

TEXAS TRANSPORTATION COMMISSION  
MINUTE ORDER

The Texas Transportation Commission (commission) of the State of Texas (state) has found in order to promote the public safety, to facilitate the safety and movement of traffic and to preserve the financial investment of the public in its highways, public necessity requires the laying out, opening, constructing, reconstructing, maintaining, and operating of the following highways in the state as a part of the State Highway System (highway system).

The commission has found and determined that each of the following listed parcels of land, same being more particularly described in the exhibits attached hereto, and such additional lesser estates or property interests described thereon, are necessary or convenient for use for such purposes and it is necessary to acquire fee simple title to said land, as provided by Texas Transportation Code, Subchapter D, Chapter 203, Sections 203.051, 203.052, and 203.054, as a part of the highway system to be constructed, reconstructed, maintained and operated thereon.

The commission has found in order to promote the public safety, to facilitate the safety and movement of traffic, to preserve the financial investment of the public in its highways and reconstructing, maintaining, and operating of Controlled Access Highways in the state as a part of the highway system at such locations as are necessary throughout the state and has determined that each of the following listed parcels of land, described in those Exhibits designated, identified and listed by an alphabetical exhibit reference under "CONTROLLED ACCESS" and same being more particularly described in the exhibits attached hereto and such additional lesser estates or property interests described thereon, are necessary and suitable for use for such purposes and it is necessary to acquire fee simple title to said land, as provided by law, as a part of the highway system to be so constructed, reconstructed, maintained, and operated thereon and in the exercise of the police power of the state for the preservation of human life and safety, and under existing laws, the highway to be constructed on each such parcel of land is designated as a Controlled Access Highway, and on such parcels of land listed herein where there is remaining abutting private property, roads are to be built as a part of said highway whereby the right of ingress and egress to or from the remaining private property abutting on said highway is to be permitted and/or denied, as designated and set forth on each of the exhibits attached hereto.

The commission, through its duly authorized representatives, has attempted to negotiate with the owner(s) of the parcels of land described in the attached exhibits and has been unable to agree with such owner(s) as to the fair cash market value thereof and damages, if any, or after diligent search of available records, numerous inquiries, and actual visits to the location of said parcels of land has been unable to locate the owner(s) of same so as to enter into negotiations for the purchase of said parcels of land.

**IT IS THEREFORE ORDERED** that the executive director is hereby authorized and directed to transmit this request of the commission to the attorney general to file or cause to be filed against all owners, lienholders and any owners of any other interests in said parcels of land, proceedings in eminent domain to acquire in the name of and on behalf of the state, for said purposes, fee simple title to each such parcel of land as are more particularly described in each of the exhibits attached hereto and made a part hereof, and such additional lesser estates or property interests as are more fully described in each of said exhibits, save and excepting, oil, gas and sulphur, as provided by law, to wit:

TEXAS TRANSPORTATION COMMISSION  
MINUTE ORDER

NON-CONTROLLED ACCESS

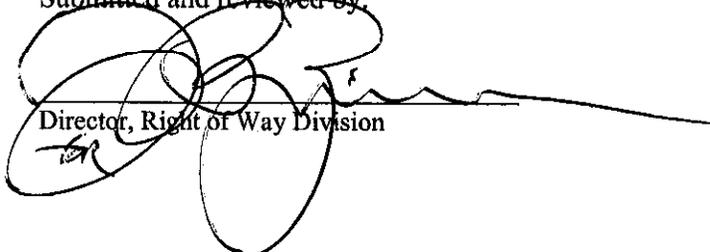
<u>EXHIBIT</u>	<u>COUNTY</u>	<u>HIGHWAY</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
1	Marion	US 59	0062-05-056	69A
2	Brazos	SH 21	0117-02-031	10
3	Brazos	SH 21	0117-02-031	14
4	Henderson	US 175	0197-06-038	21
5	Brazos	FM 2154	0540-04-056	22
6	Dallas	Loop 12	0581-01-118	5E
7	Cooke	FM 922	0845-03-047	27/27E
8	Titus	FM 899	1176-02-014	2
9	Titus	FM 899	0176-02-014	4
10	Hunt	SH 276	1290-05-012	21A
11	Eastland	FM 2214	1697-02-022	2
12	Eastland	FM 2214	1697-02-022	5
13	Eastland	FM 2214	1697-02-022	6

TEXAS TRANSPORTATION COMMISSION  
MINUTE ORDER

CONTROLLED ACCESS

<u>EXHIBIT</u>	<u>COUNTY</u>	<u>HIGHWAY</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
A	Bell	IH 35	0015-14-117	14
B	Hidalgo	US 83	0039-17-144	27
C	Baylor	US 277	0156-15-002	18
D	Baylor	US 277	0156-15-002	34
E	Harris	IH 10	0271-07-260	704
F	Harris	IH 10	0271-07-260	708
G	Harris	IH 10	0271-07-261	202A
H	Harris	IH 10	0271-07-261	202B
I	Harris	IH 10	0271-07-261	225
J	Harris	IH 10	0271-07-264	104
K	Lavaca	US 77	0370-02-020	16
L	Harris	SH 249	0720-03-076	398E
M	Harris	SH 249	0720-03-076	402D
N	Dallas	IH 30	1068-04-132	14

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



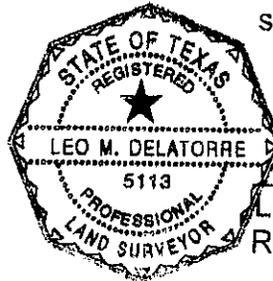
Executive Director

**110124 JUN 30 05**

Minute Number      Date Passed

COUNTY: MARION  
HIGHWAY: US 59  
FROM: CASS COUNTY LINE  
TO: 0.6 MI. N. OF BLACK  
CYPRESS BAYOU RELIEF  
CSJ NO. 0062-05-043

I, Leo M. Delatorre, Registered Professional Land Surveyor, do hereby verify that this boundary description correctly represents the results of a survey made on the ground.



*Leo M. Delatorre*  
Leo M. Delatorre RPLS No. 5113  
Revised: March 22, 2004

**FIELD NOTES FOR PARCEL 69A**

Being 0.113 of an acre tract of land, more or less, out of a certain 1.00 acre tract described in a deed dated October 1, 2002 from Clayton Huntington, et ux, to T. J. Wallace, Jr., et ux, recorded in Volume 658, Page 770, Marion County Deed Records (M.C.D.R.), situated in the Reuben Bennington Survey Abstract No. 24, Marion County, Texas; said 0.113 of an acre tract of land being more particularly described as follows:

**COMMENCING** at a 3/4 inch iron pipe found for the northeast corner of said 1.00 acre tract and being the southeast corner of a certain 0.9876 of an acre tract described in a deed dated October 4, 1985 from John A. Wagner to Michael L. Walker, et ux, recorded in Volume 480, Page 861, M.C.D.R.; **THENCE** as follows:

S 86° 54' 23" W, along the common line of said 1.00 acre tract and of said 0.9876 of an acre tract, a distance of 386.15 feet to a concrete monument with bronze disk (Type II) set in the proposed east right-of-way line of US Highway 59 for the northeast corner and **POINT OF BEGINNING** of the herein described tract; said point being 130.00 feet left and radial from the proposed survey centerline of US Highway 59, hereinafter referred to as the "survey centerline" at survey centerline station 284+30.20;

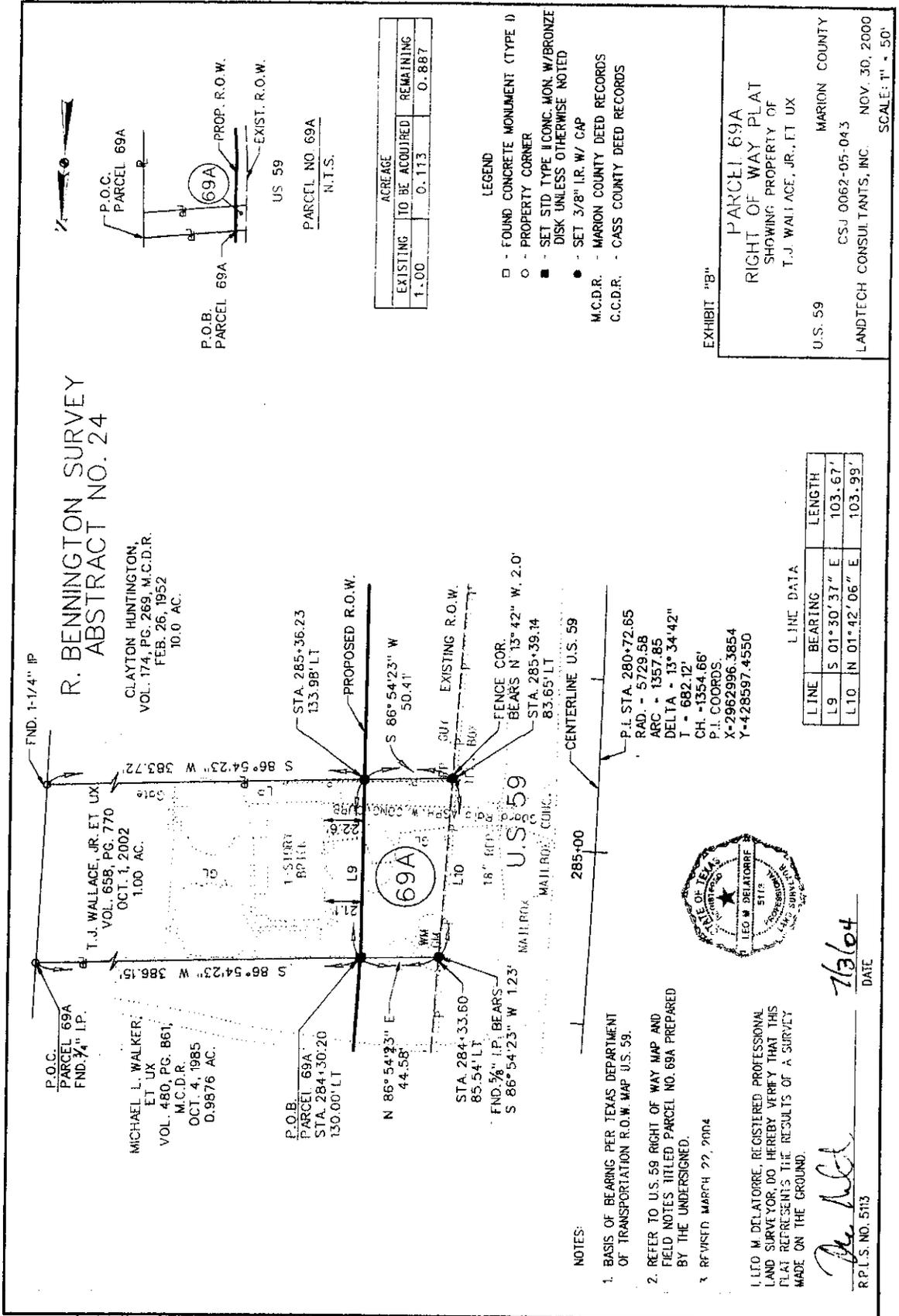
- 1.) **THENCE** S 01° 30' 37" E, along the proposed east right-of-way line of said US Highway 59, a distance of 103.67 feet to a 3/8 inch iron rod with cap set in the south line of said 1.00 acre tract and being in the north line of a certain 10.00 acre tract described in a deed dated February 26, 1952 from Crockett Wilkes King II, to Clayton Huntington recorded in Volume 174, Page 269, M.C.D.R., for the southeast corner of the herein described tract; said point being 133.98 feet left at a right angle from survey centerline station 285+36.23;

**Parcel 69A**

- 2.) **THENCE** S 86° 54' 23" W, along the common line of said 1.00 acre tract and of said 10.00 acre tract, a distance of 50.41 feet to a 3/8 inch iron rod with cap (from which a fence corner bears N 13° 42' W, 2.0 feet) set in the existing east right-of-way line of said US Highway 59 for the southwest corner of the herein described tract; said point being 83.65 feet left and radial from survey centerline station 285+39.14;
- 3.) **THENCE** N 01° 42' 06" E, along the existing east right-of-way line of said US Highway 59, a distance of 103.99 feet to a 3/8 inch iron rod with cap (from which a found 5/8 inch iron pipe bears S 86° 54' 23" W, 1.23 feet) set for the northwest corner of the herein described tract; said point being 85.54 feet left and radial from survey centerline station 284+33.60;
- 4.) **THENCE** N 86° 54' 23" E, along the common line of said 1.00 acre tract and of said 0.9876 of an acre tract, a distance of 44.58 feet to the **POINT OF BEGINNING** and containing 0.113 of an acre of land.

**BASIS OF BEARINGS-** Texas Department of Transportation Right-of-Way Map for US 59.

This description is based on the Right of Way Map of US Highway 59, and the individual plat titled "PARCEL 69A", made by Leo M. Delatorre, Registered Professional Land Surveyor on November 30, 2000 (Revised March 22, 2004).



**County:** Brazos  
**Parcel No.:** 10  
**Highway:** State Highway 21  
**Limits:** From: Democrat Road  
To: the Navasota River  
**CSJ:** 0117-02-031

**PROPERTY DESCRIPTION FOR PARCEL 10**

DESCRIPTION OF A 11.142 ACRE TRACT OF LAND LOCATED IN THE H. NEVILLE SURVEY, ABSTRACT No. 184 AND THE H. R. CARTMELL SURVEY, ABSTRACT No. 87 IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF THREE (3) TRACTS OF LAND AS FOLLOWS: A CALLED 9.27 ACRE TRACT (SECOND TRACT) OF LAND AS DESCRIBED IN DEED TO TRACY SCHIEFFER, ET VIR IN VOLUME 1827, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (O.P.R.B.C.TX.); A CALLED 50.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO DEAN SCHIEFFER AND TRACY SCHIEFFER IN VOLUME 4928, PAGE 165, O.P.R.B.C.TX. AND A CALLED 227.898 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO DEAN SCHIEFFER AND TRACY SCHIEFFER IN VOLUME 4921, PAGE 96, O.P.R.B.C.TX., SAID 11.142 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY LANDTECH CONSULTANTS, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set in the proposed southeasterly right-of-way line of State Highway 21 (SH 21), being 115.05 feet right of Survey Baseline Station 1675+89.56, being in the line common to said 9.27 acre tract and a called 170.56 acre tract of land as described in deed to Tracy Helmcamp Schieffer, Trustee as recorded in Volume 2782, Page 333, (1/3 Undivided Interest) O.P.R.B.C.TX.; Volume 2782, Page 339, (1/3 Undivided Interest), O.P.R.B.C.TX. and Volume 2782, Page 345, (1/3 Undivided Interest), O.P.R.B.C.TX. and being the northeasterly corner of the herein described tract and the **POINT OF BEGINNING**, from which a 5/8-inch iron rod with a TxDOT aluminum cap set for the common northerly corner of said 9.27 acre tract and a called 6.28 acre tract (First Tract) of land as described in deed to Tracy Schieffer, et vir as recorded in Volume 1827, Page 69, bears S 46° 20' 03" E, a distance of 787.41 feet;

**THENCE** with said proposed southeasterly right-of-way line of SH 21 and southeasterly line of the herein described tract the following seven (7) courses and distances;

- 1.) S 41° 33' 01" W, a distance of 758.56 feet to a TxDOT Type II concrete monument set 115.00 feet right of Survey Baseline Station 1668+31.00 for an angle point, and
- 2.) S 31° 28' 53" W, a distance of 234.61 feet to a TxDOT Type II concrete monument set 156.00 feet right of Survey Baseline Station 1666+00.00 for an angle point, and
- 3.) S 41° 32' 46" W, a distance of 327.00 feet to a TxDOT Type II concrete monument set 156.00 feet right of Survey Baseline Station 1662+73.00 for an angle point, and

**MINUTE ORDER EXHIBIT 2**  
**PAGE 2 OF 10**

- 4.) S 49° 13' 20" W, a distance of 232.08 feet to a TxDOT Type II concrete monument set 125.00 feet right of Survey Baseline Station 1660+43.00 for an angle point, and
  - 5.) S 41° 11' 25" W, a distance of 1,627.04 feet to a TxDOT Type II concrete monument set 125.00 feet right of Survey Baseline Station 1644+13.00 for an angle point, and
  - 6.) S 33° 46' 47" W, a distance of 373.15 feet to a TxDOT Type II concrete monument set 171.00 feet right of Survey Baseline Station 1640+46.00 for an angle point, and
  - 7.) S 41° 30' 09" W, a distance of 49.58 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set in the line common to said 227.898 acre tract and a called 114.78 acre tract of land as described in deed to Lenard Millsap as recorded in Volume 2336, Page 206, O.P.R.B.C.TX. , being 171.00 feet right of Survey Baseline Station 1639+96.42 and being the southeasterly corner of the herein described tract;
  - 8.) **THENCE** with said common line, N 48° 22' 53" W, a distance of 189.71 feet to a point in the existing southeasterly right-of-way line of SH 21 as described in deed to the State of Texas in Volume 78, Page 300 of the Deed Records of Brazos County, Texas (D.R.B.C.TX.) and being the southwesterly corner of the herein described tract, from which a 1/2-inch iron rod found bears S 48° E, a distance of 2.3 feet;
- THENCE** with said existing southeasterly right-of-way line of SH 21 as described in deed to the State of Texas in Volume 78, Page 300, Volume 78, Page 302, Volume 78, Page 312 and Volume 211, Page 474, D.R.B.C.TX. and northwesterly line of the herein described tract the following nine (9) courses and distances;
- 9.) N 41° 28' 38" E, a distance of 959.58 feet to an angle point, from which a TxDOT Type I found concrete monument bears S 48° W, a distance of 4.0 feet, and
  - 10.) N 49° 04' 19" E, a distance of 151.33 feet to an angle point, and
  - 11.) N 41° 28' 38" E, a distance of 300.00 feet to an angle point, and
  - 12.) N 33° 52' 57" E, a distance of 151.33 feet to an angle point, and
  - 13.) N 41° 28' 38" E, a distance of 800.00 feet to an angle point, from which a TxDOT Type I found concrete monument bears N 56° E, a distance of 2.2 feet, and
  - 14.) N 60° 46' 02" E, a distance of 105.95 feet to an angle point, from which a 1/2-inch iron rod found bears S 55° W, a distance of 3.7 feet, and
  - 15.) N 41° 28' 38" E, a distance of 200.00 feet to an angle point, from which a 1/2-inch iron rod found bears S 36° W, a distance of 3.8 feet, and
  - 16.) N 22° 11' 14" E, a distance of 105.95 feet to a 1/2-inch iron rod found for an angle point, and
  - 17.) N 41° 28' 38" E, a distance of 837.63 feet to the common westerly corner of said 9.27 acre tract and said 170.56 acre tract and being the northwesterly corner of the herein described tract;
  - 18.) **THENCE** with said common line, S 46° 20' 03" E, a distance of 123.61 feet to the **POINT OF BEGINNING** and containing 11.142 acres of land, more or less.

All bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (93).

This property description is accompanied by a separate plat.

I, Scott M. Fertak, 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.



Date: 23 day of April, 2004

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257 - State of Texas

Landtech Consultants, Inc.  
2627 North Loop West  
Suite 224  
Houston, Texas 77008

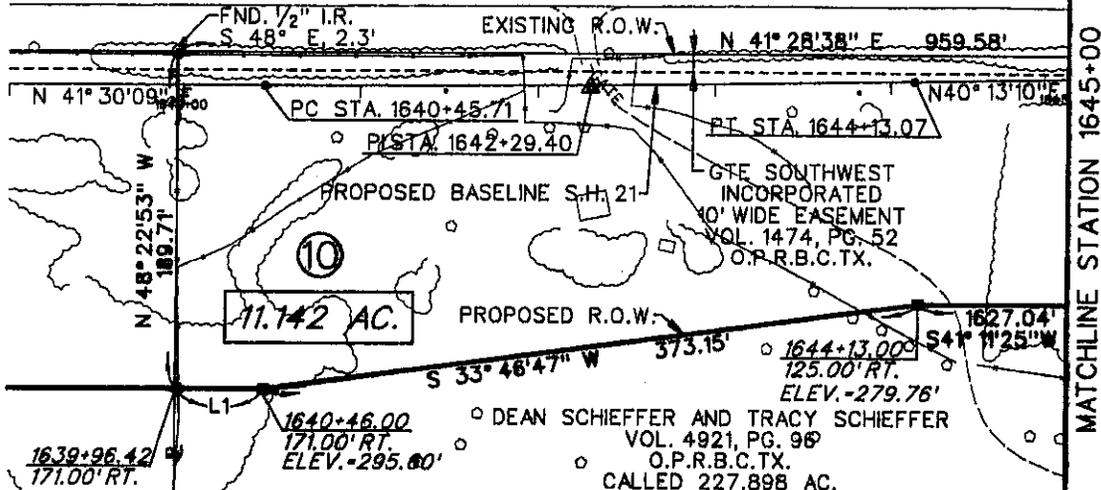
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H.R. CARTMELL SURVEY A-87

0 25 50 100

S.H. 21 (WIDTH VARIES)

STATE OF TEXAS  
VOL. 78, PG. 300  
D.R.B.C.TX.  
CALLED 7.36 AC.



LENARD MILLSAP  
VOL. 2336, PG. 206  
O.P.R.B.C.TX.  
CALLED 114.78 AC.

PISTATION = 1642+29.396  
DELTA = 1° 16' 59" (LT)  
TANGENT = 183.687'  
LENGTH = 367.359'  
RADIUS = 16,404.1667  
= 3,583,555.5822  
= 10,284,792.4785

DEAN SCHIEFFER AND TRACY SCHIEFFER  
VOL. 4921, PG. 96  
O.P.R.B.C.TX.  
CALLED 227.898 AC.

SUBJECT TO EASEMENT FOR TRANSMISSION AND/OR DISTRIBUTION OF ELECTRICAL ENERGY NOT TO EXCEED 20' IN WIDTH VOL. 141, PG. 580 D.R.B.C.TX.

SUBJECT TO WESTERN OIL TRANSPORTATION COMPANY, INC. 30' WIDE EASEMENT VOL. 418, PG. 186, D.R.B.C.TX. AMALGAMATED BONANZA PETROLEUM, LTD (NO GIVEN WIDTH) VOL. 424, PG. 827, D.R.B.C.TX.

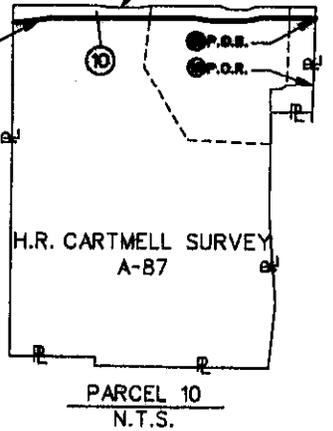
LINE DATA		
LINE	BEARING	DISTANCE
L1	S 41° 30' 09" W	49.58'

**LEGEND**

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- Existing Fence
- Parcel Number

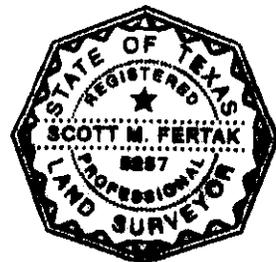
(N) PROPERTY CORNER (FOUND AS NOTED)  
 (□) FOUND TXDOT TYPE ICONC. MON.  
 (■) SET TXDOT TYPE II CONG. MON. (UNLESS OTHERWISE NOTED)  
 (●) SET 5/8" I.R. W/TXDOT ALUM. CAP  
 D.R.B.C. - DEED RECORDS BRAZOS COUNTY  
 D.R.M.C. - DEED RECORDS MADISON COUNTY  
 O.P.R.B.C.TX. - OFFICIAL PUBLIC RECORDS BRAZOS COUNTY TEXAS  
 ESMT. - EASEMENT  
 O.H. - OVERHEAD LINE  
 B.L. - BUILDING LINE  
 P.O.B. - POINT OF BEGINNING  
 P.O.R. - POINT OF REFERENCE  
 P.U.E. - PUBLIC UTILITY EASEMENT

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
287.168	11.142		276.026



- NOTES:**
- Deed research for this project was performed in April, 2003.
  - All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000120.
  - Field work for this project was performed May through October, 2003.
  - This Right-of-way map was completed in October, 2003.
  - Survey line locations are approximate.

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: OCTOBER 23, 2003



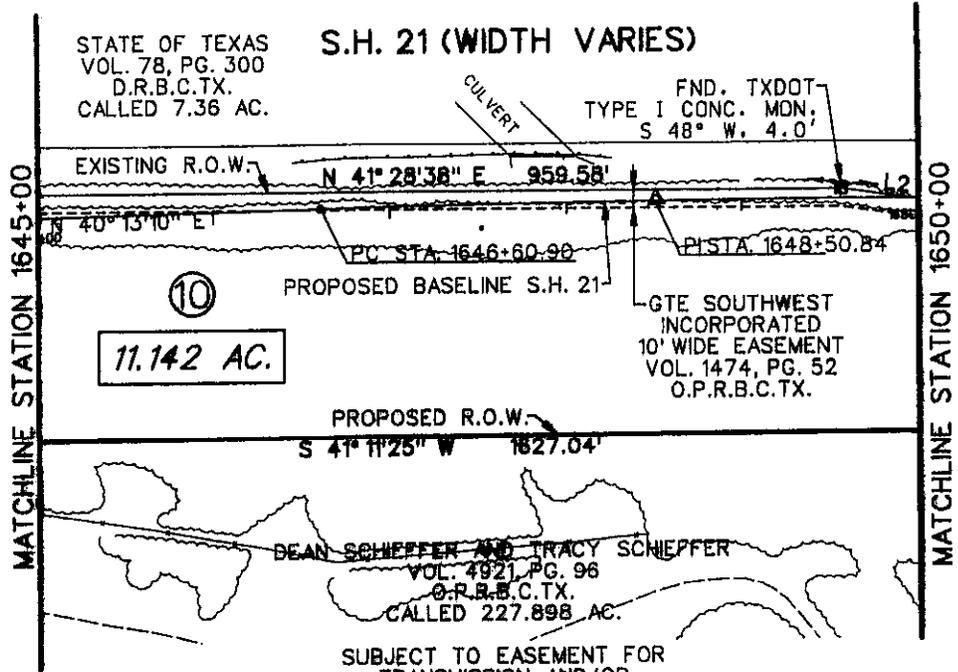
SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

PARCEL NO. 10  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
DEAN SCHIEFFER AND  
TRACY SCHIEFFER

S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'

0 25 50 100

H.R. CARTMELL SURVEY A-87



10  
11.142 AC.

SUBJECT TO EASEMENT FOR  
TRANSMISSION AND/OR  
DISTRIBUTION OF ELECTRICAL ENERGY  
NOT TO EXCEED 20' IN WIDTH  
VOL. 141, PG. 580  
D.R.B.C.TX.

SUBJECT TO  
WESTERN OIL TRANSPORTATION COMPANY, INC.  
30' WIDE EASEMENT  
VOL. 418, PG. 186, D.R.B.C.TX.  
AMALGAMATED BONANZA PETROLEUM, LTD  
(NO GIVEN WIDTH)  
VOL. 424, PG. 827, D.R.B.C.TX.

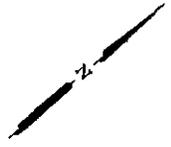
PISTATION = 1648+50.842  
DELTA = 1° 19' 36" (RT)  
TANGENT = 189.939'  
LENGTH = 379.862'  
RADIUS = 16,404.1667  
X = 3,583,956.8693  
Y = 10,285,267.0133

LINE DATA		
LINE	BEARING	DISTANCE
L2	N 49° 04' 19" E	151.33'

PARCEL NO. 10  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
DEAN SCHEFFER AND  
TRACY SCHEFFER

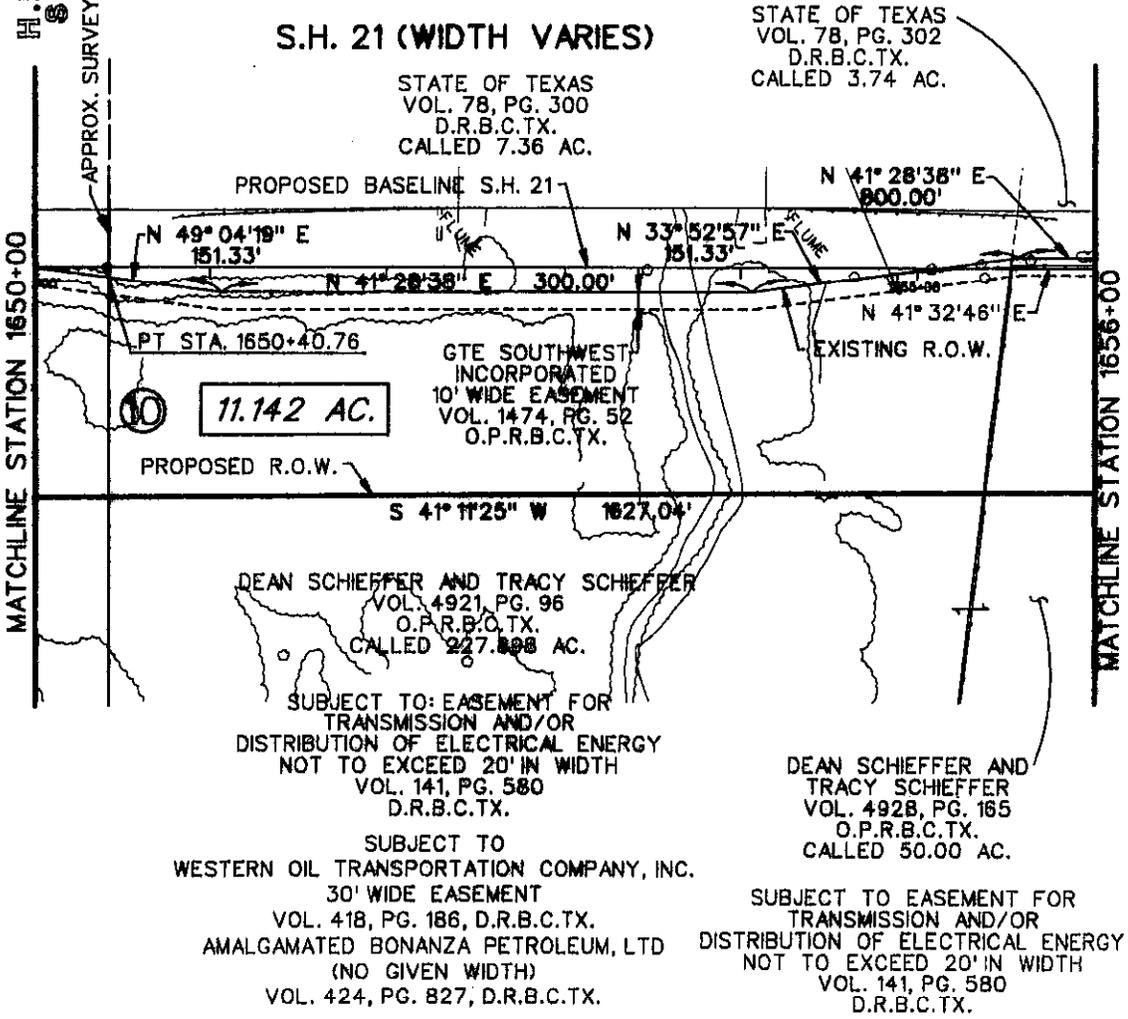
S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'

0 25 50 100



H.R. CARTMELL  
SURVEY A-87

H. NEVILLE SURVEY A-184

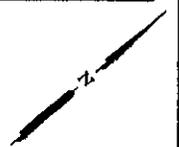


PISTATION - 1648+50.842  
DELTA - 1° 19' 36" (RT)  
TANGENT - 189.939'  
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RADIUS - 16,404.1667  
X - 3,583,956.8693  
Y - 10,285,267.0133

PARCEL NO. 10  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
DEAN SCHEIFFER AND  
TRACY SCHEIFFER

S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'

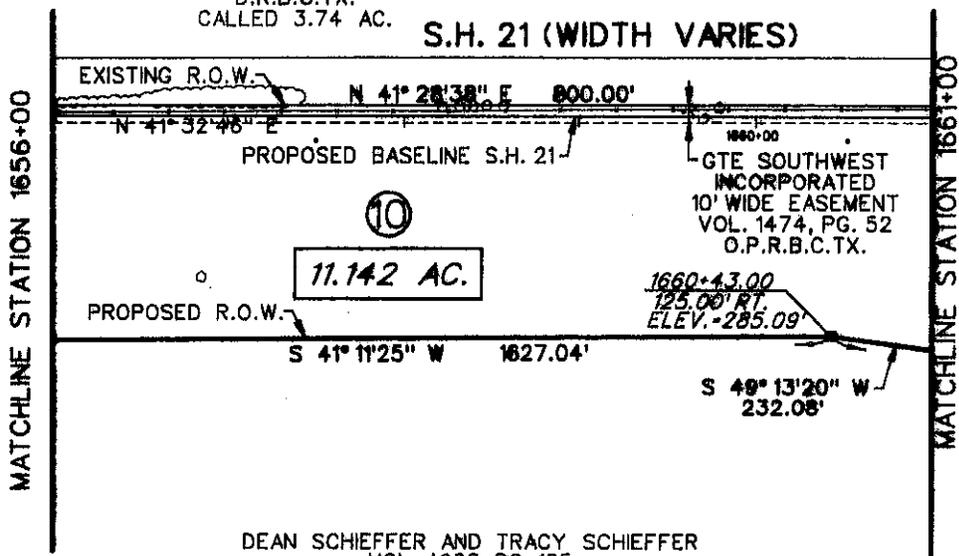
0 25 50 100



H. NEVILLE SURVEY A-184

STATE OF TEXAS  
VOL. 78, PG. 302  
D.R.B.C.TX.  
CALLED 3.74 AC.

S.H. 21 (WIDTH VARIES)



DEAN SCHIEFFER AND TRACY SCHIEFFER  
VOL. 4928, PG. 165  
O.P.R.B.C.TX.  
CALLED 50.00 AC.

SUBJECT TO EASEMENT FOR  
TRANSMISSION AND/OR  
DISTRIBUTION OF ELECTRICAL ENERGY  
NOT TO EXCEED 20' IN WIDTH  
VOL. 141, PG. 580  
D.R.B.C.TX.

PARCEL NO. 10  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
DEAN SCHIEFFER AND  
TRACY SCHIEFFER

S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'

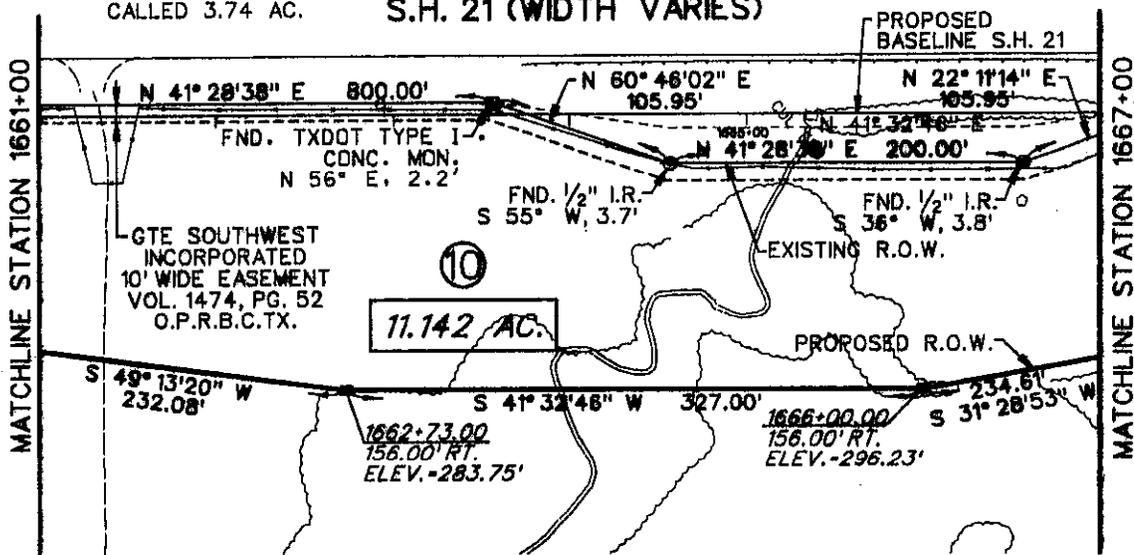
0 25 50 100



H. NEVILLE SURVEY A-184

STATE OF TEXAS  
VOL. 78, PG. 302  
D.R.B.C.TX.  
CALLED 3.74 AC.

S.H. 21 (WIDTH VARIES)



DEAN SCHIEFFER AND TRACY SCHIEFFER  
VOL. 4928, PG. 165  
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CALLED 50.00 AC.

SUBJECT TO EASEMENT FOR  
TRANSMISSION AND/OR  
DISTRIBUTION OF ELECTRICAL ENERGY  
NOT TO EXCEED 20' IN WIDTH  
VOL. 141, PG. 580  
D.R.B.C.

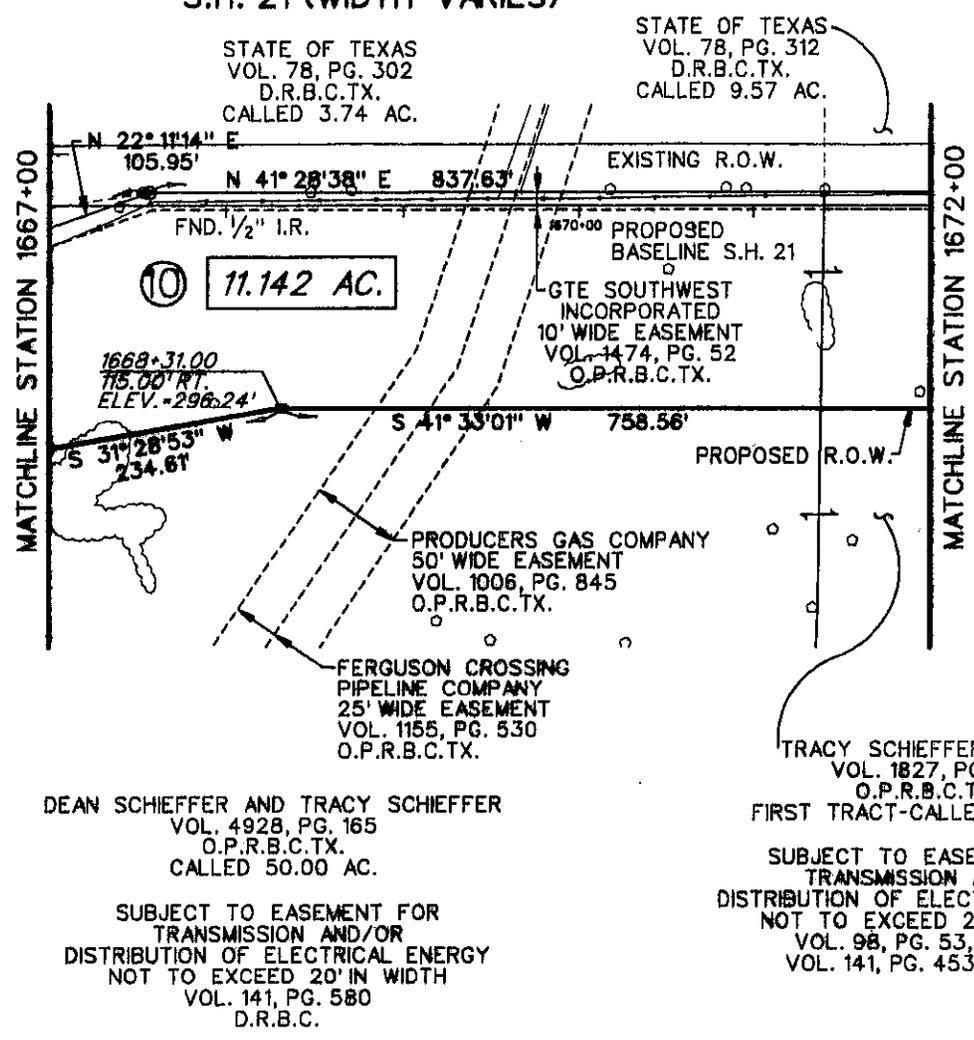
PARCEL NO. 10  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
DEAN SCHIEFFER AND  
TRACY SCHIEFFER

S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'



H. NEVILLE SURVEY A-184

S.H. 21 (WIDTH VARIES)



STATE OF TEXAS  
VOL. 78, PG. 302  
D.R.B.C.TX.  
CALLED 3.74 AC.

STATE OF TEXAS  
VOL. 78, PG. 312  
D.R.B.C.TX.  
CALLED 9.57 AC.

10 11.142 AC.

DEAN SCHIEFFER AND TRACY SCHIEFFER  
VOL. 4928, PG. 165  
O.P.R.B.C.TX.  
CALLED 50.00 AC.

SUBJECT TO EASEMENT FOR  
TRANSMISSION AND/OR  
DISTRIBUTION OF ELECTRICAL ENERGY  
NOT TO EXCEED 20' IN WIDTH  
VOL. 141, PG. 580  
D.R.B.C.

PRODUCERS GAS COMPANY  
50' WIDE EASEMENT  
VOL. 1006, PG. 845  
O.P.R.B.C.TX.

FERGUSON CROSSING  
PIPELINE COMPANY  
25' WIDE EASEMENT  
VOL. 1155, PG. 530  
O.P.R.B.C.TX.

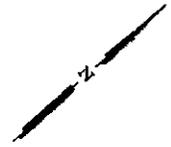
TRACY SCHIEFFER, ET VIR  
VOL. 1827, PG. 69  
O.P.R.B.C.TX.  
FIRST TRACT-CALLED 9.27 AC.

SUBJECT TO EASEMENT FOR  
TRANSMISSION AND/OR  
DISTRIBUTION OF ELECTRICAL ENERGY  
NOT TO EXCEED 20' IN WIDTH  
VOL. 98, PG. 53, D.R.B.C.  
VOL. 141, PG. 453, D.R.B.C.

PARCEL NO. 10  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
DEAN SCHIEFFER AND  
TRACY SCHIEFFER

S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'

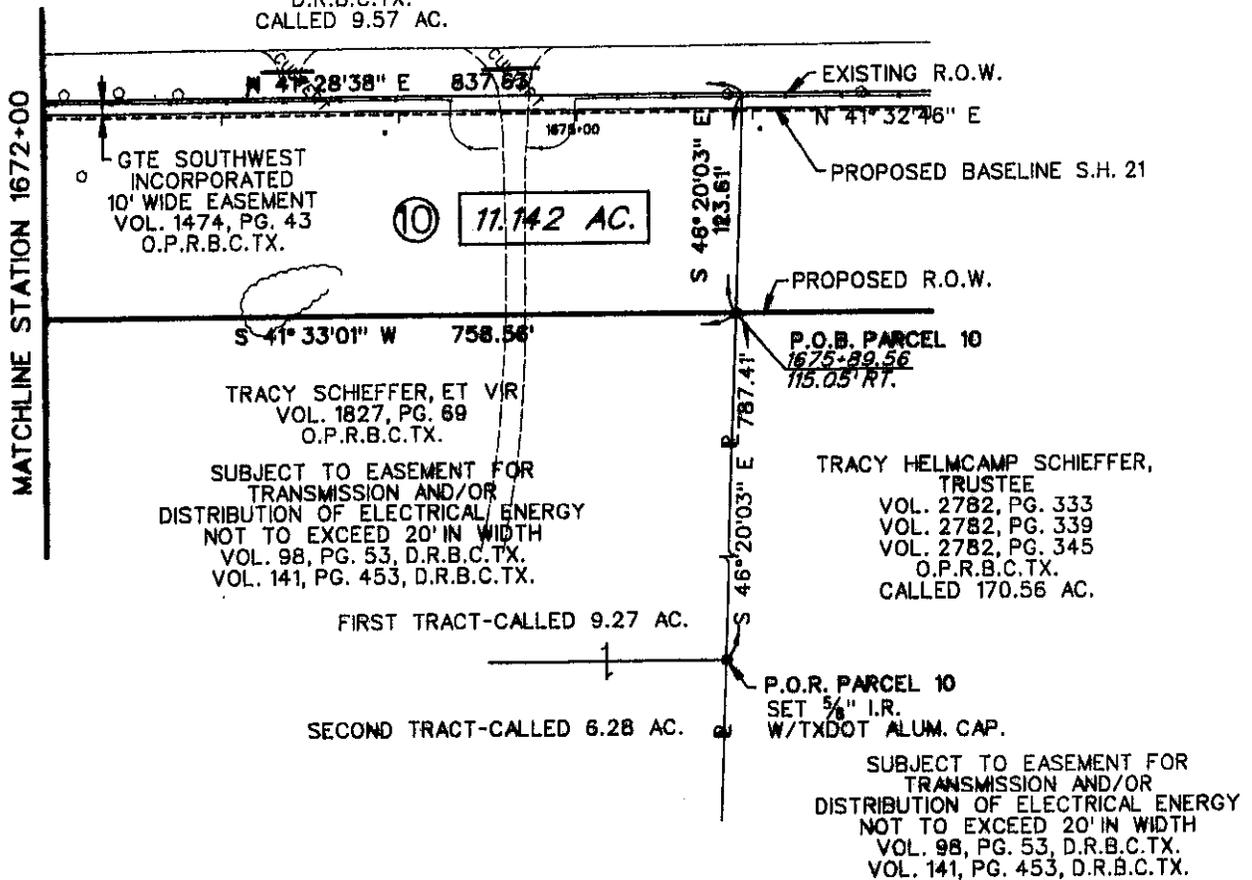
0 25 50 100



H. NEVILLE SURVEY A-184

STATE OF TEXAS  
VOL. 78, PG. 312  
D.R.B.C.TX.  
CALLED 9.57 AC.

S.H. 21 (WIDTH VARIES)



PARCEL NO. 10  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
DEAN SCHEFFER AND  
TRACY SCHEFFER

S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'

County: Brazos  
Parcel No.: 14  
Highway: State Highway 21  
Limits: From: Democrat Road  
To: the Navasota River  
CSJ: 0117-02-031

**PROPERTY DESCRIPTION FOR PARCEL 14**

DESCRIPTION OF A 3.424 ACRE TRACT OF LAND LOCATED IN THE H. NEVILLE SURVEY, ABSTRACT No. 184 IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF TWO (2) TRACTS OF LAND AS FOLLOWS: A CALLED 170.56 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO TRACY SCHIEFFER, TRUSTEE IN VOLUME 2782, PAGE 333, (1/3 UNDIVIDED INTEREST), VOLUME 2782, PAGE 339, (1/3 UNDIVIDED INTEREST) AND VOLUME 2782, PAGE 345, (1/3 UNDIVIDED INTEREST) OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (O.P.R.B.C.TX.); A CALLED 168.280 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO TRACY SCHIEFFER, TRUSTEE IN VOLUME 3370, PAGE 320, O.P.R.B.C.TX., SAID 3.424 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY LANDTECH CONSULTANTS, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

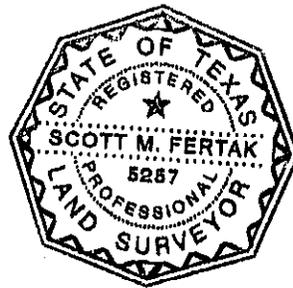
**BEGINNING** at a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set in the proposed southeasterly right-of-way line of State Highway 21 (SH 21), being 115.05 feet right of Survey Baseline Station 1675+89.56, being in the line common to said 170.56 acre tract and a called 9.27 acre tract (Second Tract) of land as described in deed to Tracy Schieffer, et vir as recorded in Volume 1827, Page 69, O.P.R.B.C.TX., being the southeasterly corner of the herein described tract and the **POINT OF BEGINNING**, from which a 5/8-inch iron rod with a TxDOT aluminum cap set for the common northerly corner of said 9.27 acre tract and a called 6.28 acre tract (First Tract) of land as described in deed to Tracy Schieffer, et vir as recorded in Volume 1827, Page 69, bears S 46° 20' 03" E, a distance of 787.41 feet;

- 1.) **THENCE** with said common line, N 46° 20' 03" W, a distance of 123.61 feet to a point in the existing southeasterly right-of-way line of SH 21 as described in deed to the State of Texas in Volume 78, Page 312 of the Deed Records of Brazos County, Texas (D.R.B.C.TX.) and being the southwesterly corner of the herein described tract;
- 2.) **THENCE** with said existing southeasterly right-of-way line of SH 21 and northwesterly line of the herein described tract, N 41° 28' 38" E, a distance of 1,198.70 feet to a point in the center (as occupied and fenced) of Kurten Road (width varies and no deed of record found);
- 3.) **THENCE** with said center of Kurten Road, S 47° 33' 45" E, a distance of 125.06 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set in said proposed southeasterly right-of-way line of SH 21, being 123.30 feet right of Survey Baseline Station 1687+85.55 and being the northeasterly corner of the herein described tract;
- 4.) **THENCE** with said proposed southeasterly right-of-way line of SH 21 and southeasterly line of the herein described tract, S 41° 33' 01" W, a distance of 1,201.33 feet to the **POINT OF BEGINNING** and containing 3.424 acres of land, more or less.

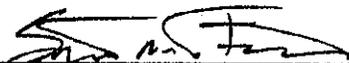
All bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (93).

This property description is accompanied by a separate plat.

I, Scott M. Fertak, 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.



Date: 23 day of April, 2004

  
\_\_\_\_\_  
Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257 - State of Texas

Landtech Consultants, Inc.  
2627 North Loop West  
Suite 224  
Houston, Texas 77008  
S:\0320063\Survey\M&B\SYTHSCHIEFFERM&B.doc

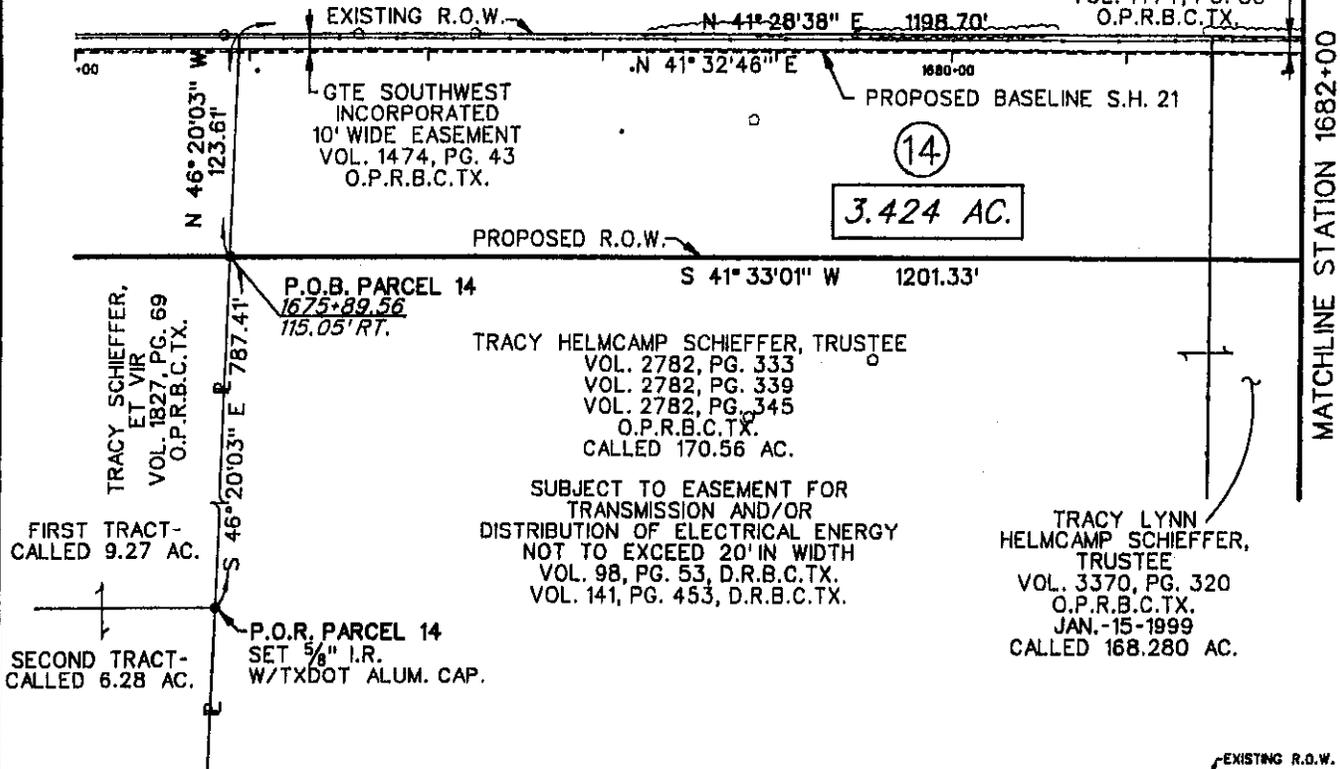
H. NEVILLE SURVEY A-184

0 25 50 100

STATE OF TEXAS  
VOL. 78, PG. 312  
D.R.B.C.TX.  
CALLED 9.57 AC.

S.H. 21 (WIDTH VARIES)

GTE SOUTHWEST  
INCORPORATED  
10' WIDE EASEMENT  
VOL. 1474, PG. 55  
O.P.R.B.C.TX.



TRACY SCHEFFER,  
ET VIR  
VOL. 1827, PG. 69  
O.P.R.B.C.TX.

FIRST TRACT-CALLED 9.27 AC.

SECOND TRACT-CALLED 6.28 AC.

P.O.B. PARCEL 14  
1675-89.56  
115.05' RT.

TRACY HELMCAMP SCHEFFER, TRUSTEE  
VOL. 2782, PG. 333  
VOL. 2782, PG. 339  
VOL. 2782, PG. 345  
O.P.R.B.C.TX.  
CALLED 170.56 AC.

SUBJECT TO EASEMENT FOR  
TRANSMISSION AND/OR  
DISTRIBUTION OF ELECTRICAL ENERGY  
NOT TO EXCEED 20' IN WIDTH  
VOL. 98, PG. 53, D.R.B.C.TX.  
VOL. 141, PG. 453, D.R.B.C.TX.

TRACY LYNN  
HELMCAMP SCHEFFER,  
TRUSTEE  
VOL. 3370, PG. 320  
O.P.R.B.C.TX.  
JAN.-15-1999  
CALLED 168.280 AC.

**LEGEND**

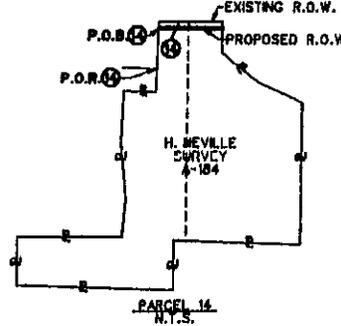
- Existing R.O.W. Line
- - - Proposed R.O.W. Line
- Property Line
- x-x- Existing Fence
- (N) Parcel Number

PROPERTY CORNER (FOUND AS NOTED)  
 FOUND TXDOT TYPE (CONC. MON.)  
 SET TXDOT TYPE (CONC. MON. (UNLESS OTHERWISE NOTED))  
 SET 5/8" I.R. W/TXDOT ALUM. CAP

D.R.B.C. - DEED RECORDS BRAZOS COUNTY  
 D.R.M.C. - DEED RECORDS MADISON COUNTY  
 D.P.R.B.C.TX. - OFFICIAL PUBLIC RECORDS BRAZOS COUNTY TEXAS

ESMT. - EASEMENT  
 O.H. - OVERHEAD LINE  
 B.L. - BUILDING LINE  
 P.O.B. - POINT OF BEGINNING  
 P.O.R. - POINT OF REFERENCE  
 P.U.E. - PUBLIC UTILITY EASEMENT

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
338.84	3.424		335.416



- NOTES:**
- Deed research for this project was performed in April, 2003.
  - All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000120.
  - Field work for this project was performed May through October, 2003.
  - This Right-of-way map was completed in October, 2003.
  - Survey line locations are approximate.

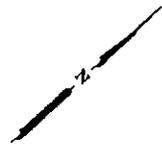
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: OCTOBER 23, 2003



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

PARCEL NO. 14  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
TRACY HELMCAMP SCHEFFER,  
TRUSTEE

S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'



H. NEVILLE SURVEY A-184

S.H. 21 (WIDTH VARIES)

STATE OF TEXAS  
VOL. 78, PG. 312  
D.R.B.C.TX.  
CALLED 9.57 AC.

MATCHLINE STATION 1682+00

N 41° 32' 46" E  
PC STA. 1684+22.43

14  
3.424 AC.

N 41° 28' 38" E 1198.70' EXISTING R.O.W.

GTE SOUTHWEST  
INCORPORATED  
10' WIDE EASEMENT  
VOL. 1474, PG. 55  
O.P.R.B.C.TX.

PROPOSED  
BASELINE S.H. 21

SURVEY CONTROL PT:  
011702AE

PROPOSED R.O.W.  
S 41° 33' 01" W 1201.33'

1685+00.00  
115.49' RT.  
ELEV. +296.83'

1687+85.55  
123.30' RT.

- PISTATION = 1701+79.656
- DELTA = 24° 11' 05" (LT)
- TANGENT = 1,757.225'
- LENGTH = 3,462.114'
- RADIUS = 8,202.0833
- X = 3,587,491.0679
- Y = 10,289,255.2317

(WIDTH VARIES AS  
FENCED AND OCCUPIED;  
NO DEED OF RECORD FOUND;  
PARCELS MEASURED TO  
CENTER OF ROAD)

KURTEN RD.

DOUG GARRETT  
VOL. 2503, PG. 248  
O.P.R.B.C.TX.  
CALLED 110.435 AC.

TRACY LYNN HELMCAMP SCHIEFFER, TRUSTEE  
VOL. 3370, PG. 320  
O.P.R.B.C.TX.  
CALLED 168.280 AC.

SUBJECT TO EASEMENT FOR  
TRANSMISSION AND/OR  
DISTRIBUTION OF ELECTRICAL ENERGY  
NOT TO EXCEED 20' IN WIDTH  
VOL. 98, PG. 53, D.R.B.C.TX.  
VOL. 141, PG. 453, D.R.B.C.TX.

SURVEY CONTROL

COORDINATES: CENTRAL ZONE: (4203)  
NAD 83 (1993 ADJ.): NAVD 88  
SURFACE X = 3586634.54  
Y = 10288141.57  
ELEVATION: 296.62'  
MONUMENT: FOUND BRASS DISK  
IN CONCRETE  
(STAMPED 011702AE)  
STA.: 1687+73.70  
OFFSET: 105.17' RT.



PARCEL NO. 14  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
TRACY HELMCAMP SCHIEFFER,  
TRUSTEE

S.H. 21 BRAZOS COUNTY  
R.O.W. CSJ 0117-02-031  
LANDTECH CONSULTANTS, INC. OCT. 23, 2003  
SCALE: 1"=100'

Account No.: 8010-02-030

Date: November, 2002

C.S.J. No.: 0197-06-038

County: Henderson

Project Limits: From: 2.8 Miles NW of F.M. 334, Near Kaufman County Line  
To: 1.0 Mile NW of F. M. 316 South, in Eustace, Texas

LEGAL DESCRIPTION FOR PARCEL 21  
(0.858 ACRES)

BEING 0.858 acres of land, located in the H. M. Strode Survey, Abstract No. 695, Henderson County, Texas, and, of the Deed Records of Henderson County, and being all of a called 1 acre tract of land conveyed by Ronald Ellis and wife, Joyce Ellis, to Buford Guy Kirkpatrick and wife, Mary M. Kirkpatrick, by deed dated July 14, 1997 and recorded in Volume 1762, Page 336, of the Deed Records of Henderson County, Texas, the said 0.858 acres is further described as follows:

**COMMENCING** at a 1/2" iron rod for the southeast corner of the Second Tract (a called 11.3 acre tract) conveyed by Hugh G. DeWoody and wife, Mary Jo DeWoody by deed dated July 5, 1973 and recorded in Volume 708, Page 749, of said Deed Records, and for the northeast corner of a 15.00 acre tract of land conveyed by Ed Phelan to Jack Rollins by deed dated May 4, 1990 and recorded in Volume 1317, Page 505, of said Deed Records;

**THENCE** South 89° 13' 44" West along the south line of the said 11.3 acre tract and the at 1198.23' pass a 5/8" with an aluminum TxDOT disk set in the proposed northeast right of way line of U. S. 175 and in the north line of the residue of an 18.06 acre tract conveyed by Edward Lee Kirkpatrick, et al, to Floyd G. Kirkpatrick, et ux, by deed dated April 3, 1984 and recorded in Volume 1056, Page 268, of said Deed Records, then continue on the same bearing for a distance of 361.92' to a 1/2" iron rod found for the northwest corner of a 1.05 acre tract of land conveyed by Floyd G. Kirkpatrick to Dorothy F. Mixon by deed recorded in Volume 697, Page 862, of said Deed Records

**THENCE** South 37° 42' 54" West, with the west line of the said 1.05 acre tract for a distance of 98.86' to a point in the existing northeast right of way line of U. S. 175 for the southwest corner of the said 1.05 acre tract, a 5/8" iron rod bears North 37° 42' 54" East a distance of 1.49';

**THENCE** North 54° 35' 43" West, along the existing northeast right of way line of U. S. 175 for a distance of 220.12' to a point for the southeast corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of X = 2729580.23 and Y = 6811233.24 (with all bearings and coordinates based on the Texas State Plane Coordinate System, North Central Zone using NAD 1983, with the 1993

Parcel 21

adjustment, all distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00006) and having a station of 223+91.40' with an offset of 178.59' RT;

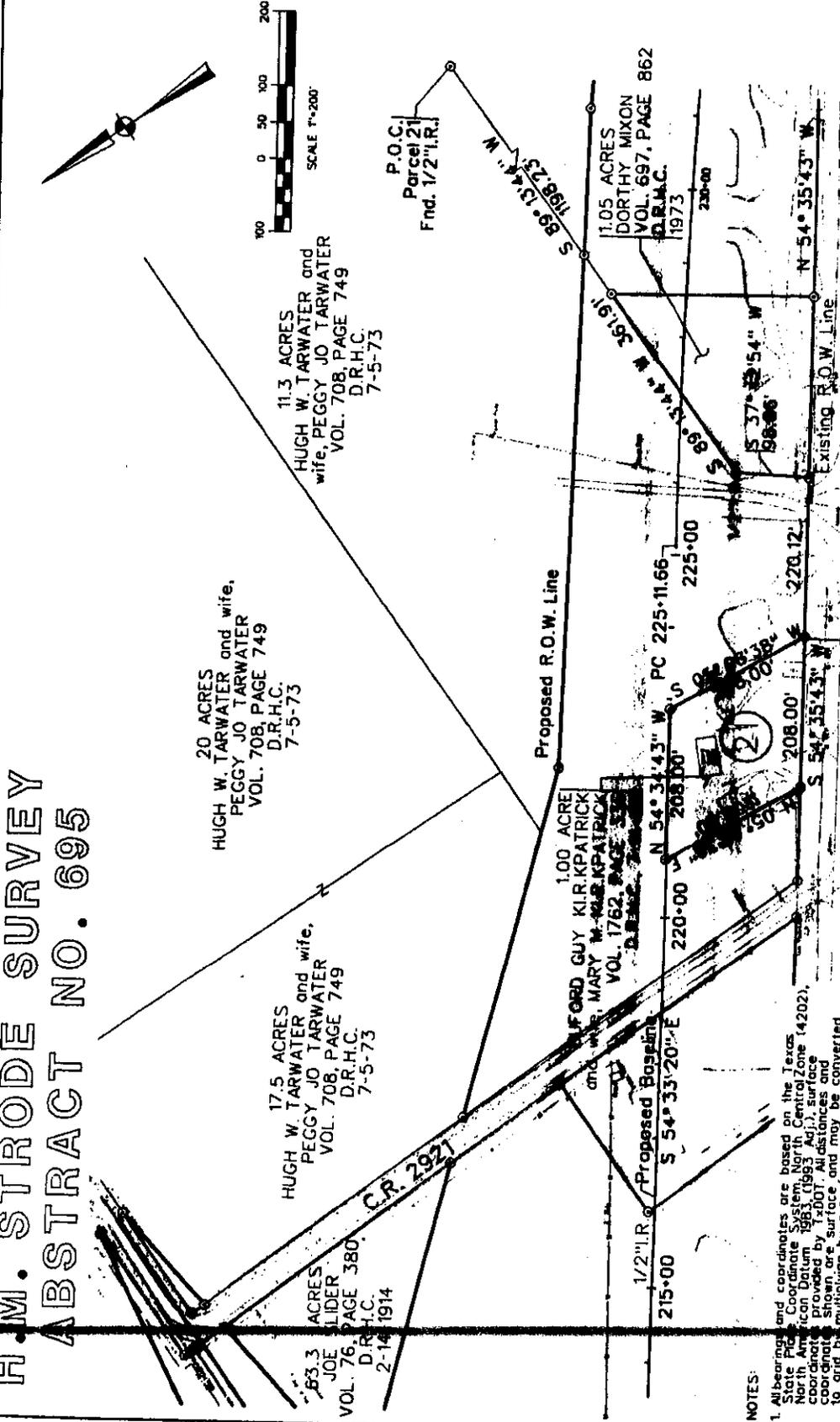
1. THENCE North 54° 35' 43" West along the northeast right of way line of U. S. 175 for a distance of 208.00' to a point for corner, a 1/2" iron rod found for witness bears South 5° 02' 30" West a distance of 0.66' from said point;
2. THENCE North 05° 08' 38" East, with the west line of the said 1 acre tract and in close proximity to a fence for a distance of 208.00' to a point for corner;
3. THENCE South 54° 35' 43" East, with the north line of the said 1 acre tract for a distance of 208.00' to a point for corner;
4. THENCE South 05° 08' 38" West, with the east line of the said 1 acre tract for a distance of 208.00', to the **POINT OF BEGINNING**, said described tract containing 0.858 acres, more or less.

I, Scott Morris, a Registered Professional Land Surveyor, hereby certify that the above description and the subsequently attached plat depict a survey that was made under my supervision, on the ground, and that meets the minimum standards as set forth by the Texas Board of Professional Land Surveying.



  
Scott Morris  
R. P. L. S. No. 5076  
RODS Surveying, Inc.  
Date: 7-14-2003

H.M. STRODE SURVEY  
ABSTRACT NO. 695



20 ACRES  
HUGH W. TARWATER and wife,  
PEGGY JO TARWATER  
VOL. 708, PAGE 749  
D.R.H.C.  
7-5-73

17.5 ACRES  
HUGH W. TARWATER and wife,  
PEGGY JO TARWATER  
VOL. 708, PAGE 749  
D.R.H.C.  
7-5-73

63.3 ACRES  
JOE SLIDER  
VOL. 76, PAGE 380  
D.R.H.C.  
2-14-1914

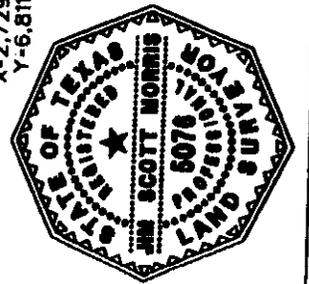
11.3 ACRES  
HUGH W. TARWATER and  
wife, PEGGY JO TARWATER  
VOL. 708, PAGE 749  
D.R.H.C.  
7-5-73

P.O.C.  
Parcel 21  
Fnd. 1/2" I.R.

100 ACRE  
BUFORD GUY KIRKPATRICK  
and wife, MARY M. KIRKPATRICK  
VOL. 1762, PAGE 538  
D.R.H.C.

1.05 ACRES  
DORTHY MIXON  
VOL. 697, PAGE 862  
D.R.H.C.  
1973

P.O.B. Parcel 21  
X=2,729,560.23  
Y=6,811,233.24



*Scott Morris*  
7-14-2003

- NOTES:
- All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone (1993 Adp.). surface coordinates provided by 1990 distances and coordinates shown on surface are to be converted to grid by multiplying by a surface adjustment factor of 1.00000.
  - Set 1: indicates Texas Department of Transportation brass disk on a 5/8 inch iron rod set in concrete, unless otherwise indicated herein.
  - Set 2: indicates Texas Department of Transportation aluminum disk on a 5/8 inch iron rod, unless otherwise depicted herein.
  - Set 3: indicates plastic cap stamped "RODS Surveying, Inc." on a 3/8 inch iron rod.
  - Survey line locations are approximate, and based upon the best available evidence.
  - Abstract information provided by Land Consultants, dated August 1999.
  - Utilities shown are based on field ties and information provided by utility companies.
  - A metes and bounds description accompanies this plat.

EXISTING TAKING REMAINING	
0.858 AC.	0.858 AC.
	37,374 SQ.FT.

PARCEL PLAT  
SHOWING PARCEL NO. 21  
PROPERTY OF  
BUFORD GUY KIRKPATRICK  
MARY M. KIRKPATRICK  
U.S. HWY 175 HENDERSON COUNTY  
ACCOUNT NO. 8010-02-030  
CSJ NO. 0197-06-038  
RODS SURVEYING, INC. NOVEMBER 2007

Parcel No. 21

County: Brazos  
Parcel No.: 22  
Highway: FM Highway 2154  
Limits: From: 0.3 Mile North of FM 2818  
To: 0.6 Mile South of SH 40  
CSJ: 0540-04-056

PROPERTY DESCRIPTION FOR PARCEL 22

DESCRIPTION OF A 0.18 ACRE TRACT OF LAND LOCATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT No. 54 IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 1.25 ACRE TRACT OF LAND, AS DESCRIBED IN THE DEED TO HERB L. FEDORA AND WIFE, JUDY FEDORA, AND RECORDED IN VOLUME 227, PAGE 500, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.TX.), ALSO BEING A PORTION OF A CALLED 3.097 ACRE TRACT (ALSO KNOWN AS NORTH GRAHAM ROAD), ABANDONED BY ORDINANCE No. 2335, AND RECORDED IN VOLUME 3160, PAGE 246, OF THE OFFICIAL RECORDS OR BRAZOS COUNTY, TEXAS (O.R.B.C.TX.), SAID 0.18 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set in the proposed northeast right-of-way line of F.M. Highway 2154, being 75.00 feet left of Survey Baseline 'G' Station 205+52.78, and being in the common line of said abandoned North Graham Road and a called 2.424 acre tract, as described in the deed to Southwood West, and recorded in Volume 5141, Page 178, O.R.B.C.TX., and being a northwesterly corner of the tract described herein and the **POINT OF BEGINNING**, from which a 5/8-inch iron rod with Kerr cap found in the common line of said abandoned North Graham Road and said 2.424 acre tract bears, N 42° 02' 31" E, a distance of 206.31 feet;

1.) **THENCE** S 47° 03' 10" E, through the interior of said remainder of a called 1.25 acre tract, with said proposed northeast right-of-way line, a distance of 196.91 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 75.00 feet left of Survey Baseline 'G' Station 207+49.69, being in the common line of said remainder of a called 1.25 acre tract and a calculated 5.75 acre tract, being the remainder of a called 159.657 acre tract (Tract Two), as described in the deed to Lieven J. Van Reit, and recorded in Volume 964, Page 818, D.R.B.C.TX., being the northeasterly corner of the tract described herein, from which a 1/2-inch iron rod with McClure cap found in the common line of said remainder of a called 1.25 acre tract and said 5.75 acre tract bears, N 40° 46' 38" E, a distance of 217.45 feet;

2.) **THENCE** S 40° 46' 38" W, leaving said proposed northeast right-of-way line, with the common line of said remainder of a called 1.25 acre tract and said 5.75 acre tract, a distance of 40.06 feet to a 1/2-inch iron rod with McClure cap found for the south common corner of said remainder of a called 1.25 acre tract and said 5.75 acre tract, being in the existing northeast right-of-way line of said F.M. Highway 2154 as conveyed to the State of Texas and recorded in Volume 171, Page 181, D.R.B.C.TX., and being the southeasterly corner of the tract described herein;

3.) **THENCE** N 47° 03' 29" W, with said existing northeast right-of-way line, same being the south line of said remainder of a called 1.25 acre tract, passing a fence post found for the south common corner of said remainder of a called 1.25 acre tract and said abandoned North Graham Road at a distance of 157.25 feet, and continuing with the south line of said abandoned North Graham Road, a distance of 40.55 feet for a total distance of 197.80 feet to a 3/4-inch iron rod found for the south common corner of said abandoned North Graham Road and said 2.424 acre tract, and being the southwesterly corner of the tract described herein;

4.) THENCE N 42° 02' 31" E, leaving said existing northeast right-of-way line, with the common line of said abandoned North Graham Road and said 2.424 acre tract, a distance of 40.05 feet to the POINT OF BEGINNING, and containing 0.18 acre of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

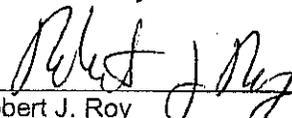
This property description is accompanied by a separate plat.

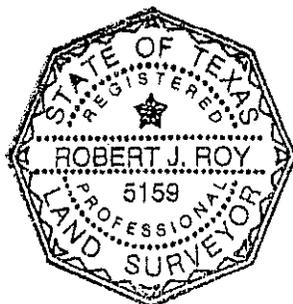
THE STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS         §

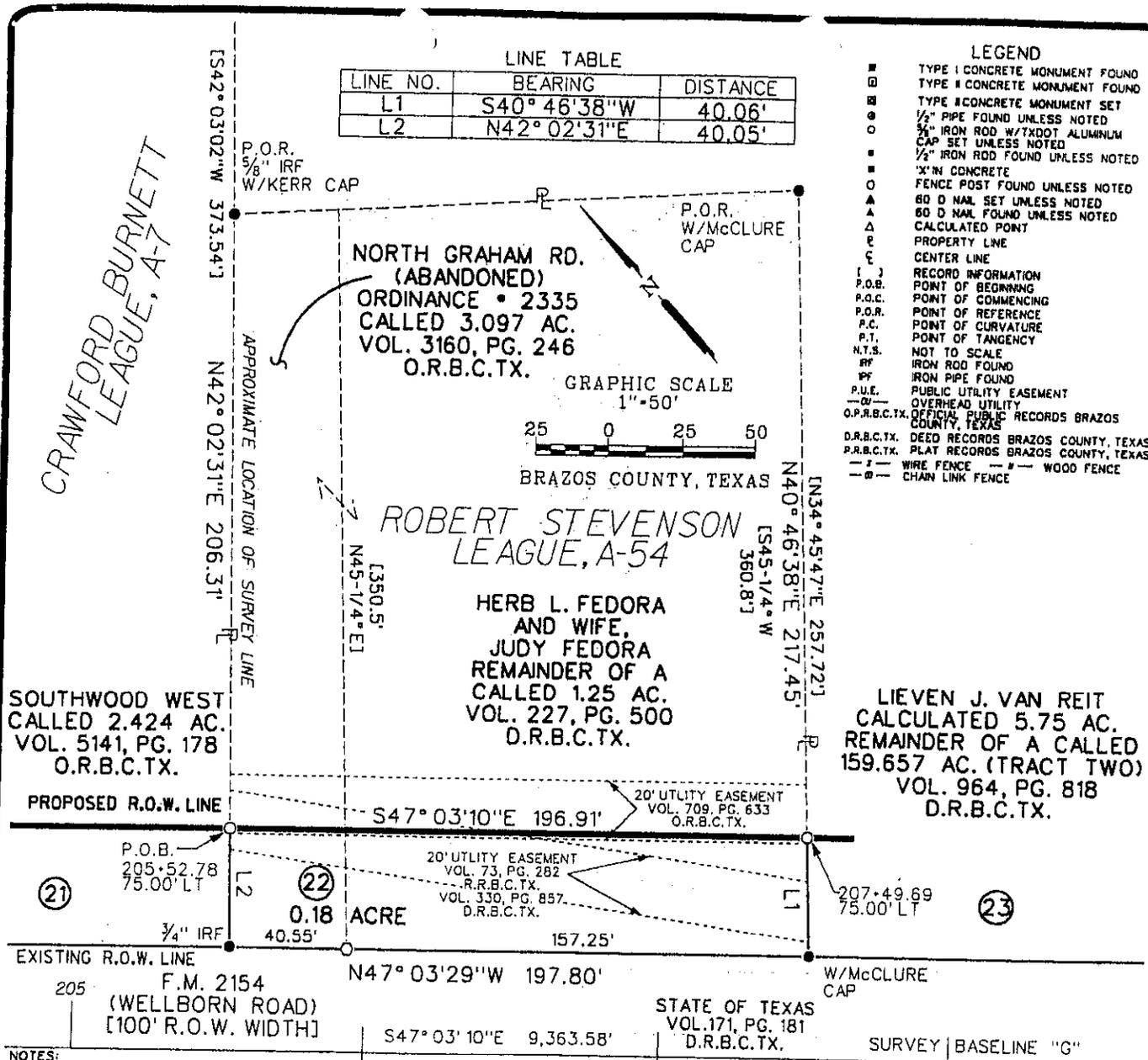
That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 5<sup>th</sup> day of December 2003 A.D.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290  
Building B  
Austin, Texas 78735

  
\_\_\_\_\_  
Robert J. Roy  
Registered Professional Land Surveyor  
No. 5159 - State of Texas





**NOTES:**

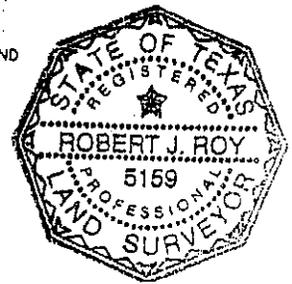
- RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND AGGIELAND TITLE COMPANY AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (93). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00012.
- IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES, SUPPLEMENTED BY ON-THE-GROUND SURVEY BY SAM, INC. THERE MAY BE ADDITIONAL IMPROVEMENTS THAT ARE NOT SHOWN.
- VISIBLE UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE FOUND ON THE GROUND. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN.
- PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES 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.

*Robert J. Roy*  
ROBERT J. ROY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5159, STATE OF TEXAS

12/05/03  
DATE

REF. FIELD NOTE NO. 3042



5508 West Highway 290, Building B  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
HERB L. FEDORA, AND WIFE  
JUDY FEDORA  
CSJ NO. 0540-04-056  
ACCT. NO. 8017-1-63

Dallas County  
ROW Account: 9118-00-082  
ROW CSJ: 0581-01-118  
Bonnie View @ Ledbetter (Loop 12)  
CMAQ 5  
Parcel 5E

**Permanent Easement for General Highway Purpose**

An easement for highway purposes, for the purposes of laying out, opening, constructing, operating, maintaining and reconstructing a highway facility thereon, together with necessary incidentals and appurtenances thereto, in, along, upon and across the tract or parcel of land in Dallas County, Texas, more particularly described in the foregoing property description.

County: Dallas  
Parcel: 5E  
Highway: Intersection of Ledbetter Drive  
and Bonnie View Road  
ROW-CSJ: 0581-01-118  
Account: 9118-00-082

D-15-  
October 17, 2002

Legal Land Description for Parcel 5E

BEING 30.000 square meters [323 square feet] of land, more or less, out of a 0.13293 hectare [0.3285 acre] tract of land located in the James K. Sloan Survey, Abstract No. 1310, City of Dallas, Dallas County, Texas and being part of Tract 36, Block 44/5845, Kessler Heights No. 3 Addition, an addition to the City of Dallas according to the plat recorded in Volume 5, Page 253 Map Records Dallas County Texas (M.R.D.C.T.) and also being that tract of land conveyed to Williams Fried Chicken, Inc. by deed recorded in Volume 90163, Page 3760, Deed Records Dallas County, Texas (D.R.D.C.T.) and also being more particularly described as follows:

COMMENCING at a found 16mm iron rod for the Southeast corner of Lot 39A, Block 44/5845 according to the Replat of Lots 34 and 39B, Kessler Heights Addition No. 3, as evidenced by the plat recorded in Volume 77048, Page 0987 M.R.D.C.T., said corner also being in the existing Westerly Right-of-Way line of Ledbetter Drive (a 30.480 meter [100.00 foot] R.O.W.);

THENCE North 59°33'33" East along the said existing Westerly line a distance of 173.659 meters [569.75'] to a point;

THENCE North 30°34'04" West along the said existing Westerly line a distance of 3.147 meters [10.32'] to an "X" cut in concrete for the Northeast corner of said 0.13293 hectare tract, said corner also being the POINT OF BEGINNING;

- (1) THENCE South 59°35'15" West along the existing Street Easement line also being the Northeasterly line of said tract a distance of 7.000 meters [22.97'] to and "X" cut in concrete for corner;
- (2) THENCE North 14°35'15" East a distance of 8.485 meters [27.84'] to an "x" cut in concrete for corner;
- (3) THENCE North 30°24'45" West a distance of 6.000 meters [19.68'] to an "x" cut in concrete for corner;
- (4) THENCE North 59°35'15" East a distance of 1.000 meters [3.28'] to an "x" cut in concrete for corner, said corner being in the existing Southwesterly Right-of-Way line of Sunnyvale Street (a variable width R.O.W.);
- (5) THENCE South 30°24'45" East along the said existing Southwesterly line a distance of 12.000 meters [39.37'] to the POINT OF BEGINNING and Containing 30.00 square meters [323 square feet] of land, more or less.

The Basis of Bearing for this instrument was derived by GPS Survey based on TXDOT Monument #R0570834, (NAD1983 Datum) Texas North Central Zone 4202.

County: Dallas  
Parcel: 5E  
Highway: Intersection of Ledbetter Drive  
and Bonnie View Road  
ROW-CSJ: 0581-01-118  
Account: 9118-00-082

D-15-  
October 17, 2002

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

Company Name: DAL-TECH Engineering, Inc.

Surveyor's Name: Sepehr Parnian, P.E., R.P.L.S.

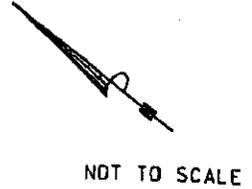
By: Sepehr Parnian  
Sepehr Parnian, P.E., R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 3466

Date: 10/18/2002



JAMES K. SLOAN SURVEY  
A-1310

SUNNYVALE ST.  
(VARIABLE WIDTH ROW.)



TRACT 36,  
BLOCK 44/5845  
KESSLER HEIGHTS  
NO. 3 ADD'N.  
VOL. 5, PG. 253  
M.R.D.C.T.

WILLIAMS FRIED  
CHICKEN, INC.  
DEED  
Vol. 90163  
Pg. 3760  
D.R.D.C.T.

BLK. 44/5845

LOT A, BLK. 44E/5845  
SAFEWAY ADD'N.  
Vol. 69090  
Pg. 0009  
M.R.D.C.T.

LOT 1A, BLK. E/5845  
HARRELL PLAZA ADD'N.  
Vol. 80230  
Pg. 2366  
M.R.D.C.T.

LOT 39A, BLK. 44/5845  
REPLAT OF LOTS 34 & 39B  
KESSLER HEIGHTS ADD'N. NO. 3  
Vol. 77048  
Pg. 0987  
M.R.D.C.T.

P.O.B.  
PARCEL 5E

LEDBETTER DR.  
(30.480m [100'.00] ROW.)

LEGEND

- NEW ROW LINE
- EXIST. ROW LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE
- CITY LIMITS
- RAILROAD
- STRUCTURE
- IRON ROD SET UNLESS OTHERWISE NOTED



N30°34'04"W  
3.147m [10.32']

N59°33'33"E  
173.659m [569.75']

P.O.C.

NOTE:

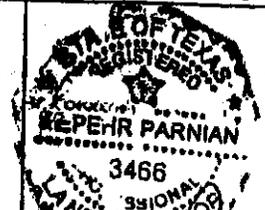
1. ALL DIMENSIONS SHOWN ARE IN METERS UNLESS OTHERWISE NOTED.
2. ENGLISH UNITS ARE PROVIDED FOR INFORMATION PROPOSES ONLY.
3. A LEGAL DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT.
4. THE BASIS OF BEARING FOR THIS INSTRUMENT WAS DERIVED BY GPS SURVEY BASED ON TXDOT MONUMENT #R0570834 (INAD 1983 DATUM) TEXAS NORTH CENTRAL ZONE 4202

**DAL-TECH**  
ENGINEERING, INC.

17311 DALLAS PKWY., SUITE 200  
DALLAS, TEXAS 75248  
PH. 19721250-2727 FAX 19721250-4774

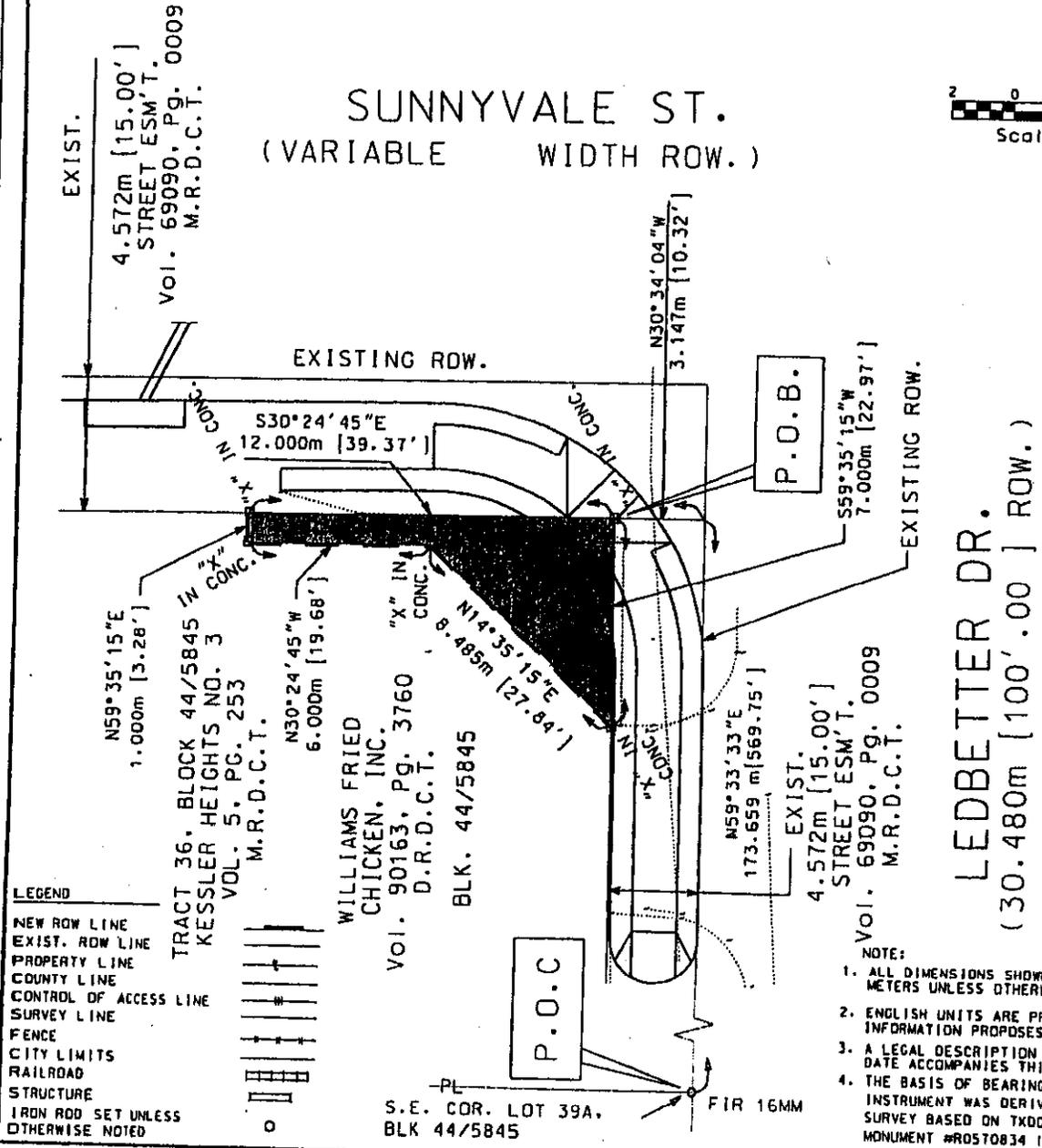
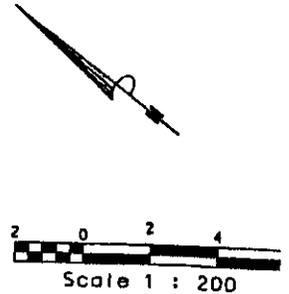
PREPARED BY : DTE  
CHECKED BY: DTE

A PLAT OF A SURVEY OF  
30.00 sq. m.  
[323 sq. ft.]  
TRACT OF LAND IN THE  
JAMES K. SLOAN SURVEY  
ABSTRACT NUMBER 1310  
CITY OF DALLAS  
DALLAS COUNTY, TX



JAMES K. SLOAN SURVEY  
A-1310

SUNNYVALE ST.  
(VARIABLE WIDTH ROW.)



- LEGEND**
- NEW ROW LINE
  - EXIST. ROW LINE
  - PROPERTY LINE
  - COUNTY LINE
  - CONTROL OF ACCESS LINE
  - SURVEY LINE
  - FENCE
  - CITY LIMITS
  - RAILROAD
  - STRUCTURE
  - IRON ROD SET UNLESS OTHERWISE NOTED

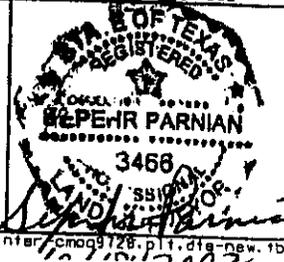
- NOTE:**
1. ALL DIMENSIONS SHOWN ARE IN METERS UNLESS OTHERWISE NOTED.
  2. ENGLISH UNITS ARE PROVIDED FOR INFORMATION PROPOSES ONLY.
  3. A LEGAL DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT.
  4. THE BASIS OF BEARING FOR THIS INSTRUMENT WAS DERIVED BY GPS SURVEY BASED ON TXDOT MONUMENT #R0570834 (NAD 1983 DATUM TEXAS NORTH CENTRAL ZONE 4202

**DAL-TECH**  
**ENGINEERING, INC.**

17311 DALLAS PKWY., SUITE 200  
DALLAS, TEXAS 75248  
PH. 19721250-2727 FAX 19721250-4774

PREPARED BY : DTE  
CHECKED BY : DTE

A PLAT OF A SURVEY OF  
30.00 sq. m.  
{323 sq. ft.}  
TRACT OF LAND IN THE  
JAMES K. SLOAN SURVEY  
ABSTRACT NUMBER 1310  
CITY OF DALLAS  
DALLAS COUNTY, TX



COUNTY: Cooke  
ROW ACCT: 8003-01-076  
ROW CSJ: 0845-03-047  
HWY NO: FM-922  
PARCEL: 27 Part 1

FIELD NOTES for a tract of land out of the C.O.D. Gillan Survey, Abstract No. 395, Cooke County, Texas, and being a part of the same tract of land as conveyed to John Phillip Fischer, et al as recorded in Volume 751, Page 193, Deed Records of Cooke County, Texas, and more particularly described as follows:

BEGINNING at a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" in the proposed north right-of-way line of F.M. Highway No. 922 at proposed centerline station 48+00.48 which bears S. 00° 06' 18" E. a distance of 2947.65 feet from a 60d nail found at the northwest corner of said Fischer tract for the northwest corner of this tract.

1. THENCE N. 89° 24' 11" E., along said proposed north right-of-way line, a distance of 779.03 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" for a corner of this tract.
2. THENCE N. 89° 45' 49" E., along said proposed north right-of-way line, a distance of 2562.48 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" for a corner of this tract.
3. THENCE S. 89° 31' 00" E., along said proposed north right-of-way line, a distance of 820.32 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" for the northeast corner of this tract.
4. THENCE S. 02° 25' 48" E. a distance of 20.03 feet to a 1/2" iron rod set in the existing north right-of-way line of said F.M. Highway No. 922 for the southeast corner of this tract.
5. THENCE N. 89° 31' 00" W., along said existing north right-of-way line, a distance of 821.21 feet to a 1/2" iron rod set for a corner of this tract.
6. THENCE S. 89° 45' 49" W., along said existing north right-of-way line, a distance of 2562.29 feet to a 1/2" iron rod set for a corner of this tract.
7. THENCE S. 89° 24' 11" W., along said existing north right-of-way line, a distance of 779.14 feet to a 1/2" iron rod set for the southwest corner of this tract.

8. THENCE N. 00° 06' 18" W. a distance of 20.00 feet to the place of BEGINNING and containing 1.911 acres (83244.711 sq. ft.) of land.

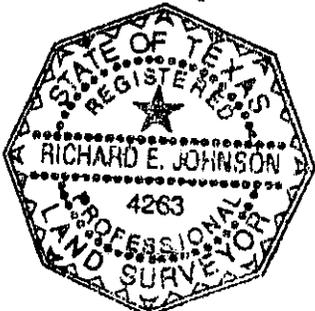
Coordinates and bearings based on U.S. State Plane of 1983 - Texas North Central Zone. Coordinates are Surface Coordinates. Scale Factor - 1.00012.

This property description is accompanied by a plat.

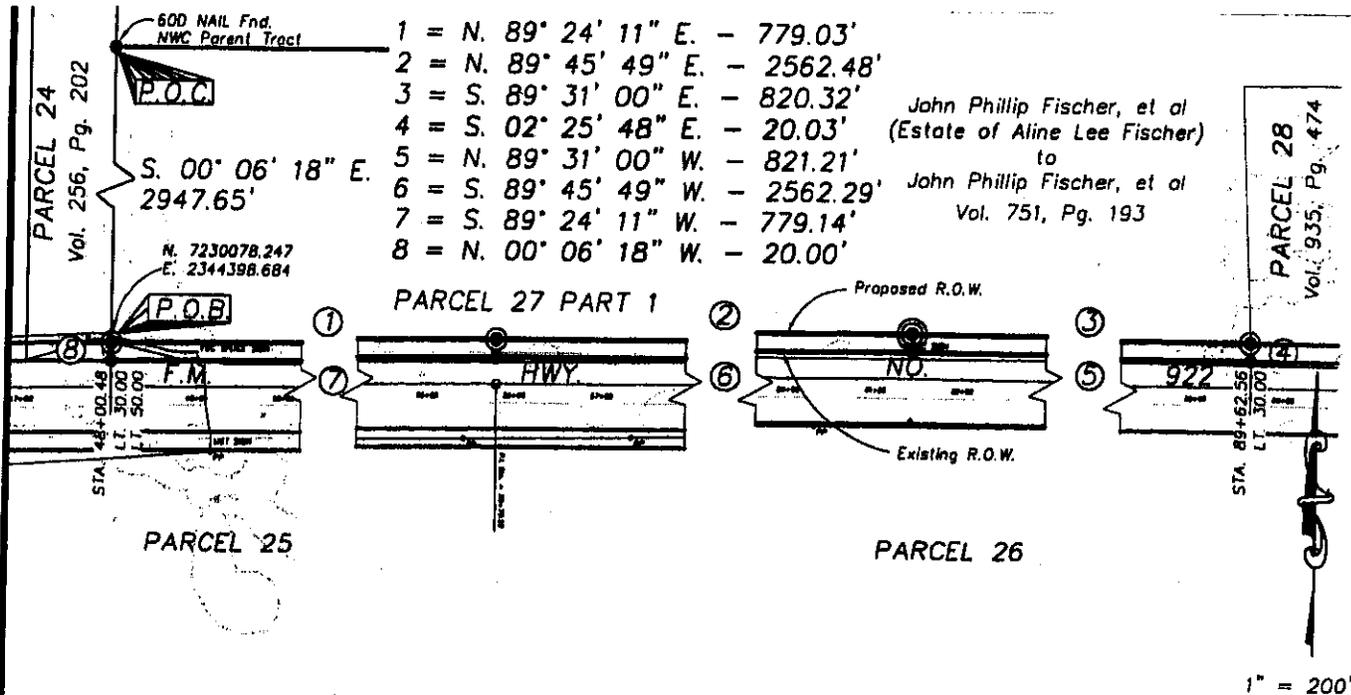
\* \* \* \* \*

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,  
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered Professional  
Land Surveyor, do hereby certify that I did  
cause to be surveyed on the ground the tract  
of land shown on accompanying plat, and to the best of my knowledge and  
belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 19th day of February, A.D., 2003.

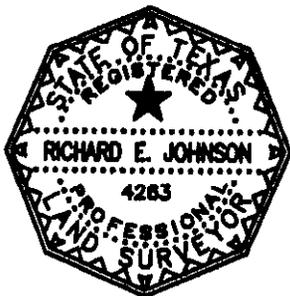
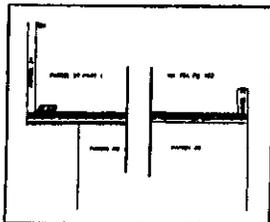


*Richard E. Johnson*  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263



Parcel 27 Part 1  
Deed Volume \_\_\_\_\_, Page \_\_\_\_\_  
Station 32+05.77 to Station 48+00.48  
1.911 Acres (83244.711 Sq. Ft.)  
Total - 392.595 Acres  
Parcel 27 Part A - 1.911 Acres  
Remaining - 390.684 Acres

Note: See attached field notes of same date.



STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,  
that I, Richard E. Johnson, Registered  
COUNTY OF COLLINGSWORTH : Professional Land Surveyor, do hereby  
certify that I did cause to be surveyed  
on the ground the tract of land shown on this plat, and to the best  
of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 19th day of February,  
A.D., 2003.

*Richard E. Johnson*  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263

- = 1/2" Iron Rads Set Unless Otherwise Shown.
- = 5/8" Iron Rads Set w/ 3" Aluminum Cap Marked "TxDOT ROW"
- = 5/8" Iron Rads Set w/ 3" Aluminum Cap May be replaced with a Type # ROW Marker at the end of construction, under the supervision of an RPLS, either employed or retained by TxDOT.

Coordinates and Bearings based on U.S. State Plane of 1983 - Texas North Central Zone.  
Coordinates are Surface Coordinates  
Scale Factor - 1.00012

PROPOSED RIGHT-OF-WAY F.M. 922 - PARCEL 27 Part 1  
A PLAT of 1.911 acres out of the  
C. O. D. Gillan Survey, Abstract No. 395  
Cooke County, Texas  
TEXAS DEPARTMENT OF TRANSPORTATION

ROW CSJ: 0845-03-047

ROW ACCT: 8003-01-076



OJD Engineering, Inc.  
Consulting Engineers & Surveyors

806-447-2503  
P.O. Box 543  
Wellington, TX 79095

COUNTY: Cooke  
ROW ACCT: 8003-01-076  
ROW CSJ: 0845-03-047  
HWY NO: FM-922  
PARCEL: 27 Part 2

FIELD NOTES for a tract of land out of the C.O.D. Gillan Survey, Abstract No. 395, Cooke County, Texas, and being a part of the same tract of land as conveyed to John Phillip Fischer as recorded in Volume 751, Page 193, Deed Records of Cooke County, Texas, and more particularly described as follows:

BEGINNING at a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" in the proposed north right-of-way line of F.M. Highway No. 922 at proposed centerline station 105+68.39 which bears S. 00° 40' 00" E. a distance of 2968.28 feet from a railroad spike found at the northeast corner of said Fischer tract for the northeast corner of this tract.

1. THENCE S. 00° 40' 00" E. a distance of 20.00 feet to a 1/2" iron rod set in the existing north right-of-way line of said F.M. Highway No. 922 for the southeast corner of this tract.
2. THENCE S. 89° 24' 25" W., along said existing north right-of-way line, a distance of 675.08 feet to a 1/2" iron rod set for a corner of this tract.
3. THENCE N. 89° 31' 00" W., along said existing north right-of-way line, a distance of 723.48 feet to a 1/2" iron rod set for the southwest corner of this tract.
4. THENCE N. 00° 16' 15" E. a distance of 20.00 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" in said proposed north right-of-way line for the northwest corner of this tract.
5. THENCE S. 89° 31' 00" E., along said proposed north right-of-way line, a distance of 723.37 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" for a corner of this tract.
6. THENCE N. 89° 24' 25" E., along said proposed north right-of-way line, a distance of 674.87 feet to the place of BEGINNING and containing 0.642 acres (27968.962 sq. ft.) of land.

Coordinates and bearings based on U.S. State Plane of 1983 - Texas North Central Zone. Coordinates are Surface Coordinates. Scale Factor - 1.00012.

This property description is accompanied by a plat.

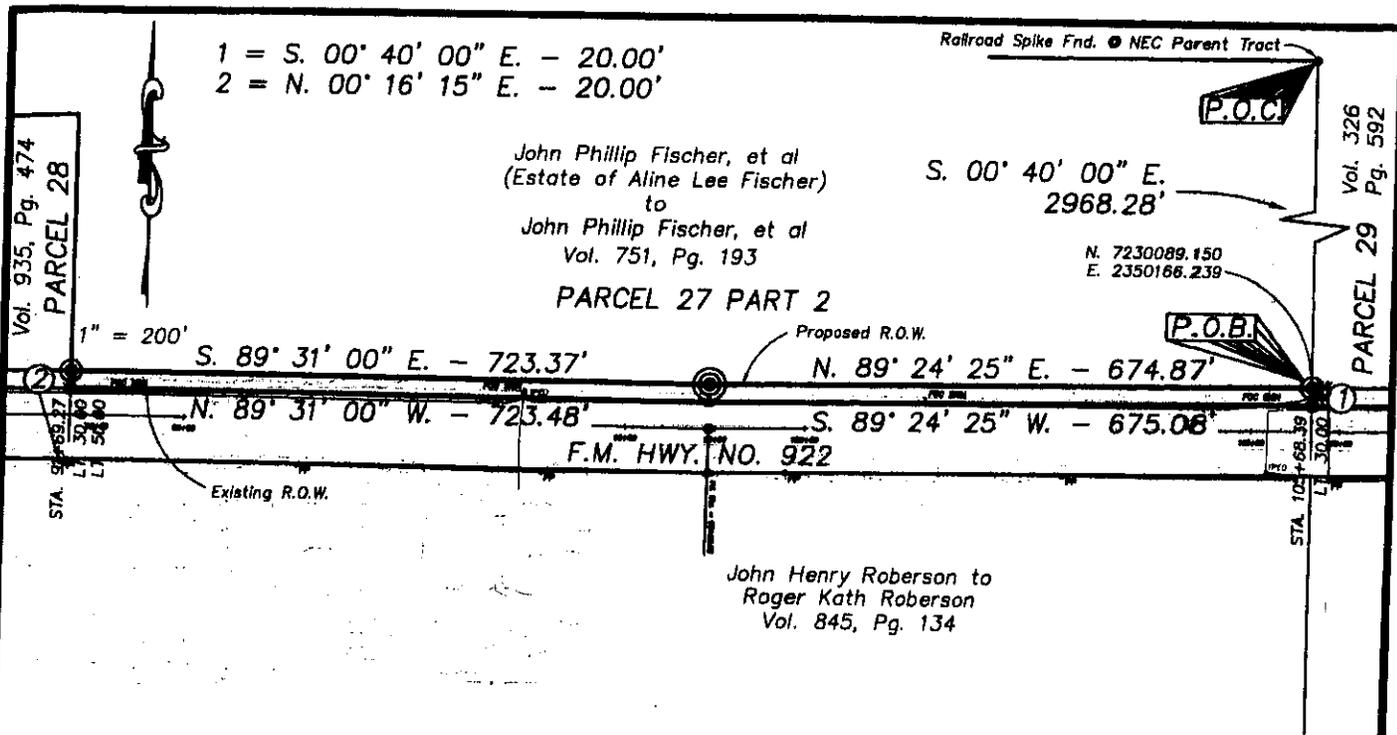
\* \* \* \* \*

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,  
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered Professional  
Land Surveyor, do hereby certify that I did  
of land shown on accompanying plat, and to the best of my knowledge and  
belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 19th day of February, A.D.,  
2003.

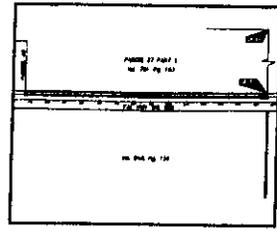


  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263



Parcel 27 Part 2  
Deed Volume \_\_\_\_\_, Page \_\_\_\_\_  
Station 91+69.27 to Station 105+68.39  
0.642 Acres (27968.962 Sq. Ft.)  
Total - 392.595 Acres  
Parcel 27 Part B - 0.642 Acres  
Remaining - 391.953 Acres

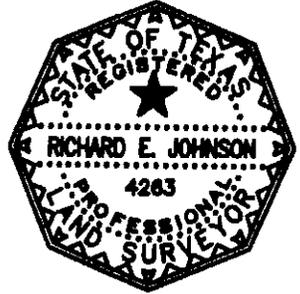
Note: See attached field notes of same date.



STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF COLLINGSWORTH : that I, Richard E. Johnson, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 19th day of February, A.D., 2003.

*Richard E. Johnson*  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263



- = 1/2" Iron Rods Set Unless Otherwise Shown.
  - ⊙ = 5/8" Iron Rods Set w/ 3" Aluminum Cap Marked "TxDOT ROW"
  - ⊙ = 5/8" Iron Rods Set w/ 3" Aluminum Cap Marked "TxDOT ROW"
- may be replaced with a Type-A ROW marker at the end of construction, under the supervision of an RPLS, either employed or retained by TxDOT.

PROPOSED RIGHT-OF-WAY F.M. 922 PARCEL 27 Part 2  
A PLAT of 0.642 acres out of the  
C. O. D. Gillan Survey, Abstract No. 395  
Cooke County, Texas  
TEXAS DEPARTMENT OF TRANSPORTATION  
ROW CSJ: 0845-03-047 ROW AGCT: 8003-01-078

Coordinates and Bearings based on U.S. State Plane of 1983 - Texas North Central Zone.  
Coordinates are Surface Coordinates  
Scale Factor - 1.00012

 OJD Engineering, Inc.  
Consulting Engineers & Surveyors

806-447-2503  
P.O. Box 543  
Wellington, TX 79095

County: Cooke  
Highway: FM 922  
ROW CSJ: 0845-03-076  
Account: 8003-01-076  
Parcel: 27E Pts. 1&2

**An Easement** for the purpose of a drainage channel in, along, upon and across the premises described in the foregoing property description, together with the right and privilege at all times of ingress and egress to and from said premises for the purpose of making any additions, improvements, modifications or repairs which the State deems necessary.

COUNTY: Cooke  
ROW ACCT: 8003-01-076  
ROW CSJ: 0845-03-047  
HWY NO: FM-922  
PARCEL: 27E Part 1

FIELD NOTES for a drainage easement out of the C.O.D. Gillan Survey, Abstract No. 395, Cooke County, Texas, and being a part of the same tract of land as conveyed to John Phillip Fischer, et al as recorded in Volume 751, Page 193, Deed Records of Cooke County, Texas, and more particularly described as follows:

BEGINNING at a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" in the proposed north right-of-way line of F.M. Highway No. 922 at proposed centerline station 48+50.34 which bears S. 00° 06' 18" E. a distance of 2947.65 feet and N. 89° 24' 11" E. a distance of 49.69' from a 60d nail found at the northwest corner of said Fischer tract for the southwest corner of this tract.

1. THENCE N. 1° 00' 31" W. a distance of 40.00 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" for the northwest corner of this tract.
2. THENCE N. 89° 24' 11" E. a distance of 50.00 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" for the northeast corner of this tract.
3. THENCE S. 1° 00' 31" E. a distance of 40.00 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" in said proposed right-of-way line at proposed centerline station 49+00.34 for the southeast corner of this tract.
4. THENCE S. 89° 24' 11" W., along said proposed right-of-way line, a distance of 50.00 feet to the place of BEGINNING and containing 0.046 acres (1999.949 sq. ft.) of land.

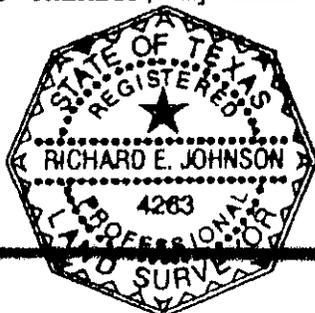
Coordinates and bearings based on U.S. State Plane of 1983 - Texas North Central Zone. Coordinates are Surface Coordinates. Scale Factor - 1.00012.

This property description is accompanied by a plat.

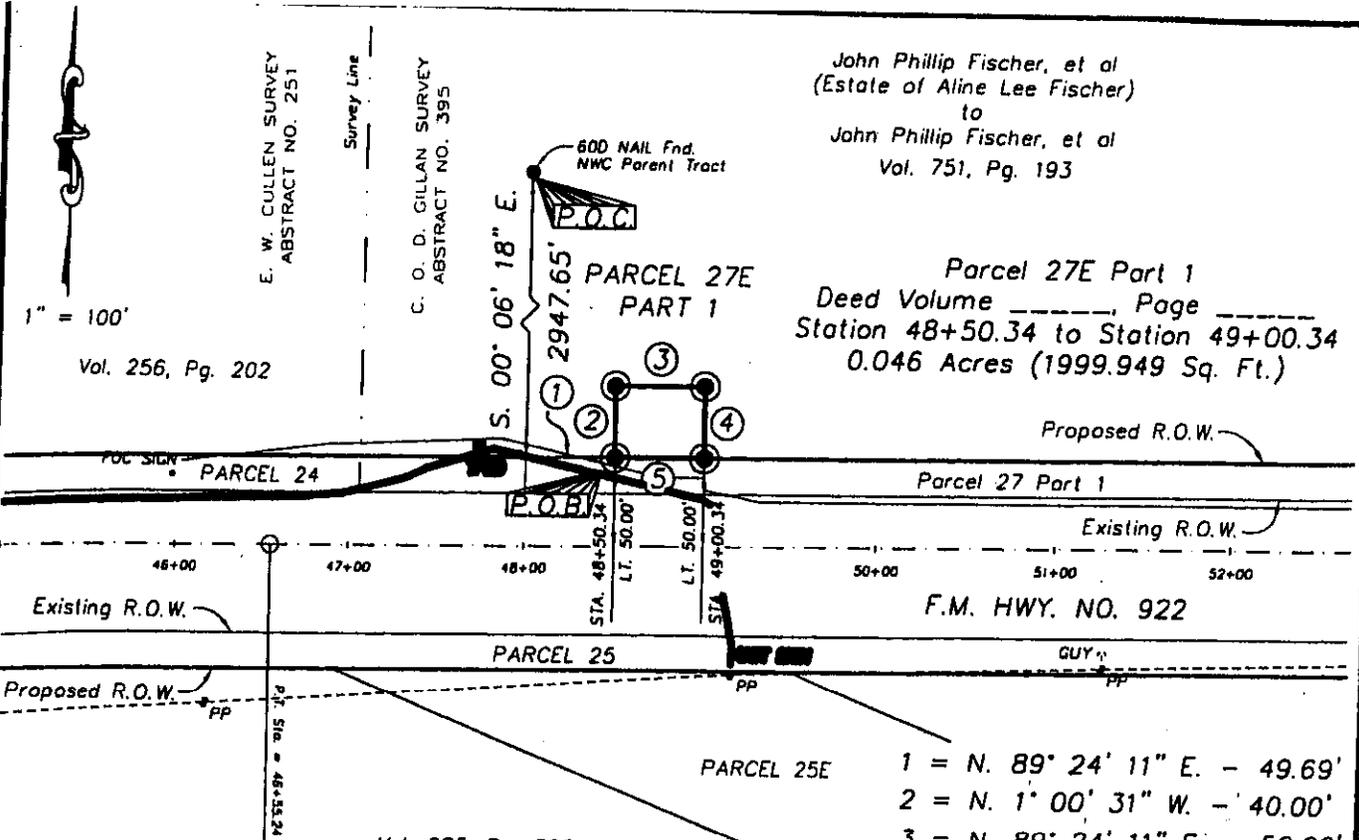
\*\*\*\*\*

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,  
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered Professional  
Land Surveyor, do hereby certify that I did  
cause to be surveyed on the ground the tract  
of land shown on accompanying plat, and to the best of my knowledge and  
belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 19th day of February, A.D.,  
2003.



  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263



E. W. CULLEN SURVEY  
ABSTRACT NO. 251  
Vol. 256, Pg. 202

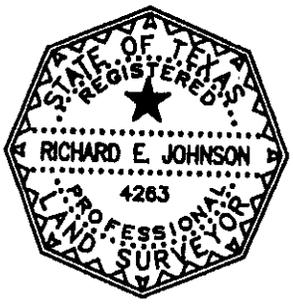
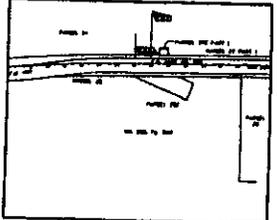
C. O. D. GILLAN SURVEY  
ABSTRACT NO. 395

Vol. 685, Pg. 500

E. DANIEL SURVEY  
ABSTRACT NO. 293

- 1 = N. 89° 24' 11" E. - 49.69'
- 2 = N. 1° 00' 31" W. - 40.00'
- 3 = N. 89° 24' 11" E. - 50.00'
- 4 = S. 1° 00' 31" E. - 40.00'
- 5 = S. 89° 24' 11" W. - 50.00'

Note: See attached field notes of same date.



STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF COLLINGSWORTH : that I, Richard E. Johnson, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this 19th day of February, A.D., 2003.

*Richard E. Johnson*  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263

PROPOSED RIGHT-OF-WAY F.M. 922 - PARCEL 27E Part 1  
A PLAT of 0.046 acres out of the  
C. O. D. Gillan Survey, Abstract No. 395  
Cooke County, Texas  
TEXAS DEPARTMENT OF TRANSPORTATION  
ROW CSJ: 0845-03-047  
ROW ACCT: 8003-01-076

● = 1/2" Iron Rods Set Unless Otherwise Shown.

○ Marked "TxDOT ROW"

Coordinates and Bearings based on U.S. State Plane of 1983 - Texas North Central Zone.  
Coordinates are Surface Coordinates  
Scale Factor - 1.00012

**OJD Engineering, Inc.**  
Consulting Engineers & Surveyors

806-447-2503  
P.O. Box 543  
Wellington, TX 79095

COUNTY: Cooke  
ROW ACCT: 8003-01-076  
ROW CSJ: 0845-03-047  
HWY NO: FM-922  
PARCEL: 27E Part2

FIELD NOTES for a drainage easement out of the C.O.D. Gillan Survey, Abstract No. 395, Cooke County, Texas, and being a part of the same tract of land as conveyed to John Phillip Fischer, et al as recorded in Volume 751, Page 193, Deed Records of Cooke County, Texas, and more particularly described as follows:

BEGINNING at a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" in the proposed north right-of-way line of F.M. Highway No. 922 at proposed centerline station 58+97.24 which bears S. 00° 06' 18" E. a distance of 2942.75 feet and N. 89° 24' 11" E. a distance of 779.03' and N. 89° 45' 49" E. a distance of 317.88 feet from a 60d nail found at the northwest corner of said Fischer tract for the southwest corner of this tract.

1. THENCE N. 2° 43' 28" W. a distance of 15.00 feet from a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" for the northwest corner of this tract.
  
2. THENCE N. 89° 45' 49" E. a distance of 50.00 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" for the northeast corner of this tract.
  
3. THENCE S. 2° 43' 28" E. a distance of 15.00 feet to a 5/8" iron rod set with an aluminum cap stamped "TxDOT ROW" in said proposed north right-of-way line at proposed centerline station 59+47.24 for the southeast corner of this tract.
  
4. THENCE S. 89° 45' 49" W., along said proposed right-of-way line, a distance of 50.00 feet to the place of BEGINNING and containing 0.017 acres (749.293 sq. ft.) of land.

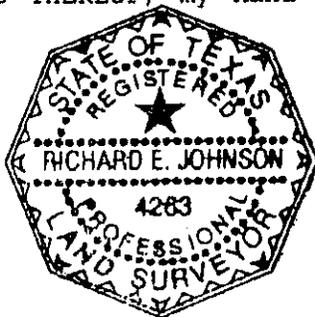
Coordinates and bearings based on U.S. State Plane of 1983 - Texas North Central Zone. Coordinates are Surface Coordinates. Scale Factor - 1.00012.

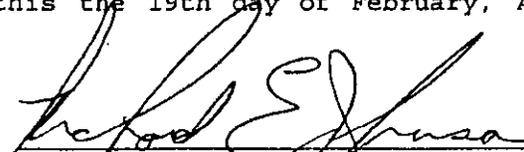
This property description is accompanied by a plat.

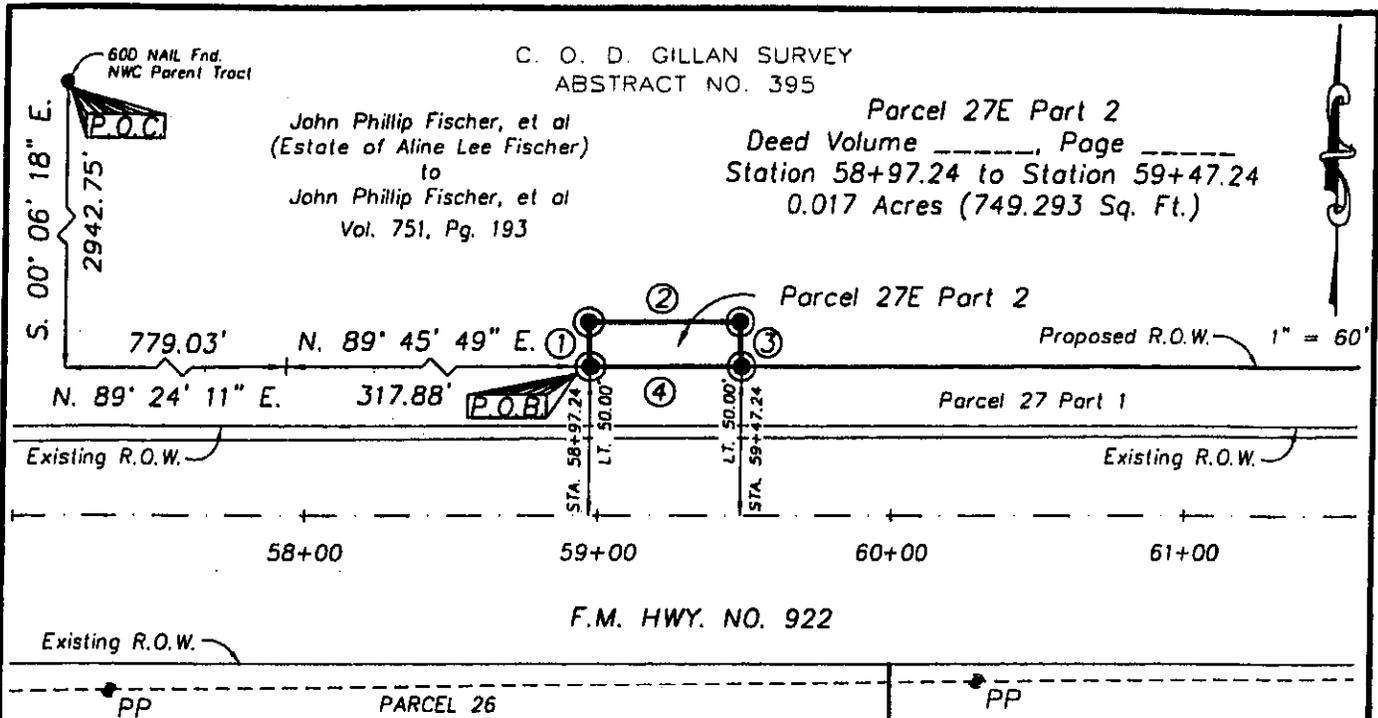
\*\*\*\*\*

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,  
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered Professional  
Land Surveyor, do hereby certify that I did  
cause to be surveyed on the ground the tract  
of land shown on accompanying plat, and to the best of my knowledge and  
belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 19th day of February, A.D.,  
2003.

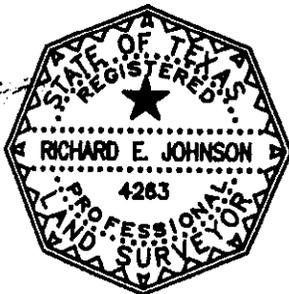
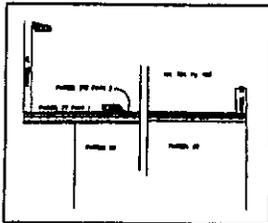


  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263



Vol. 699, Pg. 499

Note: See attached field notes of same date.



- = 1/2" Iron Rods Set Unless Otherwise Shown.
- ⊙ = 5/8" Iron Rods Set w/ 1" Aluminum Cap Marked "TxDOT ROW"

Coordinates and Bearings based on U.S. State Plane of 1983 - Texas North Central Zone. Coordinates are Surface Coordinates Scale Factor - 1.00012

C. O. D. GILLAN SURVEY  
ABSTRACT NO. 395

John Phillip Fischer, et al  
(Estate of Aline Lee Fischer)  
to  
John Phillip Fischer, et al  
Vol. 751, Pg. 193

Parcel 27E Part 2  
Deed Volume \_\_\_\_\_, Page \_\_\_\_\_  
Station 58+97.24 to Station 59+47.24  
0.017 Acres (749.293 Sq. Ft.)

Parcel 27E Part 2

Proposed R.O.W. 1" = 60'

Parcel 27 Part 1

F.M. HWY. NO. 922

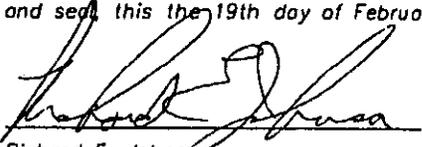
Vol. 699, Pg. 499

- 1 = N. 2° 43' 28" W. - 15.00'
- 2 = N. 89° 45' 49" E. - 50.00'
- 3 = S. 2° 43' 28" E. - 15.00'
- 4 = S. 89° 45' 49" W. - 50.00'

E. DANIEL SURVEY  
ABSTRACT NO. 293

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,  
that I, Richard E. Johnson, Registered  
COUNTY OF COLLINGSWORTH : Professional Land Surveyor, do hereby  
certify that I did cause to be surveyed  
on the ground the tract of land shown on this plat, and to the best  
of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 19th day of February,  
A.D., 2003.

  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263

PROPOSED RIGHT-OF-WAY F.M. 922 - PARCEL 27E Part 2  
A PLAT of 0.017 acres out of the  
C. O. D. Gillan Survey, Abstract No. 395  
Cooke County, Texas  
TEXAS DEPARTMENT OF TRANSPORTATION

ROW CSJ: 0845-03-047

ROW ACCT: 8003-01-076



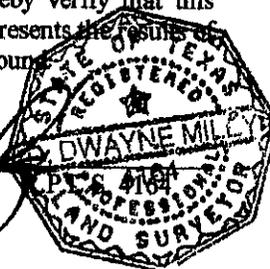
OJD Engineering, Inc.  
Consulting Engineers & Surveyors

806-447-2503  
P.O. Box 543  
Wellington, TX 79095

COUNTY: TITUS  
 HIGHWAY: FM 899  
 CSJ NO. 1176-02-011 (Construction)  
 CSJ NO. 1176-02-014 (ROW)  
 ACCOUNT NO. 8019-02-009  
 LIMITS: @ Tankersley Creek

I, D. Dwayne Miley, Registered Professional Land Surveyor, do hereby verify that this description correctly represents the results of a survey made on the ground.

*D. Dwayne Miley*  
 D. Dwayne Miley  
 September 25, 2001



### PROPERTY DESCRIPTION FOR PARCEL 2

Being 0.897 of an acre of land, more or less, being a part of a certain 82.170 acre tract of land described in a deed from Vicky Nell Garretson to William Wayne Garretson and recorded in Volume 511 Page 180 of the Titus County Deed Records (T.C.D.R.), situated in the Ambrose Ripley Survey A-478 Titus County on Texas F.M. No. 899; said 0.897 of an acre of land more particularly described by metes and bounds as follows:

COMMENCING at an existing fence corner found marking the southwest corner of said 82.170 acre tract THENCE as follows:

N 06°36'00" W along the common boundary line of said 82.170 acre tract and a called 2.035 acre tract conveyed to Vestal Garretson recorded in Volume 501 Page 339 T.C.D.R., a distance of 754.76 feet to a ½" iron rod set in the proposed south right of way of said Texas FM No. 899 for the POINT OF BEGINNING of the herein described tract; said ½" iron rod being located 70.00 feet left of and at a right angle from the proposed survey centerline of Texas FM No. 899, hereinafter referred to as "survey centerline", at survey centerline station 66+69.66;

- 1.) THENCE N 06°36'00" W, with the common boundary line of said 82.170 acre tract and said 2.035 acre tract, a distance of 30.12 feet to a ½" iron rod set in the existing south right-of-way line of said Texas FM No. 899; said ½" iron rod being located 40.00 feet left of and at a right angle from survey centerline station 66+66.99;
- 2.) THENCE N 78°18'22" E, along existing south right of way line of said Texas FM No. 899 a distance of 955.89 feet to a ½" iron rod set in the existing south right-of-way line of said Texas FM No. 899; said ½" iron rod being located 40.00 feet left of and at a right angle from survey centerline station 57+11.09;
- 3.) THENCE continuing along the existing south right of way line of said Texas FM No. 899, around a curve to the right through a central angle of 04°19'35", a radius of 3779.83 feet, an arc distance of 285.41 feet, a chord bearing of N 80°28'10" E a distance of 285.35 feet to a ½" iron rod, set 40.00 feet left of and at a right angle from survey centerline station 54+22.66;
- 4.) THENCE N 82°37'57" E, continuing along the existing south right-of-way line of said Texas FM No. 899, a distance of 122.66 feet to a TxDOT TYPE II Right Of Way monument, set at the intersection of said existing south right of way line of said Texas FM No. 899 and the proposed south right of way line of said Texas FM No. 899, being located 40.00 feet left of and at a right angle from survey centerline station 53+00.00;
- 5.) THENCE S 68°53'20" W, with the proposed south right of way line of said Texas FM No. 899, a distance of 126.28 feet to a TxDOT TYPE II Right Of Way monument set in the proposed south right-of-way line of said Texas FM No. 899; said TxDOT TYPE II Right Of Way monument being located 70.00 feet left of and at a right angle from survey centerline station 54+22.66;

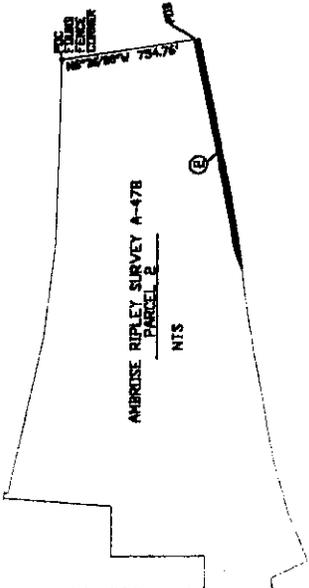
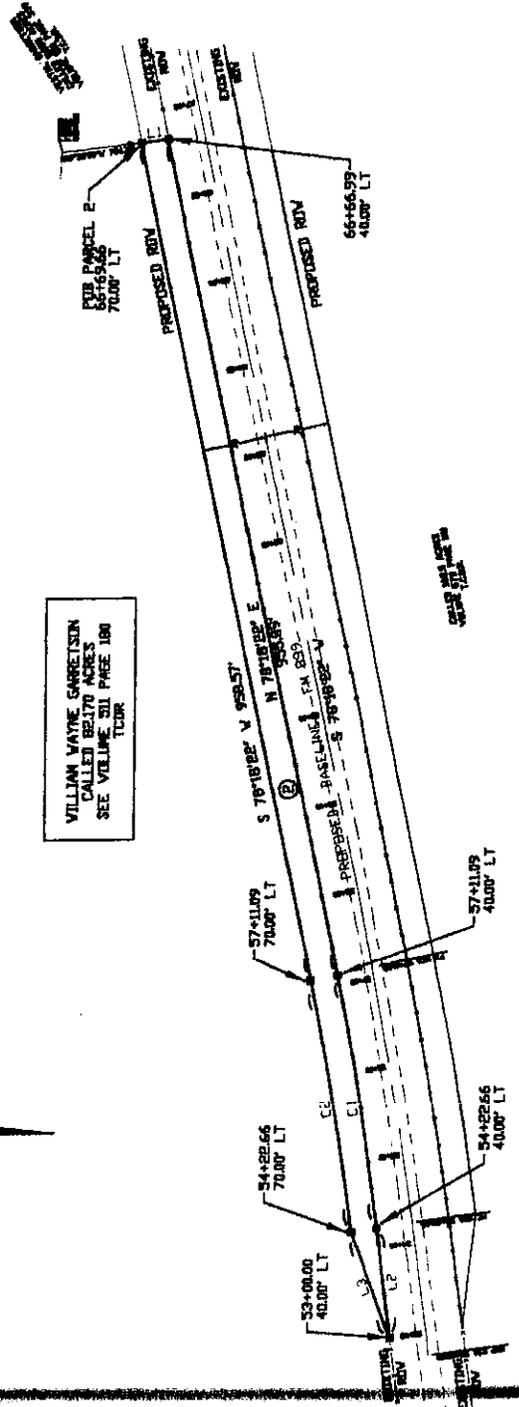
- 6.) THENCE continuing with the proposed south right-of-way line of said Texas FM No. 899, around a curve to the left through a central angle of  $04^{\circ}19'35''$ , a radius of 3749.83 feet, an arc distance of 283.14 feet, a chord bearing of  $S 80^{\circ}28'10'' W$  a distance of 283.08 feet to a TxDOT TYPE II Right Of Way monument set in the proposed south right-of-way line of said Texas FM No. 899; said TxDOT TYPE II Right Of Way monument being located 70.00 feet left of and at a right angle from survey centerline station 57+11.09;
- 7.) THENCE  $S 78^{\circ}18'22'' W$ , continuing with the proposed south right-of-way line of said Texas FM No. 899, a distance of 958.57 feet to the POINT OF BEGINNING and containing 0.897 of an acre of land, more or less .

**BASIS OF BEARINGS-** Bearings are based on an assumed coordinate system established by compass observations. Texas Department of Transportation construction plans of Proposed FM Highway No 899 State Project No. R-1176-2-1 was used as the basis of existing right-of-way determination.

This description is based on the Right-of Way Map of FM 899, and the individual plat titled "PARCEL 2", made by D. Dwayne Miley, Registered Professional Land Survey in August, 2000.



WILLIAM WAYNE GARRETSIN  
CALLED BELITO ACRES  
SEE VOLUME 511 PAGE 100  
TOWN



NUMBER	DIRECTION	DISTANCE	BEARING	AREA
L1	N 05°36'00\"/>			
L2	N 82°37'57\"/>			
L3	S 68°22'20\"/>			

NUMBER	I	T	R	L	L	AREA
C1	04°19'25\"/>					
C2	04°19'25\"/>					

PROPERTY CORNER	0.897	81.273
SET 1/2\"/>		
T.C.D.R. TITUS COUNTY DEED RECORDS	W. WATERLINE	
EXISTING	TO BE ACQUIRED	REMAINING
62.170	0.897	81.273

PARCEL 2  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
WILLIAM WAYNE GARRETSIN

TITUS COUNTY  
178-C2-011 (CONSTRUCTION)  
78-78-C2-014 (M&M)  
178-C2-015 (M&M)  
178-C2-016 (M&M)  
178-C2-017 (M&M)  
178-C2-018 (M&M)  
178-C2-019 (M&M)  
178-C2-020 (M&M)  
178-C2-021 (M&M)  
178-C2-022 (M&M)  
178-C2-023 (M&M)  
178-C2-024 (M&M)  
178-C2-025 (M&M)  
178-C2-026 (M&M)  
178-C2-027 (M&M)  
178-C2-028 (M&M)  
178-C2-029 (M&M)  
178-C2-030 (M&M)

NOTES:  
1. BASIS OF EXISTING ROW DETERMINATION  
TWO (2) CONSTRUCTION PLANS OF FA NO. 839  
R-1776-S-1, SEE PLS. 412-416 & 388-382  
EXISTING CONCRETE STRUCTURES,  
BEARINGS ARE BASED ON AN ASSUMED  
CORNER ESTABLISHED BY  
COMPASS OBSERVATION.  
2. REFER TO P.M. 888 RIGHT-OF-WAY MAP  
AND FIELD NOTES TITLED PARCEL 1  
PREPARED BY THE UNDERSIGNED.  
L. D. DWAYNE MUEY, REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS  
PLAT REPRESENTS THE RESULTS  
MADE ON THE GROUND.  
L. D. DWAYNE MUEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NO. 4194



SEPTEMBER 25, 2001

COUNTY: TITUS  
 HIGHWAY: FM 899  
 CSJ NO. 1176-02-011 (Construction)  
 CSJ NO. 1176-02-014 (ROW)  
 ACCOUNT NO. 8019-02-009  
 LIMITS: @ Tankersley Creek

I, D. Dwayne Miley, Registered Professional Land Surveyor, do hereby verify that the description correctly represents the result of a survey made on the ground.

*Dwayne Miley*  
 D. Dwayne Miley  
 September 25, 2001



#### PROPERTY DESCRIPTION FOR PARCEL 4

Being 0.358 of an acre of land, more or less, being a part of a certain 2.035 acre tract of land described in a deed from Johnny M. Garretson to Vestal Garretson and recorded in Volume 501 Page 339 of the Titus County Deed Records (T.C.D.R.) and being a part of a certain 100 acre tract of land described in a deed from Vestal Garretson to Johnny Mack Garretson and recorded in Volume 449 Page 541 T.C.D.R., situated in the Ambrose Ripley Survey A-478 and the L.M. Jones Survey A-10 Titus County on Texas F.M. No. 899; said 0.383 of an acre of land more particularly described by metes and bounds as follows:

COMMENCING at an existing fence corner found marking the southeast corner of said 2.035 acre tract THENCE as follows:

N 6°36'00" W along the common boundary line of said 2.035 acre tract and a called 82.170 acre tract conveyed to William Wayne Garretson recorded in Volume 511 Page 180 T.C.D.R. a distance of 754.76 feet to a ½" iron rod set at the intersection of said common boundary line with the proposed south right of way line of said Texas FM No. 899 for the POINT OF BEGINNING of the herein described tract; said ½" iron rod being located 70.00 feet left of and at a right angle from the proposed survey centerline of Texas FM No. 899, hereinafter referred to as "survey centerline" at survey centerline station 66+69.66;

- 1.) THENCE S 78°18'22" W, along the proposed south right of way line of said Texas FM No. 899 a distance of 480.34 feet to a TxDOT TYPE II Right Of Way monument set in the proposed south right of way line of said Texas FM No. 899; said TxDOT TYPE II Right Of Way monument being located 70.00 feet left of and at a right angle from survey centerline station 71+50.00;
- 2.) THENCE N79°53'33" W, continuing along the proposed south right of way line of said Texas FM No. 899, a distance of 80.78' feet to a TXDOT TYPE II Right Of Way monument, set at the intersection of the proposed south right of way line of said Texas FM No. 899 with the existing south right of way line of said Texas FM No. 899; said TxDOT TYPE II Right Of Way monument being located 40.00 feet left of and at a right angle from survey centerline station 72+25.00;
- 3.) THENCE N 78°18'22" E, along the existing south right of way line of said Texas FM No. 899, a distance of 558.01 feet to a ½" iron rod, set at the intersection of the common boundary line of said 2.035 acre tract and said 82.170 acre tract with the existing south right of way line of said Texas FM No. 899; said ½" iron rod being located 40.00 feet left of and at a right angle from survey centerline station 66+66.99;
- 4.) THENCE S 06°36'00" E, with the common boundary line of said 2.035 acre tract and said 82.170 acre tract, a distance of 30.12 feet to the POINT OF BEGINNING and containing 0.358 of an acre of land, more or less.

BASIS OF BEARINGS- Bearings are based on an assumed coordinate system established by compass observations. Texas Department of Transportation construction plans of Proposed FM Highway No 899 State Project No. R-1176-2-1 was used as the basis of existing right-of-way determination.

This description is based on the Right-of-Way Map of FM 899, and the individual plat titled "PARCEL 4", made by D. Dwayne Miley, Registered Professional Land Survey in August, 2000.



Parcel 21-A  
S.H. 276  
CSJ: 1290-05-012  
09/30/04

*Legal Land Description for Parcel 21-A*

**BEING** 0.491 acres (21,409 square feet) of land more or less, situated in Hunt County Texas, part of the SAMUEL McFADGIN SURVEY A-651, being part of a tract conveyed by Special Warranty Deed from Kenneth Herridge and wife Janice Herridge to Alma Joyce Henderson Wooldridge, as recorded in Volume 466, Page 343, Real Property Records, Hunt County, Texas. Said 0.491 acres being described more particularly by metes and bounds as follows;

**BEGINNING** at a 5/8" iron rod with aluminum cap stamped "TxDOT" set in the WBL of said Wooldridge tract, and the EBL of that certain tract of land conveyed to Agatha H. Wooldridge, as recorded in Volume 889, Page 778, Deed Records, Hunt County, Texas; said iron rod also being in the proposed South R.O.W. line S.H. 276, said iron rod being South 45° 30' 08" East, a distance of 42.54 feet from a 1/2" iron rod found for the NWC of said Wooldridge tract; and the existing South R.O.W. line S.H. 276;

1) **THENCE** North 45° 30' 08" West, with the common line between said Wooldridge tracts, a distance of 42.54 feet to a 1/2" iron rod found for the NWC of said Wooldridge tract and the existing South R.O.W. line S.H. 276;

2) **THENCE** North 44° 28' 17" East, with said existing South R.O.W. line S.H. 276, a distance of 432.25 feet to the NWC of that certain tract conveyed to Kassan A. and Virginia Aicha, as recorded Volume 1185, Page 218, Official Public Records, Hunt County, Texas, from which, a 1/2" iron rod found bears North 45° 22' 03" West, 1.30 feet;

3) **THENCE** South 45° 22' 03" East, with the common line between said Wooldridge and Aicha tracts, a distance of 52.29 feet to a 5/8" iron rod with aluminum cap stamped "TxDOT" set for corner in the proposed South R.O.W. line S.H. 276;

4) **THENCE** South 44° 26' 18" West, with the proposed South R.O.W. line S.H. 276, a distance of 257.76 feet to 5/8" iron rod with aluminum cap stamped "TxDOT" set for an angle point;

5) **THENCE** South 50° 08' 55" West, with the proposed South R.O.W. line S.H. 276, a distance of 100.50 feet to a 5/8" iron rod with aluminum cap stamped "TxDOT" set for an angle point;

6) **THENCE** South 44° 26' 18" West, continuing with the proposed South R.O.W. line S.H. 276, a distance of 74.36 feet to the POINT OF BEGINNING and containing 0.491 acres of land.

NOTE: Survey sketch to accompany this legal description.

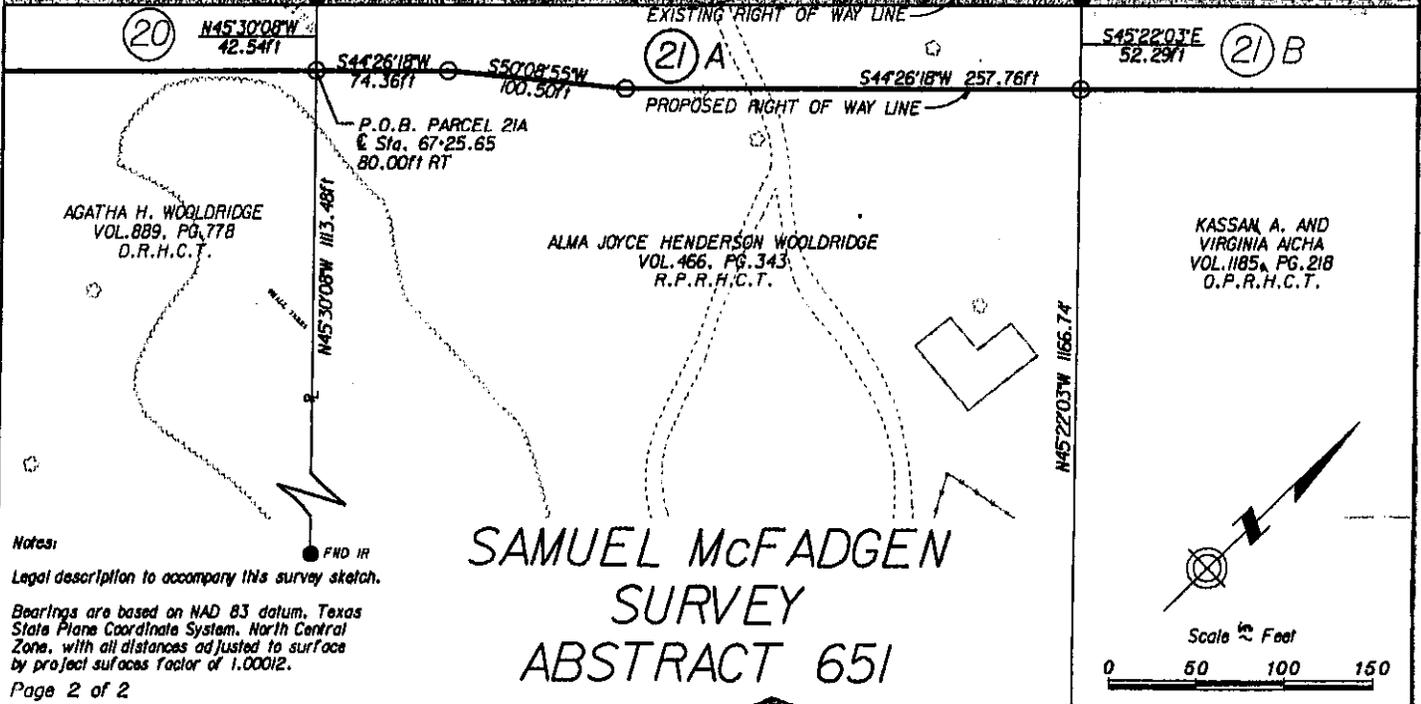
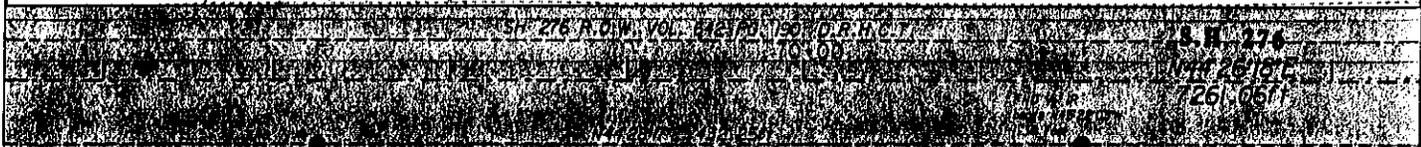
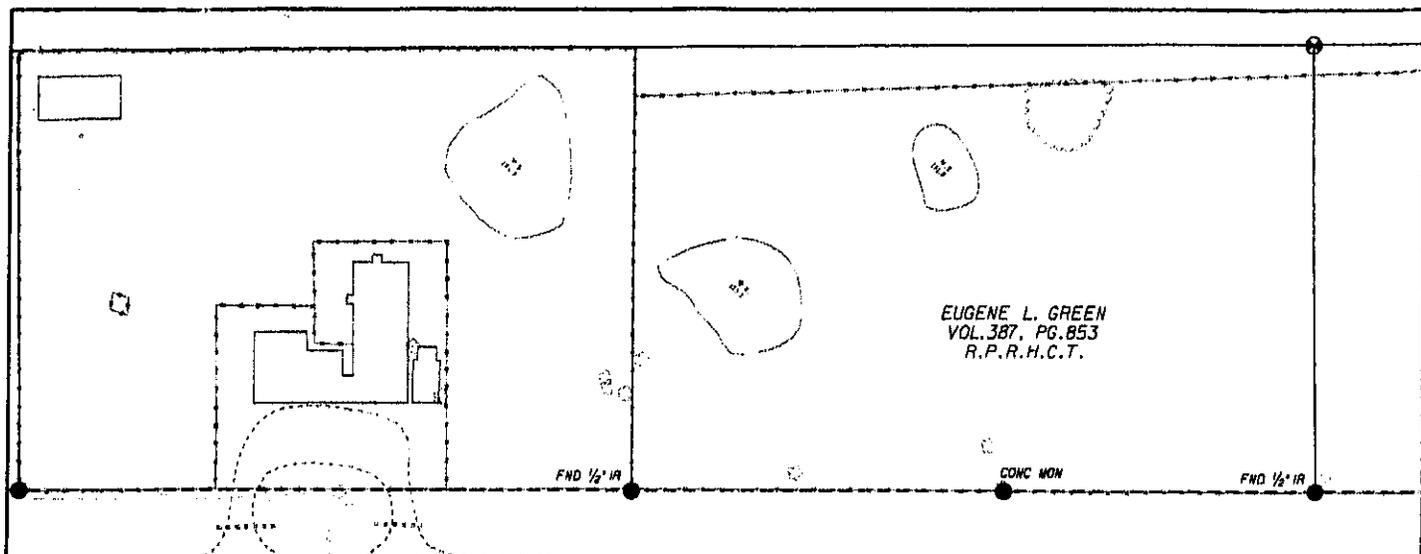
Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances adjusted to the surface by project surface factor of 1.00012.

  
Michael Dan Davis

10/13/04  
DATE:

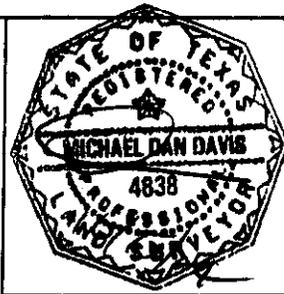
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
6421 CAMP BOWIE BLVD., STE. 400  
FORT WORTH, TEXAS  
Office (817)-763-8883, Fax (817)-377-2956





**Notes:**  
Legal description to accompany this survey sketch.  
Bearings are based on NAD 83 datum, Texas State Plane Coordinate System, North Central Zone, with all distances adjusted to surface by project surfaces factor of 1.00012.  
Page 2 of 2

- - Set 100d Nail or other object as noted
- - Marker found "as noted"
- - 5/8" smooth iron rod w/ aluminum cap stamped "TXDOT"
- - Type II monument to be set at the end of construction
- P.O.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- Z - Fee Hook
- ⊕ - Proposed Centerline
- D.R.H.C.T. - Deed Records, Hunt County, Texas
- [ ] - Record Information
- - Control of Access



**PARCEL 21A**  
ALMA JOYCE HENDERSON  
WOOLDRIDGE  
0.491 acres



STATE	DIST.	COUNTY	
TEXAS	PAR	HUNT COUNTY	
CONT.	SECT.	JOB	HIGHWAY NO.
1290	05	012	S. H. 276
1017	03	022	

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.5 mi. East of FM 571  
Parcel No.: 2  
Grantor: Jack Cooper and wife, Sharon Cooper

Being a 1.725 acre parcel of land situated in the Harvey Kendrick Survey, Abstract No. 340 of Eastland County, Texas, being out of a called 11.85 acre tract of land, save and except a called 1.00 acre tract of land conveyed from Jeni Lynn Fisher Ponder to Jack Cooper and wife, Sharon Cooper by deed recorded in Volume 1655, Page 66 of the Official Public Records of Eastland County, Texas, dated May 15, 1995, said 1.725 acre parcel being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8-inch iron rod with 2-inch aluminum cap set for corner (FM 2461 Sta. 457+90.52, 60.00 feet right), being on the existing Southerly Right-of-Way line of FM 22461 (existing 100-foot width) as described in deed recorded in Volume 530, Page 604 of the Official Public Records of Eastland County, Texas, being on the Northerly line of said called 11.85 acre tract, and being the Northwesterly corner of the herein described 1.725 acre parcel, from which a 5/8-inch iron rod found for the Northeasterly corner of said called 1.00 acre tract as described in deed recorded in Volume 1655, Page 77 of the Official Public Records of Eastland County, Texas, dated May 15, 1995 bears North, 88°58'34" West along said Southerly Right-of-Way line of said FM 2461, a distance of 565.19 feet;

- 1.) **THENCE** South 88°55'34" East (Volume 1655, Page 77: South 89°39' East) along existing Southerly Right-of-Way line of said FM 2461, a distance of 272.81 feet to a 5/8-inch iron rod set with TSC cap for corner (FM 2461 Sta. 455+36.71, 33.04 feet left), being the Northerly most Northeasterly corner of said called 11.85 acre tract, and being an interior corner of the herein described 1.725 acre parcel, from which a found 3/8-inch iron rod (disturbed) bears South 37°14' East, 2.51 feet;
- 2.) **THENCE** South 44°09'10" East (Volume 1655, Page 77: South 44°39' East) along said existing Southerly Right-of-Way line of said FM 2461, same being along the Northeasterly line of said 11.85 acre tract, a distance of 32.67 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for the Southerly most Northeasterly corner of the herein described 1.725 acre parcel (FM 2461 Sta. 455+17.23, 60.00 feet left);

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.5 mi. East of FM 571  
Parcel No.: 2  
Grantor: Jack Cooper and wife, Sharon Cooper

- 3.) **THENCE** in a Southwesterly direction curving to the left along a non-tangent curve to the left, being along the proposed Southerly Right-of-Way line of said FM 2461 (proposed 120-foot width), departing said Northeasterly line of said called 11.85-acre tract, an arc distance of 580.84 feet, (radius = 821.47 feet, delta =  $40^{\circ}30'45''$ , chord bears = South  $60^{\circ}36'26''$  West, 568.82 feet) to a 5/8-inch iron rod with 2-inch aluminum cap set for a corner marking the point of tangency of said curve (FM 2461 Sta. 461+40.50, 60.00 feet left), and being an interior corner of the herein described 1.725 acre parcel;
- 4.) **THENCE** South  $40^{\circ}21'04''$  West continuing along said proposed Southerly Right-of-Way line, a distance of 27.90 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner of the herein described 1.725 acre parcel (FM 2461 Sta. 461+66.52, 60.00 feet left and FM 2214 Sta. 278+87.92, 161.41 feet left);
- 5.) **THENCE** South  $02^{\circ}22'27''$  East along said proposed Southerly Right-of-Way line, a distance of 57.89 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for corner (FM 2461 Sta. 462+10.93, 99.28 feet left and FM 2214 Sta. 279+26.01, 120.48 feet left), being on the Southwesterly line of aforementioned 11.85 acre tract, being on the existing Northerly Right-of-Way line of FM 2214 (existing 100-foot width) as described in deed recorded in Volume 508, Page 127 of the Official Public Records of Eastland County, Texas, and being the most Southerly corner of the herein described 1.725 acre parcel;
- 6.) **THENCE** North  $61^{\circ}59'14''$  West along said Southwesterly line of said 11.85 acre tract, same being along said existing Northerly Right-of-Way line of said FM 2214, a distance of 255.92 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for the Southwesterly corner of the herein described 1.725 acre parcel (FM 2461 Sta. 462+65.61, 150.86 feet right and FM 2214 Sta. 276+86.97, 69.08 feet left);

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.5 mi. East of FM 571  
Parcel No.: 2  
Grantor: Jack Cooper and wife, Sharon Cooper

- 7.) **THENCE** North  $77^{\circ}16'20''$  East departing said Southwesterly line of said 11.85 acre tract and said existing Northerly Right-of-Way line of said FM 2214, being along the proposed Northerly Right-of-Way line of aforementioned FM 2461, a distance of 151.04 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner of the herein described 1.725 acre parcel (FM 2461 Sta. 461+44.86, 60.00 feet right and FM 2214 Sta. 277+77.88, 184.94 feet left);
- 8.) **THENCE** North  $40^{\circ}21'04''$  East along said proposed Northerly Right-of-Way line, a distance of 4.36 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for a corner marking the point of curvature for a tangent curve to the right, and being an interior corner of the herein described 1.725 acre parcel (FM 2461 Sta. 461+40.50, 60.00 feet right);
- 9.) **THENCE** in a Northeasterly direction, curving to the right along said proposed Right-of-Way line, an arc distance of 373.81 feet (radius = 941.47 feet, delta =  $22^{\circ}44'56''$ , chord bears North  $51^{\circ}43'32''$  East, 371.36 feet) to the **POINT OF BEGINNING** and containing a computed 1.725 acres, more or less.

All bearings recited herein the above description are referenced to the Texas State Plane Coordinate System, North Central Zone (N.A.D. 83 adjustment). All distances are surface and may be converted to grid by multiplying by a combined adjustment 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.

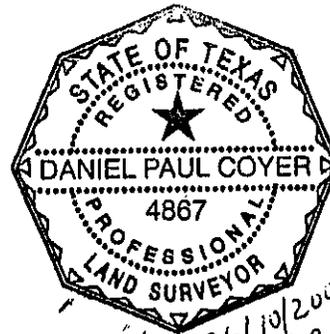
Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.5 mi. East of FM 571  
Parcel No.: 2  
Grantor: Jack Cooper and wife, Sharon Cooper

This metes and bounds description was prepared with a corresponding survey parcel map.

I, Daniel Paul Coyer, a Registered Professional Land Surveyor, do hereby certify that the above field note description prepared using information obtained by an on the ground survey made under my direction and supervision.

Dated this the 10 day of June, 2002 A.D.

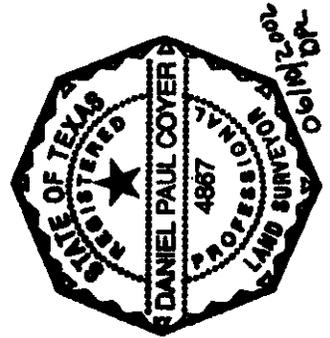
Daniel Paul Coyer  
Daniel Paul Coyer, R.P.L.S.  
Texas R.P.L.S. No. 4867





NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (N.A.D. 83 ADJUSTMENT). ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.9998800144.
2. THIS MAP IS BASED ON FIELD SURVEY PERFORMED IN DECEMBER 2000.
3. 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.
4. THIS SURVEYING PLAT WAS PREPARED WITH CORRESPONDING SET OF METES AND BOUNDS.



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

DATED THIS 10 DAY OF JUNE, 2002, A.D.

*Daniel Paul Cover*  
DANIEL PAUL COVER  
Registered Professional Land Surveyor No. 4867



6250 WESTPARK DRIVE, SUITE 200  
HOUSTON, TEXAS 77057-7304  
TEL: (713) 784-7777 FAX: (713) 784-7733

NOTES (PARCEL 2)			
DEPT. NAME	PLAT OF SURVEY	COUNTY	
BROWNWOOD	JACK COOPER AND WIFE	EASTLAND	
ACCOUNT NO.	SARON COOPER	DATE OF SURVEY	DEC. 2000
8023-1-79	FM 2214	CSJ NO. 1687-02-022	
ACQUISITION: 1.725 AC.			
REMAINDER: 10.125 AC.			

Account No: 8023-1-79  
 CSJ No.: 1697-02-022  
 County: Eastland  
 Highway: FM 2214  
 Project Limits: From FM 2461 to 0.7 mi. East of FM 571  
 Parcel No.: 5  
 Grantor: Melissa Jane Jackson & Husband Patrick Allan Jackson

Being a 1.228 acre parcel of land situated in Lot 3 of the South 4/9ths of the Harvey Kendrick Survey, Abstract No. 340 of Eastland County, Texas, being out of called 212.4 acre tract of land conveyed to Melissa Jane Jackson & Husband, Patrick Allan Jackson by deed recorded in Volume 1361, Page 161 of the Official Public Records of Eastland County, Texas, dated December 18, 1998, said 1.228 acre parcel being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with 2-inch aluminum cap set for corner (Sta. 384+29.42, 60.00 feet left), being on the proposed Northerly Right-of-Way line of FM 2214 (proposed variable width), being on the Westerly line of a called 998.76 acre tract of land as described in deed recorded in Volume 1245, Page 88 of the Official Public Records of Eastland County, Texas, being on the Easterly line of said called 212.4 acre tract, and being the Northeasterly corner of the herein described 1.228 acre parcel, from which a point for the Northeasterly corner of said called 212.4 acre tract, being on the Easterly line of said called 212.4 acre tract, bears North  $00^{\circ}11'43''$  West, 1,166.07 feet;

- (1) **THENCE** South  $00^{\circ}11'43''$  East along said Easterly line of said called 212.4 acre tract, a distance of 10.58 feet to a 5/8-inch iron rod with TSC cap set for a corner (Sta. 384+30.80, 49.51 feet left), being on the existing Northerly Right-of-Way line of FM 2214 (existing 100-foot width) as described by deed recorded in Volume 568, Page 125 and Volume 507, Page 34 of the Deed Record of Eastland County, Texas, and being the Southeasterly corner of the herein described 1.228 acre parcel;
- (2) **THENCE** in a Nothwesterly direction curving to the right along a non-tangent curve along said existing Northerly Right-of-Way line of said FM 2214, an arc distance of 318.71 feet (radius = 1,859.86 feet, delta =  $09^{\circ}49'06''$ , chord bears = North  $77^{\circ}55'58''$  West, 318.32 feet) to a 5/8-inch iron rod with TSC cap set for an interior corner (Sta. 381+03.57, 49.96 feet left) of the herein described 1.228 acre parcel;

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.7 mi. East of FM 571  
Parcel No.: 5  
Grantor: Melissa Jane Jackson & Husband Patrick Allan Jackson

- (3) **THENCE** North  $73^{\circ}01'25''$  West along said existing Northerly Right-of-Way line of said FM 2214, a distance of 697.18 feet to a 5/8-inch iron rod with TSC cap set for a corner marking the point of curvature for a tangent curve to the left (374+06.39, 50.72 feet left), and being an interior corner of the herein described 1.228 acre parcel;
- (4) **THENCE** in a Northwesterly direction curving to the left along said existing Northerly Right-of-Way line of said FM 2214, an arc distance of 661.33 feet (radius = 5,779.58 feet, delta =  $06^{\circ}33'22''$ , chord bears = North  $76^{\circ}18'06''$  West, 660.97 feet) to a 5/8-inch iron rod with TSC cap set for an interior corner (Sta. 367+50.77, 51.55 feet left) of the herein described 1.228 acre parcel;
- (5) **THENCE** North  $79^{\circ}34'47''$  West along said existing Northerly Right-of-Way line of said FM 2214, a distance of 1,591.75 feet to a 5/8-inch iron rod with TSC cap set for a corner marking the point of curvature for a tangent curve to the right (Sta. 351+59.02, 49.09 feet left), and being an interior corner of the herein described 1.228 acre parcel;
- (6) **THENCE** in a Northwesterly direction curving to the right along said existing Northerly Right-of-Way line of said FM 2214, an arc distance of 559.21 feet (radius = 1,859.86 feet, delta =  $17^{\circ}13'39''$ , chord bears = North  $70^{\circ}57'58''$  West, 557.11 feet) to a 5/8-inch iron rod with TSC cap set for an interior corner (Sta. 345+88.82, 60.01 feet left), of the herein described 1.228 acre parcel;
- (7) **THENCE** North  $62^{\circ}21'08''$  West along said existing Northerly Right-of-Way line of said FM 2214, a distance of 243.53 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for corner (Sta. 343+46.11, 80.00 feet left), marking the intersection with the proposed Northeasterly Right-of-Way line line of said FM 2214 (proposed variable width), and being the Westerly most corner of the herein described 1.228 acre parcel;

Account No: 8025-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.7 mi. East of FM 571  
Parcel No.: 5  
Grantor: Melissa Jane Jackson & Husband Patrick Allan Jackson

- (8) **THENCE** South  $67^{\circ}03'36''$  East along said proposed Northerly Right-of-Way line of said FM 2214, a distance of 353.89 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 347+00.00, 80.00 feet left) of the herein described 1.228 acre parcel;
- (9) **THENCE** South  $85^{\circ}22'22''$  East along said existing Northerly Right-of-Way line of said FM 2214, a distance of 100.47 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 348+00.00, 110.00 feet left) of the herein described 1.228 acre parcel;
- (10) **THENCE** South  $70^{\circ}57'09''$  East along said proposed Northerly Right-of-Way line of said FM 2214, a distance of 94.23 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 349+00.00, 110.00 feet left) of the herein described 1.228 acre parcel;
- (11) **THENCE** South  $60^{\circ}48'10''$  East along said proposed Northerly Right-of-Way line of said FM 2214, a distance of 197.43 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 351+00.00, 60.00 feet left) of the herein described 1.228 acre parcel;
- (12) **THENCE** South  $78^{\circ}58'18''$  East along said existing Northerly Right-of-Way line of said FM 2214, a distance of 33.52 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 351+34.61, 60.00 feet left) of the herein described 1.228 acre parcel;
- (13) **THENCE** South  $79^{\circ}29'27''$  East along said existing Northerly Right-of-Way line of said FM 2214, a distance of 1,632.53 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for corner marking the point of curvature for a tangent curve to the right (Sta. 367+67.14, 60.00 feet left) , and being an interior corner of the herein described 1.228 acre parcel;

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.7 mi. East of FM 571  
Parcel No.: 5  
Grantor: Melissa Jane Jackson & Husband Patrick Allan Jackson

- (14) **THENCE** in a Southeasterly direction curving to the right along said proposed Northerly Right-of-Way line of said FM 2214, an arc distance of 647.14 feet (radius = 5,789.58 feet, delta =  $06^{\circ}24'15''$ , chord bears = South  $76^{\circ}17'19''$  East, 646.80 feet) to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 374+07.57, 60.00 feet left) of the herein described 1.228 acre parcel;
- (15) **THENCE** South  $73^{\circ}05'12''$  East along said proposed Northerly Right-of-Way line of said FM 2214, a distance of 695.38 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for corner marking the point of curvature for a tangent curve to the left (Sta. 381+02.95, 60.00 feet left), and being an interior corner of the herein described 1.228 acre parcel;
- (16) **THENCE** in a Southeasterly direction curving to the left along said proposed Southerly Right-of-Way line of said FM 2214, an arc distance of 316.21 feet (radius = 1,849.86 feet, delta =  $09^{\circ}47'38''$ , chord bears = South  $77^{\circ}59'01''$  East, 315.83 feet) to the **POINT OF BEGINNING**, and containing a computed 1.228 acres, more or less.

All bearings recited herein the above description are referenced to the Texas State Plane Coordinate System, North Central Zone (N.A.D. 83 adjustment). All distances are surface and may be converted to grid by multiplying by a combined adjustment 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.

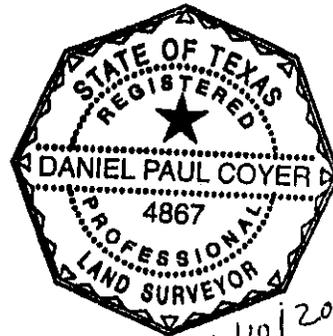
Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.7 mi. East of FM 571  
Parcel No.: 5  
Grantor: Melissa Jane Jackson & Husband Patrick Allan Jackson

This metes and bounds description was prepared with a corresponding survey parcel map.

I, Daniel Paul Coyer, a Registered Professional Land Surveyor, do hereby certify that the above field note description prepared using information obtained by an on the ground survey made under my direction and supervision.

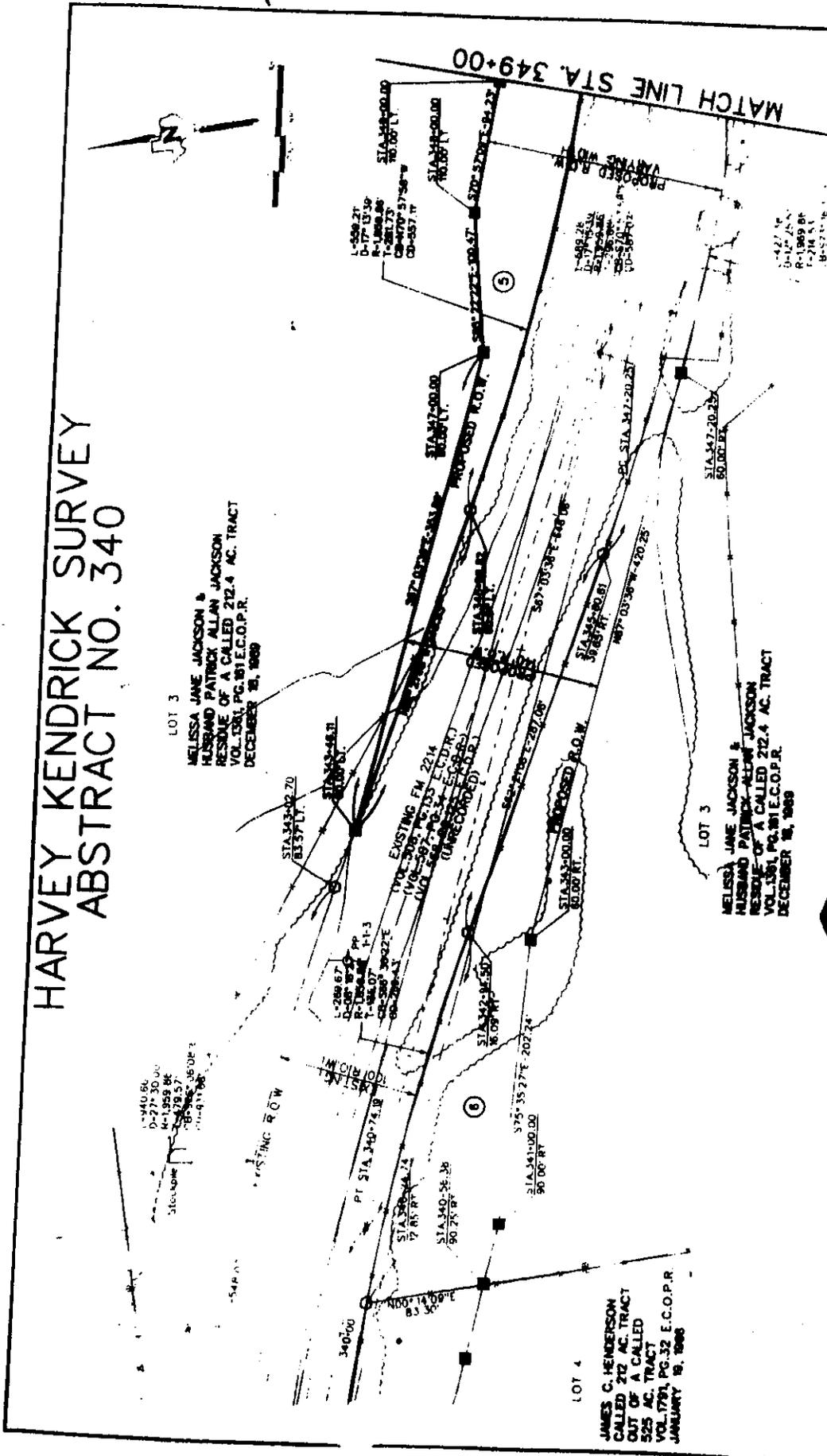
Dated this the 10 day of June, 2002 A.D.

Daniel Paul Coyer  
Daniel Paul Coyer, R.P.L.S.  
Texas R.P.L.S. No. 4867



06/10/2002  
DR

# HARVEY KENDRICK SURVEY ABSTRACT NO. 340



LOT 3

MELISSA JANE JACKSON &  
HUSBAND PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 212.4 AC. TRACT  
VOL. 1381, PG. 81 E.C.O.P.R.  
DECEMBER 18, 1989

LOT 3

MELISSA JANE JACKSON &  
HUSBAND PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 212.4 AC. TRACT  
VOL. 1381, PG. 81 E.C.O.P.R.  
DECEMBER 18, 1989

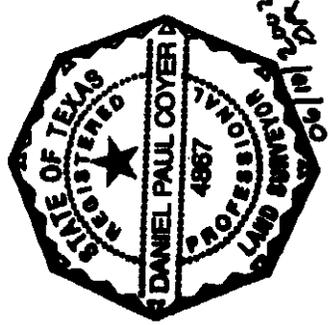
LOT 4

JAMES C. HENDERSON  
CALLED 212 AC. TRACT  
OUT OF A CALLED  
525 AC. TRACT  
VOL. 1781, PG. 32 E.C.O.P.R.  
JANUARY 19, 1988

PARCEL 5		COUNTY	
101 NAME	BROWNWOOD 20200700	PLAT OF SURVEY	EASTLAND
OWNER	MELISSA JANE JACKSON & HUSBAND PATRICK ALLAN JACKSON	DATE OF SURVEY	DEC. 2000
CSJ NO.	8023-1-79	FM 2714	
		CSJ NO. 8687-02-022	
ACQUISITION: 1.228 AC.		REMAINDER: 64.478 AC. LEFT	

**T.E. ENGINEERING COMPANY**  
6250 WESTPARK ROAD, SUITE 100  
HOUSTON, TEXAS 77057  
TEL: 713.784.7777 FAX: 713.784.7744

- LEGEND**
- SET 5' L.R. W/100' ALUMINUM CAP UNLESS OTHERWISE NOTED
  - SET 5' L.R. W/75' CAP UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
  - ⊥ PROPERTY LINE
  - POINT



I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.  
DATED THIS 10 DAY OF June, 2002, A.D.

*Daniel Paul Coyer*  
DANIEL PAUL COYER  
Registered Professional Land Surveyor No. 4867

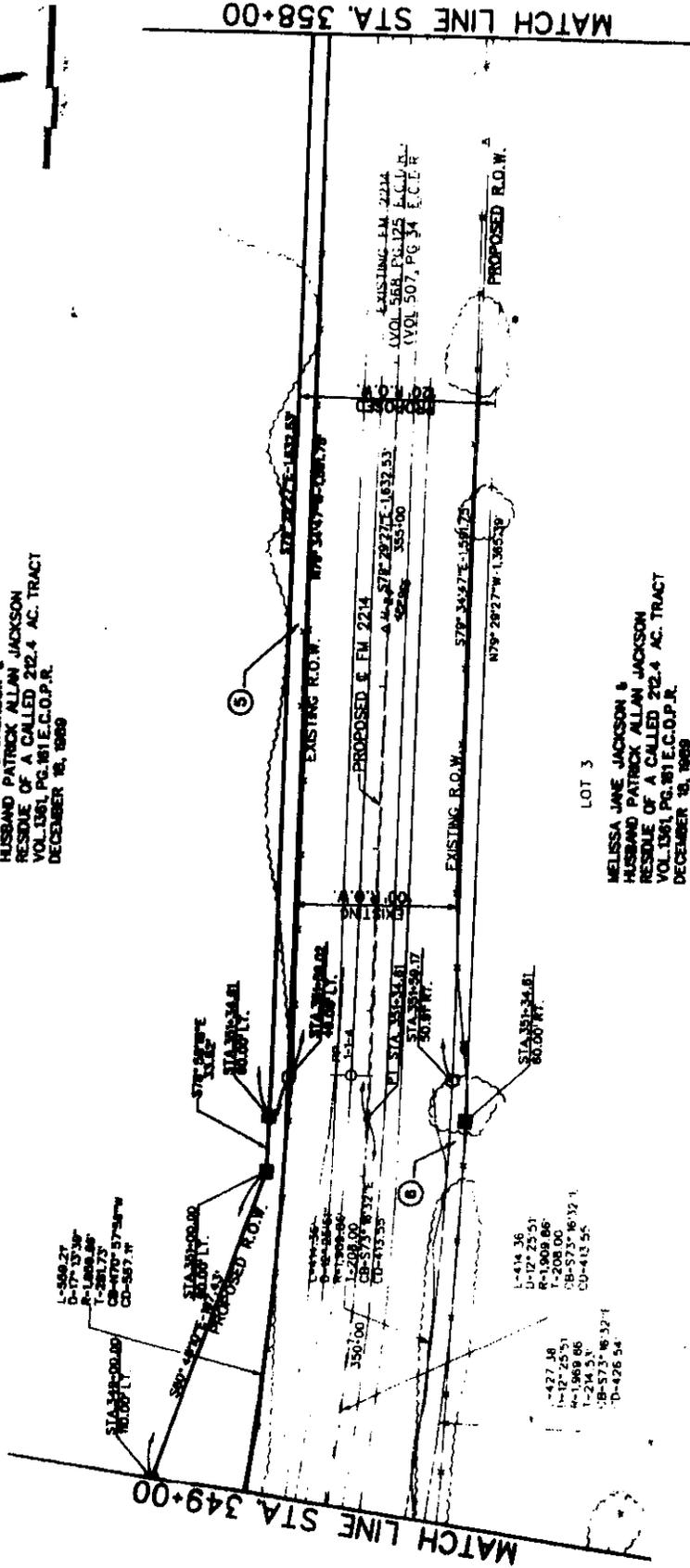
HARVEY KENDRICK SURVEY  
ABSTRACT NO. 340

LOT 3

MELISSA JANE JACKSON &  
HUSBAND PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 22.4 AC. TRACT  
VOL. 1361, PG. 811 E.C.O.P.R.  
DECEMBER 28, 1989

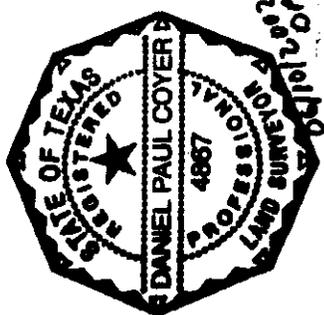
LOT 3

MELISSA JANE JACKSON &  
HUSBAND PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 22.4 AC. TRACT  
VOL. 1361, PG. 811 E.C.O.P.R.  
DECEMBER 28, 1989



**TWC ENGINEERING COMPANY**  
4250 WESTDALE AVE., SUITE 100  
HOUSTON, TEXAS 77057  
TEL: 713-861-1111 FAX: 713-861-1112

- LEGEND**
- SET 1/4" LR. W/1000' ALUMINUM CAP UNLESS OTHERWISE NOTED
  - SET 1/4" LR. W/100' CAP UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
  - ⊥ PROPERTY LINE
  - POINT



I HEREBY CERTIFY THAT THE ABOVE DRAWING IS  
A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND SUPERVISION.  
DATED THIS THE 10 DAY OF June, 2002, A.D.

*Daniel Paul Cover*  
DANIEL PAUL COVER  
Registered Professional Land Surveyor No. 4867

PARCEL 5	
LOT 3	PARCEL 5
BROWNWOOD	MELISSA JANE JACKSON & HUSBAND PATRICK ALLAN JACKSON
ACQUISITION NO. 8023-1-79	FM 2214
	CSJ NO. 897-02-022
	DATE OF SURVY DEC. 2000
ACQUISITION: 1,228 AC.	
REMAINDER: 64.478 AC. EFT	

# HARVEY KENDRICK SURVEY ABSTRACT NO. 340

Earthed Dam

LOT 3  
MELISSA JANE JACKSON &  
HUSBAND, PATRICK ALLAN JACKSON  
RESERVE OF A CALLED 22.4 AC. TRACT  
VOL. 1361, PG. 81 E.C.O.P.R.  
DECEMBER 18, 1989

MATCH LINE STA. 358+00

MATCH LINE STA. 367+00

PROPOSED R.O.W.

PASTURE R.O.W.

EXISTING FM 2214  
(VOL. 581, PG. 124 E.C.D.R.)  
(VOL. 507, PG. 34 E.C.D.R.)

PROPOSED C. FM 2214

PROPOSED R.O.W.

PROPOSED R.O.W.

EXISTING R.O.W.

Earthed Dam

LOT 3

MELISSA JANE JACKSON &  
HUSBAND, PATRICK ALLAN JACKSON  
RESERVE OF A CALLED 22.4 AC. TRACT  
VOL. 1361, PG. 81 E.C.O.P.R.  
DECEMBER 18, 1989

314.365+00.00  
80.00 FT

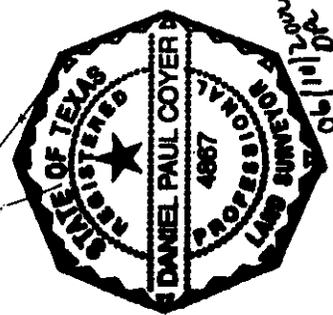
570.57+36.75  
61.25

579.29+77.45  
67.14

314.365+00.00  
80.00 FT

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS  
A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND SUPERVISION.  
DATED THIS 10 DAY OF JUNE, 2002, A. D.

*Daniel Paul Cover*  
DANIEL PAUL COVER  
Registered Professional Land Surveyor No. 4867



**LEGEND**

- SET NO. U.S. W/THOUT ALUMINUM CAP  
UNLESS OTHERWISE NOTED
- SET NO. U.S. W/THOUT CAP  
UNLESS OTHERWISE NOTED
- FOUND PROPERTY CORNER  
UNLESS OTHERWISE NOTED
- ⊥ PROPERTY LINE
- POINT



T.E. ENGINEERING COMPANY  
6726 WESTDALE ROAD, SUITE 100  
HOUSTON, TEXAS 77055  
TEL: 281.461.1111 FAX: 281.461.1112

PARCEL 5	
LIST NAME	FM 2214
ACQUISITION NO.	CSJ NO. 1697-02-022
ACQUISITION DATE	DEC. 2000
COUNTY	EASTLAND

ACQUISITION: 1,228 AC.  
REMAINDER: 64.478 AC. LEFT



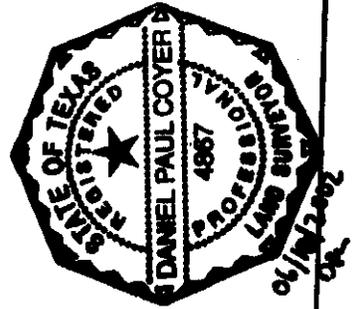


NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (N.A.D. 83 ADJUSTMENT). ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999800044.
2. THIS MAP IS BASED ON FIELD SURVEY PERFORMED IN DECEMBER 2000.
3. 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.
4. THIS SURVEYING PLAT WAS PREPARED WITH CORRESPONDING SET OF METES AND BOUNDS.

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.  
DATED THIS THE 10 DAY OF JANUARY, 2002, A.D.

*Daniel Paul Coyer*  
DANIEL PAUL COYER  
Registered Professional Land Surveyor No. 4867



**TTC ENGINEERING COMPANY**  
4250 WESTPARK DRIVE, SUITE 100  
HOUSTON, TEXAS 77057-1344  
TEL: 713/764-7222 FAX: 713/764-7233

NOTES (PARCEL 5)			
DEPT. NAME	PLAT OF SURVEY OF PROPERTY	COUNTY	
BROWNWOOD	MELISSA JANE JACKSON & HUSBAND PATRICK ALLAN JACKSON	EASTLAND	
BOOK & PAGE	FM 2214	DATE OF SURVEY	DEC. 2000
8023-1-79	CSJ NO. 887-02-022		
			ACQUISITION: 1,858 AC. REMAINDER: 64,478 AC. LEFT

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.7 mi. East of FM 571  
Parcel No.: 6  
Grantor: Melissa Jane Jackson & Husband, Patrick Allan Jackson

Being a 1.858 acre parcel of land situated in Lot 3 of the South 4/9ths of the Harvey Kendrick Survey, Abstract No. 340 of Eastland County, Texas, being out of called 212.4 acre tract of land conveyed from Verda Eudell Morris to Melissa Jane Jackson & Husband, Patrick Allan Jackson by deed recorded in Volume 1361, Page 161 of the Official Public Records of Eastland County, Texas, filed December 18, 1989, said 1.858 acre parcel being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with 2-inch aluminum cap set for corner (Sta. 340+56.38, 90.25 feet right), being on the proposed Southerly Right-of-Way line of FM 2214 (proposed variable width), being on the Easterly line of a called 212.4 acre tract of land (hereinafter referred as the "Henderson Tract") as described by deed recorded in Volume 1791, Page 32 of the Official Public Records of Eastland County, Texas executed January 19, 1998, being on the Westerly line of said Jackson Tract, and being the Southwesterly corner of the herein 1.858 acre parcel, from which a found 4-inch diameter cedar fence post for the called Southwesterly corner of said Jackson Tract bears South 00°14'09" West, 6,590.57 feet;

- (1) **THENCE** North 00°14'09" East along said Westerly line, a distance of 83.30 feet to a 5/8-inch iron rod with TSC cap set for a corner (Sta. 340+24.74, 12.85 feet right), being on the existing Southerly Right-of-Way line of said FM 2214 (existing 100-foot width) as described by deeds recorded in Volume 508, Page 133, Volume 507, Page 34, and Volume 568, Page 125 of the Deed Records of Eastland County, Texas, and being the Northwesterly corner of the herein described 1.858 acre parcel;
- (2) **THENCE** in a Southeasterly direction curving to the right along a non-tangent curve along said existing Southerly Right-of-Way line of said FM 2214, an arc distance of 269.67 feet (radius = 1,859.86 feet, delta = 08°18'27", chord bears = South 66°30'22" East, 269.43 feet) to a 5/8-inch iron rod with TSC cap set for an interior corner (Sta. 342+94.50, 16.09 feet right) of the herein described 1.858 acre parcel;

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
County: Eastland  
Highway: FM 2214  
Project Limits: From FM 2461 to 0.7 mi. East of FM 571  
Parcel No.: 6  
Grantor: Melissa Jane Jackson & Husband, Patrick Allan Jackson

- (3) **THENCE** South  $62^{\circ}21'08''$  East along said existing Southerly Right-of-Way line, a distance of 287.08 feet to a 5/8-inch iron rod with TSC cap set for a corner marking the point of curvature for a tangent curve to the left (Sta. 345+80.61, 39.65 feet right), and being an interior corner of the herein described 1.858 acre parcel;
- (4) **THENCE** in a Southeasterly direction curving to the left along said existing Southerly Right-of-Way line of said FM 2214, an arc distance of 589.28 feet (radius = 1,959.86 feet, delta =  $17^{\circ}13'39''$ , chord bears = South  $70^{\circ}57'58''$  East, 587.07 feet) to a 5/8-inch iron rod with TSC cap set for an interior corner (Sta. 351+59.17, 50.91 feet right) of the herein described 1.858 acre parcel;
- (5) **THENCE** South  $79^{\circ}34'47''$  East along said existing Southerly Right-of-Way line of said FM 2214, a distance of 1,591.75 feet to a 5/8-inch iron rod with TSC cap set for a corner marking the point of curvature for a tangent curve to the right (Sta. 367+50.92, 48.44 feet right), and being an interior corner of the herein described 1.858 acre parcel;
- (6) **THENCE** in a Southeasterly direction curving to the right along said existing Southerly Right-of-Way line of said FM 2214, an arc distance of 649.89 feet (radius = 5,679.58 feet, delta =  $06^{\circ}33'22''$ , chord bears = South  $76^{\circ}18'06''$  East, 649.53 feet) to a 5/8-inch iron rod with TSC cap set for an interior corner (Sta. 374+06.26, 49.28 feet right) of the herein described 1.858 acre parcel;
- (7) **THENCE** South  $73^{\circ}01'25''$  East along said existing Southerly Right-of-Way line of said FM 2214, a distance of 697.18 feet to a 5/8-inch iron rod with TSC cap set for corner marking the point of curvature for a tangent curve to the left (Sta. 381+03.43, 50.04 feet right), and being an interior corner of the herein described 1.858 acre parcel;

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
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Highway: FM 2214  
Project Limits: From FM 2461 to 0.7 mi. East of FM 571  
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Grantor: Melissa Jane Jackson & Husband, Patrick Allan Jackson

- (8) **THENCE** in a Southeasterly direction curving to the left along said existing Southerly Right-of-Way line of said FM 2214, an arc distance of 348.75 feet (radius = 1,959.86 feet, delta =  $10^{\circ}11'44''$ , chord bears = South  $78^{\circ}07'17''$  East, 348.29 feet) to a 5/8-inch iron rod with TSC cap set for corner (Sta. 384+43.23, 50.51 feet right), being on the Easterly line of aforementioned Jackson Tract, being on the Westerly line of a called 626.53 acre tract of land as described by deed recorded in Volume 1809, Page 107 of the Official Public records of Eastland County, Texas, filed May 13, 1998, being a common survey line as monumented between aforementioned Harvey Kendrick Survey, Abstract No. 340 and the League 1 McLennan CSL Survey, Abstract No. 368, Eastland County, Texas, and being the Northeasterly corner of the herein described 1.858 acre parcel;
- (9) **THENCE** South  $00^{\circ}11'43''$  East, along said Easterly line of said Jackson Tract, a distance of 39.59 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for corner (Sta. 384+47.78, 89.82 feet right), being on the proposed Southerly Right-of-Way line of said FM 2214, and being the Southeasterly corner of the herein described 1.858 acre parcel;
- (10) **THENCE** North  $84^{\circ}01'09''$  West along said proposed Southerly Right-of-Way line, a distance of 13.06 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 384+35.30, 90.00 feet right), of the herein described 1.858 acre parcel;
- (11) **THENCE** North  $47^{\circ}55'17''$  West along said proposed Southerly Right-of-Way line of said FM 2214, a distance of 52.95 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 383+93.31, 60.00 feet right) of the herein described 1.858 acre parcel;

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
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Grantor: Melissa Jane Jackson & Husband, Patrick Allan Jackson

- (12) **THENCE** in a Northwesterly direction curving to the right along a non-tangent curve along said proposed Southerly Right-of-Way line of said FM 2214, an arc distance of 299.48 feet (radius = 1,969.86 feet, delta =  $08^{\circ}42'39''$ , chord bears = North  $77^{\circ}26'31''$  West, 299.19 feet) to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 381+02.95, 60.00 feet right) of the herein described 1.858 acre parcel;
- (13) **THENCE** North  $73^{\circ}05'12''$  West along said proposed Southerly Right-of-way line of said FM 2214, a distance of 695.38 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 374+07.57, 60.00 feet right) of the herein described 1.858 acre parcel;
- (14) **THENCE** North  $81^{\circ}39'21''$  West along said proposed Southerly Right-of-Way line of said FM 2214, a distance of 107.36 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 373+00.00, 75.00 feet right) of the herein described 1.858 acre parcel;
- (15) **THENCE** in a Northwesterly direction curving to the left along a non-tangent curve along said proposed Southerly Right-of-Way line of said FM 2214, an arc distance of 525.88 feet (radius = 5,654.58 feet, delta =  $05^{\circ}19'43''$ , chord bears = North  $76^{\circ}49'36''$  West, 525.69 feet) to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 367+67.14, 75.00 feet right) of the herein described 1.858 acre parcel;
- (16) **THENCE** North  $79^{\circ}29'27''$  West along said proposed Southerly Right-of-Way line of said FM 2214, a distance of 167.14 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 366+00.00, 75.00 feet right) of the herein described 1.858 acre parcel;
- (17) **THENCE** North  $70^{\circ}57'36''$  West along said proposed Southerly Right-of-Way line of said FM 2214, a distance of 101.12 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 365+00.00, 60.00 feet right) of the herein described 1.858 acre parcel;

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
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- (18) **THENCE** North  $79^{\circ}29'27''$  West along said proposed Southerly Right-of-Way line of said FM 2214, a distance of 1,365.39 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for a corner marking the point of curvature for a tangent curve to the right (Sta. 351+34.61, 60.00 feet right), and being an interior corner of the herein described 1.858 acre parcel;
- (19) **THENCE** in a Northwesterly direction curving to the right along said proposed Southerly Right-of-Way line of said FM 2214, an arc distance of 427.38 feet (radius = 1,969.86 feet, delta =  $12^{\circ}25'51''$ , chord bears = North  $73^{\circ}16'32''$  West, 426.54 feet) to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 347+20.25, 60.00 feet right) of the herein described 1.858 acre parcel;
- (20) **THENCE** North  $67^{\circ}03'36''$  West along said proposed Southerly Right-of-Way line of said FM 2214, a distance of 420.25 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 343+00.00, 60.00 feet right) of the herein described 1.858 acre parcel;
- (21) **THENCE** North  $75^{\circ}35'27''$  West along said proposed Southerly Right-of-Way line of said FM 2214, a distance of 202.24 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for interior corner (Sta. 341+00.00, 90.00 feet right) of the herein described 1.858 acre parcel;
- (22) **THENCE** North  $67^{\circ}03'36''$  West along said proposed Southerly Right-of-Way line of said FM 2214, a distance of 25.81 feet to a 5/8-inch iron rod with 2-inch aluminum cap set for an interior corner (Sta. 340+74.19, 90.00 feet right) of the herein described 1.858 acre parcel;
- (23) **THENCE** North  $68^{\circ}10'23''$  West along said proposed Right-of-Way line of said FM 2214, a distance of 16.97 feet to the **POINT OF BEGINNING**, and containing a computed 1.858 acres, more or less.

All bearings recited herein the above description are referenced to the Texas State Plane Coordinate System, North Central Zone (N.A.D. 83 adjustment). All distances are

Account No: 8023-1-79  
CSJ No.: 1697-02-022  
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Grantor: Melissa Jane Jackson & Husband, Patrick Allan Jackson

surface and may be converted to grid by multiplying by a combined adjustment 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.

This metes and bounds description was prepared with a corresponding survey parcel map.

I, Daniel Paul Coyer, a Registered Professional Land Surveyor, do hereby certify that the above field note description prepared using information obtained by an on the ground survey made under my direction and supervision.

Dated this the 10 day of June, 2002 A.D.

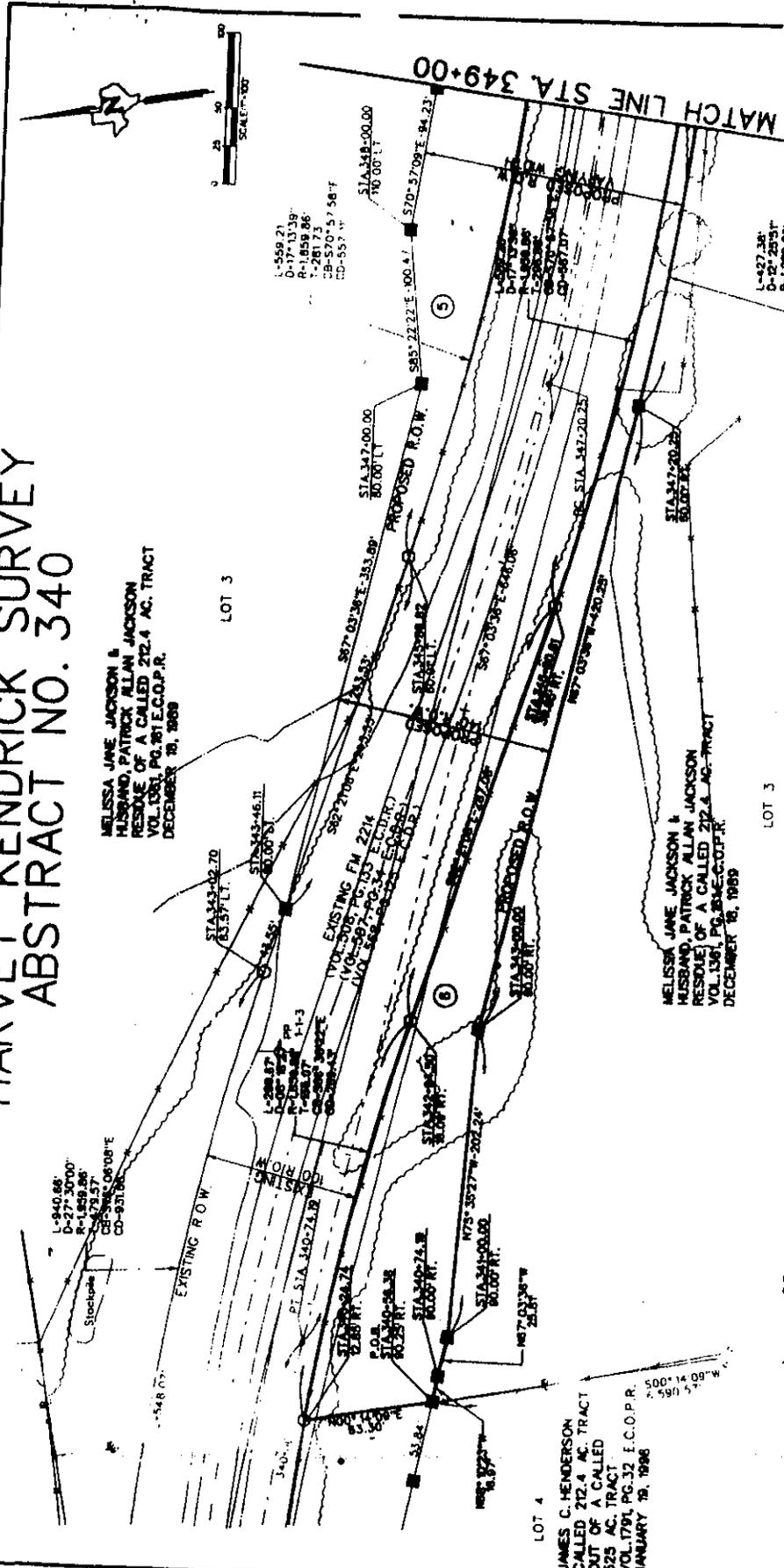
*Daniel Paul Coyer*

Daniel Paul Coyer, R.P.L.S.  
Texas R.P.L.S. No. 4867



06/10/2002  
DPC

HARVEY KENDRICK SURVEY  
ABSTRACT NO. 340

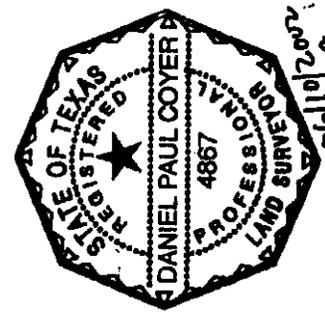


MELISSA JANE JACKSON &  
HUSBAND, PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 212.4 AC. TRACT  
VOL. 1361, PG. 261 E.C.O.P.R.  
DECEMBER 16, 1999

MELISSA JANE JACKSON &  
HUSBAND, PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 212.4 AC. TRACT  
VOL. 1361, PG. 261 E.C.O.P.R.  
DECEMBER 16, 1999

LOT 4  
JAMES C. HENDERSON  
CALLED 212.4 AC. TRACT  
OUT OF A CALLED  
525 AC. TRACT  
VOL. 1791, PG. 32 E.C.O.P.R.  
JANUARY 19, 1996

R.P. 4" DIA CEDAR POST  
FOR CALLED S.W. CORNER  
OF JACKSON TRACT



I HEREBY CERTIFY THAT THE ABOVE DRAWING IS  
A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND SUPERVISION.  
DATED THIS THE 10 DAY OF JUNE, 2002, A. D.

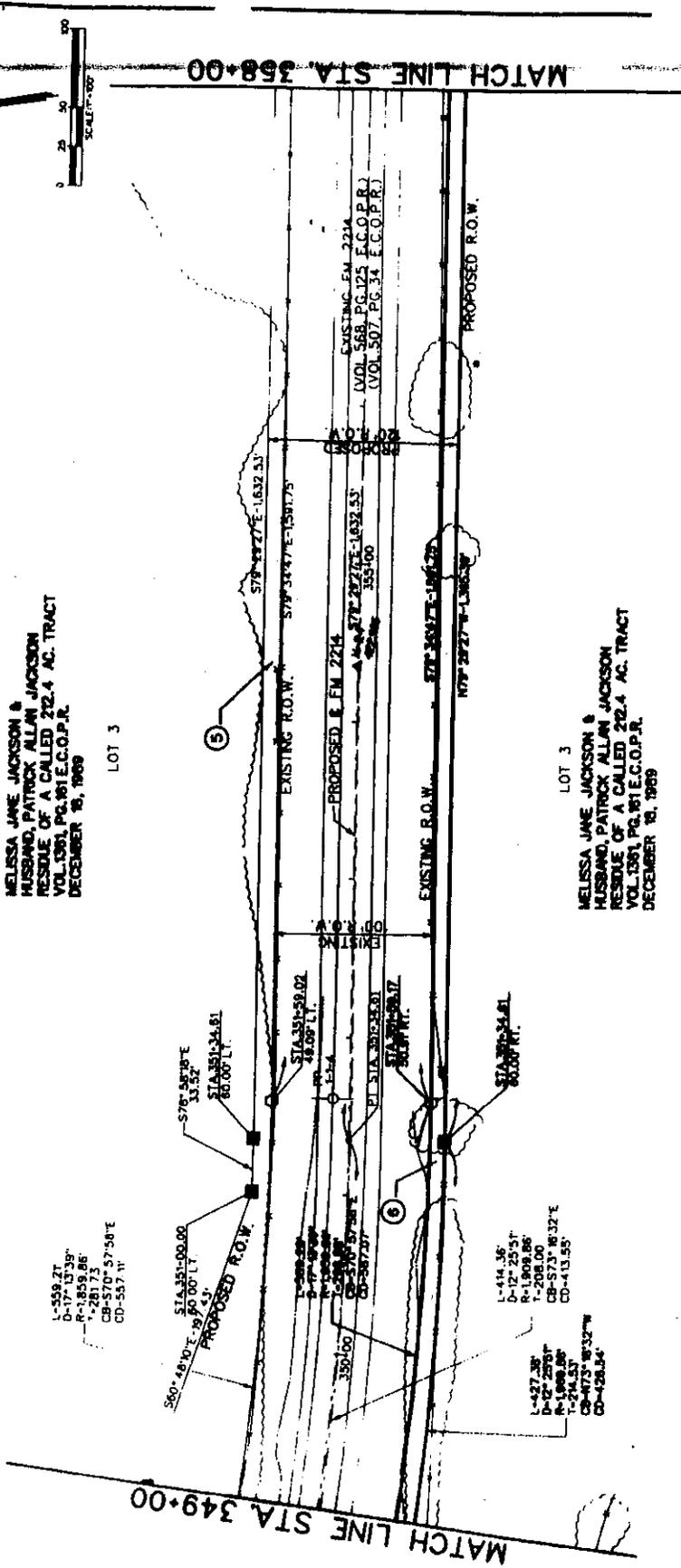
*Daniel Paul Cover*  
DANIEL PAUL COVER  
Registered Professional Land Surveyor No. 4867

TSC ENGINEERING COMPANY  
PROFESSIONAL ENGINEERING  
12150 WESTPARK DRIVE, SUITE 200  
HOUSTON, TEXAS 77057-7304  
TEL. (713) 782-7777 FAX (713) 784-7713

PARCEL 6	
LOT NAME	PARCEL 6
OWNER OF A SURVEY OF PROPERTY	MELISSA JANE JACKSON & HUSBAND, PATRICK ALLAN JACKSON
COUNTY	EASTLAND
ACCOUNT NO	FM 2214 DATE OF SURVEY
8023-1-79	CSJ NO. 1697-02-022
ACQUISITION: 1.858 AC. REMAINDER: 210.54 AC. RIGHT	

- LEGEND**
- SET 1/4" I.R. W/THOUT ALUMINUM CAP UNLESS OTHERWISE NOTED
  - SET 1/4" I.R. W/TSC CAP UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
  - ℓ PROPERTY LINE
  - POINT

HARVEY KENDRICK SURVEY  
ABSTRACT NO. 340



MELISSA JANE JACKSON &  
HUSBAND, PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 222.4 AC. TRACT  
VOL. 1361, PG. 161 E.C.O.P.R.  
DECEMBER 18, 1989

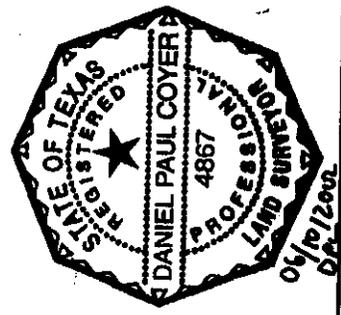
LOT 3

LOT 3

MELISSA JANE JACKSON &  
HUSBAND, PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 222.4 AC. TRACT  
VOL. 1361, PG. 161 E.C.O.P.R.  
DECEMBER 18, 1989

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A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND SUPERVISION.  
DATED THIS THE 10 DAY OF JUNE, 2002, A.D.

*Daniel Paul Cover*  
DANIEL PAUL COVER  
Registered Professional Land Surveyor No. 4867



- LEGEND**
- SET 1/4" I.L. W/T/NOT ALUMINUM CAP UNLESS OTHERWISE NOTED
  - SET 1/4" I.L. W/T/SC CAP UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
  - ⊥ PROPERTY LINE
  - POINT

**TSC ENGINEERING COMPANY**  
6250 WESTPARK DRIVE, SUITE 200  
HOUSTON, TEXAS 77057-7304  
TEL: (713) 284-1777 FAX: (713) 284-7733

<b>PARCEL 6</b>	
LOT NAME	PARCEL 6
OWNER	MELISSA JANE JACKSON & HUSBAND, PATRICK ALLAN JACKSON
ACQUISITION NO.	CSJ NO. 1697-02-022
ACQUISITION DATE	DEC. 2000
ACQUISITION AREA	1.858 AC.
REMAINDER AREA	210.54 AC. RIGHT



HARVEY KENDRICK SURVEY  
ABSTRACT NO. 340

MELISSA JANE JACKSON &  
HUSBAND PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 202.4 AC. TRACT  
VOL. 0361, PG. 181 E.C.O.P.R.  
DECEMBER 18, 1989

LOT 3  
L-647.14"  
D-06° 24' 51"  
P-5,789.58'  
T-323.87'  
CB-578° 17' 19" E  
CD-848.80'

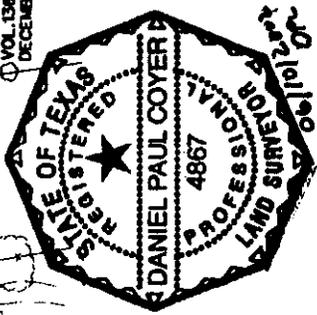
LOT 3  
L-640.43"  
D-06° 24' 15"  
P-5,729.58'  
T-320.55'  
CB-578° 17' 18" E  
CD-840.70'

L-681.33"  
D-05° 33' 22"  
P-5,719.58'  
T-317.058'  
CB-578° 17' 08" E  
CD-860.97'

EXISTING R.O.W.  
PROPOSED E.F.M. 2274  
EXISTING F.M. 2274  
VOL. 507, PG. 34 E.C.O.R.  
PT. STA. 374+07.57  
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6+00  
5+00  
4+00  
3+00  
2+00  
1+00  
0+00

MATCH LINE STA. 367+00

MATCH LINE STA. 376+00



I HEREBY CERTIFY THAT THE ABOVE DRAWING IS  
A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND SUPERVISION.  
DATED THIS THE 10 DAY OF JUNE, 2002, A.D.

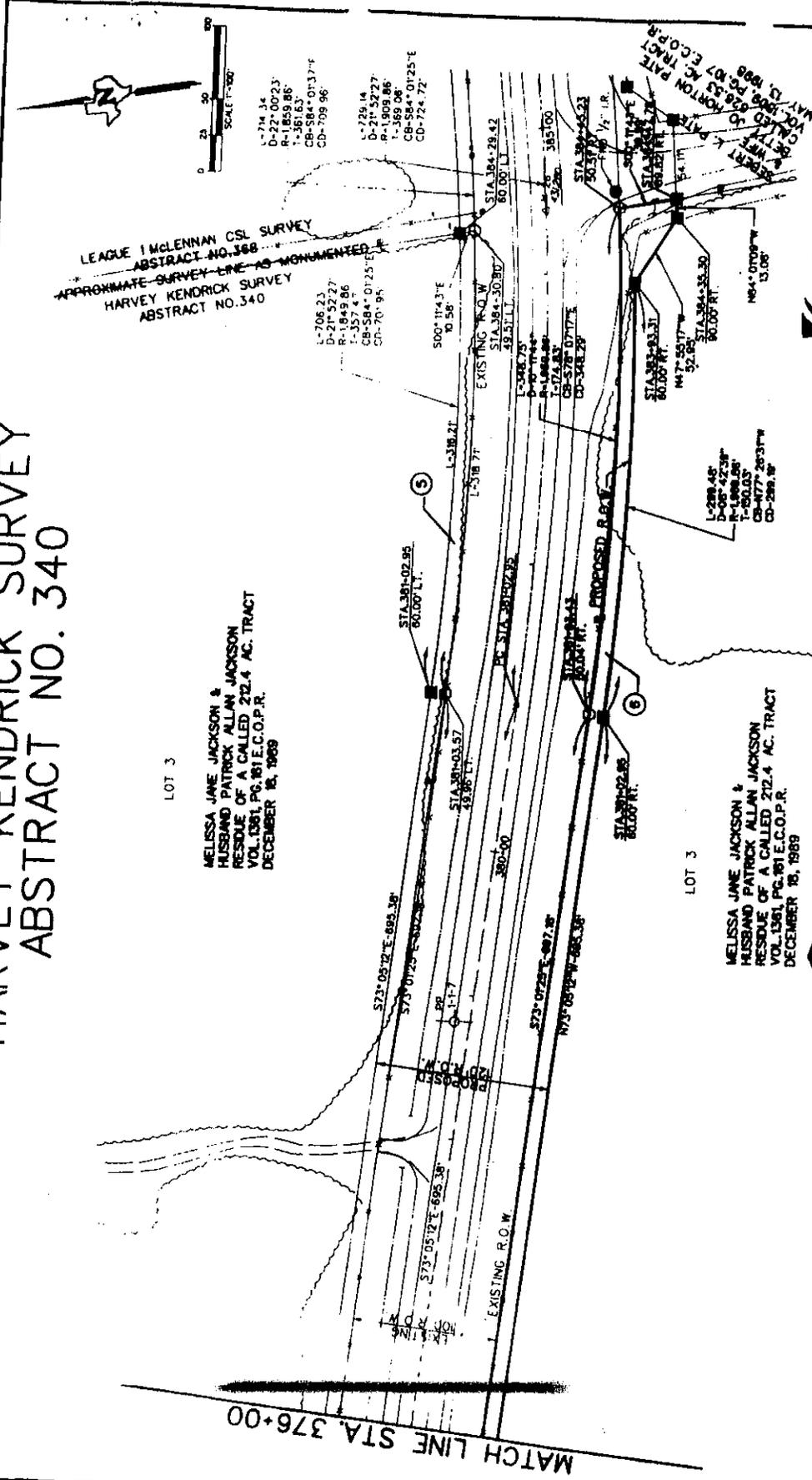
*Daniel Paul Cover*  
DANIEL PAUL COVER  
Registered Professional Land Surveyor No. 4867

TK ENGINEERING COMPANY  
SURVEYING & MAPPING  
HOUSTON, TEXAS  
5100 WESTINGHOUSE DRIVE, SUITE 200  
HOUSTON, TEXAS 77057-7304  
TEL: 281.281.1111 FAX: 281.281.1733

PARCEL 6	
LOT NAME	LOT 6 A SURVEY OF PROPERTY
OWNER	MELISSA JANE JACKSON & HUSBAND PATRICK ALLAN JACKSON
ADJACENT	EASTLAND DATE OF SURVEY
ACCOUNT NO	FM 2274
	CSJ NO. 1697-02-022
	DEC. 2000
ACQUISITION: 1.858 AC. REMAINDER: 210.54 AC. RIGHT	

- LEGEND**
- SET 3/4" LR. W/ROOT ALUMINUM CAP UNLESS OTHERWISE NOTED
  - SET 3/4" LR. W/79C CAP UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
  - ⊕ PROPERTY LINE
  - POINT

HARVEY KENDRICK SURVEY  
ABSTRACT NO. 340



LOT 3

MELISSA JANE JACKSON &  
HUSBAND PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 212.4 AC. TRACT  
VOL. 1361, PG. 81 E.C.O.P.R.  
DECEMBER 18, 1969

LOT 3

MELISSA JANE JACKSON &  
HUSBAND PATRICK ALLAN JACKSON  
RESIDUE OF A CALLED 212.4 AC. TRACT  
VOL. 1361, PG. 81 E.C.O.P.R.  
DECEMBER 18, 1969

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

DATED THIS 10 DAY OF JUNE, 2002, A.D.

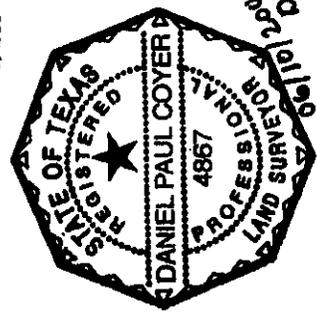
*Daniel Paul Coyer*  
DANIEL PAUL COYER  
Registered Professional Land Surveyor No. 4867



TKK ENGINEERING COMPANY  
2225 W. 17TH ST. SUITE 100  
DALLAS, TEXAS 75247  
TEL: 972.784.7777 FAX: 972.784.7733

PARCEL 6	
EST. NAME	PARCEL 6
OWNER	MELISSA JANE JACKSON & HUSBAND PATRICK ALLAN JACKSON
COUNTY	EASTLAND
ACCOUNT NO.	FM 2214
	CSJ NO. 1697-02-022
	DEC. 2000
ACQUISITION: 1.858 AC. REMAINDER: 210.54 AC. RIGHT	

- LEGEND**
- SET 3/4" I.R. W/100' ALUMINUM CAP UNLESS OTHERWISE NOTED
  - SET 3/4" I.R. W/75' CAP UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
  - PROPERTY LINE
  - POINT



Revised December 8, 2004

County: Bell  
Highway: Loop 363  
Limits: IH-35 @ Loop 363 to IH-35 @ Loop 363  
ROW CSJ: 0015-14-117  
ROW Account: 9109-00-011

Property Description  
For Parcel 14

BEING 0.798 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE GEORGE GIVENS SURVEY, ABSTRACT NO. 345 AND THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692 IN BELL COUNTY, TEXAS AND BEING PART OF A CALLED 5.904 ACRE TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED TO RON'S ONE STOP, INCORPORATED AND RECORDED IN VOLUME 3161, PAGE 230 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THREE (3) PARTS AS FOLLOWS:

PART 1

COMMENCING at a found 1/2" iron rod at the southwest corner of a called 6.237 acre tract described in deed to Cedon Realty, Ltd. recorded in Volume 3562, Page 749, D.R.B.C.T., and an angle point in the east line of the 5.904 acre tract;

THENCE North 21°52'01" West 191.04 feet with the westerly line of the 6.237 acre tract and the easterly line of the 5.904 acre tract to a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the proposed south right-of-way line of Interstate Highway 35 (I.H. 35) for the **POINT OF BEGINNING**;

- (1) THENCE South 66°57'30" West 110.84 feet crossing through the 5.904 acre tract with the proposed south right-of-way line of I.H. 35, passing at 50.00 feet a set 5/8" iron rod with TxDOT aluminum cap stamped "COA" for the beginning of the Access Denial Line, to a set Type II monument in the east line of a called 0.663 acre tract of land described in deed to O'Nine Corporation in Volume 2421, Page 147 (D.R.B.C.T) and the west line of the 5.904 acres from which the Access Denial Line bears South 06°03'40" East 161.75 feet along a west line of said 5.904 acre tract and the east line of said 0.633 acre tract to a found iron pipe;
- (2) THENCE North 06°03'40" West 24.51 feet with a west line of the 5.904 acre tract and the east line of the 0.663 acre tract to a set 5/8" iron rod with a plastic cap stamped "LANDESIGN" in the existing south right-of-way line of I.H. 35, being a called 85,079 square feet tract described in a deed to the State of Texas for right-of-way recorded in Volume 1004, Page 292, D.R.B.C.T., and the north line of the 5.904 acre tract for the northeast corner of the 0.663 acres;
- (3) THENCE North 53°52'10" East 30.27 feet with the existing south right-of-way line of I.H. 35 and north line of the 5.904 acres to a set 5/8" iron rod with a plastic cap stamped "LANDESIGN";

- (4) THENCE North  $65^{\circ}45'22''$  East 74.87 feet, with the existing south right-of-way line of I.H. 35 being the south line of said 85,079 square feet and the south line of a called 5371 square foot tract described in a deed to the State of Texas for right-of-way recorded in Volume 1043, Page 72, D.R.B.C.T. and the north line of the 5.904 acres, to a calculated point for the northernmost corner of the 5.904 acres and the northwest corner of the 6.237 acres;
- (5) Thence South  $21^{\circ}52'01''$  East 31.88 feet with the west line of the 6.237 acres and the east line of the 5.904 acres, passing a found iron pipe found at 2.12 feet, to the **POINT OF BEGINNING**.

This parcel contains 0.073 of one acre of land, more or less, out of the George Givens Survey, Abstract No. 345 in Bell County, Texas.

## PART 2

COMMENCING at a found 1/2" iron rod in the west line of the 5.904 acres for the easternmost corner of a called 0.218 acre tract described in deed to Diamond Shamrock Stations, Inc. recorded in Volume 2733, Page 104, D.R.B.C.T.;

THENCE North  $76^{\circ}14'09''$  West 24.93 feet with the north line of the 0.218 acre tract and the west line of the 5.904 acres to a set Type II monument in the proposed east right-of-way line of Loop 363 for the **POINT OF BEGINNING**;

- (1) THENCE North  $76^{\circ}14'09''$  West 98.99 feet with the north line of the 0.218 acre tract and west line of the 5.904 acres to set 5/8" iron rod with a plastic cap stamped "LANDESIGN" in the existing east right-of-way line of Loop 363 for an angle point in the west line of the 5.904 acres, the northwest corner of the 0.218 acres, the northeast corner of a called 1.626 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 1322, Page 69 of the D.R.B.C.T., and the southeast corner of a called 0.147 acre tract described in a deed to the State of Texas for right-of-way recorded in Volume 1078, Page 53 of the D.R.B.C.T.;
- (2) THENCE North  $21^{\circ}11'49''$  West 111.27 feet with the west line of the 5.904 acres and the existing east right-of-way line of Loop 363 to a found Type II monument for the northernmost corner of the 0.147 acre right-of-way tract and the southeast corner of a called 85,079 square feet tract described in a deed to the State of Texas for right-of-way recorded in Volume 1004, Page 292 of the D.R.B.C.T.;
- (3) THENCE North  $15^{\circ}29'32''$  West 50.78 feet with a west line of the 5.904 acre ~~tract and the~~ existing east right-of-way line of I.H. 35 to a to a set 5/8" iron rod with a plastic cap stamped "LANDESIGN" for the northwest corner of the 5.904 acres and the southwest corner of a called 0.663 acre tract described in a deed to the O'Nine Corporation recorded in Volume 2421, Page 147, D.R.B.C.T.;

- (4) THENCE North 65°04'34" East 86.86 feet with the south line of the 0.663 acres and the north line of the 5.904 acre tract to a set Type II monument in the proposed east right-of-way line of IH-35 and the Access Denial Line, from which the Access Denial Line bears North 65°04'34" East 97.30 feet along a north line of said 5.904 acre tract and the south line of said 0.663 acre tract, to a found iron pipe;
- (5) THENCE South 18°29'28" East 224.42 feet crossing through the 5.904 acre tract with the proposed east right-of-way line of Loop 363 and the Access Denial Line to the end of the Access Denial Line and the **POINT OF BEGINNING**.

This parcel contains 0.383 of one acre of land, more or less, out of the George Givens Survey, Abstract No. 345 in Bell County, Texas.

PART 3

COMMENCING at a found 1/2" iron rod in the south line of the 5.904 acres for the northeast corner of a called 0.642 acre tract described in deed to FFCA/IIP 1985 Property Company recorded in Volume 2279, Page 337, D.R.B.C.T.;

THENCE South 68°47'33" West 120.82 feet with the south line of the 5.904 acres and the north line of the 0.642 acres to a set 5/8" iron rod with TxDOT aluminum cap in the proposed east right-of-way line of Loop 363 for the **POINT OF BEGINNING**;

- (1) THENCE South 68°47'33" West 79.40 feet with the south line of the 5.904 acres and north line of the 0.642 acres to calculated point in the existing east right-of-line of Loop 363 being the east line of a called 0.189 acre tract described in a deed to the State of Texas for right-of-way recorded in Volume 953, Page 173 of the D.R.B.C.T. for the northwest corner of the 0.642 acres and the southwest corner of the 5.904 acres, from which a found 1/2" iron rod bears North 68°47'33" East 0.70 feet;
- (2) THENCE North 21°11'49" West 139.85 feet, with the existing east right-of-way line of Loop 363 and the west line of the 5.904 acre tract to a calculated point from which a 1/2" iron rod bears North 18°17'37" East 0.64, feet for the southernmost corner of a called 0.218 acre tract described in deed to Diamond Shamrock Stations, Inc. recorded in Volume 2733, Page 104 of the D.R.B.C.T., the northernmost corner of the 0.189 acre right-of-way tract, and an east corner of a called 1.626 acre tract described in a deed to the State of Texas for right-of-way recorded in Volume 1322, Page 69 of the D.R.B.C.T.;
- (3) THENCE North 18°17'37" East 124.49 feet with the west line of the 5.904 acres and the east line of the 0.218 acres, passing a found 1/2" iron rod at 0.64 feet, to a set Type II monument in the proposed east right-of-way line of Loop 363;

(4) THENCE South 21°15'08" East 235.91 feet crossing through the 5.904 acre tract with the proposed east right-of-way line of Loop 363 to the **POINT OF BEGINNING.**

This parcel contains 0.342 of one acre of land, more or less, out of the George Givens Survey, Abstract No. 345 and the Redding Roberts Survey, Abstract 692 in Bell County, Texas.

Acreage Summary by Abstract  
Parcel 14 Part 3

0.268 ± Acres George Givens Survey, Abstract No. 345  
0.074 ± Acres Redding Roberts Survey, Abstract No. 692  

---

0.342 Acres Total

SUMMARY:

Part 1 = 0.073 Acre  
Part 2 = 0.383 Acres  
Part 3 = 0.342 Acres

Total = 0.798 Acres

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

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

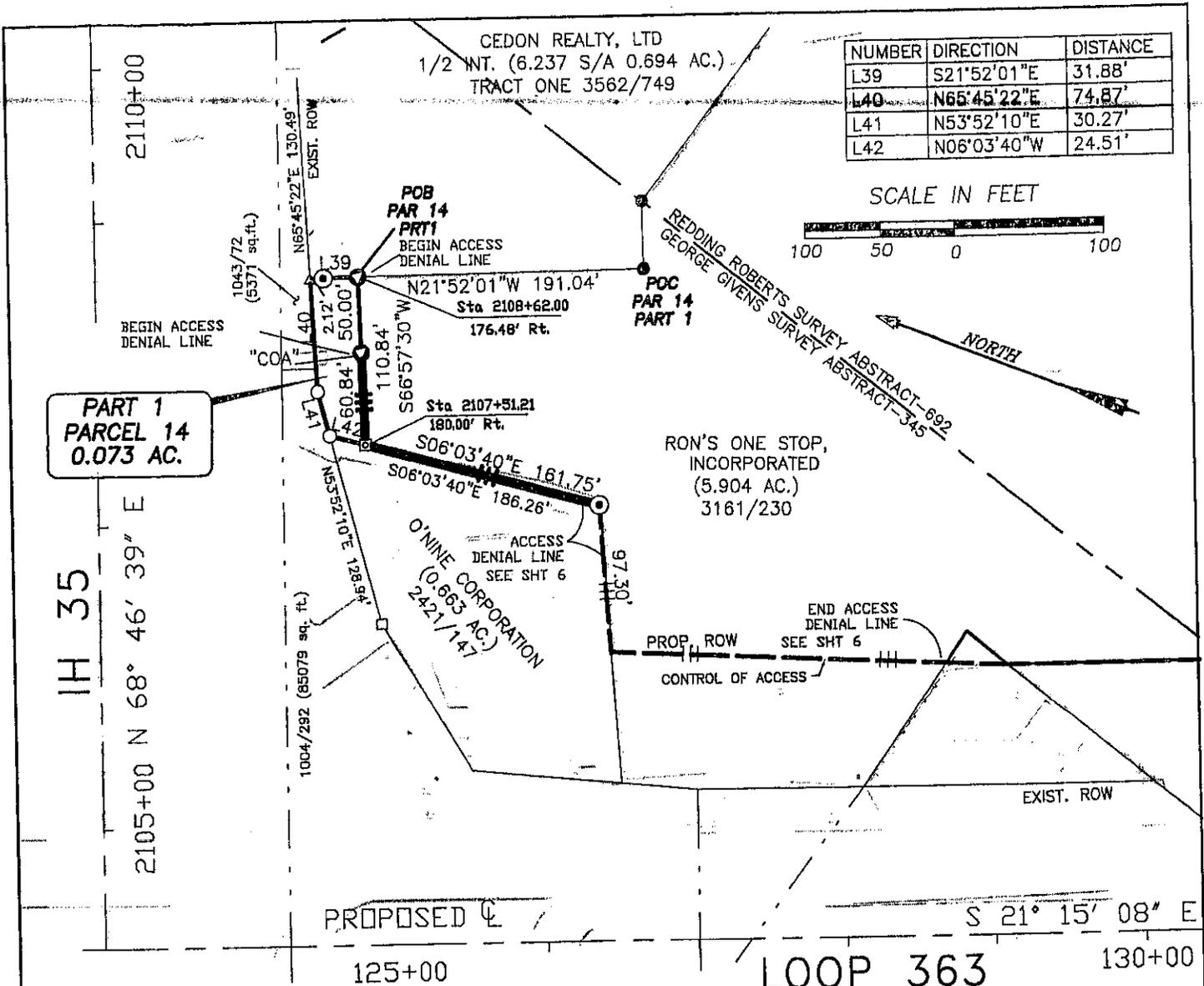
A plat of even survey date herewith accompanies this property description.

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

David R. Hartman 12/08/04  
Date

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





NUMBER	DIRECTION	DISTANCE
L39	S21°52'01\"E	31.88'
L40	N65°45'22\"E	74.87'
L41	N53°52'10\"E	30.27'
L42	N06°03'40\"W	24.51'



**PART 1  
PARCEL 14  
0.073 AC.**

IH 35  
2105+00 N 68° 46' 39\" E

**SURVEY LEGEND**

- ☐ = TYPE II MONUMENT SET
- ◻ = TYPE II MONUMENT FOUND
- = TYPE I MONUMENT FOUND
- = 5/8\" IRON ROD SET  
W/\"LANDESIGN\" CAP UNLESS NOTED
- = 5/8\" IRON ROD SET  
W/\"TXDOT\" CAP UNLESS NOTED
- = 1/2\" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- ⊕ = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

**NOTES:**

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

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

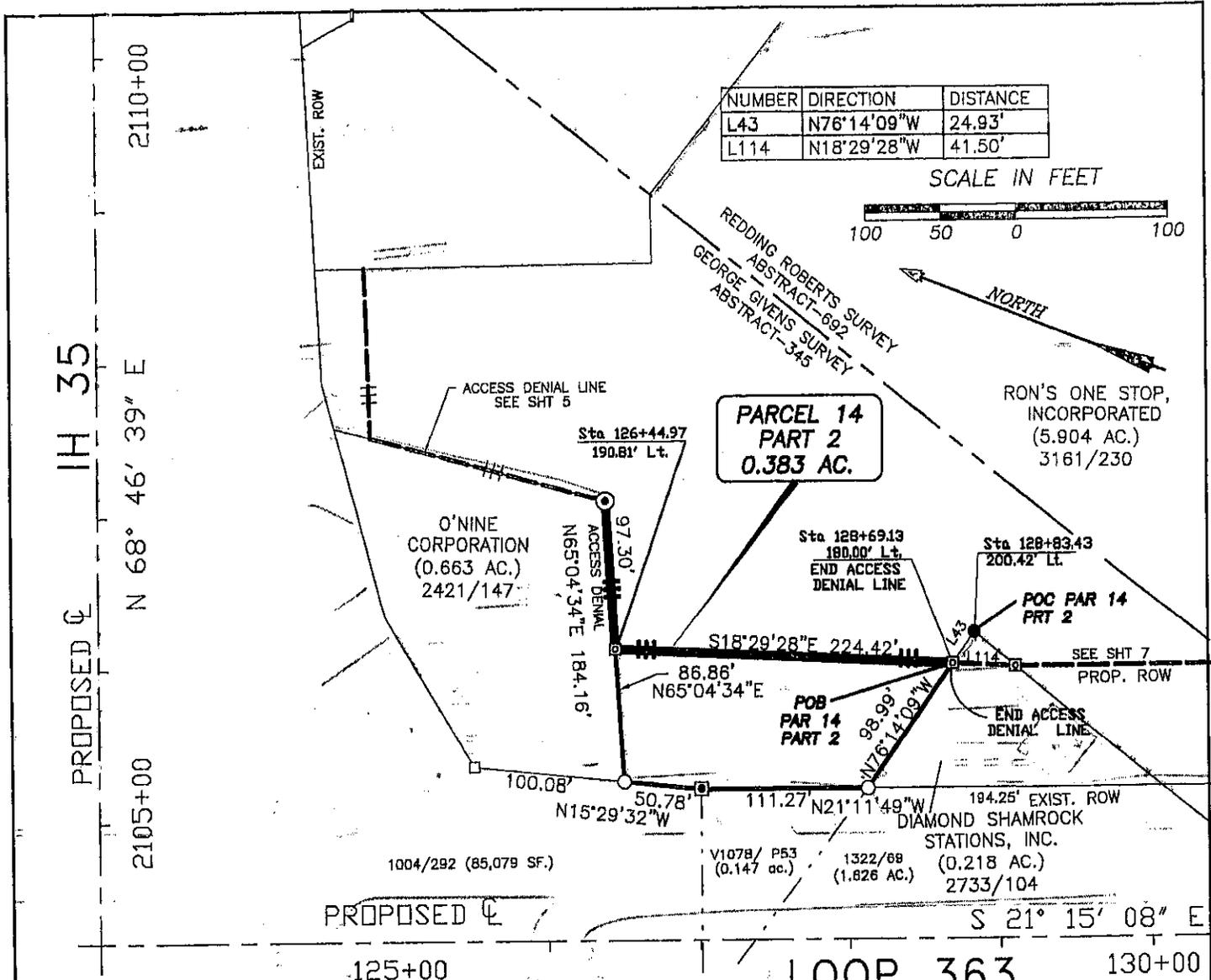
*David R. Hartman* 12/08/04

David R. Hartman Revised 11-29-04  
Registered Professional Land Surveyor, No. 5264, State of Texas



**LANDESIGN SERVICES, INC.**  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

PARCEL 14 PART 1	ACRES	0.073
HIGHWAY: IH-35	COUNTY:	BELL
ROW CSJ: 0015-14-117	DATE:	12/08/04



SURVEY LEGEND

- ☐ = TYPE II MONUMENT SET
- ◻ = TYPE II MONUMENT FOUND
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET  
W/"LANDESIGN" CAP UNLESS NOTED
- = 5/8" IRON ROD SET  
W/"TXDOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- ℄ = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

NOTES:

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

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

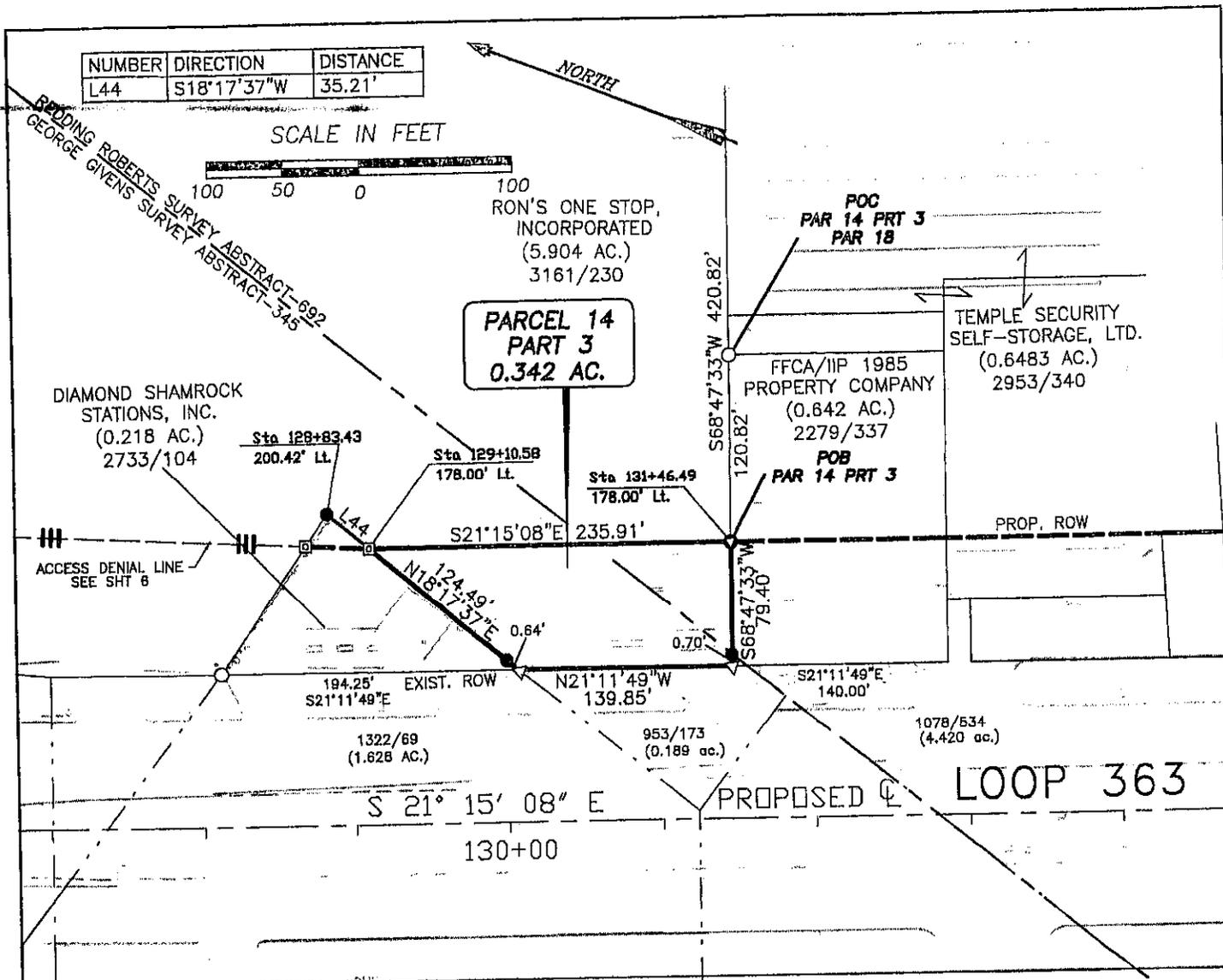
*David R. Hartman 12/08/04*

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



LANDESIGN SERVICES, INC.  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

PARCEL 14 PART 2 ACRES 0.383  
HIGHWAY: IH-35 COUNTY: BELL  
ROW CSJ: 0015-14-117 DATE: 12/08/04  
SCALE: 1" = 100' SHEET



NUMBER	DIRECTION	DISTANCE
L44	S18°17'37"W	35.21'



- EXIST. ROW  
SURVEY LEGEND
- ☐ = TYPE II MONUMENT SET
  - ◻ = TYPE II MONUMENT FOUND
  - = 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

NOTES:

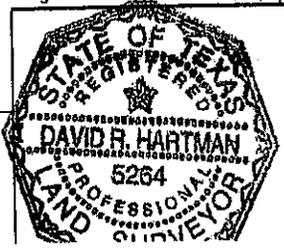
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00015.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 12/08/04

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



LANDESIGN SERVICES, INC.  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

PARCEL 14 PART 3	ACRES	0.342
HIGHWAY: IH-35	COUNTY: BELL	
ROW CSJ: 0015-14-117	DATE: 12/08/04	
SCALE: 1" = 100'	SHEET	

County: Bell  
Highway: Interstate Highway 35  
Limits: IH 35 at Loop 363  
ROW CSJ: 0015-14-117  
ROW Account: 9109-00-011  
Federal Project IM35-4(217)  
Parcel 14

Title to all of that Wood Frame Convenience Store/Bar located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed east right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

September, 2000

Parcel 27

County: Hidalgo  
Account No.: 8021-01-067  
CSJ No.: 0039-17-144  
Highway: U.S. 83 Expressway  
Grantor: Gumaro Hernandez, et ux

## FIELD NOTES FOR PARCEL 27

Being 0.057 of one acre (2,500 square feet) of land, situated in the Idefonso Ramirez Porcion 79, Abstract No. 584, Hidalgo County, Texas, being part of that certain Lot 20, Frontage Road Subdivision, as shown on plat thereof recorded in Volume 26, Page 107, Map Records of Hidalgo County, Texas, conveyed to Gumaro Hernandez, et ux, by deed dated March 28, 1994, recorded in Document No. 377135, Official Public Records of Hidalgo County, Texas, the subject 0.057 of one acre (2,500 square feet) of land, being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8-inch iron rod found for the northwesterly corner of that certain Lot 18, Frontage Road Subdivision, conveyed to Guadalupe Roel, et ux, by a deed dated February 25, 1997, recorded in Document No. 581587, Official Public Records of Hidalgo County, Texas, thence as follows;

SOUTH 08° 33' 42" WEST, with the westerly line of said Lot 18, a distance of 225.00 feet to a 5/8 inch iron rod with yellow plastic cap marked "RODS Surveying, Inc.", set for corner on the proposed north right of way line of U.S. 83 Expressway;

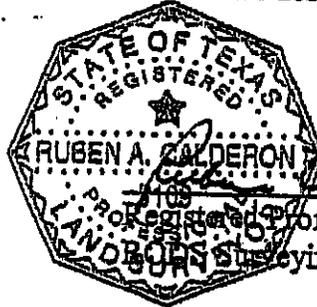
SOUTH 81° 26' 18" EAST, with the proposed north right of way line, a distance of 200.02 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS Surveying, Inc.", set for the POINT OF BEGINNING, having surface coordinates of X=1,012,414.94 and Y=16,613,029.63 All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983 (1993 adjustment). All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. THENCE, SOUTH 81° 26' 18" EAST, with the proposed north right of way line of U.S. 83 Expressway, a distance of 100.00 feet to a 5/8 inch iron rod with yellow plastic cap marked "RODS Surveying, Inc.", set for corner on the easterly line of said Lot 20, being the westerly line of Lot 21 of said Frontage Road Subdivision, conveyed to Narciso Garcia, et ux, by deed dated April 05, 1993, recorded in Document No. 316465, Official Public Records of Hidalgo County, Texas for corner;
2. THENCE, SOUTH 08° 33' 42" WEST, with the common line between said Lot 20 and

September, 2000  
Parcel 27

2. THENCE, SOUTH 08° 33' 42" WEST, with the common line between said Lot 20 and Lot 21, a distance of 25.00 feet, to a point on the existing north right of way line of U.S. 83 Expressway;
3. THENCE, NORTH 81° 26' 18" WEST, with the existing north right of way line of US83 Expressway, a distance of 100.00 feet to a 1/2 inch iron rod found for the southwesterly corner of said Lot 20, being the southeasterly corner of Lot 19, Frontage Road Subdivision, conveyed to Humberto Jimenez, Jr., by deed dated October 04, 1996, recorded in Document No. 555484, Official Public Records of Hidalgo County, Texas;
4. THENCE, NORTH 08° 33' 42" EAST, with the common line of said Lot 19 and Lot 20, a distance of 25.00 feet, to the POINT OF BEGINNING and containing 0.057 of one acre (2,500 square feet) of land.

A plat of same date accompanies this metes and bounds description.

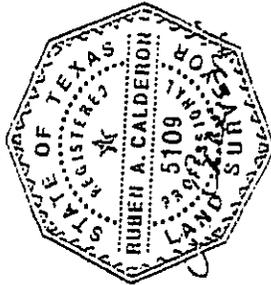
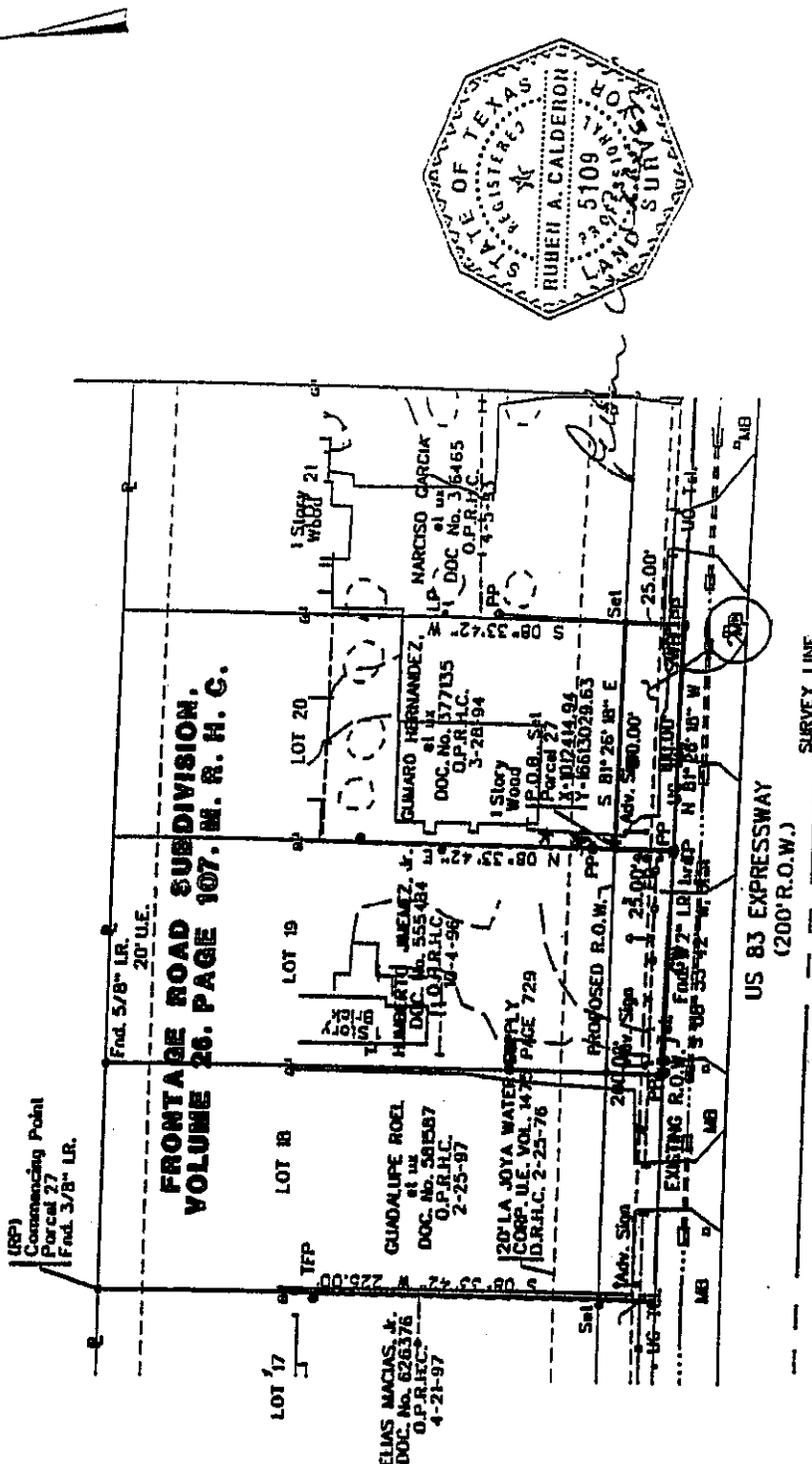


*Ruben A. Calderon*  
Professional Land Surveyor  
LAND SURVEYING, Inc.

Job No: 067-99017001

Parcel Drawing 99017001 Map1\cad\83par027.dgn

ILDEFONSO RAMIREZ PORCION 79, ABSTRACT No. 584



EXISTING	TAKING	REMAINING
0.570 AC.	0.057 AC.	0.513 AC.
2500 SQ.FT.		

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
GUMARO HERNANDEZ, et ux  
US 83  
BIDALGO COUNTY  
CSJ 00319-17-14-4  
RODS SURVEYING INC. SEPT 2000  
SCALE: 1"=80'

LOS EJIDOS DE REYNOSA  
VIEJO GRANT,  
ABSTRACT No. 70

- Notes:
- All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983, (1983 adjustment). All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960.
  - Set indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying, Inc."
  - Survey line locations are approximate and based on the best available evidence.
  - A scale and bounds description of same date accompanies this plat.

Account No. 8021-01-067 Parcel No. 27

**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 27

**CONTROL OF ACCESS CLAUSE:**

Access will be permitted to the north remainder abutting the highway facility of the foregoing property description.

COUNTY: BAYLOR  
RIGHT-OF-WAY CSJ NO.: 0156-15-002  
CONSTRUCTION CSJ NO: 0156-15-001  
HIGHWAY NO.: U.S. HIGHWAY 277  
PARCEL: 18  
Parcel Limits - From: 786 + 22.47  
To: 801 + 80.53

FIELD NOTES OF A 14.669 ACRE PARCEL OF LAND OUT OF THE T & NO. RR CO. SURVEY, ABSTRACT NO. 329, BAYLOR COUNTY, TEXAS, AND BEING PART OF A 30.5 ACRE PARCEL OF LAND CONVEYED FROM O.M. SMITH AND WIFE HATTIE SMITH TO LEONARD G. KUNKEL AND WIFE HILDA L. KUNKEL BY DEED RECORDED AT VOLUME 109, PAGE 547, COUNTY RECORDS, BAYLOR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: Basis of bearing is the Texas State Plane Coordinate System North Central Zone, NAD 83.

**COMMENCING** at a ½" rebar found at the northwest corner of said Leonard G. Kunkel and wife Hilda L. Kunkel parcel, and being in the north right-of-way line of State Highway No. 114;

1. **THENCE** S 00° 24' 37" E – 1397.80 feet with the west line of said Leonard G. Kunkel and wife Hilda L. Kunkel parcel to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277 and the Point of Beginning, said point also being the beginning of a control of access line, and being 250.00 feet left of Engineers Station 786+46.58 on U.S. Highway No. 277;
2. **THENCE** N 72° 54' 20" E - 181.03 feet with said proposed north right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;
3. **THENCE** N 70° 30' 45" E - 181.03 feet with said proposed north right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;
4. **THENCE** N 68° 07' 07" E - 181.03 feet with said proposed north right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;
5. **THENCE** N 65° 43' 30" E - 181.03 feet with said proposed north right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;
6. **THENCE** N 63° 19' 53" E - 181.03 feet with said proposed north right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;

7. **THENCE** N 60° 56' 17" E - 181.03 feet with said proposed north right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;
8. **THENCE** N 58° 32' 38" E - 181.03 feet with said proposed north right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed west right-of-way line of U.S. Highway No. 277, and being 250.00 feet left of Engineers Station 799+87.01 on U.S. Highway No. 277;
9. **THENCE** N 04° 16' 55" E - 105.83 feet with said proposed west right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of State Highway No. 114, said point also being 334.12 feet left of Engineers Station 800+55.61 on U.S. Highway No. 277;
10. **THENCE** N 66° 36' 21" W with said proposed south right-of-way line of State Highway No. 114, at 250.00 feet passing a 5/8" rebar with 3" TxDOT aluminum cap set at the end of a control of access line and continuing for a total distance of 462.17 feet to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed west right-of-way line of U.S. Highway No. 277, said point also being 713.07 feet left of Engineers Station 797+56.55 on U.S. Highway No. 277;
11. **THENCE** N 23° 29' 57" E - 110.71 feet with said proposed west right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277, said point being 778.25 feet left of Engineers Station 798+63.44 on U.S. Highway No. 277, and in the south right-of-way line of State Highway No. 114;
12. **THENCE** S 66° 23' 01" E - 506.13 feet to fence corner found in said south right-of-way line of State Highway No. 114, and being 354.94 feet left of Engineers Station 801+80.53 on U.S. Highway No. 277, said fence corner also being in the west line of that parcel of land conveyed to Tim Smith by deed recorded at Volume 277, Page 173, County Records, Baylor County, Texas;
13. **THENCE** S 32° 17' 06" E - 685.64 feet with the east line of said Leonard G. Kunkel and wife Hilda L. Kunkel parcel and the west line of said Tim Smith parcel to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277, said point also being the beginning of a control of access line, and being 330.00 feet right of Engineers Station 801+49.43 on U.S. Highway No. 277;
14. **THENCE** S 56° 08' 45" W - 142.15 feet with said proposed south right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277;
15. **THENCE** S 57° 48' 12" W - 142.15 feet with said proposed south right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277;
16. **THENCE** S 59° 26' 58" W - 140.13 feet with said proposed south right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277, said

point also being the end of a control of access line, and being 330.00 feet right of Engineers Station 797+53.50 on U.S. Highway No. 277, and also being in the south line of said Leonard G. Kunkel and wife Hilda L. Kunkel and on the north line of the first part of that parcel of land conveyed to Bobby Arnold Plummer and Donald Dean Plummer by deed recorded at Volume 243, Page 290, County Records, Baylor County, Texas;

17. **THENCE N 89° 27' 34" W - 1249.41 feet** with the south line of said Leonard G. Kunkel and wife Hilda L. Kunkel, north line of said Bobby Arnold Plummer and Donald Dean Plummer parcel, and the north line of that parcel of land conveyed to Reeda Harlan Jeanes by deed recorded at Volume 263, Page 301, County Records, Baylor County, Texas to a 1/2" rebar found at the northwest corner of the T & NO. RR CO. Survey, Abstract No. 1728, the northeast corner of the T & NO. RR CO. Survey, Abstract No. 431, the southeast corner of the T & NO. RR CO. Survey, Abstract No. 663, and the southwest corner of the T & NO. RR CO. Survey, Abstract No. 329, said point also being the northwest corner of said Reeda Harlan Jeanes parcel, the northeast corner of that parcel of land conveyed to Thomas G. Ferrier by deed recorded at Volume 237, Page 74, County Records, Baylor County, Texas, the southeast corner of that parcel of land conveyed to Jerry Ermis, Et Ux by deed recorded at Volume 242, Page 627, County Records, Baylor County, Texas, and the southwest corner of said Leonard G. Kunkel and wife Hilda L. Kunkel parcel, said point also being 166.07 feet left of Engineers Station 786+22.47 on U.S. Highway No. 277;
18. **THENCE N 00° 24' 37" W - 87.03 feet** with the west line of said Leonard G. Kunkel and wife Hilda L. Kunkel parcel and the east line of said Jerry Ermis, Et Ux parcel to the Point of Beginning and containing 638,966 square feet or 14.669 acres of land more or less.

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

This property description is accompanied by a plat.

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS, that I James F. Kasson,  
COUNTY OF TARRANT: Registered Professional Land Surveyor, do hereby certify that I did  
cause to be surveyed on the ground the parcel of land shown on this plat, and to the best of my  
knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 31 day of December, 2003.



James F. Kasson  
JAMES F. KASSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR #4500



COUNTY: BAYLOR  
RIGHT-OF-WAY CSJ NO.: 0156-15-002  
CONSTRUCTION CSJ NO: 0156-15-001  
HIGHWAY NO.: U.S. HIGHWAY 277  
PARCEL: 34  
Parcel Limits - From: 926 + 21.10  
To: 930 + 62.10

FIELD NOTES OF A 0.832 ACRE PARCEL OF LAND OUT OF THE T & NO. RR CO. SURVEY, ABSTRACT NO. 334, BAYLOR COUNTY, TEXAS, AND BEING PART OF A 174 ARCE PARCEL OF LAND CONVEYED FROM J.T. ST. CLAIR, AND WIFE JEWELL ST. CLAIR TO LOUIS HRNCIRIK BY DEED RECORDED AT VOLUME 103, PAGE 487, COUNTY RECORDS, BAYLOR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: Basis of bearing is the Texas State Plane Coordinate System North Central Zone, NAD 83.

COMMENCING at a fence corner found on the fenced south right-of-way line of County Road 218 (TxDot 247) and on the east line of said Louis Hrnccirik parcel;

1. THENCE S 00° 20' 00" W - 3138.19 feet with the east line of said Louis Hrnccirik, parcel to the existing north right-of-way line of U.S. Highway No. 277;
2. THENCE S 58° 04' 56" W - 256.04 feet with said existing north right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set at the Point of Beginning, said point also being 1014.40 feet left of Engineers Station 930+62.10 on U.S. Highway No. 277;
3. THENCE S 58° 04' 56" W - 385.36 feet with said existing north right-of-way line of U.S. Highway No. 277 to a 5/8" rebar set;
4. THENCE S 57° 01' 14" W - 513.32 feet with said existing north right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set, said point also being 1642.16 feet left of Engineers Station 926+21.10 on U.S. Highway No. 277;
5. THENCE N 31° 59' 49" W - 51.38 feet to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277, said point also being 1675.98 feet left of Engineers Station 926+45.60 on U.S. Highway No. 277;
6. THENCE N 58° 00' 12" E - 600.11 feet with said proposed north right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set, said point also being 1245.08 feet left of Engineers Station 929+22.69 on U.S. Highway No. 277;
7. THENCE N 60° 03' 25" E - 75.64 feet with said proposed north right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set;
8. THENCE N 64° 10' 02" E - 75.64 feet with said proposed north right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set;

C&B Job No. 981850.014.1.0130

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9. THENCE N 68° 16' 31" E - 75.64 feet with said proposed north right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set;
10. THENCE N 72° 23' 07" E - 75.64 feet with said proposed north right-of-way line of U.S. Highway No. 277 to the Point of Beginning and containing 36,232 square feet or 0.832 acres of land more or less.

This property description is accompanied by a plat.

STATE OF TEXAS:           KNOW ALL MEN BY THESE PRESENTS, that I James F. Kasson,  
COUNTY OF TARRANT:   Registered Professional Land Surveyor, do hereby certify that I did  
cause to be surveyed on the ground the parcel of land shown on this plat, and to the best of my  
knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 31<sup>st</sup> day of December, 2003.



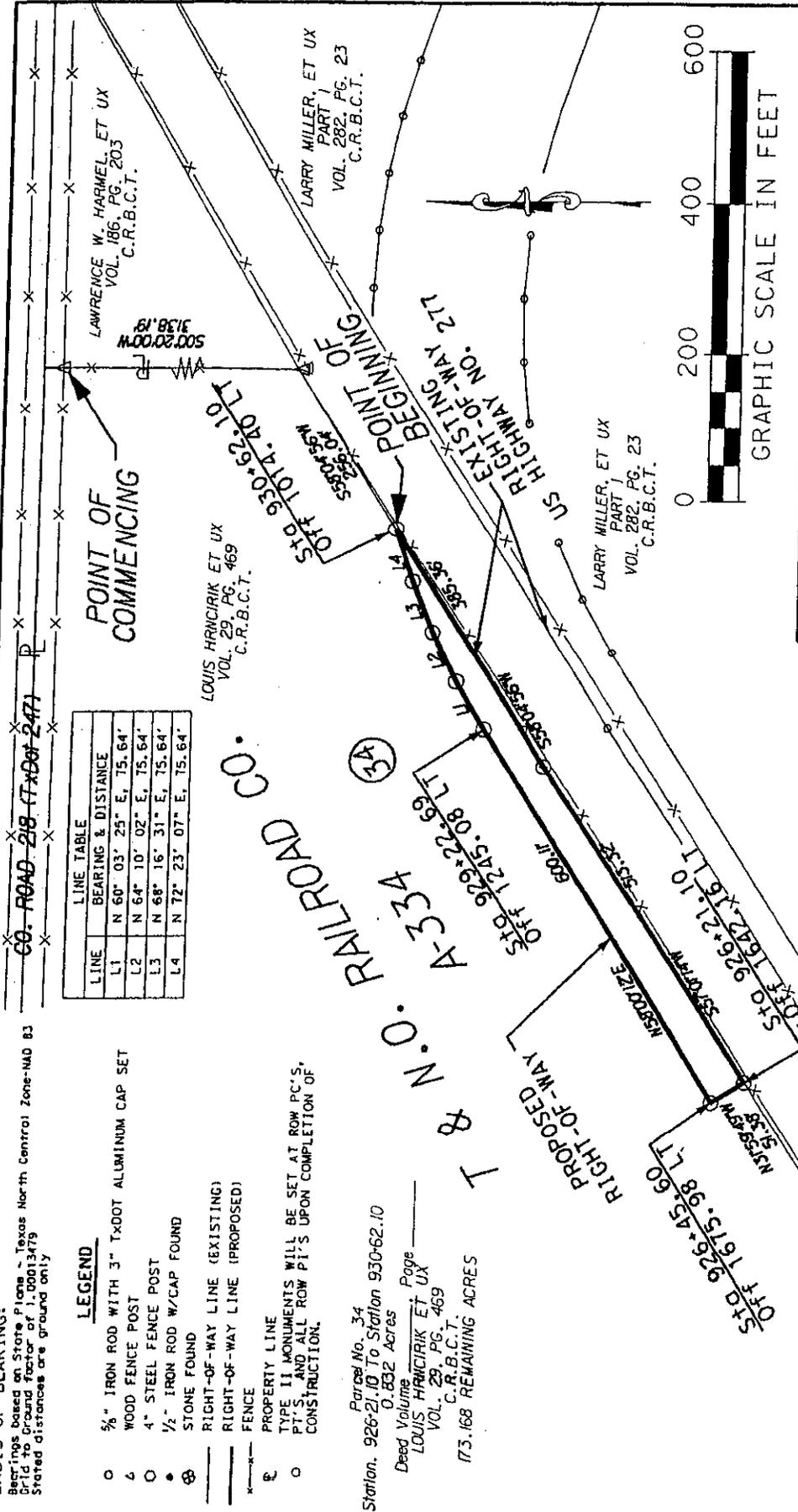
  
\_\_\_\_\_  
JAMES F. KASSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR #4500

**BASIS OF BEARING:**  
Bearings based on State Plane, Texas North Central Zone-NAD 83  
Grid to Ground factor of 1.00013479  
Slated distances are ground only

**LEGEND**

- 5/8" IRON ROD WITH 3" TxDOT ALUMINUM CAP SET
- △ WOOD FENCE POST
- 4" STEEL FENCE POST
- 1/2" IRON ROD W/CAP FOUND
- ⊗ STONE FOUND
- RIGHT-OF-WAY LINE (EXISTING)
- - - RIGHT-OF-WAY LINE (PROPOSED)
- FENCE
- ⊕ PROPERTY LINE
- ⊕ TYPE II MONUMENTS WILL BE SET AT ROW PC'S PT'S AND ALL ROW PT'S UPON COMPLETION OF CONSTRUCTION.

LINE	BEARING & DISTANCE
L1	N 60° 03' 25" E, 75.64'
L2	N 64° 10' 02" E, 75.64'
L3	N 68° 16' 31" E, 75.64'
L4	N 72° 23' 07" E, 75.64'



Parcel No. 34  
Station. 926+21.10 To Station 930+62.10  
0.832 Acres  
Dead Volume Page  
LOUIS HRNIRIK ET UX  
VOL. 29, PG. 469  
C.R.B.C.T.  
173.168 REMAINING ACRES

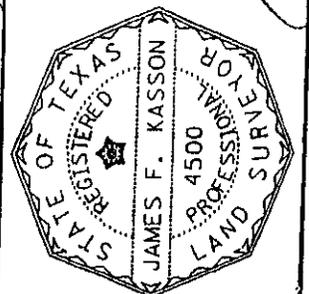
<b>Carter = Burgess</b> 777 MAIN STREET FORT WORTH, TX 76182 (817) 725-8880 FAX (817) 725-6148		STATE: TEXAS	COUNTY: BAYLOR
ROW CSJ NO. 0156-15-002	HIGHWAY NO. U.S. NO. 277	DATE 04/20/02	SCALE 200
DRAWN	CHECKED	APPROVED	
SUB	JFK		
Plat of a 0.832 Acre Parcel out of the T & N.O. Railroad Co. Survey Abstract 334, Baylor County, Texas			PARCEL NO. 34

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS, that I, James F. Kasson, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS WHEREOF, my hand and seal, this the 31 day of December, 2003.

*James F. Kasson*  
JAMES F. KASSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR # 4500

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DATE: 01-Dec-03 14:54



**CSJ No.: 0156-15-002**

**County: Baylor**

**Highway No.: US 277**

**Parcel No.: 34**

**District: Wichita Falls**

**Project Limits: From Intersection of US 183/283 to US 82 Tie In**

**Access will be permitted to the north remainder abutting the highway facility along calls 5, 6, 7, 8, 9, and 10 of the foregoing property description.**

August, 2002  
Parcel 704

County: Harris  
Highway: Interstate Highway 10  
Project Limits: From 0.41 miles West of Washington Avenue to Taylor Street  
Account No.: 9112-00-023

PROPERTY DESCRIPTION FOR PARCEL NO. 704

Being a 0.0879 acre (3,828 square feet) parcel of land situated in the John Austin Survey, Abstract 1, Harris County, Texas, being Lot One (1), Block Two (2), of Harmon Place Addition, a subdivision recorded in Volume 572, Page 445 of the Deed Records of Harris County, Texas, and being a deed called 0.088 acre tract as conveyed to David Carl and Lea Ann Baggett from Zelma Lee Loggins Wyatt, Willie O. Loggins, Sam Jones Loggins and Earl B. Loggins dated August 21, 1984 as described in Harris County Clerks File Number J704328, Film Code Number 094-98-1470 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.); said 0.0879 acre parcel being further described by metes and bounds as follows:

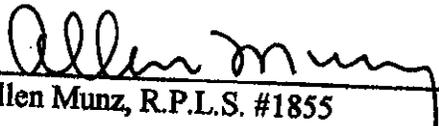
BEGINNING at a 5/8 inch iron rod with TxDOT aluminum cap set on the Northeast corner of Lot 10, the Northwest corner of Lot 9, the Southwest corner of Lot 2, and the Southeast corner of Lot 1, Block 2, all out of the said Harmon Place Addition, being on the proposed South right-of-way line of Interstate Highway 10 (variable width) having coordinates X=3,109,567.46, Y=13,849,105.32; all bearings and coordinates are based on the Texas State Plane Coordinate system (NAD 83, 1993 adjustment), South Central Zone, all distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment of 0.999870;

- 1.) THENCE, South 87 degrees 12 minutes 34 seconds West, along the South line of said Lot 1, and the North line of said Lot 10 of the said Harmon Place Addition, along the proposed South right-of-way line of Interstate Highway 10 (variable width), a distance of 38.29 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the West line of said Lot 1;
- 2.) THENCE, North 02 degrees 48 minutes 49 seconds West, along the west line of said Lot 1, and along the East line of Lot 6 Block 4 of the Spencer Addition, at 65.79 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set for intersection with the proposed South right-of-way line of Interstate Highway 10 (variable width), and continuing for a total distance of 99.99 feet to a point on the existing South right-of-way line of Chester Street (40 foot width) from which a found 3/8 inch iron rod bears South 31 degrees 31 minutes 27 seconds East, a distance of 4.42 feet;
- 3.) THENCE, North 87 degrees 12 minutes 34 seconds East, along said existing South right-of-way line of Chester Street, a distance of 38.29 feet to a point being the common northerly corner of Lot 1 and Lot 2 of the said Harmon Place Addition, from which a found 3/8 inch iron rod bears South 05 degrees 29 minutes 36 seconds East, a distance of 3.57 feet;

August, 2002  
Parcel 704

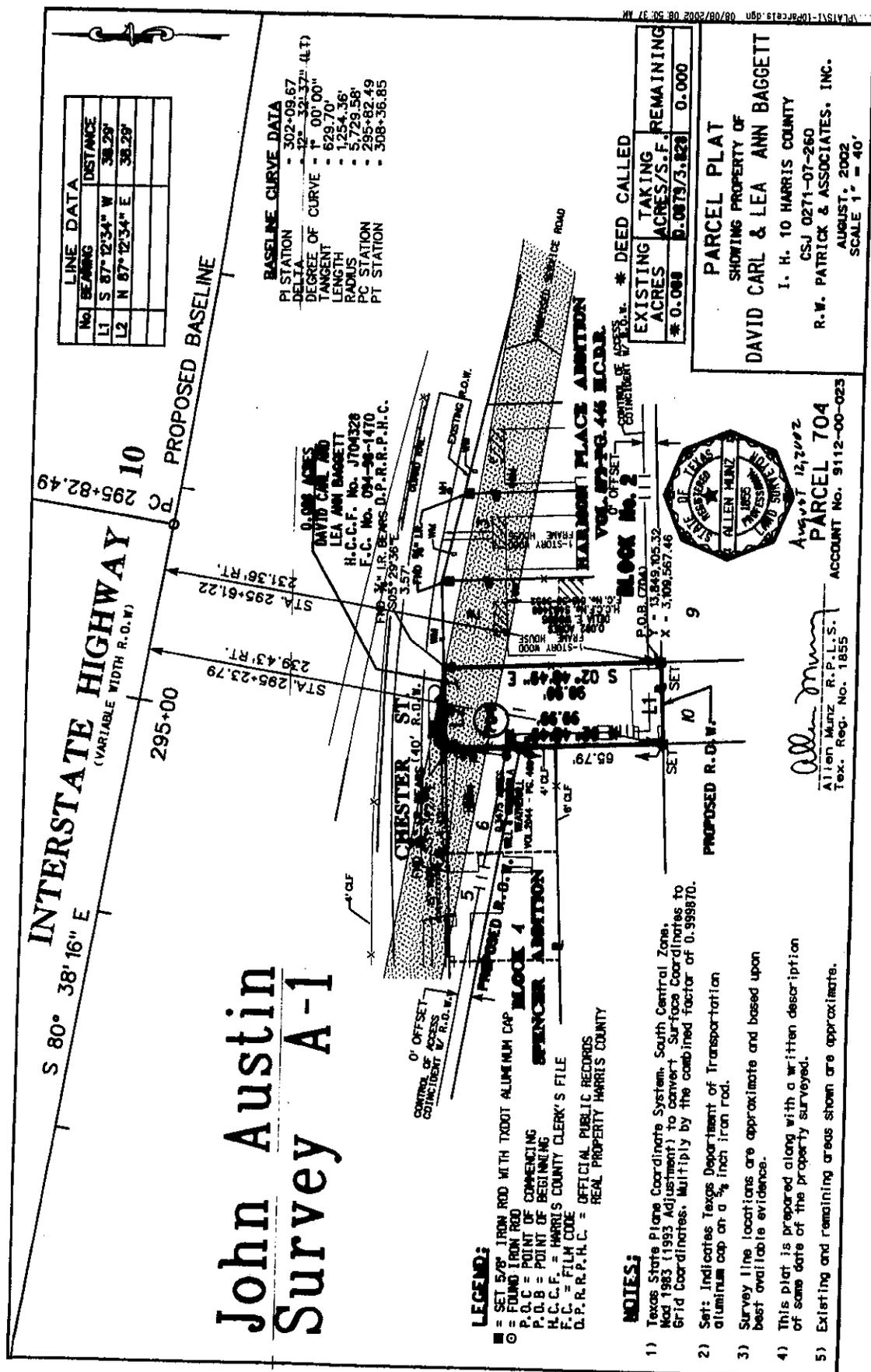
- 4.) THENCE, South 02 degrees 48 minutes 49 seconds East along the common line of said Lot 1 and Lot 2, of the said Harmon Place Addition, a distance of 99.99 feet to the POINT OF BEGINNING and containing 0.0879 acres (3,828 square feet) of land.

A plat of even survey date accompanies this legal description. Areas given for adjoining tracts are approximate.

  
Allen Munz, R.P.L.S. #1855



August 12, 2002



LINE DATA		
No.	BEARING	DISTANCE
L1	S 87° 12' 34" W	388.29'
L2	N 87° 12' 34" E	388.29'

**BASILINE CURVE DATA**  
 P.I. STATION - 302+09.67  
 DELTA - 12° 32' 37" (L.T.)  
 DEGREE OF CURVE - 1° 00' 00"  
 TANGENT LENGTH - 629.70'  
 RADIUS - 1,254.36'  
 PC STATION - 5,729.58'  
 PT STATION - 295+82.49  
 308+36.85

EXISTING ACRES	TAKING ACRES/S.F.	REMAINING
0.000	0.0073/3.828	0.000

**PARCEL PLAT**  
 SHOWING PROPERTY OF  
**DAVID CARL & LEA ANN BAGGETT**  
 I. H. 10 HARRIS COUNTY  
 CSJ 0271-07-260  
 R.W. PATRICK & ASSOCIATES, INC.  
 AUGUST, 2002  
 SCALE 1" = 40'

**INTERSTATE HIGHWAY 10**  
 (VARIABLE WIDTH R.O.W.)  
 S 80° 38' 16" E

**PROPOSED BASELINE**

295+00

STA. 295+61.22  
 231.36' RT.  
 STA. 295+23.79  
 239.43' RT.

**DAVID CARL AND LEA ANN BAGGETT**  
 H.C.C.F. No. J704328  
 F.C. No. 094-88-1470  
 D.P.R.P.H.C.

0.000 ACRES

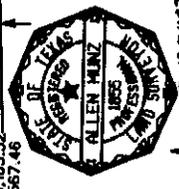
0' OFFSET  
 CONTROL OF ACCESS  
 COINCIDENT W/ R.O.W.

**LEGEND:**

- = SET 5/8" IRON ROD WITH TYPOT ALUMINUM CAP
- = FOUND IRON ROD
- P.O.C = POINT OF COMMENCING
- P.O.B = POINT OF BEGINNING
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- F.C. = FILM CODE
- D.P.R.P.H.C. = OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY

**NOTES:**

- 1) Texas State Plane Coordinate System, South Central Zone, Nad 1983 (1993 Adjustment) to convert Surface Coordinates to Grid Coordinates. Multiply by the combined factor of 0.999870.
- 2) Set: Indicates Texas Department of Transportation aluminum cap on a 5/8 inch iron rod.
- 3) Survey line locations are approximate and based upon best available evidence.
- 4) This plat is prepared along with a written description of some date of the property surveyed.
- 5) Existing and remaining areas shown are approximates.



Aug 27 12, 2002  
**PARCEL 704**  
 ACCOUNT No. 9112-00-023  
 Allen Murtz R.P.L.S.  
 Tex. Reg. No. 1855

MINUTE ORDER EXHIBIT E

August, 2002  
Parcel 708

County: Harris  
Highway: Interstate Highway 10  
Project Limits: From 0.41 miles West of Washington Avenue to Taylor Street  
Account No.: 9112-00-023

PROPERTY DESCRIPTION FOR PARCEL NO. 708

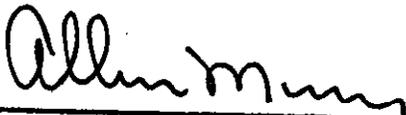
Being a 0.0665 acre (2,898 square feet) parcel of land situated in the John Austin Survey, Abstract 1, Harris County, Texas being Lot Five (5), Block Two (2), out of Harmon Place Addition, a subdivision recorded in Volume 572, Page 445 of the Deed Records of Harris County, Texas, and being out of a deed called 0.067 acre tract conveyed to Jay Brent Sterling from William M. Nathan, Trustee as described in Harris County Clerks File Number D187833, Film Code Number 120-38-2417 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.), dated September 25, 1970, said 0.0665 acre parcel being further described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with TxDOT aluminum cap set on the Southeast corner of Lot 4, the Northeast corner of Lot 7, the Northwest corner of Lot 6, the Southwest corner of Lot 5, Block 2, out of the said Harmon Place Addition, being on the proposed South right-of-way line of Interstate Highway 10 (variable width), having coordinates X = 3,109,687.83, Y = 13,849,111.22; all bearings and coordinates are based on the Texas State Plane Coordinate system (NAD 83, 1993 adjustment), South Central Zone, all distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment of 0.999870;

- 1.) THENCE, North 02 degrees 48 minutes 49 seconds West, along the West line of said Lot 5 and the East line of said Lot 4, out of the said Harmon Place Addition, a distance of 77.71 feet to a point on the existing South right-of-way line of Interstate Highway 10 (variable width);
- 2.) THENCE, South 77 degrees 19 minutes 07 seconds East, along the existing South right-of-way line of Interstate Highway 10 (variable width), a distance of 41.69 feet to a point on the East line of said Lot 5 from which a found 5/8 inch iron rod bears South 04 degrees 55 minutes 14 seconds East, a distance of 3.49 feet;
- 3.) THENCE, South 02 degrees 48 minutes 49 seconds East, along the common line of said Lot 5 and a called 0.055 acre tract of land described in deed to Arthur and Vera Lee Williams as described in Volume 1863, Page 355 of the Harris County Deed Records, dated December 10, 1948, a distance of 66.58 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed South right-of-way line of Interstate Highway 10 (variable width);
- 4.) THENCE, South 87 degrees 11 minutes 32 seconds West, along the South line of the said Lot 5, along the North line of the said Lot 6, along the proposed South right-of-way line of Interstate Highway 10 (variable width), a distance of 40.17 feet to the POINT OF BEGINNING and containing 0.0665 acres (2,898 square feet) of land.

August, 2002  
Parcel 708

A plat of even survey date accompanies this legal description. Areas given for adjoining tracts are approximate.

  
Allen Munz, R.P.L.S. #1855



August 12, 2002

# John Austin Survey A-1

PC 295+82.49

LINE DATA		
NO.	BEARING	DISTANCE
L1	N 02° 48' 49" W	77.77'
L2	S 77° 18' 07" E	41.88'
L3	S 02° 48' 49" E	66.58'
L4	S 87° 11' 32" W	40.17'

## INTERSTATE HIGHWAY 10

(VARIABLE WIDTH R.O.W.)

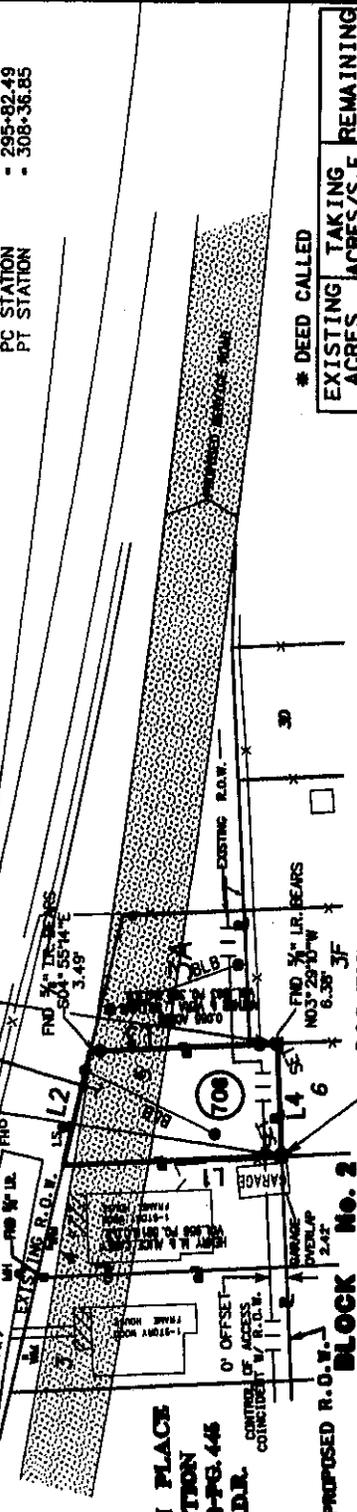
### LEGEND:

- = SET 5/8" IRON ROD WITH TIGHT ALUMINUM CAP
- = FOUND IRON ROD
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- H.C.D.B. = HARRIS COUNTY DEED RECORDS
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- F.C. = FILE CODE
- D.P.R.P.H.C. = OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY

**BASELINE CURVE DATA**  
 PI STATION - 302+09.67  
 DELTA - 12° 32' 37" (LT)  
 DEGREE OF CURVE - 1° 00' 00"  
 TANGENT LENGTH - 629.70'  
 RADIUS - 1,254.36'  
 PC STATION - 5,729.58'  
 PT STATION - 295+82.49  
 - 308+36.85

**0.067 ACRES**  
 JAY B. STERLING  
 H.C.C.F. No. D187833  
 F.C. No. 120-38-2417  
 D.P.R.P.H.C.

**CHESTER ST.**  
 (40' R.O.W.)



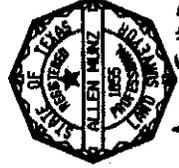
### NOTES:

- 1) Texas State Plane Coordinate System, South Central Zone, Nad 1983 (1983 Adjustment) to convert Surface Coordinates to Grid Coordinates. Multiply by the combined factor of 0.999870.
- 2) Set: Indicates Texas Department of Transportation aluminum cap on a 3/4 inch iron rod.
- 3) Survey line locations are approximate and based upon best available evidence.
- 4) This plat is prepared along with a written description of same date of the property surveyed.
- 5) Existing and remaining areas shown are approximate.

\* DEED CALLED

EXISTING ACRES	TAKING ACRES/S.F.	REMAINING
* 0.067	0.0665/2,898	0.000

**PARCEL PLAT**  
 SHOWING PROPERTY OF  
**JAY BRENT STERLING**  
 I.H. 10 HARRIS COUNTY  
 CSJ 0271-0T-260  
 R.W. PATRICK & ASSOCIATES, INC.  
 AUGUST, 2002  
 SCALE 1" = 40'



August 12, 2002  
**PARCEL 708**  
 ALLEN MUNZ R.P.L.S.  
 Tex. Reg. No. 1855  
 ACCOUNT No. 9112-00-023

PLAT/ST-108/PCS 09/08/2002 09:17:38 AM

February, 2005  
Parcel No. 202A

County: Harris  
Highway: IH 10  
Project Limits: Bingle Road to 0.41 miles West of Washington Avenue  
Account: 9112-00-024  
ROW CSJ: 0271-07-261

Property Description For Parcel No. 202A

Being a 2.731 acre (118,979 square feet) parcel of land, located in the Robert Vince Survey, Abstract No. 77, Harris County Texas, said 2.731 acre parcel of land also being a part of the called 23.3568 acre tract, conveyed by Wal-Mart Stores Texas, L.P. to Ten-Voss, LTD. by that certain Special Warranty Deed dated October 29, 2004 and recorded under Harris County Clerk's File (H.C.C.F.) No. Y025823, Film Code No. 594-76-0137 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), said 2.731 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod marking the most northwesterly corner of a called 7.3362 acre tract of land as described as Tract I in Special Warranty Deed dated June 15, 1998, from Eisenman Chemical Company and Baker Hughes Oilfield Operations, Inc. to Christ Evangelical Presbyterian Church under Harris County Clerk's File (H.C.C.F.) No. T083959, Film Code No. 519-24-0596 of the O.P.R.R.P.H.C.;

February, 2005  
Parcel No. 202A

THENCE, along the most westerly west line of the aforementioned 7.3362 acre tract of land, same being the east line of a 20.634 acre tract of land comprised of the sum of the following: a called 15.7969 acre tract of land in four tracts conveyed by Memorial Jack Limited Partnership to West Memorial Park Office Limited Partnership by Special Warranty Deed dated December 31, 1998 and recorded under H.C.C.F. No. T488855, Film Code No. 523-32-3642 of the O.P.R.R.P.H.C., a called 1.8209 acre tract of land in four parcels and one save and except tract conveyed by Robert S. Wilson, L.L.C. to West Memorial Park Office Limited Partnership by Special Warranty Deed dated January 4, 1999 and recorded under H.C.C.F. No. T488856, Film Code No. 523-32-3650 of the O.P.R.R.P.H.C., and a called 2.0 acre tract of land conveyed by 8582 Katy Freeway, Ltd. to West Memorial Park Office Limited Partnership by Special Warranty Deed dated August 5, 1999 and recorded under H.C.C.F. No. T899316, Film Code No. 527-38-1631 of the O.P.R.R.P.H.C., and a 1.016 acre tract of land that is the northerly half of a railroad easement that abuts said 15.7969 acre tract of land, said easement being referred to as Parcel 22, conveyed from the Missouri Pacific Railroad Company to the State of Texas by Right of Way Deed Without Warranty, dated December 14, 1992, as recorded under Harris County Clerk's File No. P019477, Film Code No. 116-59-1445 of the O.P.R.R.P.H.C., same line also being the common line of the A. H. Osborne Survey, Abstract No. 610 and said Robert Vince Survey, and on a bearing of South 01° 34' 14" East, at 188.10 feet passing a found 5/8-inch iron rod marking the northwest corner of a called 1.4769 acre tract of land conveyed from Christ Evangelical Presbyterian Church to JACW, LLC by that certain Special Warranty Deed dated November 19, 2001 and recorded under H.C.C.F. No. V450880, Film Code No. 546-37-2672 of the O.P.R.R.P.H.C., at 959.10 feet passing the northeast corner of a called 3.3154 acre tract of land as described in H.C.C.F. No. T488855 of the O.P.R.R.P.H.C., and continuing for a total distance of 1,100.88 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for a point on the proposed north right-of-way line of Interstate Highway 10 (IH-10) (width varies);

THENCE, along the proposed north right-of-way line of IH-10, and on a bearing of North 89° 59' 35" East, a distance of 63.02 feet to an "X" in concrete set for corner located on the east line of the called 1.4769 acre tract of land, same being the west line of the aforementioned 23.3568 acre tract of land, and being the POINT OF BEGINNING of the herein described 2.731 acre parcel of land;

- 1) THENCE, continuing along the proposed north right-of-way line of IH-10, and on a bearing of North 89° 59' 35" East, a distance of 25.00 feet to a set 5/8-inch iron rod with a TxDOT aluminum cap stamped "C.O.A." for the point of curvature of a tangent curve to the left, same being the beginning of an Access Denial Line;

**MINUTE ORDER EXHIBIT G**  
**PAGE 3 OF 10**

February, 2005  
Parcel No. 202A

- 2) THENCE, continuing along the proposed north right-of-way line of IH-10, same being the Access Denial Line, and along said tangent curve to the left having a central angle of  $01^{\circ} 17' 27''$ , a radius of 22,680.81 feet, a chord bearing of North  $89^{\circ} 20' 52''$  East, and a chord distance of 511.00 feet, passing at an arc length of 429.30 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "C.O.A." marking the end of the Access Denial Line, passing at an arc length of 464.30 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "C.O.A." marking the beginning of an Access Denial Line, and continuing with said Access Denial Line for a total arc length of 511.02 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of tangency;
- 3) THENCE, continuing along the proposed north right-of-way line of IH-10, same being the Access Denial Line, and on a bearing of North  $88^{\circ} 42' 08''$  East, passing at a distance of 375.90 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "C.O.A." marking the end of the Access Denial Line, passing at a distance of 410.90 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "C.O.A." marking the beginning of an Access Denial Line, and continuing for a total distance of 637.29 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for corner located in the easterly line of the aforementioned 23.3568 acre tract;
- 4) THENCE, departing from the proposed north right-of-way of IH-10, and from the Access Denial Line, and along the easterly line of the aforementioned 23.3568 acre tract, same being a westerly line of a called 25.2378 acre tract of land conveyed to Christ Evangelical Presbyterian Church by Wal-Mart Stores East, Inc. by that certain Special Warranty Deed dated July 13, 2001 and recorded under Harris County Clerk's File No. V187629, Film Code No. 542-22-1925 of the O.P.R.R.P.H.C., and on a bearing of South  $01^{\circ} 12' 08''$  East, a distance of 100.47 feet to a point, being the southeast corner of the aforementioned 23.3568 acre tract and the southwest corner of the called 25.2378 acre tract, and also being located on the north line of that certain 100-foot wide easement granted to Missouri Kansas Texas Railway Company of Texas per that Certified Copy of Judgment recorded in Volume 348, page 606 of the Harris County Deed Records (H.C.D.R.), same also being the aforementioned railroad easement referred to as Parcel 22, as recorded under H.C.C.F. No. P019477 of the O.P.R.R.P.H.C.;

February, 2005  
Parcel No. 202A

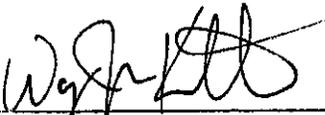
- 5) THENCE, along the south line of said 23.3568 acre tract and the along the north line of said 100-foot wide easement, and on a bearing of South 88° 42' 07" West, a distance of 1,172.58 feet to a point, being the southwest corner of the called 23.3568 acre tract and the southeast corner of the called 1.4769 acre tract of land;
- 6) THENCE, along the west line of said 23.3568 acre tract and the east line of said 1.4769 acre tract, and on a bearing of North 01° 34' 14" West, a distance of 106.80 feet to the POINT OF BEGINNING, and containing 2.731 acres (118,979 square feet) of land.

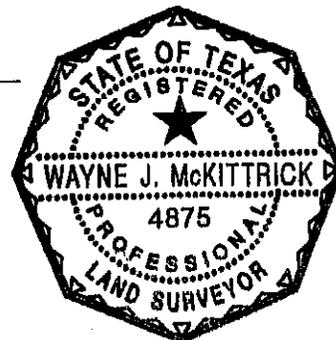
Note: The POINT OF BEGINNING of this property description has coordinates of X=3,080,433.63 and Y= 13, 851,368.14. All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum 1983 (1993 Adjustment). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

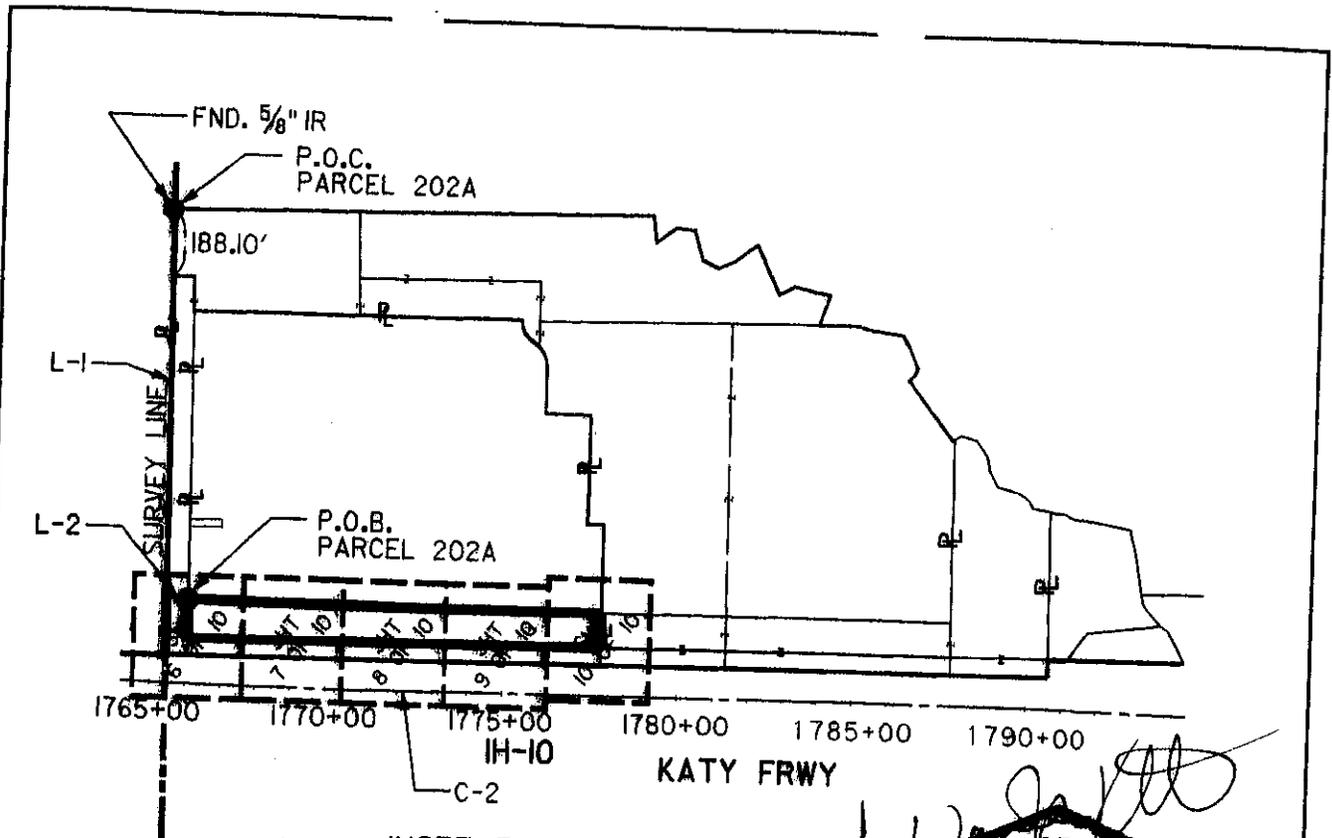
Access will not be permitted across the Access Denial Line.

This property description was prepared in conjunction with a parcel plat of even date.

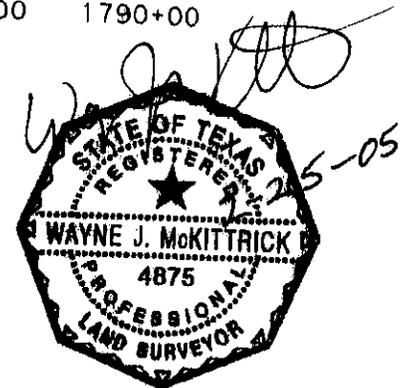
I, Wayne J. McKittrick, a Registered Professional Land Surveyor, hereby certify that the property description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 2-25-05  
\_\_\_\_\_  
Wayne J. McKittrick, R.P.L.S.  
Texas Registration No. 4875  
SURVCON INC.  
5757 Woodway Avenue  
Houston, Texas 77057  
713-780-4123





INSET FOR PARCEL 202A  
SCALE: 1" = 500'



BASELINE CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-2	02°58'17"	22,918.31'	1,188.61'	S89°48'43"E ~ 1,188.47'

LINE DATA		
LINE	BEARING	LENGTH
L-1	S0°34'14"E	1,100.88'
L-2	N89°59'36"E	63.02'

CONVENTIONAL SIGNS

- CENTER LINE
- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- MATCHLINE
- EASEMENT/BUILDING LINE
- EXIST. ROW MARKER
- PROP. ROW MARKER
- CONTROL OF ACCESS MARKER
- BACK PROPERTY CORNER
- PARCEL NUMBER

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

EXISTING	TAKING	REMAINING
23.3568 AC.	2.731 AC.	20.626 AC. LT.
	118,979 SQ. FT.	

PARCEL PLAT  
SHOWING PROPERTY OF  
**PARCEL 202A**  
R.O.W. CSJ: 0271-07-261  
I.H. 10 HARRIS COUNTY  
SURVCON, INC. FEBRUARY, 2005  
SCALE: 1" = 50'

THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

2/25/2005 10:44:33 AM J:\610018-0009 1-10 2020\*202b\*297\Drawings\PARCEL 5\supp2\*202A\*.index.dgn

**A.H. OSBORNE SURVEY ABSTRACT NO. 610**

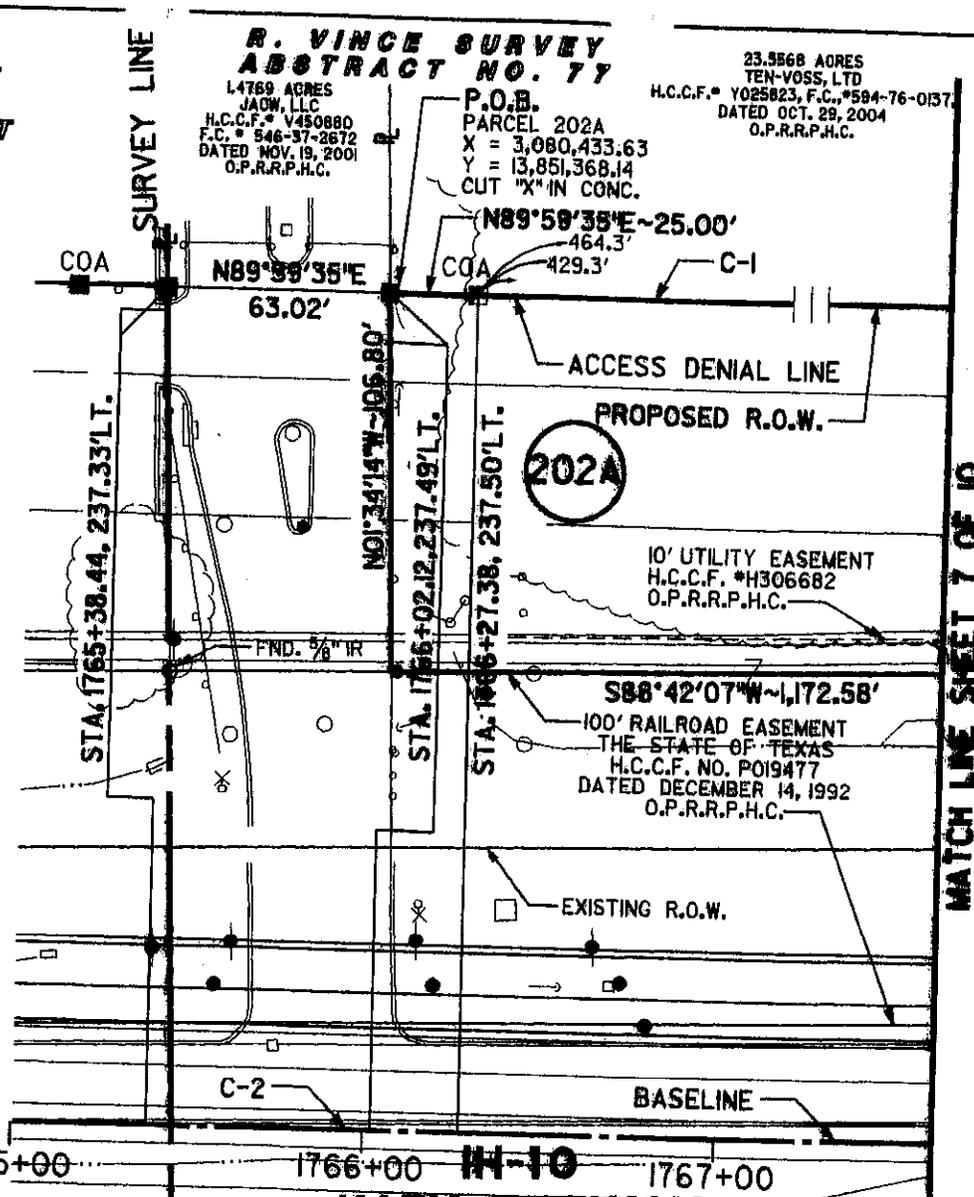
19,6178 ACRES  
WEST MEMORIAL PARK  
OFFICE LIMITED  
PARTNERSHIP

**R. VINCE SURVEY ABSTRACT NO. 77**

L.4769 ACRES  
JAOW, LLC  
H.C.C.F. # V450880  
F.C. # 546-37-2672  
DATED NOV. 19, 2001  
O.P.R.R.P.H.C.

23.5568 ACRES  
TEN-VOSS, LTD  
H.C.C.F. # Y025823, F.C. # 594-76-0137  
DATED OCT. 29, 2004  
O.P.R.R.P.H.C.

P.O.B.  
PARCEL 202A  
X = 3,080,433.63  
Y = 13,851,368.14  
CUT "X" IN CONC.

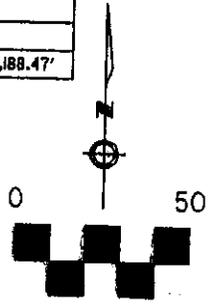


MATCH LINE SHEET 7 OF 10

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-1	0°17'27"	22,680.81'	611.02'	N89°20'52"E ~ 511.00'

BASELINE CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-2	02°58'17"	22,918.31'	1,188.61'	S89°48'43"E ~ 1,188.47'

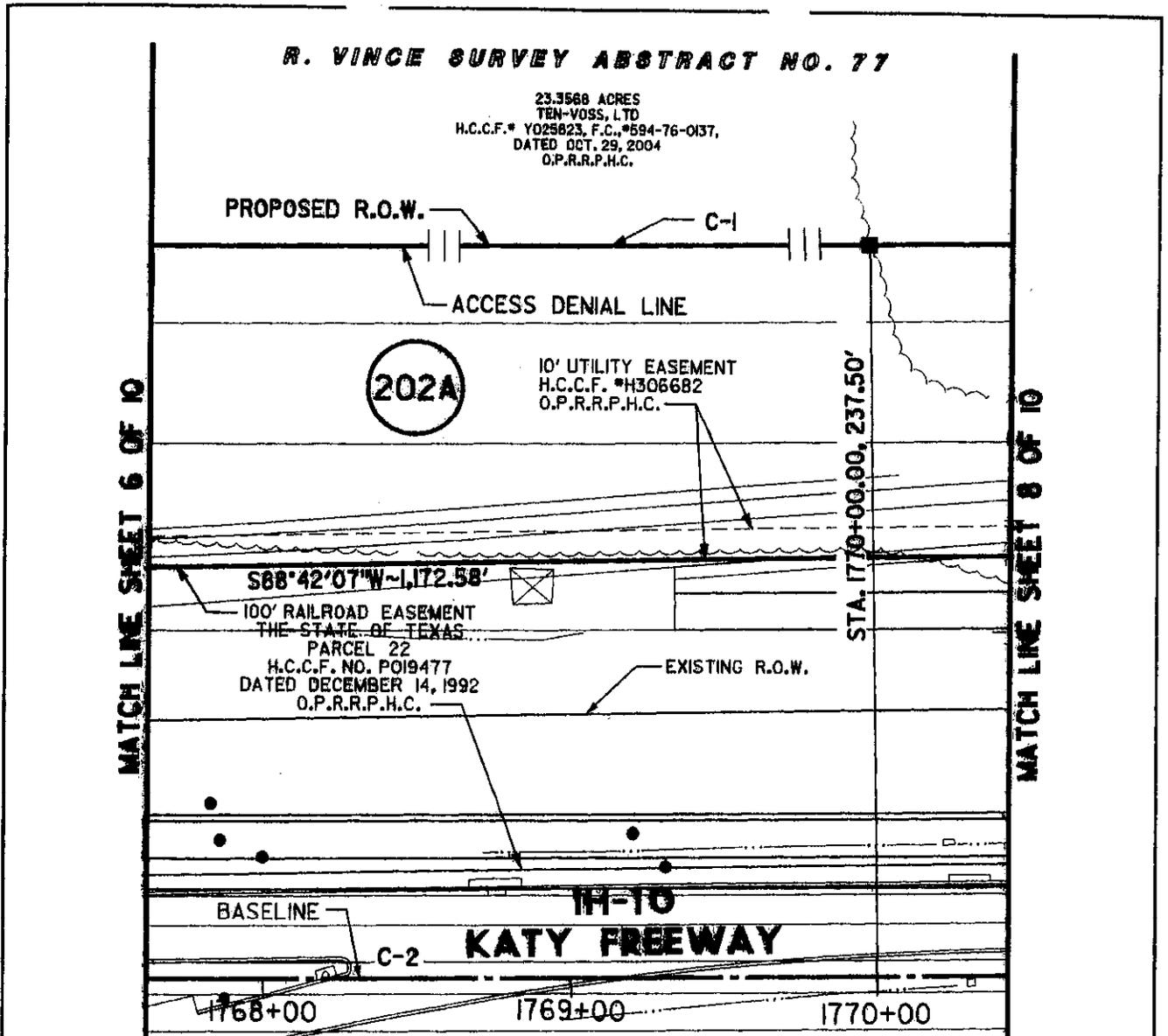
NOTE:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.



THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 202A  
R.O.W. CSJ: 0271-07-261  
I.H. 10 HARRIS COUNTY  
SURVCON, INC. FEBRUARY, 2005

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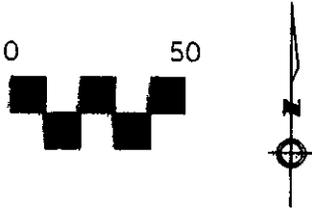


MATCH LINE SHEET 6 OF 10

MATCH LINE SHEET 8 OF 10

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-1	01°17'27"	22,680.81'	511.02'	N89°20'52"E ~ 511.00'

BASELINE CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-2	02°58'17"	22,988.31'	1,188.81'	S89°48'43"E ~ 1,188.47'



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

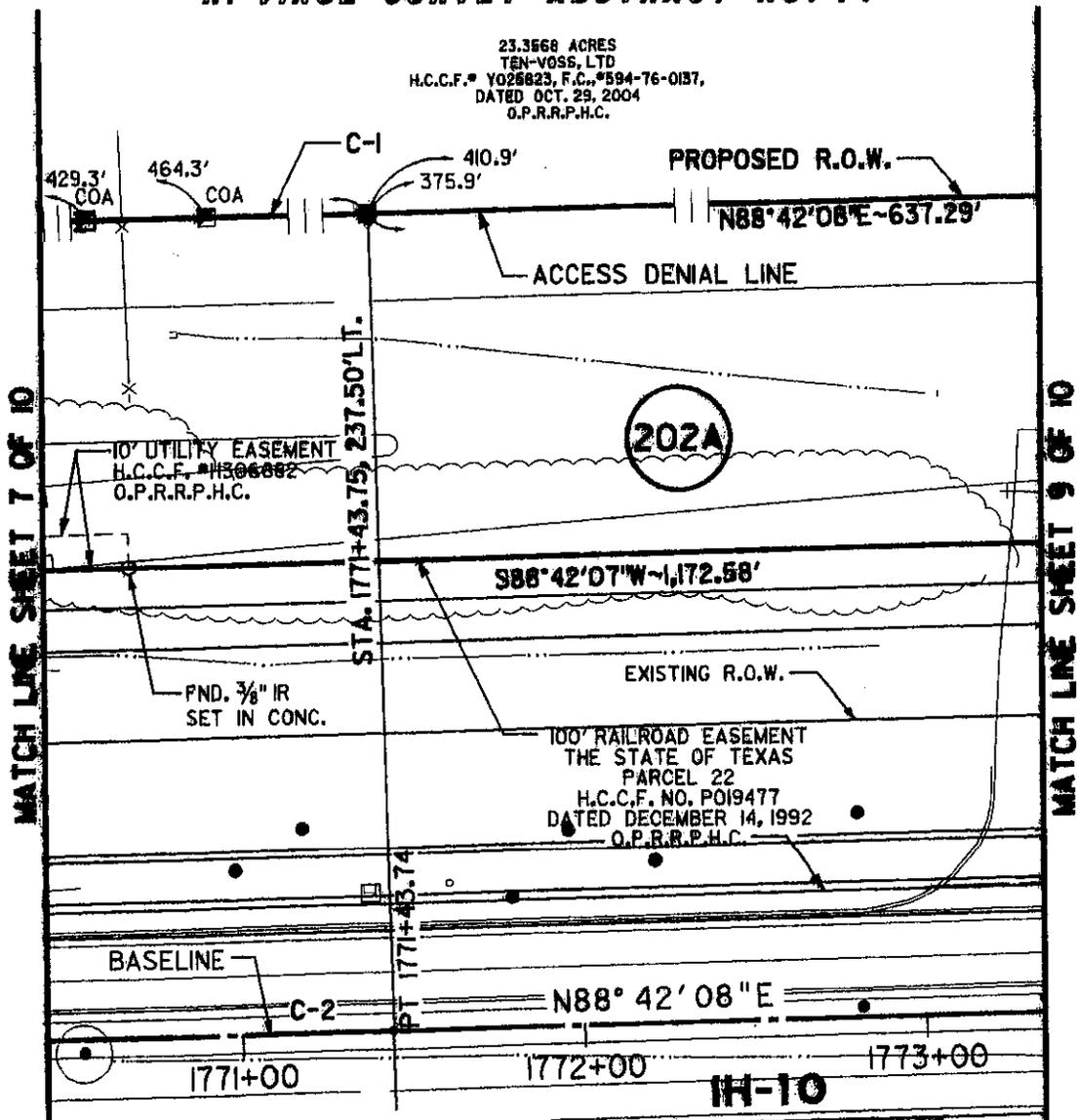
THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 202A  
  
R.O.W. CSJ: 0271-07-261  
I.H. 10 HARRIS COUNTY  
SURVCON, INC. FEBRUARY, 2005

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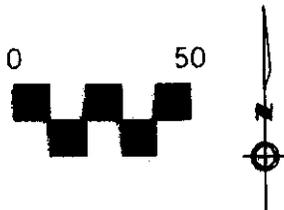
R. VINCE SURVEY ABSTRACT NO. 77

23.3668 ACRES  
TEN-V096, LTD  
H.C.C.F. # Y026823, F.C., #594-76-0137,  
DATED OCT. 29, 2004  
O.P.R.R.P.H.C.



CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-1	D1°17'27"	22,660.81'	511.02'	N89°20'52"E ~ 511.00'

BASELINE CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-2	02°58'17"	22,916.31'	1,188.61'	S89°48'43"E ~ 1,188.47'



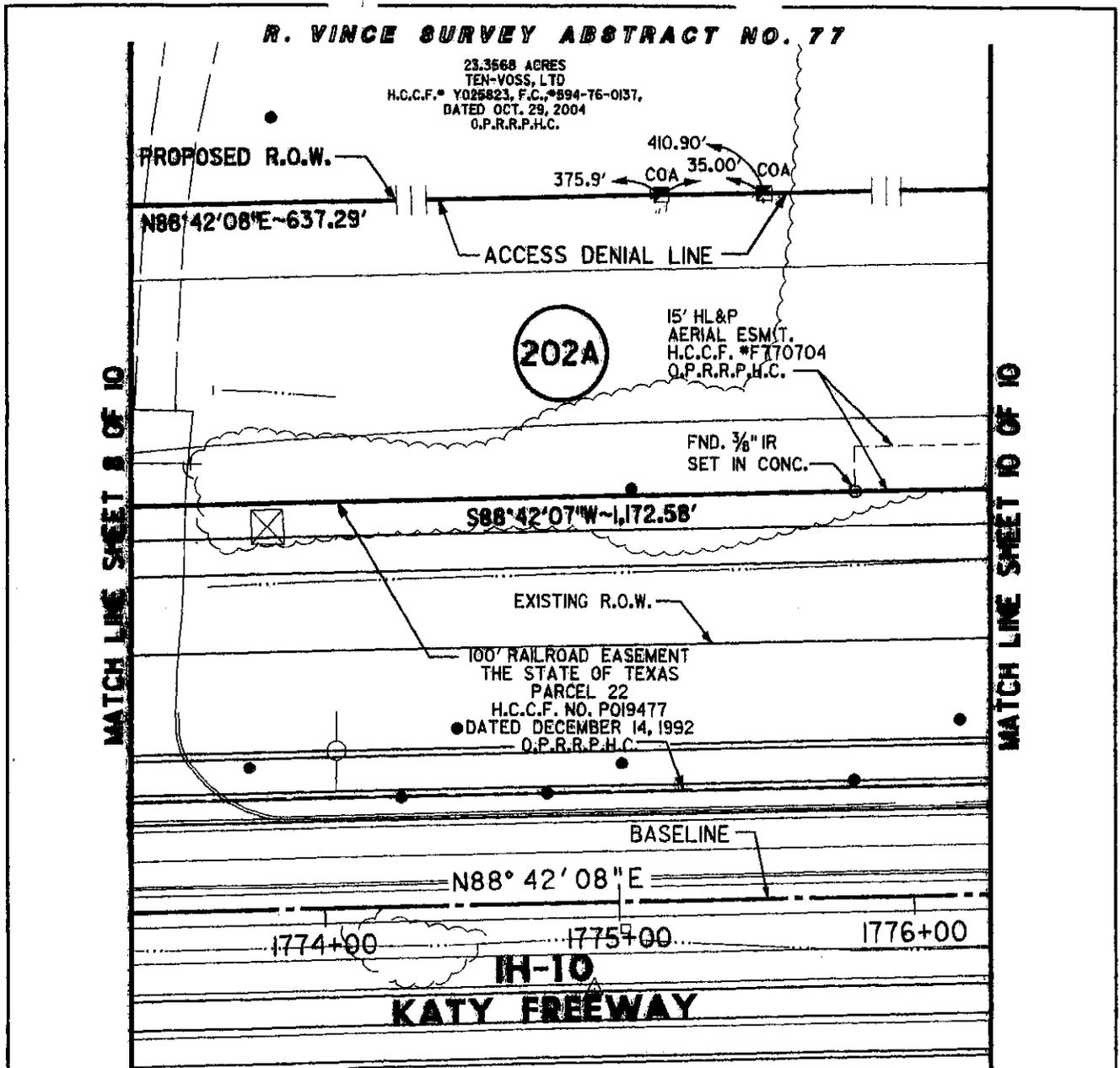
THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

**IH-10  
KATY FREEWAY**

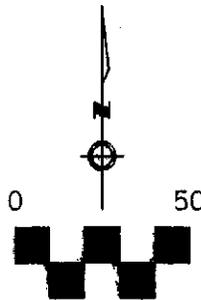
NOTE:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 202A  
  
R.O.W. CSJ: 0271-07-261  
  
I.H. 10  
SURVCON, INC.  
  
HARRIS COUNTY  
FEBRUARY, 2005  
  
SCALE: 1" = 50'

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

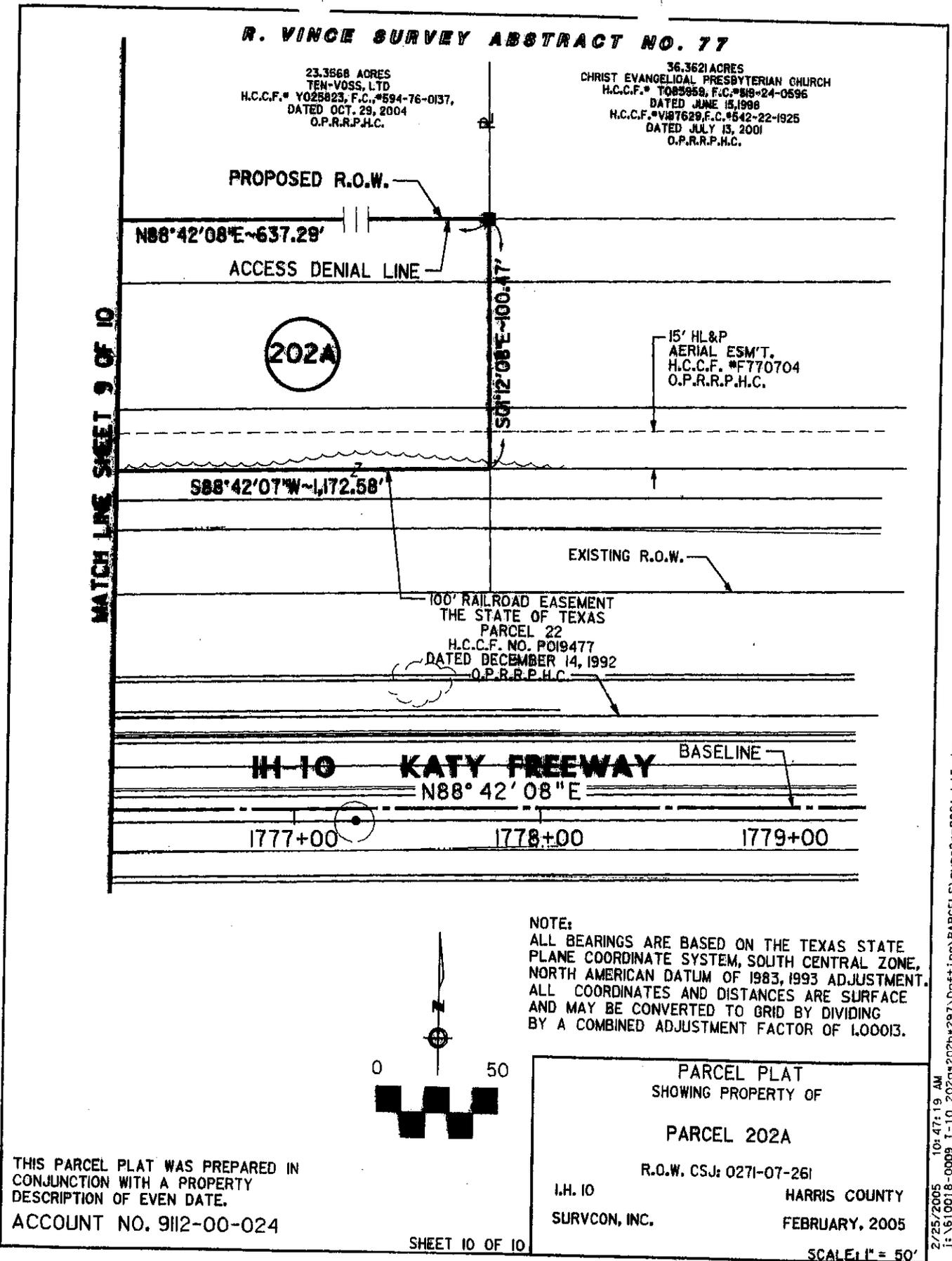


THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

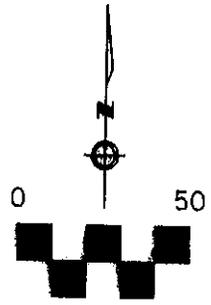
SHEET 9 OF 10

PARCEL PLAT SHOWING PROPERTY OF	
PARCEL 202A	
R.O.W. CSJ: 0271-07-261	
I.H. 10	HARRIS COUNTY
SURVCON, INC.	FEBRUARY, 2005
SCALE: 1" = 50'	

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



THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 202A  
R.O.W. CSJ: 0271-07-261  
I.H. 10      HARRIS COUNTY  
SURVCON, INC.      FEBRUARY, 2005

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**MINUTE ORDER EXHIBIT H**  
**PAGE 1 OF 10**

February, 2005  
Parcel No. 202B

County: Harris

Highway: IH 10

Project Limits: Bingle Road to 0.41 miles West of Washington Avenue

Account: 9112-00-024

ROW CSJ: 0271-07-261

Property Description For Parcel No. 202B

Being a 1.346 acre (58,629 square feet) parcel of land, located in the Robert Vince Survey, Abstract No. 77, Harris County Texas, being a portion of the northerly half of a 100-foot wide easement granted to Missouri Kansas Texas Railway Company of Texas per that Certified Copy of Judgment recorded in Volume 348, Page 606, of the Harris County Deed Records, said railroad easement also referred to as Parcel 22, conveyed from the Missouri Pacific Railroad Company to the State of Texas by Right of Way Deed Without Warranty, dated December 14, 1992, as recorded under Harris County Clerk's File No. P019477, Film Code No. 116-59-1445 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), said 1.346 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod marking the most northwesterly corner of a called 7.3362 acre tract of land as described as Tract I in Special Warranty Deed dated June 15, 1998, from Eisenman Chemical Company and Baker Hughes Oilfield Operations, Inc. to Christ Evangelical Presbyterian Church under Harris County Clerk's File (H.C.C.F.) No. T083959, Film Code No. 519-24-0596 of the O.P.R.R.P.H.C.;

February, 2005  
Parcel No. 202B

THENCE, along the most westerly west line of the aforementioned 7.3362 acre tract of land, same being the east line of a 20.634 acre tract of land comprised of the sum of the following: a called 15.7969 acre tract of land in four tracts conveyed by Memorial Jack Limited Partnership to West Memorial Park Office Limited Partnership by Special Warranty Deed dated December 31, 1998 and recorded under H.C.C.F. No. T488855, Film Code No. 523-32-3642 of the O.P.R.R.P.H.C., a called 1.8209 acre tract of land in four parcels and one save and except tract conveyed by Robert S. Wilson, L.L.C. to West Memorial Park Office Limited Partnership by Special Warranty Deed dated January 4, 1999 and recorded under H.C.C.F. No. T488856, Film Code No. 523-32-3650 of the O.P.R.R.P.H.C., and a called 2.0 acre tract of land conveyed by 8582 Katy Freeway, Ltd. to West Memorial Park Office Limited Partnership by Special Warranty Deed dated August 5, 1999 and recorded under H.C.C.F. No. T899316, Film Code No. 527-38-1631 of the O.P.R.R.P.H.C., and a 1.016 acre tract of land that is the northerly half of a railroad easement that abuts said 15.7969 acre tract of land, said easement being referred to as Parcel 22, conveyed from the Missouri Pacific Railroad Company to the State of Texas by Right of Way Deed Without Warranty, dated December 14, 1992, as recorded under H.C.C.F. No. P019477, Film Code No. 116-59-1445 of the O.P.R.R.P.H.C., same line also being the common line of the A. H. Osborne Survey, Abstract No. 610 and said Robert Vince Survey, and on a bearing of South 01° 34' 14" East, at 188.10 feet passing a found 5/8-inch iron rod marking the northwest corner of a called 1.4769 acre tract of land conveyed from Christ Evangelical Presbyterian Church to JACW, LLC by that certain Special Warranty Deed dated November 19, 2001 and recorded under H.C.C.F. No. V450880, Film Code No. 546-37-2672 of the O.P.R.R.P.H.C., at 959.10 feet passing the northeast corner of a called 3.3154 acre tract of land as described in H.C.C.F. No. T488855 of the O.P.R.R.P.H.C., and continuing for a total distance of 1,100.88 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for a point on the proposed north right-of-way line of Interstate Highway 10 (IH-10) (width varies);

February, 2005  
Parcel No. 202B

THENCE, along the proposed north right-of-way line of IH-10, and on a bearing of North 89° 59' 35" East, a distance of 63.02 feet to an "X" in concrete set for corner located on the east line of the called 1.4769 acre tract of land, same being the west line of a called 23.3568 acre tract conveyed by Wal-Mart Stores Texas, L.P. to Ten-Voss, LTD. by that certain Special Warranty Deed dated October 29, 2004 and recorded under H.C.C.F. No. Y025823, Film Code No. 594-76-0137 of the O.P.R.R.P.H.C.;

THENCE, along the east line of said 1.4769 acre tract of land, same being the west line of said 23.3568 acre tract, and on a bearing of South 01° 34' 14" East, a distance of 106.80 feet to a point for the southwest corner of said 23.3568 acre tract and the southeast corner of said 1.4769 acre tract, and being in the north line of the aforementioned 100-foot wide railroad easement, and being the POINT OF BEGINNING of the herein described 1.346 acre tract;

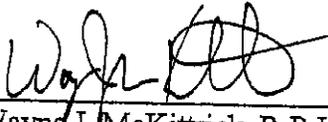
- 1.) THENCE, along the north line of said 100-foot wide railroad easement, being the south line of said 23.3568 acre tract, and on a bearing of North 88° 42' 07" East, a distance of 1,172.58 feet to the southeast corner of the aforementioned 23.3568 acre tract and the southwest corner of a called 25.2378 acre tract of land conveyed to Christ Evangelical Presbyterian Church by Wal-Mart Stores East, Inc. by that certain Special Warranty Deed dated July 13, 2001 and recorded under H.C.C.F. No. V187629, Film Code No. 542-22-1925 of the O.P.R.R.P.H.C.;
- 2.) THENCE, on a bearing of South 01° 17' 53" East, a distance of 50.00 feet to a point in the centerline of said 100-foot wide railroad easement;
- 3.) THENCE, along the centerline of said 100-foot wide railroad easement, and on a bearing of South 88° 42' 07" West, a distance of 1,172.58 feet to a point for corner;
- 4.) THENCE, on a bearing of North 01° 17' 53" West, a distance of 50.00 feet to the POINT OF BEGINNING, and containing 1.346 acres (58,629 square feet) of land.

Note: The POINT OF BEGINNING of this property description has coordinates of X=3,080,436.55 and Y= 13, 851,261.39. All bearings shown are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum 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.

February, 2005  
Parcel No. 202B

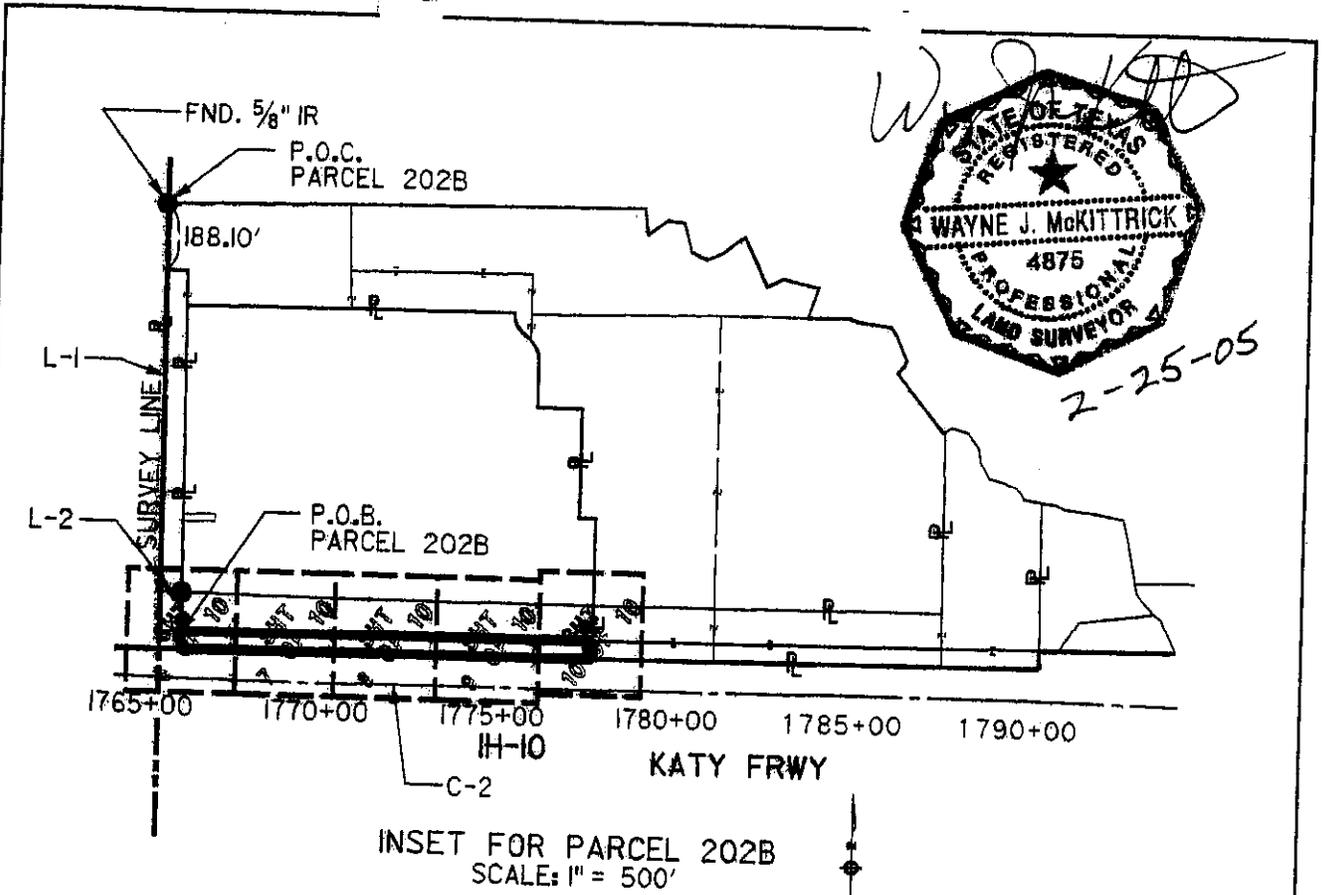
This property description was prepared in conjunction with a parcel plat of even date.

I, Wayne J. McKittrick, a Registered Professional Land Surveyor, hereby certify that the property description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 2-25-05

Wayne J. McKittrick, R.P.L.S.  
Texas Registration No. 4875  
SURVCON INC.  
5757 Woodway Avenue  
Houston, Texas 77057  
713-780-4123





INSET FOR PARCEL 202B  
SCALE: 1" = 500'

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

BASELINE CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-2	02°58'17"	22,918.31'	1,188.61'	S89°48'43"E - 1,188.47'

LINE DATA		
LINE	BEARING	LENGTH
L-1	S01°34'14"E	1400.88'
L-2	N89°58'33"E	63.02'

- CONVENTIONAL SIGNS**
- CENTER LINE
  - EXIST. ROW LINE
  - PROP. ROW LINE
  - PROPERTY LINE
  - CONTROL OF ACCESS LINE
  - SURVEY LINE
  - MATCHLINE
  - EASEMENT/BUILDING LINE
  - EXIST. ROW MARKER
  - PROP. ROW MARKER
  - CONTROL OF ACCESS MARKER
  - BACK PROPERTY CORNER
  - PARCEL NUMBER

EXISTING	TAKING	REMAINING
1.346 AC.	1.346 AC.	0 AC.
	58,629 SQ. FT.	

PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 202B  
  
R.O.W. CSJ: 0271-07-261  
I.H. 10 HARRIS COUNTY  
SURVCON, INC. FEBRUARY, 2005  
  
SCALE: 1" = 50'

THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

SHEET

2/25/2005 10:48:05 AM J:\610018-0009 1-10 202aw202b+297\Draw\PARCEL 5\supp2+p202B\*Index.dgn

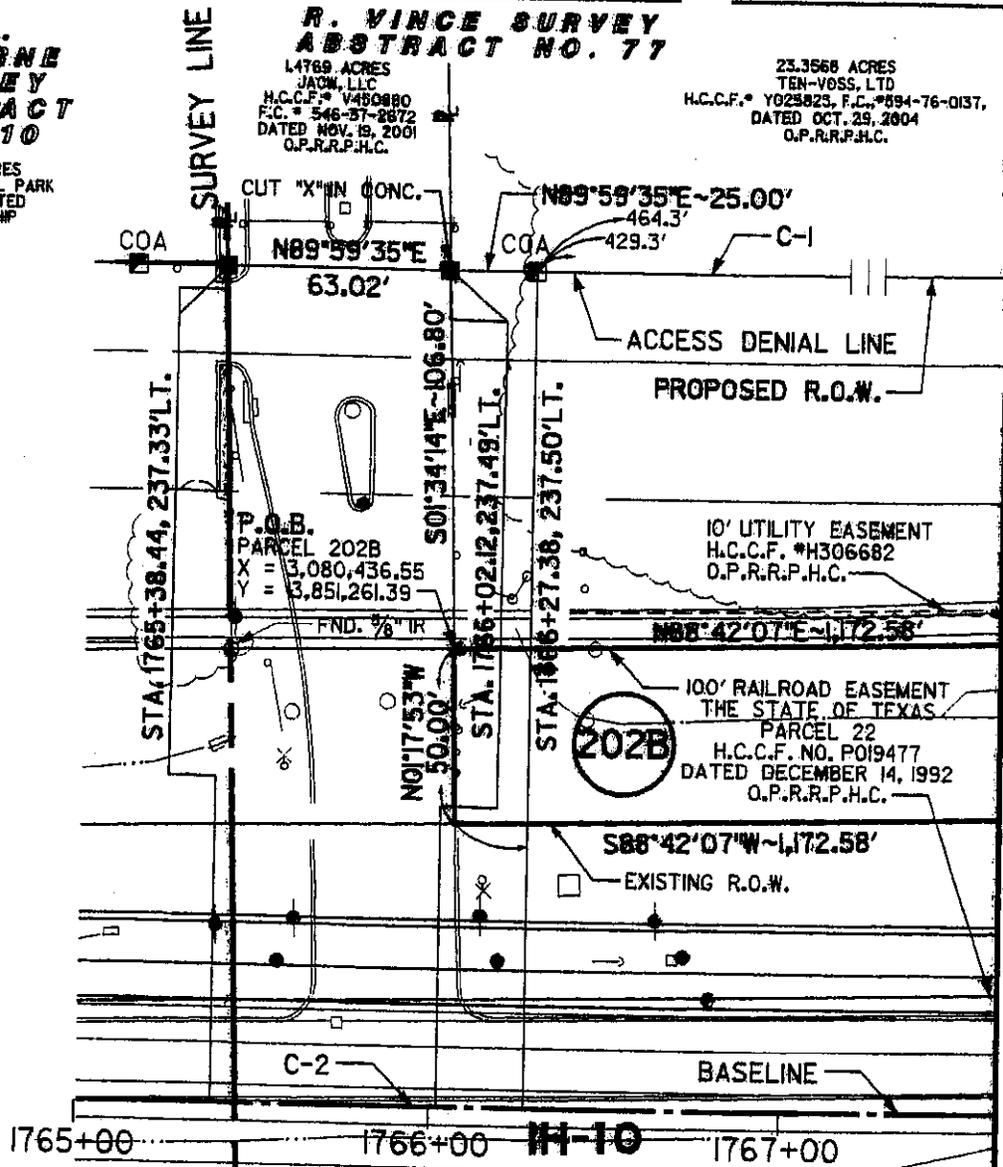
**A.H. OSBORNE SURVEY ABSTRACT NO. 810**

19.6178 ACRES  
WEST MEMORIAL PARK  
OFFICE LIMITED PARTNERSHIP

**R. VINCE SURVEY ABSTRACT NO. 77**

14769 ACRES  
JACM, LLC  
H.C.C.F.# 4480980  
F.C.# 546-37-2872  
DATED NOV. 15, 2001  
O.P.R.R.P.H.C.

23.3568 ACRES  
TEN-YOSS, LTD  
H.C.C.F.# Y025823, F.C.#894-76-0137,  
DATED OCT. 29, 2004  
O.P.R.R.P.H.C.



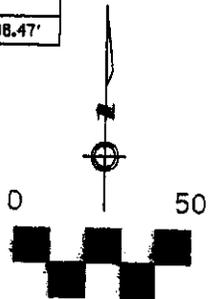
1765+00 ..... 1766+00 **I-10** ..... 1767+00

**KATY FREEWAY**

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-1	01°17'27"	22,680.8'	511.02'	N89°20'52" E ~ 511.00'

BASELINE CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-2	02°58'17"	22,918.3'	1,188.6'	S89°48'43" E ~ 1,188.47'

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



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

ACCOUNT NO. 9112-00-024

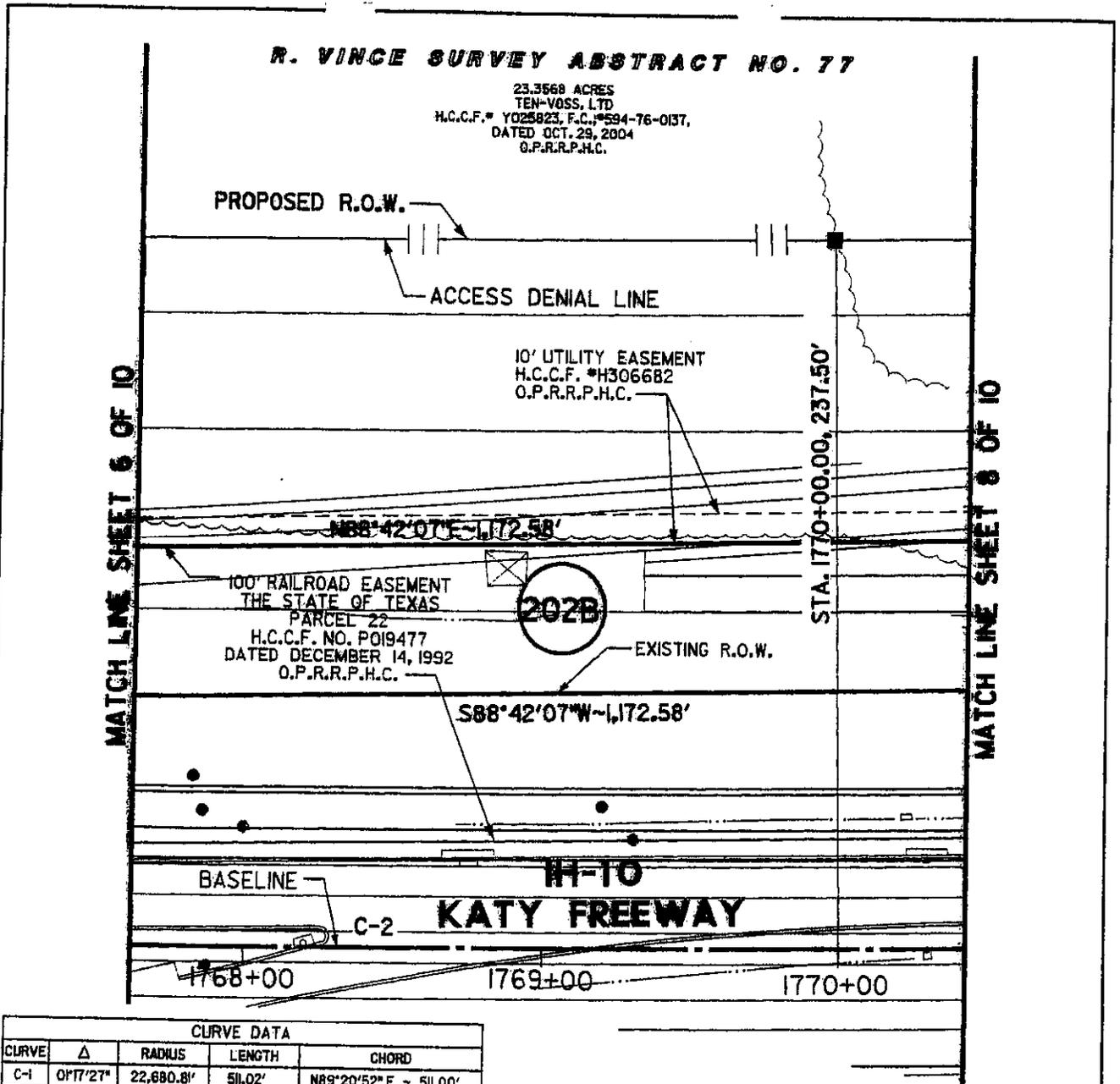
PARCEL PLAT  
SHOWING PROPERTY OF  
**PARCEL 202B**  
R.O.W. CSJ: 0271-07-261  
I.H. 10  
SURVCON, INC.  
HARRIS COUNTY  
FEBRUARY, 2005

SHEET 6 OF 10

SCALE: 1" = 50'

MATCH LINE SHEET 7 OF 10

2/25/2005 10:48:37 AM J:\610018-0009 I-10 2020\*202b\*297\Drawings\PARCELS\supp2\*p202bsht1.dgn

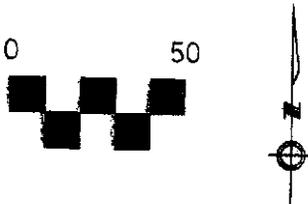


MATCH LINE SHEET 6 OF 10

MATCH LINE SHEET 8 OF 10

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-1	0°17'27"	22,680.8'	511.02'	N89°20'52" E ~ 511.00'

BASELINE CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-2	02°58'17"	22,988.3'	1188.61'	S89°48'43" E ~ 1188.47'



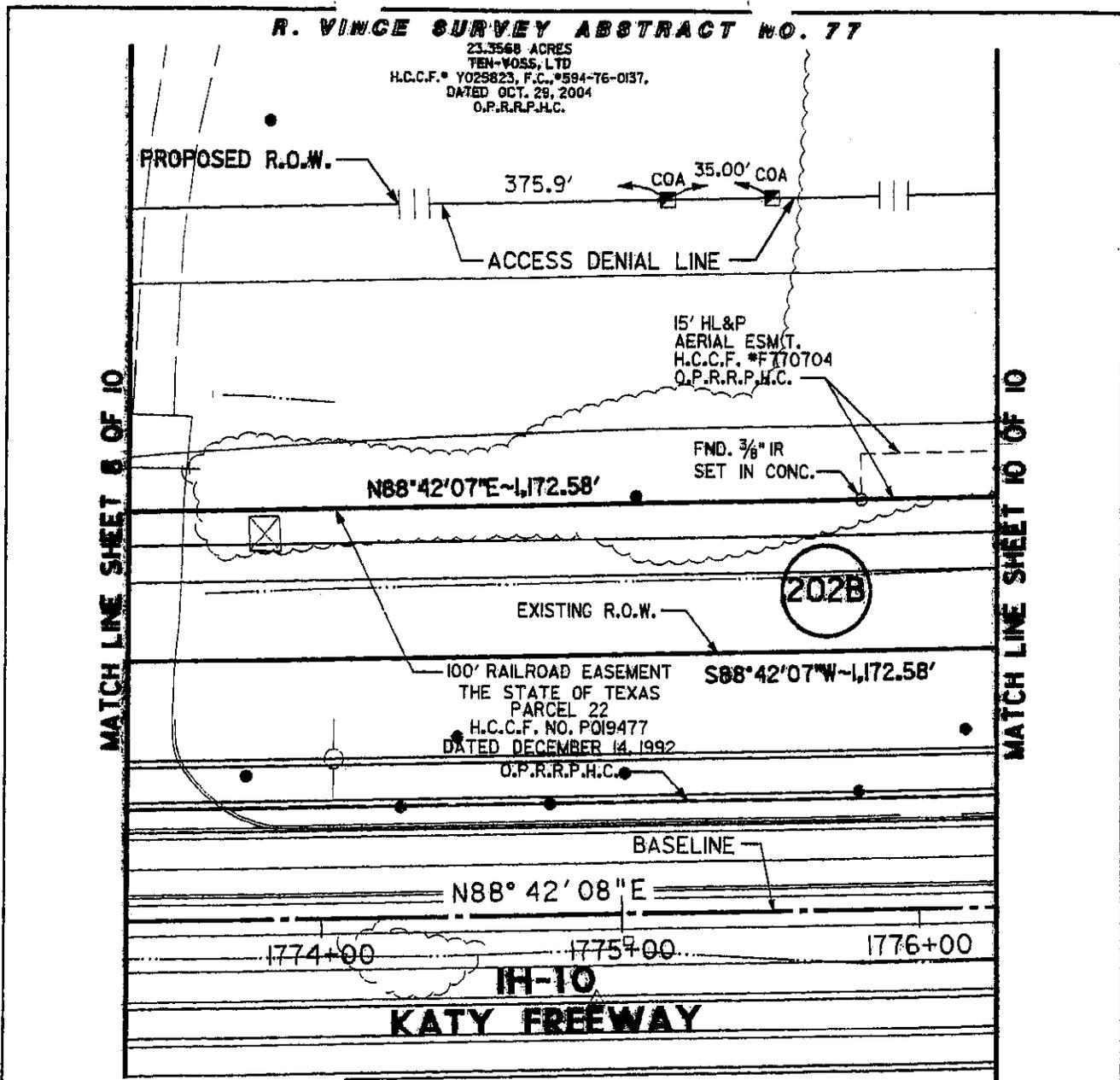
NOTE:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 202B  
  
R.O.W. CSJ: 0271-07-261  
  
I.H. 10 HARRIS COUNTY  
SURVCON, INC. FEBRUARY, 2005

2/25/2005 10:49:06 AM J:\1610018-0009 I-10 2020x\*202b\*297.Dat1 ing\PARCELS\supp2\mp202bshf2.dgn

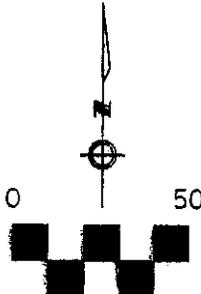




MATCH LINE SHEET 8 OF 10

MATCH LINE SHEET 10 OF 10

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

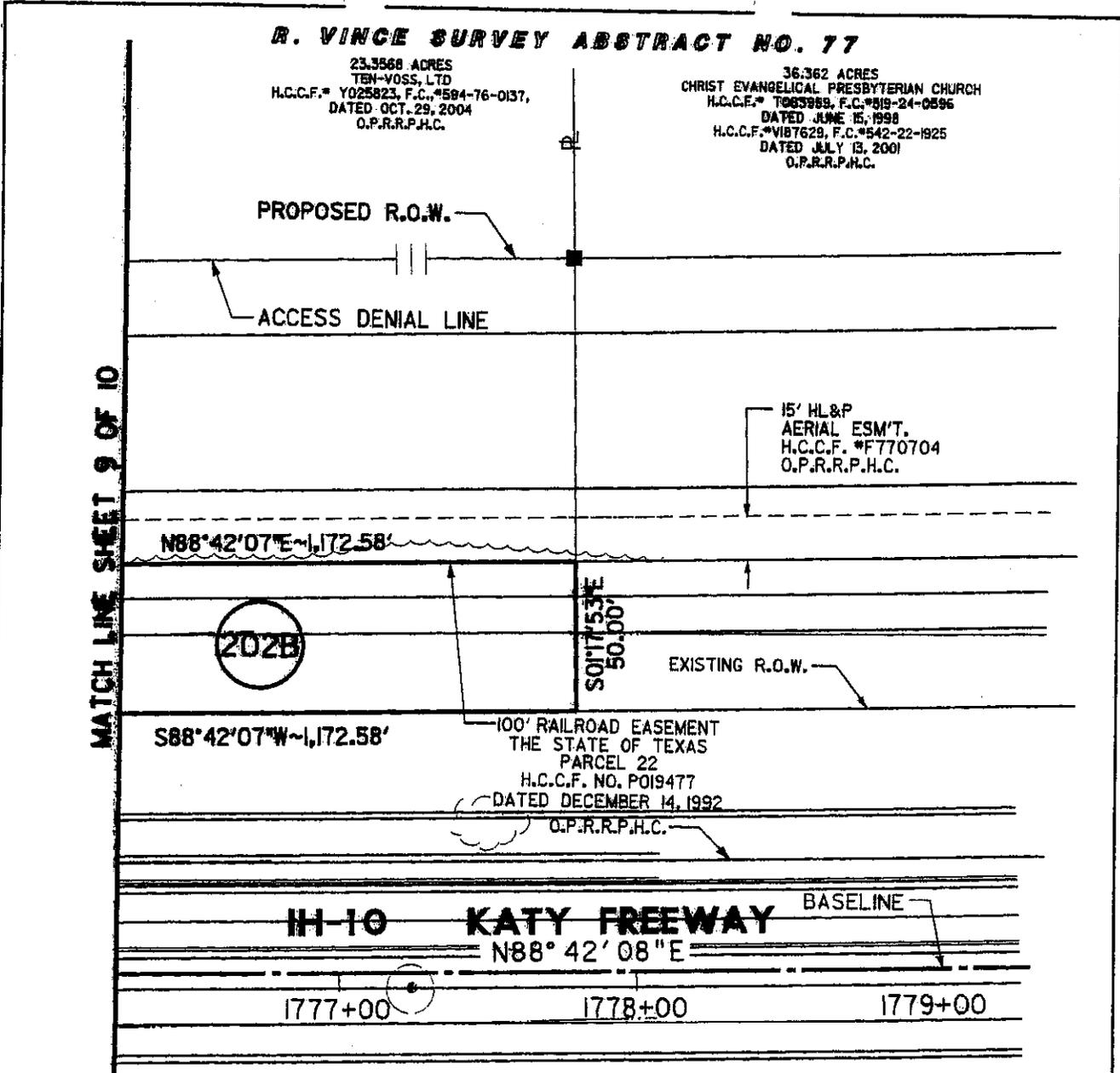


THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

SHEET 9 OF 10

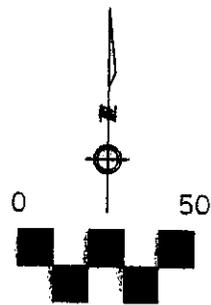
PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 202B  
  
R.O.W. CSJ: 0271-07-261  
  
I.H. 10 HARRIS COUNTY  
SURVCON, INC. FEBRUARY, 2005  
  
SCALE: 1" = 50'

2/25/2005 10:50:00 AM  
j:\610018-0009 1-10 202a\*202b\*297\Draw\map\PARCELS\supp2\*202Bshrt 4.dgn



MATCH LINE SHEET 9 OF 10

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



THIS PARCEL PLAT WAS PREPARED IN  
 CONJUNCTION WITH A PROPERTY  
 DESCRIPTION OF EVEN DATE.  
 ACCOUNT NO. 9112-00-024

SHEET 10 OF 10

PARCEL PLAT  
 SHOWING PROPERTY OF

PARCEL 202B

R.O.W. CSJ: 0271-07-261

I.H. 10 HARRIS COUNTY  
 SURVCON, INC. FEBRUARY, 2005

SCALE: 1" = 50'

2/25/2005 10:50:24 AM  
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Rev. August, 2003  
November, 2001  
Parcel No. 225

County: Harris  
Highway: IH 10  
Project Limits: Bingle Road to 0.41 Miles West of Washington Avenue  
Account: 9112-00-024  
ROW CSJ: 0271-07-261

**Property Description For Parcel No. 225**

Being a 1.412 acre (61,495 square feet) parcel of land (called 1.353 acres) located in the E. B. Cogswell Survey, Abstract No. 785, Harris County, Texas, said 1.412 acre parcel also being all of that certain parcel of land conveyed from Mitchell Energy Corporation to NTW Incorporated by General Warranty Deed recorded in Harris County Clerk's File No. N323597 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), Film Code No. 048-18-0537, dated September 13, 1991, said 1.412 acre parcel of land being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod situated in the north line of Lot 6 of Sherwood Forest Section C, as per the map or plat thereof recorded in Volume 21, Page 45 of the H.C.M.R., said 5/8-inch iron rod also marking the southwest corner of a called 5.4229 acre tract of land conveyed by The Equitable Life Assurance Society of the United States, a New York Corporation, to Westside Hospitality, Inc., a Texas Corporation, as per that certain Special Warranty Deed with Vendor's Lien recorded in Harris County Clerk's File No. M089443 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), Film Code No. 142-75-0833, dated March 20, 1989, said found 5/8 inch iron rod also being the southeast corner of Unrestricted Reserve "A" of Katy Silber Mini Storage Subdivision, as per the map or plat recorded in Volume 341, Page 148 of the H.C.M.R, same also being the called 2.0986 acre parcel of land conveyed by Private Mini Storage Realty L.P., a Texas Limited Partnership, to PM Partners L.P., a Texas Limited Partnership, as per that certain Special Warranty Deed recorded in Harris County Clerk's File No. T938996 of the O.P.R.R.P.H.C., Film Code No. 527-77-3078, dated August 25, 1999;

Rev. August, 2003  
November, 2001  
Parcel No. 225

THENCE, with the north line of said Sherwood Forest, Section C and on a bearing of South 88° 48' 43" West, a distance of 380.00 feet to a found 5/8 inch iron rod for the southwest corner of said 2.0986 acre tract of land, same being a southeasterly corner of a called 3.0594 acre tract of land conveyed by Homegate Hospitality, Inc., a Delaware Corporation, to Roxbury-Prime, L.P, a Delaware Limited Partnership, by that certain Warranty Deed recorded in Harris County Clerk's File No. T774712 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), Film Code No. 526-13-1018, dated May 26, 1999;

THENCE, with the north line of said Sherwood Forest Subdivision, same being a south line of said 3.0594 acre tract of land and on a bearing of South 88° 48' 43" West, a distance of 50.19 feet to a set 5/8 inch iron rod with TxDOT cap for corner;

THENCE, with a northerly line of said Sherwood Forest Subdivision, same being a southerly line of said 3.0594 acre tract of land on a bearing of South 01° 19' 17" East, a distance of 20.15 feet to a set 5/8 inch iron rod with TxDOT aluminum disk for corner;

THENCE, with the northerly line of said Sherwood Forest Subdivision, same being the most southerly line of said 3.0594 acre tract of land and on a bearing of South 88° 48' 43" West, at 18.43 feet pass a 5/8 inch iron rod with TxDOT aluminum disk set for reference and continue for a total distance of 68.43 feet to the centerline of Niemann Branch, same being the southeast corner of the herein described 1.412 acre parcel of land, the POINT OF BEGINNING, the beginning of a "Control of Access" line and the proposed south right-of-way line of Interstate Highway 10 (IH 10) (variable width);

- 1) THENCE, with the south line of said 1.412 acre parcel of land, same being the north line of Sherwood Forest Subdivision, the proposed south right-of-way line of IH 10 and along the "Control of Access" line and on a bearing of South 88° 48' 42" West, a distance of 188.55 feet to a set 5/8 inch iron rod with TxDOT aluminum disk for the southwest corner of the herein described 1.412 acre parcel of land and from which a found 5/8 inch iron rod bears South 86° 35' 09" East, 3.15 feet, said set 5/8 inch iron rod with TxDOT aluminum disk also lying on the east line of a called 1.7448 acre tract of land conveyed to Katy Hollow Joint Venture by document recorded in Harris County Clerk's File No. R916480, Film Code No. 508-28-2567 dated May 2, 1996, all in the O.P.R.R.P.H.C.;

Rev. August, 2003  
November, 2001  
Parcel No. 225

- 2) THENCE, along the common line between said 1.7448 and 1.412 acre tract of land and on a bearing of North  $00^{\circ} 34' 22''$  West, same being a "Control of Access" line at 277.93 feet pass a set 5/8 inch iron rod with TxDOT aluminum disk marking an angle point in the proposed south right-of-way line of IH 10 and continue for a total distance of 366.07 feet to the existing south right-of-way line of IH 10 (variable width), the end of a "Control of Access" line and on a non-tangent curve to the left;
- 3) THENCE, easterly along the existing south right-of-way line of IH 10, same being the north line of the aforementioned called 1.353 acre tract of land, and along a non-tangent curve to the left having a central angle of  $05^{\circ} 39' 57''$ , a radius of 1,432.39 feet, a chord bearing of North  $79^{\circ} 38' 35''$  East, a chord distance of 141.58 feet, and an arc length of 141.64 feet to a point for corner, said point being the centerline of Niemann Branch;

THENCE, along the east line of the called 1.353 acre tract of land, same being the west line of the called 3.0594 acre tract of land and along the centerline meanders of Niemann Branch as follows:

- 4) South  $10^{\circ} 14' 49''$  East, 51.04 feet,
- 5) South  $14^{\circ} 23' 36''$  East, 19.58 feet,
- 6) South  $13^{\circ} 31' 01''$  East, 12.67 feet,
- 7) South  $02^{\circ} 03' 14''$  East, 32.85 feet,
- 8) South  $06^{\circ} 00' 48''$  East, 24.87 feet,
- 9) South  $00^{\circ} 58' 58''$  East, 22.78 feet,
- 10) South  $08^{\circ} 06' 59''$  East, 29.75 feet,
- 11) South  $13^{\circ} 50' 14''$  East, 21.06 feet,
- 12) South  $06^{\circ} 02' 13''$  East, 20.20 feet,
- 13) South  $08^{\circ} 31' 10''$  West, 24.74 feet,
- 14) South  $02^{\circ} 19' 11''$  West, 24.98 feet,
- 15) South  $15^{\circ} 41' 37''$  East, 34.64 feet,
- 16) South  $08^{\circ} 22' 30''$  East, 54.07 feet,
- 17) South  $22^{\circ} 00' 34''$  East, 21.03 feet,

to the POINT OF BEGINNING of the herein described parcel of land and containing 1.412 of acre (61,495 square feet) of land.

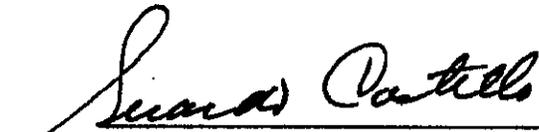
Rev. August, 2003  
November, 2001  
Parcel No. 225

Note: The POINT OF BEGINNING of this property description has coordinates of X=3,087,280.11 and Y=13,850,656.47. All bearings and distances shown are based on NAD 83-1993 Adjustment, Texas State Plane Coordinate System, South Central Zone. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.

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

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

NOTE: Revision was to increase the size of parcel.

  
\_\_\_\_\_  
Gerardo Castillo, R.P.L.S.  
Texas Registration No. 2725

8/8/2003  
\_\_\_\_\_  
Date

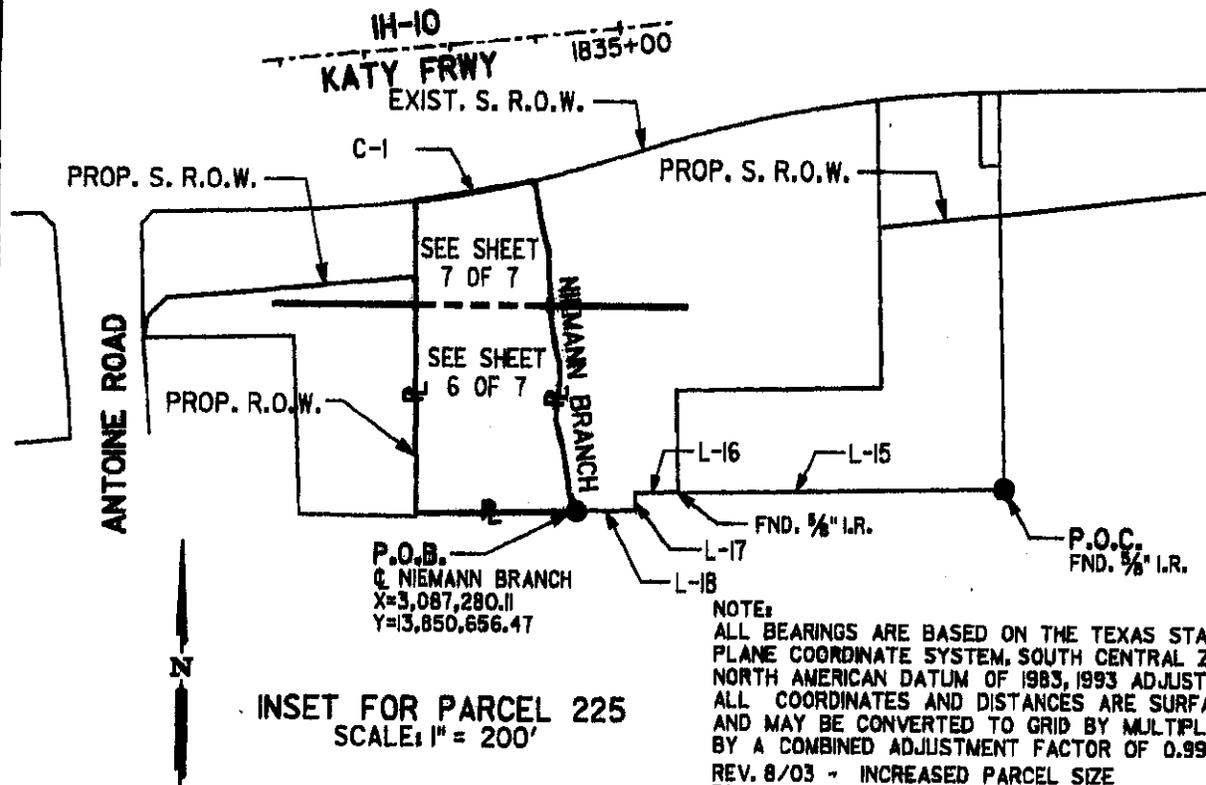


BASELINE CURVE DATA			
Δ	RADIUS	LENGTH	CHORD
09°37'52"	17,188.73'	2,889.33'	N87°41'14" E ~ 2,889.93'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C-1	05°39'57"	1,432.39'	141.64'	N79°38'35" E ~ 141.58'

LINE DATA		
LINE	BEARING	LENGTH
L-15	S88°48'43"W	380.00'
L-16	S88°48'43"W	50.19'
L-17	S01°19'17"E	20.15'
L-18	S88°48'43"W	68.43'

E.B. COGSWELL SURVEY  
A-785



INSET FOR PARCEL 225  
SCALE: 1" = 200'

NOTE:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.  
REV. 8/03 - INCREASED PARCEL SIZE  
REV. 8/02 - CHANGED P.O.C. TO P.O.B. CALLS

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

CONVENTIONAL SIGNS

- CENTER LINE
- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- MATCHLINE
- EASEMENT/BUILDING LINE
- EXIST. ROW MARKER
- PROP. ROW MARKER
- BACK PROPERTY CORNER
- PARCEL NUMBER



ACCOUNT NO. 9112-00-024

EXISTING	TAKING	REMAINING
1.412 AC.	1.412 AC.	0.000 AC. RT.
	61,495 SQ.FT.	

PARCEL PLAT  
SHOWING PROPERTY OF

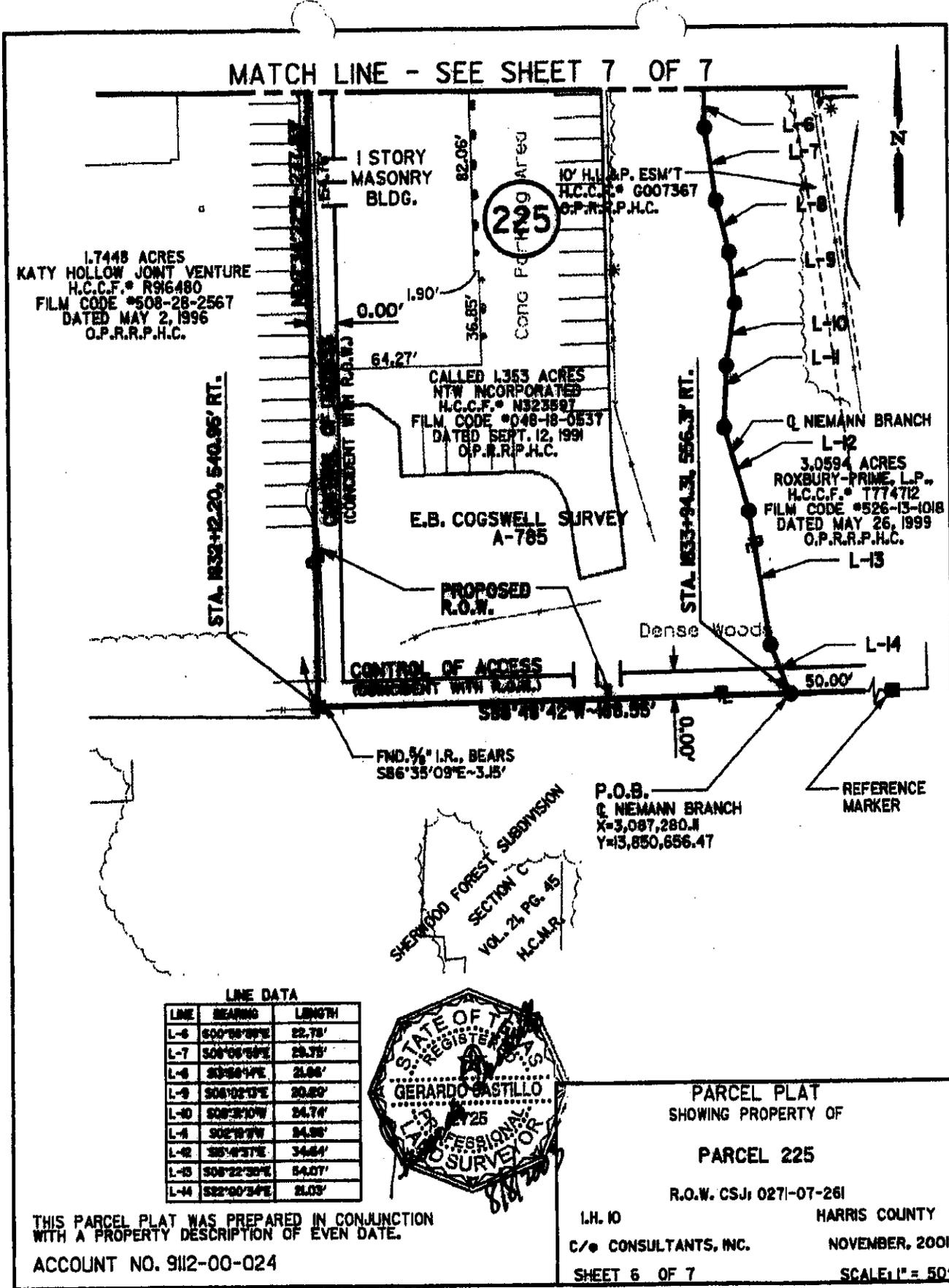
**PARCEL 225**

R.O.W. CSJ: 0271-07-261

LH. 10 HARRIS COUNTY

C/O CONSULTANTS, INC. NOVEMBER, 2001

SHEET SCALE: 1" = 200'



1.7448 ACRES  
KATY HOLLOW JOINT VENTURE  
H.C.C.F. # R916480  
FILM CODE #508-28-2567  
DATED MAY 2, 1996  
O.P.R.R.P.H.C.

225  
CONG. PARKING AREA  
10' HLL & P. ESM'T  
H.C.C.F. # G007367  
O.P.R.R.P.H.C.  
CALLED 1.353 ACRES  
NTW INCORPORATED  
H.C.C.F. # N323597  
FILM CODE #048-18-0537  
DATED SEPT. 12, 1991  
O.P.R.R.P.H.C.

E.B. COGSWELL SURVEY  
A-785

Q NIEMANN BRANCH  
L-12  
3.0594 ACRES  
ROXBURY-PRIME, L.P.,  
H.C.C.F. # T774712  
FILM CODE #526-13-1018  
DATED MAY 26, 1999  
O.P.R.R.P.H.C.  
L-13

LINE DATA

LINE	BEARING	LENGTH
L-6	S00°08'09"E	22.73'
L-7	S00°08'09"E	29.75'
L-8	S33°58'47"E	21.06'
L-9	S08°02'13"E	20.89'
L-10	S08°3'10"W	24.74'
L-11	S02°18'7"W	24.96'
L-12	S85°4'37"E	34.64'
L-13	S08°22'30"E	54.07'
L-14	S82°00'34"E	21.03'

SHERWOOD FOREST SUBDIVISION  
SECTION C  
VOL. 21, PG. 45  
H.C.N.R.



P.O.B.  
Q NIEMANN BRANCH  
X=3,087,280.8  
Y=13,850,656.47

REFERENCE MARKER

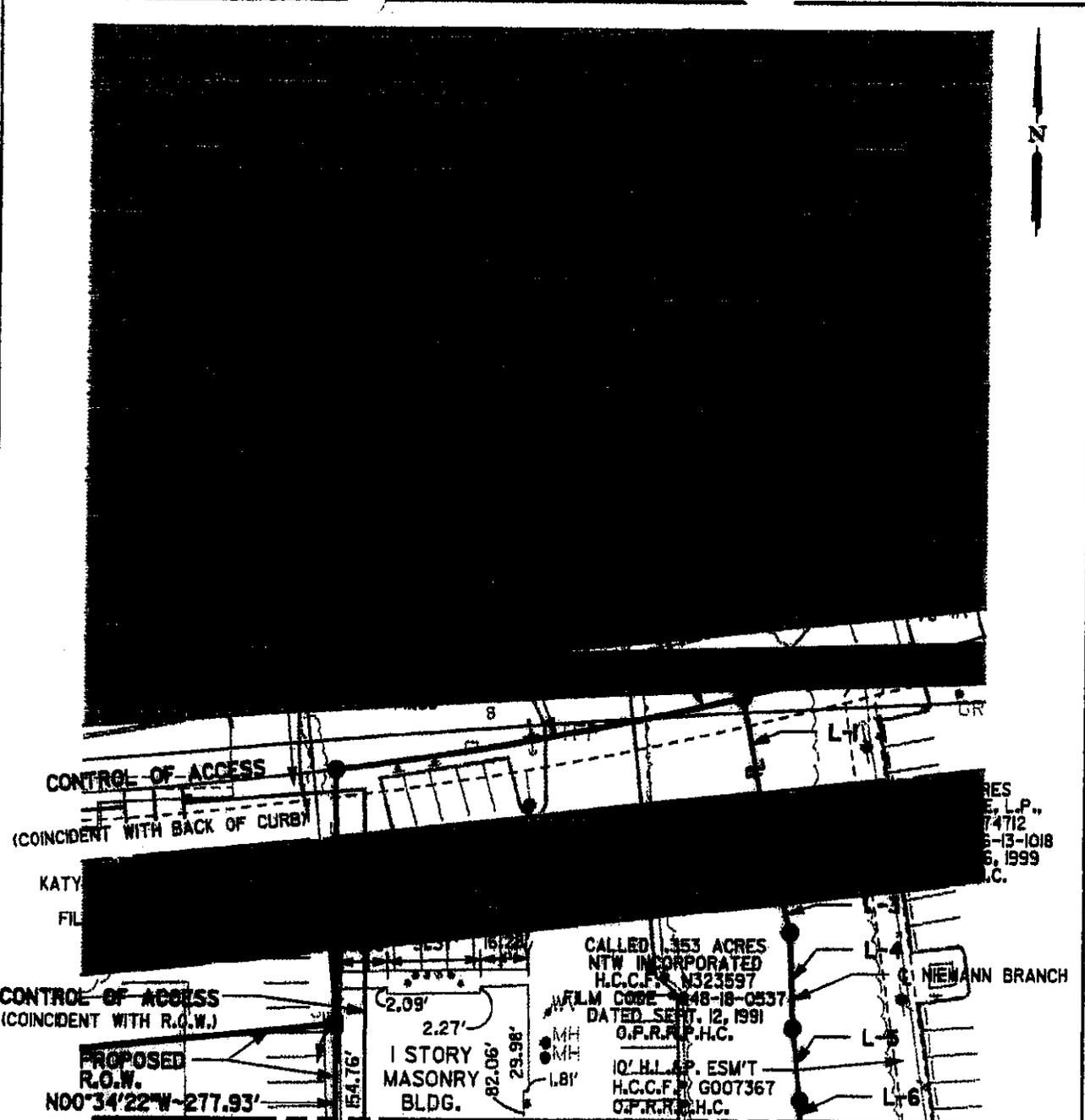
THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION  
WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

PARCEL PLAT  
SHOWING PROPERTY OF

PARCEL 225

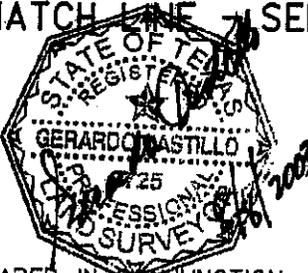
R.O.W. CSJ: 0271-07-261

L.H. MO HARRIS COUNTY  
C/O CONSULTANTS, INC. NOVEMBER, 2001  
SHEET 6 OF 7 SCALE 1" = 50'



MATCH LINE - SEE SHEET 6 OF 7

LINE DATA		
LINE	BEARING	LENGTH
L-1	S0°14'49"E	51.04'
L-2	S14°23'38"E	18.88'
L-3	S5°3'09"E	12.67'
L-4	S02°03'14"E	32.85'
L-5	S06°00'48"E	24.87'
L-6	S00°58'58"E	22.78'



PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 225  
R.O.W. CSJ1 0271-07-261  
I.H. 10 HARRIS COUNTY  
C/O CONSULTANTS, INC. NOVEMBER, 2001  
SHEET 7 OF 7 SCALE 1" = 50'

THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.  
ACCOUNT NO. 9112-00-024

Revised July 15, 2002  
November, 2001  
Parcel 104

County: Harris  
Highway: Interstate Highway No. 10  
Project Limits: Witte Road to Campbell Road  
Account No.: 9112-00-021

PROPERTY DESCRIPTION FOR PARCEL 104

BEING a 2.381 acre (103,704 square feet) parcel of land located in the T.A. Hoskins Survey, Abstract No. 342, Harris County, Texas, and being out of that certain tract of land conveyed to Daniel Industries, Inc. by deed recorded under Harris County Clerk's File No. G102971 (for a called 13.8841 acre tract), E268316 (for a called 5.0151 acre tract), F612093 (for a called 0.2873 acre tract), G882803 (for a called 0.7439 acre tract), G882802 (for a called 6.3517 acre tract), M164909 (for a called 0.7663 acre tract) and Vol. 2568, Page 392 (for a called 15.00 acre tract) (for a total called 42.048 acre tract) of the Harris County Deed Records; said 2.381 acre parcel being more particularly described by metes & bounds as follows:

COMMENCING for reference at a capped  $\frac{5}{8}$  inch iron rod stamped "Hugh Clarkson" found marking the northwest corner of said 42.048 acre tract and a called 17.758 acre tract conveyed to Texas Commerce Bank National Assoc. recorded under Harris County Clerk's File No. S682082, Harris County Deed Records; thence as follows:

South 02 deg. 33 min. 32 sec. West, along the common boundary line of said 42.048 acre tract and said 17.758 acre tract, at 873.38 feet pass a  $\frac{5}{8}$  inch capped iron rod stamped "Hugh Clarkson" found marking the northeast corner of a called 2.608 acre tract conveyed to 9920 Old Katy Road, L.L.C. by deed recorded in Harris County Clerk's File No. T086773, Harris County Deed Records, a total distance of 1,107.13 feet to a  $\frac{5}{8}$  inch iron rod with TxDOT Aluminum cap set marking the POINT OF BEGINNING of the herein described tract of land and having coordinates of X=3,067,250.30 and Y=13,851,118.99; All bearings are based on the Texas State Plane coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013;

- 1) THENCE, North 88 deg. 17 min. 34 sec. East, along the proposed north right-of-way line of Interstate Highway No. 10, passing at a distance of 581.91 feet a  $\frac{5}{8}$  - inch iron rod with TxDOT Aluminum cap marking the 1640+00 baseline station, passing at a distance of 916.84 feet a point (notable to set in building) marking the beginning of a Control of Access Line, and continuing for a total distance of 1,034.81 feet to a P.K. nail set in the east line of said 42.048 acre tract and the common west line of a 7.929 acre tract conveyed to Bernstein-Perwien Properties by deed recorded under Harris County Clerk's File No. T789584, Harris County Deed Records;

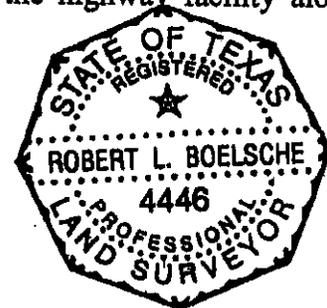
Revised July 15, 2002  
November, 2001  
Parcel 104

- 2) THENCE, South 02 deg. 30 min. 28 sec. East, along the common boundary line of the said 42.048 acre tract and the said 7.929 acre tract, a distance of 104.04 feet to a 1 ½ inch iron pipe rod found in the existing north right-of-way of Old Katy Road (based on a width called 60 feet);
- 3) THENCE, South 88 deg. 42 min. 54 sec. West, along the existing north right-of-way line, a distance of 1,034.86 feet to a ¼ inch iron rod found marking the common southerly corner of the said 42.048 acre tract and the 2.608 acre tract;
- 4) THENCE, North 02 deg. 33 min. 22 sec. West, along the common boundary line of said 42.048 and said 2.608 acre tract, a distance of 96.42 feet to the POINT OF BEGINNING and containing 2.381 acres of land, more or less.

This description prepared in connection with a parcel map of equal date.

Access will not be permitted to the north remainder abutting the highway facility along the easterly portion of Call 1 of the foregoing property description.

Note: The map for this parcel was updated July 15, 2002 to add topographic and building details.



*Robert L. Boelsche*  
*7/15/2002*

20 OLD KATY ROAD, L.L.C.  
HCCF 1086773  
6-15-98

T. A. HOSKINS  
A - 342

END-CAPPED 5/8" I.R.  
STAMPED "HUGH CLARKSON"

P.O.B. PARCEL 104  
K-1587-250.30  
K-1587-251.118.99  
1834+20.24 281.23' LT.

DANIEL INDUSTRIES, INC.  
V. 2568, P. 392 HCDR 2-26-53  
HCCF 5102971 6-1-71  
HCCF F695019 9-19-74  
Inlet HCCF G882803 5-15-78  
HCCF G882803 2-26-81  
HCCF M164909 5-17-89  
PROP. R.O.W. LINE

MATCHLINE SHEET 2

N 86°17'34" E 1034.81'

CONTROL OF ACCESS LINE  
COINCIDENTAL WITH BACK OF CURB

S 86°42'54" W 1034.86'

EXISTING R.O.W. LINE

OLD KATY ROAD (CALLED 60' R.O.W.)

FND. 3/4" I.R.

FND. 1x3-154

100' MISSOURI PACIFIC RAILROAD IN FEE  
TO STATE OF TEXAS - PARCEL NO. 15 - H.C.C.F. NO. P019476

Signs

Signs

PROJECT BASELINE

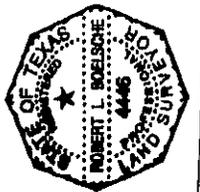
INTERSTATE HIGHWAY NO. 10

GRAPHIC SCALE



P.O.B.

OLD KATY RD.  
NTS



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

*Robert L. Boelsche*  
ROBERT L. BOELSCH  
R.P.L.S. No. 4446

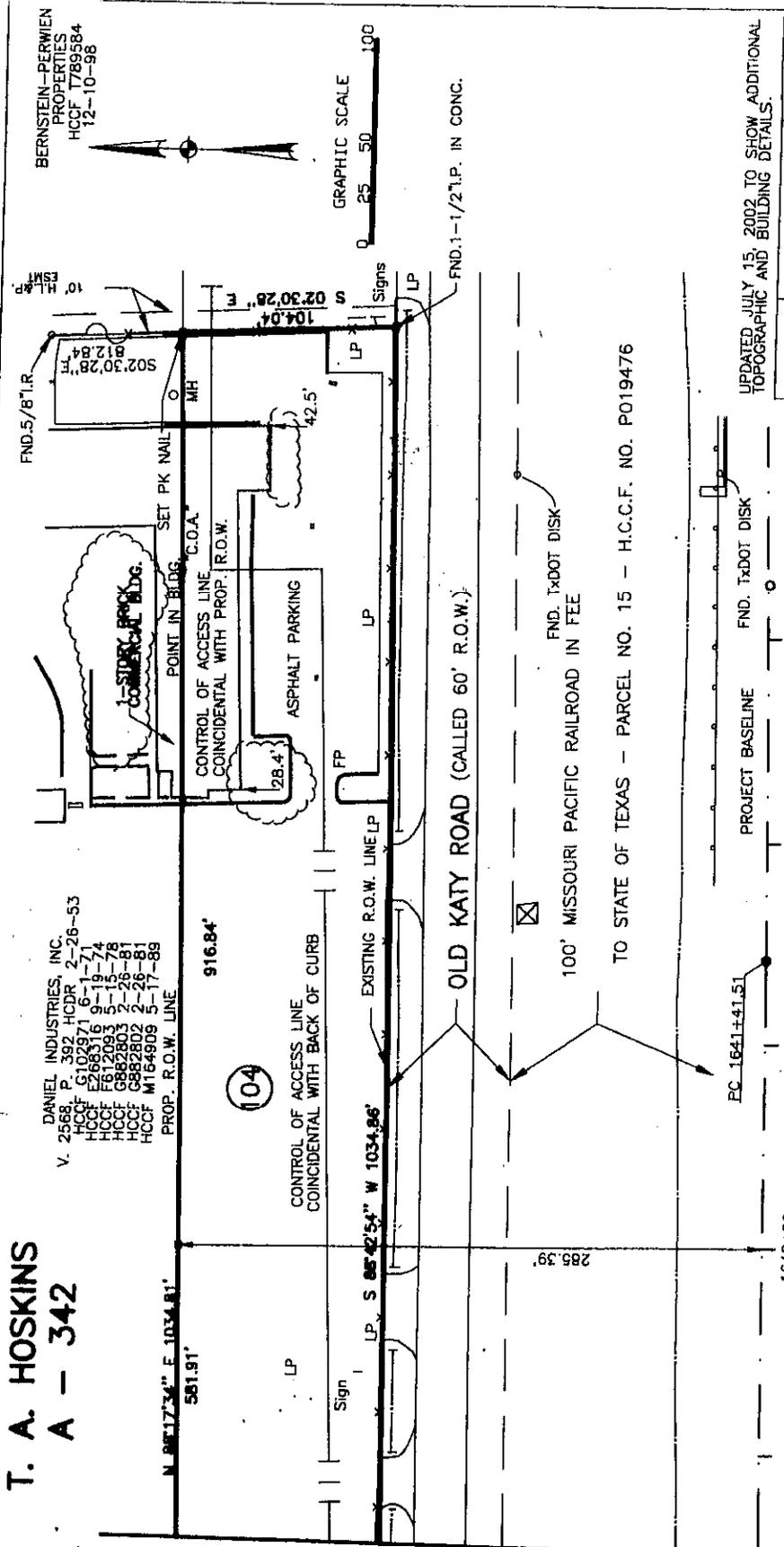
UPDATED JULY 15, 2002 TO SHOW ADDITIONAL TOPOGRAPHIC AND BUILDING DETAILS.

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
DANIEL INDUSTRIES, INC.  
INTERSTATE HIGHWAY 10  
HARRIS COUNTY, TEXAS  
J.N.S. NOVEMBER, 2001  
C.S.J. No. D271-07-264  
SCALE: 1" = 50'

NOTE:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 ADJ.). SOUTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE BY TxDOT CONVERSION FACTOR OF 1.00013.  
INDICATES FOUND R.O.W. MONUMENT AS NOTED.  
INDICATES FOUND MONUMENT AS NOTED.  
INDICATES SET 5/8" I.R. TxDOT ALUMINUM CAP (UNLESS OTHERWISE NOTED)  
ACCOUNT NO. 9112-00-021  
PARCEL 104

T. A. HOSKINS  
A - 342

MATCHLINE SHEET 1



UPDATED JULY 15, 2002 TO SHOW ADDITIONAL TOPOGRAPHIC AND BUILDING DETAILS.

EXISTING	TAKING	REMAINING
41.11 AC.	2.381 AC.	103,704 SF 38.73 AC.

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
DANIEL INDUSTRIES, INC.  
INTERSTATE HIGHWAY 10  
HARRIS COUNTY, TEXAS  
J.N.S. NOVEMBER, 2001  
C.S.J. No. 0271-07-264  
SCALE: 1" = 50'

NOTE: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 ADJ.), SOUTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.00013.  
 □ INDICATES FOUND R.O.W. MONUMENT AS NOTED.  
 ○ INDICATES FOUND MONUMENT AS NOTED.  
 ■ INDICATES SET 5/8" I.R. WITH TxDOT ALUMINUM CAP. (UNLESS OTHERWISE NOTED)

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

*Robert L. Boelsche*  
ROBERT L. BOELSCH  
R.P.L.S. No. 4446



7/15/2002

ACCOUNT NO. 9112-00-021 PARCEL 104

January 4, 2005

County: Harris  
Highway: Interstate Highway No. 10  
Project Limits: Witte Road to Campbell Road  
Account No.: 9112-00-021  
ROW CSJ: 0271-07-264  
Parcel 104  
\

**ADDITIONAL ACCESS CLAUSES FOR PARCEL 104**

Access between the remaining property and the frontage road of the transportation facility shall be permitted except to the extent that access is partially denied as described within Call 1 of the foregoing property description, from the described point of beginning of the Control of Access Line to the end of said Call 1. Such partial denial of access is further depicted in the foregoing "Right of Way Sketch" by the Control of Access Line described as "coincidental with prop. ROW" (with proposed Right of Way).

The "Control of Access Line" depicted in the foregoing "Right of Way Sketch" that is described therein as being "coincidental with back of curb" (back of south frontage road curb) shall not prohibit the frontage road access permitted in the foregoing paragraph of this additional access clause, but instead prohibits only direct access between 1) the remaining property and 2) the main lanes and entrance or exit ramps associated with the transportation facility.

May, 2005  
Parcel 104

Account No.: 9112-00-021  
County: Harris  
ROW CSJ: 0271-07-264  
Project Limits: IH 10 – Witte Road to Campbell Road

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

Title to all of that 5,717 Square Feet, one (1) story (Brick/Veneer) building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right-of-way line, with the result that the portion of the said improvement lying adjacent to the said right-of-way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

County: Lavaca  
Highway: US 77  
ROW CSJ: 0370-02-020

Revision Dates: July 28, 2004  
November 20, 2002

Field Notes for Parcel 16 (Fee Title)

Being 21.992 acres (957,960 square feet) of land, more or less, situated approximately 17-1/2 miles South of the City of Hallettsville in the Paul Scarborough Survey (Abstract No. 403) in Lavaca County, Texas and being out of and a part of that 115.9 acre tract (now 112.9 acres because 3.00 acres was conveyed to Dalton L. Rogers, et ux) described in a Warranty Deed from Bernice Jetton Karl, et vir, et al, to Welton Jetton, dated March 27, 1969, recorded in Volume 253, Page 415 of the Lavaca County Deed Records. All deed references herein are to said Lavaca County Deed Records unless otherwise noted. Metes and bounds description of said 21.992 acre parcel is as follows:

COMMENCING at a 2" diameter iron pipe found for the South corner of said Jetton 115.9 acre tract, same being the northeast corner of the Marie Jetton Williams 62.00 acre tract (Second Tract, Volume 253, Page 418), thence as follows:

North 66 deg. 49 min. 04 sec. West (called North 65 deg. 51 min. West) along the line common to said Jetton 115.9 acre tract and said Williams 62.00 acre tract, a distance of 1,627.25 feet to a 5/8" iron rod set for the southeast corner of said 21.992 acre parcel, same being in the proposed easterly right-of-way line of US 77 and 269.32 feet right of Engineer's US 77 Baseline Station 1398 + 43.14, same also having State Plane Coordinates of  $x = 2,612,261.16$  and  $y = 13,623,524.99$  and being the POINT OF BEGINNING;

- (1) THENCE North 66 deg. 49 min. 04 sec. West (called North 65 deg. 51 min. West) continuing along said line common to Jetton 115.9 acre tract and Williams 62.00 acre tract, a distance of 417.00 feet to a point for the southwest corner of said Jetton 115.9 acre tract, said point also being the northwest corner of said Williams 62.00 acre tract and in the existing easterly right-of-way line of US 77, said point also being the southwest corner of said 21.992 acre parcel;

Parcel 16

Revision Dates: July 28, 2004  
November 20, 2002

- (2) THENCE North 03 deg. 30 min. 37 sec. East along the West line of said Jetton 115.9 acre tract and along said existing easterly right-of-way line of US 77, a distance of 957.86 feet to a concrete right-of-way marker found for reference in said existing right-of-way line, same being 60 feet right of old US 77 Centerline Station 920 + 00;
- (3) THENCE North 03 deg. 31 min. 10 sec. East continuing along said West line of Jetton 115.9 acre tract and along said existing easterly right-of-way line of US 77, a distance of 829.99 feet to a point for the southwest corner of the Dalton L. Rogers, et ux 3.00 acre tract (Volume 281, Page 127), said point also being the westerly northwest corner of said Jetton 112.9 acres and the northwest corner of said 21.992 acre parcel;
- (4) THENCE North 62 deg. 02 min. 50 sec. East along the southeast line of said Rogers 3.00 acre tract and severing said Jetton 115.9 acre tract, a distance of 589.24 feet to a point for the East corner of said Rogers 3.00 acre tract, said point also being in the upper northeasterly line of said Jetton 115.9 acre tract and in the southwesterly right-of-way line of SH 111, said point also being the most northerly northeast corner of said 21.992 acre parcel;
- (5) THENCE South 59 deg. 31 min. 09 sec. East along said upper northeasterly line of Jetton 115.9 acre tract and along said southwesterly right-of-way line of SH 111, a distance of 88.79 feet to a 5/8" iron rod set for the most easterly northeast corner of said 21.992 acre parcel, same being a chamfer corner in said proposed easterly right-of-way line of US 77 and 371.11 feet right of Engineer's US 77 Baseline Station 1420 + 19.00, same also being the beginning of a Control of Access Line;
- (6) THENCE South 49 deg. 24 min. 28 sec. West along said proposed easterly right-of-way line of US 77, along

Parcel 16

Revision Dates: July 28, 2004  
November 20, 2002

said Control of Access Line, and severing said Jetton 115.9 acre tract, a distance of 139.40 feet to a 5/8" iron rod set for a second chamfer corner in said proposed right-of-way line, same being an angle corner in the East line of said 21.992 acre parcel and 271.00 feet right of Engineer's US 77 Baseline Station 1419 + 22.00;

- (7) THENCE South 03 deg. 28 min. 24 sec. West along said proposed easterly right-of-way line of US 77 and continuing along said Control of Access Line, a distance of 1,094.54 feet to a 5/8" iron rod set for another angle corner in said proposed right-of-way line, same being a second angle corner in said East line of 21.992 acre parcel and 288.00 feet right of Engineer's US 77 Baseline Station 1408 + 40.00;
- (8) THENCE South 03 deg. 31 min. 44 sec. West along said proposed easterly right-of-way line of US 77 and continuing along said Control of Access Line, a distance of 501.76 feet to a 5/8" iron rod set for another angle corner in said proposed right-of-way line, same being a third angle corner in said East line of 21.992 acre parcel and 317.55 feet right of Engineer's US 77 Baseline Station 1403 + 48.17;
- (9) THENCE South 13 deg. 37 min. 58 sec. West along said proposed easterly right-of-way line of US 77 and continuing along said Control of Access Line, at 453.04 feet pass the ending point for said Control of Access Line, same being opposite Engineer's US 77 Baseline Station 1399 + 00.00, for a total distance of 510.15 feet to the POINT OF BEGINNING, containing 21.992 acres (957,960 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 "Control of Access Line" to the transportation facility from the adjacent property.

Parcel 16

Revision Dates: July 28, 2004  
November 20, 2002

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

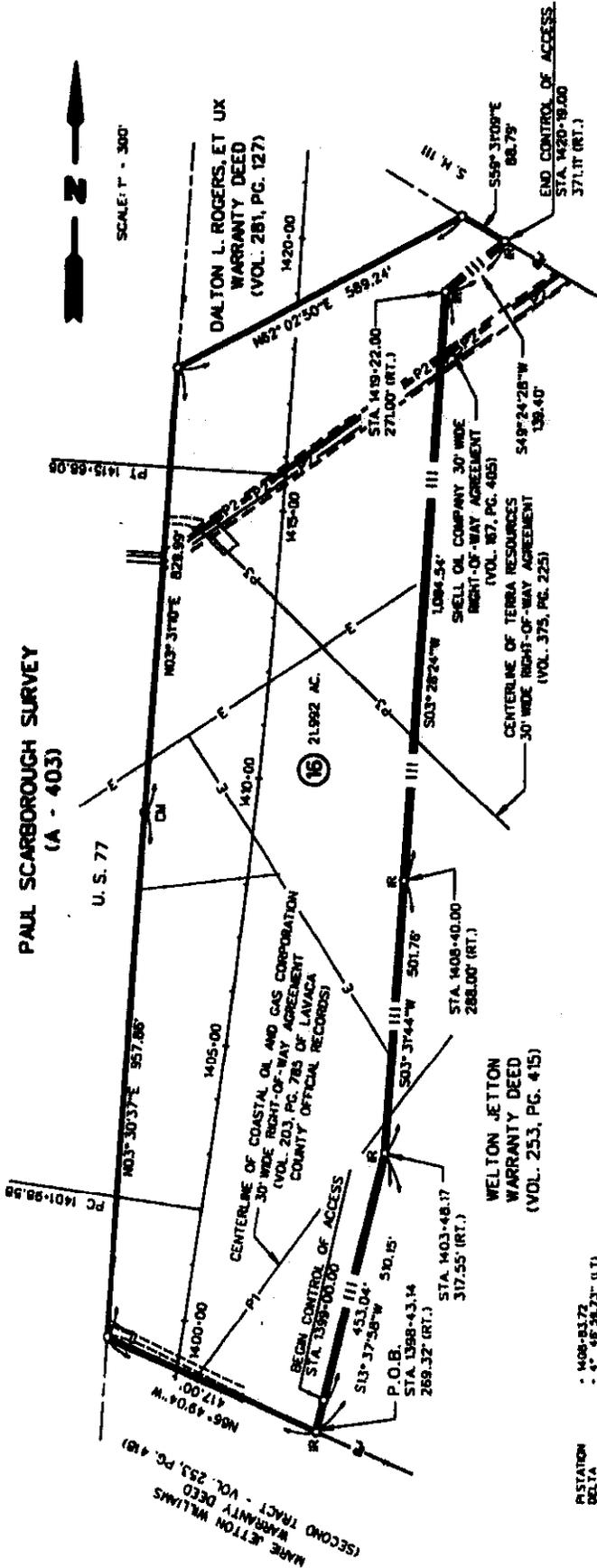


*Patrick C. Matussek*

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Patrick C. Matussek  
Registered Professional Land Surveyor  
License No. 4518, State of Texas  
Surveyed July 28, 2004

PAUL SCARBOROUGH SURVEY  
(A - 403)



SCALE: 1" = 300'

STATION DATA:  
DELTA: 1408-81.72  
ANGLE OF CURVE: 4° 48' 24.23" (L.T.)  
TANGENT: 665.14  
CHORD: 1308.48  
PC STATION: 1407-98.58  
PT STATION: 1415-88.08

LEGEND

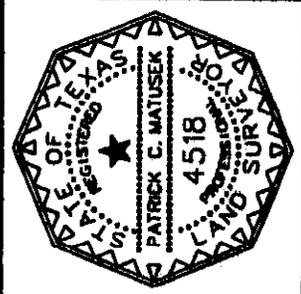
- 5/8" IRON ROD
- DEWITT ELECTRIC COOPERATIVE, INC.
- OVERHEAD POWER LINE
- P1 — COASTAL OIL AND GAS CORPORATION UNDERGROUND GAS PIPELINE
- P2 — SHELL WESTERN E & P, INC. UNDERGROUND GAS PIPELINE
- P3 — HUNT OIL COMPANY UNDERGROUND GAS PIPELINE
- EXISTING FENCE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- EASEMENT LINE
- CONTROL OF ACCESS LINE
- R-D-W. — RIGHT-OF-WAY
- P-D-B. — POINT OF BEGINNING
- ⊗ — PARCEL NUMBER

GENERAL NOTES

1. ALL DEED REFERENCES ARE TO LAVACA COUNTY DEED RECORDS UNLESS OTHERWISE NOTED.
2. 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
3. UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
4. ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

REVISION DATES:  
NOVEMBER 20, 2002, JULY 28, 2004

DIST. NAME	SURVEY PLAT OF		COUNTY
YOAKUM	PARCEL 16		LAVACA
ACCOUNT NO.	CSJ 0370-02-020		HWY. NO.
8013-01-073			U.S. 77
ROW TAKING	21.992 AC.		



**MET MAVERICK ENGINEERING, INC.**  
ONE O'CONNOR PLAZA EIGHTH FLOOR, VICTORIA, TX 77901  
PHONE (361) 576-0180 FAX (361) 576-2933

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

*Patrick C. Matussek*  
PATRICK C. MATUREK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4518, STATE OF TEXAS  
SURVEYED JULY 28, 2004

Account 8012-02-001  
Parcel 398E  
GF# 0131402

**EASEMENT PREAMBLE**

An easement for highway purposes, for the purposes of laying out, opening, constructing, operating, maintaining and reconstructing a highway facility thereon, together with necessary incidentals and appurtenances thereto, in, along, upon and across the tract or parcel of land in Harris County, Texas, more particularly described in the foregoing property description.

Parcel 398E  
Revised October, 2004  
Revised February, 1992  
August, 1990

County: Harris  
Highway: S.H. 249  
Project Limits: From Holderrieth Road To Hufsmith Road  
Account: 8012-2-1

Property Description For Parcel 398E

Being a 0.6171 acre (26,879 square feet) parcel of land situated in the John M. Hooper Survey, Abstract Number 375, Harris County, Texas being out of and a part of a called 3.201 acre tract as described in deed from Troy Stallones, et ux, Earleen Stallones to Houston Lighting and Power Company dated October 24, 1971, and recorded in Harris County Clerk's File Number D462827, Film Code Number 136-35-2041, said called 0.6171 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said called 3.201 acre tract, thence as follows:

South 87 degrees 21 minutes 42 seconds West, along a northerly line of said 3.201 acre tract, same being the south line of a called 30.954 acre tract as described in deed from Humble Products, Inc. to Frem F. Boustany, Jr., Trustee, dated February 5, 1981 and recorded under Harris County Clerk's File Number G856689, Film Code Number 177-93-0794, a distance of 664.84 feet to a 5/8 inch rod with TxDOT aluminum cap found for corner and lying on the proposed easterly right-of-way line of S.H. 249 (width varies), being on the arc of a curve to the left, same being the POINT OF BEGINNING of the herein described parcel and having surface coordinates of X=3,064,521.42 and Y=834,220.86;

- 1.) THENCE, southeasterly, along the said proposed easterly right-of-way line of S.H. 249, a distance of 81.10 feet along the arc of said curve to the left, having a central angle of 01 degrees 25 minutes 33 seconds, a radius of 3,259.04 feet, and whose chord bears South 15 degrees 35 minutes 50 seconds East, a distance of 81.10 feet to a 5/8 inch iron rod with TxDOT aluminum cap found at the southeast corner of the herein described parcel and lying on the south line of said 3.201 acre tract;

Parcel 398E  
Revised October, 2004  
Revised February, 1992  
August, 1990

- 2.) THENCE, South 87 degrees 23 minutes 32 seconds West (called South 87 degrees 24 minutes 46 seconds West), along the south line of said 3.201 acre tract and the herein described parcel, a distance of 376.45 feet to a 5/8 inch iron rod with TxDOT aluminum cap found at the southwest corner of the herein described parcel, lying on the proposed westerly right-of-way line of S.H. 249 and on the arc of a curve to the right;
- 3.) THENCE, northwesterly, along the said proposed westerly right-of-way line of S.H. 249, a distance of 72.41 feet along the arc of said curve to the right, having a central angle of 01 degrees 15 minutes 41 seconds, a radius of 3,289.04 feet, and whose chord bears North 15 degrees 12 minutes 50 seconds West, a distance of 72.39 feet to a 5/8 inch iron rod with TxDOT aluminum cap found at the northwest corner of the herein described parcel and lying on the northerly line of said 3.201 acre tract;
- 4.) THENCE, North 87 degrees 19 minutes 05 seconds East (called North 87 degrees 19 minutes 16 seconds West), along the north line of the herein described parcel and of said called 3.201 acre tract, a distance of 347.94 feet (called 348.01 feet) to a 2 inch iron pipe found for an interior corner of said 3.201 acre tract;
- 5.) THENCE, North 01 degrees 10 minutes 31 seconds West (called North 00 degrees 32 minutes 30 seconds West), a distance of 8.03 feet (called 7.95 feet) to a 5/8 inch iron rod found for a corner;
- 6.) THENCE North 87 degrees 36 minutes 09 seconds East (called North 87 degrees 21 minutes 42 seconds East), along the north line of the herein described parcel and the said called 3.201 acre tract, a distance of 25.88 feet (Called 25.73 feet) to the POINT OF BEGINNING and containing 0.6171 of one acre (26,879 square feet) of land. (All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American 1927 Datum. All distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.)

Parcel 398E  
Revised October, 2004  
Revised February, 1992  
August, 1990



*Michael L. Swan* 10-04

Michael L. Swan  
Registered Professional Land Surveyor  
Texas Registration Number 5551  
October, 2004

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

Access will be permitted to the easterly remainder abutting the highway facility along Call 1 and the westerly remainder along Call 3 of the foregoing property description.

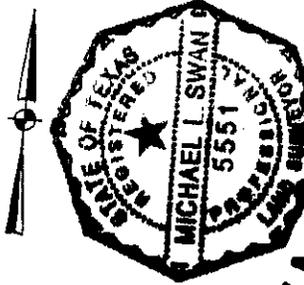
Revision: 10-04 Change 398JUP to 398E.  
2-92 Increase taking acreage.

JOHN M. HOOPER SURVEY

A-375

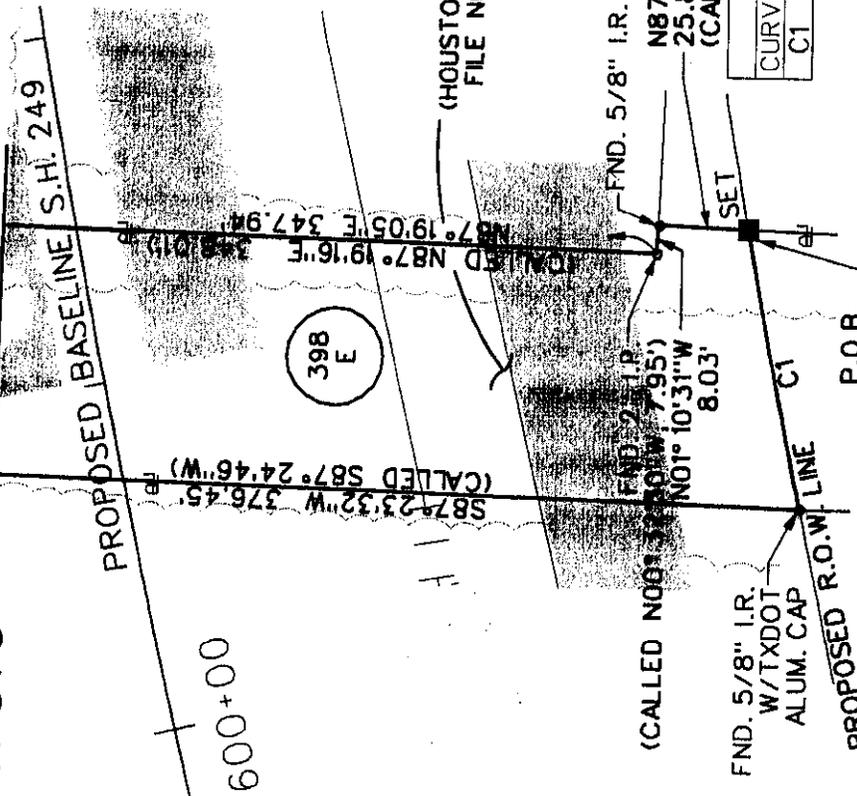
MATCHLINE

PROPOSED B CURVE DATA  
 P.I. STA. 604+85.31  
 Δ=32° 44'22"  
 D=01° 45'00"  
 R=3,274.04'  
 T=961.72'  
 L=1,870.82'  
 X=3,064,124.42  
 Y=834,486.80



*Michael L. Swan*  
 10-04

CENTERPOINT ENERGY  
 HOUSTON ELECTRIC, LLC  
 (HOUSTON LIGHTING AND POWER COMPANY)  
 FILE NO. D462827 F.C. NO. 136-35-2041  
 O.P.R.P.H.C.  
 OCTOBER 24, 1971



CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH   CHORD BEARING   CHORD
C1	3,259.04'	1° 25'33"	81.10'   S15° 35'50"E   81.10'

REVISED 10/04 CHANGE TO PARCEL 398E  
 REVISED 2/92 INCREASED TAKING

EXISTING	TAKING	REMAINING
3.201 Ac.	0.6171 Ac.	LEFT 3.201 Ac.
		RIGHT 26,879 Sq. Ft.

PARCEL PLAT  
 SHOWING PROPERTY OF  
 PARCEL 398E  
 HARRIS COUNTY  
 AUGUST, 1990

SH 249  
 SCALE 1" = 50'

CSJ 0720-03-076  
 prepared by:  
 COBOURN LINSEISEN & RATCLIFF, INC.  
 Tel. (713) 462-0993 Fax (713) 462-2732

REVISED 10/04 CHANGE TO PARCEL 398E  
 REVISED 2/92 INCREASED TAKING

CALLLED 1.998 ACRES  
 ANGELL FA-KOURI TO  
 H.C.C.F.No. R705134  
 A-K TEXAS VENTURE CAPITAL L.C.

- NOTES:
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN 1927 DATUM, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999870.
  - A PROPERTY DESCRIPTION OF EVEN DATE WAS MADE IN CONJUNCTION WITH THIS PARCEL PLAT.

■ - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP

ACCOUNT NO. 8012-2-1



Parcel 402D  
June 2001

County: Harris  
Highway: S.H. 249  
Project Limits: From Holderrieth Road To Hufsmith Road  
Account: 8012-2-1

**Property Description For Parcel 402D**

Being a 0.0127 of one acre (554 square feet) parcel of land in the Joseph House League, Abstract Number 34 in Harris County, Texas and being a portion of that certain 12.6629 acre tract of land consisting of a called 11.0100 acre tract of land as described in deed dated September 30, 1998 to Albertson's, Inc. by J.N. Warren, Trustee dated September 30, 1998 and recorded under Harris County Clerk's File Number T306397 and a called 1.6529 acre tract of land as described in deed dated October 1, 1998 to Albertson's, Inc. by Lloyd Hirsch and Frances Hirsch and recorded under Harris County Clerk's File Number T306398, said 0.0127 of one acre parcel being more particularly described as follows:

COMMENCING at a found angle iron in concrete at an interior corner of said called 11.0100 acre tract and the northwest corner of said called 1.6529 acre tract of land, thence as follows:

South 02 degrees 46 minutes 40 seconds East, along the east line of said 11.0100 acre tract and the west line of called 1.6529 acre tract, a distance of 344.01 feet to a TxDOT aluminum cap on a 5/8 inch iron rod set on the proposed easterly right-of-way line of S.H. 249 for the POINT OF BEGINNING of the herein described parcel having coordinates X=3,064,604.92 and Y=835,721.78;

- 1.) THENCE, South 02 degrees 46 minutes 40 seconds East, continuing along the common line of said 11.0100 acre tract and said called 1.6529 acre tract and the proposed easterly right-of-way line of SH 249, a distance of 6.00 feet to a found angle iron in concrete in the existing northerly right-of-way of F.M. 2920 (120 feet wide), for a southeast corner of said 11.0100 acre tract;
- 2.) THENCE, South 87 degrees 42 minutes 12 seconds West, along the south line of said 11.0100 acre tract and the existing northerly right-of-way line of said F.M. 2920, a distance of 89.84 feet to a TxDOT aluminum cap on a 5/8 inch iron rod set for corner;

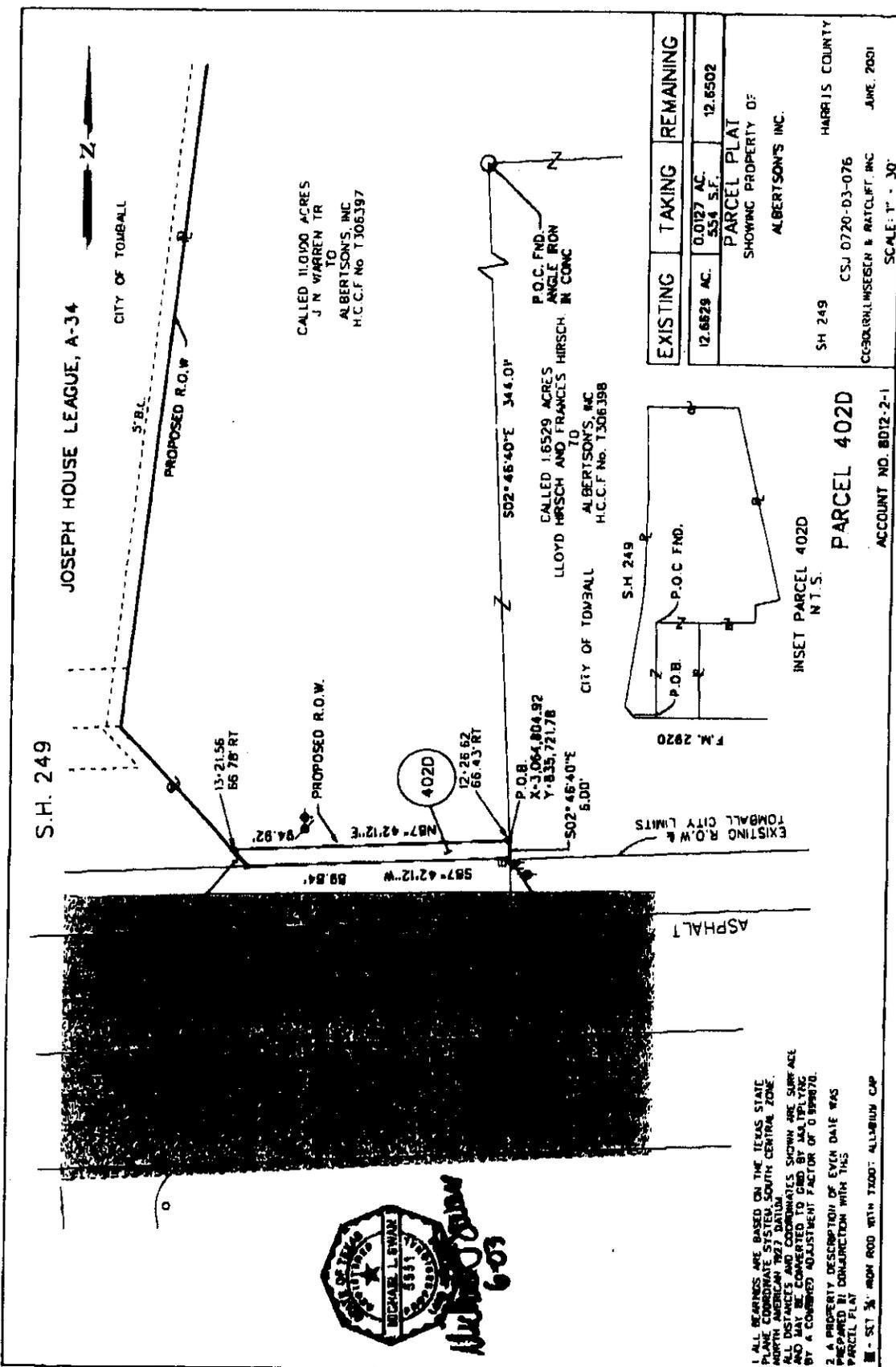
Parcel 402D  
June 2001

- 3.) THENCE, North 42 degrees 50 minutes 42 seconds West, a distance of 7.90 feet to a TxDOT aluminum cap on a 5/8 inch iron rod set on the proposed easterly right-of-way line of said S.H. 249;
- 4.) THENCE, North 87 degrees 42 minutes 12 seconds East, along the proposed northerly right-of-way line of FM 2920 a distance of 94.92 feet to the POINT OF BEGINNING and containing 0.0127 of one acre (554 square feet) of land. (All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone. All distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.)

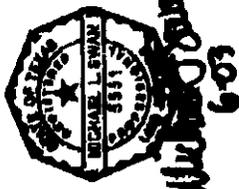
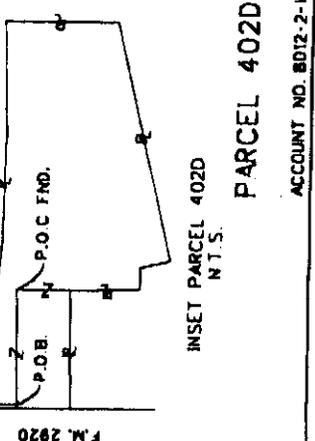


*Michael L Swan 6-03*  
Michael L. Swan  
Registered Professional Land Surveyor  
Texas Registration Number 5551  
June, 2003

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



EXISTING	TAKING	REMAINING
12.6829 AC.	0.0127 AC. 554 S.F.	12.6502
PARCEL PLAT SHOWING PROPERTY OF ALBERTSON'S INC.		
SH 249 HARRIS COUNTY		
CSJ 0720-03-076 JUNE, 2001		
C/O BARR/MLISENER & RATCLIFF, INC.		
SCALE: 1" = 30'		



1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM.  
 ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A CORRECTION FACTOR OF 0.999670.  
 2. A PROPERTY DESCRIPTION OF EVERY DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT  
 3. - SET 3/4" MON ROD WITH T300T ALLUMINIUM CAP

TABLE 1 LR  
PAGE 2

May, 2005  
Parcel 402D

Account No. 8012-02-001  
Harris County  
S.H. 249  
R.C.S.J.: 0720-03-076

**Access Clause**

Access will be permitted to the northerly remainder abutting the FM 2920 highway facility of the foregoing property description.

Access will not be permitted to the easterly remainder between a point being 92.26 feet from the most northwest corner and a point being 763.07 feet from the most northwest corner of the 12.6629 acre tract as described in instruments to Albertson's Inc., Harris County Clerk's File No. T306397 and T306398 abutting the SH 249 highway facility. Same being from a 5/8 inch iron rod with TxDOT aluminum cap set for the most northwest corner of said 12.6629 acre tract, south along the common line of SH 249 and the east line of said 12.6629 acre tract, a distance of 92.26 feet to a set 5/8 inch iron rod with TxDOT aluminum cap stamped "COA" and a distance of 763.07 feet from the most northwest corner of said 12.6629 acre tract to a set 5/8 inch iron rod with TxDOT aluminum cap stamped "COA".

County: Dallas  
Highway: I.H. 30  
R.O.W CSJ: 1068-04-132  
Account: 9118-01-031

July, 2003

Description for Parcel 14

BEING a 0.1926 acre tract of land situated in the David R. Cameron Survey, Abstract No. 296 in Dallas County, Texas and being a part of Lot 1-A, Block N/7171 of Westbrook Industrial Park, an addition to the City of Dallas per plat recorded in Volume 83016, Page 2199 of the Plat Records of Dallas County, Texas (PRDCT). Said Lot 1-A being owned by Lee Roy Westbrook and wife, Rosa Westbrook as evidenced by instrument of record in Volume 82068, Page 344, of the Deed Records of Dallas County, Texas (DRDCT). Said 0.1926 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at a set 5/8-inch iron rod with plastic cap marked "PBS&J" in the northwest right of way line of Jim Street, same being the southeast corner of said Lot 1-A and being in the existing west right of way line of State Highway Loop 12;

THENCE North 09°21'14" East, along the east line of said Lot 1-A and the existing west right of way line of Sate Highway Loop 12, a distance of 42.26 feet for the new west right of way line of State Highway Loop 12, and being the POINT OF BEGINNING;\*\*

- (1) THENCE North 09°28'14" West, along the new west right of way line of State Highway Loop 12, a distance of 356.64 feet;\*\*
- (2) THENCE South 52°32'35" West, along the new west right of way line of State Highway Loop 12, a distance of 9.87 feet to east right of way line of Quarry Street;\*\*
- (3) THENCE North 09°21'14" East, along the east right-of-way line of Quarry Street and along the new west right of way line of State Highway Loop 12, a distance of 28.69 feet to the northwest corner of said Lot 1-A;
- (4) THENCE South 80°38'46" East, along the existing west right of way line State Highway Loop 12 same being the north line of said Lot 1-A, a distance of 23.66 feet to the northeast corner of said Lot 1-A, from which a found ½ inch iron rod bears South 34°28'49" East, a distance of 0.96 feet
- (5) THENCE South 10°03'26" East, along the existing west right of way line of State Highway Loop 12, a distance of 295.38 feet;

County: Dallas  
Highway: LH 30  
R.O.W CSJ: 1068-04-132  
Account: 9118-01-031

July, 2003

Description for Parcel 14

- (6) THENCE South  $09^{\circ}21'14''$  West, along the existing west right of way line of State Highway Loop 12, a distance of 80.47 feet to the POINT OF BEGINNING, and containing 8,392 square feet or 0.1926 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.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

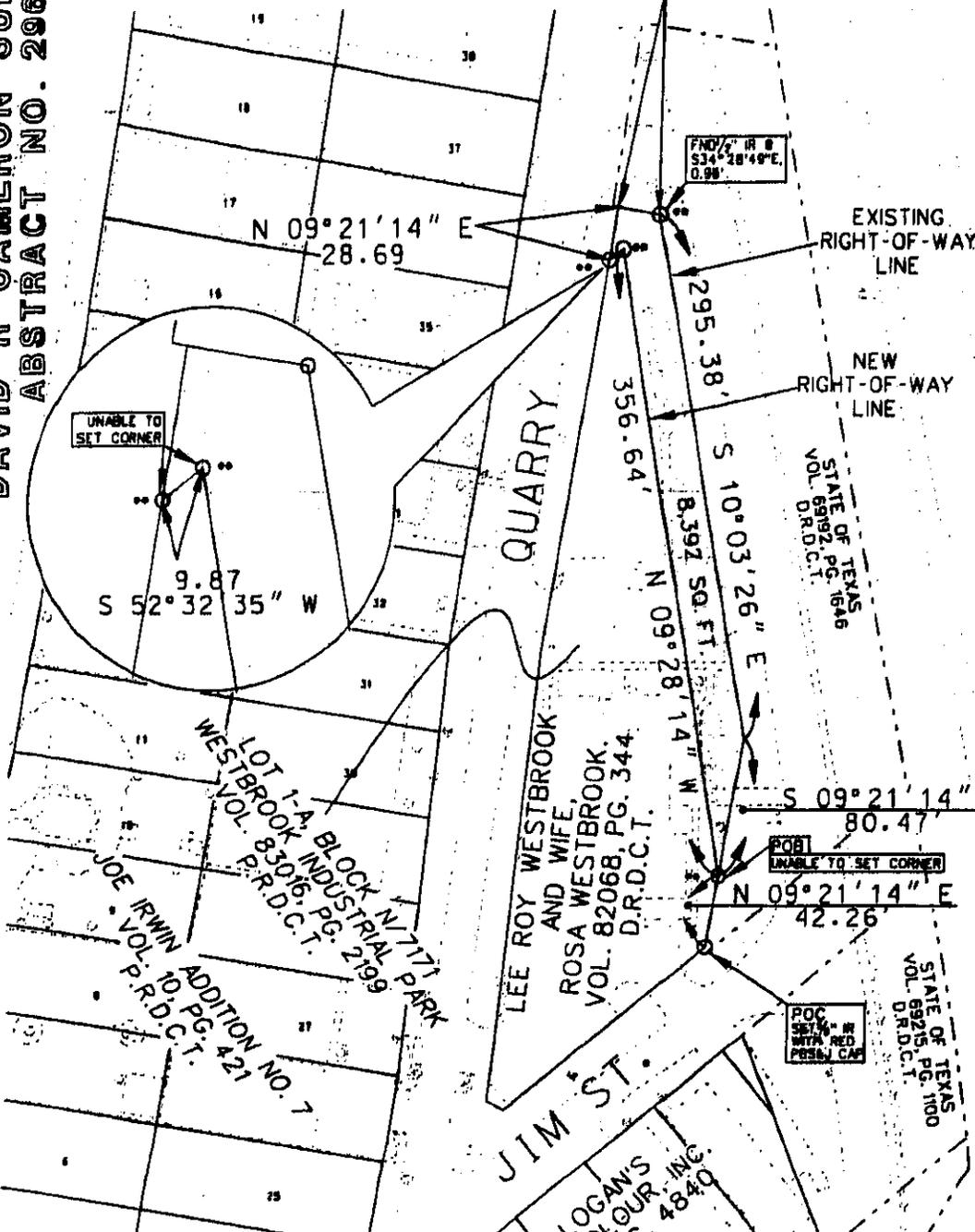
  
\_\_\_\_\_  
Don Randall Hughes      9-29-03  
Texas Registration No. 5345      Date

PBS&J  
5999 Summerside Drive  
Suite 202  
Dallas, Texas 75252  
Phone (972) 380-2605



DAVID R. CAMERON SURVEY  
ABSTRACT NO. 296

RICHEY S 80°38'46" E  
23.66'



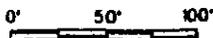
LEGEND

- EXIST. ROW LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"

- - T-DOOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
- ⊙ - T-DOOT BRONZE DISK SET IN CONCRETE

•• THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY T-DOOT.

GRAPHIC SCALE



A PLAT OF A SURVEY OF  
PARCEL 14  
FOR INTERSTATE HIGHWAY 30  
A 8,392 SQ. FT. (0.1926 AC.)  
TRACT OF LAND IN THE  
DAVID R. CAMERON SURVEY  
ABSTRACT NO. 296  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1983 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY T-DOOT CONVERSION FACTOR OF 1.000136506.

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



*Don Randall Hughes* 9-29-03

**County: Dallas**  
**Highway: I.H. 30 @ Loop 12 Interchange**  
**R.O.W. CSJ: 1068-04-132**  
**Parcel 14**

**Access Clause**

**Access will be permitted to the west remainder abutting the highway facility along Call 1 & 2 of the foregoing property description.**