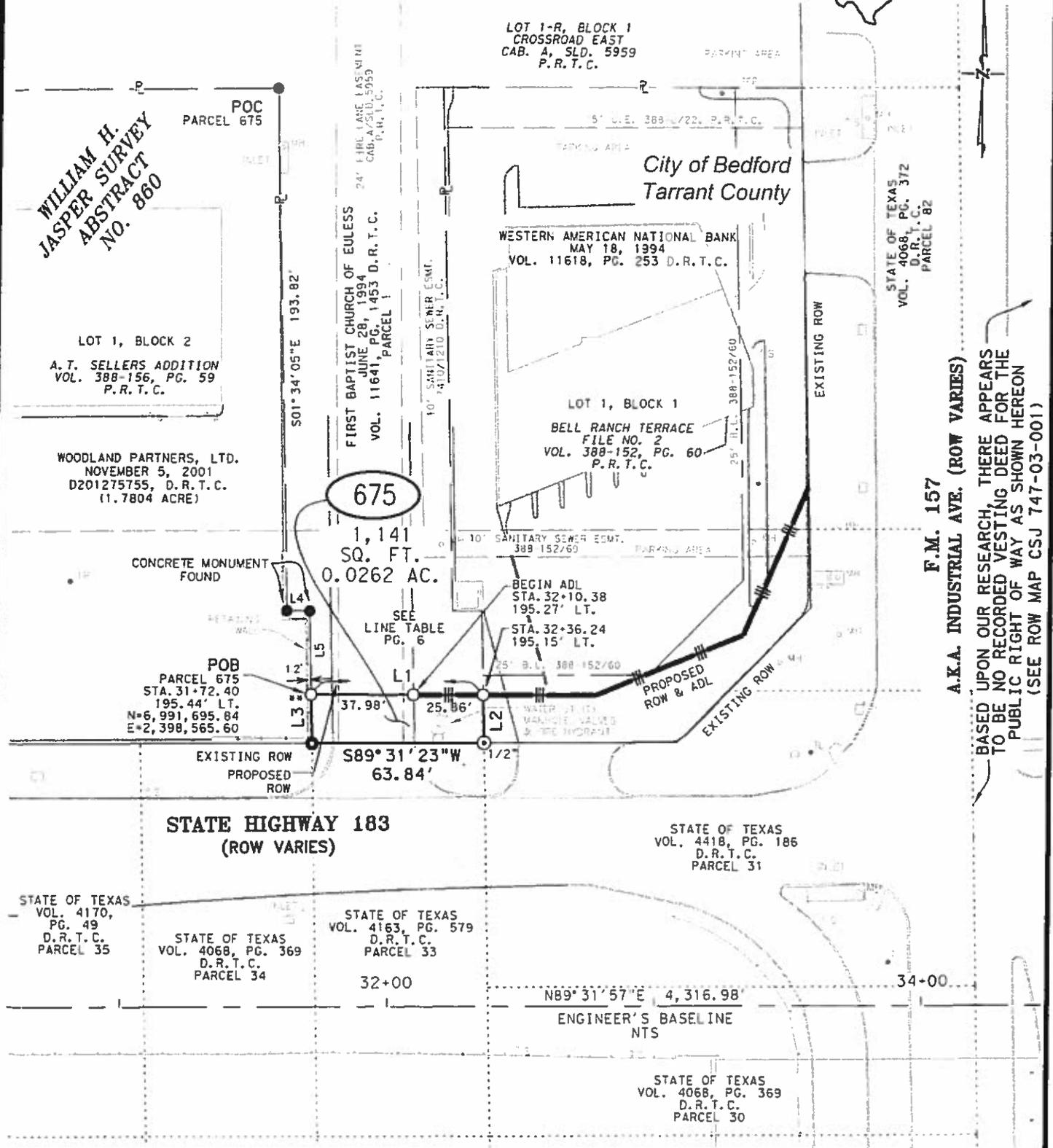
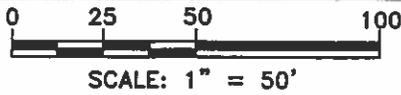
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591
TBPLS Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2015/Descriptions/SH 183/Tarrant County/Parcel 675
Issued 20150722

as of July 22, 2015

EXHIBIT "A"



WILLIAM H. JASPER SURVEY ABSTRACT NO. 860

LOT 1, BLOCK 2
A. T. SELLERS ADDITION
VOL. 388-156, PG. 59
P. R. T. C.

WOODLAND PARTNERS, LTD.
NOVEMBER 5, 2001
D201275755, D. R. T. C.
(1.7804 ACRE)

CONCRETE MONUMENT FOUND

POB
PARCEL 675
STA. 31+72.40
195.44' LT.
N=6,991,695.84
E=2,398,565.60

675
1,141
SQ. FT.
0.0262 AC.

24' EASEMENT L.A.S.E.V.I.I.I.I.
C.M.B.A./S.D. 5959
P. R. T. C.

10' SANITARY SEWER EGMT.
410/1210 D. R. T. C.

LOT 1-R, BLOCK 1
CROSSROAD EAST
CAB. A, SLD. 5959
P. R. T. C.

City of Bedford
Tarrant County

WESTERN AMERICAN NATIONAL BANK
MAY 18, 1994
VOL. 11618, PG. 253 D. R. T. C.

LOT 1, BLOCK 1
BELL RANCH TERRACE
FILE NO. 2
VOL. 388-152, PG. 60
P. R. T. C.

STATE OF TEXAS
VOL. 4068, PG. 372
D. R. T. C.
PARCEL 82

F.M. 157
A.K.A. INDUSTRIAL AVE. (ROW VARIES)
BASED UPON OUR RESEARCH, THERE APPEARS TO BE NO RECORDED VESTING DEED FOR THE PUBLIC RIGHT OF WAY AS SHOWN HEREON (SEE ROW MAP CSJ 747-03-001)

STATE OF TEXAS
VOL. 4418, PG. 186
D. R. T. C.
PARCEL 31

STATE OF TEXAS
VOL. 4170,
PG. 49
D. R. T. C.
PARCEL 35

STATE OF TEXAS
VOL. 4068, PG. 369
D. R. T. C.
PARCEL 34

STATE OF TEXAS
VOL. 4163, PG. 579
D. R. T. C.
PARCEL 33

STATE OF TEXAS
VOL. 4068, PG. 369
D. R. T. C.
PARCEL 30

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 675

DIVISION SPD	STATE HIGHWAY 183		PARCEL 675
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT



EXHIBIT "A"



TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, OF NO. 704-12464, EFFECTIVE DECEMBER 31, 2014, ISSUED JANUARY 13, 2015.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

THE FOLLOWING: VOLUME 388--U, PAGE 22, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS; VOLUME 6784, PAGE 901; VOLUME 7612, PAGE 1343; VOLUME 7666, PAGE 1593 AND VOLUME 7699, PAGE 100, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS (DOES AFFECT PARCEL)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED AT CABINET A, SLIDE 5959 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS:

A(N) FIRE LANE EASEMENT, 24 FEET IN WIDTH, RUNNING OVER AND ACROSS THE PROPERTY. (DOES AFFECT PARCEL)

b. EASEMENT DATED OCTOBER 7, 1966, EXECUTED BY TRI-CITIES DEVELOPMENT CORPORATION TO TEXAS POWER & LIGHT COMPANY OF DALLAS, AS SHOWN IN VOLUME 4450, PAGE 135, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

c. EASEMENT DATED JANUARY 9, 1981, EXECUTED BY SKAGGS PROPERTIES, INC. TO THE CITY OF BEDFORD, AS SHOWN IN VOLUME 7057, PAGE 2256, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

d. EASEMENT DATED JANUARY 9, 1981, EXECUTED BY SKAGGS PROPERTIES, INC. TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 7057, PAGE 2254, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

e. EASEMENT DATED JANUARY 9, 1981, EXECUTED BY SKAGGS PROPERTIES, INC. TO THE CITY OF BEDFORD, RECORDED IN VOLUME 7057, PAGE 2251, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

f. EASEMENT DATED JANUARY 9, 1981, EXECUTED BY SKAGGS PROPERTIES, INC. TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 7057, PAGE 2258, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

g. EASEMENT DATED JANUARY 9, 1981, EXECUTED BY SKAGGS PROPERTIES, INC. TO THE CITY OF BEDFORD, RECORDED IN VOLUME 7057, PAGE 2261, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

h. EASEMENT GRANTED TO THE MUNICIPAL SERVICE COMPANY OF TEXAS BY TRI-CITIES DEVELOPMENT CORPORATION, RECORDED IN VOLUME 3899, PAGE 685, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

i. EASEMENT GRANTED TO CITY OF BEDFORD BY JAMES S. HUDSON, TRUSTEE, RECORDED IN VOLUME 7083, PAGE 1968, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

j. EASEMENT GRANTED TO CITY OF BEDFORD BY JAMES S. HUDSON, TRUSTEE, RECORDED IN VOLUME 7083, PAGE 1966, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

k. EASEMENT GRANTED TO CITY OF BEDFORD BY 350 AND 157 JOINT VENTURE, RECORDED IN VOLUME 7214, PAGE 1059, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

l. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY 350 AND 157 JOINT VENTURE, RECORDED IN VOLUME 7260, PAGE 612, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

m. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY 350 AND 157 JOINT VENTURE, RECORDED IN VOLUME 7341, PAGE 74, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

n. TERMS AND CONDITIONS AS CONTAINED IN LEASE AGREEMENT DATED JANUARY 28, 1989 BETWEEN 350 AND 157 JOINT VENTURE, AS LESSOR, AND HANCOCK FABRICS, INC. AS LESSEE, RECORDED IN VOLUME 9518, PAGE 347, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS; AND AS AFFECTED BY NON-DISTURBANCE AGREEMENT DATED APRIL 28, 1989, RECORDED IN VOLUME 9602, PAGE 1044, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

o. EASEMENT FILED DECEMBER 16, 1982, EXECUTED BY AMERICAN STORES PROPERTIES, INC./SKAGGS PROPERTIES, INC., TO THE CITY OF BEDFORD, AS SHOWN IN VOLUME 7410, PAGE 1210, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

p. EASEMENT FROM FIRST BAPTIST CHURCH OF EULESS TO TEXAS POWER LIGHT COMPANY, DATED APRIL 1, 1987, RECORDED IN VOLUME 9076, PAGE 958, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

q. TERMS AND PROVISIONS OF LEASE BY AND BETWEEN BEDCAR ASSOCIATES LP, AS LESSOR, AND SKAGGS COMPANIES, INC., AS LESSEE, AS EVIDENCED BY MEMORANDUM OF LEASE FILED JANUARY 15, 1981, RECORDED IN/UNDER VOLUME 7058, PAGE 2210, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS, AS ASSIGNED TO ALBERTSONS INC BY DOCUMENT RECORDED IN VOLUME 10612, PAGE 827, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

r. THE TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS, OPTIONS, AND LIEN FOR ASSESSMENTS AS SET OUT IN THE DECLARATION RECORDED IN/UNDER VOLUME 6784, PAGE 901, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

s. VARIOUS EASEMENTS PROVIDED FOR IN TERMINATION OF PRIOR AGREEMENT AND GRANT OF EASEMENTS, DATED MAY 3, 1983, RECORDED IN VOLUME 7612, PAGE 1334, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

t. NOTICE OF STREET ASSESSMENT BY CITY OF EULESS FOR IMPROVING PORTIONS OF F.M. 157 FROM STATE HIGHWAY 183, TO STATE HIGHWAY 121 FILED SEPTEMBER 4, 1996, RECORDED IN VOLUME 12497, PAGE 765, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (MAY AFFECT PARCEL)

u. VISIBLE AND APPARENT EASEMENTS NOT APPEARING OF RECORD.

v. RIGHTS OF TENANTS IN POSSESSION UNDER THE TERMS OF ANY UNRECORDED LEASES, SUBLEASES AND/OR RENTAL AGREEMENTS.

w. RIGHTS OF PARTIES IN POSSESSION.

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 675

DIVISION

SPD

STATE HIGHWAY 183

PARCEL

675

SCALE

NTS

FEDERAL AID PROJECT NO.

ROW-C. S. J. NO
0364-05-038

COUNTY
TARRANT



EXHIBIT "A"



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89° 47' 34" E	63.84'
L2	S01° 31' 40" E	17.72'
L3	N01° 30' 43" W	18.02'
L4	S89° 45' 49" E	8.73'
L5	S01° 30' 43" E	30.97'

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 5/8" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 5/8" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⊗ CHISEL "X" FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 183 BASELINE
- ℙ APPROXIMATE SURVEY LINE
- B.L. BUILDING LINE
- ELEC. ELECTRIC
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SLD. SLIDE
- LT. LEFT
- RT. RIGHT
- STA. STATION
- SQ. FT. SQUARE FEET
- AC. ACRE
- S.H. STATE HIGHWAY
- F.M. FARM TO MARKET
- AVE. AVENUE
- A.K.A. ALSO KNOWN AS
- NO. NUMBER
- NTS NOT-TO-SCALE
- ADL ACCESS DENIAL LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY
- Distance shown not to scale
- - - APPROXIMATE SURVEY LINE
- ||| ACCESS DENIAL LINE
- PROPOSED RIGHT-OF-WAY LINE



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000136506.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ** THE MONUMENT DESCRIBED IN THIS CALL OR SHOWN SHALL BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MONUMENT ACCORDING TO TP 7.3.1 (R AND S), TXDOT RIGHT OF WAY SURVEY MANUALS, AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS BEFORE OR AFTER CONSTRUCTION ACTIVITIES BUT PRIOR TO SUBSTANTIAL COMPLETION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- 6) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 7) ALL STATIONS AND OFFSETS SHOWN HEREON ARE CALCULATED FROM THE ENGINEER'S BASELINE FOR STATE HIGHWAY 183 AS PROVIDED BY SOUTHGATE CONSTRUCTORS JANUARY 2015, UNLESS OTHERWISE NOTED.

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

Chris Conrad

07/22/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
MCGRAY & MCGRAY LAND SURVEYORS, INC.
TBPLS FIRM NO. 10095500

PARCEL 675		
	SQUARE FEET	ACRES
ACQUISITION	1,141	0.0262
DEED AREA	393,856	9.042
REMAINDER AREA	392,715	9.0155

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 675

DIVISION SPD	STATE HIGHWAY 183		PARCEL 675
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT



County: El Paso
Highway: IH 10
Limits: FROM: Mesa and IH 10
TO: Buena Vista
CSJ: 2121-02-154

PROPERTY DESCRIPTION FOR PARCEL 3A

DESCRIPTION OF A 0.0338 ACRE (1,473 SQ.FT.) PARCEL OF LAND LOCATED IN THE A.F.MILLER SURVEY NO. 210, ABSTRACT NO. 3594 IN EL PASO COUNTY, TEXAS, BEING A PORTION OF THAT LOT 1, BLOCK 2, SUNSET PLAZA, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 29, PLAT RECORDS OF EL PASO COUNTY, TEXAS (P.R.E.P.C.TX.) AND DESCRIBED IN GENERAL WARRANTY DEED FROM HGN JOINT VENTURE TO SJV-JJG PARTNERSHIP, AS RECORDED IN VOLUME 2224, PAGE 1601, OFFICIAL PUBLIC RECORDS OF REAL PROPERTIES EL PASO COUNTY, TEXAS (O.P.R.P.E.P.C.TX.); SAID 0.0338 ACRE (1,473 SQ.FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY PLAT PREPARED BY SAM FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 251.31 feet left of Engineer's State Highway (SH) 20 Baseline Station (E.B.S.) 37+77.05 (Surface Coordinates: X=360606.31; Y=10689295.92) for the southeast corner of said Lot 1, Block 2, said point also being on the existing west right-of-way line of Interstate Highway (IH) 10, a right-of-way of variable width as dedicated in Volume 1667, Page 211, Deed Records of El Paso County, Texas (D.R.E.P.C.TX.);

THENCE, N 14°04'32" W, with the west line of the said IH 10 and the east line of said Lot 1, Block 2, a distance of 178.75 feet to a 1/2-inch iron rod with cap stamped "TX2998" found, to be replaced with a Texas Department of Transportation (TxDOT) Type II monument set 96.41 feet left of E.B.S. 38+66.26 (Surface Coordinates: X=360562.84; Y=10689469.31) on the proposed south right-of-way line of SH 20 (North Mesa Street), for the **POINT OF BEGINNING** and the southeast corner of the parcel described herein;

THENCE, departing the west line of the said IH 10, over and across said Lot 1, Block 2, with the proposed south right-of-way line of SH 20 (North Mesa Street) the following two (2) courses and distances numbered 1-2:

1) N 37°55'25" W, a distance of 38.41 feet to a TxDOT Type II monument set 73.72 feet left of E.B.S. 38+97.25 (Surface Coordinates: X=360539.23; Y=10689499.61), and

2) N 74°01'28" W, a distance of 163.72 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set 73.40 feet left of E.B.S. 40+60.97 (Surface Coordinates: X=360381.84; Y=10689544.67) for the southwest corner of the parcel described herein, said point being on the west line of said Lot 1, Block 2, said point also being on the east line of the Borderland Diversion Channel Parcel BD-XIII-A, described in deed to the City of El Paso, as recorded in Volume 1322, Page 433, D.R.E.P.C.TX. and said Sunset Plaza subdivision, from which a 1/2-inch iron rod with cap stamped "TX2998" found bears N 71°38'56" W, a distance of 0.83 feet;

3) THENCE, with the west line of said Lot 1, Block 2 and east line of said Borderland Diversion Channel, with a curve to the right, an arc length of 19.60 feet, having a radius of 25.00 feet, through a central angle of 44°55'01", a chord which bears N 83°31'01" E, a distance of 19.10 feet to a calculated point of tangency 66.14 feet left of E.B.S. 40+43.30 (Surface Coordinates: X=360400.82; Y=10689546.82) for the northwest corner of the parcel described herein, said point being the northwest corner of said Borderland Diversion Channel and a north corner of said Lot 1, Block 2, said point also being on the existing south right-of-way line of SH 20 (North Mesa Street), a right-of-way of variable width as dedicated in Volume 611, Page 1 and Volume 2093, Page 612, D.R.E.P.C.TX., from which a "X" cut in concrete found bears N 63°46'16" W, a distance of 0.84 feet and a 1/2-inch iron rod with cap stamped "TX2998" found bears N 74°01'28" W, a distance of 54.94 feet;

4) THENCE, S 74°01'28" E, with the existing south right-of-way line of said SH 20 (North Mesa Street) and north line of said Lot 1, Block 2, a distance of 159.78 feet to a calculated point 66.45 feet left of E.B.S. 38+83.52 (Surface Coordinates: X=360554.43; Y=10689502.85) for the northeast corner of the parcel described herein, said point also being on the west line of the said IH 10, from which a "X" cut in concrete found bears N 03°00'08" W, a distance of 0.23 feet and a TxDOT Type II monument found bears N 14°04'32" W, a distance of 7.95 feet;

5) THENCE, S 14°04'32" E, with the west line of the said IH 10 and the east line of said Lot 1, Block 2, a distance of 34.58 feet to the POINT OF BEGINNING, and containing 0.0338 acres (1,473 sq. ft.) of land, more or less.

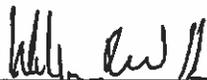
This parcel description is accompanied by a plat of even date.

Bearing Basis:

All bearings shown are based on NAD 83 (1996) Texas State Plane Coordinate System, Central Zone (4203). All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000231. All distances are in U.S. Survey feet.

That I, William Reed Herring, 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.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735

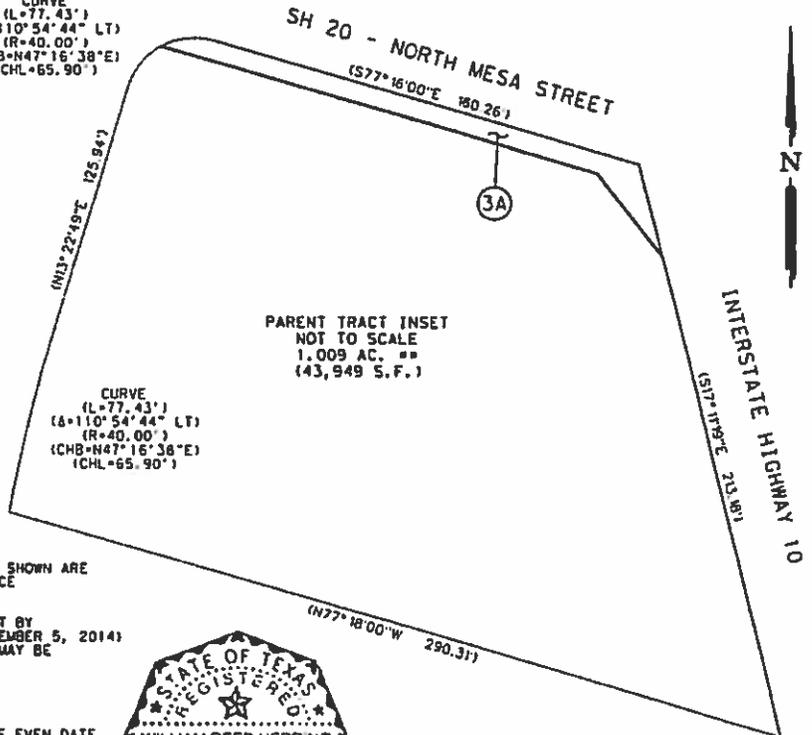
 2/3/2016
Date
William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas



LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- TYPE III CONCRETE MONUMENT SET
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET UNLESS NOTED
- 1/4" IRON ROD SET UNLESS NOTED
- 1/8" IRON ROD SET UNLESS NOTED
- 1/4" IRON ROD SET WITH "SAM, INC" CAP
- 1/2" IRON ROD SET W/ TADOT CAP STAMPED "AD"
- 1" CUT IN CONCRETE FOUND
- RE NAIL FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- P.B.S. POINT OF BEGINNING
- P.C.E. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVATURE
- NOT TO SCALE
- S.A.S.L. EXISTING DENIAL OF ACCESS LINE
- P.A.S.L. PROPOSED DENIAL OF ACCESS LINE
- S.P.A.S.L. BEGIN PROPOSED DENIAL OF ACCESS LINE
- E.P.A.S.L. END PROPOSED DENIAL OF ACCESS LINE
- N.R.E.P.C.T. NAMED RECORDS OF EL PASO COUNTY, TEXAS
- R.E.P.C.T. REEL RECORDS OF EL PASO COUNTY, TEXAS
- O.R.E.P.C.T. OFFICIAL RECORDS OF EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS
- S.P.A.R.E.P.C.T. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS
- DENIAL OF ACCESS LINE
- DISTANCE NOT TO SCALE
- DESD LINE (COMMON DIMENSION)

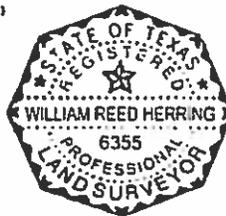
CURVE
(L=77.43')
(Δ=110°54'44" LT)
(R=40.00')
(CHB=N47°16'38"E)
(CHL=65.90')



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83 (1996) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000231.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT BY RIO BRAVO TITLE COMPANY, (CF NO. 143464-JC, DATE ISSUED: DECEMBER 5, 2014). PLOTTABLE EXCEPTIONS LISTED THEREIN ARE SHOWN HEREON. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
3. ENGINEER'S IH 10 BASELINE WAS RECEIVED BY SAM ON NOVEMBER 12, 2014, FROM TxDOT.
4. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
5. **THE ACREAGE OF THE PARENT TRACT WAS CALCULATED FROM THE RECORDED INSTRUMENT AND IS NOT BASED ON FIELD DIMENSIONS.

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



William Reed Herring
WILLIAM REED HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

2/3/2016
DATE

TIME: 9:07:44 AM
DATE: 2/3/2016
FILE: J:\1014034172C\100\SURVBY\02CAD\DCN vBI\PARCEL SKETCHES\Parcel_3A.dgn

PAGE 3 OF 5
REF. FIELD NOTE NO. 17987

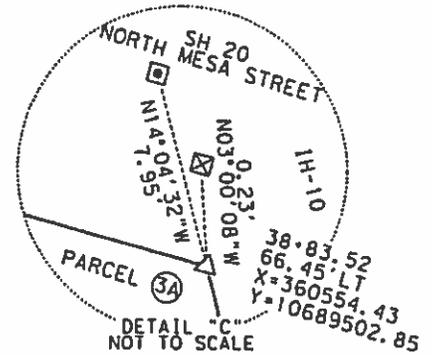
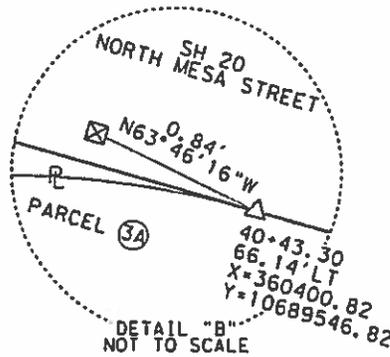
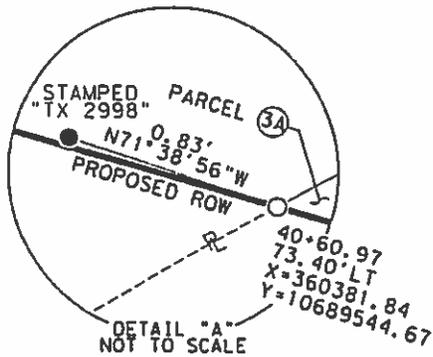
EXISTING	1.009 AC. ** 43,949 SQ. FT.	ACQUIRE	0.0338 AC. 1,473 SQ. FT.	REMAINING	0.975 AC. LEFT 42,476 SQ. FT.
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas State Registration No. 1988-020

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
SJV-JJG PARTNERSHIP
PARCEL 3A
RCSJ NO. 2121-02-154



- 10' UTILITY EASEMENT PER PLAT
- 10' TRAFFIC EASEMENT PER PLAT
- 5' DRAINAGE EASEMENT PER PLAT
- EASEMENT NO. 2 (0.053 AC.)
PUBLIC SERVICE BOARD
VOL. 1761, PG. 1212
D. R. E. P. C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
CI	44°55'01"	25.00'	19.60'	19.10'	N83°31'01"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N37°55'25"W	38.41'

PAGE 5 OF 5
REF. FIELD NOTE NO. 17989

TIME: 9:08:07 AM
DATE: 2/3/2016
FILE: J:\10140341\22C\100\Survey\02CAD\DCM v81\PARCEL SKETCHES\Parcel_3A.dgn

EXISTING	ACQUIRE	REMAINING
1.009 AC. ** 43,949 SQ. FT.	0.0338 AC. 1,473 SQ. FT.	0.975 AC. LEFT 42,476 SQ. FT.



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Real Estate License No. 10294329

DISTRICT: 24
COUNTY: EL PASO
HWY No.: IH 10

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
SJV-JJG PARTNERSHIP
PARCEL 3A
RCSJ NO. 2121-02-154



County: Tarrant
Parcel: 676
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 32+36.24 to Station 33+58.10
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 676

Description of 2,770 square feet (0.0636 of one acre) of land out of the William II. Jasper Survey, Abstract No. 860, in the City of Bedford, Tarrant County, Texas, same being a portion of Lot 1, Block 1, of Bell Ranch Terrace File No. 2, a subdivision of record in Volume 388-152, Page 60, Plat Records, Tarrant County, Texas, said Lot 1 being described in a Special Warranty Deed, dated May 18, 1994, to Western American National Bank, of record in Volume 11618, Page 253, Deed Records, Tarrant County, Texas, said 2,770 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found with cap at the northwest corner of said Lot 1 and said Western American National Bank tract and at an interior ell corner in the east line of Lot 1-R, Block 1, of Crossroad East, a subdivision of record in Cabinet A, Slide 5959, Plat Records, Tarrant County, Texas, said Lot 1-R being described as Parcel 1 in a Special Warranty Deed with Vendor's Lien, dated June 28, 1994, to First Baptist Church of Euless, of record in Volume 11641, Page 1453, Deed Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 1 and said Western American National Bank tract and the east line of said Lot 1-R and said First Baptist Church tract, South 01 degrees 32 minutes 01 seconds East 194.17 feet to a 5/8 inch iron rod found at an exterior ell corner in the west line of said Lot 1 and said Western American National Bank tract and an interior ell corner in the east line of said Lot 1-R and said First Baptist Church tract;

THENCE, continuing with the west line of said Lot 1 and said Western American National Bank tract and the east line of said Lot 1-R and said First Baptist Church tract, North 89 degrees 33 minutes 40 seconds East 10.98 feet to a chiseled "X" found at an interior ell corner in the west line of said Lot 1, and said Western American National Bank tract and an exterior ell corner in the east line of said Lot 1-R, and said First Baptist Church tract;

THENCE, continuing with the west line of said Lot 1 and said Western American National Bank tract and the east line of said Lot 1-R and said First Baptist Church tract, South 01 degrees 31 minutes 40 seconds East 31.16 feet to a 5/8 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the northwest corner of this tract, same being in the proposed north right-of-way line of S.H. 183 (R.O.W. varies), 195.15 feet left of S.H. 183 Baseline Station 32+36.24 and having a surface coordinate of N=6,991,696.07 E=2,398,629.45 at the beginning of this "Access Denial Line";

THENCE, with this "Access Denial Line", the north line of this tract, and the proposed north right-of-way line of S.H. 183, crossing said Lot 1 and said Western American National Bank tract, the following three (3) courses, numbered 1 through 3:

- 1) North 89 degrees 47 minutes 34 seconds East 42.57 feet to a 5/8 inch iron rod set with a TxDOT aluminum cap;**



County: Tarrant
Parcel: 676
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 32+36.24 to Station 33+58.10
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 676

- 2) **North 67 degrees 37 minutes 20 seconds East 59.25 feet** to a 5/8 inch iron rod set with a TxDOT aluminum cap; and**
- 3) **North 23 degrees 30 minutes 55 seconds East 59.85 feet** to a 5/8 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Lot 1 and said Western American National Bank tract and in the west line of that tract described as Parcel 82 in a deed to the State of Texas, of record in Volume 4068, Page 372, Deed Records, Tarrant County, Texas, same being in the west right-of-way line F.M. 157 (A.K.A. Industrial Avenue) (R.O.W. varies), for which based upon our research, there appears to be no recorded vesting deed for the public right of way as shown hereon, at the end of this "Access Denial Line";**

THENCE, with the east line of this tract, said Lot 1 and said Western American National Bank tract, the west line of said Parcel 82, the north line of a tract described as Parcel 31 in a deed to the State of Texas, of record in Volume 4418, Page 186, Deed Records, Tarrant County, Texas, and the west right-of-way line of F.M. 157, the following two (2) courses, numbered 4 and 5:

- 4) **South 01 degrees 33 minutes 33 seconds East 44.56 feet** to a TxDOT Type II concrete monument found; and
- 5) **South 44 degrees 31 minutes 02 seconds West 70.33 feet** to a TxDOT Type II concrete monument found at the southeast corner of this tract, said Lot 1 and said Western American National Bank tract, at an angle point in the north line of said Parcel 31, same being in the existing north right-of-way line of S.H. 183 (R.O.W. varies), from which a 5/8 inch iron rod found bears North 73 degrees 44 minutes 50 seconds West 1.08 feet;
- 6) THENCE, with the south line of this tract, said Lot 1 and said Western American National Bank tract, the north line of said Parcel 31, and the existing north right-of-way line of S.H. 183, **South 89 degrees 31 minutes 23 seconds West 72.66 feet** to a 1/2 inch iron pipe found at the southwest corner of this tract, said Lot 1 and said Western American National Bank tract, the southeast corner of said Lot 1-R and said First Baptist Church tract, the northwest corner of said Parcel 31, and the northeast corner of that tract described as Parcel 33 in a deed to the State of Texas of record in Volume 4163, Page 579, Deed Records, Tarrant County, Texas;
- 7) THENCE, with the west line of this tract, said Lot 1 and said Western American National Bank tract and the east line of said Lot 1-R and said First Baptist Church tract, **North 01 degrees 31 minutes 40 seconds West 17.72 feet** to the POINT OF BEGINNING and containing 2,770 square feet within these metes and bounds, more or less.



County: Tarrant
Parcel: 676
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 32+36.24 to Station 33+58.10
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 676

All coordinates and bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD1983(2011) EPOCH 2010.00. All distances and coordinates were adjusted to surface using a combined scale factor of 1.000136506.

** The monument described in this call or shown shall be replaced with a TxDOT Type II right-of-way monument according to TP 7.3.1 (R and S), TxDOT right-of-way survey manuals, and the Texas Board of Professional Land Surveying standards before or after construction activities but prior to substantial completion under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All stations and offsets shown hereon are calculated from the Engineer's Baseline for State Highway 183 as provided by Southgate Constructors January 2015, unless otherwise noted.

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

ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, 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 Austin, Travis County, Texas, this the 22nd day of July, 2015 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591
TBPLS Firm# 10095500



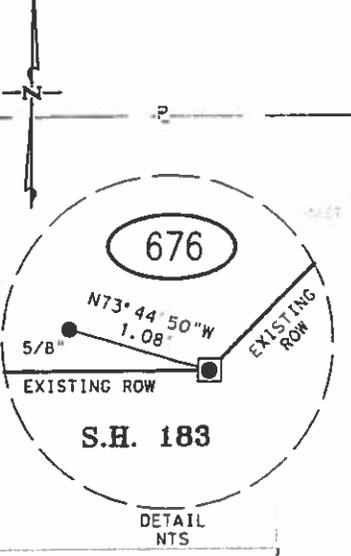
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2015/Descriptions/SH 183/Tarrant County/Parcel 676
Issued 20150722

as of July 22, 2015

EXHIBIT "A"

0 25 50 100

SCALE: 1" = 50'



WOODLAND PARTNERS, LTD.
NOVEMBER 5, 2001
D201275755, D.R.T.C.
(1.7804 ACRE)

LOT 1, BLOCK 2
A.T. SELLERS ADDITION
VOL. 388-156, PG. 59
P.R.T.C.

WILLIAM H.
JASPER SURVEY
ABSTRACT
NO. 860

STATE HIGHWAY 183
(ROW VARIES)

STATE OF TEXAS
VOL. 4170,
PG. 49
D.R.T.C.
PARCEL 35

STATE OF TEXAS
VOL. 4068, PG. 369
D.R.T.C.
PARCEL 34

STATE OF TEXAS
VOL. 4163, PG. 579
D.R.T.C.
PARCEL 33

32+00

N89°31'57"E 4,316.98'

ENGINEER'S BASELINE
NTS

STATE OF TEXAS
VOL. 4068, PG. 369
D.R.T.C.
PARCEL 30

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 676

DIVISION SPD		STATE HIGHWAY 183		PARCEL 676
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT	



24' (IR) IAH FASMEH
CAN. A/S/D. 5953
P.R.T.C.

LOT 1-R, BLOCK 1
CROSSROAD EAST
CAB. A, SLD, 5959
P.R.T.C.

5/8" POC
PARCEL 676

City of Bedford
Tarrant County

WESTERN AMERICAN NATIONAL BANK
MAY 18, 1994
VOL. 11618, PG. 253 D.R.T.C.

ONE-STORY BRICK BUILDING
LOT 1, BLOCK 1
BELL RANCH TERRACE
FILE NO. 2
VOL. 388-152, PG. 60
P.R.T.C.

STATE OF TEXAS
VOL. 4068, PG. 372
D.R.T.C.
PARCEL 82

FIRST BAPTIST CHURCH OF EULESS
JUNE 28, 1994
VOL. 11641, PG. 1453 D.R.T.C.
PARCEL 1

10' SANITARY SEWER ESMT.
7410/210 D.R.T.C.

501°32'01"E 194.17'

10' SANITARY SEWER ESMT.
388-152/63

676
2,770
SQ. FT.
0.0636 AC.

END ADL
STA. 33+58.10
271.75 LT.

F.M. 157

A.K.A. INDUSTRIAL AVE. (ROW VARIES)

BASED UPON OUR RESEARCH, THERE APPEARS
TO BE NO RECORDED VESTING DEED FOR THE
PUBLIC RIGHT OF WAY AS SHOWN HEREON
(SEE ROW MAP CSJ 747-03-001)

POB
PARCEL 676
STA. 32+36.24
195.15' LT.
N=6,991,696.07
E=2,398,629.45

SEE LINE
TABLE
PG. 5

25' B.L. 388-152/60

L2
PROPOSED
ROW & ADL

S44°31'02"W
70.33'
SEE DETAIL
ABOVE

1/2" 589°31'23"W
72.66'

STATE OF TEXAS
VOL. 4418, PG. 186
D.R.T.C.
PARCEL 31

34+00

EXHIBIT "A"



TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF NO. 704-12465, EFFECTIVE DECEMBER 31, 2014, ISSUED JANUARY 13, 2015.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

VOLUME 388-U, PAGE 22, VOLUME 7237, PAGE 2255 AND VOLUME 7772, PAGE 496, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (DOES AFFECT PARCEL)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED AT VOLUME 388-152, PAGE 60, PLAT RECORDS, TARRANT COUNTY, TEXAS:

BUILDING SETBACK LINE LOCATED TWENTY FIVE (25) FEET FROM THE SOUTH, SOUTHEAST AND EAST PROPERTY LINES. (DOES AFFECT PARCEL)

A(N) DRAINAGE AND UTILITY EASEMENT, 15 FEET IN WIDTH, ALONG THE NORTH PROPERTY LINE(S). (DOES NOT AFFECT PARCEL)

A(N) SANITARY SEWER EASEMENT, 10 FEET IN WIDTH, RUNNING EAST TO WEST OVER AND ACROSS THE SOUTHERN QUARTER OF THE PROPERTY. (DOES AFFECT PARCEL)

b. RIGHT OF WAY EASEMENT FILED MAY 13, 1941, EXECUTED BY ELIZABETH A. MILINE TO SINCLAIR REFINING CO., RECORDED IN VOLUME 1469, PAGE 619, DEED RECORDS, TARRANT COUNTY, TEXAS; AS AFFECTED BY ASSIGNMENT FILED JANUARY 22, 1951, RECORDED IN VOLUME 2276, PAGE 537 AND PARTIAL RELEASE FILED MARCH 31, 1986 RECORDED IN VOLUME 8500, PAGE 585, DEED RECORDS, TARRANT COUNTY, TEXAS. (DOES NOT AFFECT PARCEL)

c. EASEMENT FILED JANUARY 20, 1882, EXECUTED BY PEARCY/CHRISTON, INC. TO BEDFORD ASSOCIATES, RECORDED IN VOLUME 7237, PAGE 2255, DEED RECORDS, TARRANT COUNTY, TEXAS. (ALONG THE NORTHERN PORTION OF SUBJECT PROPERTY FOR VEHICULAR AND PEDESTRIAN TRAFFIC). (CANNOT BE PLOTTED. MAY AFFECT PARCEL)

d. VISIBLE AND APPARENT EASEMENTS NOT APPEARING OF RECORD.

e. RIGHTS OF TENANTS IN POSSESSION UNDER THE TERMS OF ANY UNRECORDED LEASES, SUBLEASES AND/OR RENTAL AGREEMENTS.

f. RIGHTS OF PARTIES IN POSSESSION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89° 47' 34"E	42.57'
L2	N67° 37' 20"E	59.25'
L3	N23° 30' 55"E	59.85'
L4	S01° 33' 33"E	44.56'
L5	N01° 31' 40"W	17.72'
L6	N89° 33' 40"E	10.98'
L7	S01° 31' 40"E	31.16'

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 676

DIVISION SPD	STATE HIGHWAY 183		PARCEL 676
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT



EXHIBIT "A"



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000136506.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ** THE MONUMENT DESCRIBED IN THIS CALL OR SHOWN SHALL BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MONUMENT ACCORDING TO TP 7.3.1 (R AND S), TXDOT RIGHT OF WAY SURVEY MANUALS, AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS BEFORE OR AFTER CONSTRUCTION ACTIVITIES BUT PRIOR TO SUBSTANTIAL COMPLETION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- 6) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 7) ALL STATIONS AND OFFSETS SHOWN HEREON ARE CALCULATED FROM THE ENGINEER'S BASELINE FOR STATE HIGHWAY 183 AS PROVIDED BY SOUTHGATE CONSTRUCTORS JANUARY 2015, UNLESS OTHERWISE NOTED.

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 5/8" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 5/8" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⊗ CHISEL "X" FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 183 BASELINE
- ℙ APPROXIMATE SURVEY LINE
- B.L. BUILDING LINE
- ELEC. ELECTRIC
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SLD. SLIDE
- LT. LEFT
- RT. RIGHT
- STA. STATION
- SQ. FT. SQUARE FEET
- AC. ACRE
- S.H. STATE HIGHWAY
- F.M. FARM TO MARKET
- AVE. AVENUE
- A.K.A. ALSO KNOWN AS
- NO. NUMBER
- NTS NOT-TO-SCALE
- ADL ACCESS DENIAL LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY
- +— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ||| ACCESS DENIAL LINE
- ||— PROPOSED RIGHT-OF-WAY LINE



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

07/22/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
MCGRAY & MCGRAY LAND SURVEYORS, INC.
TBPLS FIRM NO. 10095500

PARCEL 676		
	SQUARE FEET	ACRES
ACQUISITION	2,770	0.0636
SURVEYED AREA	30,810	0.7073
REMAINDER AREA	28,040	0.6437

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 676

DIVISION SPD	STATE HIGHWAY 183		PARCEL 676
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C. S. & NO. 0364-05-038	COUNTY TARRANT

