

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	Robertson	SH 6	0049-06-070	18
2	Robertson	SH 6	0049-06-070	26
3	Marion	US 59	0062-05-056	6 Pt.1A
4	Marion	US 59	0062-05-056	73 Pts.1&2
5	Gregg	SH 135	0377-01-041	36

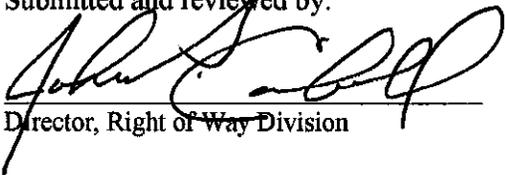
**TEXAS TRANSPORTATION COMMISSION  
MINUTE ORDER**

VARIOUS Counties  
VARIOUS Districts

**CONTROLLED ACCESS**

<u>EXHIBIT</u>	<u>COUNTY</u>	<u>HIGHWAY</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
A	Hidalgo	US 83	0039-17-144	8
B	Hidalgo	US 83	0039-17-144	69A
C	Hidalgo	US 83	0039-17-144	71
D	Hidalgo	US 83	0039-17-144	73
E	Hidalgo	US 83	0039-17-144	82
F	Hidalgo	US 83	0039-17-144	100
G	Hidalgo	US 83	0039-17-144	127
H	Travis	SH 71	0113-13-086	59A
I	Travis	SH 71	0113-13-086	64A
J	Travis	SH 71	0113-13-086	65A
K	Bell	LP 363	0184-04-042	4
L	Dallas	IH 35	0196-03-231	27
M	Dallas	IH 35	0196-03-231	29
N	Harris	IH 10	0271-06-100	390
O	Williamson	SH 130	0440-05-007	1133
P	Travis	SH 130	0440-06-008	305C
Q	Travis	SH 130	0440-06-008	314
R	Travis	SH 130	0440-06-008	318
S	Travis	SH 130	0440-06-008	393
T	Travis	SH 130	0440-06-008	1221AC
U	Travis	SH 130	0440-06-008	1308
V	Travis	SH 130	0440-06-008	1332
W	Travis	SH 130	0440-06-008	1333
X	Johnson	SH 121	0504-05-002	92
Y	Dallas	IH 635	2374-02-115	35
Z	Dallas	IH 635	2374-02-115	56
AA	Bexar	Wurzbach Pkwy	8000-15-007	20
BB	Bexar	Wurzbach Pkwy	8000-15-007	22
CC	Bexar	Wurzbach Pkwy	8000-15-007	33/33E

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Executive Director

**110285 OCT 27 05**

Minute Number	Date Passed
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County: Robertson  
Parcel No.: 18  
Highway: State Highway 6  
Limits: From FM 1644 in Calvert  
To SH 6 / US 79 Interchange North of Hearne  
CSJ: 0049-06-070

PROPERTY DESCRIPTION FOR PARCEL 18

DESCRIPTION OF A 0.24 ACRE (10,387 SQUARE FEET) TRACT OF LAND LOCATED IN THE H. G. MORGAN SURVEY, ABSTRACT No. 219, ROBERTSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.003 ACRE TRACT OF LAND CONVEYED TO CHARLES E. WEGWERT AND WIFE, TERRY J. WEGWERT AS EVIDENCED BY THE DEED RECORDED IN VOLUME 592, PAGE 21 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, SAID 0.24 ACRE (10,387 SQUARE FEET) TRACT 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 (N=10,334,067.39, E=3,447,807.54) set in the Proposed Southwest right-of-way line of State Highway 6 (SH 6) being in the common southeast line of said called 3.003 acre tract and the northwest line of a called 3 acre tract of land conveyed to James M. Scarmardo as evidenced by the deed recorded in Volume 414, Page 346 of said Deed Records, from which a fence corner found for the common south corner of said called 3.003 acre tract and the west corner of said called 3 acre Scarmardo tract bears South 57°35'22" West [called South 60°00'44" West], a distance of 949.32 feet and a 5/8 inch iron rod with cap marked "ARS" set bears South 57°35'22" West, a distance of 100.00 feet;

1.) **THENCE**, NORTH 37°07'15" WEST, departing said common line, along said Proposed Southwest right-of-way line of SH 6 and across said called 3.003 acre tract, a distance of 128.05 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the common northwest line of said called 3.003 acre tract and the southeast line of a called 8.06 acre tract of land (Third Tract), conveyed to Wegwert Welding Service, Inc. as evidenced by the deed recorded in Volume 362, Page 749 of said Deed Records;

2.) **THENCE**, NORTH 57°32'30" EAST [called North 60°00'00" East], departing said Proposed Southwest right-of-way line of SH 6 and along said common line, a distance of 80.98 feet to a calculated point for the common north corner of said called 3.003 acre tract and the west corner of said called 8.06 acre tract, being in the existing southwest right-of-way line of SH 6 (a 100' right-of-way) as conveyed to Robertson County as evidenced by the deed recorded in Volume 93, Page 138 of said Deed Records;

3.) **THENCE**, SOUTH 37°27'44" EAST [called South 35°00'23" East], departing said common line and along the common northeast line of said 3.003 acre tract and said existing southwest right-of-way line of SH 6, a distance of 128.18 feet to a calculated point for the common east corner of said called 3.003 acre tract and the north corner of said called 3 acre Scarmardo tract, from which a 1/2 inch iron rod found bears North 82°03'50" West, a distance of 0.87 feet;

4.) **THENCE**, SOUTH 57°35'22" WEST [called South 60°00'44" West], departing said common line and along the common southeast line of said called 3.003 acre tract and the northwest line of said called 3 acre Scarmardo tract, a distance of 81.75 feet to the **POINT OF BEGINNING** and containing 0.24 acres (10,387 square feet) of land, more or less.

All bearings and coordinates are based upon the Texas State Plane Coordinate system, Central Zone, NAD 83 (93). All distances and coordinates cited herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00012.

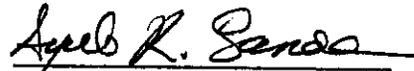
A plat of even survey date accompanies this legal description.

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

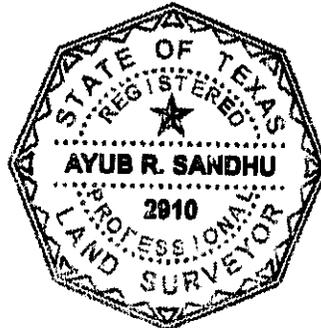
That I, Ayub R. Sandhu, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

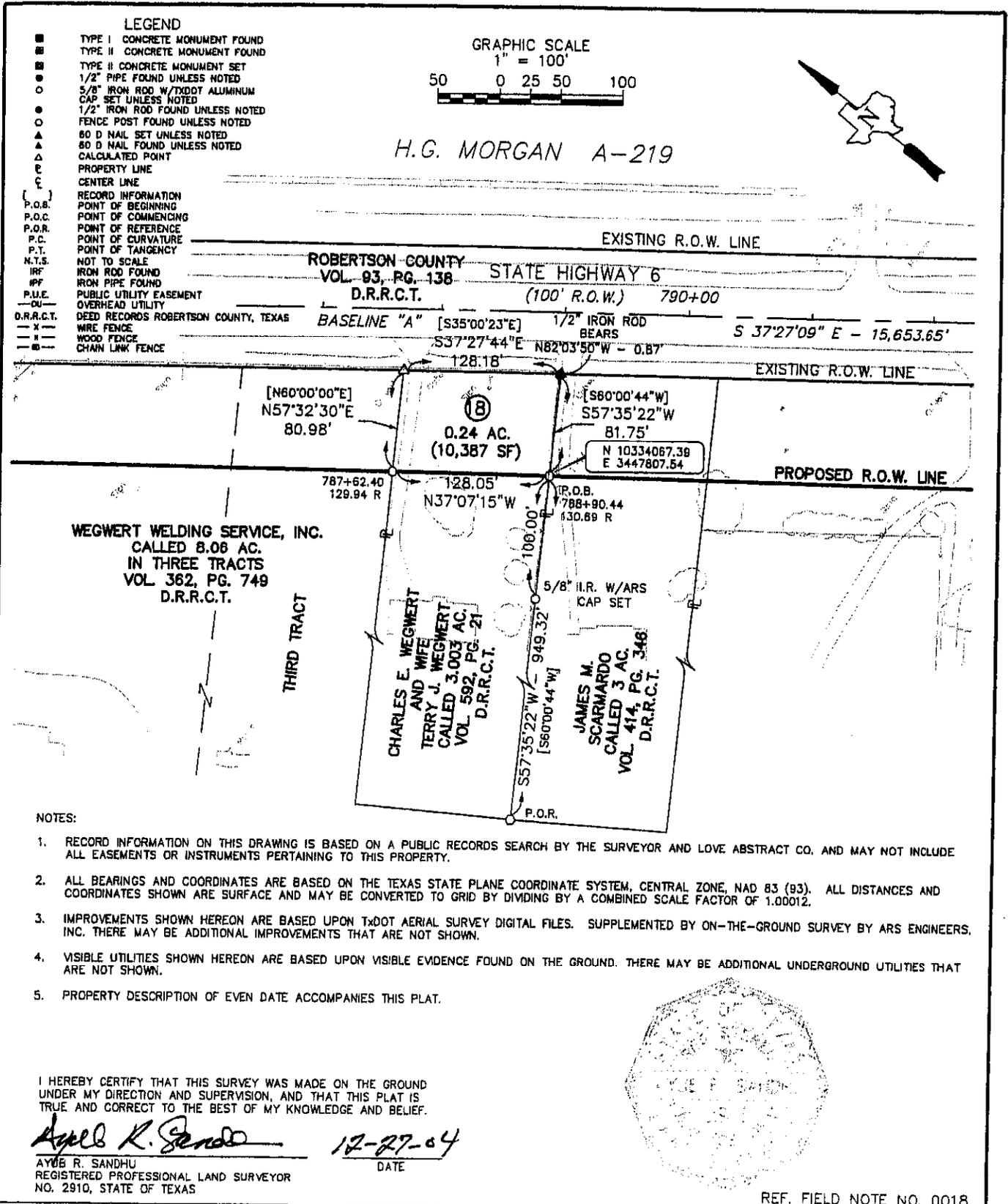
WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 27th day of December 2004 A.D.

ARS Engineers, Inc.  
5910 N. Central Expressway Suite 1000  
Dallas, Texas 75206  
Phone No.: (214) 739-3152



Ayub R. Sandhu  
Registered Professional Land Surveyor  
No. 2910 - State of Texas





<p><b>ARS</b> Engineers, Inc.</p>	<p>5910 N. CENTRAL EXPRESSWAY SUITE 1000 (214) 739-3152 FAX (214) 739-3169 DALLAS, TEXAS 75206</p>	<p>PARCEL 18 STATE HIGHWAY 6 ROBERTSON COUNTY CSJ NO. 0049-06-070</p>
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**(Addendum)**

**Access Clause**

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

**County:** Robertson  
**Parcel No.:** 26  
**Highway:** State Highway 6  
**Limits:** From FM 1644 in Calvert  
To SH 6 / US 79 Interchange North of Hearne  
**CSJ:** 0049-06-070

**PROPERTY DESCRIPTION FOR PARCEL 26**

DESCRIPTION OF A 5.21 ACRE (227,035 SQUARE FEET) TRACT OF LAND LOCATED IN THE H. G. MORGAN SURVEY, ABSTRACT No. 219, ROBERTSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 30.0 ACRE TRACT OF LAND CONVEYED TO LABRON FULLER, JR. AS EVIDENCED BY THE DEED RECORDED IN VOLUME 706, PAGE 535 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, SAID 5.21 ACRE (227,035 SQUARE FEET) TRACT 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 (N=10,331,136.12, E=3,449,941.85) set in the Proposed Southwest right-of-way line of State Highway 6 (SH 6) being in the common northwest line of said remainder of a called 30.0 acre tract and the southeast line of the remainder of the East 1/2 of a called 30 acre tract conveyed to James Kinney, Jr. as evidenced by the deed recorded in Volume 131, Page 251 of said Deed Records, from which a 3/8 inch iron rod found for the west corner of said Kinney tract bears South 58°16'46" West (Called North 60° East), a distance of 849.82 feet and North 33°48'48" West, a distance of 1,095.22 feet, and also a 5/8 inch iron rod with cap marked "ARS" set for reference in the east line of said Fuller tract bears South 58°16'46" West, a distance of 100.00 feet;

1.) **THENCE**, NORTH 58°16'46" EAST, (Called North 60° East), departing said Proposed Southwest right-of-way line of SH 6 and along said common line, a distance of 171.08 feet to a Type I monument found for the common north corner of said remainder of a called 30.0 acre tract and the east corner of said remainder of the East 1/2 of a called 30 acre tract, being in the existing southwest right-of-way line of SH 6 (variable width ROW) as conveyed to the State of Texas by the deed recorded in Volume 106, Page 480 of said Deed Records;

2.) **THENCE**, SOUTH 37°27'44" EAST, departing said common line and along the common northeast line of said remainder of a called 30.0 acre tract and said existing southwest right-of-way line of SH 6, a distance of 79.91 feet to a calculated point for an angle point, said point being the north corner of a tract of land conveyed to the State of Texas for right-of-way for SH 6 as evidenced by the deed recorded in Volume 243, Page 827 of said Deed Records;

3.) **THENCE**, SOUTH 28°44'55" EAST, continuing along said common line, a distance of 202.33 feet to a calculated point for an angle point;

4.) **THENCE**, SOUTH 37°27'44" EAST, continuing along said common line, at a distance of 871.43 feet passing a Type I TxDOT monument found, continuing along said common line, at a distance of 877.92 feet passing a 1/2 inch iron rod found, continuing along said common line in all, a total distance of 881.57 feet to a calculated point for the east corner of said remainder of a called 30.0 acre tract being in the northwest line of a tract of land conveyed to the State of Texas for right-of-way for SH 6 as evidenced by the deed recorded in Volume 243, Page 816 of said Deed Records;

**MINUTE ORDER EXHIBIT 2**  
**PAGE 2 OF 5**

5.) **THENCE**, SOUTH 56°24'21" WEST, (called South 60° West), departing said common line and along the common southeast line of said remainder of a called 30.0 acre tract and said existing southwest right-of-way line of SH 6, at a distance of 20.05 feet passing a calculated point for the north corner of a called 411.813 acre tract of land conveyed to Homer R. Callaway as evidenced by the deed recorded in Volume 334, Page 019 of said Deed Records, continuing along the common southeast line of said remainder of a called 30.0 acre tract and the northwest line of said called 411.813 acre tract, in all, a total distance of 227.93 feet to a Type II TxDOT monument set at an angle point in said Proposed Southwest right-of-way line of SH 6;

**THENCE**, departing said common line, along said Proposed Southwest right-of-way line of SH 6 and across said remainder of a called 30.0 acre tract the following courses and distances:

6.) NORTH 34°46'21" WEST, a distance of 673.50 feet to a Type II TxDOT monument set for an angle point;

7.) NORTH 28°12'24" WEST, a distance of 333.46 feet to a Type II TxDOT monument set for an angle point;

8.) NORTH 36°32'16" WEST, a distance of 161.37 feet to the **POINT OF BEGINNING** and containing 5.21 acres (227,035 square feet) of land, more or less.

All bearings and coordinates are based upon the Texas State Plane Coordinate system, Central Zone, NAD 83 (93). All distances and coordinates cited herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00012.

A plat of even survey date accompanies this legal description.

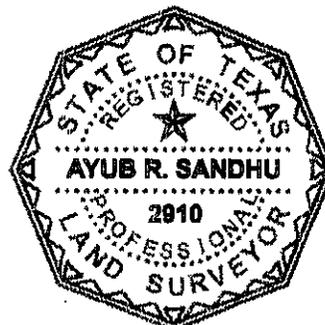
THE STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF DALLAS         §

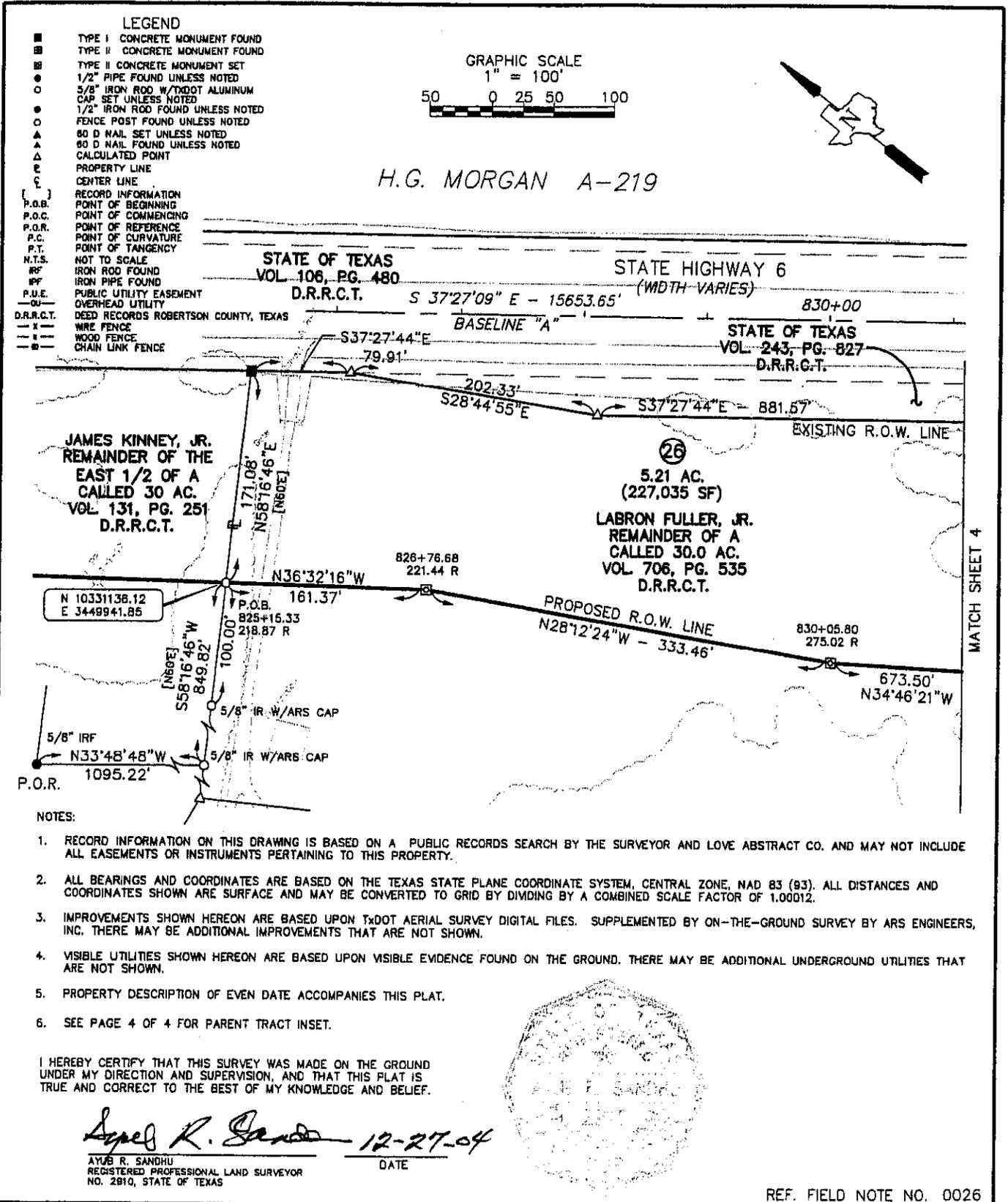
That I, Ayub R. Sandhu, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 27th day of December 2004 A.D.

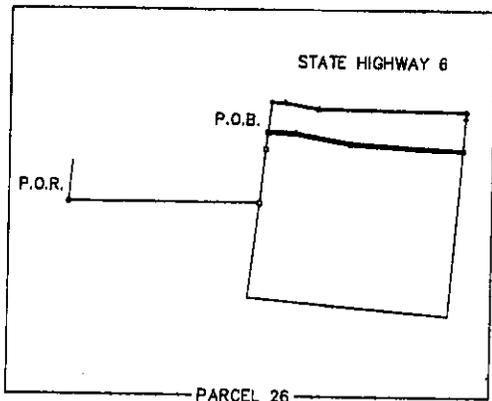
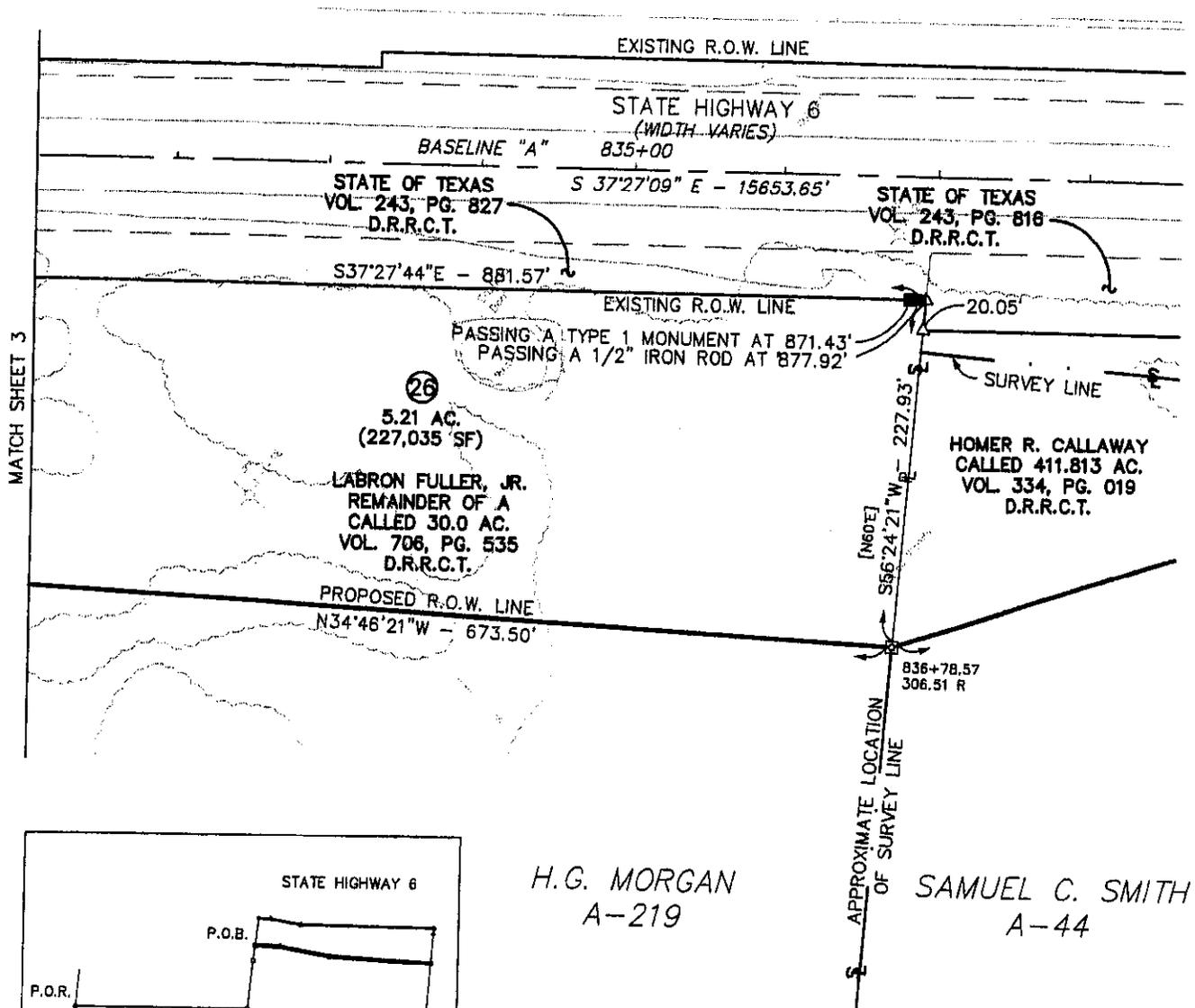
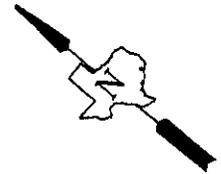
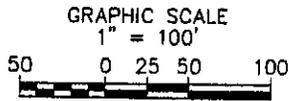
ARS Engineers, Inc.  
5910 N. Central Expressway Suite 1000  
Dallas, Texas 75206  
Phone No.: (214) 739-3152

  
\_\_\_\_\_  
Ayub R. Sandhu  
Registered Professional Land Surveyor  
No. 2910 - State of Texas





	5910 N. CENTRAL EXPRESSWAY SUITE 1000 (214) 739-3152 FAX (214) 739-3169 DALLAS, TEXAS 75206	PARCEL 26 STATE HIGHWAY 6 ROBERTSON COUNTY CSJ NO. 0049-06-070
	ARS Engineers, Inc.	



REF. FIELD NOTE NO. 0026

**ARS**  
Engineers, Inc.

5910 N. CENTRAL EXPRESSWAY SUITE 1000  
(214) 739-3152 FAX (214) 739-3169  
DALLAS, TEXAS 75208

PARCEL 26  
STATE HIGHWAY 6  
ROBERTSON COUNTY  
CSJ NO. 0049-06-070

**(Addendum)**

Access Clause

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

**MINUTE ORDER EXHIBIT 3**  
**PAGE 1 OF 5**

**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* 4/4/04  
Leo M. Delatorre RPLS No. 5113  
Revised: March 22, 2004

**FIELD NOTES FOR PARCEL 6 Part 1A**

Being 1.665 acres of land, more or less, out of a 10.00 acre tract of land described in a deed dated October 3, 2003 from Wendy Baker to Dennis Parker, et al, recorded in Volume 670, Page 682, Marion County Deed Records (M.C.D.R.), situated in the John A. McKinney Survey, Abstract No. 260, Marion County, Texas; said 1.665 acre tract being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found for the southwest corner of said 10.00 acre tract and being an ell corner of a certain 12.992 acre tract of land described in a deed dated October 24, 2000 from Jackson Family Trust to John Robert Grubbs, et ux, recorded in Volume 625, Page 868, M.C.D.R.; **THENCE** as follows:

N 87° 54' 22" E, along the south line of said 10.00 acre tract and an interior line of said 12.992 acre tract, a distance of 622.75 feet to a 3/8 inch iron rod with cap set in the proposed west right of way line of US Highway 59 for the southwest corner and **POINT OF BEGINNING** of the herein described tract; said point being 225.30 feet right at a right angle from the proposed survey centerline of US Highway 59, hereinafter referred to as the "survey centerline" at survey centerline station 97+11.26;

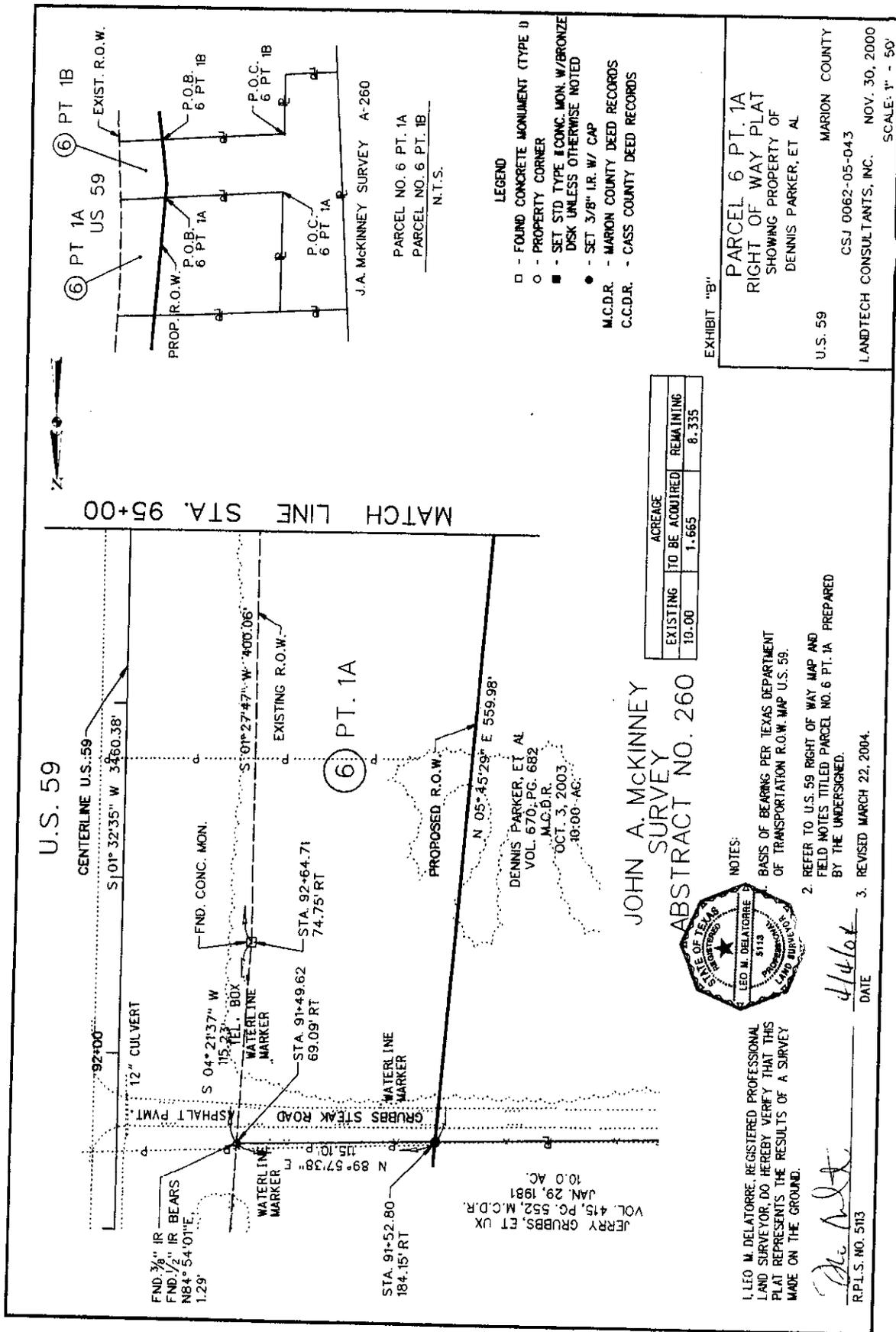
- 1.) **THENCE** N 05° 45' 29" E, continuing along the proposed west right of way line of said US Highway 59, a distance of 559.98 feet to a 3/8 inch iron rod with cap set in the south line of certain 10.00 acre tract described in a deed dated January 29, 1981 from International Paper Company to Jerry Grubbs, et ux, recorded in Volume 415, Page 552, M.C.D.R., for the northwest corner of the herein described tract; said point being 184.15 feet right at a right angle from survey centerline station 91+52.80;

**Parcel 6 Part 1A**

- 2.) **THENCE** N 89° 57' 38" E, along the south line of said 10.00 acre tract, a distance of 115.10 feet to a 3/8 inch iron rod (from which a found 1/2 inch iron rod bears N 84° 54' 01" E, 1.29 feet) found in the existing west right-of-way line of said US Highway 59 for the southeast corner of said 10.00 acre tract; said point being 69.09 feet right at a right angle from survey centerline station 91+49.62;
- 3.) **THENCE** S 04° 21' 37" W, along the existing west right-of-way line of said US Highway 59, a distance of 115.23 feet to a concrete right-of-way marker (Type I) found for an angle point; said point being 74.75 feet right at a right angle from survey centerline station 92+64.71;
- 4.) **THENCE** S 01° 27' 47" W, continuing along the existing west right-of-way line of said US Highway 59, a distance of 400.06 feet to a concrete right-of-way marker (Type I) found for an angle point; said point being 74.19 feet right at a right angle from survey centerline station 96+64.77;
- 5.) **THENCE** S 01° 12' 24" E, continuing along the existing west right-of-way line of said US Highway 59, a distance of 36.82 feet to a 5/8 inch iron rod found for the southeast corner of said 10.00 acre tract; said point being 72.42 feet right at a right angle from survey centerline station 97+01.54;
- 6.) **THENCE** S 87° 54' 22" W, along the south line of said 10.00 acre tract and an interior line of said 12.992 acre tract, a distance of 153.19 feet to the **POINT OF BEGINNING** and containing 1.665 acres 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 6 Part 1A", made by Leo M. Delatorre, Registered Professional Land Surveyor on November 30, 2000 (Revised March 22, 2004).



MATCH LINE STA. 95+00



**(Addendum)**

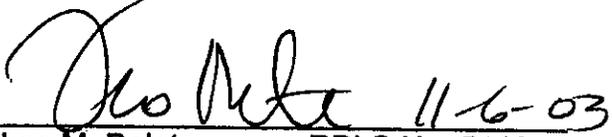
**Access Clause**

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

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 RPLS No. 5113  
November 30, 2000

**FIELD NOTES FOR PARCEL 73, PART 1**

Being 2.347 acres of land, more or less, out of certain 226.55 acre tract described in a deed dated August 30, 1974 from Jesse M. Deware, III, to Erick K. Lang recorded in Volume 358, Page 53, Marion County Deed Records (M.C.D.R.), situated in the Reuben Bennington Survey Abstract No. 24, Marion County, Texas; said 2.347 acre tract of land being more particularly described as follows:

**COMMENCING** at a 5 inch metal fence post found for the northwest corner of a certain 9.994 acre tract described in a deed dated September 20, 1955 from J. M. Deware, Jr., to Scurlock Oil Company, recorded in Volume 200, Page 92, M.C.D.R.; **THENCE** as follows:

S 82° 13' 53" E, along the north line of said 9.994 acre tract, a distance of 877.34 feet to a 3/8 inch iron rod with cap set in the proposed west right-of-way line of US Highway 59 for the most southwesterly corner and **POINT OF BEGINNING** of the herein described tract; said point being in a curve to the right whose center bears N 59° 08' 44" E, 2039.86 feet; said point also being 130.00 feet right and radial from the proposed survey centerline of US Highway 59, hereinafter referred to as the "survey centerline" at survey centerline station 310+15.14;

- 1.) **THENCE** along the proposed west right-of-way line of said US Highway 59 and around said curve to the right with a radius of 2039.86 feet, an arc length of 1028.56 feet, a central angle of 28° 53' 25", and a chord bears N 16° 24' 33" W, 1017.70 feet to a concrete monument with bronze disk (Type II) set for the end of said curve; said point being 130.00 feet right and radial from survey centerline station 300+52.13;

**Parcel 73, Part 1**

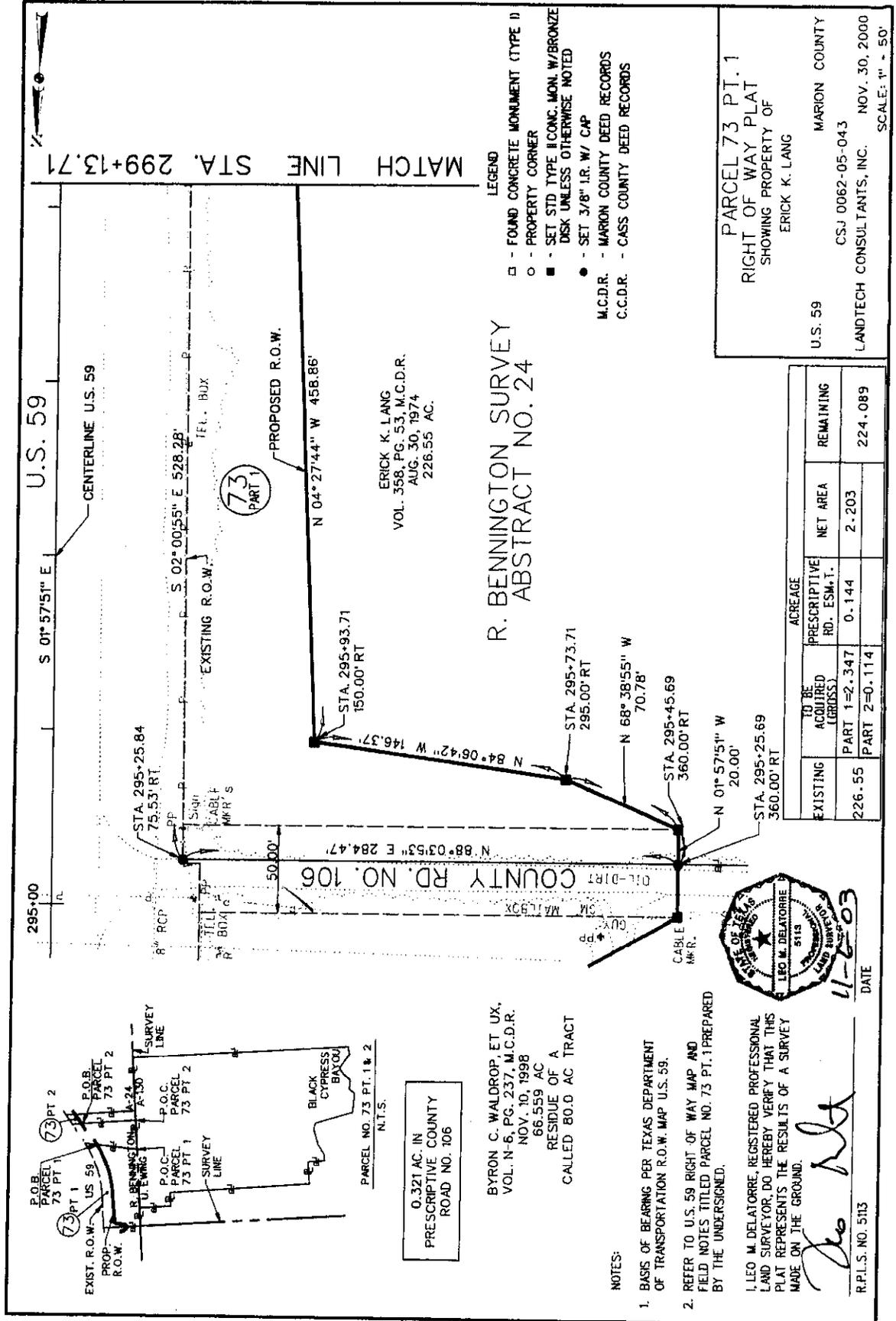
- 2.) **THENCE** N 04° 27' 44" W, continuing along the proposed west right-of-way line of said US Highway 59, a distance of 458.86 feet to a concrete monument with bronze disk (Type II) set for an angle point; said point being 150.00 feet right at a right angle from survey centerline station 295+93.71;
- 3.) **THENCE** N 84° 06' 42" W, continuing along the proposed west right-of-way line of said US Highway 59, a distance of 146.37 feet to a concrete monument with bronze disk (Type II) set for an angle point; said point being 295.00 feet right at a right angle from survey centerline station 295+73.11;
- 4.) **THENCE** N 68° 38' 55" W, continuing along the proposed west right-of-way line of said US Highway 59, a distance of 70.78 feet to a concrete monument with bronze disk (Type II) set for an angle point; said point being 360.00 feet right at a right angle from survey centerline station 295+45.69;
- 5.) **THENCE** N 01° 57' 51" W, continuing along the proposed west right-of-way line of said US Highway 59, a distance of 20.00 feet to a 3/8 inch iron rod with cap set in the north line of said 226.55 acre tract and the south line of a 66.559 acre residue of a called 80.0 acre tract described in a deed dated November 10, 1998 from First National Bank of Jefferson to Byron C. Waldrop, et ux, recorded in Volume N-6, Page 237, M.C.D.R.; said point being 360.00 feet right at a right angle from survey centerline station 295+25.69;
- 6.) **THENCE** N 88° 03' 53" E, along the common line of said 66.559 acre residual tract and of said 226.55 acre tract, a distance of 284.47 feet to a 3/8 inch iron rod with cap set in the existing west right-of-way line of said US Highway 59 for the northeast corner of the herein described tract; said point being 75.53 feet right at a right angle from survey centerline station 295+25.84;
- 7.) **THENCE** S 02° 00' 55" E, along the existing west right-of-way line of said US Highway 59, a distance of 528.28 feet to a concrete monument (Type I) found for the beginning of a curve to the left whose center bears N 87° 59' 13" E, 1984.86 feet; said point being 75.06 feet right and radial from survey centerline station 300+54.04;
- 8.) **THENCE** continuing along the existing west right-of-way line of said US Highway 59 and around said curve to the left with a radius of 1984.86 feet, an arc length of 1043.09 feet, a central angle of 30° 06' 37", and a chord bears S 17° 04' 05" E, 1031.13 feet to a 3/8 inch iron rod with cap set (from which a found 2-1/2 inch iron pipe bears S 82° 13' 53" E, 3.28 feet) for the southeasterly corner of the herein described tract; said point being 75.20 feet right and radial from survey centerline station 310+57.65;

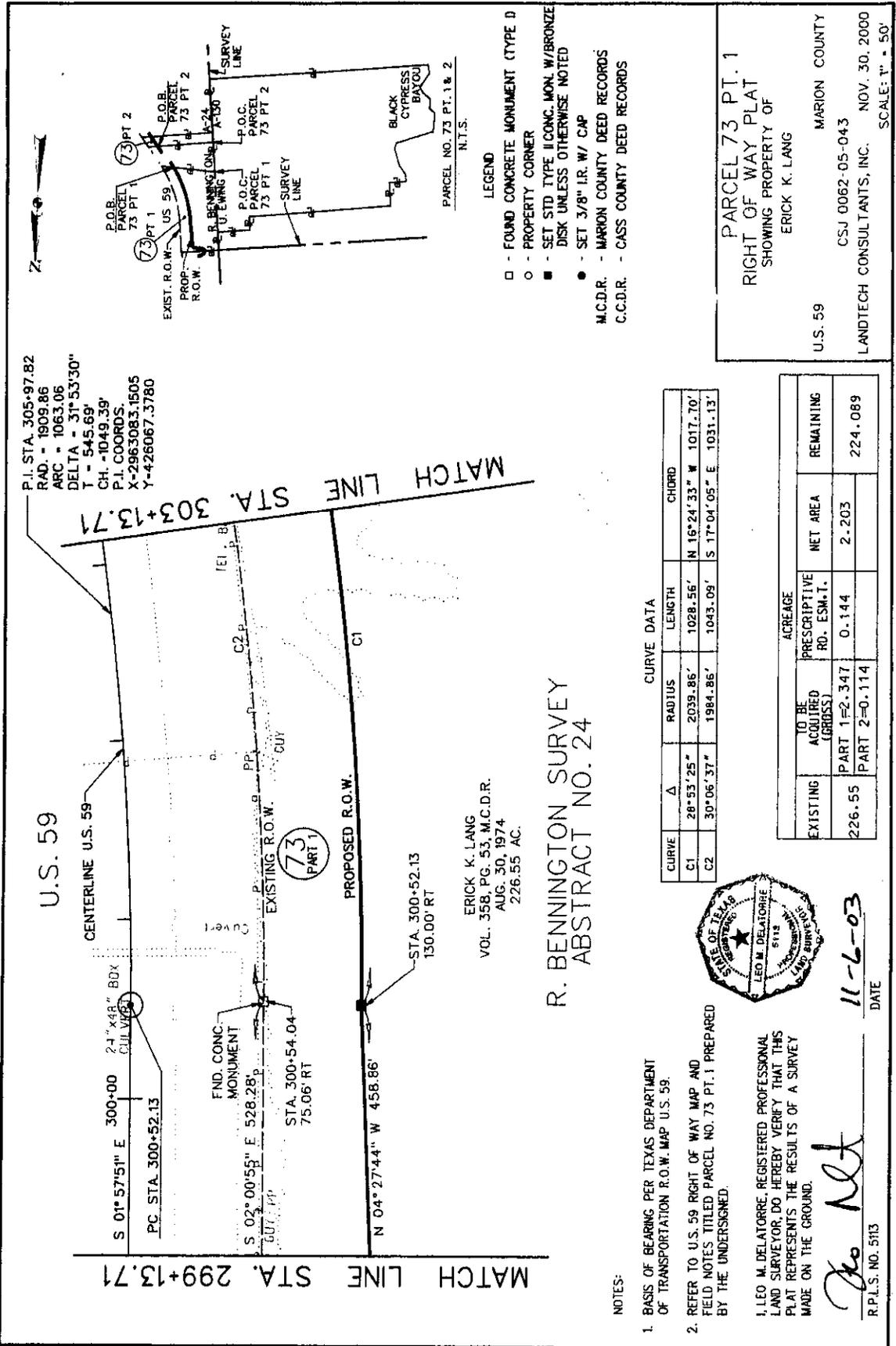
**Parcel 73, Part 1**

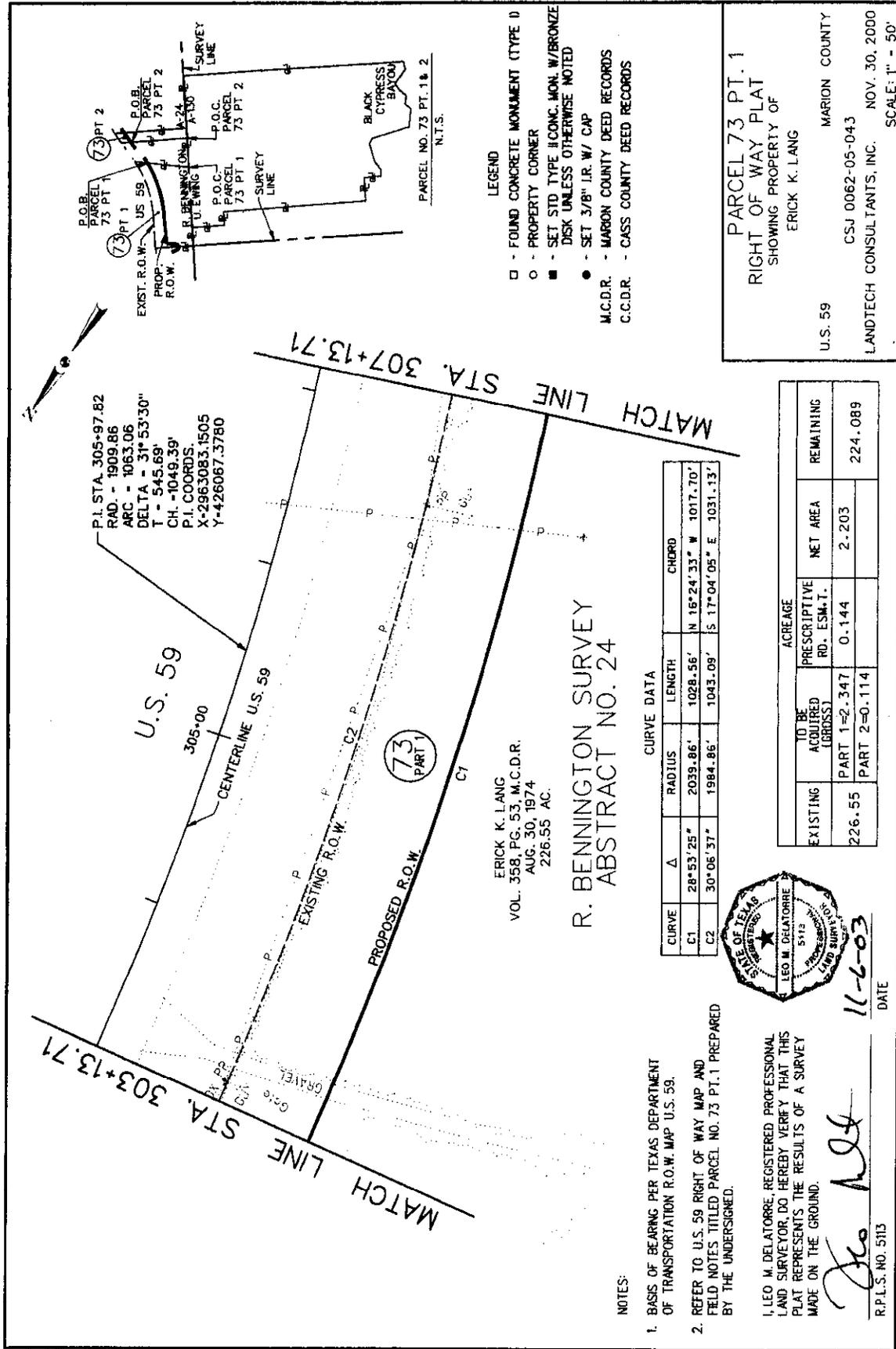
- 9.) **THENCE** N 82° 13' 53" W, along the north line of the above mentioned 9.994 acre tract, a distance of 70.77 feet to the **POINT OF BEGINNING** and containing 2.347 acres of land of which 0.144 of an acre of land is within County Road No. 106 right of way leaving a net area of 2.203 acres of land.

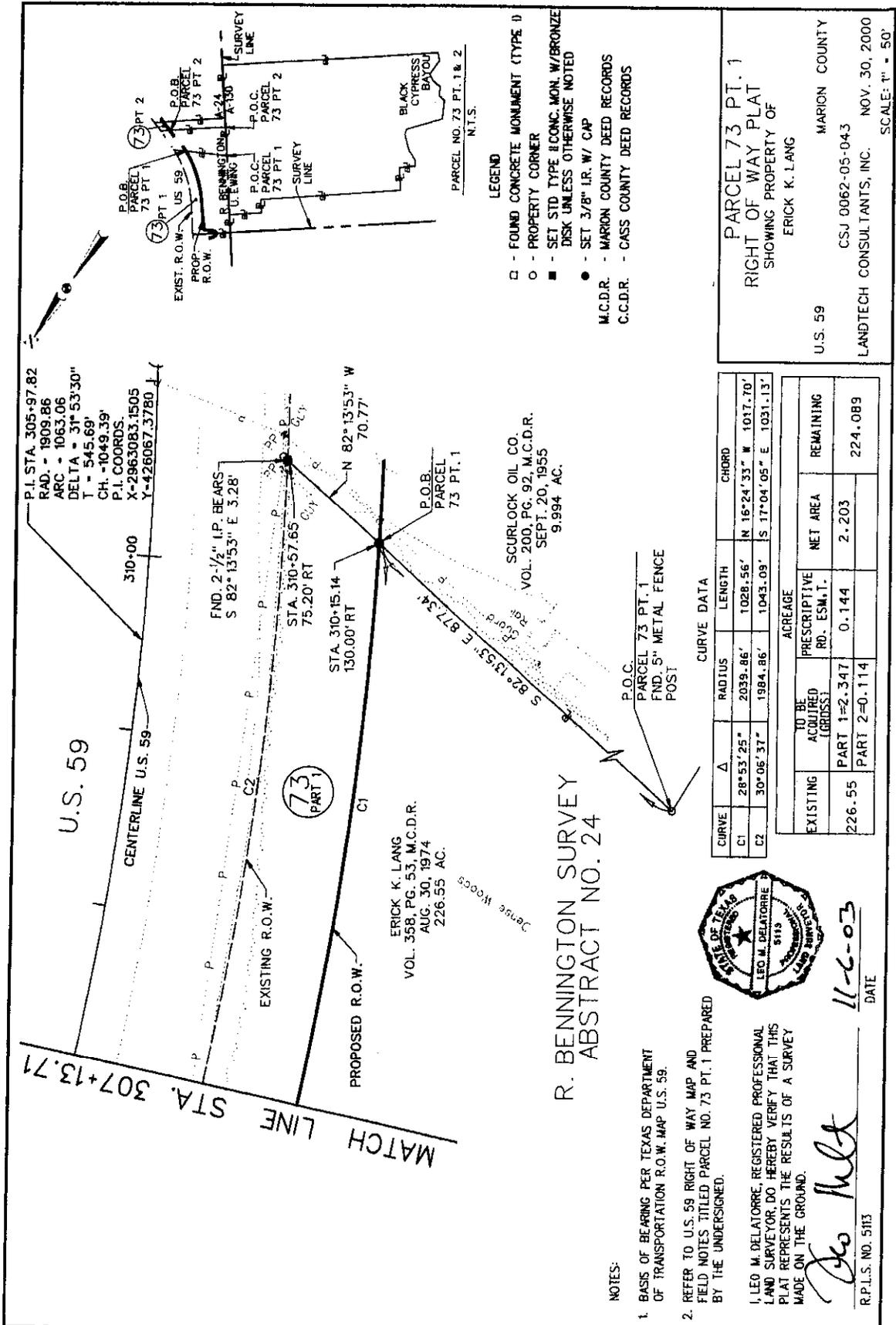
**BASIS OF BEARINGS-** Texas Department of Transportation Right-of-Way Map for US 59.

This description is based on the Right of Way Map of US Highway 59, and the individual plat titled "PARCEL 73, PART 1", made by Leo M. Delatorre, Registered Professional Land Surveyor on November 30, 2000.









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 RPLS No. 5113  
November 30, 2000

**FIELD NOTES FOR PARCEL 73, PART 2**

Being 0.114 of an acre of land, more or less, out of certain 226.55 acre tract described in a deed dated August 30, 1974 from Jesse M. Deware, III, to Erick K. Lang recorded in Volume 358, Page 53, Marion County Deed Records (M.C.D.R.), situated in the Reuben Bennington Survey Abstract No. 24, Marion County, Texas; said 0.114 of an acre tract of land being more particularly described as follows:

**COMMENCING** at a 5 inch metal fence post found for the southwest corner of a certain 9.994 acre tract described in a deed dated September 20, 1955 from J. M. Deware, Jr., to Scurlock Oil Company, recorded in Volume 200, Page 92, M.C.D.R.; **THENCE** as follows:

N 87° 30' 50" E, along the south line of said 9.994 acre tract, a distance of 1118.23 feet to a 3/8 inch iron rod with cap set in the proposed west right-of-way line of US Highway 59 for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract; said point being 100.00 feet right at a right angle from the proposed survey centerline of US Highway 59, hereinafter referred to as the "survey centerline" at survey centerline station 314+43.23;

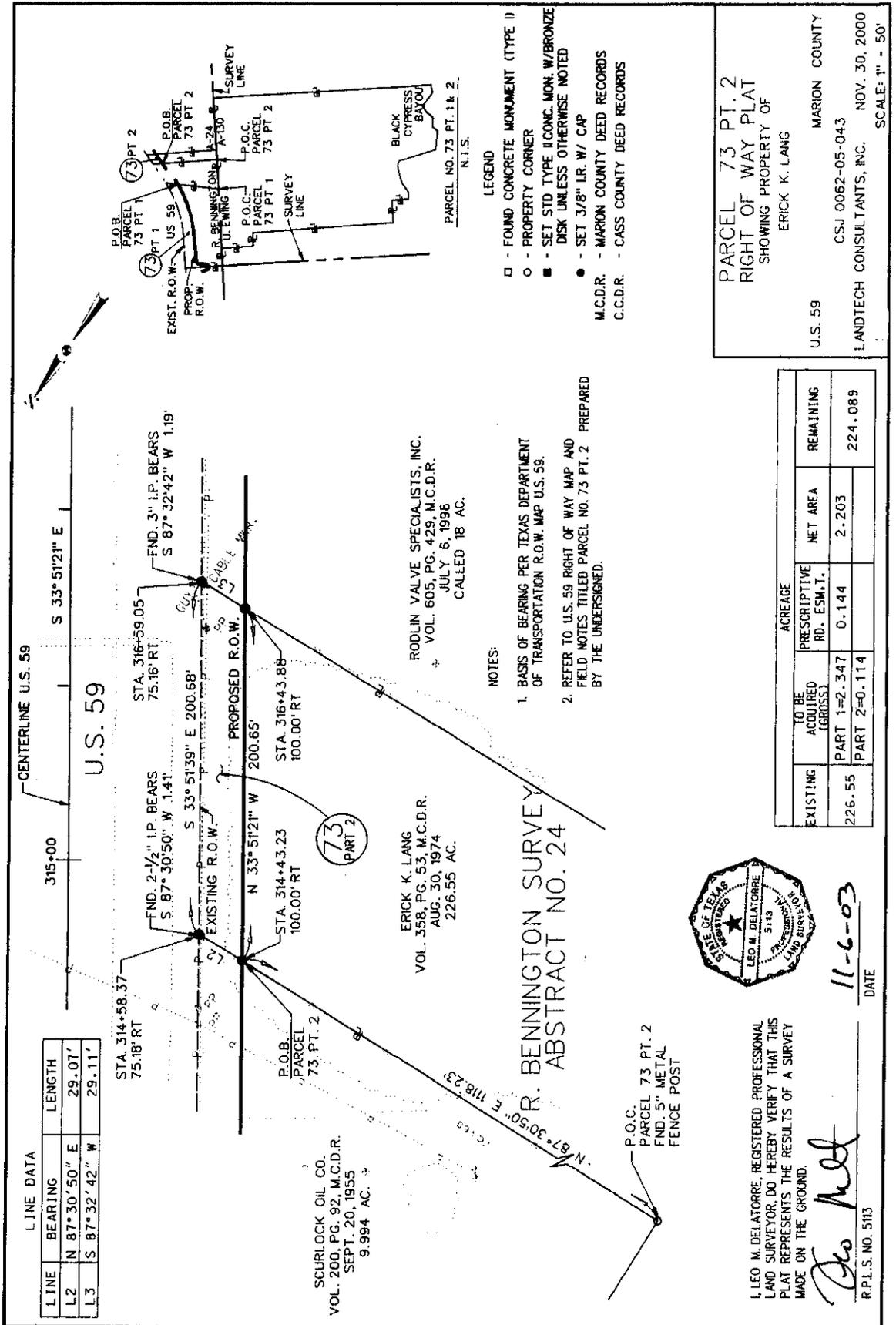
- 1.) **THENCE** N 87° 30' 50" E, continuing along the south line of said 9.994 acre tract, a distance of 29.07 feet to a point (from which a found 2-1/2 inch iron pipe bears S 87° 30' 50" W, 1.41 feet) in the existing southwesterly right-of-way line of said US Highway 59 for the northeasterly corner of the herein described tract; said point being 75.18 feet right at a right angle from survey centerline station 314+58.37;
- 2.) **THENCE** S 33° 51' 39" E, along the existing southwesterly right-of-way line of said US Highway 59, a distance of 200.68 feet to a point (from which a found 3 inch iron pipe bears S 87° 32' 42" W, 1.19 feet) for the southeasterly corner of the herein described tract; said point being 75.16 feet right and radial from survey centerline station 316+59.05;

**Parcel 73, Part 2**

- 3.) **THENCE S 87° 32' 42" W**, along the north line of a called 18.0 acre tract described in a deed dated July 6, 1998 from Mary Gately to Rodlin Valve Specialists, Inc., recorded in Volume 605, Page 429, M.C.D.R., a distance of 29.11 feet to a 3/8 inch iron rod with cap set in the proposed southwesterly right-of-way line of said US Highway 59 for the southwesterly corner of the herein described tract; said point being 100.00 feet right at a right angle from survey centerline station 316+43.88;
- 4.) **THENCE N 33° 51' 21" W**, along the proposed southwesterly right-of-way line of said US Highway 59, a distance of 200.65 feet to the **POINT OF BEGINNING** and containing 0.114 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 73, PART 2", made by Leo M. Delatorre, Registered Professional Land Surveyor on November 30, 2000.

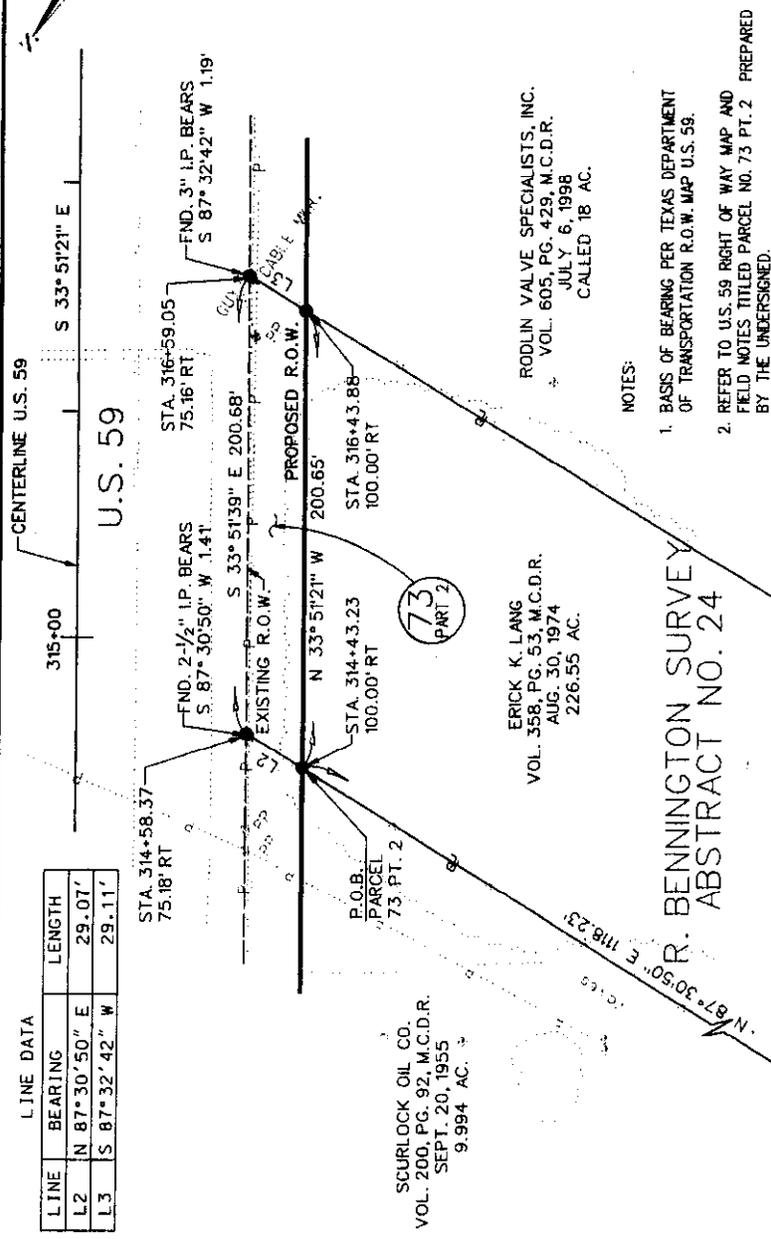


PARCEL 73 PT. 2  
 RIGHT OF WAY PLAT  
 SHOWING PROPERTY OF  
 ERICK K. LANG  
 U.S. 59  
 MARION COUNTY  
 CSJ 0062-05-043  
 LANDTECH CONSULTANTS, INC. NOV. 30, 2000  
 SCALE: 1" = 50'



I, LEO M. DELATORRE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY VERIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND.

*Leo M. Delatorre*  
 R.P.L.S. NO. 5113  
 DATE 11-6-03



**(Addendum)**

**Access Clause**

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

Highway: S.H. 135  
County: Gregg  
CSJ: 0377-01-041

Parcel: 36

**LAND DESCRIPTION: PARCEL 36**

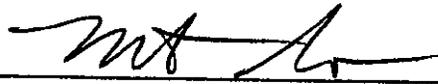
Being a 0.129 of an acre tract of land located in the B. Anderson Survey Abstract 6, Gregg County, Texas, and being part of a residue of a called 80 acre tract as described by a Deed to Wash Vaults, dated October 26, 1882, recorded in Volume G, Page 338 in the Deed Records of Gregg County, Texas. Said 0.129 of an acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a Type II ROW Monument set for corner at the intersection of the proposed east right of way line of State Highway 135 with the north right of way line of County Road 3477 (Wilkins Road), and being at proposed Engineers Centerline Station 371+80.55, 350.05 feet right, from which a 1/2 inch iron rod found in the east line of said 80 acre tract, same being the southwest corner of a tract described to Edward Blackstone, et ux, bears North 74 deg. 05 min. 55 sec. East, a distance of 2,122.02 feet;

- (1) **THENCE** South 72 deg. 31 min. 20 sec. West along said north right of way line, a distance of 200.11 feet to a 1/2 inch iron rod set for corner in the existing east right of way line of State Highway 135;
- (2) **THENCE** North 56 deg. 41 min. 52 sec. West along said existing east right of way line, a distance of 54.65 feet to a Type II ROW Monument set for corner at the intersection of the proposed east right of way line of State Highway 135;
- (3) **THENCE** North 78 deg. 04 min. 41 sec. East along said proposed east right of way line, a distance of 142.70 feet to a Type II ROW Monument set for corner;
- (4) **THENCE** North 89 deg. 38 min. 17 sec. East continuing along said proposed east right of way line, a distance of 96.92 feet to the **PLACE OF BEGINNING** containing 0.129 acre of land.

Distances shown hereon are surface distances. To convert grid coordinates to surface coordinates, use a surface adjustment factor of 1.00009127333.

A plat of even date herewith accompanies this legal description.

  
\_\_\_\_\_  
Monty Nixon  
Registered Professional Land Surveyor No. 5542

11/23/04  
Date



BEARING BASIS IS TEXAS STATE  
PLANE COORDINATE SYSTEM, GRID  
NORTH CENTRAL ZONE, NAD 83  
ADJUST GRID COORDINATES TO  
SURFACE USING A SURFACE  
FACTOR OF 1.00009127333.

SCALE 1" = 60'

**B. ANDERSON SURVEY  
A-6**

(36)

0.129 ACRES

RESIDUE CALL 80 ACRES  
HEIRS OF WASH VAULTS  
VOL. G, PG. 338  
10-26-1882  
D.R.G.C.T.

372+31.83  
117.18' RT.

RESIDUE CALL 12.72 ACRES  
FRANCIS R. MARTINI ET UX  
VOL. 1979, PG. 433  
11-18-88  
D.R.G.C.T.

EXIST. ROW

P.O.B.  
371+80.55  
350.05' RT.

372+12.60  
258.58' RT.

PROPOSED ROW  
N 78°04'41" E 142.70'

N 56°41'52" E  
54.65'

(36)

EXIST. ROW

N 89°38'17" E  
96.92'

S 72°31'20" W 200.11'

C.R. 3477 (WILKINS RD.)  
80' R.O.W.

EXIST. ROW

1/2" IRON ROD (FND) EBL CALL 80 AC.,  
S.W.C. EDWARD BLACKSTONE ET UX TRACT  
VOL. 2020, PG. 206 BEARS N 74°05'55" E  
2,122.02'

374+00

S.H. 135

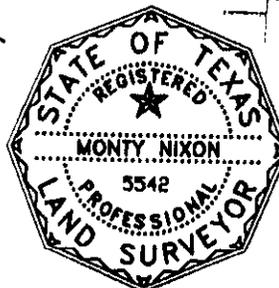
N 19°40'09" W

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT  
OF A TITLE REPORT AND MAY NOT INCLUDE ALL EASEMENTS  
OR INSTRUMENTS PERTAINING TO THESE TRACTS.  
PROPOSED CENTERLINE SHOWN HEREON BASED ON APPROVED  
TXDOT DESIGN SCHEMATIC.  
SEE LAND DESCRIPTION WITH SAME DATE.  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE  
GROUND UNDER MY SUPERVISION.

*Monty Nixon* 11/23/04  
DATE

MONTY NIXON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5542

SUMMIT SURVEYING, LTD.  
2040 DEERBROOK DR. TYLER, TX.  
(903) 561-9544



- TYPE II ROW MON SET
- 1/2" IRON ROD SET

PARCEL PLAT  
PARCEL 36  
S.H. 135  
SHOWING PROPERTY OF  
HEIRS OF WASH VAULTS  
GREGG COUNTY, TEXAS

**(Addendum)**

**Access Clause**

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

September, 2000  
Parcel 8

County: Hidalgo  
Account No.: 8021-01-067  
CSJ No.: 0039-17-144  
Highway: U.S. 83 Expressway  
Grantor: Reynaldo Casares, DDS

FIELD NOTES FOR PARCEL 8

Being 0.057 of one acre (2,500 square feet) of land, situated in the Ildefonso Ramirez Porcion 79, Abstract No. 584, Hidalgo County, Texas, being part of that certain Lot 6, Frontage Road Subdivision, as shown on plat thereof recorded in Volume 26, Page 107, Map Records of Hidalgo County, Texas, conveyed to Reynaldo Casares, DDS, by deed dated November 19, 1986, recorded in Volume 2388, Page 358, Deed 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 point on the westerly line of said Lot 6, being the northeasterly corner of that certain Lot 5, Frontage Road Subdivision, conveyed to Jose J. Ocampo, Jr., by deed dated June 11, 1998, recorded in Document No. 685455, Official Public Records of Hidalgo County, Texas, from which a found 3/8 inch iron rod bears N 29° 44' 54" E, a distance of 0.57 feet, thence as follows;

SOUTH 08°33'42" WEST, with the easterly line of Lot 5, being the westerly line of Lot 6, a distance of 175.00 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS Surveying, Inc.", set for the POINT OF BEGINNING, being on the proposed north right of way line of U.S. 83 Expressway, based on 250.00 feet wide, having surface coordinates of X=1,011,030.48 and Y=16,613,238.06. 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;

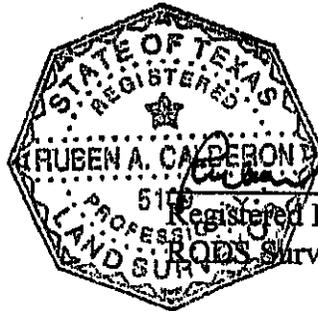
1. THENCE, SOUTH 81°26'18" EAST, with the proposed north right of way line of US83 Expressway, a distance of 100.00 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS Surveying, Inc.", set on the easterly line of said Lot 6, being the westerly line of Lot 7 of said Frontage Road Subdivision, being conveyed to Albert Trigo, et ux, by a deed dated October 29, 1991 and recorded in Volume 3159, Page 711, of the Deed Records of Hidalgo County, Texas, for corner
2. THENCE, SOUTH 08°33'42" WEST, with the common line between said Lots 6 and 7, a

September, 2000  
Parcel 8

distance of 25.00 feet, to a point for corner on the existing north right of way line of US83 Expressway, based on 200.00 feet wide;

3. THENCE, NORTH 81°26'18" WEST, with the existing north right of way line of U.S. 83 Expressway, a distance of 100.00 feet, to the southwesterly corner of said Lot 6, being the southeasterly corner of said Lot 5, from which a found 1/2 inch iron rod bears, N 14°10'27" E, a distance of 0.62 feet;
4. THENCE, NORTH 08°33'42" EAST, with the common line of said Lot 5 and Lot 6, 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*  
Registered Professional Land Surveyor  
RODS Surveying, Inc.

Job No: 067-99017001

Parcel Drawing 99017001 Map1\cad\83par08.dgn



**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 8

**CONTROL OF ACCESS CLAUSE:**

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

September, 2000  
Parcel 69A

County: Hidalgo  
Account No: 8021-01-067  
CSJ No: 0039-17-144  
Highway No: U.S. 83 Expressway  
Grantor: Pedro Conchas

FIELD NOTES FOR PARCEL 69A

All that certain 0.067 of one acre (2.906 square feet) of land, situated in the Los Ejidos De Reynosa Viejo Grant Abstract No. 70, Hidalgo County, Texas, and being part of and out of that certain 0.50 acre tract, out of the west end of that certain Lot A, as shown on the plat of the Loma Linda Heights Subdivision and recorded in Volume 23, Page 32, of the Map Records of Hidalgo County, Texas, said 0.50 acre tract, conveyed to Pedro Conchas by a deed dated August 22, 2000 recorded in Document # 901222, of the Official Public Records of Hidalgo County, Texas, said 0.067 of one acre (2.906 square feet) of land, being more particularly described by metes and bounds as follows:

COMMENCING for a point of reference at the southwesterly corner of said Lot A, and lying on the easterly line of that certain 1.03 acre tract, as shown on plat of the St. Louis Groves Subdivision and recorded in Volume 8, Page 47, of the Map Records of Hidalgo County, Texas, as conveyed to Ana Laura Gonzalez by a deed dated February 3, 1999 recorded in Document No. 752068, of the official Public Records of Hidalgo County, Texas, from which a 1/2 inch iron rod found bears N 44°48'57" E, a distance of 0.81 feet, thence as follows;

NORTH 08° 55' 44" EAST, with the easterly line of said 1.03 acre tract, and the westerly line of said Lot A, a distance of 161.96 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=1,016,472.92 and Y=16,612,165.12. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. THENCE, NORTH 08° 55' 44" EAST, continuing with said common line of said 1.03 acre tract and said Lot A, a distance of 25.00 feet, to the existing south right of way line of the US83 Expressway, for corner;
2. THENCE, SOUTH 81° 25' 28" EAST, with the existing south right of way line of said US83 Expressway, a distance of 116.25 feet to the northeasterly corner of said 0.50 acre tract;
3. THENCE, SOUTH 08° 55' 44" WEST, with said easterly line of said 0.50 acre tract, a

**MINUTE ORDER EXHIBIT B**  
**PAGE 2 OF 4**

September, 2000  
Parcel 69A

distance of 25.00 feet, to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for corner on the proposed south right of way line of said US83 Expressway;

4. THENCE, NORTH 81° 25' 28" WEST, with the proposed south right of way line of said US83 Expressway, a distance of 116.25, to the POINT OF BEGINNING and containing 0.067 of one acre (2,906 square feet) of land more or less.

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



*Ruben A. Calderon*

Registered Professional Land Surveyor  
RODS Surveying, Inc.

9/26/05

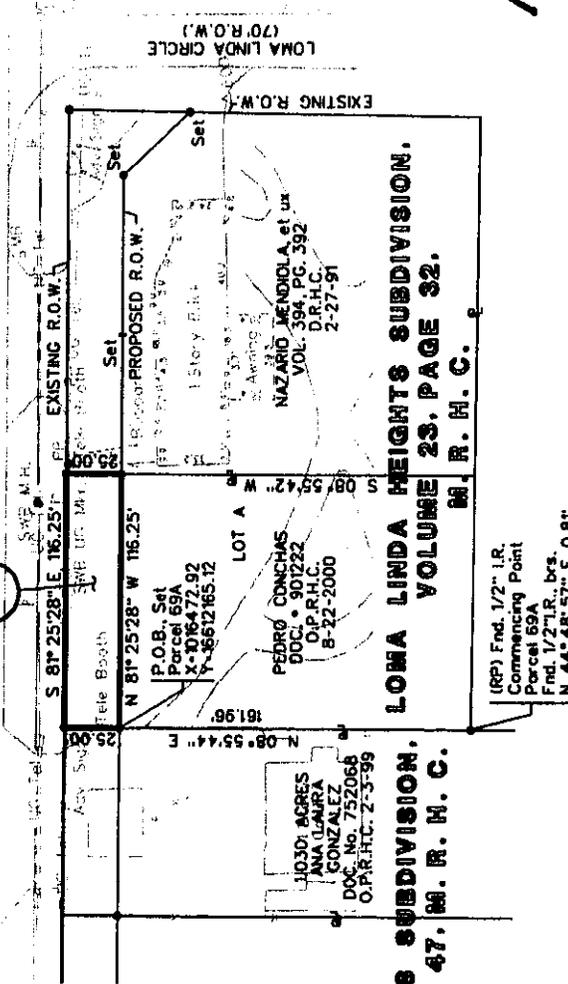
Job No: 067-99017001  
Parcel Drawing 99017001 Map1\cad\83par069A.dgn  
Revised Feb. 18, 2005 to split parcel.

LOS EJIDOS DE REYNOSA VIEJO GRANT,  
ABSTRACT No. 70



US 83 EXPRESSWAY  
(200' R.O.W.)

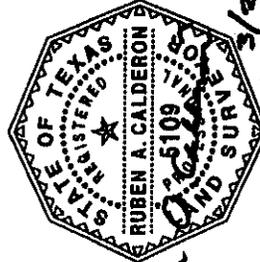
69A



ST. LOUIS GROVES SUBDIVISION,  
VOLUME 6, PAGE 47. M. R. H. C.

LOMA LINDA HEIGHTS SUBDIVISION,  
VOLUME 23, PAGE 32.  
M. R. H. C.

(RP) Fnd. 1/2" I.R.  
Commencing Point  
Parcel 69A  
Fnd. 1/2" I.R., brs.  
N 44° 48' 57" E, 0.81'



Notes:

- 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 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 metes and bounds description of same date accompanies this plat.
- Revised Feb. 18, 2005, to update ownership.

EXISTING TAKING REMAINING

0.500 AC.	0.067 AC.	0.433 AC.
Calc.	2,906 SQ.FT.	

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
PEDRO CONCHAS  
US 83 HIDALGO COUNTY  
CSJ 0039-17-144  
RODS SURVEYING INC. SEPT 2000  
SCALE: 1"=80'

Account No. 8021-01-067 Parcel No. 69A

**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 69-A

**CONTROL OF ACCESS CLAUSE:**

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

September, 2000  
Parcel 71

County: Hidalgo  
Account No: 8021-01-067  
CSJ No: 0039-17-144  
Highway No: U.S. 83 Expressway  
Grantor: Fred Lawrence, Trust

FIELD NOTES FOR PARCEL 71

All that certain 0.177 of one acre (7,722 square feet) of land, situated in the Francisco Cantu Porcion 80, Abstract No. 570, Hidalgo County, Texas, and being part of and out of a 1.0 acre tract of land, conveyed to Fred Lawrence Trust by a deed dated May 1, 1984, recorded in Volume 1997, Page 848, Deed Records of Hidalgo County, Texas, said 0.177 of one acre (7,722 square feet) of land, being more particularly described by metes and bounds as follows:

COMMENCING for a point of reference at a 5/8-inch iron rod found for the northwesterly corner of said Lawrence 1.0 acre tract, and the northeasterly corner of a 1.0 acre tract of said Sleepy Valley Ranch Subdivision, as conveyed to Lazaro Elizondo by a deed dated August 25, 1989 and recorded in Volume 2866, Page 199, of the Deed Records of Hidalgo County, Texas, thence as follows;

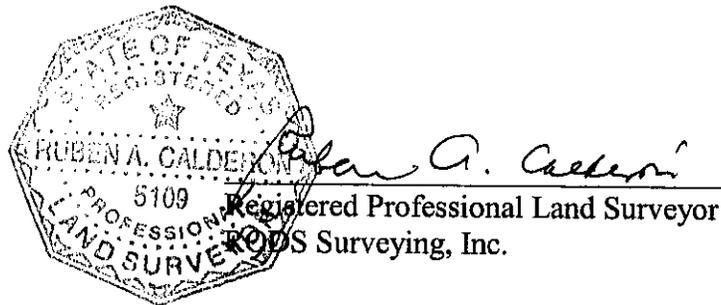
SOUTH 08° 56' 32" WEST, with the easterly line of said Elizondo 1.0 acre tract, the westerly line of said Lawrence 1.0 acre tract, a distance of 175.08 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for the POINT OF BEGINNING, having surface coordinates of X=1,016,746.30 and Y=16,612,388.85. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. 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° 25' 28" EAST, with the proposed north right of way line of the US83 Expressway, a distance of 208.71 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set on the easterly line of said 1.0 acre tract, and the westerly line of Tract 1 out of said Sleepy Valley Ranch Subdivision, as conveyed to Martin Valley Ranches, Inc. by a deed dated December 31, 1993 and recorded in Document No. 365493, of the Official Public Records of Hidalgo County, Texas, for corner;
2. THENCE, SOUTH 08° 56' 32" WEST, with the common line of said 1.0 acre tract and said Tract 1, a distance of 37.00 feet, to a point on the existing north right of way line of the US83 Expressway, for corner;

September, 2000  
Parcel 71

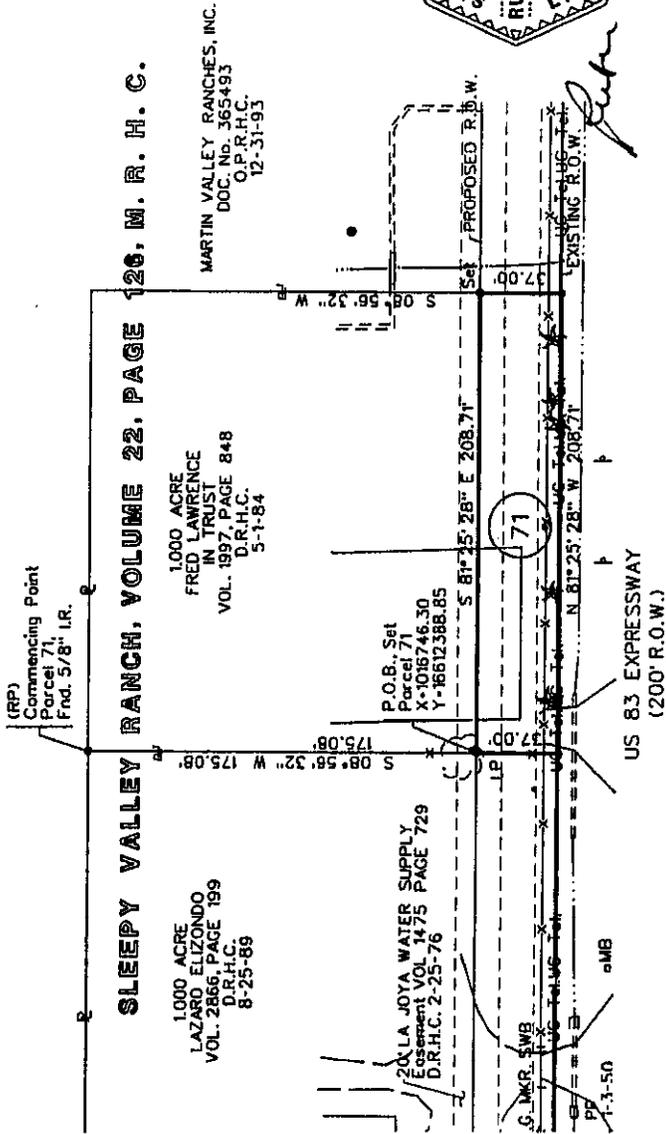
3. THENCE, NORTH 81° 25' 28" WEST, with the existing north right of way line of said US83 Expressway, a distance of 208.71 feet to the southwesterly corner of said 1.0 acre tract, the southeasterly corner of a 1.0 acre tract of said Sleepy Valley Ranch Subdivision, as conveyed to Lazaro Elizondo, by a deed dated August 25, 1989 recorded in Volume 2866, Page 199, Deed records of Hidalgo County, Texas;
4. THENCE, NORTH 08° 56' 32" EAST, with the common line of said Martin's 1.0 acre tract and Elizondo's 1.0 acre tract, a distance of 37.00 feet, to the POINT OF BEGINNING and containing 0.177 of one acre (7,722 square feet) of land.

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



Job No: 067-99017001  
Parcel Drawing 99017001 Map1\cad\83par071.dgn  
Revised May27, 2005

FRANCISCO CANTU PORCION 80, ABSTRACT NO. 570



EXISTING	TAKING	REMAINING
1.000 AC.	0.177 AC.	0.823 AC.
		7.722 SQ.FT.

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
FRED LAWRENCE  
IN TRUST

US 83 HDALGO COUNTY  
CSJ 0039-17-144  
RODS SURVEYING, INC. SEPT 2000  
SCALE: 1"=80'

Notes:

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

Account No. 8021-01-067 Parcel No. 71

MARTIN VALLEY RANCHES, INC.  
DOC. NO. 365493  
O.P.R.H.C.  
12-31-93

1,000 ACRE  
FRED LAWRENCE  
IN TRUST  
VOL. 1997, PAGE 848  
D.R.H.C.  
5-1-84

1,000 ACRE  
LAZARO ELIZONDO  
VOL. 2866, PAGE 199  
D.R.H.C.  
8-25-89

20 LA JOYA WATER SUPPLY  
Easement VOL 1475 PAGE 729  
D.R.H.C. 2-25-76

P.O.B. Set  
Parcel 71  
X=1018746.30  
Y=1612388.85

US 83 EXPRESSWAY  
(200' R.O.W.)

**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 71

**CONTROL OF ACCESS CLAUSE:**

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

September, 2000  
Parcel 73

County: Hidalgo  
Account No: 8021-01-067  
CSJ No: 0039-17-144  
Highway No: U.S. 83 Expressway  
Grantor: Arturo Conchas

FIELD NOTES FOR PARCEL 73

All that certain 0.105 of one acre (4,563 square feet) of land, situated in the Los Ejidos De Reynosa Viejo Grant Abstract No. 70, Hidalgo County, Texas, and being part of and out of the East 0.71 of one acre portion of Lot B, as shown on the plat of the Loma Linda Heights Subdivision and recorded in Volume 23, Page 32, of the Map Records of Hidalgo County, Texas, said East 0.71 of one acre portion of Lot B as conveyed to Arturo Conchas, by a deed dated February 15, 1999 and recorded in Document No. 753875, of the Official Public Records of Hidalgo County, Texas, said 0.105 of one acre (4,563 square feet) of land, being more particularly described by metes and bounds as follows:

COMMENCING for a point of reference at the southwesterly corner of said East 0.71 of one acre portion of Lot B, and the southeasterly corner of the West 0.50 of one acre portion of Lot B, of said Loma Linda Heights Subdivision, as conveyed to Southwest Auto Sales by a deed dated August 8, 1995 and recorded in Document No. 470690, of the Official Public Records of Hidalgo County, Texas, from which a 2 inch iron pipe found bears N 09°35'29" E, a distance of 0.22 feet, thence as follows;

NORTH 09° 38' 16" EAST, with the easterly line of said West 0.05 of one acre portion of Lot B, and the westerly line of said east 0.71 of one acre portion of Lot B, a distance of 165.08 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=1,016,930.65 and Y=16,612,096.09. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. THENCE, NORTH 09° 38' 16" EAST, with the common line of said West 0.50 of one acre portion of Lot B and said East 0.71 of one acre portion of Lot B, a distance of 25.00 feet, to the existing south right of way line of the US83 Expressway, for corner;
2. THENCE, SOUTH 81° 25' 28" EAST, with the existing south right of way line of US83 Expressway, a distance of 164.37 feet to the northeasterly corner of said East 0.71 of one

September, 2000  
Parcel 73

acre portion of Lot B, and lying on the existing west right of way line of the Linda Loma Circle, 70 feet wide, for corner;

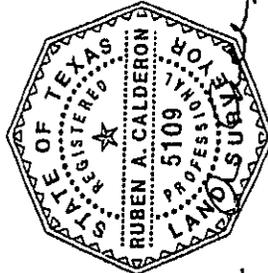
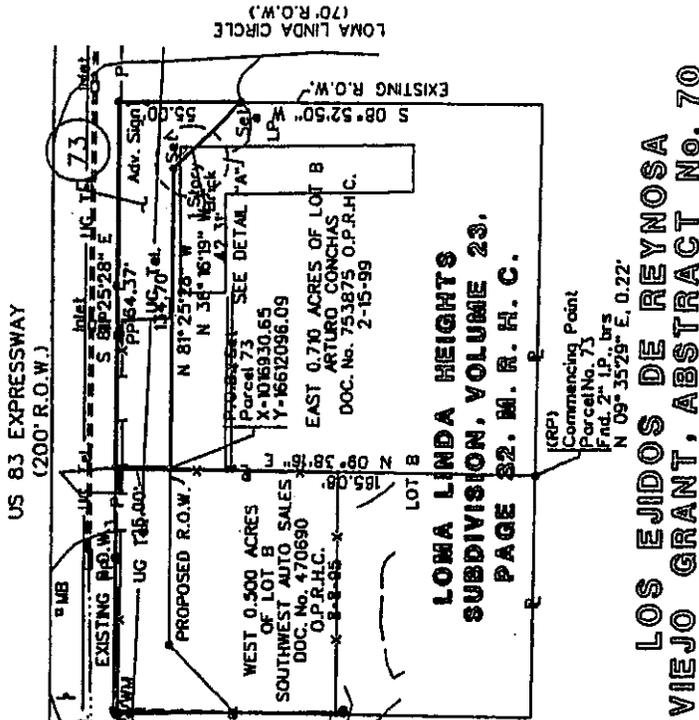
3. THENCE, SOUTH 08° 52' 50" WEST, with the existing west right of way line of said Loma Linda Circle, a distance of 55.00 feet, to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for the proposed south right of way line of said US83 Expressway, for an angle point;
4. THENCE, NORTH 36° 16' 19" WEST, with the proposed south right of way line of said US83 Expressway, a distance of 42.31 feet, to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for an angle point;
5. THENCE, NORTH 81° 25' 28" WEST, with the proposed south right of way line of said US83 Expressway, a distance of 134.70 feet, to the POINT OF BEGINNING and containing 0.105 of one acre (4,563 square feet) of land.

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



*Rubén Calderón*  
Registered Professional Land Surveyor  
RODS Surveying, Inc.

Job No: 067-99017001  
Parcel Drawing 99017001 Map1\cad\83par073.dgn



*RAC*

Notes:

- 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 shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960.
- Set: Inducos 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 A metes and bounds description of same date accompanies this plat.

EXISTING	TAKING	REMAINING
0.710 AC.	0.105 AC.	0.605 AC.
		4.563 SQ.FT.

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
**ARTURO CONCHAS**  
US 83 HIDALGO COUNTY  
CSJ 0039-17-144  
RODS SURVEYING INC. SEPT 2006  
SCALE: 1"=80'

Account No. 8021-01-067 Parcel No. 73

10/10/06 08:37:50 D:\2006\Map\AC\8021-01-067-73.dwg

**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 73

**CONTROL OF ACCESS CLAUSE:**

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

**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 73

**Bi-SECTION CLAUSE: CATEGORY II**

**AND IN ADDITION THERETO:**

The temporary right to enter upon the remainder of the herein described parcel for the sole purpose of cutting the wood canopy that is attached to the Brick Building along the line of bisection, same being coincident with the proposed south right of way line.

September, 2000

Parcel 82

County: Hidalgo  
Account No: 8021-01-067  
CSJ No: 0039-17-144  
Highway No: U.S. 83 Expressway  
Grantor: Marieloy Salinas Ruiz

## FIELD NOTES FOR PARCEL 82

All that certain 0.063 of one acre (2,734 square feet) of land, situated in the Nicolas Zamora Porcion 48, Abstract No. 76, Hidalgo County, Texas, and being part of and out of Lot 7, as shown on plat of the Expressway Acres Subdivision and recorded in Volume 22, Page 175, of the Map Records of Hidalgo County, Texas, said Lot 7 conveyed to Marieloy Salinas Ruiz, by a deed dated August 27, 1992 and recorded in Volume 3381, Page 419, of the Deed Records of Hidalgo County, Texas, said 0.063 of one acre (2,734 square feet) of land, being more particularly described by metes and bounds as follows:

COMMENCING for a point of reference at the northwesterly corner of Lot 3, Expressway Acres Subdivision, as conveyed to Eleazar Morin, a deed dated May 28, 1984 recorded in Volume 1989, Page 875, Deed Records of Hidalgo County, Texas, from which a 1/2 inch iron rod found bears N 04°01'16" E, a distance of 0.82 feet, thence as follows;

SOUTH 08° 56' 02" WEST, with the westerly line of said Lot 3, a distance of 367.61 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set on the proposed north right of way line of the US83 Expressway, and being on a curve to the left having a radius of 5,554.58 feet;

In a southerly direction, with the proposed north right of way line of said US83 Expressway, along said curve to the left, having a central angle of 02°34'09", a radius of 5,554.58 feet, an arc length of 249.08 feet, a chord bearing and distance of S 84° 16' 53" E, 249.06 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for the point of tangency on the said proposed north right of way line of said US83 Expressway;

SOUTH 85° 33' 58" EAST, with the said proposed north right of way line of said US83 Expressway, a distance of 187.99 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=1,018,177.60 and Y=16,612,188.82. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

September, 2000

Parcel 82

1. THENCE, SOUTH 85° 33' 58" EAST, with said proposed north right of way line of said US83 Expressway, a distance of 109.36 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set on the easterly line of said Lot 7, same being the westerly line of Lot 8, Expressway Acres Subdivision, as conveyed to Leonel Salinas Treviño et ux, deed dated December 20, 1982 recorded in Volume 1817, Page 135, of the Deed Records of Hidalgo County, Texas, for corner;
2. THENCE, SOUTH 08° 56' 02" WEST, with the common line of said Lot 7 and said Lot 8, a distance of 25.08 feet to the existing north right of way line of said US83 Expressway, for corner;
3. THENCE, NORTH 85° 33' 58" WEST, with existing north right of way line of said US83 Expressway, a distance of 109.36 feet to southwest corner of said Lot 7, the southeast corner of Lot 6 of said Expressway Acres Subdivision, as conveyed to Martha L. Faris dated May 16, 1995 and recorded in Document No. 455034 of the Official Public Records of Hidalgo County, Texas, for corner;
4. THENCE, NORTH 08° 56' 02" EAST, with the common line of said Lot 6 and said Lot 7, a distance of 25.08 feet to, to the POINT OF BEGINNING and containing 0.063 of one acre (2,734 square feet) of land.

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



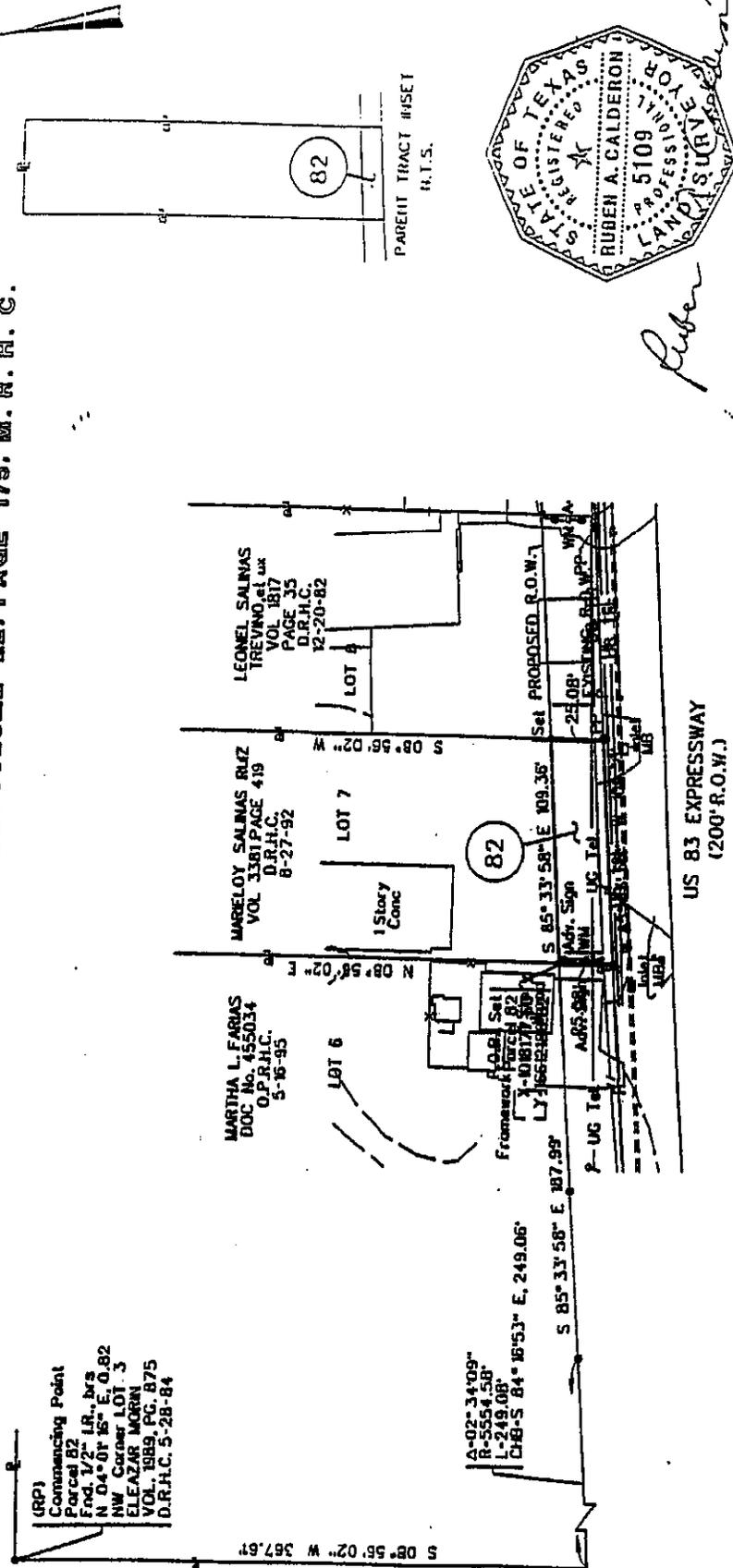
Registered Professional Land Surveyor  
RODS Surveying, Inc.

Job No: 067-99017001

Parcel Drawing 99017001 Map1\cad\83par082.dgn

NICOLAS ZAMORA  
PORCION 46, ABSTRACT No. 76

EXPRESSWAY ACRES SUBDIVISION. VOLUME 22. PAGE 175. M. R. H. C.



EXISTING	TAKING	REMAINING
0.900 AC.	0.063 AC.	0.837 AC.
		2,734 SQ. FT.

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
MARIELOY SALINAS RUIZ  
US 83 HIDALGO COUNTY  
CSJ 0039-17-14  
RODS SURVEYING INC. SEPT 2000  
SCALE: 1"=80'

Account No. 8021-01-067 Parcel No. 82

- 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.
  - Sett: Indicoles 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 notes and bounds description of some date accompanies this plat.

**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 82

**CONTROL OF ACCESS CLAUSE:**

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

September, 2000  
Parcel 100

County: Hidalgo  
Account No: 8021-01-067  
CSJ No: 0039-17-144  
Highway No: U.S. 83 Expressway  
Grantor: Conrado Saenz, Jr.

FIELD NOTES FOR PARCEL 100

All that certain 0.066 of one acre (2,875 square feet) of land, situated in the Nicolas Zamora Porcion 48, Abstract No. 76, Hidalgo County, Texas, and being part of and out of Lot 17, as shown on plat of the Expressway Acres Subdivision and recorded in Volume 22, Page 175, of the Map Records of Hidalgo County, Texas, conveyed to Conrado Saenz, Jr., by a deed dated March 7, 1983 recorded in Volume 1829, Page 518, of the Deed Records of Hidalgo County, Texas, said 0.066 of one acre (2,875 square feet) of land, being more particularly described by metes and bounds as follows:

COMMENCING for a point of reference at a 1/2 inch iron rod found for the northeasterly corner of said Lot 17, the southwest corner of Lot 18 of said Expressway Acres Subdivision, as conveyed to United Drive Inn No. 2, by a deed dated January 1, 1996 and recorded in Document No. 553476 of the Official Public Records of Hidalgo County, Texas, thence as follows;

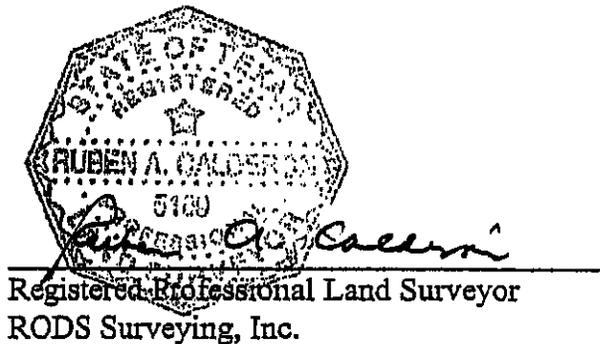
SOUTH 08° 56' 02" WEST, with the easterly line of said Lot 17, a distance of 287.50 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for the POINT OF BEGINNING, having surface coordinates of X=1,019,419.00 and Y=16,612,045.68. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. 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 08° 56' 02" WEST, with the common line of said Lot 17 and said Lot 18, a distance of 25.00 feet, to a 1/2 inch iron rod found on the existing north right of way line of the US83 Expressway, for corner;
2. THENCE, NORTH 81° 03' 58" WEST, with the existing north right of way line of said US83 Expressway, a distance of 115.00 feet to a found 1/2 inch iron rod at the southwesterly corner of said Lot 17, being the southeasterly corner of Lot 16 of said Frontage Road Subdivision, as conveyed to Uriel Moreno by a deed dated June 30, 1983 recorded in Volume 1855, Page 531, of the Deed Records of Hidalgo County, Texas, for corner;

September, 2000  
Parcel 100

- corner;
3. THENCE, NORTH 08° 56' 02" EAST, with the common line of said Lot 16 and said Lot 17, a distance of 25.00 feet, to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for a point on the proposed north right of way line of said US83 Expressway, for corner;
  4. THENCE, SOUTH 81° 03' 58" EAST, with the proposed north right of way line of said US83 Expressway, a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.066 of one acre (2,875 square feet) of land.

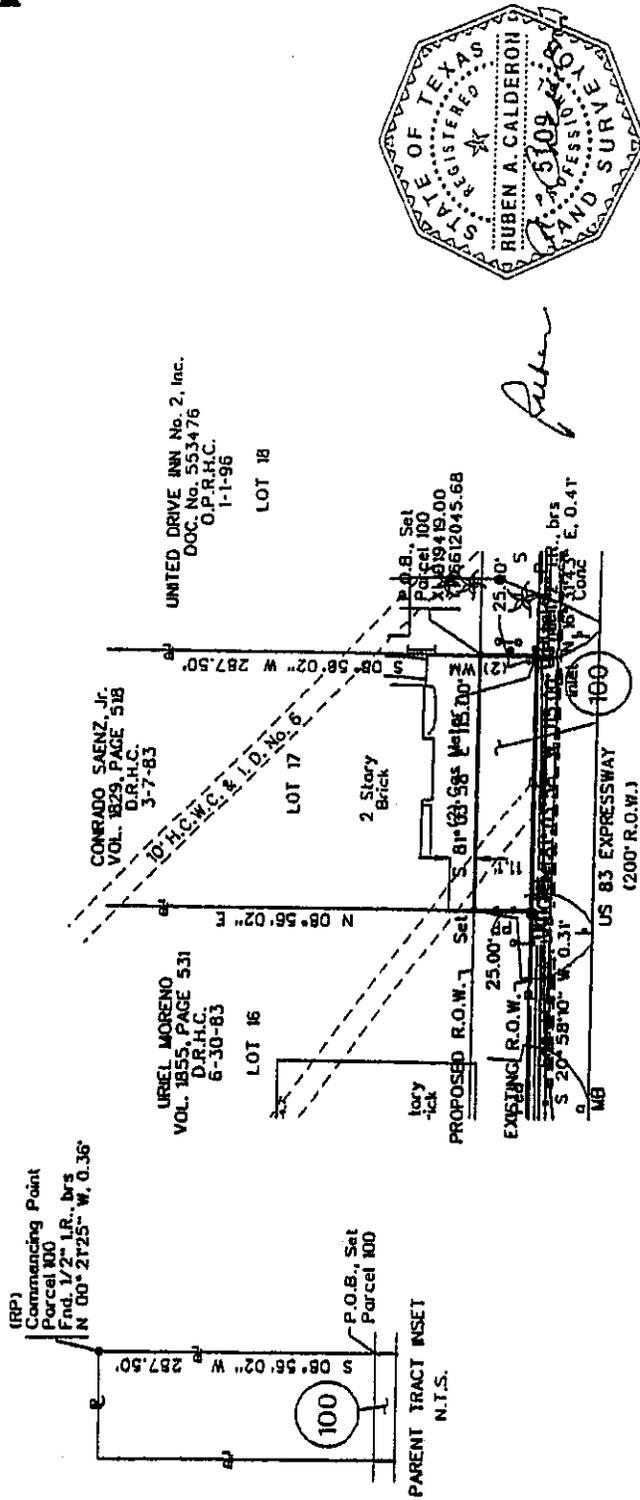
A plat of same date accompanies this metes and bounds description.



Job No: 067-99017001

Parcel Drawing 99017001 Map1\cad\83par100.dgn

NICOLAS ZAMORA PORCION 48, ABSTRACT NO. 76  
EXPRESSWAY ACRES SUBDIVISION, VOLUME 22, PAGE 175, M. R. H. C.



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 0.9999960.
- 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 map and bounds description of same date accompanies this plat.

EXISTING	TAKING	REMAINING
0.830 AC.	0.066 AC.	0.764 AC.
	2,875 SQ.FT.	

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
CONRADO SAENZ, JR.

US 83 HIDALGO COUNTY  
CSJ 0039-17-14  
RODS SURVEYING, INC. SEPT 2000  
SCALE: 1"=60'

Account No. 8021-01-067 Parcel No.100

**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 100

**CONTROL OF ACCESS CLAUSE:**

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

September, 2000  
Parcel 127

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

FIELD NOTES FOR PARCEL 127

All that certain 0.201 of one acre (8,748 square feet) of land, situated in the Toribio Zamora Porcion 49, Abstract No. 78, Hidalgo County, Texas, being part of that certain Portion of the West 131 feet of Lot 6, the East 106 feet of the West 237 feet of Lot 6, the East 106 feet of the West 343 feet of Lot 6, as shown on plat of the Texas Produce Company Subdivision, Volume 9, Page 1, of the Map Records of Hidalgo County, Texas, said Portion of the West 131 feet of Lot 6 conveyed to Jose Cantu, et ux, by a deed dated November 27, 1979 recorded in Volume 1649, Page 288, of the Deed Records of Hidalgo County, Texas, said East 106 feet of the West 237 feet of Lot 6 conveyed to Jose Cantu, et ux, by a deed dated January 8, 1980 recorded in Volume 1654, Page 680, of the Deed Records of Hidalgo County, Texas, said East 106 feet of the West 343 feet of Lot 6 conveyed to Jose Cantu, et ux deed dated January 5, 1984 recorded in Volume 1934, Page 81, of the Deed Records of Hidalgo County, Texas, said 0.201 of one acre (8,748 square feet) of land, being more particularly described by metes and bounds as follows:

COMMENCING for a point of reference at the northeasterly corner of the East 106 feet of the West 343 feet of Lot 6, the northwesterly corner of that certain 0.60 acre tract, out of Lot 6, Texas Produce Company Subdivision, conveyed to Orlando Rivera, et ux, by deed dated May 7, 1981, recorded in Volume 1723, Page 678, Deed Records of Hidalgo County, Texas, from which a 1/2 inch iron pipe found bears N 67°53'31" W, a distance of 0.17 feet, thence as follows;

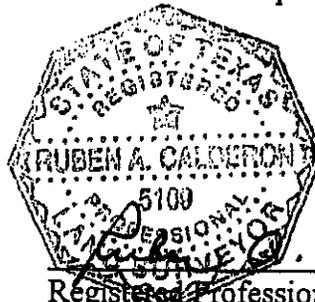
SOUTH 08° 55' 47" WEST, with the easterly line of said East 106 feet of the West 343 feet of Lot 6, the westerly line of said 0.60 acre tract out of Lot 6, a distance of 222.29 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for the POINT OF BEGINNING, having surface coordinates of X=1,022,348.50 and Y=16,611,585.50. All bearings and coordinates are based on the State Plane Coordinate System of Texas, 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 08° 55' 47" WEST, with the common line of said 0.60 acre tract out of Lot 6 and said East 106 feet of the West 343 feet of Lot 6, a distance of 25.00 feet, to a 1/2 inch iron pipe found the existing north right of way line of the US83 Expressway, for corner;

September, 2000  
Parcel 127

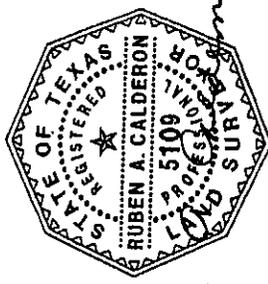
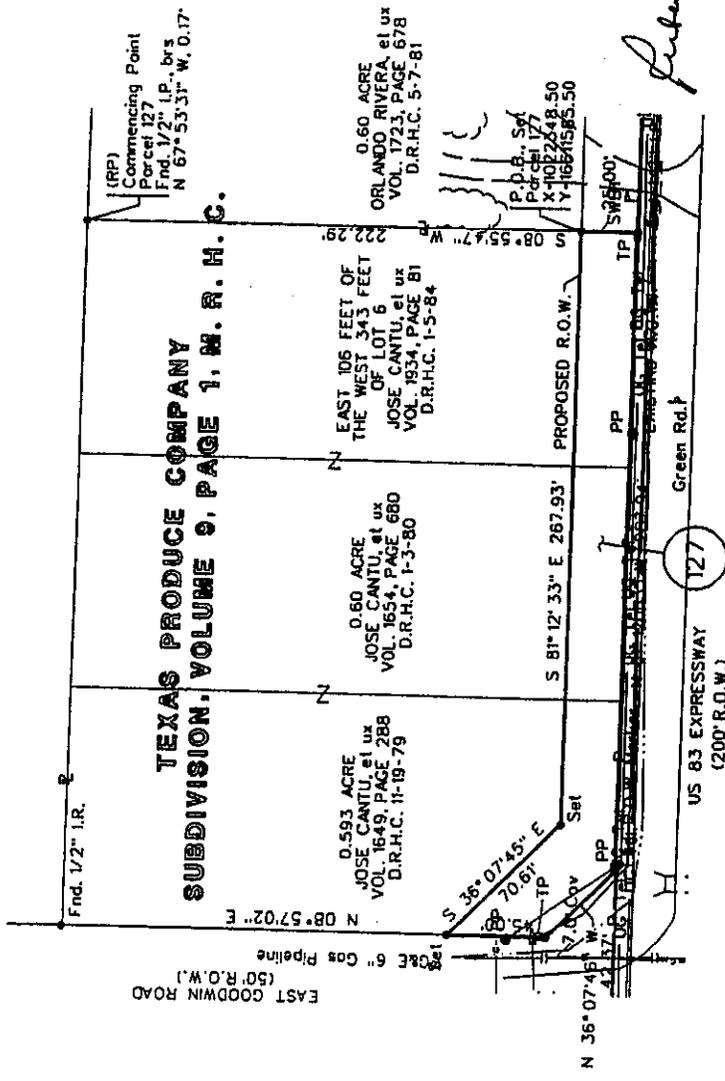
2. THENCE, NORTH 81° 12' 33" WEST, with the existing north right of way line of said US83 Expressway, a distance of 287.94 feet to right of way marker a point on the said existing north right of way line of US83 Expressway, being the cutback line for East Goodwin Road, 50 feet wide, for an angle point;
3. THENCE, NORTH 36° 07' 46" WEST, with the said existing cutback line of East Goodwin Road, a distance of 42.37 feet to a point on the existing east right of way line of said East Goodwin Road, the westerly line of said Portion of the West 131 feet of Lot 6, for an angle point;
4. THENCE, NORTH 08° 57' 02" EAST, with the said existing east right of way line of East Goodwin Road, a distance of 45.00 feet, to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set on the said existing East right of way line of East Green Road, the proposed cutback line of said US83 Expressway, for an angle point;
5. THENCE, SOUTH 36° 07' 45" EAST, with the proposed cutback line of said US83 Expressway, a distance of 70.61 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set on the proposed north right of way line of said US83 Expressway, for an angle point;
6. THENCE, SOUTH 81° 12' 33" EAST, with the proposed north right of way line of said US83 Expressway, a distance of 267.93 feet to the POINT OF BEGINNING and containing 0.201 of one acre (8,748 square feet) of land.

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



Registered Professional Land Surveyor  
RODS Surveying, Inc.

TORIBIO ZAMORA PORCION 49, ABSTRACT No. 78



Notes:

- 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 shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999960.
- 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 meter and bounds description of same date accompanies this plat.

EXISTING	TAKING	REMAINING
1.795 AC.	0.201 AC.	1.594 AC.
		8.748 SQ.FT.

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
JOSE CANTU, et ux  
US 83 HIDALGO COUNTY  
CSJ 0039-17-144  
RODS SURVEYING INC. SEPT 2000  
SCALE: 1"=80'

Account No. 8021-01-067 Parcel No. 127

TX REG. SURV. BOARD REG. NO. 127

**ROW Account:** 8021-01-067  
**CSJ** 0039-17-144  
**County:** Hidalgo  
**Highway No.** US 83 Expressway, Palmview  
**Parcel** 127

**CONTROL OF ACCESS CLAUSE:**

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

MINUTE ORDER EXHIBIT H  
PAGE 1 OF 3

County: Travis County  
Highway: State Highway 71  
Project Limits: From Woodward St. to FM 973 at Del Valle  
CSJ: 0113-13-086  
Account No.: 8014-1-75

Property Description for  
Parcel #59A

BEING 0.131 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, SAME BEING ALL OF THE TRACT CONVEYED TO SAMUEL M. WILSON BY DEED FILED FOR RECORD ON JUNE 12, 1973, RECORDED IN VOLUME 4664, PAGE 1198 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.131 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDot Type II monument set in the proposed north line of State Highway 71, same being the most northerly corner of the tract conveyed to Samuel M. Wilson by deed recorded in Volume 4664, Page 1198 of the Real Property Records of Travis County, Texas, the most easterly corner of the the tract conveyed to Bertha Wilson by deed recorded in Volume 817, Page 150 of the Real Property Records of Travis County, Texas, the most southerly corner of the tract conveyed to Diana Lena Porter by deed recorded in Document 2000047455 of the Real Property Records of Travis County, Texas and the most westerly corner of the tract conveyed to George Harris by deed recorded in Volume 8043, Page 751 of the Real Property Records of Travis County, Texas, same also being South 42°27'49" West, a distance of 106.21 feet from a 1/2 inch iron pin with aluminum TxDot cap set for the point of reference at the most easterly corner of said Porter tract, 310.39 feet left of and at right angles to Engineer's Centerline Station 11006+90.64 for the Point of Beginning and the most northerly corner of the herein described tract of land;

1) THENCE, South 47°32'11" East, with the proposed north line of State Highway 71, the northeasterly line of said Samuel Wilson tract and the southwesterly line of said George Harris tract, at a distance of 30.87 feet passing a TxDot Type II monument set 295.41 feet left of and at right angles to the Engineer's Centerline Station 11007+15.06, in all a distance of 146.43 feet, to a calculated point in the northwest line of a 40 foot road, same being the most easterly corner of said Samuel Wilson tract, the most southerly corner of said Harris tract, same also being in the northwesterly line of the tract conveyed to Robert Anderson in Travis County Criminal District Court Action April Term, 1928, No. 44440; for the most easterly corner of the herein described tract of land;

2) THENCE, South 42°27'49" West, a distance of 21.31 feet, with the northwesterly line of said 40 foot road, the southeasterly line of said

**MINUTE ORDER EXHIBIT H**  
**PAGE 2 OF 3**

Parcel 59A

Samuel Wilson tract and the northwesterly line of said Robert Anderson tract, to a calculated point in the existing north line of State Highway 71, same being the most southerly corner of said Samuel Wilson tract and the most westerly corner of said Anderson tract, for the most southerly corner of the herein described tract of land;

3) THENCE, North 61°04'13" West, with the existing north line of State Highway 71 and the southwesterly line of said Samuel Wilson tract, at a distance of 1.27 feet passing a 60d nail found, in all a distance of 150.61 feet, to a calculated point for the most westerly corner of said Samuel Wilson tract, same being the most southerly corner of said Bertha Wilson tract for the most westerly corner of the herein described tract of land;

4) THENCE, North 42°27'49" East, at a distance of 49.13 feet passing a TxDot Type II monument set 303.91 feet left of and at right angles to the Engineer's Centerline Station 11006+87.35, in all a distance of 56.56 feet, with the northwesterly line of said Samuel Wilson tract and the southeasterly line of said Bertha Wilson tract to the Point of Beginning and containing an area of 0.131 of one acre of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. All distances and coordinates shown hereon are adjusted to surface using a combined adjustment factor of 1.00011.

This Property Description is accompanied by a separate plat.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

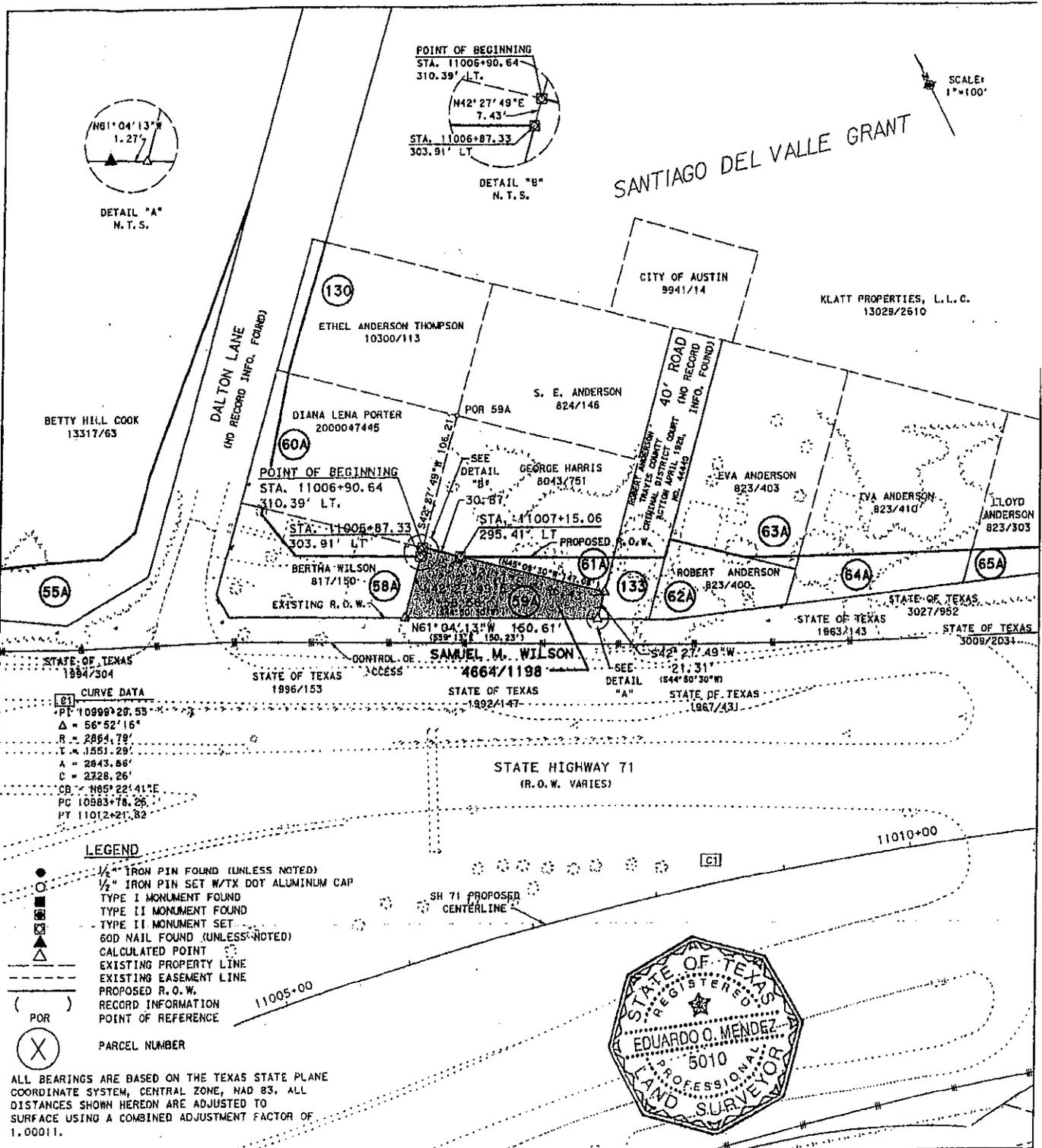
*Eduardo O. Mendez*

Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

*11/1/07*  
Date

Martinez, Wright & Mendez, Inc.  
1106 Clayton Lane, Suite 400W  
Austin, Texas 78723  
(512) 453-0767





 <p><b>MARTINEZ WRIGHT &amp; MENDEZ</b> Civil Engineering, Land Surveying, Architecture</p>	<p>SKETCH TO ACCOMPANY FIELD NOTES 0.131 AC. SANTIAGO DEL VALLE GRANT TRAVIS COUNTY, TEXAS</p>	<p>I HEREBY DECLARE THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND THAT IT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS.</p> <p><i>Eduardo O. Mendez</i> 4/1/01 EDUARDO O. MENDEZ REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS LICENSE No. 5010</p>
	<p>ACCT NO. 8014-1-75 CSJ NO. 0113-13-086 DIST: AUSTIN COUNTY: TRAVIS HWY: SH 71 EXISTING: 0.131 AC. TAKING: 0.131 AC. REMAINDER: 0.000 AC.</p>	

Twin Towers, 1106 Clayton Lane Suite 400K, Austin, Texas 78723  
tel 512.453.0767 fax 512.453.1734

Offo Mainie Building, 102 E. Main St. Suite 200, Round Rock, Texas 78664  
tel 512.255.1433 fax 512.255.5301

**MINUTE ORDER EXHIBIT I**  
**PAGE 1 OF 4**

County: Travis County  
Highway: State Highway 71  
Project Limits: From Woodward St. to FM 973 at Del Valle  
CSJ: 0113-13-086  
Account No.: 8014-1-75

Property Description for  
Parcel #64A

BEING 0.098 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE TRACT CONVEYED TO IVA ANDERSON BY DEED FILED FOR RECORD ON AUGUST 31, 1946, RECORDED IN VOLUME 823, PAGE 410 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.098 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin with TxDot aluminum cap set in the proposed north line of State Highway 71, same being in the southeast line of the tract conveyed to Iva Anderson by deed recorded in Volume 823, Page 410 of the Real Property Records of Travis County, Texas, and in the northwest line of the tract conveyed to Lloyd Anderson by deed recorded in Volume 823, Page 303 of the Real Property Records of Travis County, Texas, same also being South 42°27'49" West, a distance of 111.83 feet from a 3/4 inch iron pin found for the point of reference at the most easterly corner of said Iva Anderson tract, 222.34 feet left of and at right angles to the Engineer's Centerline Station 11010+74.18, for the Point of Beginning and the most easterly corner of the herein described tract of land;

1) THENCE, South 42°27'49" West, a distance of 26.37 feet, with the southeast line of said Iva Anderson tract and the northwest line of said Lloyd Anderson tract, to a calculated point in the existing north line of State Highway 71, same being the most southerly corner of said Iva Anderson tract and the most westerly corner of said Lloyd Anderson tract, for the most southerly corner of the herein described tract of land;

2) THENCE, North 68°37'20" West, a distance of 17.03 feet, with the existing north line of State Highway 71, and the southwest line of said Iva Anderson tract, to a TxDot Type I monument found;

3) THENCE, North 68°35'34" West, a distance of 121.87 feet, to a calculated point at the most westerly corner of said Iva Anderson tract, same being the most southerly corner of the tract conveyed to Robert Anderson by deed recorded in Volume 823, Page 400 of the Real Property Records of Travis county, Texas, for the most westerly corner of the herein described tract of land;

4) THENCE, North 42°27'49" East, a distance of 39.62 feet, with the northwest line of said Iva Anderson tract and the southeast line of said Robert Anderson tract, to a 1/2 inch iron pin with TxDot aluminum cap set 238.86 feet left of and at right angles to the Engineer's Centerline Station 11009+50.43, same being in the proposed north line of State Highway 71, for

Parcel 64A

the point of curvature of a non-tangent circular curve to the left and the northwesterly corner of the herein described tract of land;

5) THENCE, with the proposed north line of State Highway 71, along said curve to the left of 5707.58 feet radius, an arc distance of 95.33 feet, having an angle of intersection of  $00^{\circ}57'25''$  (the long chord of said curve bears South  $63^{\circ}11'30''$  East, a distance of 95.33 feet), to a TxDot Type II monument set 226.34 feet left of and at right angles to Engineer's Centerline Station 11010+37.83, for the point of tangency;

6) THENCE, South  $63^{\circ}40'13''$  East, a distance of 39.40 feet, to the Point of Beginning and containing an area of 0.098 of one acre of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. All distances and coordinates shown hereon are adjusted to surface using a combined adjustment factor of 1.00011.

This Property Description is accompanied by a separate plat.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

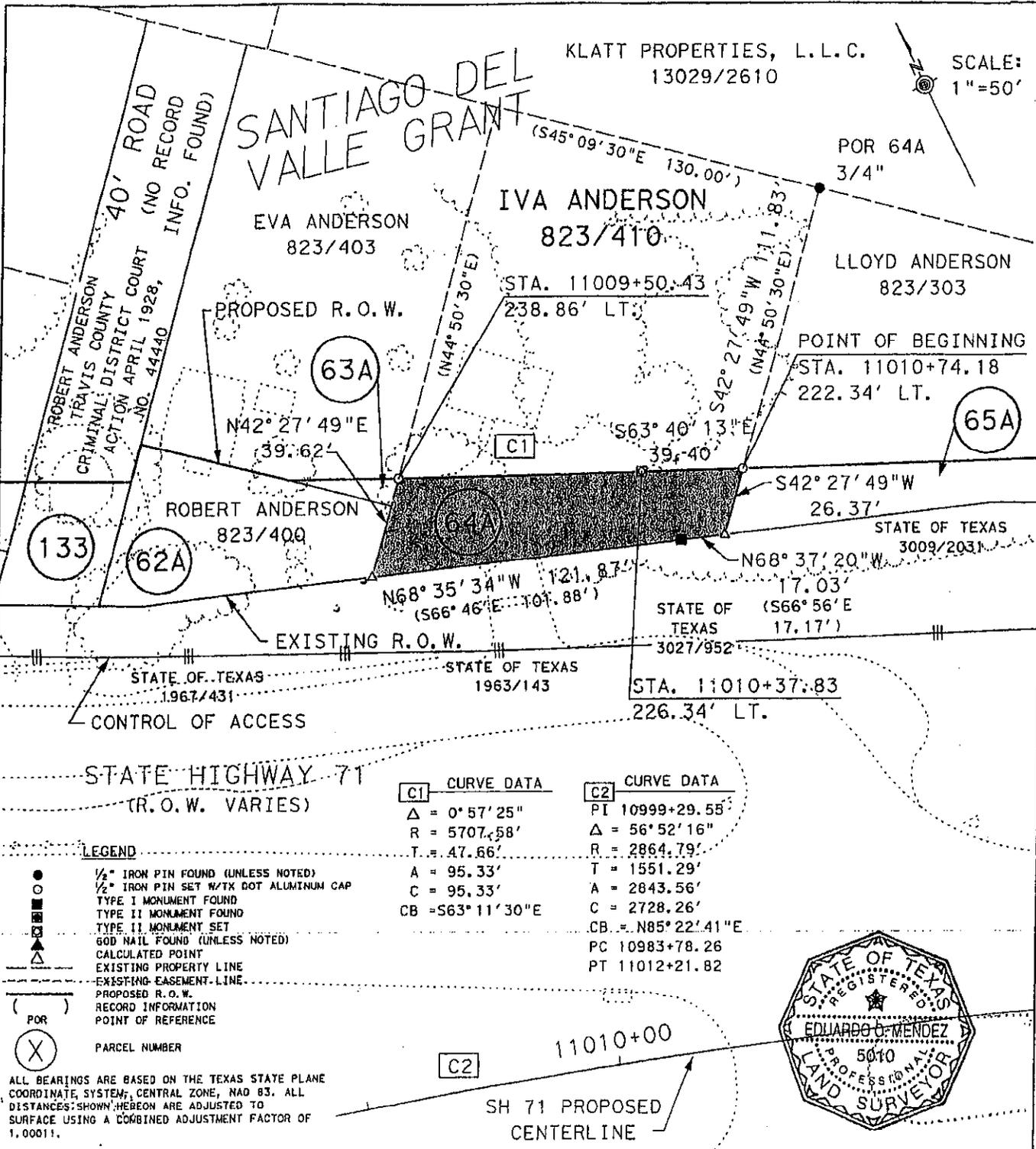
*Eduardo O. Mendez*

Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

Martinez, Wright & Mendez, Inc.  
1106 Clayton Lane, Suite 400W  
Austin, Texas 78723  
(512) 453-0767

11/1/01  
Date





C1	CURVE DATA	C2	CURVE DATA
$\Delta = 0^\circ 57' 25''$		PI 10999+29.55'	
$R = 5707.58'$		$\Delta = 56^\circ 52' 16''$	
$T = 47.66'$		$R = 2864.79'$	
$A = 95.33'$		$T = 1551.29'$	
$C = 95.33'$		$A = 2843.56'$	
$CB = 563^\circ 11' 30'' E$		$C = 2728.26'$	
		$CB = N85^\circ 22' 41'' E$	
		PC 10983+78.26	
		PT 11012+21.82	

- LEGEND**
- 1/2" IRON PIN FOUND (UNLESS NOTED)
  - 1/2" IRON PIN SET W/TK DOT ALUMINUM CAP
  - TYPE I MONUMENT FOUND
  - TYPE II MONUMENT FOUND
  - ▲ TYPE II MONUMENT SET
  - ▲ 60D NAIL FOUND (UNLESS NOTED)
  - CALCULATED POINT
  - EXISTING PROPERTY LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED R.O.W.
  - ( ) RECORD INFORMATION
  - (X) POINT OF REFERENCE
  - ( ) PARCEL NUMBER

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES SHOWN HEREON ARE ADJUSTED TO SURFACE USING A COMBINED ADJUSTMENT FACTOR OF 1.00011.



**MARTINEZ  
WRIGHT &  
MENDEZ**  
Civil Engineering, Land Surveying, Architecture

SKETCH TO ACCOMPANY  
FIELD NOTES  
A PORTION OF 0.498 AC.  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

I HEREBY DECLARE THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND THAT IT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS.

ACCT NO. 8014-1-75	CSJ NO. 0113-13-086	
DIST: AUSTIN	COUNTY: TRAVIS	HWY: SH 71
EXISTING:	0.498 AC.	
TAKING:	0.098 AC.	
REMAINDER:	0.400 AC.	

*Eduardo O. Mendez* 11/1/01  
EDUARDO O. MENDEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE No. 5010

Twin Towers, 1106 Clayton Lane Suite 400W, Austin, Texas 78723  
Tel: 512.453.0767 Fax: 512.453.1734

Offo Beltrio Building, 102 E. Main St. Suite 200, Round Rock, Texas 78664  
Tel: 512.255.1833 Fax: 512.255.5501

Martinez, Wright & Mendez, Inc.  
Prepared By: Madgie Hollingshead  
Date: November 1, 2001

**ACCOUNT NO:** 8014-1-75  
**CSJ:** 0113-13-086  
**COUNTY:** Travis  
**HIGHWAY:** State Highway 71  
**LIMITS:** From Woodward St. to FM 973 at Del Valle  
**PARCEL NO:** 64A

**CONTROL OF ACCESS CLAUSE**

Access will be permitted to the north remainder abutting the highway facility from the beginning of Call #5 to the end of Call #6.

Access to and from the remaining property will be permitted to the north remainder abutting the highway facility along those portions of Call #5 and Call #6 of the foregoing property description, as described above, **SAVE AND EXCEPT** for such regulation as is determined by the Texas Department of Transportation to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning and/or permit requirements.

**MINUTE ORDER EXHIBIT J**  
**PAGE 1 OF 4**

County: Travis County  
Highway: State Highway 71  
Project Limits: From Woodward St. to FM 973 at Del Valle  
CSJ: 0113-13-086  
Account No.: 8014-1-75

Property Description for  
Parcel #65A

BEING 0.076 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE TRACT CONVEYED TO LLOYD ANDERSON BY DEED FILED FOR RECORD ON SEPTEMBER 7, 1946 RECORDED IN VOLUME 823, PAGE 303 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.076 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin with TxDot aluminum cap set in the proposed north line of State Highway 71, same being in the northwest line of the tract conveyed to Lloyd Anderson by deed recorded in Volume 823, Page 303 of the Real Property Records of Travis County, Texas, and in the southeast line of the tract conveyed to Iva Anderson by deed recorded in Volume 823, Page 410 of the Real Property Records of Travis County, Texas, same also being South 42°27'49" West, a distance of 111.83 feet from a 3/4 inch iron pin found for the point of reference at the most northerly corner of said Lloyd Anderson tract, 222.34 feet left of and at right angles to Engineer's Centerline Station 11010+74.18 for the Point of Beginning and the most northerly corner of the herein described tract of land;

1) THENCE, South 63°40'13" East, with the proposed north line of State Highway 71, at a distance of 159.18 feet passing a TxDot Type II monument set, 211.25 feet left of and at right angles to the Engineer's Centerline Station 11012+21.82, same being a point of compound curvature of the centerline curve, in all a distance of 168.83 feet, to a 1/2 inch iron pin with TxDot aluminum cap set 210.83 feet left of and at right angles to the Engineer's Centerline Station 11012+31.26, same being in the southeast line of said Lloyd Anderson tract, same also being in the northwest line of the tract conveyed to Harold D. Hammons by deed recorded in Volume 3974, Page 1258, of the Real Property Records of Travis County, Texas, for the most easterly corner of the herein described tract of land;

2) THENCE, South 42°27'49" West, a distance of 20.35 feet, with the southeast line of said Lloyd Anderson tract, and the northwest line of said Hammons tract to a calculated point in the existing north line of State Highway 71, same being the most southerly corner of said Lloyd Anderson tract and the most westerly corner of said Hammons tract, for the most southerly corner of the herein described tract of land;

3) THENCE, North 60°58'17" West, a distance of 67.30 feet, with the existing north line of State Highway 71 and the southwesterly line of said Lloyd Anderson tract, to a TxDot Type I monument found for a corner;

MINUTE ORDER EXHIBIT J  
PAGE 2 OF 4

Parcel 65A

4) THENCE, North 68°37'20" West, a distance of 103.66 feet, to a calculated point at the most westerly corner of said Lloyd Anderson tract, same being the most southerly corner of said Iva Anderson tract, for the most westerly corner of the herein described tract of land;

5) THENCE, North 42°27'49" East, a distance of 26.37 feet, with the northwest line of said Lloyd Anderson tract and the southeast line of said Iva Anderson tract, to the Point of Beginning and containing an area of 0.076 of one acre of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. All distances and coordinates shown hereon are adjusted to surface using a combined adjustment factor of 1.00011.

This Property Description is accompanied by a separate plat.

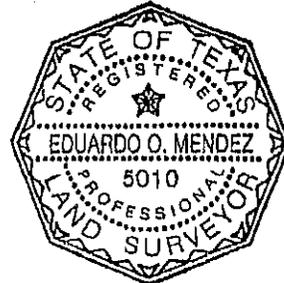
I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

*Eduardo O. Mendez*

Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

Martinez, Wright & Mendez, Inc.  
1106 Clayton Lane, Suite 400W  
Austin, Texas 78723  
(512) 453-0767

11/1/01  
Date





Martinez, Wright & Mendez, Inc.  
Prepared By: Madgie Hollingshead  
Date: November 1, 2001

**ACCOUNT NO:** 8014-1-75  
**CSJ:** 0113-13-086  
**COUNTY:** Travis  
**HIGHWAY:** State Highway 71  
**LIMITS:** From Woodward St. to FM 973 at Del Valle  
**PARCEL NO:** 65A

**CONTROL OF ACCESS CLAUSE**

Access will be permitted to the north remainder abutting the highway facility from the beginning of Call #1 to the end of Call #2.

Access to and from the remaining property will be permitted to the north remainder abutting the highway facility along those portions of Call #1 and Call #2 of the foregoing property description, as described above, **SAVE AND EXCEPT** for such regulation as is determined by the Texas Department of Transportation to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning and/or permit requirements.

July, 2004

County: Bell  
Highway: Loop 363  
ROW CSJ: 0184-04-042  
ROW Account: 8009-02-031  
Limits: 57<sup>th</sup> Street to 5<sup>th</sup> Street

Property Description  
Parcel 4

Being 0.485 acre of land situated in the REDDING ROBERTS SURVEY, Abstract 692, Bell County, Texas. Being part of that certain called 1.72 acre tract of land conveyed to George Fremin, Jr. by deed and recorded in Volume 2863, Page 451 of the Bell County Deed Records, said 1.72 acre tract being Tract 1 and Tract 2 of the Savings Center Commercial Subdivision, a subdivision recorded in Cabinet A, Slide 294-A of the Plat Records of Bell County, Texas;

Commencing at a found 1/2-inch iron rod in the existing northerly right of way line of Thornton Lane (60' R.O.W.), being the southerly corner of Lot 1, Block 1 of Saint Luke's Catholic Church, a subdivision recorded in Volume 2633, Page 296 of said Deed Records, also the southwesterly corner of said 1.72 acre tract.

Thence North 25°39'13" East, 319.59 feet along the southeasterly line of said Lot 1, also the northwesterly line of said 1.72 acre tract, to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Loop 363 and at the Point of Beginning.

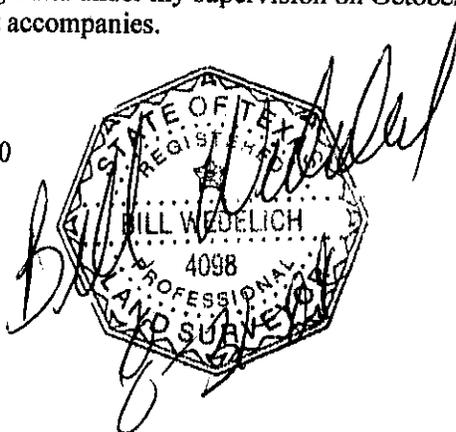
- 1) Thence North 25°39'13" East, 18.90 feet along the southeasterly line of said Lot 1, also the northwesterly line of said 1.72 acre tract to a point in the existing westerly right of way line of Loop 363, marking the easterly corner of said Lot 1, also the northwesterly corner of said 1.72 acre tract, from which a found 3/4-inch iron pipe bears North 25°50' East, 1.47 feet, existing right of way conveyed to the State of Texas by deed and recorded in Volume 930, Page 140 of said Deed Records.
- 2) Thence South 41°00'42" East, 199.92 feet along the existing westerly right of way line of Loop 363, also the northeasterly line of said 1.72 acre tract to an angle point, from which a concrete monument found bears North 43°54' East, 1.79 feet.
- 3) Thence South 45°55'24" East, 126.94 feet along the existing westerly right of way line of Loop 363, also the northeasterly line of said 1.72 acre tract to a set 5/8-inch iron rod with "GeoSolutions" cap marking the easterly corner of said 1.72 acre tract, also the northerly corner of that certain 0.108 acre tract of land conveyed to Elaine Whitley by deed and recorded in Volume 2258, Page 103 of said Deed Records.
- 4) Thence South 09°36'49" West, 12.83 feet along the northwesterly line of said 0.413 acre tract, also the southeasterly line of said 1.72 acre tract to a set 5/8-inch iron rod with "GeoSolutions" cap in a curve to the right.
- 5) Thence southwesterly 58.59 feet along the arc of a non-tangent curve to the right, (delta: 30°15'41", radius: 110.93 feet, chord: South 24°44'58" West, 57.91 feet) along the northwesterly line of said 0.108 acre tract, also the southeasterly line of said 1.72 acre tract to a found 1/2-inch iron rod for the end of said curve.

- 6) Thence South  $39^{\circ}52'49''$  West, 29.80 feet continuing along the northwesterly line of said 0.108 acre tract and the southeasterly line of said 1.72 acre tract to a 1/2-inch iron rod found for a point of curvature.
- 7) Thence southwesterly 59.09 feet along the arc of a tangent curve to the left, (delta:  $24^{\circ}17'53''$ , radius 139.34 feet, chord: South  $27^{\circ}43'44''$  West, 58.65 feet), along the northwesterly line of said 0.108 acre tract, also the southeasterly line of said 1.72 acre tract to a found 1/2-inch iron rod for the end of said curve.
- 8) Thence South  $15^{\circ}34'49''$  West, 11.83 feet along the northwesterly line of said 0.108 acre tract, also the southeasterly line of said 1.72 acre tract to a found 1/2-inch iron rod in the existing northerly right of way line of Thornton Lane, being the westerly corner of said 0.108 acre tract, also the southerly corner of said 1.72 acre tract.
- 9) Thence North  $73^{\circ}44'27''$  West, 124.99 feet along the existing northerly right of way line of Thornton Lane, also the southwesterly line of said 1.72 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed westerly right of way line of Loop 363.
- 10) Thence North  $59^{\circ}32'17''$  East, 171.62 feet, along the proposed westerly right of way line of Loop 363 to a set 5/8-inch iron rod with TxDOT aluminum cap.
- 11) Thence North  $35^{\circ}58'13''$  West, 310.80 feet along the proposed westerly right of way line of Loop 363 to the Point of Beginning and containing 0.485 acre, more or less.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD 83). All coordinates adjusted to the surface using project surface adjustment factor of 1.000120. Survey control monuments and surface adjustment factor furnished by TXDOT.

A survey was performed on the ground under my supervision on October, 2003.  
See attached 8 1/2" x 11" plat that accompanies.

**PREPARED BY:**  
GeoSolutions, LLC  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380





County: Bell  
Highway: Loop 363  
Limits: From 57<sup>th</sup> Street  
          To 5<sup>th</sup> Street  
ROW CSJ: 0184-04-042  
ROW Account: 0089-02-031  
Federal Project N/A  
Parcel 04

Access Clause:

AND IN ADDITION THERETO:

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

**COUNTY:** Bell  
**HIGHWAY:** Loop 363, 57<sup>th</sup> Street to 5<sup>th</sup> Street  
**ACCOUNT:** 8009-02-031  
**ROW CSJ:** 0184-04-042  
**FEDERAL:** n/a  
**PARCEL:** 4

**AND IN ADDITION THERETO:**

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

County: DALLAS  
Highway: I.H. 35E  
Project Limits: From SPUR 482  
                  To I.H. 635  
ROW CSJ: 0196-03-231  
ACCT: 9118-01-023

D-15-14  
September 30, 2003

Legal Land Description for Parcel 27

BEING a 0.1157 acre portion of that certain called 1.451 acre parcel situated in the John L. Hunt Survey, Abstract No. 588, being Lot 8, Block 6509 of the El Chico No. 100 Addition, an addition to the City of Dallas, Texas as recorded in Volume 79010 at Page 598 of the Map Records of Dallas County, Texas which was conveyed to Dutt Hospitality, LLC, as evidenced by the deed recorded in Volume 97088 at page 6894 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch steel rod set at the common northeast corner of said Dutt tract and southeast corner of the tract of land conveyed to Tri State Pizza, LLC, as evidenced by the deed recorded in Volume 2002121 at page 797 of said Deed Records;

THENCE, along the common line between said Dutt and Tri State Pizza tracts, South 89°17'07" West, a distance of 385.91 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying on the new east right-of-way line of Interstate Highway 35E, a variable width right-of-way, the POINT OF BEGINNING and also being the beginning of a Control of Access Line;

1. THENCE, along said new east right-of-way line, South 01°25'47" East, a distance of 151.01 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying on the common line between said Dutt tract and the tract of land conveyed to Hoque & Mumith, Inc., as evidenced by the deed recorded in Volume 2001127 at page 4505 of said Deed Records and also being the end of this Control of Access Line;
2. THENCE, along said common line, North 89°20'38" West, a distance of 28.17 feet to a point for corner lying on the existing east right-of-way line of Interstate Highway 35E, a variable width right-of-way;
3. THENCE, along said existing east right-of-way line, North 05°29'53" West, a distance of 139.18 feet to point for corner;
4. THENCE, continuing along said existing east right-of-way line, North 01°11'53" West, a distance of 11.62 feet to a point for corner lying on said common line between the Dutt and Tri State Pizza tracts;
5. THENCE, along said common line, North 89°17'07" East, a distance of 37.98 feet to the POINT OF BEGINNING; and containing an area of 5,041 square feet, or 0.1157 acres of land, more or less.

MINUTE ORDER EXHIBIT L  
PAGE 2 OF 3

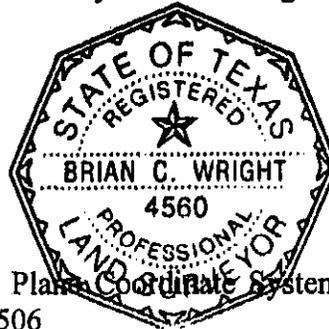
County: DALLAS  
Highway: I.H. 35E  
Project Limits: From SPUR 482  
                  To I.H. 635  
ROW CSJ: 0196-03-231  
ACCT: 9118-01-023

D-15-14  
September 30, 2003

Legal Land Description for Parcel 27

I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground.

Brian C. Wright 4/14/04  
Brian C. Wright R.P.L.S. No. 4560  
September 30, 2003

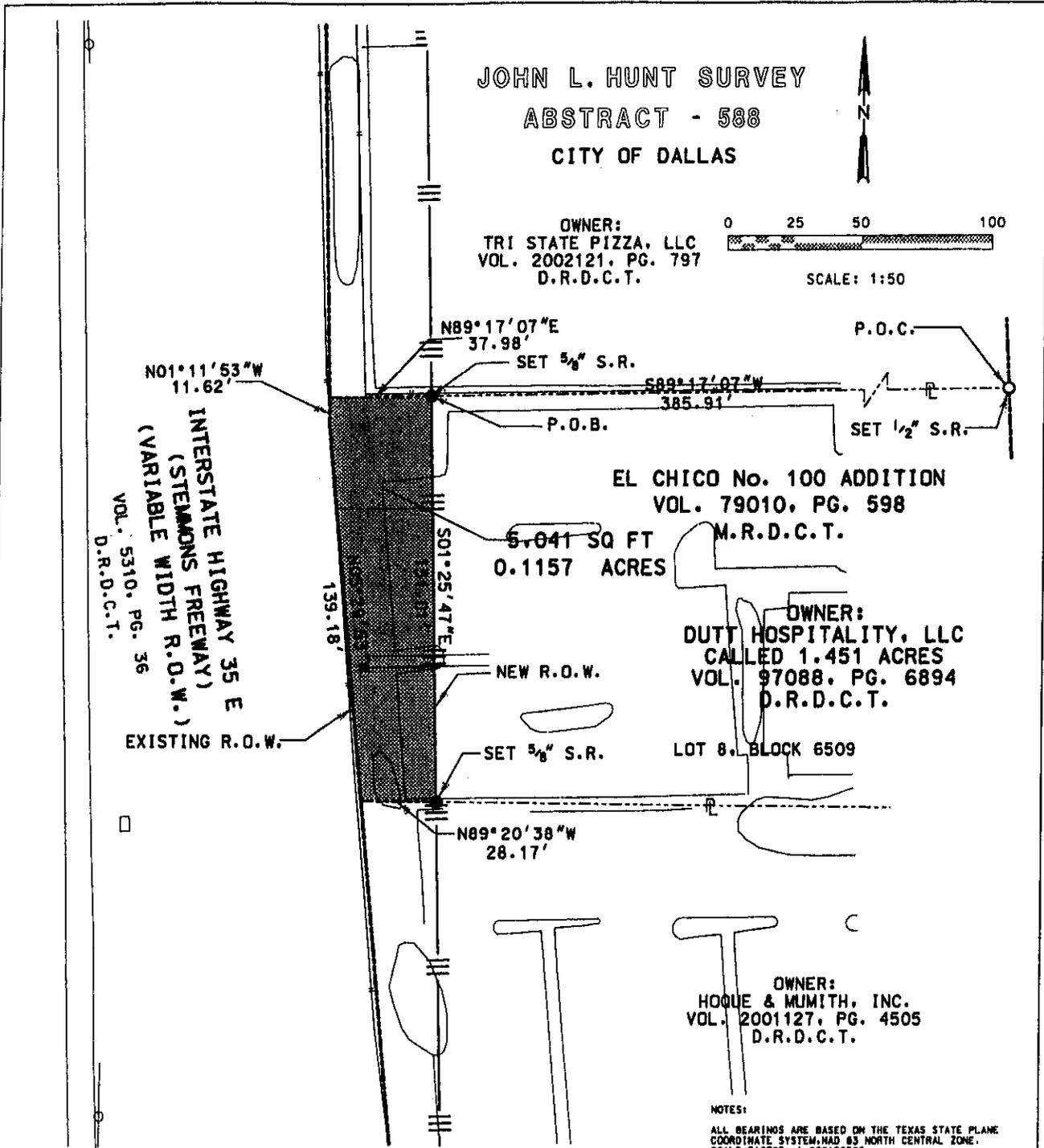


Notes:

1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000136506
2. A survey plat of even date herewith accompanies this legal description.

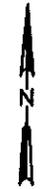
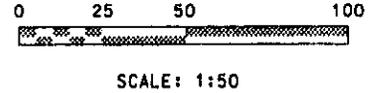
**\*\*If destroyed or disturbed during the highway construction project, the monument described in this call may be replaced with a TxDOT Type II Right-of-Way Marker set under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

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



JOHN L. HUNT SURVEY  
ABSTRACT - 588  
CITY OF DALLAS

OWNER:  
TRI STATE PIZZA, LLC  
VOL. 2002121, PG. 797  
D.R.D.C.T.



INTERSTATE HIGHWAY 35 E  
(STEMMONS FREEWAY)  
(VARIABLE WIDTH R.O.W.)  
VOL. 5310, PG. 36  
D.R.D.C.T.

EL CHICO No. 100 ADDITION  
VOL. 79010, PG. 598  
M.R.D.C.T.

OWNER:  
DUTT HOSPITALITY, LLC  
CALLED 1.451 ACRES  
VOL. 97088, PG. 6894  
D.R.D.C.T.

LOT 8, BLOCK 6509

OWNER:  
HOQUE & MUMITH, INC.  
VOL. 2001127, PG. 4505  
D.R.D.C.T.

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

NOTES:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM: HAD 83 NORTH CENTRAL ZONE.  
SCALE FACTOR: 1.000136506  
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.  
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

LEGEND

—	PROPOSED ROW	- - - - -	EASEMENT
- - - - -	EXISTING ROW	≡≡≡≡≡	RAILROADS
- - - - -	PROPERTY LINE	—	STRUCTURE
- - - - -	COUNTY LINE	P.O.C.	POINT OF COMMENCING
III	CONTROL OF ACCESS LINE	P.O.B.	POINT OF BEGINNING
- - - - -	SURVEY LINE	■	FOUND CONC. MONUMENT
- x - x -	FENCE LINE	●	SET 3/8" STEEL ROD WITH ALUMINUM TXDOT CAP
- - - - -	CITY LIMITS	○	SET OR FOUND MONUMENTATION

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	DUTT HOSPITALITY, LLC TRACT	DALLAS
PARCEL NO.	DATE	
27	SEPT 30 2003	
ROW PARCEL	5.041 SQ FT	0.1157 AC

County: DALLAS  
Highway: I.H. 35E  
Project Limits: From SPUR 482  
                  To I.H. 635  
ROW CSJ: 0196-03-231  
ACCT: 9118-01-023

D-15-14  
September 30, 2003

Legal Land Description for Parcel 29

BEING a 0.1606 acre portion of that certain parcel situated in the John L. Hunt Survey, Abstract No. 588, being part of Lot 4, Block J/6509 of the Traildust Addition, an addition to the City of Dallas, Texas as recorded in Volume 77026 at Page 1781 of the Map Records and in Volume 77113 at Page 1369 of the Deed Records of Dallas County, Texas and part of Lot 6 and Lot 7, Block J/6509 of the Mid-Composite Addition, an addition to the City of Dallas, Texas as recorded in Volume 78098 at Page 4316 of said Map Records which was conveyed to Clay E. Cooley, as evidenced by the deeds recorded in Volume 2000022 at page 1756 and Volume 2000248 at page 2213 of said Deed Records, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch steel rod set at the common northeast corner of said part of Lots 6 and 7 and southeast corner of the tract of land conveyed to ACFI Traildust, LLC, as evidenced by the deed recorded in Volume 2003087 at page 9481 of said Deed Records;

THENCE, along the common line between said part of Lots 6 and 7 and ACFI Traildust tract, North 89°20'38" West a distance of 384.56 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying on the new east right-of-way line of Interstate Highway 35E, a variable width right-of-way, the POINT OF BEGINNING and also being the beginning of a Control of Access Line;

1. THENCE, along said new east right-of-way line, South 00°59'41" East, a distance of 86.76 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; \*\*
2. THENCE, continuing along said new east right-of-way line, South 45°02'31" West, a distance of 2.88 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; \*\*
3. THENCE, continuing along said new east right-of-way line, North 88°55'28" West, a distance of 5.94 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; \*\*
4. THENCE, continuing along said new east right-of-way line, South 01°25'47" East, a distance of 165.00 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying on the common south line of said part of lot 4 and north line of the tract of land conveyed to Tri State Pizza, LLC, as evidenced by the deed recorded in Volume 2002121 at page 797 of said Deed Records and also being the end of this Control of Access Line;

**MINUTE ORDER EXHIBIT M  
PAGE 2 OF 3**

County: DALLAS  
Highway: I.H. 35E  
Project Limits: From SPUR 482  
                            To I.H. 635  
ROW CSJ: 0196-03-231  
ACCT: 9118-01-023

D-15-14  
September 30, 2003

Legal Land Description for Parcel 29

5. THENCE, along said common line, North 56°42'17" West, a distance of 40.78 feet to a point for corner lying on the existing east right-of-way line of Interstate Highway 35E, a variable width right-of-way;
6. THENCE, along said existing east right-of-way line, North 02°35'13" East, a distance of 231.77 feet to a point for corner lying on said common line between part of Lots 6 and 7 and ACFI Traidust tracts;
7. THENCE, along said common line, South 89°20'38" East, a distance of 25.98 feet to the POINT OF BEGINNING; and containing an area of 6,996 square feet, or 0.1606 acres of land, more or less.

I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground.

Brian C. Wright 4/14/04  
Brian C. Wright      R.P.L.S. No. 4560  
September 30, 2003

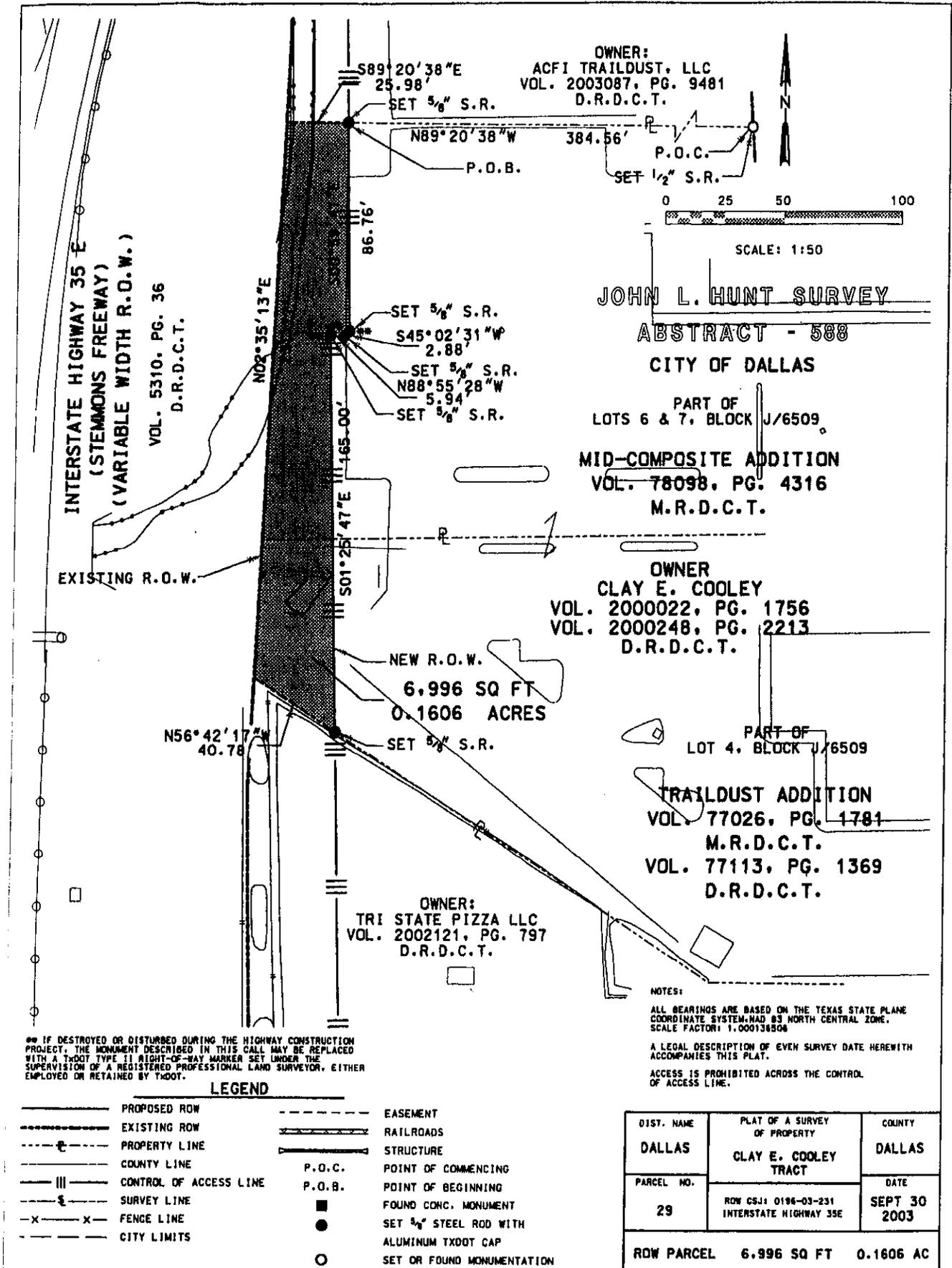


Notes:

1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000136506
2. A survey plat of even date herewith accompanies this legal description.

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

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



**MINUTE ORDER EXHIBIT N**  
**PAGE 1 OF 7**

Revised March, 2005  
Revised February, 2005  
Revised May, 2004  
April, 2001  
Parcel 390

County: Harris  
Highway: IH 10  
Project Limits: From Fort Bend/Harris County Line to East of Peek Road  
Account No.: 9112-00-027  
RCSJ: 0271-06-100

**PROPERTY DESCRIPTION FOR PARCEL 390**

Being 0.0382 acre (1,664 square feet) of land located in the W. C. Featherston Survey, Abstract No. 1524, Harris County, Texas; said 0.0382 acre of land being out of a remainder of a called 143.0721 tract described in deed dated July 1, 2003 from Avex Katy, L.P. to Katy's Promise recorded under Harris County Clerk's File No. W969685 and a 0.4687 acre tract of land being the north fifty feet of the abandoned 100 foot wide M. K. & T. Railroad right-of-way that reverted to Katy's Promise under the provisions of the reversionary clause in the deed to M. K. & T. Railroad recorded in Volume 65, Page 360, Harris County Deed Records; said 0.0382 acre of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with "COSTELLO" cap found in the north line of a 60 foot wide Harris County Flood Control District drainage easement recorded in Volume 1695, Page 663, Harris County Deed Records and the east right-of-way line of Katy-Fort Bend Road (100 foot wide per Volume 2825, Page 509 and Volume 2856, Page 528, Harris County Deed Records and Harris County Clerk's File Nos. U726992 and U771004) for the most westerly southwest corner of said Katy's Promise remainder tract and the northwest corner of a residue of a called 67.75 acre tract described in deed dated October 23, 1947 to Eugene Hoyt recorded in Volume 1706, Page 61, Harris County Deed Records, thence as follows:

South 01°53'02" East, along the east right-of-way line of Katy-Fort Bend Road, at a distance of 10.00 feet passing a 5/8 inch iron rod with "COSTELLO" cap found for the southwest corner of said Eugene Hoyt residue tract and the northwest corner of a residue of a called 67.75 acre tract described in deed dated November 26, 1945 to E. J. Gray recorded in Volume 1420, Page 2, Harris County Deed Records, at a distance of 60.00 feet passing a point in the south line of said 60 foot wide Harris County Flood Control District drainage easement for the southwest corner of said E. J. Gray residue tract and the northwest corner of a 0.4362 acre tract of land being the north fifty feet of the abandoned 100 foot wide M. K. & T. Railroad right-of-way that reverted to E. J. Gray under the provisions of the reversionary clause in the deed to M. K. & T. Railroad recorded in Volume 65, Page 360, Harris County Deed Records, continuing for a total distance of 110.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the existing north right-of-way line of Interstate Highway 10 (width varies) for the southwest of said 0.4632 acre tract;

North 88°42'35" East, along the existing north right-of-way line of Interstate Highway 10, a distance of 696.29 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of Interstate Highway 10 (width varies) for the southwest corner and the POINT OF BEGINNING of the herein described parcel, said point also being in a non-tangent curve to the left;

**MINUTE ORDER EXHIBIT N**  
**PAGE 2 OF 7**

Revised March, 2005  
Revised February, 2005  
Revised May, 2004  
April, 2001  
Parcel 390

- 1) THENCE, in a northeasterly direction, along the proposed north right-of-way line of Interstate Highway 10, with said non-tangent curve to the left, having a radius of 479.27 feet, an arc length of 102.03 feet, a central angle of 12°11'51", and a chord which bears North 66°05'38" East, 101.84 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the east line of said 0.4687 acre tract and the west line of a 3.579 acre tract of land being the north fifty feet of the abandoned 100 foot wide M. K. & T. Railroad right-of-way that reverted to Harris County Flood Control District under the provisions of the reversionary clause in the deed to M. K. & T. Railroad recorded in Volume 65, Page 360, Harris County Deed Records for the northeast corner of the herein described parcel;
- 2) THENCE, South 01°52'46" East, along the east line of said 0.4687 acre tract and the west line of said 3.579 acre tract, a distance of 39.16 feet to a point in the existing north right-of-way line of Interstate Highway 10 for the southeast corner of said 0.4687 acre tract, the southwest corner of said 3.579 acre tract, and the southeast corner of the herein described parcel;
- 3) THENCE, South 88°42'35" West, along the existing north right-of-way line of Interstate Highway 10 and the south line of said 0.4687 acre tract, a distance of 94.41 feet to the POINT OF BEGINNING and containing 0.0382 acre (1,664 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinates of X=2,983,985.16 and Y=13,849,010.23. All bearings 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 Texas Department of Transportation conversion factor of 0.999870.
2. This property description is prepared in conjunction with a parcel plat of equal date.
3. Access will not be permitted across the "Access Denial Line" to the highway facility from the adjacent property.
4. Revision performed in May 2004 consists of a change in ownership.
5. Revision performed in February 2005 consists of an update of parent tract inset and acreage table on map sheets and parcel plats.
6. Revision performed in March 2005 consists of changing "Control of Access Line" to "Access Denial Line."

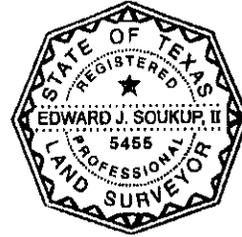
**MINUTE ORDER EXHIBIT N**  
**PAGE 3 OF 7**

Revised March, 2005  
Revised February, 2005  
Revised May, 2004  
April, 2001  
Parcel 390

I, Edward J. Soukup, II, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision on November 26, 2003 and February 2, 2005.

Edward J. Soukup II, Date 3-10-2005

Edward J. Soukup, II, R.P.L.S. No. 5455  
Landtech Consultants, Inc.  
2627 North Loop West, Suite 224  
Houston, TX 77008  
Phone 713-861-7068

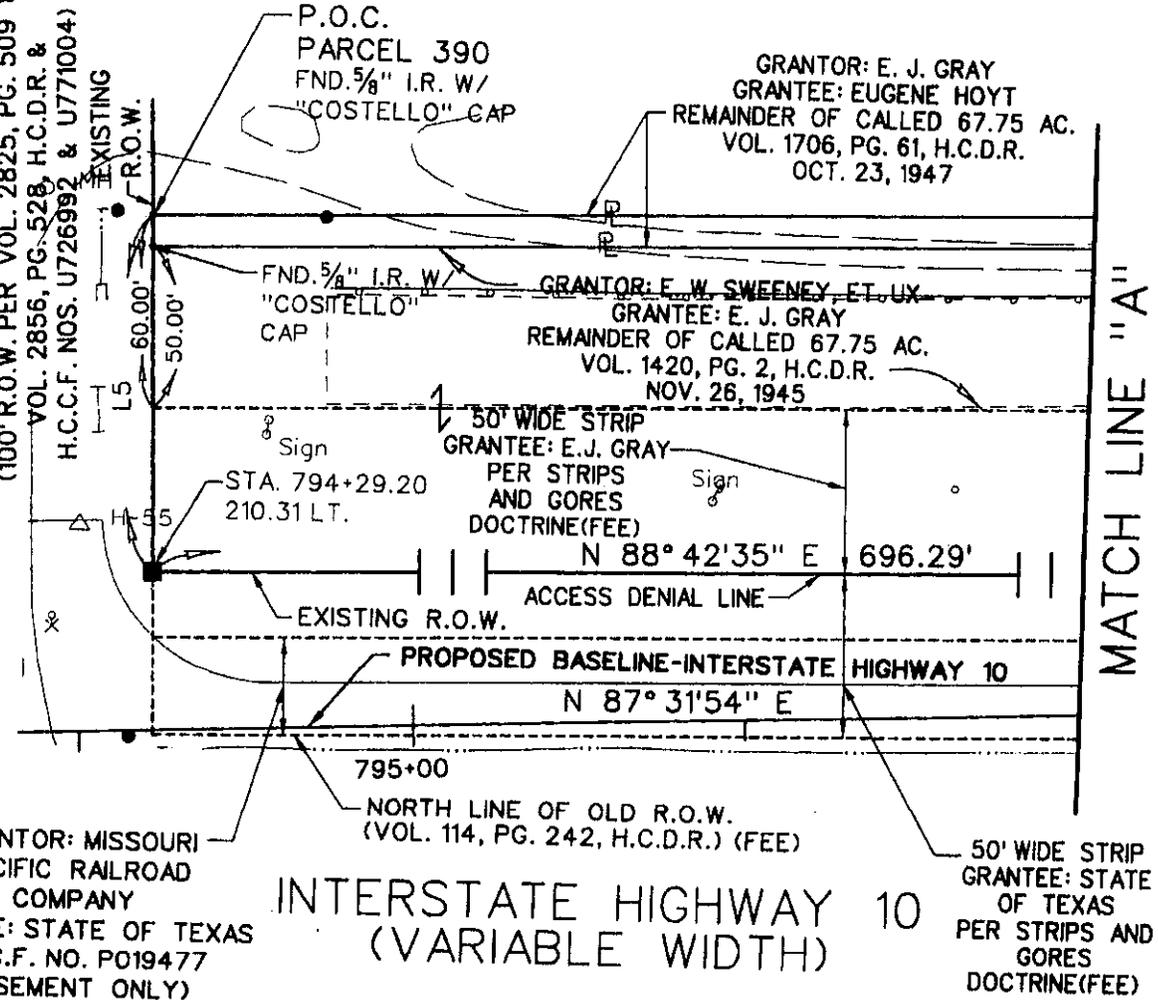


W. C. FEATHERSTON SURVEY A-1524

KATY'S PROMISE  
REMAINDER OF A CALLED 143.0721 AC.  
H.C.C.F. NO. W969685  
JULY 1, 2003



KATY-FORT BEND RD.  
(100' R.O.W. PER VOL. 2825, PG. 509 &  
VOL. 2856, PG. 528, H.C.D.R. &  
H.C.C.F. NOS. U726992 & U771004)



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: NOVEMBER 26, 2003 AND FEBRUARY 2, 2005



*Edward J. Soukup II*  
EDWARD J. SOUKUP, II  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5455, STATE OF TEXAS  
3-10-2005

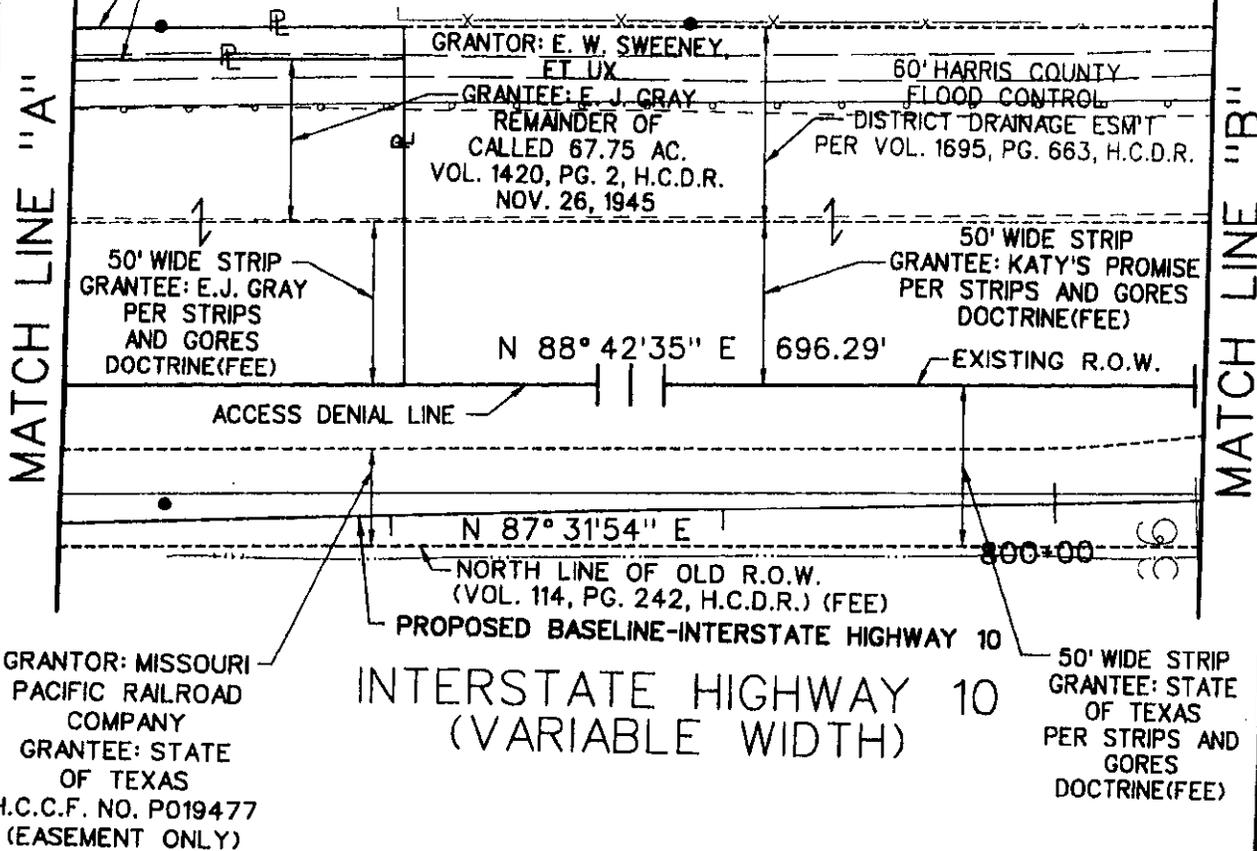
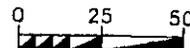
LINE TABLE		
LINE NO.	BEARING	DIST.
L5	S 01° 53' 02" E	110.00'

PARCEL PLAT SHOWING  
PARCEL 390  
R# 10 HARRIS COUNTY  
R.O.W. CSJ 0271-06-100  
LANDTECH CONSULTANTS, INC. APRIL, 2001  
SCALE: 1"=50'

W. C. FEATHERSTON SURVEY A-1524

GRANTOR: E. J. GRAY  
GRANTEE: EUGENE HOYT  
REMAINDER OF CALLED 67.75 AC.  
VOL. 1706, PG. 61, H.C.D.R.  
OCT. 23, 1947

KATY'S PROMISE  
REMAINDER OF A CALLED 143.0721 AC.  
H.C.C.F. NO. W969685  
JULY 1, 2003



GRANTOR: MISSOURI  
PACIFIC RAILROAD  
COMPANY  
GRANTEE: STATE  
OF TEXAS  
H.C.C.F. NO. P019477  
(EASEMENT ONLY)

INTERSTATE HIGHWAY 10  
(VARIABLE WIDTH)

50' WIDE STRIP  
GRANTEE: STATE OF TEXAS  
PER STRIPS AND GORES  
DOCTRINE(FEE)

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
139.231 (CALC.)	0.0382 1,664	139.193	

NOTES:

1.) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM, 1993 ADJUSTMENT; ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.

2.) PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PLAT.

3.) OFFSETS TO PROPOSED BASELINE IN 10 SHOWN HEREON ARE NOT TO SCALE.

4.) ACCESS WILL NOT BE PERMITTED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY.

■ SET 1/4" IRON ROD WITH T&DOT ALUMINUM CAP.

REV. 3/05-CHANGED CONTROL OF ACCESS LINE TO ACCESS DENIAL LINE  
REV. 2/05-UPDATED PARENT TRACT INSET AND ACREAGE TABLE  
REV. 5/04-CORRECTED OWNERSHIP

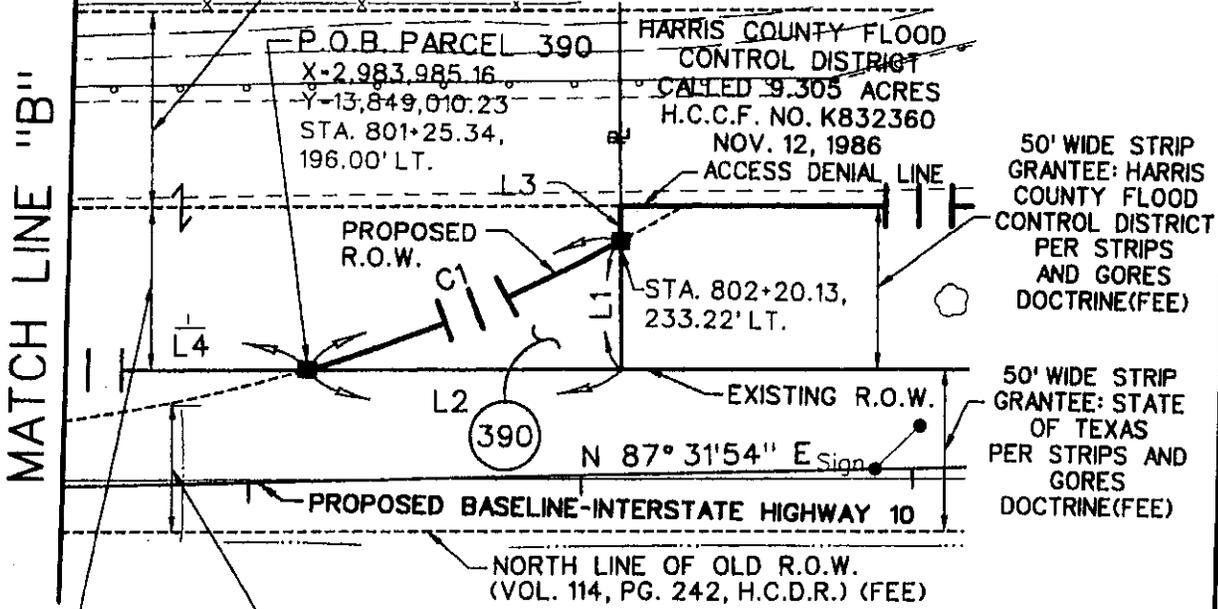
PARCEL PLAT SHOWING  
PARCEL 390

H 10 HARRIS COUNTY  
R.O.W. CSJ 0271-06-100  
LANDTECH CONSULTANTS, INC. APRIL, 2001  
SCALE: 1"=50'

W. C. FEATHERSTON SURVEY A-1524

KATY'S PROMISE  
REMAINDER OF  
A CALLED 143.0721 AC.  
H.C.C.F. NO. W969685  
JULY 1, 2003

60' HARRIS COUNTY  
FLOOD CONTROL  
DISTRICT DRAINAGE ESM'T  
PER VOL. 1695, PG. 663  
H.C.D.R.



50' WIDE STRIP  
GRANTEE: HARRIS  
COUNTY FLOOD  
CONTROL DISTRICT  
PER STRIPS  
AND GORES  
DOCTRINE(FEE)

50' WIDE STRIP  
GRANTEE: STATE  
OF TEXAS  
PER STRIPS AND  
GORES  
DOCTRINE(FEE)

50' WIDE STRIP  
GRANTEE: KATY'S  
PROMISE PER  
STRIPS AND GORES  
DOCTRINE(FEE)

GRANTOR: MISSOURI  
PACIFIC RAILROAD COMPANY  
GRANTEE: STATE OF TEXAS  
H.C.C.F. NO. P019477  
(EASEMENT ONLY)

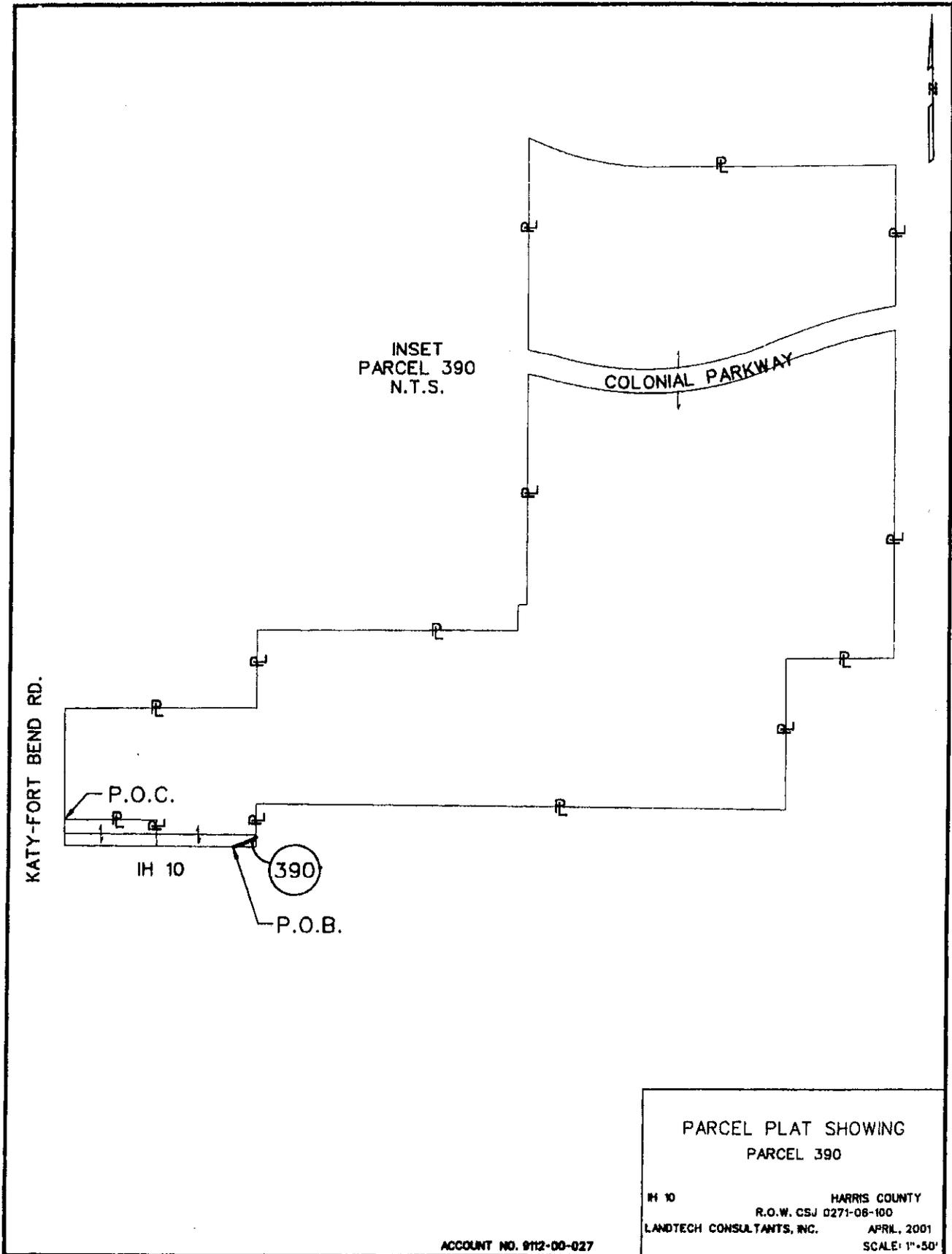
INTERSTATE HIGHWAY 10  
(VARIABLE WIDTH)

LINE TABLE		
LINE NO.	BEARING	DIST.
L1	S 01° 52' 46" E	39.16'
L2	S 88° 42' 35" W	94.41'
L3	N 01° 52' 46" W	10.84'
L4	N 88° 42' 35" E	696.29'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	479.27'	102.03'	12° 11' 51"	N 66° 05' 38" E 101.84'

PARCEL PLAT SHOWING  
PARCEL 390

H 10 HARRIS COUNTY  
R.O.W. CSJ 0271-06-100  
LANDTECH CONSULTANTS, INC. APRIL, 2001  
SCALE: 1"=50'



PARCEL PLAT SHOWING  
PARCEL 390

IH 10 HARRIS COUNTY  
R.O.W. CSJ 0271-06-100  
LANDTECH CONSULTANTS, INC. APRIL, 2001  
SCALE: 1"=50'

ACCOUNT NO. 9112-00-027

<b>County:</b>	Williamson	<b>Segment:</b>	1
<b>Parcel No.:</b>	1133	<b>From:</b>	Sta. 0+00
<b>Highway:</b>	S.H. 130	<b>To:</b>	Sta. 693+00
<b>Limits:</b>	From: I.H. 35 and S.H. 195 North of Georgetown To: I.H. 10 and U.S. 90, East of Seguin		
<b>Federal Aid</b>			
<b>Project No.:</b>	HP 1196 (1)		
<b>ROW/CSJ:</b>	0440-05-007		

**DESCRIPTION FOR PARCEL 1133**

DESCRIPTION OF A 2,836 SQUARE FOOT, 0.065 ACRE, TRACT OF LAND OUT OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 8, BLOCK B, INDIAN CREEK, A SUBDIVISION RECORDED IN CABINET E, SLIDES 379-380, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING REFERENCED IN A WARRANTY DEED DATED AUGUST 20, 1996, TO DANIEL THOMPSON AND WIFE, RAMONA THOMPSON, RECORDED IN DOCUMENT NO. 9643878, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2,836 SQUARE FOOT, 0.065 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 5/8-inch iron rod at the northwest corner of said Lot 8 and the northeast corner of Lot 9, Block B, being on the south line of Lot 7, Block B, all of said Indian Creek Subdivision;

**THENCE**, S 82° 20' 27" E with the common line between said Lot 8 and said Lot 7, a distance of 97.14 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), on the existing west right-of-way line of County Road 102 (C.R. 102), a varying-width right-of-way, and the proposed west right-of-way line of S.H. 130, 294.19 feet right of proposed S.H. 130 baseline station 285+15.36, same being the common corner of said Lot 8 and said Lot 7, from which the northeast corner of Lot 7, bears N 21° 20' 33" W, a distance of 167.16 feet; for the north corner and **POINT OF BEGINNING** of this tract;

**THENCE**, with the common line between said C.R. 102 and said Lot 8, the following two (2) courses:

- 1) S 21° 20' 33" E, a distance of 163.95 feet to a calculated point at the non-tangent beginning of a curve to the right;
- 2) Along said curve having a radius of 15.00 feet, a central angle of 119° 02' 36", a chord which bears S 38° 10' 45" W, 25.85 feet, and an arc distance of 31.17 feet to a calculated point at the non-tangent ending of said curve on the existing north right-of-way line of Indian Creek Drive, a 50-foot wide right-of-way, and the south line of said Lot 8;

**County:** Williamson  
**Parcel No.:** 1133  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195 North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

**Segment:** 1  
From: Sta. 0+00  
To: Sta. 693+00

**Federal Aid**

**Project No.:** HP 1196 (1)  
**ROW/CSJ:** 0440-05-007

- 3) **THENCE**, N 82° 17' 51" W, with the common line between said Indian Creek Drive and said Lot 8, a distance of 96.34 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) on the proposed north right-of-way line of Indian Creek Drive, 373.20 feet right of proposed S.H. 130 baseline station 286+73.13, for the southwest corner of this tract, from which a found 1/2-inch iron rod at the southwest corner of said Lot 8 and the southeast corner of said Lot 9, bears N 82° 17' 51" W, a distance of 67.55 feet;

**THENCE**, across said Lot 8, the following four (4) courses:

- 4) N 07° 42' 09" E, with the proposed north right-of-way line of Indian Creek Drive, a distance of 6.64 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), for the northwest corner of this tract;
- 5) S 81° 50' 17" E, a distance of 72.42 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), at the non-tangent beginning of a curve to the left;
- 6) Along said curve having a radius of 13.00 feet, a central angle of 111° 34' 26", a chord which bears N 42° 22' 30" E, 21.50 feet, and an arc distance of 25.32 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), at the non-tangent end of said curve on the said west right-of-way line of S.H. 130;
- 7) N 13° 24' 43" W, with the proposed west right-of-way line of S.H. 130, a distance of 152.08 feet to the **POINT OF BEGINNING**, and containing 2,836 square feet, 0.065 acres of land, more or less.

County: Williamson  
Parcel No.: 1133  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195 North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 1  
From: Sta. 0+00  
To: Sta. 693+00

Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-05-007

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Central Zone. All distances shown hereon are surface distances. The T.T.A. SH-130 Segment "1" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00011.

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

That I, Carmelo L. Macias, 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 12<sup>th</sup> day of May, 2005 A.D.



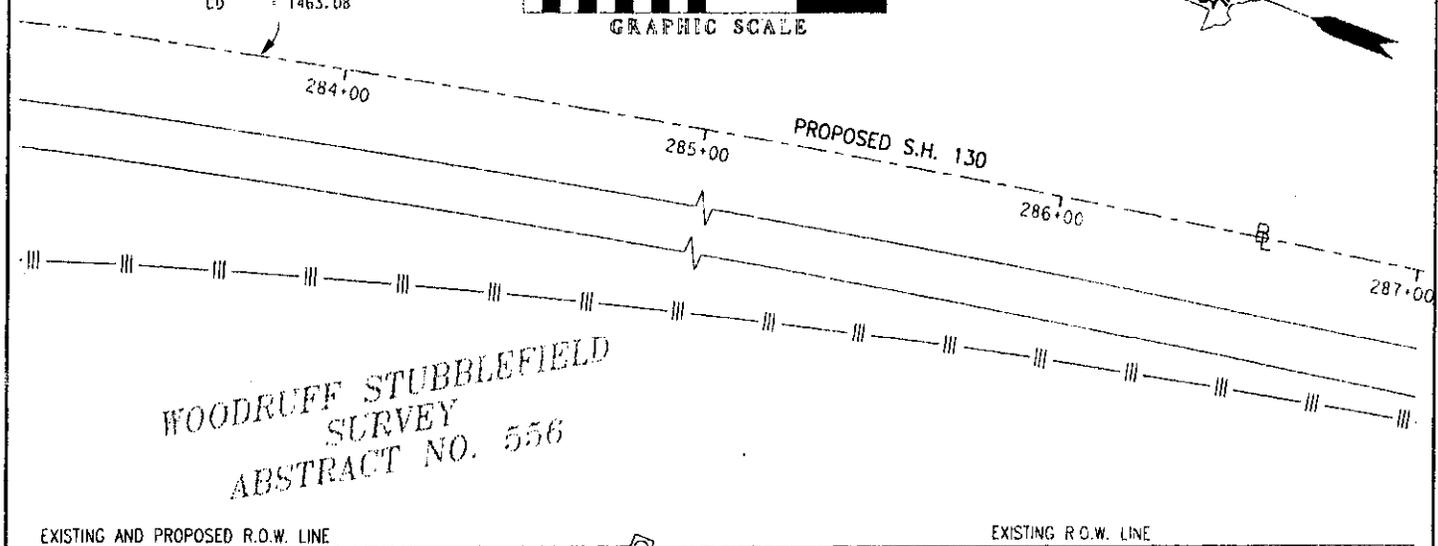
MACIAS & ASSOCIATES, INC.  
5410 South 1st Street  
Austin, Texas 78745

*Carmelo L. Macias*  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 - State of Texas

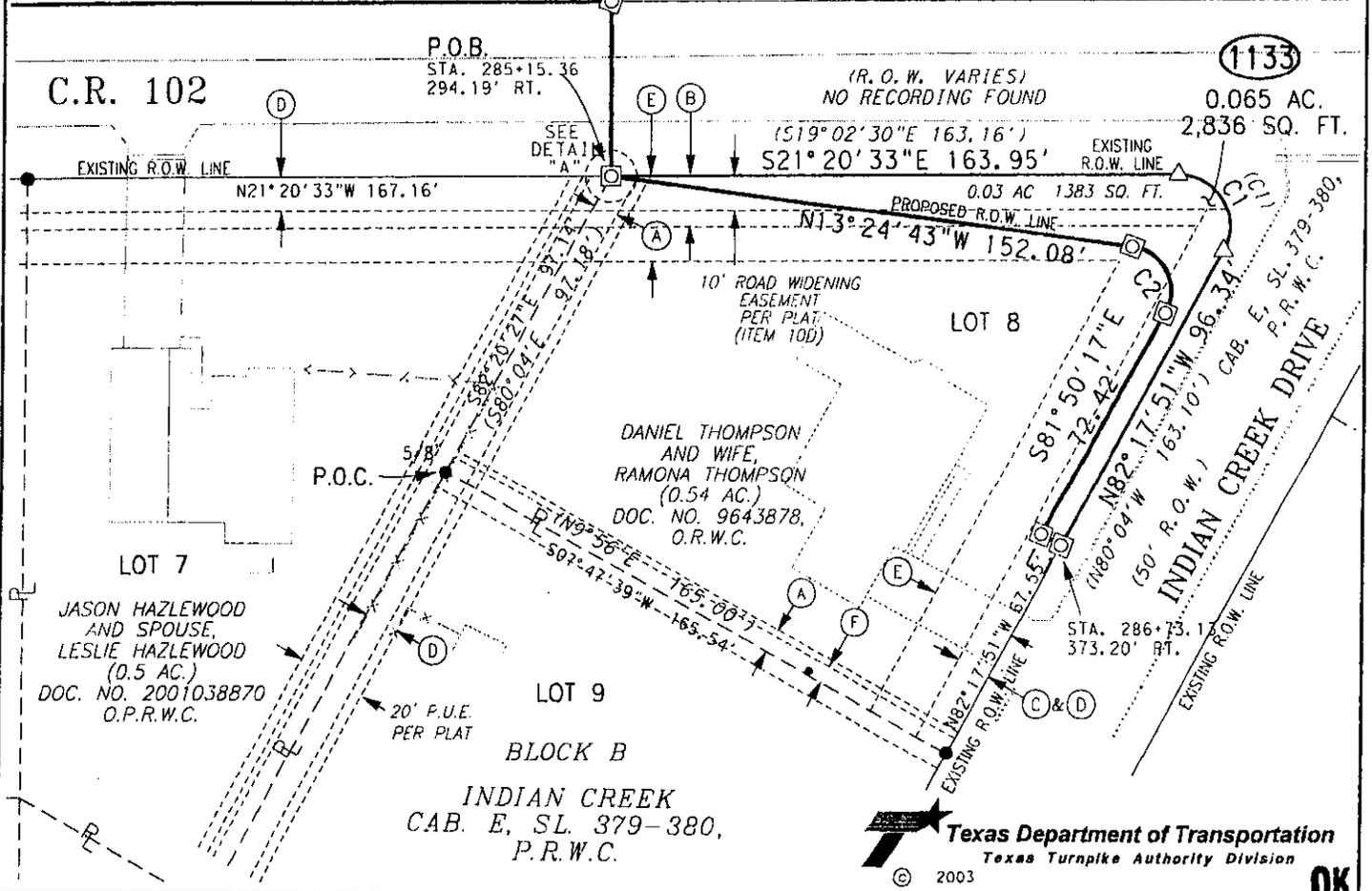
PAGE 4 OF 6  
05/12/05

PROPOSED CURVE DATA  
 P1 STA. = 282+19.55'  
 PC STA. = 274+81.98'  
 PT STA. = 289+49.06'  
 I.O.C. = 1'00'00"  
 DELTA = 14° 40' 15" (RT)  
 RADIUS = 5729.58'  
 T = 737.58'  
 L = 1467.08'  
 CB = S13° 51' 45" E  
 CD = 1463.08'

**PLAT TO ACCOMPANY  
PARCEL DESCRIPTION**



WOODRUFF STUBBLEFIELD  
SURVEY  
ABSTRACT NO. 556



Texas Department of Transportation  
Texas Turnpike Authority Division  
© 2003

<b>MACIAS &amp; ASSOC.</b> LAND SURVEYORS 5410 SOUTH 1ST STREET AUSTIN, TEXAS 78745 PH. (512)442-7875 FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET		PARCEL PLAT SHOWING PROPERTY OF <b>DANIEL THOMPSON AND WIFE, RAMONA THOMPSON</b>		PARCEL NUMBER <b>1133</b>	
FILE P1133-R3	T.T.A. PROJECT <b>STATE HIGHWAY 130</b>	DISTRICT T.T.A.	ACQUISITION	ACRES 0.065	SQUARE FEET 2,836
SCALE 1" = 50'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.C.W.-C. S J. NO. 0440-05-007	CALC. DEED AREA	0.54	23,522
COUNTY WILLIAMSON			REMAINDER AREA	0.47	20,686

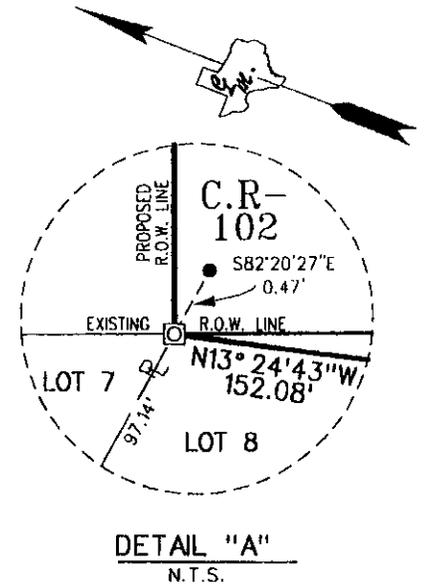
# PLAT TO ACCOMPANY PARCEL DESCRIPTION

**NOTES:**

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. SH-130 SEGMENT "1" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 201-03-7180, EFFECTIVE DATE: OCTOBER 1, 2003.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

LEGEND	
■	TxDOT TYPE I CONCRETE MONUMENT FOUND
□	TxDOT TYPE II MONUMENT FOUND
○	1/2" IRON PIPE FOUND (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD W/IX DOT ALUMINUM CAP SET (UNLESS NOTED)
□	SET 1/2" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
P	PROPERTY LINE
B	BASELINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
D.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
—  —	CONTROL OF ACCESS
N.T.S.	NOT TO SCALE
( )	RECORD INFORMATION
— — —	DISTANCE SHOWN NOT TO SCALE
- - - -	APPROXIMATE SURVEY LINE
B.L.	BUILDING SET BACK LINE

- (A) INDIAN CREEK SUBD.  
7' B.L.  
V.1053, P.416, O.R.W.C.  
V.1087, P.550, O.R.W.C.
- (B) 15' P.U.E. PER PLAT
- (C) 10' P.U.E. PER (ITEM 10C)
- (D) INDIAN CREEK SUBD.  
10' P.U.E.  
V.1053, P.416, O.R.W.C.  
V.1087, P.550, O.R.W.C.  
(ITEM 10E)
- (E) INDIAN CREEK SUBD.  
25' B.L.  
V.1053, P.416, O.R.W.C.  
V.1087, P.550, O.R.W.C.
- (F) INDIAN CREEK SUBD.  
5' P.U.E.  
V.1053, P.416, O.R.W.C.  
V.1087, P.550, O.R.W.C.  
(ITEM 10E)



**CURVE TABLE**

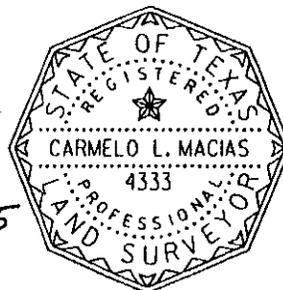
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	119° 02' 36"	15.00'	31.17'	25.85'	S38° 10' 45" W
(C1)	(118° 58')	(15.00')	(31.15')	(25.85')	(S40° 27' E)
C2	111° 34' 26"	13.00'	25.32'	21.50'	N42° 22' 30" E

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N07° 42' 09" E	6.64'

HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Carmelo L. Macias May 12, 2005*  
 CARMELO L. MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 4333 - STATE OF TEXAS



<b>MACIAS &amp; ASSOC.</b> LAND SURVEYORS ★ ★ ★ ★ 5410 SOUTH 1ST STREET AUSTIN, TEXAS 78745 PH. (512)442-7875 FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET	PARCEL PLAT SHOWING PROPERTY OF <b>DANIEL THOMPSON AND WIFE, RAMONA THOMPSON</b>			PARCEL NUMBER <b>1133</b>		
	FILE P1133-R3	T.T.A. PROJECT <b>STATE HIGHWAY 130</b>	DISTRICT T.T.A.	ACQUISITION	0.065	2,836
	SCALE N.T.S.	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-05-007	CALC. DEED AREA	0.54	23,522
			COUNTY WILLIAMSON	REMAINDER AREA	0.47	20,686

PREPARED BY: Macias & Associates, Inc.  
SURVEYOR: Carmelo L. Macias #4333  
DATE: 05/12/05 R3  
PAGE: 6 of 6

## **CONTROL OF ACCESS CLAUSE**

**ROW CSJ NO.:** 0440-05-007

**COUNTY:** Williamson

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 1133

**A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS:**

Not Applicable - The remainder of the property does not abut the S.H. 130 service / access roads.

**B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:**

Not Applicable - The remainder of the property does not abut the S.H. 130 service / access roads.

**C: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED.**

**OK**

County: Travis Segment: 3  
Parcel No.: 305C From: Sta. 1835+00.00  
Highway: S.H. 130 To: Sta. 2440+00.00  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

### DESCRIPTION OF PARCEL 305C

DESCRIPTION OF A 656,127 SQUARE FOOT, 15.063 ACRE, TRACT OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, IN TRAVIS COUNTY TEXAS, BEING A PORTION OF THAT CALLED 269.22 ACRE TRACT OF LAND AS DESCRIBED IN THAT PARTITION DEED TO ANNE BLOOR SCHRYVER FILED FOR RECORD SEPTEMBER 14, 1983, AND RECORDED IN VOLUME 8251, PAGE 216 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, WITH PORTIONS OF SAID 269.22 ACRE TRACT BEING SUBSEQUENTLY CONVEYED TO CAROL ANNE SCHRYVER, BRIAN B. SCHRYVER AND JEFFREY E. SCHRYVER BY SPECIAL WARRANTY DEED FILED FOR RECORD MAY 23, 1989 AND RECORDED IN VOLUME 10944, PAGE 251 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SPECIAL WARRANTY DEED FILED FOR RECORD FEBRUARY 12, 1997 AND RECORDED IN VOLUME 12870, PAGE 1684 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 656,127 SQUARE FOOT, 15.063 ACRE, TRACT OF LAND AS SHOWN ON THE ACCOMPANYING PARCEL PLAT IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 1/2" iron rod, 545.98 feet left of proposed S.H. 130 baseline station 1969+37.83, being an interior ell corner in the easterly boundary line of said 269.22 acre tract, same being the southwesterly corner of that called 3.554 acre tract of land (Tract II) as described in that Executor's Deed to Ella Louise Lind filed for record October 8, 1999 and recorded in Document No. 1999120186 of the Official Public Records of Travis County, Texas;

**THENCE** S 25°40'56" E, with the southerly boundary line of said 3.554 acre tract, same being an easterly boundary line of said 269.22 acre tract, a distance of 178.35 feet to a calculated point in the existing westerly right-of-way line of F.M. 973 (right-of-way width varies), being the southeasterly corner of said 3.554 acre tract;

**THENCE** S 25°40'56" W, through the right-of-way of said F.M. 973, a distance of 170.35 feet to a set 1/2" iron rod with TxDOT aluminum cap, (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), in the proposed east right-of-way line of S.H. 130, 758.07 feet left of proposed S.H. 130 baseline station 1971+92.88, being in the existing easterly right-of-way line of said F.M. 973, same being in the easterly boundary line of said 269.22 acre tract, same being an angle point in the westerly boundary line of that called 548.06 acre tract of land as described in that Warranty Deed with Vendor's Lien to Austin Estates Limited Partnership filed for record October 8, 1999 and recorded in Document No. 1999120189 of the Official Public Records of Travis County, Texas, same being the northwesterly corner and **POINT OF BEGINNING** of the herein described tract of land;

**County:** Travis  
**Parcel No.:** 305C  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

**Segment: 3**  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

**Federal Aid**

**Project No.:** HP 1196 (1)  
**ROW/CSJ:** 0440-06-008

- 1) **THENCE** S 25°40'56" E, departing the existing easterly right-of-way line of said F.M. 973, with the proposed east right-of-way line of S.H. 130, being the common boundary line of said 269.22 acre tract and said 548.06 acre tract, a distance of 352.94 feet to a set 1/2" iron rod, (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 981.79 feet left of proposed S.H. 130 baseline station 1974+37.99, for an angle point in the herein described tract;

**THENCE** departing said common boundary line, continuing with the proposed east right-of-way line of S.H. 130, through the interior of said 269.22 acre tract, the following six (6) courses:

- 2) S 29°31'59" W, for a distance of 784.24 feet to a set 1/2" iron rod with TxDOT aluminum cap, (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 813.28 feet left of proposed S.H. 130 baseline station 1981+23.64, being an angle point of the herein described tract;
- 3) S 74°05'21" W, for a distance of 242.87 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 617.06 feet left of proposed S.H. 130 baseline station 1982+54.53, being an angle point of the herein described tract;
- 4) S 25°32'28" W, for a distance of 376.29 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 593.79 feet left of proposed S.H. 130 baseline station 1986+02.55, being an angle point of the herein described tract;
- 5) S 31°08'33" W, for a distance of 387.57 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 549.92 feet left of proposed S.H. 130 baseline station 1989+60.84, being an angle point of the herein described tract.
- 6) S 07°49'37" W, for a distance of 713.50 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), at the beginning of a non-tangent curve to the right, 799.59 feet left of S.H. 130 baseline P.T. station 1995+75.22;

**County:** Travis  
**Parcel No.:** 305C  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

**Segment:** 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

**Federal Aid**

**Project No.:** HP 1196 (1)  
**ROW/CSJ:** 0440-06-008

- 7) Along said non-tangent curve to the right, having a radius of 1460.00 feet, a delta angle of  $06^{\circ}56'43''$ , an arc length of 176.98 feet, and a chord which bears  $S\ 08^{\circ}46'03''\ W$ , for a distance of 176.87 feet to a set  $1/2''$  iron rod with TxDOT aluminum cap in the common boundary line of said 269.22 acre tract and that called 52.119 acre tract of land (Tract 1), as described in that Partition Deed to James A. Nelson, Jr. filed for record November 3, 1988 and recorded in Volume 10810, Page 40 of the Real Property Records of Travis County, Texas, 865.35 feet left of proposed S.H. 130 baseline station 1997+39.41, being the most southeasterly corner of the herein described tract;
- 8) **THENCE**  $N\ 62^{\circ}35'58''\ W$  departing the proposed east right-of-way line of S.H. 130, with the southerly boundary line of said 269.22 acre tract, and in part the northerly boundary lines of said 52.119 acre tract and Hog Eye Road (right-of-way width varies), for a distance of 482.66 feet to a calculated point in the existing easterly right-of-way line of said F.M. 973, for the most southwesterly corner of the herein described tract;

**THENCE**, departing said common boundary line, with the existing easterly right-of-way line of F.M. 973, the following five (5) courses:

- 9)  $N\ 29^{\circ}28'01''\ E$ , for a distance of 660.03 feet to a found TxDOT Type I concrete monument for an angle point in the westerly boundary line hereof;
- 10)  $N\ 38^{\circ}01'47''\ E$ , for a distance of 202.17 feet to a found TxDOT Type I concrete monument for an angle point in the westerly boundary line hereof;
- 11)  $N\ 29^{\circ}35'08''\ E$ , for a distance of 799.74 feet to a found TxDOT Type I concrete monument for an angle point in the westerly boundary line hereof;
- 12)  $N\ 26^{\circ}53'06''\ E$ , for a distance of 199.28 feet to a found TxDOT Type I concrete monument for an angle point in the westerly boundary line hereof;
- 13)  $N\ 29^{\circ}33'11''\ E$ , for a distance of 908.89 feet to the **POINT OF BEGINNING**, and containing 656,127 square feet, 15.063 acres of land, more or less.

**County:** Travis  
**Parcel No.:** 305C  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

**Segment:** 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

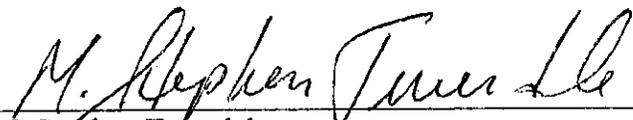
**Federal Aid**  
**Project No.:** HP 1196 (1)  
**ROW/CSJ:** 0440-06-008

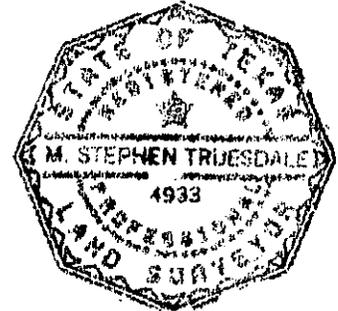
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone. All distances shown hereon are surface distances. The T.T.A. S.H. 130 Segment "3" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

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

That I, M. Stephen Truesdale, 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 description herein was determined by a survey made on the ground under my direction and supervision.

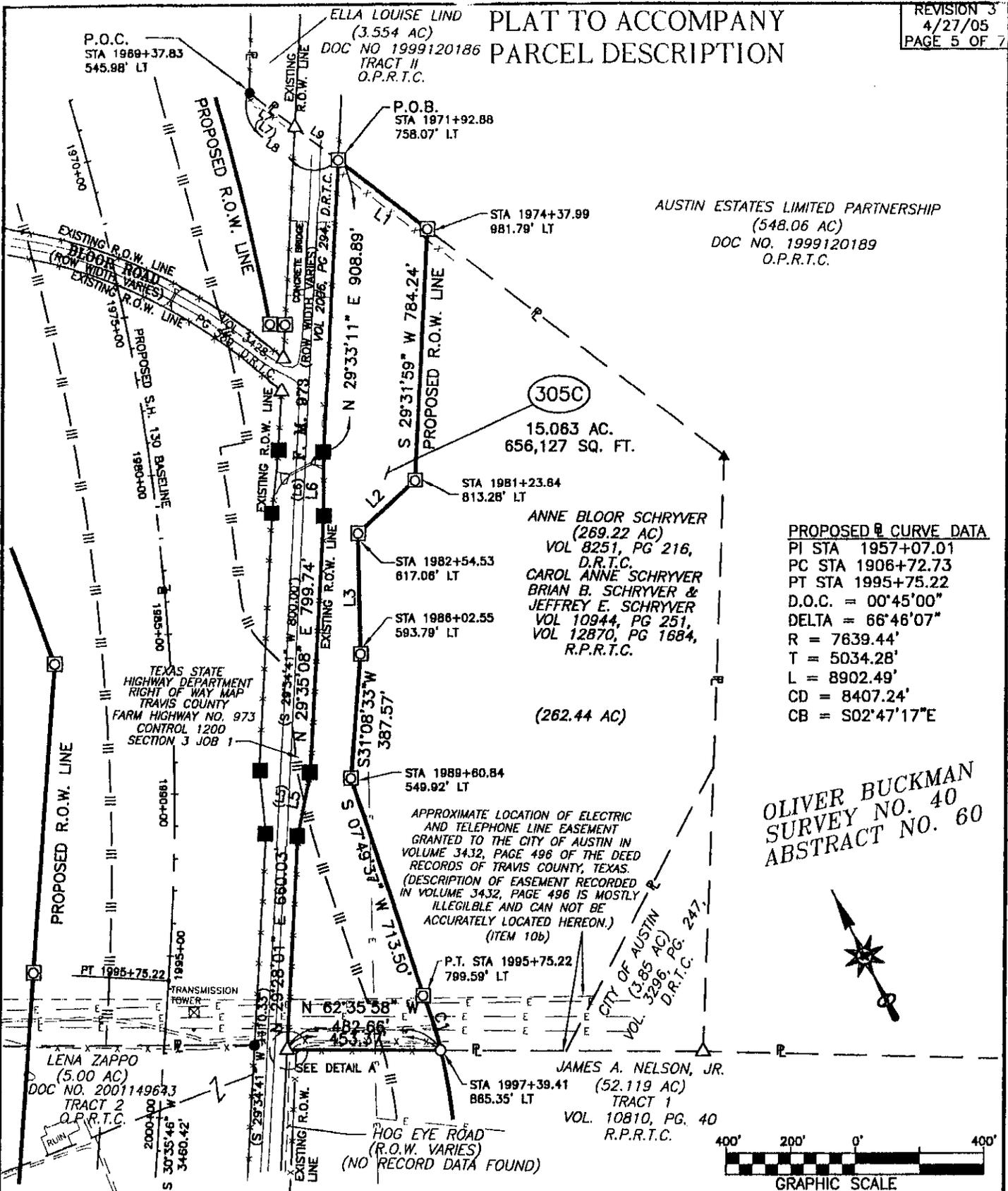
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas, this the 27<sup>th</sup> day of APRIL, 2005 A.D.

  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933 – State of Texas  
Licensed State Land Surveyor – State of Texas  
Inland Civil Associates, L.L.C.  
1504 Chisholm Trail Road, Suite 103  
Round Rock, Tx. 78681



REVISION 3  
4/27/05  
PAGE 5 OF 7

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



**PROPOSED @ CURVE DATA**  
 PI STA 1957+07.01  
 PC STA 1906+72.73  
 PT STA 1995+75.22  
 D.O.C. = 00°45'00"  
 DELTA = 66°46'07"  
 R = 7639.44'  
 T = 5034.28'  
 L = 8902.49'  
 CD = 8407.24'  
 CB = S02°47'17"E

OLIVER BUCKMAN  
SURVEY NO. 40  
ABSTRACT NO. 60



**INLAND CIVIL ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 1504 CHISHOLM TRAIL RD., SUITE 103  
 ROUND ROCK, TX, 78681  
 PH. (512) 218-1200, FAX (512) 218-1251

PARCEL PLAT SHOWING PROPERTY OF ANNE BLOOR SCHRYVER, CAROL ANNE SCHRYVER, BRIAN B. SCHRYVER & JEFFREY E. SCHRYVER

FILE	T.T.A. PROJECT	DISTRICT
P305C.DGN	STATE HIGHWAY 130	T.T.A.
SCALE	FEDERAL AID PROJECT NO.	COUNTY
1"=400'	HP 1196 (1)	TRAVIS
	R.O.W.-C. S. J. NO.	
	0440-06-008	

Texas Department of Transportation  
 © 2003  
 PARCEL NUMBER 305C OK

REVISION 3  
4/27/05  
PAGE 6 OF 7

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. S.H. 130 SEGMENT "3" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 02120370, EFFECTIVE DATE: DECEMBER 28, 2002.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ORIGINAL SURVEY LINES ARE APPROXIMATE.
- 6) THE SUBJECT PROPERTY IS VACANT.
- 7) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE), UNLESS NOTED OTHERWISE.
- 8) A BLANKET TYPE 10' WIDE ACCESS AND CABLE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, L.P. BY INSTRUMENT RECORDED UNDER DOCUMENT NO. 2003173274 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS PARCEL (ITEM 10b)
- 9) THIS PARCEL IS SUBJECT TO A BLANKET TYPE PIPE LINE EASEMENT OF UNDETERMINED WIDTH GRANTED TO THE TEXAS PIPE LINE COMPANY AS DESCRIBED IN VOLUME 830, PAGE 359 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (ITEM 10c)
- 10) DESCRIPTION OF ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOLUME 3432, PAGE 496 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, IS UNREADABLE AND THEREFORE NOT LOCATED OR ADDRESSED HEREON. (ITEM 10d)

LINE TABLE

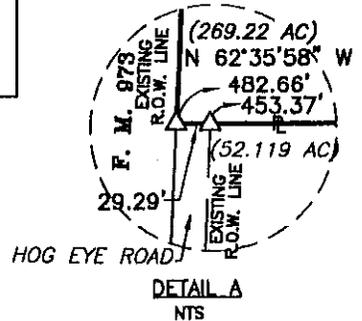
No.	BEARING	DISTANCE
L1	S25°40'56"E	352.94'
L2	S74°05'21"W	242.87'
L3	S25°32'28"W	376.29'
L4	S31°08'33"W	38.57'
L5	N38°01'47"E	202.17'
(L5)	(N38°06'32"E)	(202.24')
L6	N26°53'06"E	199.28'
(L6)	(N26°42'57"E)	(200.25')
L7	S25°40'56"E	178.35'
(L7)	(S28°32'38"E)	(177.84')
L8	S25°40'56"E	348.70'
L9	S25°40'56"E	170.35'

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND	P.O.C.	POINT OF COMMENCEMENT
□	TxDOT TYPE II MONUMENT FOUND	P.O.B.	POINT OF BEGINNING
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)	R.O.W.	RIGHT-OF-WAY
⊙	1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	ESMT.	EASEMENT
●	1/2" IRON ROD FOUND (UNLESS NOTED)	P.U.E.	PUBLIC UTILITY EASEMENT
○	1/2" IRON ROD W/TxDOT ALUMINUM CAP SET (UNLESS NOTED)	D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
⊗	SET 1/2" IRON ROD WITH TxDOT ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
△	CALCULATED POINT	R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
▲	80D NAIL FOUND (UNLESS NOTED)	O.R.T.C.	OFFICIAL RECORDS OF TRAVIS COUNTY
ℙ	PROPERTY LINE	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
ℙ	S.H. 130 BASELINE	—   —	CONTROL OF ACCESS
∟	COMMON OWNERSHIP (LAND HOOK)	N.T.S.	NOT TO SCALE
---	APPROXIMATE SURVEY LINE	( )	RECORD INFORMATION
---	OVERHEAD ELECTRIC LINES	⎓	DISTANCE SHOWN NOT TO SCALE
		---x---	WIRE FENCE
		---	WOOD FENCE
		—○—	CHAINLINK FENCE
		—○—	IRON FENCE
		—○—	PIPE FENCE

CURVE TABLE

No.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	06°56'43"	1460.00'	176.98'	176.87'	S28°08'46"03" W



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

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933-STATE OF TEXAS  
LICENSED STATE LAND SURVEYOR-STATE OF TEXAS



	ACRES	SQUARE FEET
ACQUISITION	15.063	656,127
CALC. DEED AREA	61.38	2,673,892
REMAINDER AREA	46.32	2,017,765

**INLAND CIVIL ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX. 78681  
PH: (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF  
ANNE BLOOR SCHRYVER, CAROL ANNE SCHRYVER,  
BRIAN B. SCHRYVER & JEFFREY E. SCHRYVER

FILE P305C.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.
SCALE 1"=400'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008
		COUNTY TRAVIS

Texas Department of Transportation  
2003

PARCEL NUMBER 305C OK

PREPARED BY: Inland Civil Associates L.L.C.  
SURVEYOR: M. Stephen Truesdale #4933  
DATE: 4-27-05 Rev. 3  
PAGE: 7 of 7

## **CONTROL OF ACCESS CLAUSE**

**ROW CSJ NO.:** 0440-06-008

**COUNTY:** Travis

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 305C

- A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS:**
- Access will be permitted to the east remainder abutting the highway facility of the foregoing property description.
- B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:**
- Access will not be denied to the east remainder abutting the highway facility of the foregoing property description.
- C: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE S.H. 130 HIGHWAY FACILITY WILL BE DENIED.**

**County:** Travis  
**Parcel No.:** 314  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin  
**Segment: 3**  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00  
**Federal Aid**  
**Project No.:** HP 1196(1)  
**ROW/CSJ:** 0440-06-008

**DESCRIPTION OF PARCEL 314**

DESCRIPTION OF A 94,803 SQUARE FOOT, 2.176 ACRE TRACT OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.975 ACRE TRACT OF LAND DESCRIBED IN THAT CORRECTION WARRANTY DEED WITH VENDOR'S LIEN WITH OWELTY TO BRADLEY D. HARRIS AND LAURA L. HARRIS, FILED FOR RECORD ON AUGUST 28, 1991 AND RECORDED IN VOLUME 11508, PAGE 809 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 94,803 SQUARE FOOT, 2.176 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 1/2" iron rod, 472.21 feet right of proposed S.H. 130 baseline station 2020+15.91, being the southwest corner of said 2.975 acre tract and an interior ell corner in the northerly boundary line of that called 27.324 acre tract of land described in that General Warranty Deed to Bradley D. Harris, Charles F. Harris, and Paul E. Harris, filed for record February 21, 1992 and recorded in Volume 11627, Page 106 of the Real Property Records of Travis County, Texas;

**THENCE** N 00°13'28" E, with the common boundary line of said 27.324 acre tract and said 2.975 acre tract, for a distance of 269.31 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), in the proposed west right-of-way line of S.H. 130, same being the proposed south right-of-way line of F.M. 973, 583.92 feet right of proposed S.H. 130 baseline station 2017+77.65 for the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE** N 00°13'28" E, continuing with said common boundary line, passing at a distance of 26.00 feet, a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 621.52 feet right of proposed S.H. 130 baseline station 2017+61.13, being an angle point in said proposed west right-of-way line of S.H. 130 and proposed south right-of-way line of F.M. 973, and continuing for a total distance of 90.63 feet to a found 1/2" iron rod in the existing southerly right-of-way line of F.M. 973 (right-of-way width varies), being the northwest corner of said 2.975 acre tract, an exterior ell corner in the northerly boundary line of said 27.324 acre tract, and the northwest corner of the herein described tract;

County: Travis Segment: 3  
Parcel No.: 314 From: Sta. 1835+00.00  
Highway: S.H. 130 To: Sta. 2440+00.00  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin  
Federal Aid  
Project No.: HP 1196(1)  
ROW/CSJ: 0440-06-008

- 2) **THENCE** S 89°45'14" E, with the northerly boundary line of said 2.975 acre tract, same being said existing southerly right-of-way line of said F.M. 973, a distance of 360.04 feet to a found TxDOT Type-I concrete monument at the beginning of a curve to the left, being the northeasterly corner of said 2.975 acre tract and an exterior ell corner of said 27.324 acre tract, for the northeast corner of the herein described tract;
- 3) **THENCE** S 00°14'18" W, departing said existing southerly right-of-way line of F.M. 973, with the common boundary line of said 2.975 acre tract and said 27.324 acre tract, a distance of 359.71 feet to a found 1/2" iron rod, being the southeast corner of said 2.975 acre tract and an interior ell corner in the northerly boundary line of said 27.324 acre tract, for the southeast corner of the herein described tract;
- 4) **THENCE** N 89°47'25" W, with said common boundary line, a distance of 289.16 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), in the proposed west right-of-way line of S.H. 130, 411.14 feet right of proposed S.H. 130 baseline station 2019+80.10, for the southwest corner hereof;

**THENCE** departing the northerly boundary line of said 27.324 acre tract, through the interior of said 2.975 acre tract, with the proposed west right-of-way line of S.H. 130, the following three (3) courses:

- 5) N 31°15'37" E, for a distance of 259.80 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), in the proposed south right-of-way line of F.M. 973, 408.13 feet right of proposed S.H. 130 baseline station 2017+20.32, for an interior ell corner of the herein described tract;
- 6) N 80°25'23" W, with said proposed south right-of-way line of F.M. 973, for a distance of 111.73 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 512.43 feet right of proposed S.H. 130 baseline station 2017+60.39, for an angle point of the herein described tract;
- 7) N 72°58'36" W, with said proposed south right-of-way line of F.M. 973, for a distance of 98.71 feet to the **POINT OF BEGINNING**, and containing 94,803 square feet, 2.176 acres of land, more or less;

**MINUTE ORDER EXHIBIT Q**  
**PAGE 3 OF 6**

**County:** Travis  
**Parcel No.:** 314  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

**Segment: 3**  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

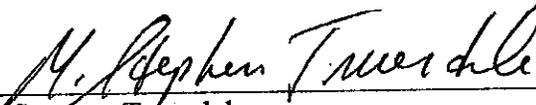
**Federal Aid**  
**Project No.:** HP 1196(1)  
**ROW/CSJ:** 0440-06-008

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone. All distances shown hereon are surface distances. The S.H. 130 Segment "3" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

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

That I, M. Stephen Truesdale, 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  
27<sup>TH</sup> day of APRIL, 2005 A.D.

  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Civil Associates, L.L.C.  
1504 Chisholm Trail Road, Ste. 103  
Round Rock, Texas 78681

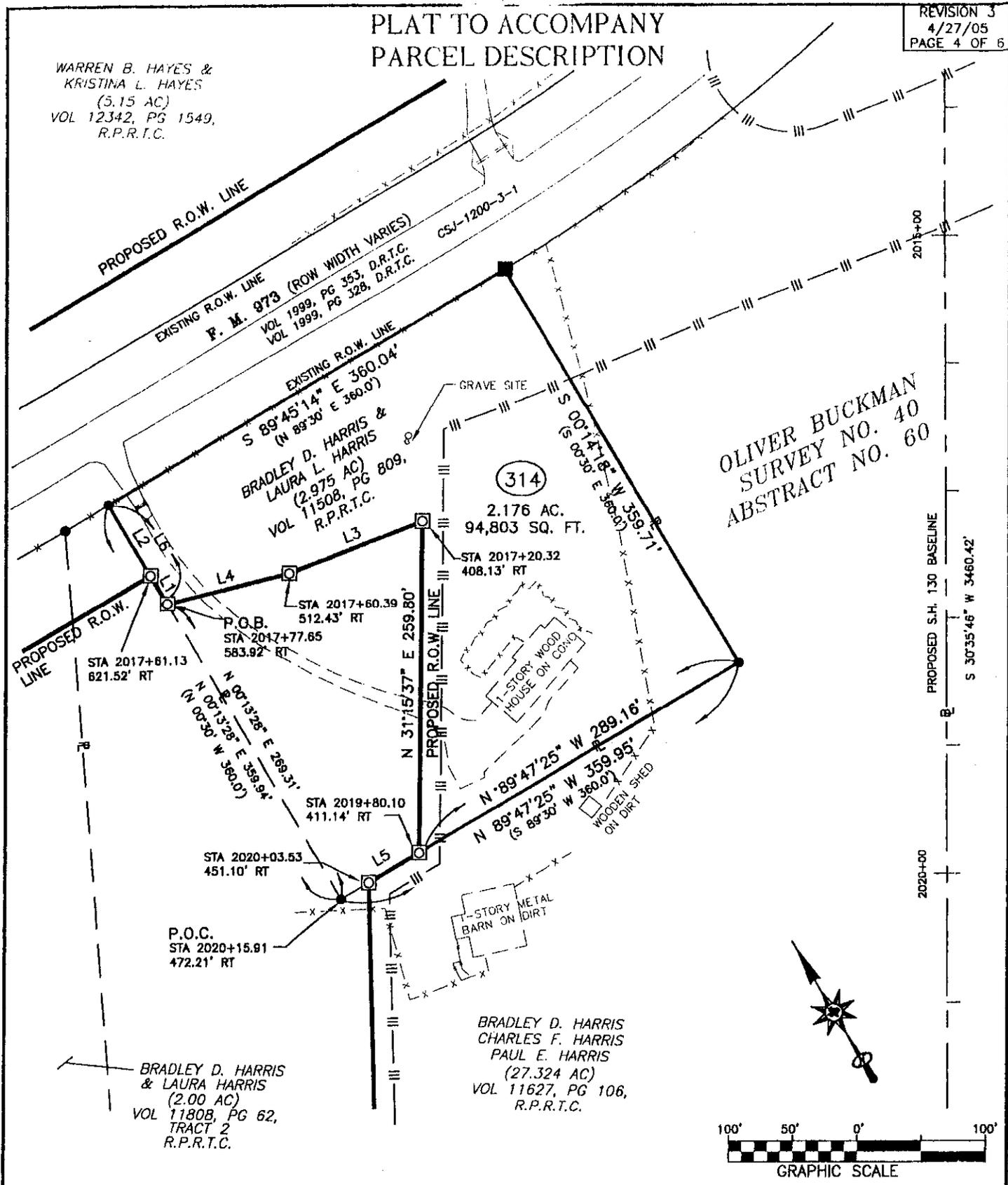


REVISION 3  
4/27/05  
PAGE 4 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

WARREN B. HAYES &  
KRISTINA L. HAYES  
(5.15 AC)  
VOL 12342, PG 1549,  
R.P.R.T.C.

OLIVER BUCKMAN  
SURVEY NO. 40  
ABSTRACT NO. 60



BRADLEY D. HARRIS  
& LAURA HARRIS  
(2.00 AC)  
VOL 11808, PG 62,  
TRACT 2  
R.P.R.T.C.

BRADLEY D. HARRIS  
CHARLES F. HARRIS  
PAUL E. HARRIS  
(27.324 AC)  
VOL 11627, PG 106,  
R.P.R.T.C.

**INLAND CIVIL ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF BRADLEY D. HARRIS & LAURA L. HARRIS		
FILE P314.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.
SCALE 1"=100'	FEDERAL AID PROJECT NO. HP 1196 (1)	COUNTY TRAVIS
	R.O.W.-C. S. J. NO. 0440-06-008	

Texas Department of Transportation  
© 2003  
PARCEL NUMBER  
**314 OK**

REVISION 3  
4/27/05  
PAGE 5 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. S.H. 130 SEGMENT "3" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 02120380, EFFECTIVE DATE: JANUARY 06, 2003.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ORIGINAL SURVEY LINES ARE APPROXIMATE.
- 6) IMPROVEMENTS EXIST ON THE SUBJECT PROPERTY AS SHOWN HEREON.
- 7) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE), UNLESS NOTED OTHERWISE.
- 8) A TELEPHONE AND TELEGRAPH EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS DESCRIBED IN VOLUME 683, PAGE 579 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT. (ITEM 10b)

LEGEND

■ TxDOT TYPE I CONCRETE MONUMENT FOUND	P.O.C. POINT OF COMMENCEMENT
□ TxDOT TYPE II MONUMENT FOUND	P.O.B. POINT OF BEGINNING
⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)	R.O.W. RIGHT-OF-WAY
⊗ 1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	ESMT. EASEMENT
● 1/2" IRON ROD FOUND (UNLESS NOTED)	P.U.E. PUBLIC UTILITY EASEMENT
○ 1/2" IRON ROD W/TxDOT ALUMINUM CAP SET (UNLESS NOTED)	D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
⊗ SET 1/2" IRON ROD WITH TxDOT ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
△ CALCULATED POINT	R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
▲ 80D NAIL FOUND (UNLESS NOTED)	O.R.T.C. OFFICIAL RECORDS OF TRAVIS COUNTY
ℙ PROPERTY LINE	O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
ℙ S.H. 130 BASELINE	—  — CONTROL OF ACCESS
∟ COMMON OWNERSHIP (LAND HOOK)	N.T.S. NOT TO SCALE
--- APPROXIMATE SURVEY LINE	( ) RECORD INFORMATION
- - - OVERHEAD ELECTRIC LINES	⚡ DISTANCE SHOWN NOT TO SCALE
	---x--- WIRE FENCE
	----- WOOD FENCE
	○-○-○ CHAINLINK FENCE
	○-○-○ IRON FENCE
	○-○-○ PIPE FENCE

LINE TABLE

No.	BEARING	DISTANCE
L1	N00°13'28"E	26.00'
L2	N00°13'28"E	64.63'
L3	N80°25'23"W	111.73'
L4	N72°58'36"W	98.71'
L5	N89°47'25"W	46.32'
L6	N00°13'28"E	90.63'



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

*M. Stephen Truesdale* 27 APR 05

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933—STATE OF TEXAS  
LICENSED STATE LAND SURVEYOR—STATE OF TEXAS

	ACRES	SQUARE FEET
ACQUISITION	2.176	94,803
DEED AREA	2.975	129,591
REMAINDER AREA	0.799	34,788

**INLAND CIVIL ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1260, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF  
BRADLEY D. HARRIS & LAURA L. HARRIS

FILE P314.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.
SCALE 1"=100'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.—C. S. J. NO. 0440-06-008
	COUNTY TRAVIS	

Texas Department of Transportation  
© 2003

PARCEL NUMBER 314 OK

PREPARED BY: Inland Civil Associates L.L.C.  
SURVEYOR: M. Stephen Truesdale #4933  
DATE: 4-27-05 Rev. 3  
PAGE: 6 of 6

## **CONTROL OF ACCESS CLAUSE**

**ROW CSJ NO.:** 0440-06-008

**COUNTY:** Travis

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 314

- A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS:**
- Access will not be permitted to the west remainder abutting the highway facility of the foregoing property description.
- B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:**
- Access will be denied to the west remainder abutting the highway facility of the foregoing property description.
- C: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE S.H. 130 HIGHWAY FACILITY WILL BE DENIED.**

<b>County:</b>	Travis	<b>Segment:</b>	3
<b>Parcel No.:</b>	318	<b>From:</b>	Sta. 1835+00.00
<b>Highway:</b>	S.H. 130	<b>To:</b>	Sta. 2440+00.00
<b>Limits:</b>	From: I.H. 35 and S.H. 195, North of Georgetown To: I.H. 10 and U.S. 90, East of Seguin		
<b>Federal Aid</b>			
<b>Project No.:</b>	HP 1196 (1)		
<b>ROW/CSJ:</b>	0440-06-008		

**DESCRIPTION OF PARCEL 318**

DESCRIPTION OF A 20,653 SQUARE FOOT, 0.474 ACRE, TRACT OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, IN TRAVIS COUNTY TEXAS, BEING A PORTION OF THAT CALLED 5.15 ACRE TRACT OF LAND AS DESCRIBED IN THAT WARRANTY DEED WITH VENDOR'S LIEN TO WARREN B. HAYES AND WIFE, KRISTINA L. HAYES FILED FOR RECORD DECEMBER 29, 1994, AND RECORDED IN VOLUME 12342, PAGE 1549 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 20,653 SQUARE FOOT, 0.474 ACRE, TRACT OF LAND AS SHOWN ON THE ACCOMPANYING PARCEL PLAT IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 1/2" iron rod, 410.60 feet right of proposed S.H. 130 baseline station 2010+94.38, being the most northeasterly corner of said 5.15 acre tract, same being an interior ell corner in the southerly boundary line of that called 20.00 acre tract of land (Tract 1) as described in that Warranty Deed to Lena Zappo filed for record September 5, 2001 and recorded in Document No. 2001149643 of the Official Public Records of Travis County, Texas;

**THENCE** S 16°07'43" E, with the common boundary line of said 5.15 acre tract and said Tract 1, passing at a distance of 90.20 feet, a set 1/2" iron rod with TxDOT aluminum cap, (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 344.92 feet right of proposed S.H. 130 baseline station 2011+56.22 in the proposed west right-of-way line of S.H. 130, and continuing for a total distance of 140.77 feet to a set 1/2" iron rod with TxDOT aluminum cap, (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 308.11 feet right of proposed S.H. 130 baseline station 2011+90.88, being the northeasterly corner and **POINT OF BEGINNING** of the herein described tract of land;

- 1) **THENCE** S 16°07'43" E, departing said proposed west right-of-way line of S.H. 130, with said common boundary line, for a distance of 154.57 feet to a found 1/2" iron rod in the curving existing northerly right-of-way line of F.M. 973 (right-of-way width varies), being the southeasterly corner of said 5.15 acre tract and the most southerly corner of said Tract 1, same being for the most southeasterly corner of the herein described tract;

**OK**

**County:** Travis **Segment:** 3  
**Parcel No.:** 318 **From:** Sta. 1835+00.00  
**Highway:** S.H. 130 **To:** Sta. 2440+00.00  
**Limits:** **From:** I.H. 35 and S.H. 195, North of Georgetown  
**To:** I.H. 10 and U.S. 90, East of Seguin

**Federal Aid**

**Project No.:** HP 1196 (1)  
**ROW/CSJ:** 0440-06-008

**THENCE** with the southerly boundary line of said 5.15 acre tract, same being the existing northerly right-of-way line of F.M. 973, the following two (2) courses:

- 2) Along a curve to the right, having an arc length of 243.67 feet, a radius of 1382.43 feet, a delta angle of 10°05'56", and a chord which bears S 85°26'40" W for a distance of 243.35 feet to a found TxDOT Type I concrete monument, being a point of non-tangency in the herein described tract;
- 3) N 89°42'13" W, for a distance of 12.20 feet to a set 1/2" iron rod with TxDOT aluminum cap, (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), in the proposed west right-of-way line of S.H. 130, 405.07 feet right of proposed S.H. 130 baseline station 2014+43.10, being the most southwesterly corner of the herein described tract, from which a found 1/2" iron rod in said existing northerly right-of-way line of F.M. 973, being the most southwesterly corner of said 5.15 acre tract and the most southeasterly corner of that called 77.52 acre tract of land described in that Warranty Deed to the City of Austin, Texas, filed for record September 30, 1968 and recorded in Volume 3555, Page 1196 of the Deed Records of Travis County, Texas, bears N 89°42'13" W, a distance of 607.58 feet;

**THENCE** departing said existing northerly right-of-way line of F.M. 973, through the interior of said 5.15 acre tract, with said proposed west right-of-way line of S.H. 130, the following three (3) courses:

- 4) N 40°07'42" E, for a distance of 90.80 feet to a set 1/2" iron rod with TxDOT aluminum cap, (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 390.04 feet right of proposed S.H. 130 baseline station 2013+53.55, being the most northwesterly corner of the herein described tract;
- 5) S 89°48'49" E, for a distance of 42.86 feet to a set 1/2" iron rod with TxDOT aluminum cap, (to be replaced with a TxDOT Type-II monument after right-of-way acquisition is complete), 353.07 feet right of proposed S.H. 130 baseline station 2013+31.86, being an angle point in the northerly boundary line of the herein described tract;
- 6) N 48°17'09" E, for a distance of 147.97 feet to the **POINT OF BEGINNING**, and containing 20,653 square feet, 0.474 acres of land, more or less.

County: Travis  
Parcel No.: 318  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin  
Segment: 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00  
Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone. All distances shown hereon are surface distances. The S.H. 130 Segment "3" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

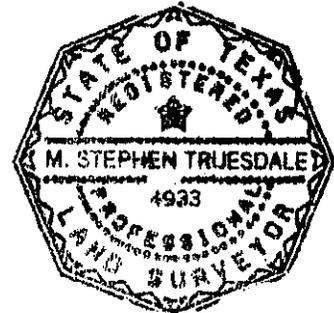
STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS §

That I, M. Stephen Truesdale, 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 description herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas, this the 7<sup>TH</sup> day of JUNE, 2005 A.D.

M. Stephen Truesdale

M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933 – State of Texas  
Licensed State Land Surveyor – State of Texas  
Inland Civil Associates, L.L.C.  
1504 Chisholm Trail Road, Ste: 103  
Round Rock, Tx. 78681



REVISION 2  
08/7/05  
PAGE 4 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

MARTIN HARRIS WELLS  
SURVEY NO. 33  
ABSTRACT NO. 790

OLIVER BUCKMAN  
SURVEY NO. 40  
ABSTRACT NO. 60

LENA ZAPPO  
(20.00 AC)  
DOC NO. 2001149643  
TRACT 1  
O.P.R.T.C.

THE CITY OF AUSTIN, TEXAS  
(77.52 AC)  
VOL 3555, PG 1196,  
D.R.T.C.

APPROXIMATE SURVEY LINE

N 28°20'40" E 289.67'  
N 27°45'40" E 345.25'

WARREN B. HAYES &  
WIFE, KRISTINA L. HAYES  
(5.15 AC)  
VOL 12342, PG 1549,  
R.P.R.T.C.

P.O.C.  
STA 2010+94.38  
410.60' RT  
STA 2011+56.22  
344.92' RT

P.O.B.  
STA 2011+90.88  
308.11' RT

STA 2013+31.88  
353.07' RT  
STA 2013+53.55  
390.04' RT  
STA 2014+43.10  
405.07' RT

318  
0.474 AC.  
20,653 SQ. FT.

N 89°42'13" W 607.58'  
N 89°42'13" W 619.78'  
N 89°43'10" W 619.86'  
N 89°43'10" W 619.86'  
ROW WIDTH VARIES  
VOL 1999, PG 353, D.R.T.C.  
VOL 1999, PG 328, D.R.T.C.

EXISTING R.O.W. LINE

PROPOSED R.O.W. LINE

EXISTING R.O.W. LINE

BRADLEY D. HARRIS  
& LAURA HARRIS  
(2.00 AC)  
VOL 11808, PG 62,  
TRACT 2  
R.P.R.T.C.

BRADLEY D. HARRIS  
& LAURA L. HARRIS  
(2.975 AC)  
VOL 11483, PG 57,  
R.P.R.T.C.

BRADLEY D. HARRIS  
CHARLES F. HARRIS  
PAUL E. HARRIS  
(27.324 AC)  
VOL 11627, PG 106,  
R.P.R.T.C.

PROPOSED R.O.W. LINE  
S 24°07'36" W 710.71'

PROPOSED S.H. 130 BASELINE  
S 30°35'46" W 3460.42'



**INLAND CIVIL ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD., SUITE 103  
ROUND ROCK, TX, 78681  
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF  
WARREN B. HAYES & WIFE, KRISTINA L. HAYES

FILE P318.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.
SCALE 1"=200'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008
	COUNTY TRAVIS	

Texas Department of Transportation  
2003

OK

PARCEL NUMBER 318

REVISION 2  
06/7/05  
PAGE 5 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. S.H. 130 SEGMENT "3" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 02120381, EFFECTIVE DATE: DECEMBER 28, 2002.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ORIGINAL SURVEY LINES ARE APPROXIMATE.
- 6) IMPROVEMENTS EXIST ON SUBJECT PROPERTY AS SHOWN HEREON.
- 7) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE), UNLESS NOTED OTHERWISE.
- 8) TELEPHONE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOLUME 683, PAGE 579, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT AND CAN NOT BE LOCATED HEREON. (ITEM 10b)

LINE TABLE

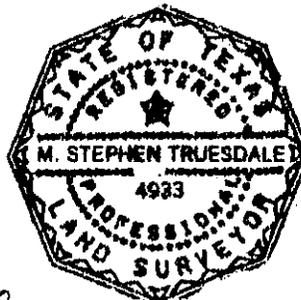
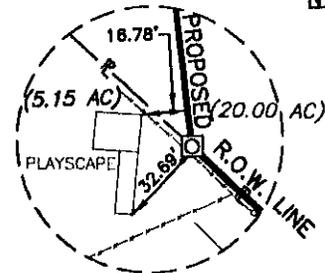
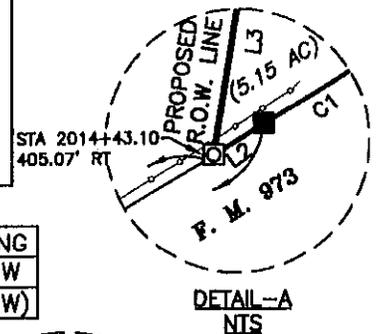
No.	BEARING	DISTANCE
L1	S16°07'43"E	154.57'
L2	N89°42'13"W	12.20'
L3	N40°07'42"E	90.80'
L4	S89°48'49"E	42.86'
L5	N48°17'09"E	147.97'
L6	S16°07'43"E	50.57'
L7	S16°07'43"E	90.20'
L8	S16°07'43"E	295.34'
(L8)	(N16°42'03"W)	(295.21')
L9	S16°07'43"E	140.77'

LEGEND

■ TxDOT TYPE I CONCRETE MONUMENT FOUND	P.O.C. POINT OF COMMENCEMENT
□ TxDOT TYPE II MONUMENT FOUND	P.O.B. POINT OF BEGINNING
○ 1/2" IRON PIPE FOUND (UNLESS NOTED)	R.O.W. RIGHT-OF-WAY
● 1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	ESMT. EASEMENT
● 1/2" IRON ROD FOUND (UNLESS NOTED)	P.U.E. PUBLIC UTILITY EASEMENT
○ 1/2" IRON ROD W/TxDOT ALUMINUM CAP SET (UNLESS NOTED)	D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
□ SET 1/2" IRON ROD WITH TxDOT ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
△ CALCULATED POINT	R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
▲ 80D NAIL FOUND (UNLESS NOTED)	D.R.T.C. OFFICIAL RECORDS OF TRAVIS COUNTY
▬ PROPERTY LINE	O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
▬ S.H. 130 BASELINE	—  — CONTROL OF ACCESS
∟ COMMON OWNERSHIP (LAND HOOK)	N.T.S. NOT TO SCALE
- - - APPROXIMATE SURVEY LINE	( ) RECORD INFORMATION
- E - OVERHEAD ELECTRIC LINES	— — DISTANCE SHOWN NOT TO SCALE
	- x - WIRE FENCE
	- - - WOOD FENCE
	- - - CHAINLINK FENCE
	- - - IRON FENCE
	- - - PIPE FENCE

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10°05'56"	1382.43'	243.67'	243.35'	S 85°26'40" W
(C1)			(243.5')	(243.18')	(S 84°40'20" W)



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

*M. Stephen Truesdale* 7 June '05

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933—STATE OF TEXAS  
LICENSED STATE LAND SURVEYOR—STATE OF TEXAS

DETAIL-B  
NTS

	ACRES	SQUARE FEET
ACQUISITION	0.474	20,653
DEED AREA	5.15	224,334
REMAINDER AREA	4.68	203,681

**INLAND CIVIL ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD., SUITE 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF  
WARREN B. HAYES & WIFE, KRISTINA L. HAYES

FILE P318.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.
SCALE 1"=200'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.—C. S. J. NO. 0440-06-008
	COUNTY TRAVIS	

Texas Department of Transportation  
OK  
PARCEL NUMBER 318

PREPARED BY: Inland Civil Associates L.L.C.  
SURVEYOR: M. Stephen Truesdale #4933  
DATE: 6-7-05 Rev. 2  
PAGE: 6 of 6

## CONTROL OF ACCESS CLAUSE

**ROW CSJ NO.:** 0440-06-008

**COUNTY:** Travis

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 318

**A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS:**

Access will be permitted to the west remainder abutting the highway facility from the beginning of Call 4 to the end of Call 6 of the foregoing property description.

**AND, IN ADDITION THERETO**

Access will be permitted to and from a called 5.15 acre tract of land as described in that Warranty Deed with Vendor's Lien dated December 29, 1994, to Warren B. Hayes and wife Kristina L. Hayes, recorded in Volume 12342, Page 1549 of the Real Property Records of Travis County, Texas, as referenced in the foregoing property description, along the proposed west right-of-way line of S.H. 130, from a point located S 16°07'43" E, a distance of 90.20 feet from the northeast corner of said 5.15 acre tract, to a point located S 16°07'43" E, a distance of 140.77 feet from the northeast corner of said 5.15 acre tract, being the beginning of Call 1 of the foregoing property description.

**B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:**

Access will not be denied to the west remainder abutting the highway facility of the foregoing property description.

**C: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE S.H. 130 HIGHWAY FACILITY WILL BE DENIED.**

**County:** Travis  
**Parcel No.:** 393  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195 North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

**Segment: 4**  
From: Sta. 2440+00  
To: Sta. 2938+00

**Federal Aid**  
**Project No.:** HP 1196 (1)  
**ROW/CSJ:** 0440-06-008

**DESCRIPTION FOR PARCEL 393**

DESCRIPTION OF A 37,013 SQUARE FOOT, 0.850 ACRE, TRACT OF LAND OUT OF THE WILLIAM LEWIS, SR. SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF A 20 ACRE TRACT TO MARK VAUGHN SEIDEL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF WILLIAM G. SEIDEL, REFERENCED IN CAUSE NO. 74,371, PROBATE RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN A WARRANTY DEED DATED DECEMBER 6, 1971, TO WILLIAM G. SEIDEL, RECORDED IN VOLUME 4220, PAGE 2272, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 37,013 SQUARE FOOT, 0.850 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 1/2-inch iron pipe on the existing south right-of-way line of McAngus Road, a varying-width right-of-way, at the northeast corner of a 3.0 acre tract described in a Warranty Deed dated November 28, 1973, to Ernest B. Ojeda and wife, Sandy Ojeda, recorded in Volume 4767, Page 266, Deed Records of Travis County, Texas, and the northwest corner of a 4.0 acre tract described in a Warranty Deed dated December 28, 1976, to Benjamin H. Trujillo, Sr. and wife, Narcisa G. Trujillo, recorded in Volume 5683, Page 688, Deed Records of Travis County, Texas;

**THENCE**, S 61° 55' 05" E, with the existing south right-of-way line of said McAngus Road, a distance of 1462.91 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), on the proposed west right-of-way line of S.H. 130, 581.72 feet right of proposed S.H. 130 baseline station 2602+79.71, same being the proposed south right-of-way line of McAngus Road and being on the common line between said existing McAngus Road and said 20.00 acre tract, for the northwest corner and **POINT OF BEGINNING** of this tract;

- 1) **THENCE**, S 61° 55' 05" E, continuing with the common line between said McAngus Road and said 20 acre tract, a distance of 276.75 feet to a calculated point at the northeast corner of said 20 acre tract and the northwest corner of a 12.96 acre tract described in a Warranty Deed dated June 10, 1978, to Bobby J. Shirley and wife, Jeannine J. Shirley, recorded in Volume 6193, Page 1673, Deed Records of Travis County, Texas, for the northeast corner of this tract;

**MINUTE ORDER EXHIBIT S**  
**PAGE 2 OF 7**

**County:** Travis  
**Parcel No.:** 393  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195 North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

**Segment:** 4  
From: Sta. 2440+00  
To: Sta. 2938+00

**Federal Aid**

**Project No.:** HP 1196 (1)  
**ROW/CSJ:** 0440-06-008

- 2) **THENCE**, S 27° 25' 59" W, with the common line between said 20 acre tract and said 12.96 acre tract, a distance of 286.87 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), on the proposed west right-of-way line of S.H. 130, 306.62 feet right of proposed S.H. 130 baseline station 2605+78.69, for the south corner of this tract;

**THENCE**, across said 20 acre tract with the said proposed west right-of-way line of S.H. 130, the following two (2) courses:

- 3) N 07° 32' 49" E, a distance of 33.17 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), same being the said proposed south right-of-way line of McAngus Road, for an angle point of this tract;
- 4) N 18° 17' 33" W, with the said proposed south right-of-way line of McAngus Road, at a distance of 294.64 feet pass a set 1/2-inch iron rod with aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), 527.82 feet right of proposed S.H. 130 P.T. station 2603+40.83, in all a total distance of 370.74 feet to the **POINT OF BEGINNING**, containing 37,013 square feet, 0.850 acres of land, more or less.

County: Travis  
Parcel No.: 393  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195 North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 4  
From: Sta. 2440+00  
To: Sta. 2938+00

Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), South Central Zone. All distances shown hereon are surface distances. The T.T.A. SH-130 Segment "4" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

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

That I, Carmelo L. Macias, 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 22<sup>ND</sup> day of October, 2004 A.D.

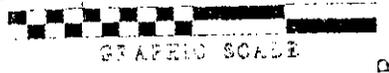


MACIAS & ASSOCIATES, INC.  
5410 South 1st Street  
Austin, Texas 78745

*Carmelo L. Macias*  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 - State of Texas

PAGE 4 OF 4  
10/20/04 P.

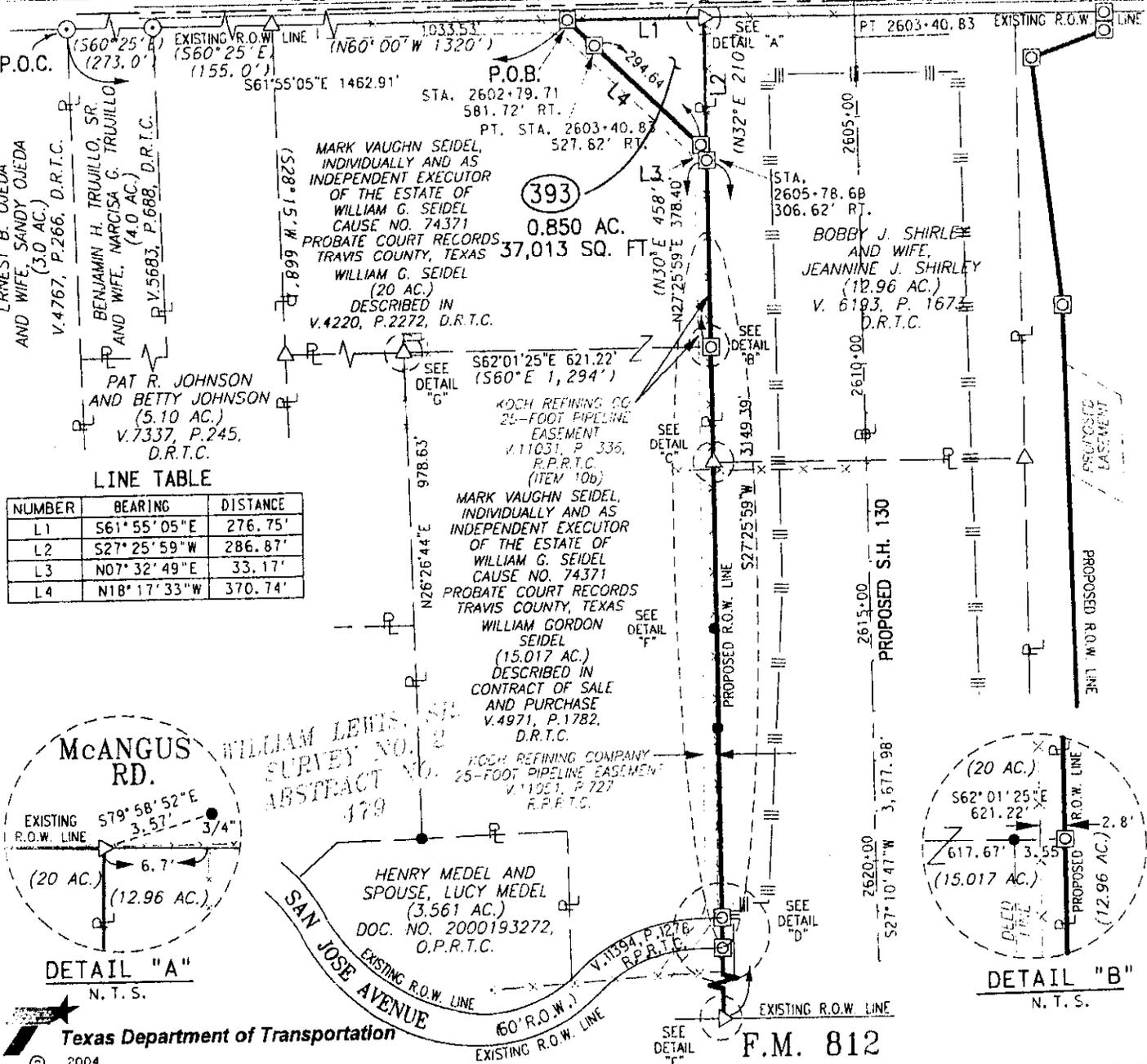
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



ROAD BOOK 4, P. 626-627,  
COMMISSIONERS COURT  
MINUTES,  
TRAVIS COUNTY, TEXAS

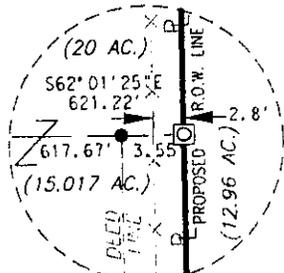
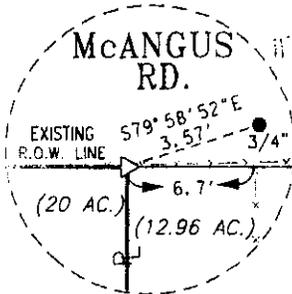
S.M. 130  
PROPOSED CURVE DATA  
PI STA. 2601+09.36  
PC STA. 2598+77.50  
PT STA. 2603+40.83  
D.G.C. = 1' 15" 00"  
DELTA = 5' 47" 30" (R)  
RADIUS = 4,583.66'  
T = 231.86'  
L = 463.33'  
CB = 52' 17" 02" W  
CD = 463.13'

McANGUS ROAD  
(R.O.W. VARIES)



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S61°55'05"E	276.75'
L2	S27°25'59"W	286.87'
L3	N07°32'49"E	33.17'
L4	N18°17'33"W	370.74'



Texas Department of Transportation  
© 2004

F.M. 812

<b>MACIAS &amp; ASSOC.</b> LAND SURVEYORS 5410 SOUTH 1ST STREET AUSTIN, TEXAS 78745 PH. (512)442-7875 FAX (512)442-7876 EMAIL: MACIASURVEY@EARTH.LINK.NET	PARCEL PLAT SHOWING PROPERTY OF MARK VAUGHN SEIDEL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF WILLIAM G. SEIDEL		PARCEL NUMBER <b>393 OK</b>
	FILE P393-R1	T.T.A. PROJECT <b>STATE HIGHWAY 130</b>	DISTRICT T.T.A.
SCALE 1" = 300'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	SQUARE FEET 37,013
		COUNTY TRAVIS	ACQUISITION 0.850
			CALC. DEED AREA 35.017
			REMAINDER AREA 34.167
			1,525,341
			1,488,328

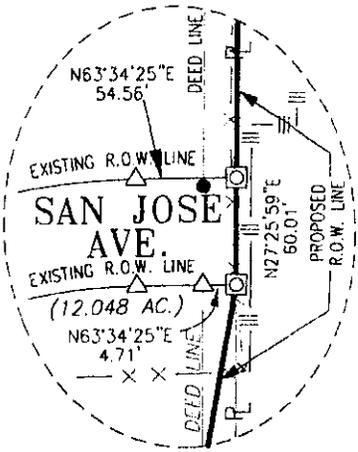
PAGE 5 OF 7  
10/22/04

# PLAT TO ACCOMPANY PARCEL DESCRIPTION

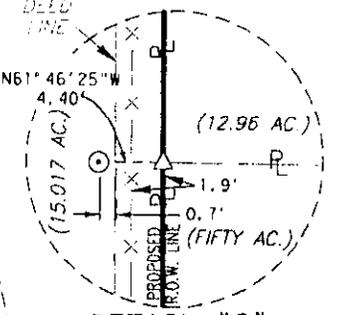
**NOTES:**

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. SH-130 SEGMENT "A" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 03050148, EFFECTIVE DATE: JUNE 4, 2003.
- 4) THIS TRACT IS SUBJECT TO A BLANKET-TYPE EASEMENT GRANTED TO LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC., REFERENCED IN V.659, P.43B, D.R.T.C. (ITEM 10c)
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

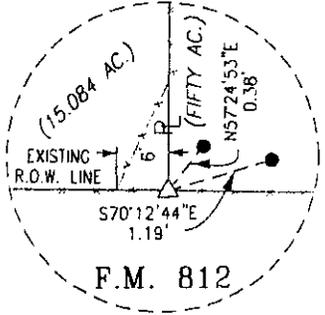
LEGEND	
	1xDOT TYPE I CONCRETE MONUMENT FOUND
	1xDOT TYPE II MONUMENT FOUND
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD W/7X DOT ALUMINUM CAP SET (UNLESS NOTED)
	SET 1/2" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
	CALCULATED POINT
	60D NAIL FOUND UNLESS NOTED
	PROPERTY LINE
	BASELINE
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	R.O.W. RIGHT-OF-WAY
	ESMT. EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT
	D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
	P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
	R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
	O.R.T.C. OFFICIAL RECORDS OF TRAVIS COUNTY
	O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
	CONTROL OF ACCESS
	N.T.S. NOT TO SCALE
	( ) RECORD INFORMATION
	--- DISTANCE SHOWN NOT TO SCALE
	--- APPROXIMATE SURVEY LINE
	B.L. BUILDING SET BACK LINE



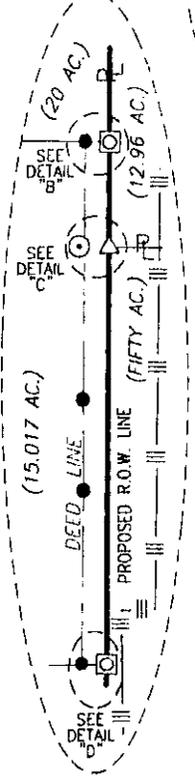
DETAIL "D"  
N. T. S.



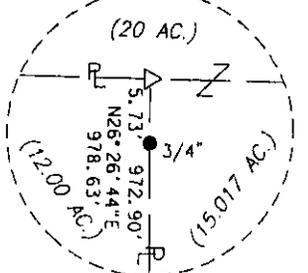
DETAIL "C"  
N. T. S.



DETAIL "E"  
N. T. S.



DETAIL "F"  
N. T. S.



DETAIL "G"  
N. T. S.

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

*Carmelo L. Macias Oct. 22, 04*

CARMELO L. MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4333 - STATE OF TEXAS

DATE:



<b>MACIAS &amp; ASSOC.</b> LAND SURVEYORS 5410 SOUTH 1ST STREET AUSTIN, TEXAS 78745 PH. (512)442-7875 FAX (512)442-7876 EMAIL: MACIASURVEY@AOL.COM; HLINK.NET		PARCEL PLAT SHOWING PROPERTY OF MARK VAUGHN SEIDEL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF WILLIAM G. SEIDEL		PARCEL NUMBER <b>393 OK</b>	
FILE P393-R1	T.T.A. PROJECT <b>STATE HIGHWAY 130</b>	DISTRICT T.T.A.	ACQUISITION	ACRES	SQUARE FEET
SCALE N.T.S.	FEDERAL AID PROJECT NO. HP 1196 (1)	COUNTY TRAVIS	CALC. DEED AREA	0.850	37,013
	R.O.W.-C. S. J. NO. 0440-06-008		REMAINDER AREA	34.167	1,488,328

PREPARED BY: Macias & Associates, Inc.  
SURVEYOR: Carmelo L. Macias #4333  
DATE: 10-22-04 R1  
PAGE: 6 of 7

## **CONTROL OF ACCESS CLAUSE**

**ROW CSJ NO.:** 0440-06-008

**COUNTY:** Travis

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 393

**A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS:**

Access will be permitted to the remainder abutting the highway facility from the beginning of Call 3 to the end of Call 4 of the foregoing property description.

**AND, IN ADDITION THERETO**

Access will be permitted to and from said 20.00 acre tract referenced in the foregoing property description and a called 15.017 acre tract of land as described in a Contract of Sale and Purchase dated July 21, 1974, to William Gordon Seidel, recorded in Volume 4971, Page 1782, Deed Records of Williamson County, Texas, both referenced in said Cause No. 74371, along the proposed west right-of-way line of S.H. 130, from a point located N 27°25'59"E, a distance of 27 feet from a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), at the intersection of the proposed west right-of-way line of S.H. 130 with the north right of way line of San Jose Avenue to the beginning of Call 3, of the foregoing property description.

**B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:**

Access will not be denied to the remainder abutting the highway facility from the beginning of Call 3 to the end of Call 4 of the foregoing property description.

**OK**

PREPARED BY: Macias & Associates, Inc.  
SURVEYOR: Carmelo L. Macias #4333  
DATE: 10-22-04 R1  
PAGE: 7 of 7

## **CONTROL OF ACCESS CLAUSE**

**ROW CSJ NO.:** 0440-06-008

**COUNTY:** Travis

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 393

### **AND, IN ADDITION THERETO**

Access will be denied to and from said 20.00 acre tract referenced in the foregoing property description and a called 15.017 acre tract of land as described in a Contract of Sale and Purchase dated July 21, 1974, to William Gordon Seidel, recorded in Volume 4971, Page 1782, Deed Records of Williamson County, Texas, both referenced in said Cause No. 74371, along the proposed west right-of-way line of S.H. 130, from a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), at the intersection of the proposed west right-of-way line of S.H. 130 with the north right of way line of San Jose Avenue to a point located N 27°25'59"E, a distance of 27 feet.

**C: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE STATE HIGHWAY 130 FACILITY WILL BE DENIED.**

**OK**

**County:** Travis  
**Parcel No.:** 1221-AC  
**Highway:** S.H. 130  
**Limits:** From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

**Segment:** 2  
From: Sta. 693+00  
To: Sta. 1486+01.90

**Federal Aid**  
**Project No.:** HP 1196 (1)  
**ROW / CSJ :** 0440-06-008

**CONTROL OF ACCESS DESCRIPTION FOR PARCEL 1221-AC**

BEING A CONTROL OF ACCESS LINE DELINEATING A DENIAL OF ACCESS TO AND FROM THE TRANSPORTATION FACILITY IN THE JOHN C. LEE SURVEY NO. 35, ABSTRACT NO. 488, TRAVIS COUNTY, TEXAS, TO AND FROM THE ADJACENT PROPERTY ALONG THE COMMON BOUNDARY OF PROPOSED STATE HIGHWAY 130 AND A CALLED 3.22 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED DATED JULY 2, 1997, TO GARY F. DEVITO, RECORDED IN VOLUME 12969, PAGE 1540, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID CONTROL OF ACCESS LINE AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 1/2-inch iron rod on the northeast line of said 3.22 acre tract, at the south corner of Lot 1 and the west corner of Lot 2, both of 685 Commercial Park, a subdivision recorded in Book 86, Page 143B-143C, Plat Records of Williamson County, Texas;

**THENCE**, N 62° 28' 35" W, with the common line between said 3.22 acre tract and said Lot 1, at a distance of 109.53 feet pass a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), at the west corner of said Lot 1, in all a total distance of 119.53 feet to a found 1/2-inch iron rod (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), on the proposed east right-of-way line of S.H. 130, same being the existing east right-of-way line of said F.M. 685, at the northwest corner of said 3.22 acre tract, **THENCE**, S 27° 28' 52" W, with the common line between said S.H. 130 right-of-way line, said existing east right-of-way line of F.M. 685 and said 3.22 acre tract, a distance of 49.09 feet to a set 1/2-inch iron rod with TxDOT aluminum cap stamped "COA", 282.30 feet left of proposed S.H. 130 baseline station 918+37.59, for the **POINT OF BEGINNING** of this Control of Access Line;

- 1) **THENCE**, S 27° 28' 52" W, continuing along said common line, a distance of 130.09 feet to a found 1/2-inch iron rod, 281.92 feet left of proposed S.H. 130 baseline station 919+67.68, at the west corner of said 3.22 acre tract and the north corner of Lot 1, Block A, Falcon Pointe, Section Four-A, a subdivision recorded in Document No. 200200014, Official Public Records of Travis County, Texas, for the **POINT OF TERMINATION** of this Control of Access Line;

County: Travis  
Parcel No.: 1221-AC  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 2  
From: Sta. 693+00  
To: Sta. 1486+01.90

**Federal Aid**

Project No.: HP 1196 (1)  
ROW / CSJ : 0440-06-008

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Central Zone. All distances shown hereon are surface distances. The SH-130 Segment "2" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00011.

Access is denied to and from the transportation facility across the Control of Access Line as herein described.

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

That I, Carmelo L. Macias, 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 3<sup>rd</sup> day of May, 2005 A.D.



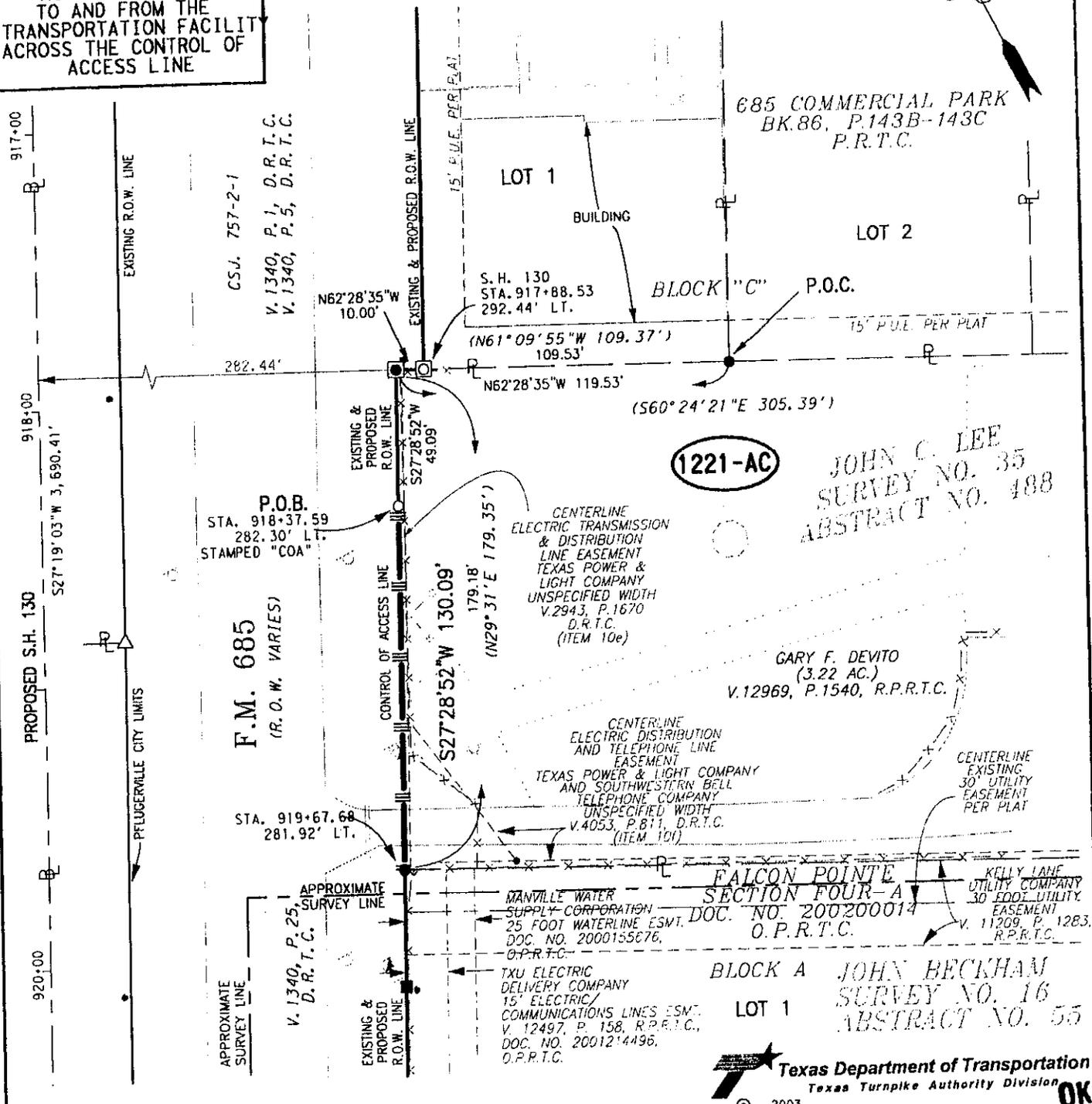
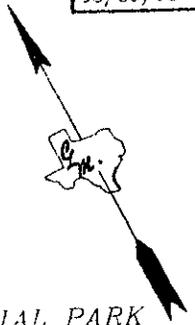
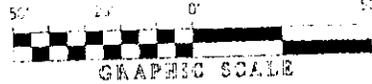
MACIAS & ASSOCIATES, INC.  
5410 South 1st Street  
Austin, Texas 78745

*Carmelo L. Macias*  
\_\_\_\_\_  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 - State of Texas

PLAT TO ACCOMPANY  
CONTROL OF ACCESS DESCRIPTION

NOTE:

ACCESS IS DENIED  
TO AND FROM THE  
TRANSPORTATION FACILITY  
ACROSS THE CONTROL OF  
ACCESS LINE



1221-AC

JOHN C. LEE  
SURVEY NO. 35  
ABSTRACT NO. 488

GARY F. DEVITO  
(3.22 AC.)  
V.12969, P.1540, R.P.R.T.C.

FALCON POINTE  
SECTION FOUR-A  
DOC. NO. 200200014  
O.P.R.T.C.

BLOCK A JOHN BECKHAM  
LOT 1 SURVEY NO. 16  
ABSTRACT NO. 55

Texas Department of Transportation  
Texas Turnpike Authority Division  
© 2003

**MACIAS & ASSOC.**  
LAND SURVEYORS  
★ ★ ★ ★ ★  
5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745 PH. (512)442-7875  
FAX (512)442-7876  
EMAIL: MACIASURVEY@EARTHLINK.NET

PARCEL PLAT SHOWING PROPERTY OF GARY F. DEVITO			
FILE	T.T.A. PROJECT		DISTRICT
P1221AC-R1	STATE HIGHWAY 130		T.T.A.
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 50'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	1221-AC	
	ACRES	SQUARE FEET
ACQUISITION	N/A	N/A
DEED AREA	3.22	140,263
REMAINDER AREA	N/A	N/A

# PLAT TO ACCOMPANY CONTROL OF ACCESS DESCRIPTION

**NOTES:**

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. SH-130 SEGMENT "2" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 4010086, EFFECTIVE DATE: DECEMBER 29, 2003.
- 4) THIS TRACT IS SUBJECT TO A 15' BLANKET TYPE WATER LINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN V.4822, P.1747, D.R.T.C., AND V.8641, P.913, R.P.R.T.C. (ITEMS 10g & 10h)
- 5) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ITEMS 10b, 10d AND 10i.
- 6) THE FOLLOWING EASEMENT LISTED IN SCHEDULE B OF THE TITLE COMMITMENT IS AMBIGUOUS TO THIS PARCEL: ITEM 10c
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE CONTROL OF ACCESS LINE.

LEGEND	
■	TxDOT TYPE I CONCRETE MONUMENT FOUND
□	TxDOT TYPE II MONUMENT FOUND
○	1/2" IRON PIPE FOUND (UNLESS NOTED)
◻	1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD W/TxDOT ALUMINUM CAP SET STAMPED "COA" (UNLESS NOTED)
◻	SET 1/2" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT
△	CALCULATED POINT
▲	GNOMONIAL FOUND (UNLESS NOTED)
⌊	PROPERTY LINE
⌋	BASELINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.R.T.C.	OFFICIAL RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
—  —	CONTROL OF ACCESS LINE
N.T.S.	NOT TO SCALE
( )	RECORD INFORMATION
— —	DISTANCE SHOWN NOT TO SCALE
---	APPROXIMATE SURVEY LINE
B.L.	BUILDING SET BACK LINE

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

*Carmelo L. Macias* May 3, 2005  
 CARMELO L. MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 4333 - STATE OF TEXAS



<b>MACIAS &amp; ASSOC.</b>		PARCEL PLAT SHOWING PROPERTY OF		PARCEL NUMBER		<b>1221-AC</b>	
LAND SURVEYORS		GARY F. DEVITO		ACRES		SQUARE FEET	
 5410 SOUTH 1ST STREET AUSTIN, TEXAS 78745 PH. (512)442-7875 FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET		FILE	T.T.A. PROJECT	DISTRICT	ACQUISITION	N/A	N/A
		P1221AC-R1	<b>STATE HIGHWAY 130</b>	T.T.A.	DEED AREA	3.22	140,263
		SCALE	FEDERAL AID PROJECT NO.	COUNTY	REMAINDER AREA	N/A	
		N/A	HP 1196 (1)	TRAVIS			
			R.O.W.-C. S. J. NO.				
			0440-06-008				

County: Travis  
Parcel No.: 1308  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

**DESCRIPTION OF PARCEL 1308**

DESCRIPTION OF A 412,930 SQUARE FOOT, 9.480 ACRE, TRACT OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, IN TRAVIS COUNTY TEXAS, BEING A PORTION OF THAT CALLED 52.119 ACRE TRACT OF LAND (TRACT 1) AS DESCRIBED IN THAT PARTITION DEED TO JAMES A. NELSON, JR., FILED FOR RECORD NOVEMBER 3, 1988 AND RECORDED IN VOLUME 10810, PAGE 40 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 412,930 SQUARE FOOT, 9.480 ACRE, TRACT OF LAND AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 1/2" iron rod, 3,154.17 feet left of proposed S.H. 130 baseline station 2004+57.08, being in the westerly boundary line of that called 750.533 acre tract of land as described in that Warranty Deed to Austin Estates Limited Partnership, filed for record August 30, 1997 and recorded in Volume 13017, Page 1564 of the Real Property Records of Travis County, Texas, and being the southeasterly corner of said 52.119 acre tract and the northeasterly corner of that called 51.937 acre tract (Tract 2) as described in that Partition Deed to Helen R. Dressen, filed for record November 3, 1988 and recorded in Volume 10810, Page 40 of the Real Property Records of Travis County, Texas;

**THENCE** N 62°18'47" W, with the common boundary line of said 52.119 acre tract and 51.937 acre tract, a distance of 2265.87 feet to a set 1/2" iron rod with TxDOT aluminum cap, in the proposed east right-of-way line S.H. 130, 891.22 feet left of proposed S.H. 130 baseline station 2005+72.07, being the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE** N 62°18'47" W, continuing with said common boundary line, a distance of 455.74 feet to a found 1/2" iron rod in the existing easterly right-of-way line of Hog Eye Road (right-of-way width varies), being the southwesterly corner of said 52.119 acre tract and the northwesterly corner of said 51.937 acre tract, for the southwesterly corner of the herein described tract;

**THENCE** with the westerly boundary line of said 52.119 acre tract, same being the existing easterly right-of-way line of said Hog Eye Road, the following three (3) courses:

2) N 28°09'21" E, for a distance of 83.67 feet to a calculated angle point in the westerly boundary line hereof;

MINUTE ORDER EXHIBIT U

PAGE 2 OF 6

County: Travis  
Parcel No.: 1308  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

**Federal Aid**

Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

- 3) N 28°48'21" E, for a distance of 295.94 feet to a calculated angle point in the westerly boundary line hereof;
- 4) N 29°15'16" E, for a distance of 451.25 feet to a calculated point in the southerly boundary line of that called 269.22 acre tract of land as described in that Partition Deed to Anne Bloor Schryver filed for record September 14, 1983 and recorded in Volume 8251, Page 216 of the Deed Records of Travis County, Texas, with portions subsequently conveyed in that Special Warranty Deed to Carol Anne Schryver, Brian B. Schryver and Jeffery E. Schryver, filed for record May 23, 1989 and recorded in Volume 10944, Page 251 of the Real Property Records of Travis County, Texas, and that Special Warranty Deed filed for record February 12, 1997 and recorded in Volume 12870, Page 1684 of the Real Property Records of Travis County, Texas, said point being the northwesterly corner of said 52.119 acre tract, and the northwesterly corner hereof;
- 5) **THENCE** S 62°35'58" E, departing the easterly right-of-way line of Hog Eye Road, with the common boundary line of said 52.119 acre tract and said 269.22 acre tract, for a distance of 453.37 feet to a set 1/2" iron rod with TxDOT aluminum cap, in the proposed curving east right-of-way line of S.H. 130, 865.35 feet left of proposed S. H. 130 baseline station 1997+39.41, for the northeasterly corner hereof;
- 6) **THENCE**, along a non-tangent curve to the right, having a radius of 1460.00 feet, a delta angle of 33°09'12", an arc length of 844.80 feet, and a chord which bears S 28°49'01" W, for a distance of 833.07 feet to the **POINT OF BEGINNING** and containing 412,930 square feet, 9.480 acres of land, more or less.

MINUTE ORDER EXHIBIT U  
PAGE 3 OF 6

County: Travis  
Parcel No.: 1308  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

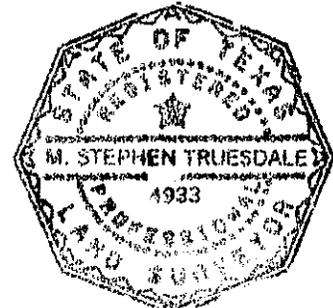
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone. All distances shown hereon are surface distances. The T.T.A. S.H. 130 Segment "3" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

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

That I, M. Stephen Truesdale, 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 description herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas, this the  
27<sup>TH</sup> day of APRIL, 2005 A.D.

M. Stephen Truesdale  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933 – State of Texas  
Licensed State Land Surveyor – State of Texas  
Inland Civil Associates, L.L.C.  
1504 Chisholm Trail Road, Suite 103  
Round Rock, Tx. 78681



REVISION 2  
4/27/05  
PAGE 4 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

TEXAS STATE HIGHWAY DEPARTMENT  
RIGHT OF WAY MAP  
FARM HIGHWAY NO. 973  
TRAVIS COUNTY  
CONTROL 1200 SECTION 3 JOB 1

LENA ZAPPO  
(5.00 AC)  
DOC NO. 2001149643  
TRACT 2  
O.P.R.T.C.

ANNE BLOOR SCHRYVER  
(269.22 AC)  
VOL 8251, PG 216,  
D.R.T.C.  
CAROL ANNE SCHRYVER  
BRIAN B. SCHRYVER &  
JEFFREY E. SCHRYVER  
VOL 10944, PG 251,  
VOL 12870, PG 1684,  
R.P.R.T.C.

CITY OF AUSTIN  
(3.85 AC)  
VOL. 3296, PG. 247  
D.R.T.C.

AUSTIN ESTATES LIMITED PARTNERSHIP  
(750.533 AC)  
VOL. 13017, PG. 1564  
R.P.R.T.C.

APPROXIMATE LOCATION OF ELECTRIC  
AND TELEPHONE LINE EASEMENT  
GRANTED TO THE CITY OF AUSTIN IN  
VOLUME 3432, PAGE 496 OF THE DEED  
RECORDS OF TRAVIS COUNTY, TEXAS.  
(DESCRIPTION OF EASEMENT RECORDED  
IN VOLUME 3432, PAGE 496 IS MOSTLY  
ILLEGIBLE AND CAN NOT BE  
ACCURATELY LOCATED HEREON.)  
(ITEM 10b)

JAMES A. NELSON, JR.  
(52.119 AC)  
TRACT 1  
VOL. 10810, PG. 40  
R.P.R.T.C.

OLIVER BUCKMAN  
SURVEY NO. 40  
ABSTRACT NO. 60

P.O.B.  
STA 2005+72.07  
891.22' LT

N 62°18'47" W 2285.87'  
N 62°18'47" W 2721.81'  
(N 60°15'55" W 2720.87')

P.O.C.  
STA 2004+57.08  
3154.17' LT

HELEN R. DRESSEN  
(51.937 AC)  
TRACT 2  
VOL. 10810, PG. 40  
R.P.R.T.C.

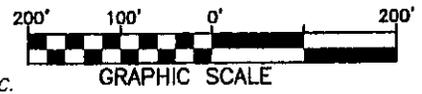
LENA ZAPPO  
(20.05 AC)  
DOC NO. 2001149643  
TRACT 3  
O.P.R.T.C.

9.480 AC.  
412,930 SQ. FT.  
**(1308)**

EASTERLY DEED LINE OF 47.39 ACRE  
TRACT OF LAND (TRACT 2)  
DESCRIBED IN THAT CONTRACT OF  
SALE TO DONALD EDWARD HARRIS  
RECORDED IN VOLUME 2417,  
PAGE 294, D.R.T.C.

EASTERLY DEED LINE OF 27.324 ACRE  
TRACT OF LAND (CALLED WEST  
LINE OF HOG EYE ROAD) DESCRIBED  
IN THE GENERAL WARRANTY DEED  
TO BRADLEY D. HARRIS, CHARLES F.  
HARRIS, PAUL E. HARRIS, RECORDED  
IN VOLUME 11627, PAGE 106, R.P.R.T.C.

BRADLEY DWAYNE HARRIS  
CHARLES F. HARRIS  
PAUL E. HARRIS &  
ROBIN G. HARRIS JANSEN  
CAUSE NO. 57,995  
PROBATE RECORDS  
TRAVIS COUNTY, TEXAS



**INLAND CIVIL ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX. 78681  
PH: (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF <b>JAMES A. NELSON, JR.</b>		
FILE <b>P1308.DGN</b>	T.T.A. PROJECT <b>STATE HIGHWAY 130</b>	DISTRICT <b>T.T.A.</b>
SCALE <b>1"=200'</b>	FEDERAL AID PROJECT NO. <b>HP 1196 (1)</b>	COUNTY <b>TRAVIS</b>
	R.O.W.-C. S. J. NO. <b>0440-06-008</b>	

Texas Department of Transportation  
© 2003  
PARCEL NUMBER  
**1308 OK**

REVISION 2  
4/27/05  
PAGE 5 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. S.H. 130 SEGMENT "3" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 4010417, EFFECTIVE DATE: JANUARY 15, 2004.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ORIGINAL SURVEY LINES ARE APPROXIMATE.
- 6) THE SUBJECT PROPERTY IS UNOCCUPIED.
- 7) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE), UNLESS NOTED OTHERWISE.

LEGEND

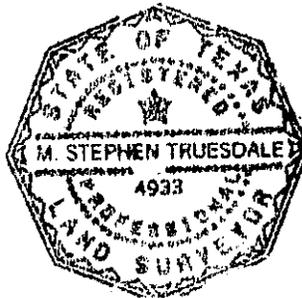
<ul style="list-style-type: none"> <li>■ TxDOT TYPE I CONCRETE MONUMENT FOUND</li> <li>▣ TxDOT TYPE II MONUMENT FOUND</li> <li>⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)</li> <li>⊙ 1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE</li> <li>● 1/2" IRON ROD FOUND (UNLESS NOTED)</li> <li>○ 1/2" IRON ROD W/TxDOT ALUMINUM CAP SET (UNLESS NOTED)</li> <li>⊠ SET 1/2" IRON ROD WITH TxDOT ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE</li> <li>△ CALCULATED POINT</li> <li>▲ 60D NAIL FOUND (UNLESS NOTED)</li> <li>ℙ PROPERTY LINE</li> <li>℞ S.H. 130 BASELINE</li> <li>∟ COMMON OWNERSHIP (LAND HOOK)</li> <li>- - - APPROXIMATE SURVEY LINE</li> <li>- - - OVERHEAD ELECTRIC LINES</li> </ul>	<ul style="list-style-type: none"> <li>P.O.C. POINT OF COMMENCEMENT</li> <li>P.O.B. POINT OF BEGINNING</li> <li>R.O.W. RIGHT-OF-WAY</li> <li>ESMT. EASEMENT</li> <li>P.U.E. PUBLIC UTILITY EASEMENT</li> <li>D.R.T.C. DEED RECORDS OF TRAVIS COUNTY</li> <li>P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY</li> <li>R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY</li> <li>O.R.T.C. OFFICIAL RECORDS OF TRAVIS COUNTY</li> <li>O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY</li> <li>—  — CONTROL OF ACCESS</li> <li>N.T.S. NOT TO SCALE</li> <li>( ) RECORD INFORMATION</li> <li>—x— DISTANCE SHOWN NOT TO SCALE</li> <li>-x- WIRE FENCE</li> <li>- - - WOOD FENCE</li> <li>- - - CHAINLINK FENCE</li> <li>- - - IRON FENCE</li> <li>- - - PIPE FENCE</li> </ul>
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LINE TABLE

No.	BEARING	DISTANCE
L1	N28°09'21"E	83.67'
(L1)	(N30°11'00"E)	(83.62')
L2	N28°48'21"E	295.94'
(L2)	(N30°50'00"E)	(295.75')
(L3)	(S88°37'40"E)	(23.96')
(L4)	(S60°12'20"E)	(420.77')

CURVE TABLE

No.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	33°09'12"	1460.00'	844.80'	833.07'	S 28°49'01" W



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

*M. Stephen Truesdale* 27 APR 05  
M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933—STATE OF TEXAS  
LICENSED STATE LAND SURVEYOR—STATE OF TEXAS

	ACRES	SQUARE FEET
ACQUISITION	9.480	412,930
DEED AREA	52.119	2,270,304
REMAINDER AREA	42.639	1,857,374

<p><b>INLAND CIVIL ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD., SUITE 103 ROUND ROCK, TX, 78681 PH. (512) 238-1200, FAX (512) 238-1251</p>	<p>PARCEL PLAT SHOWING PROPERTY OF <b>JAMES A. NELSON, JR.</b></p>		<p>Texas Department of Transportation © 2003</p>
	<p>FILE P1308.DGN</p> <p>SCALE 1"=200'</p>	<p>T.T.A. PROJECT STATE HIGHWAY 130</p> <p>FEDERAL AID PROJECT NO. R.O.W.—C. S. J. NO. HP 1196 (1) 0440-06-008</p>	
<p>PARCEL NUMBER <b>1308 OK</b></p>			

PREPARED BY: Inland Civil Associates L.L.C.  
SURVEYOR: M. Stephen Truesdale #4933  
DATE: 4-27-05 Rev. 2  
PAGE: 6 of 6

## CONTROL OF ACCESS CLAUSE

**ROW CSJ NO.:** 0440-06-008

**COUNTY:** Travis

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 1308

**A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS:**

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

**B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:**

Access will not be denied to the east remainder abutting the highway facility of the foregoing property description.

**C: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE S.H. 130 HIGHWAY FACILITY WILL BE DENIED.**

County: Travis  
Parcel No.: 1332  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

### DESCRIPTION OF PARCEL 1332

DESCRIPTION OF A 200,303 SQUARE FOOT, 4.598 ACRE, TRACT OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, IN TRAVIS COUNTY TEXAS, BEING A PORTION OF THAT CALLED 51.937 ACRE TRACT OF LAND (TRACT 2) AS DESCRIBED IN THAT PARTITION DEED TO HELEN R. DRESSEN, FILED FOR RECORD NOVEMBER 3, 1988 AND RECORDED IN VOLUME 10810, PAGE 40 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 200,303 SQUARE FOOT, 4.598 ACRE, TRACT OF LAND AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 1/2" iron rod, 3,154.17 feet left of proposed S.H. 130 baseline station 2004+57.08, being in the westerly boundary line of that called 750.533 acre tract of land as described in that Warranty Deed to Austin Estates Limited Partnership, filed for record August 30, 1997 and recorded in Volume 13017, Page 1564 of the Real Property Records of Travis County, Texas, and being the northeasterly corner of said 51.937 acre tract and the southeasterly corner of that called 52.119 acre tract (Tract 1) as described in that Partition Deed to James A. Nelson, Jr., filed for record November 3, 1988 and recorded in Volume 10810, Page 40 of the Real Property Records of Travis County, Texas;

**THENCE** N 62°18'47" W, with the common boundary line of said 52.119 acre tract and said 51.937 acre tract, a distance of 2265.87 feet to a set 1/2" iron rod with TxDOT aluminum cap, in the proposed curving east right-of-way line of S.H. 130, 891.22 feet left of proposed S.H. 130 baseline station 2005+72.07, being the northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** departing said common boundary line, through the interior of said 51.937 acre tract, with the proposed east right-of-way line of said S.H. 130, the following three (3) courses:

- 1) Along a non-tangent curve to the right, having a radius of 1460.00 feet, a delta angle of 23°55'31", an arc length of 609.66 feet, and a chord which bears S 57°21'22" W, for a distance of 605.24 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with TxDOT Type-II monument after Right-of-Way acquisition is complete), 618.71 feet left of proposed S.H. 130 baseline station 2011+12.50;

<b>County:</b>	Travis	<b>Segment:</b>	3
<b>Parcel No.:</b>	1332	<b>From:</b>	Sta. 1835+00.00
<b>Highway:</b>	S.H. 130	<b>To:</b>	Sta. 2440+00.00
<b>Limits:</b>	From: I.H. 35 and S.H. 195, North of Georgetown		
	To: I.H. 10 and U.S. 90, East of Seguin		

**Federal Aid**

**Project No.:** HP 1196 (1)

**ROW/CSJ:** 0440-06-008

- 2) S 57°16'05" W, for a distance of 222.82 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with TxDOT Type-II monument after Right-of-Way acquisition is complete), 518.69 feet left of proposed S.H. 130 baseline station 2013+11.61, for an angle point in the easterly boundary line hereof;
  
- 3) S 29°33'03" W, for a distance of 110.45 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with TxDOT Type-II monument after Right-of-Way acquisition is complete), in the common boundary line of said 51.937 acre tract and that called 51.754 acre tract of land described in that Quitclaim Deed to Jane A. Shive, Trustee of the Jane A. Shive Revocable Living Trust, filed for records December 16, 2002 and recorded in Document No. 2002241538 of the Official Public Records of Travis County, Texas, 520.70 feet left of proposed S.H. 130 baseline station 2014+22.04, being the southeasterly corner hereof;
  
- 4) **THENCE** N 62°11'27" W, with said common boundary line, a distance of 47.59 feet to a found 1/2" iron rod in the existing easterly right-of-way line of Hog Eye Road (right-of-way width varies), being the southwesterly corner of said 51.937 acre tract and the northwesterly corner of said 51.754 acre tract, for the southwesterly corner hereof;
  
- 5) **THENCE** N 28°02'01" E, departing said common boundary line with the westerly boundary line of said 51.937 acre tract, same being the existing easterly right-of-way line of Hog Eye Road, a distance of 829.98 feet to a found 1/2" iron rod, being the northwesterly corner of said 51.937 acre tract and the southwesterly corner of said 52.119 acre tract, for the northwesterly corner hereof;
  
- 6) **THENCE** S 62°18'47" E, departing said existing easterly right-of-way line of Hog Eye Road with the common boundary line of said 51.937 acre tract and said 52.119 acre tract, a distance of 455.74 feet to the **POINT OF BEGINNING** and containing 200,303 square feet, 4.598 acres of land, more or less;

<b>County:</b>	Travis	<b>Segment:</b>	3
<b>Parcel No.:</b>	1332	<b>From:</b>	Sta. 1835+00.00
<b>Highway:</b>	S.H. 130	<b>To:</b>	Sta. 2440+00.00
<b>Limits:</b>	From: I.H. 35 and S.H. 195, North of Georgetown		
	To: I.H. 10 and U.S. 90, East of Seguin		

**Federal Aid**

**Project No.:** HP 1196 (1)

**ROW/CSJ:** 0440-06-008

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone. All distances shown hereon are surface distances. The T.T.A. S.H. 130 Segment "3" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

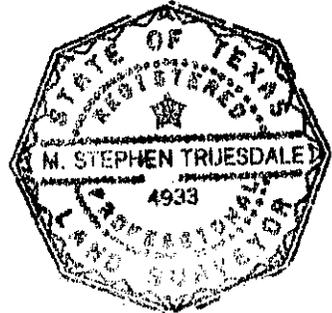
STATE OF TEXAS       §  
                                   §       KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF TRAVIS §

That I, M. Stephen Truesdale, 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 description herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas, this the 27<sup>TH</sup> day of APRIL, 2005 A.D.

M. Stephen Truesdale

M. Stephen Truesdale  
 Registered Professional Land Surveyor No. 4933 – State of Texas  
 Licensed State Land Surveyor – State of Texas  
 Inland Civil Associates, L.L.C.  
 1504 Chisholm Trail Road, Suite 103  
 Round Rock, Tx. 78681



REVISION 2  
4/27/05  
PAGE 4 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

BRADLEY DWAYNE HARRIS  
CHARLES F. HARRIS  
PAUL E. HARRIS &  
ROBIN G. HARRIS JANSEN  
CAUSE NO. 57,995  
PROBATE RECORDS  
TRAVIS COUNTY, TEXAS

JAMES A. NELSON, JR.  
(52.119 AC)  
TRACT 1  
VOL. 10810, PG. 40  
R.P.R.T.C.

AUSTIN ESTATES  
LIMITED PARTNERSHIP  
(750.533 AC)  
VOL 13017, PG 1564  
R.P.R.T.C.

P.O.C.  
STA 2004+57.08  
3154.17' LT

(S 60°15'55" E 2720.87')  
S 62°18'47" E 2721.81'  
N 62°18'47" W 2285.87'

METRO H2O, LTD  
30' WATERLINE EASEMENT  
DOC. NO. 2003051572,  
O.P.R.T.C. (ITEM 10b)

HELEN R. DRESSEN  
(51.937 AC)  
TRACT 2  
VOL. 10810, PG. 40  
R.P.R.T.C.

CITY OF MANOR, TEXAS  
(0.737 AC)  
WATERLINE EASEMENT  
ACCESS & P.U.E.  
VOL 8505, PG 686,  
D.R.T.C.

OLIVER BUCKMAN  
SURVEY NO. 40  
ABSTRACT NO. 60

(S 30°48'50" W 93.78')

GWENDOLYN D. GLASS  
LIFE ESTATE  
(163.10 AC)  
VOL 11992, PG 48  
R.P.R.T.C.

METRO H2O, LTD  
30' WATERLINE EASEMENT  
DOC. NO. 2003051571,  
O.P.R.T.C.

JANE A. SHIVE, TRUSTEE  
OF THE JANE A. SHIVE  
REVOCABLE LIVING TRUST  
(51.754 AC)  
DOC. NO. 2002241538  
O.P.R.T.C.

2005+00

2010+00  
PROPOSED S.H. 130 BASELINE

2015+00

200'

100'

0'

200'

GRAPHIC SCALE

INLAND CIVIL ASSOCIATES

PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD., SUITE 103  
ROUND ROCK, TX, 78681  
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF  
HELEN R. DRESSEN



Texas Department of Transportation

© 2003

FILE P1332.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.
SCALE 1"=200'	FEDERAL AID PROJECT NO. HP 1196 (1)	COUNTY TRAVIS
	R.O.W.-C. S. J. NO. 0440-06-008	

PARCEL NUMBER 1332 OK

REVISION 2  
4/27/05  
PAGE 5 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. S.H. 130 SEGMENT "3" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 4010418, EFFECTIVE DATE: JANUARY 15, 2004.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ORIGINAL SURVEY LINES ARE APPROXIMATE.
- 6) IMPROVEMENTS EXIST ON THE SUBJECT PROPERTY AS SHOWN HEREON.
- 7) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE), UNLESS NOTED OTHERWISE.

LEGEND

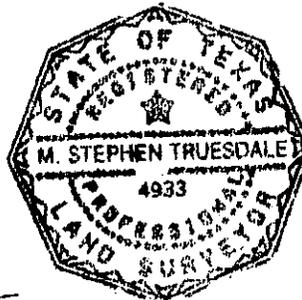
■	TxDOT TYPE I CONCRETE MONUMENT FOUND	P.O.C.	POINT OF COMMENCEMENT
□	TxDOT TYPE II MONUMENT FOUND	P.O.B.	POINT OF BEGINNING
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)	R.O.W.	RIGHT-OF-WAY
⊗	1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	ESMT.	EASEMENT
●	1/2" IRON ROD FOUND (UNLESS NOTED)	P.U.E.	PUBLIC UTILITY EASEMENT
○	1/2" IRON ROD W/TxDOT ALUMINUM CAP SET (UNLESS NOTED)	D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
⊠	SET 1/2" IRON ROD WITH TxDOT ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
△	CALCULATED POINT	R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
▲	60D NAIL FOUND (UNLESS NOTED)	O.R.T.C.	OFFICIAL RECORDS OF TRAVIS COUNTY
P	PROPERTY LINE	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
B	S.H. 130 BASELINE	—  —	CONTROL OF ACCESS
Z	COMMON OWNERSHIP (LAND HOOK)	N.T.S.	NOT TO SCALE
---	APPROXIMATE SURVEY LINE	( )	RECORD INFORMATION
-E-	OVERHEAD ELECTRIC LINES	—x—	WIRE FENCE
		—x—	WOOD FENCE
		—o—o—	CHAINLINK FENCE
		—o—o—	IRON FENCE
		—o—o—	PIPE FENCE

LINE TABLE

No.	BEARING	DISTANCE
L1	S57°16'05"W	222.82'
L2	S29°33'03"W	110.45'
L3	N62°11'27"W	47.59'

CURVE TABLE

No.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	23°55'31"	1460.00'	609.66'	605.24'	S 57°21'22" W



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

*M. Stephen Truesdale 27 APR 05*

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933—STATE OF TEXAS  
LICENSED STATE LAND SURVEYOR—STATE OF TEXAS

	ACRES	SQUARE FEET
ACQUISITION	4.598	200,303
DEED AREA	51.937	2,262,376
REMAINDER AREA	47.339	2,062,073

**INLAND CIVIL ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF  
HELEN R. DRESSEN

FILE	T.T.A. PROJECT	DISTRICT
P1332.DGN	STATE HIGHWAY 130	T.T.A.
SCALE	FEDERAL AID PROJECT NO.	COUNTY
1"=200'	HP 1196 (1)	TRAVIS
	R.O.W.-C. S. J. NO.	
	0440-06-008	

Texas Department of Transportation  
© 2003  
PARCEL NUMBER 1332 OK

PREPARED BY: Inland Civil Associates L.L.C.  
SURVEYOR: M. Stephen Truesdale #4933  
DATE: 4-27-05 Rev. 2  
PAGE: 6 of 6

## CONTROL OF ACCESS CLAUSE

**ROW CSJ NO.:** 0440-06-008

**COUNTY:** Travis

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 1332

- A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS:**
- Access will be permitted to the east remainder abutting the highway facility of the foregoing property description.
- B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:**
- Access will not be denied to the east remainder abutting the highway facility of the foregoing property description.
- C: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE S.H. 130 HIGHWAY FACILITY WILL BE DENIED.**

County: Travis  
Parcel No.: 1333  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

**DESCRIPTION OF PARCEL 1333**

DESCRIPTION OF A 28,436 SQUARE FOOT, 0.653 ACRE, TRACT OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, IN TRAVIS COUNTY TEXAS, BEING A PORTION OF THAT CALLED 51.754 ACRE TRACT OF LAND AS DESCRIBED IN THAT QUITCLAIM DEED TO JANE A. SHIVE, TRUSTEE OF THE JANE A. SHIVE REVOCABLE LIVING TRUST, FILED FOR RECORD DECEMBER 16, 2002 AND RECORDED IN DOCUMENT NO. 2002241538 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 28,436 SQUARE FOOT, 0.653 ACRE, TRACT OF LAND AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a found 1/2" iron rod, 3,206.99 feet left of proposed S.H. 130 baseline station 2021+28.06, being in the westerly boundary line of that called 163.10 acre tract of land as described in that Special Warranty Deed to the Gwendolyn D. Glass Life Estate, filed for record July 28, 1993 and recorded in Volume 11992, Page 48 of the Real Property Records of Travis County, Texas, and being the southeasterly corner of said 51.754 acre tract and the northeasterly corner of that called 51.710 acre tract (Tract 4) as described in that Partition Deed to Virginia L. Preshaw, filed for record November 3, 1988 and recorded in Volume 10810, Page 40 of the Real Property Records of Travis County, Texas;

**THENCE** N 62°05'47" W, with the common boundary line of said 51.754 acre tract and said 51.710 acre tract, a distance of 2697.18 feet to a set 1/2" iron rod with TxDOT aluminum cap, (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), at an angle point in the proposed east right-of-way line S.H. 130, 512.79 feet left of proposed S.H. 130 baseline station 2022+54.77, being the southeasterly corner and **POINT OF BEGINNING** of the herein described tract of land;

- 1) **THENCE** N 62°05'47" W, continuing with said common boundary line, same being the proposed east right-of-way line of S.H. 130, a distance of 4.83 feet to a found 1/2" iron rod, (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), in the existing easterly right-of-way line of Hog Eye Road (right-of-way width varies), 507.96 feet left of proposed S.H. 130 baseline station 2022+54.99, being the northwesterly corner of said 51.710 acre tract and the southwest corner of said 51.754 acre tract, for the southwest corner of the herein described tract;

<b>County:</b>	Travis	<b>Segment:</b>	3
<b>Parcel No.:</b>	1333	<b>From:</b>	Sta. 1835+00.00
<b>Highway:</b>	S.H. 130	<b>To:</b>	Sta. 2440+00.00
<b>Limits:</b>	From: I.H. 35 and S.H. 195, North of Georgetown		
	To: I.H. 10 and U.S. 90, East of Seguin		
<b>Federal Aid</b>			
<b>Project No.:</b>	HP 1196 (1)		
<b>ROW/CSJ:</b>	0440-06-008		

- 2) **THENCE** N 28°11'52" E, with the westerly boundary line of said 51.754 acre tract, same being said existing easterly right-of-way line of Hog Eye Road, a distance of 831.37 feet to a found 1/2" iron rod, being the northwesterly corner of said 51.754 acre tract and the southwesterly corner of that called 51.937 acre tract of land (Tract 2) as described in that Partition Deed to Helen R. Dressen, filed for record November 3, 1988 and recorded in Volume 10810, Page 40 of the Real Property Records of Travis County, Texas, for the northwesterly corner of the herein described tract;
  
- 3) **THENCE** S 62°11'27" E, with the common boundary line of said 51.754 acre tract and said 51.937 acre tract, a distance of 47.59 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), in the proposed east right-of-way line of S.H. 130, 520.70 feet left of proposed S.H. 130 baseline station 2014+22.04, being the northeasterly corner of the herein described tract;

**THENCE**, departing said common boundary line, through the interior of said 51.754 acre tract, with the proposed east right-of-way line of S.H. 130, the following two (2) courses:

- 4) S 29°33'03" W, for a distance of 575.13 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), 531.20 feet left of proposed S.H. 130 baseline station 2019+97.07, for an angle point in the easterly boundary line hereof;
  
- 5) S 34°40'53" W, for a distance of 258.35 feet to the **POINT OF BEGINNING**, and containing 28,436 square feet, 0.653 acre of land, more or less;

County: Travis  
Parcel No.: 1333  
Highway: S.H. 130  
Limits: From: I.H. 35 and S.H. 195, North of Georgetown  
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 3  
From: Sta. 1835+00.00  
To: Sta. 2440+00.00

Federal Aid  
Project No.: HP 1196 (1)  
ROW/CSJ: 0440-06-008

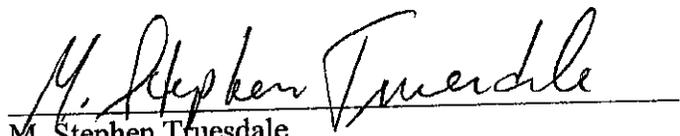
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone. All distances shown hereon are surface distances. The T.T.A. S.H. 130 Segment "3" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

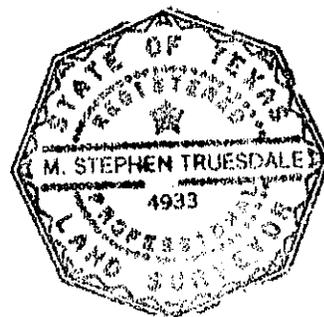
KNOW ALL MEN BY THESE PRESENTS:

That I, M. Stephen Truesdale, 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 description herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas, this the 27<sup>TH</sup> day of APRIL, 2005 A.D.

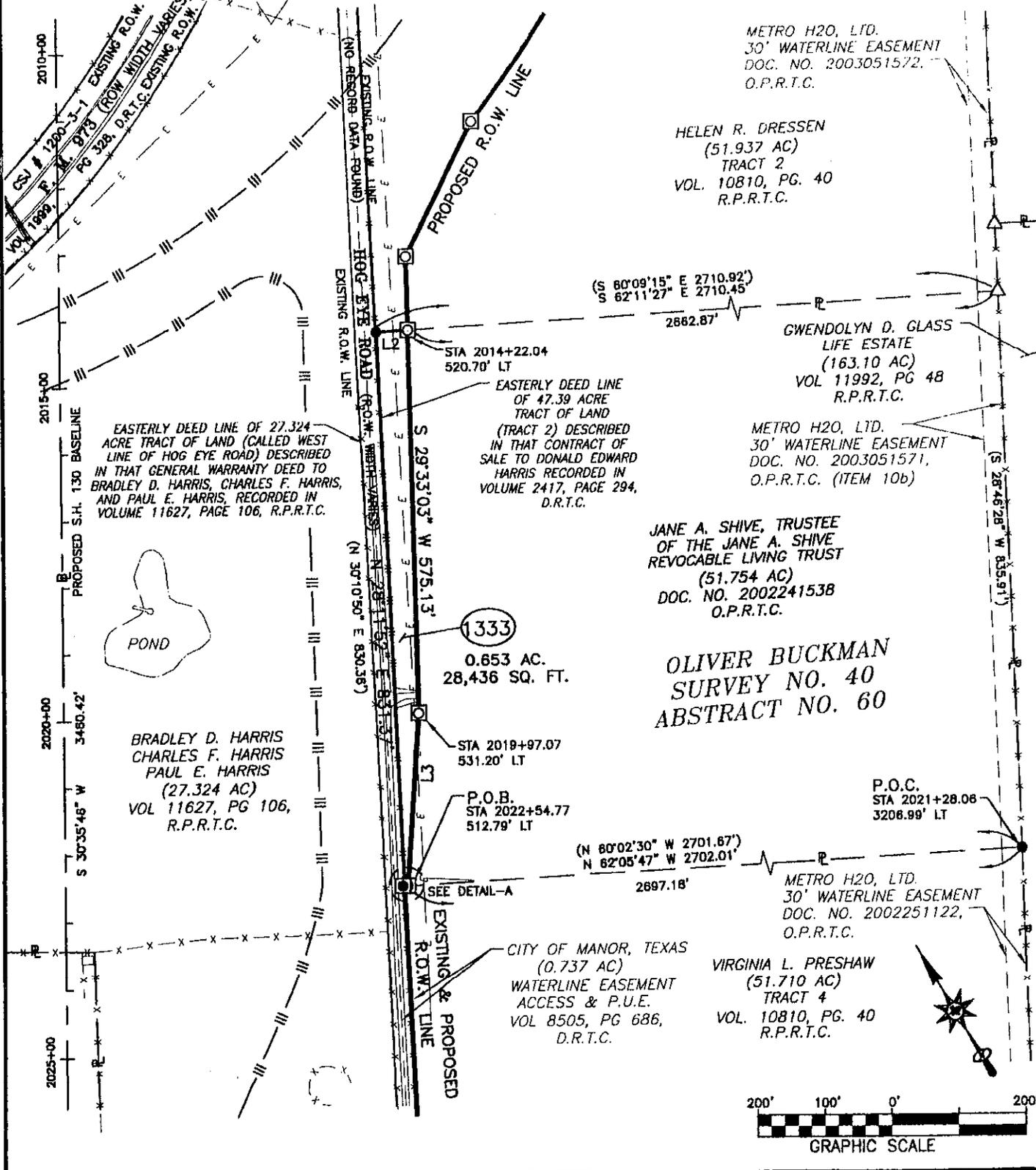


M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933 – State of Texas  
Licensed State Land Surveyor – State of Texas  
Inland Civil Associates, L.L.C.  
1504 Chisholm Trail Road, Suite 103  
Round Rock, Tx. 78681



REVISION 2  
 4/27/05  
 PAGE 4 OF 6

**PLAT TO ACCOMPANY  
 PARCEL DESCRIPTION**



**INLAND CIVIL ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 1504 CHISHOLM TRAIL RD. SUITE 103  
 ROUND ROCK, TX. 78681  
 PH: (512) 738-1206, FAX (512) 234-1251

PARCEL PLAT SHOWING PROPERTY OF <b>JANE A. SHIVE, TRUSTEE</b>		
FILE <b>P1333.DGN</b>	T.T.A. PROJECT <b>STATE HIGHWAY 130</b>	DISTRICT T.T.A.
SCALE 1"=200'	FEDERAL AID PROJECT NO. HP 1196 (1)	COUNTY TRAVIS
	R.O.W.-C. S. J. NO. 0440-06-008	

Texas Department of Transportation  
 © 2003

PARCEL NUMBER **1333 OK**

REVISION 2  
4/27/05  
PAGE 5 OF 6

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

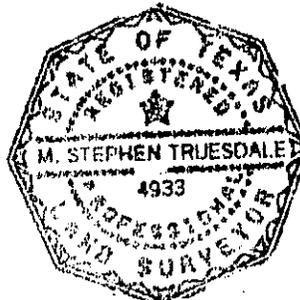
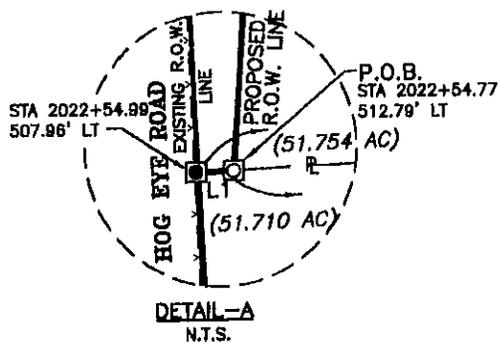
- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. S.H. 130 SEGMENT "3" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 401419, EFFECTIVE DATE: JANUARY 15, 2004.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ORIGINAL SURVEY LINES ARE APPROXIMATE.
- 6) THE SUBJECT PROPERTY IS UNOCCUPIED.
- 7) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE), UNLESS NOTED OTHERWISE.

LINE TABLE

No.	BEARING	DISTANCE
L1	N62°05'47"W	4.83'
L2	S62°11'27"E	47.59'
L3	S34°40'53"W	258.35'

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND	P.O.C.	POINT OF COMMENCEMENT
□	TxDOT TYPE II MONUMENT FOUND	P.O.B.	POINT OF BEGINNING
○	1/2" IRON PIPE FOUND (UNLESS NOTED)	R.O.W.	RIGHT-OF-WAY
●	1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	ESMT.	EASEMENT
●	1/2" IRON ROD FOUND (UNLESS NOTED)	P.U.E.	PUBLIC UTILITY EASEMENT
○	1/2" IRON ROD W/TxDOT ALUMINUM CAP SET (UNLESS NOTED)	D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
⊠	SET 1/2" IRON ROD WITH TxDOT ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
△	CALCULATED POINT	R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
▲	60D NAIL FOUND (UNLESS NOTED)	O.R.T.C.	OFFICIAL RECORDS OF TRAVIS COUNTY
⊞	PROPERTY LINE	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
⊞	S.H. 130 BASELINE	—  —	CONTROL OF ACCESS
⌞	COMMON OWNERSHIP (LAND HOOK)	N.T.S.	NOT TO SCALE
---	APPROXIMATE SURVEY LINE	( )	RECORD INFORMATION
- - -	OVERHEAD ELECTRIC LINES	⌚	DISTANCE SHOWN NOT TO SCALE
		- x -	WIRE FENCE
		- - -	WOOD FENCE
		○-○-○	CHAINLINK FENCE
		○-○-○	IRON FENCE
		○-○-○	PIPE FENCE



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

*M. Stephen Truesdale 27 APR 05*  
M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933--STATE OF TEXAS  
LICENSED STATE LAND SURVEYOR--STATE OF TEXAS

	ACRES	SQUARE FEET
ACQUISITION	0.653	28,436
DEED AREA	51.754	2,254,404
REMAINDER AREA	51.101	2,225,968

**INLAND CIVIL ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF  
JANE A. SHIVE, TRUSTEE

FILE P1333.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.
SCALE 1"=200'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008
		COUNTY TRAVIS

Texas Department of Transportation  
© 2003  
PARCEL NUMBER 1333 OK

PREPARED BY: Inland Civil Associates L.L.C.  
SURVEYOR: M. Stephen Truesdale #4933  
DATE: 4-27-05 Rev. 2  
PAGE: 6 of 6

## **CONTROL OF ACCESS CLAUSE**

**ROW CSJ NO.:** 0440-06-008

**COUNTY:** Travis

**HIGHWAY:** SH 130

**LIMITS:** From: IH 35 and SH 195, North of Georgetown  
To: IH 10 and US 90, East of Seguin

**PARCEL NO:** 1333

**A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS:**

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

**B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:**

Access will not be denied to the east remainder abutting the highway facility of the foregoing property description.

**C: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE S.H. 130 HIGHWAY FACILITY WILL BE DENIED.**

Parcel 92  
State Highway 121  
CSJ: 0504 05 002  
11/12/03

Being 503 square feet of land, more or less, situated in the County of Johnson, State of Texas, being out of the Dyer Nuner Survey, Abstract No. 643, and being a part of that certain tract of land conveyed by Jon C. Temple and wife, Yvonne Kay Temple to Metro Land and Investment Co., a Texas General Partnership, by deed dated February 8, 1996, and recorded in Volume 1938, Page 637, Deed Records, Johnson County, Texas, which 503 square feet of land, more or less, is more particularly described as follows:

BEGINNING at a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set at the intersection of the proposed westerly line of State Highway 121 and the easterly line of that certain tract of land conveyed to Wayne Best, by deed recorded in Volume 3012, Page 709, Deed Records, Johnson County, Texas, said iron rod bears South 15° 16' 47" East, a distance of 170.01 feet from a 1/2 inch iron rod found at the northeast corner of said Best tract, said beginning point also being 686.50 feet westerly of and at right angles to centerline survey station 1591+42.45 of said highway;

- (1) THENCE North 88° 01' 10" East, along the proposed westerly line of said highway, a distance of 12.17 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set on the west line of that certain tract of land conveyed to James D. Young and wife, Colleen R. Young, by deed recorded in Volume 2212, Page 307, Deed Records, Johnson County, Texas;
- (2) THENCE South 15° 05' 25" East, along the west line of said Young tract, at a distance of 25.99 feet passing the north line of County Road 904, and continuing in all a distance of 42.83 feet to the southwest corner of said Young Tract in said County Road;
- (3) THENCE South 89° 12' 09" West, along the south line of said Metro Land and Investment tract, and with said County Road, a distance of 12.08 feet to the southeast corner of said Best tract, a 1/2 inch iron rod found bears South 15° 16' 47" East, a distance of 0.88 feet;

Parcel 92  
State Highway 121  
CSJ: 0504 05 002  
11/12/03

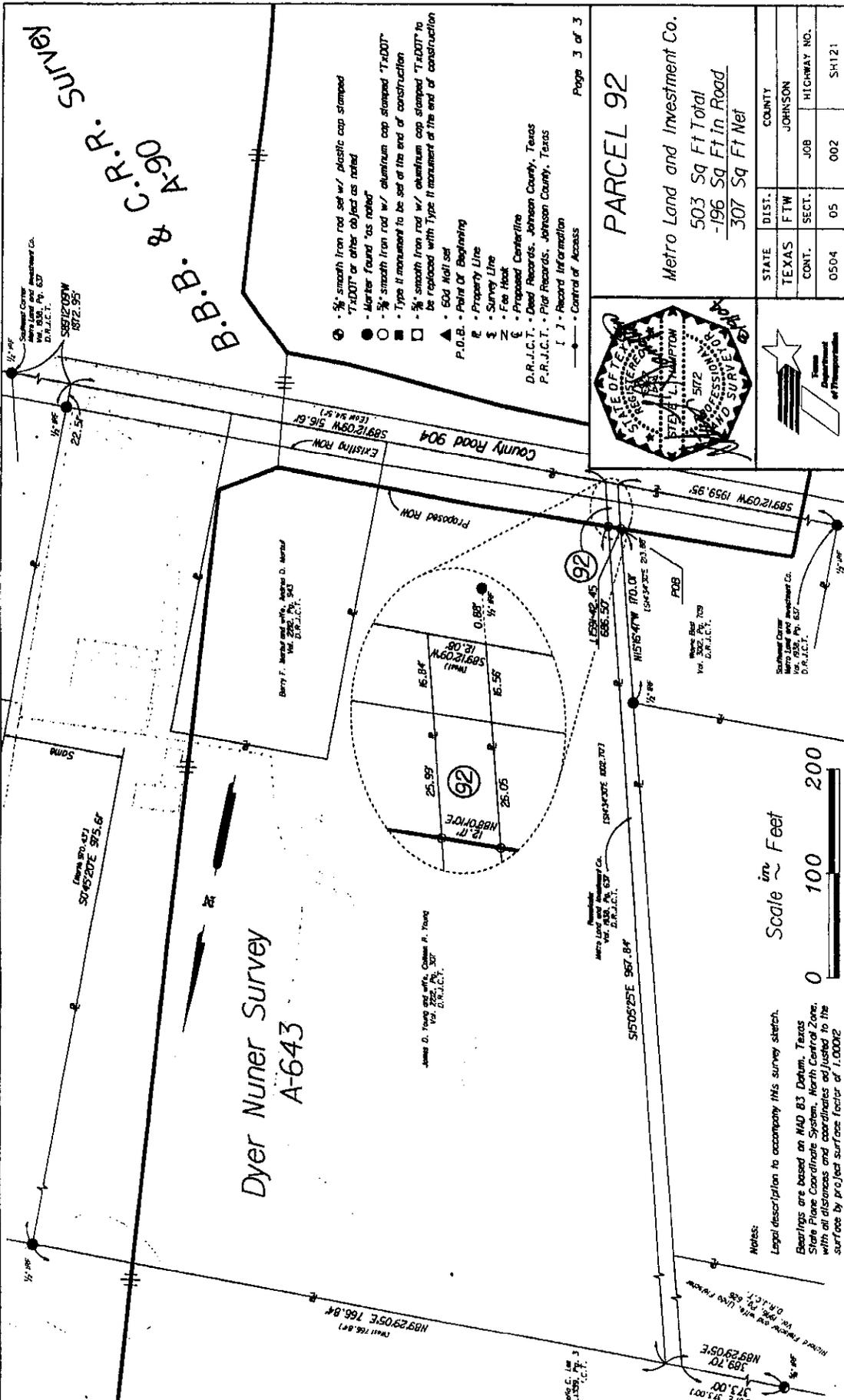
- (4) THENCE North 15° 16' 47" West, along the east line of said Best tract, at a distance of 16.56 feet passing the north line of said County Road, and continuing in all a distance of 42.61 feet to the POINT OF BEGINNING, of which 196 square feet of land, more or less, lies within County Road 904, leaving a net of 307 square feet of land, more or less.

Notes:

Bearing are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00012.

Survey sketch to accompany this legal description.





**COUNTY:** JOHNSON  
**HIGHWAY:** SH 121  
**ACCOUNT:** 8002-02-009  
**PARCEL:** 92

**ACCESS CLAUSE**

**Access will be permitted to the north remainder abutting County Road 904 of the foregoing property description.**

County: Dallas  
Highway: I.H. 635  
R.O.W. CSJ: 2374-02-115  
ACCOUNT: 9118-01-036

April 9, 2004

Description for Parcel 35

BEING a 509 square feet tract of land, more or less, in the John Hardin Survey, Abstract No. 545, Dallas County, Texas, and being part, of Casa Ridge Heights No.1, Block B, Lot 3, an addition to the City of Mesquite, as recorded in Volume 78037, Page 1788, of the Deed Records of Dallas County, Texas and also being a part of that tract as conveyed to Irwin-Taylor Family Limited Partnership as recorded in Volume 96109, Page 6562 of the Deed Records of Dallas County, Texas, said 509 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found on the existing right of way line of Gus Thomasson Road at the southeast corner of said Irwin-Taylor Family Limited Partnership tract, said point also being the northeast corner of a tract as conveyed to Somabhai I. Patel, et al, as recorded in Volume 90004, Page 5047 of said Deed Records, said tract also being Casa Ridge Heights No.1, Lot 4, Block B, an addition to the City of Mesquite, as recorded in Volume 84196, Page 4601 of said Deed Records;

THENCE North 45 degrees 30 minutes 55 seconds West, along the existing right of way line of Gus Thomasson Road, a distance of 71.88 feet to an angle point at the beginning of a control of access line, and being on the existing right of way line of I.H. 30;

THENCE South 88 degrees 48 minutes 28 seconds West, along the existing right of way line of I.H. 30, and a control of access line, a distance of 120.88 feet to a \*\*5/8" iron rod with TxDOT cap set for corner at the intersection of the existing right of way line of I.H. 30 and the new right of way line of I.H. 30 and the end of this control of access line and being the POINT OF BEGINNING;

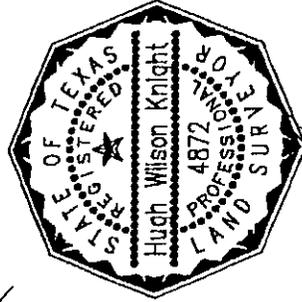
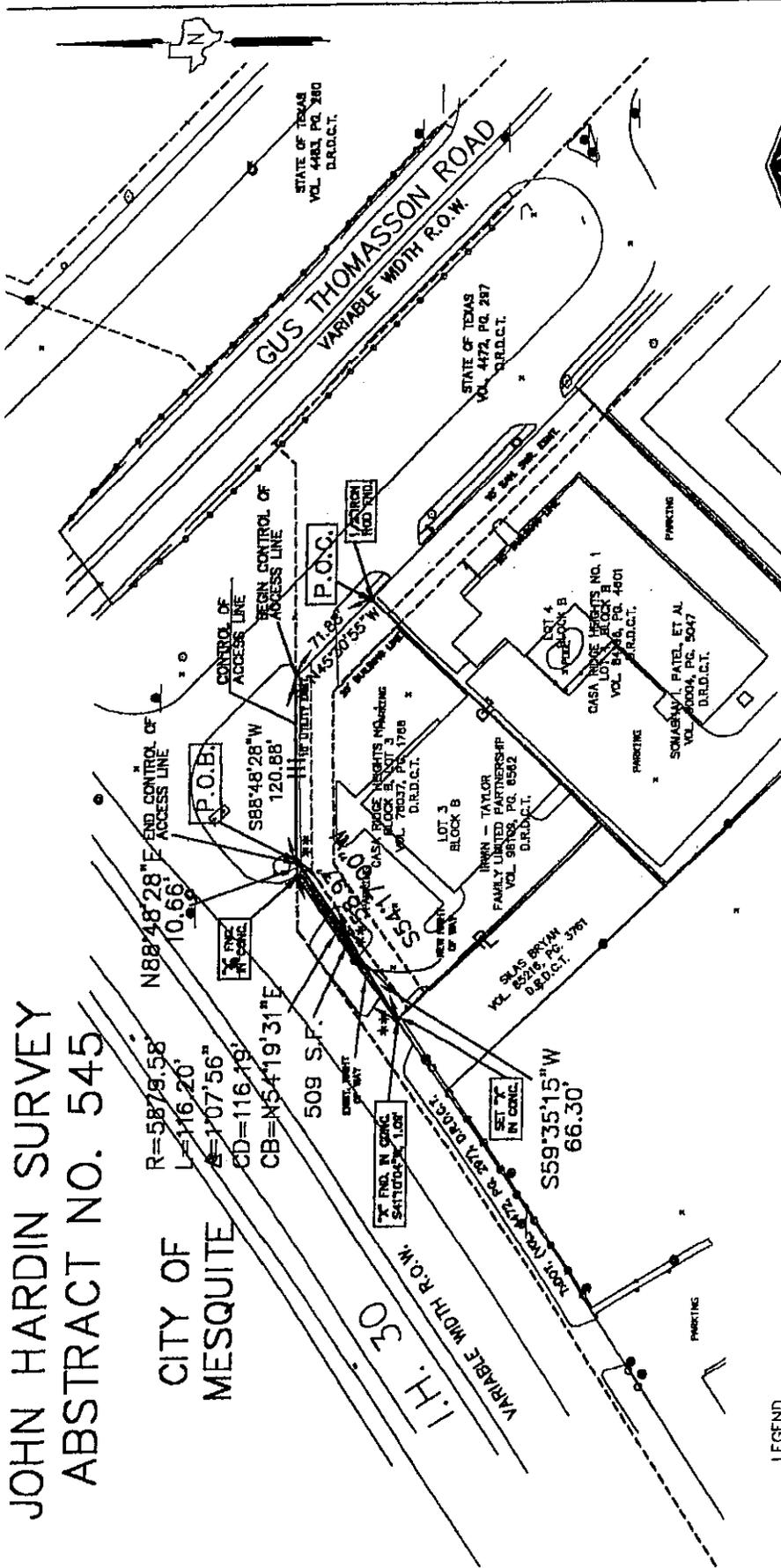
- 1) THENCE South 54 degrees 17 minutes 00 seconds West, along the new right of way line of I.H. 30, a distance of 58.97 feet to a \*\*5/8" iron rod with TxDOT cap set at an angle point;
- 2) THENCE South 59 degrees 35 minutes 15 seconds West, along the new right of way line of I.H. 30, a distance of 66.30 feet to an \*\*\*"X" in concrete set for corner at the intersection of the new right of way line of I.H. 30 with the existing right of way line of I.H. 30 from which an "X" found in concrete bears, South 41 degrees 10 minutes 04 seconds West, a distance of 1.09 feet;
- 3) THENCE along the existing right of way line of I.H. 30 and along a curve to the left having a central angle of 01 degrees 07 minutes 56 seconds, a radius of 5,879.58 feet, a chord distance of 116.19 feet that bears North 54 degrees 19 minutes 31 seconds East, around said curve, an arc distance of 116.20 feet to an "X" found in concrete at the northeast corner of said Irwin-Taylor Family Limited Partnership tract;



JOHN HARDIN SURVEY  
ABSTRACT NO. 545

CITY OF  
MESQUITE

R=5879.58  
L=116.20'  
E=1707.56"  
CD=116.19'  
CB=MS419'31"E



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM. ALL BEARINGS AND NORTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES SHOWN ARE SURVEYED AND BE CONVERTED TO GRID BY DIVISION BY TADOT CONVERSION FACTOR OF 1.0001363024.

A LEGAL DESCRIPTION AT EVERY SURVEY DATE HEREAFTER ACCOMPANIES THIS PLAT.  
R.P.L.S. NO. 4872  
DATE 4-9-04  
HUGH WILSON KNIGHT

A PLAT OF A SURVEY  
PARCEL 35  
FOR I.H. 635  
A 509 SQ. FT., (0.0117 AC.)  
TRACT OF LAND IN THE  
JOHN HARDIN SURVEY  
ABSTRACT NO. 545  
CITY OF MESQUITE  
DALLAS COUNTY, TEXAS  
APRIL 9, 2004

ACC90UNT: 9118-01-036

R.O.W. CSJ: 2374-02-115

LEGEND

- X— RIGHT OF WAY LINE
  - R— PROPERTY LINE
  - QUANTITY LINE
  - CONTROL OF ACCESS LINE
  - SURVEY LINE
  - ENCE LINE
  - CITY LIMITS
  - ASSEMENTS
  - ALIENROAD
  - STRUCTURE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"  
1) 7/8" ALUMINUM CAP SET ON TOP OF A 5/8"-INCH  
2) 7/8" BRONZE DISK SET IN CONCRETE  
3) THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED  
DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE II  
4) LIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY  
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED  
PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED  
BY TADOT.



County: Dallas  
Highway: I.H. 635  
R.O.W. CSJ: 2374-02-115  
ACCOUNT: 9118-01-036

April 9, 2004

Description for Parcel 56

BEING a 1,086 square feet tract of land, more or less, in the T. Thomas Survey, Abstract No. 1461, Dallas County, Texas, and being part of that tract as conveyed to Robert F. Fuller and wife, Glynda K. Fuller as recorded in Volume 2000177, Page 3043 of the Deed Records of Dallas County, Texas, said 1,086 square feet being more particularly described by metes and bounds as follows:

COMMENCING on the existing right of way line of Ashwood Drive at the northwest corner of said Robert F. Fuller and wife, Glynda K. Fuller tract;

THENCE South 36 degrees 05 minutes 11 seconds East, along the existing right of way line of Ashwood Drive and passing at 0.81 feet a 1" iron rod found, in all a total distance of 140.18 feet to a \*\*5/8" iron rod with TxDOT cap set for corner at the intersection of the existing right of way line of Ashwood Drive with the new right of way line of I.H. 30 and being the POINT OF BEGINNING;

- 1) THENCE South 63 degrees 15 minutes 55 seconds East, leaving the existing right of way line of Ashwood Drive and along the new right of way line of I.H. 30, a distance of 39.39 feet to a \*\*5/8" iron rod with TxDOT cap set at an angle point;
- 2) THENCE North 44 degrees 26 minutes 08 seconds East, continuing along the new right of way line of I.H. 30, a distance of 100.47 feet to a \*\*5/8" iron rod with TxDOT cap set for corner at the intersection of the new right of way line of I.H. 30 with the existing right of way line of I.H. 30;
- 3) THENCE South 38 degrees 30 minutes 48 seconds West, along the existing right of way line of I.H. 30, a distance of 121.45 feet to a TxDOT brass monument found at the intersection of the existing right of way line of I.H. 30 with the existing right of way line of Ashwood Drive, said point also being the southwest corner of said Fuller tract;
- 4) THENCE North 36 degrees 05 minutes 11 seconds West, along the existing right of way line of Ashwood Drive, a distance of 50.74 feet to the POINT OF BEGINNING and containing 1,086 square feet [0.0249 ac.] of land, more or less.

County: Dallas  
Highway: I.H. 635  
R.O.W. CSJ: 2374-02-115  
ACCOUNT: 9118-01-036

April 9, 2004

Description for Parcel 56

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

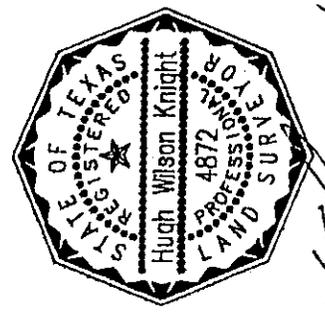
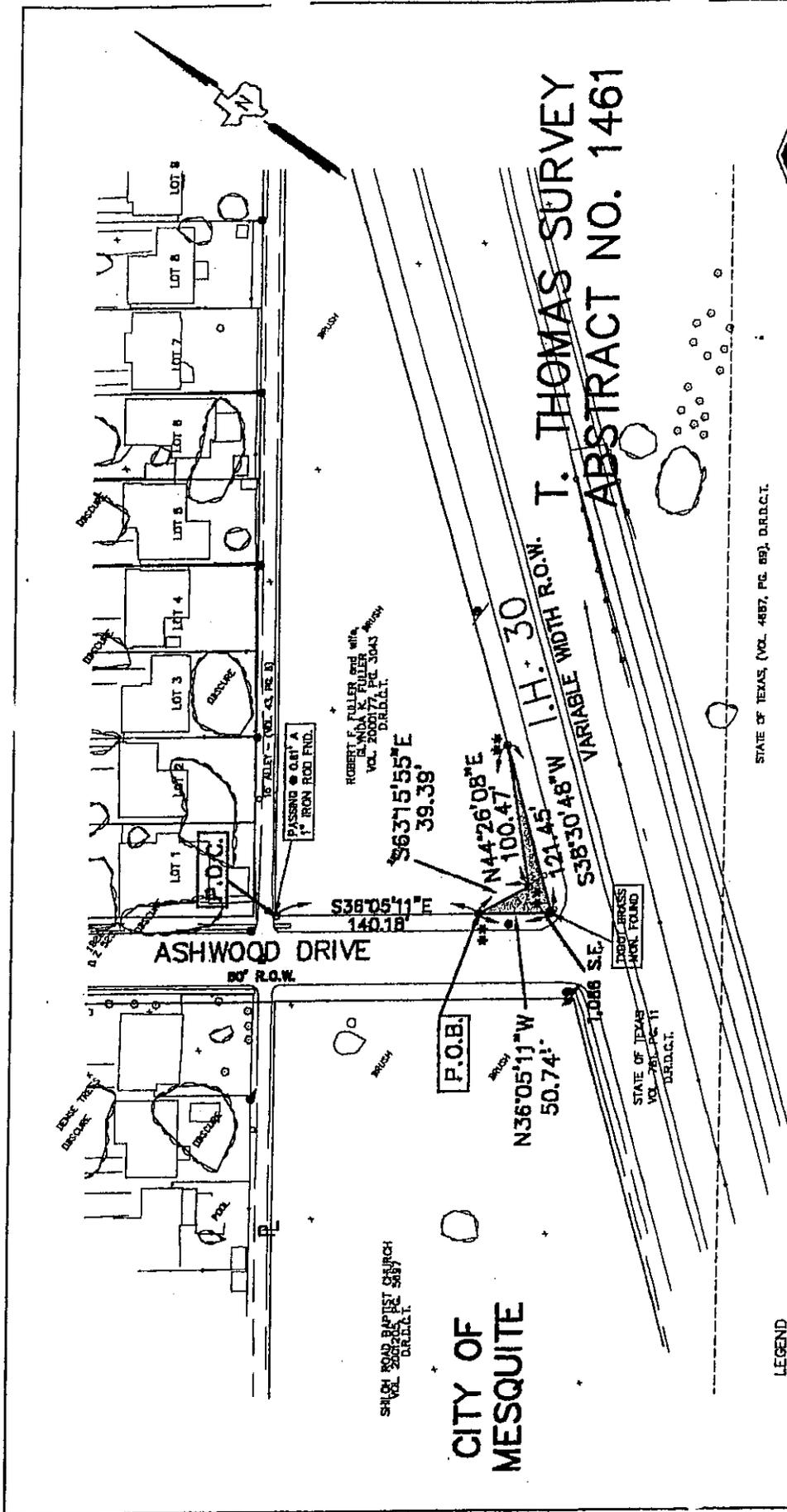
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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.

 4-9-04  
\_\_\_\_\_  
Hugh Wilson Knight, R.P.L.S. Date  
Texas Registration No. 4872

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





ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND BEARINGS SHOWN ARE SURFACE AND MAY BE CORRECTED TO GRID BY DIVIDING BY TROPIC CONVERSION FACTOR OF 1.000155066.

A LEGAL DESCRIPTION AT EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT  
 HUGH WILSON KNIGHT DATE  
 PROFESSIONAL LAND SURVEYOR NO. 4872

STATE OF TEXAS, (VOL. 4887, PG. 89), D.R.D.C.T.

A PLAT OF A SURVEY  
 PARCEL 56  
 FOR I.H. 30  
 A 1,086 SQ. FT., (0.0249 AC.)  
 TRACT OF LAND IN THE  
 T. THOMAS SURVEY  
 ABSTRACT NO. 1461  
 CITY OF MESQUITE  
 DALLAS COUNTY, TEXAS  
 ADDITIONAL NOTES



- LEGEND
- EXISTING RIGHT OF WAY LINE
  - PROPERTY LINE
  - COUNTY LINE
  - CONTROL OF ACCESS LINE
  - SURVEY LINE
  - FENCE LINE
  - CITY LIMITS
  - EASEMENTS
  - RAILROAD
  - STRUCTURE
  - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
  - O = TADPOD ALUMINUM CLIP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
  - BO = TADPOD BRONZE DISK SET IN CONCRETE
  - THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADPOD TYPE B RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADPOD

CITY OF  
MESQUITE

SHILOH ROAD BAPTIST CHURCH  
VOL. 2002 PG. 11  
D.R.D.C.T.

F.O.B.

STATE OF TEXAS  
VOL. 281 PG. 11  
D.R.D.C.T.

TRUCK TRACKS  
WORK FOUND

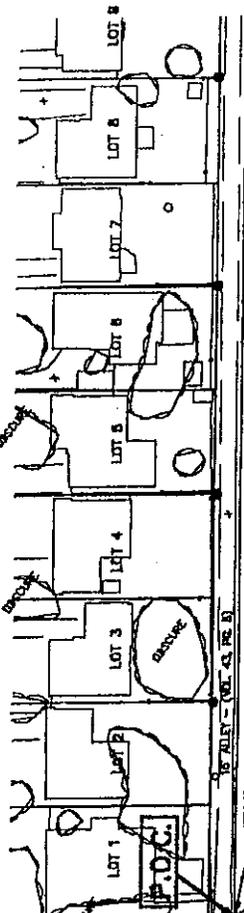
PASSING OUT A  
1" IRON ROD FIND.

ROBERT A. FULLER and wife  
ELYNOR K. FULLER  
VOL. 2002 PG. 3043  
D.R.D.C.T.

ASHWOOD DRIVE  
80' R.O.W.

T. THOMAS SURVEY  
ABSTRACT NO. 1461

VARIABLE WIDTH R.O.W.  
I.H. 30



**SPECIAL CLAUSE EXHIBIT**

Access will be permitted to the north remainder abutting the highway facility

December 21, 2004  
Revised: February 23, 2005

County: Bexar  
Highway: P.A.S.S. Project 1502-03 (Wurzbach Parkway)  
Account No.: 6015-50-2  
CSJ: 8000-15-007

Parcel 20  
Property Description

5.332 acres, (232,259 square feet) more or less, of land being out of the John Coker Survey No. 12, Abstract 125, County Block 5001, New City Block 12059 of the City of San Antonio, in Bexar County, Texas, said 5.332 acres of land being out of Lot 29, Block 1 of the Dr. Robert L. Jones Subdivision recorded in Volume 9544, Page 84 of the Deed and Plat Records of Bexar County, Texas, being out of 9.659 acres (420,746 square feet) of land, and more particularly being 5.236 acres (228,078 square feet) out of a 10.248 acre (446,411 square feet) tract, and all of a 0.096 acre (4,182 square feet) tract out of Lot 1 of the Russell Subdivision recorded in Volume 4500, Page 60 of the Deed and Plat Records of Bexar County, Texas, said 10.248 acres and 0.096 acre tracts being conveyed by deed recorded June 25, 2002 in Volume 9487, Pages 480-484 of the Official Public Records of Real Property of Bexar County, Texas, said 5.332 acres of land (232,259 square feet) being more particularly described by metes and bounds as follows:

- BEGINNING: at a set  $\frac{1}{2}$ " iron rod with cap in the west property line of a 5.139 acre tract (223,850 square feet) consisting of part of Lot 1 and all of Lot 2 of the said Russell Subdivision conveyed in Volume 7823, Pages 141-145 of the Official Public Records of Real Property of Bexar County, Texas, and the west line of said Lot 1, the east line of said Lot 29, the northeast corner of this tract at Engineers Centerline Station 196 + 58.93, 149.58 feet left, from which a set  $\frac{1}{2}$ " iron rod, the northwest corner of the remainder of Lot 1 of the Russell Subdivision recorded in Volume 4500, Page 60 of the Deed and Plat Records of Bexar County, Texas, bears North 03 deg 12'04" East, a distance of 78.93 feet;
- 1) THENCE: SOUTH 03 deg 12'04" West, along the west line of said 5.139 acre tract and the east line of said Lot 29, a distance of 106.73 feet to a set  $\frac{1}{2}$ " iron rod with cap at the northwest corner of said 0.096 acre tract and the southwest corner of the said 5.139 acre tract, a reentrant corner of Lot 29 and of this tract;
  - 2) THENCE: NORTH 83 deg 56'46" East, along the south line of said 5.139 acre tract, the north line of said 0.096 acre tract, a distance of 109.90 feet to a found  $\frac{1}{2}$ " iron rod, the southeast corner of said 5.139 acre tract, a northeast corner of said 0.096 acre tract, said point being the easternmost corner of said Lot 29, said point also being on the west right-of-way line of U.S. 281 and 166.81 feet Left and at a right angle to the centerline of U.S. 281 centerline Station 569 + 32.35, for an angle point of this tract;
  - 3) THENCE: SOUTH 67 deg 25'20" West, along the north right-of-way line of Maltsberger Lane and the south property line of said Lot 29, a southeast line of said 0.096 acre tract, a distance of 41.60 feet to a found "+" in concrete for an angle point for this tract;
  - 4) THENCE: SOUTH 38 deg 40'04" West, along the north right-of-way line of Maltsberger Lane and the south property line of said Lot 29, a southeast line of said 0.096 acre tract, a distance of 108.53 feet to a set  $\frac{1}{2}$ " iron rod with cap for angle point in said Lot 29 and for an angle point for this tract;
  - 5) THENCE: SOUTH 84 deg 47'03" West, along the north right-of-way line of Maltsberger Lane and the south property line of said Lot 29, the south line of said 0.096 acre tract, a distance of 8.12 feet to a set  $\frac{1}{2}$ " iron rod with cap for an angle point;
  - 6) THENCE: SOUTH 03 deg 12'04" West, along the east line of said Lot 9, a distance of 10.00 feet to a found "+" in concrete in the north right-of-way line of Maltsberger Lane, a 55-foot right-of-way at this point, the southeast corner of said Lot 29, and the southeast corner of this tract;
  - 7) THENCE: SOUTH 84 deg 14'48" West, along the north right-of-way line of Maltsberger Lane and the south line of said Lot 29, a distance of 468.41 feet to a set  $\frac{1}{2}$ " iron rod with cap marked "COA," at the intersection of the north right-of-way line of Maltsberger Lane and the north right-of-way line of North Loop Road, a nominal 50-foot right-of-way, an angle point in the south line of said Lot 29, the beginning of an Access Denial line;\*\*

MINUTE ORDER EXHIBIT AA  
PAGE 2 OF 3

December 21, 2004  
Revised: February 23, 2005  
Parcel 20

- 8) THENCE: NORTH 81 deg 51'40" West, along said Access Denial line and proposed right-of-way line for P.A.S.S. Project 1502-03 (Wurzbach Parkway), the north right-of-way line of North Loop Road and the south line of said Lot 29, a distance of 61.09 feet to a found  $\frac{3}{4}$ " iron pipe at the southwest corner of said Lot 29 and the southeast corner of a 5.973 acre tract conveyed in Volume 7163, Pages 1202-1206 of the Official Public Records of Real Property of Bexar County, Texas for the southwest corner of this tract, the end of said Access Denial line and proposed right-of-way line for this parcel ;\*\*
- 9) THENCE: NORTH 00 deg 38'40" West, departing the north right-of-way line of North Loop Road, along the east property line of said 5.973 acre tract and the west line of said Lot 29, a distance of 578.85 feet to a set  $\frac{1}{2}$ " iron rod at an angle point of said 5.973 acre tract, an angle point for said Lot 29, and an angle point for this tract;
- 10) THENCE: NORTH 40 deg 15'40" East, along the east property line of said 5.973 acre tract and the west line of said Lot 29, a distance of 63.94 feet to a set  $\frac{1}{2}$ " iron rod at the northeast corner of said 5.973 acre tract, the west line of said Lot 29, the northwest corner of this tract on the north right-of-way line of the proposed north right-of-way line of P.A.S.S. Project 1502-03 (Wurzbach Parkway) at 163.00 Left of Engineers Centerline Station 189+79.95;\*\*
- 11) THENCE: SOUTH 50 deg 20'44" East, entering said Lot 29, along the proposed right-of-way of the P.A.S.S. Project 1502-03 (Wurzbach Parkway) a distance of 383.73 feet to a set  $\frac{1}{2}$ " iron rod at a point of curvature;\*\*
- 12) THENCE: SOUTHEASTERLY along a curve to the left, at a distance of 141.09 feet passing a set iron rod with cap marked "COA," the beginning of said Access Denial line, 156.05 feet Left and at a right angle to the proposed survey centerline of P.A.S.S. Project 1502-03 (Wurzbach Parkway) at Sta. 195+37.42, and continuing along said curve a total distance of 249.93 feet, said curve having a radius of 1,180.00 feet, a central angle of 12 deg 08'08", a chord bearing and distance of SOUTH 56 deg 24'48" East, 249.46 feet to the end of said Access Denial line, the POINT OF BEGINNING, and containing 5.332 acres in the City of San Antonio, Bexar County, Texas;

Note: The Point of Beginning of this description has coordinates of N=626425.0 and E=2163580.0; all bearings are based on the State Plane Coordinate System for the Texas South Central Zone, established from the North American Datum of 1927. All coordinates shown are surface and may be converted to grid by dividing by the Texas Department of Transportation conversion factor of 1.00013.

\*\* The monument described and set in this call may be replaced with a Texas Department of Transportation 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 Texas Department of Transportation.

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

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

This 23 day of FEB, 2005 A.D

Patricia Ann Mantooth  
R.P.L.S. #4721  
PAPE-DAWSON ENGINEERS INC.  
555 East. Ramsey  
San Antonio, Texas 78216  
210-375-9000





January 28, 2005

Revised: February 24, 2005

County: Bexar  
Highway: P.A.S.S. Project 1502-03 (Wurzbach Parkway)  
Account No.: 6015-50-2  
C.S.J.: 8000-15-007

Parcel 22  
Property Description

2.747 acres, (119,658 square feet more or less), of land, being out of Lot 22, A 3.671 acre (159,909 square feet more or less) tract of land out of the Los Pedros Subdivision recorded in Volume 9504, Page 62 of the Deed and Plat Records of Bexar County, Texas, New City Block 11790, which said Lot 22 was quitclaimed by Quitclaim deed recorded March 3, 2002 in Volume 9329, Pages 1164-1165 of the Official Public Records of Real Property of Bexar County, Texas, said 2.747 acres of land, (119,658 square feet more or less), being more particularly described by metes and bounds as follows:

BEGINNING: at a set ½" iron rod with cap in the north line of Lot 24 of the Los Pedros South Subdivision as conveyed in Volume 9225, Page 6-8 of the Official Public Records of Real Property of Bexar County, Texas, to an angle point, the southwest corner of this tract, from which a found ½" iron rod bears South 73°37'46" East, a distance of 284.77 feet marking the northwest corner of said Lot 24;

- 1) THENCE: NORTH 20 deg 53'20" East, entering said Lot 22 a distance of 165.49 feet to a set Texas Department of Transportation concrete monument with "+" in brass plate for an angle point, the beginning of the proposed south right-of-way line, the beginning of an Access Denial line for this parcel, 427.42 feet Right and at a right angle to Engineers Centerline Station 197+86.26 of the proposed Wurzbach Parkway;
- 2) THENCE: NORTH 79 deg 08'44" West, a distance of 71.21 feet to a set Texas Department of Transportation concrete monument with "+" in brass plate for an angle point, continuing said Access Denial line and proposed right-of-way line;
- 3) THENCE: NORTH 86 deg 23'11" West, a distance of 133.12 feet to a set Texas Department of Transportation concrete monument with "+" in brass plate for an angle point, continuing said Access Denial line and proposed right-of-way line;
- 4) THENCE: SOUTH 82 deg 32'31" West, a distance of 125.85 feet to a set Texas Department of Transportation concrete monument with "+" in brass plate in the east right-of-way line of North Loop road, a 60 foot right-of-way, for the southwest corner of this tract, the northwest corner of said Lot 22, continuing said Access Denial line and proposed right-of-way line;
- 5) THENCE: NORTH 00 deg 44'51" East, the east right-of-way line of said North Loop Road, a distance of 163.45 feet to a set Texas Department of Transportation concrete monument with "+" in brass plate in the east right-of-way line of said North Loop Road for an angle point, continuing said Access Denial line and proposed right-of-way line;
- 6) THENCE: NORTH 18 deg 20'35" West, along said Access Denial line, the east right-of-way line of said North Loop Road, the proposed south right-of-way line, a distance of 101.19 feet to a set Texas Department of Transportation concrete monument with "+" in brass plate in the east right-of-way line of said North Loop Road at a point of curvature for an angle point marking the end of said Access Denial line for this parcel, 349.80 feet Right and at a right angle to Engineers Centerline Station 194+31.43 of the proposed Wurzbach Parkway;
- 7) THENCE: departing the proposed south right-of-way, along a curve to the right, having a radius of 10.00 feet, a central angle of 102 deg 35'23", a chord bearing and distance of NORTH 32 deg 57'07" East, 15.61 feet for a total arc distance of 17.91 feet to a set Texas Department of Transportation concrete monument with "+" in brass plate in the south right-of-way line of North Loop Road for the northwest corner of this tract;
- 8) THENCE: NORTH 84 deg 14'48" East, along the south right-of-way line of Maltzberger Lane, a 55 foot right-of-way, a distance of 448.76 feet to a set ½" iron rod in the south right-of-way line of said Maltzberger Lane, at a point of curvature for the northeast corner of this tract;

MINUTE ORDER EXHIBIT BB  
PAGE 2 OF 3

January 28, 2005

Parcel 22

Revised: February 24, 2005

- 9) THENCE: along a curve to the right, having a radius of 25.00 feet, a central angle of 116 deg 38'59", a chord bearing and distance of SOUTH 37 deg 25'43" East, 42.55 feet for a total arc distance of 50.90 feet to a ½" iron rod with cap set in the existing west right-of-way line of U.S. Highway 281, a variable width right-of-way, said point being left 166.66 feet from and at a right angle to Engineers Centerline Station 567 + 19.21 of said U.S. Highway 281, said point being the south end of the right-of-way return from the south right-of-way of Maltzberger Lane, the northeast corner of said Lot 22;
- 10) THENCE: SOUTH 20 deg 53'47" West, a distance of 478.80 feet along the existing west right-of-way line of said U.S. Highway 281, to a set ½" iron rod with cap in the right-of-way line of said U.S. Highway 281 at the southeast corner of said Lot 22, the northeast corner of said Lot 24, said point being left 166.69 feet from and at a right angle to Engineers Centerline Station 562 + 40.41 of said U.S. Highway 281;
- 11) THENCE: NORTH 73 deg 37'46" West, along the north line of said Lot 24, a distance of 12.28 feet to the POINT OF BEGINNING, and containing 2.747 acres in the City of San Antonio, Bexar County, Texas;

Note: The Point of Beginning of this description has coordinates of N=625687.0 and E=2163424.9; all bearings are based on the State Plane Coordinate System for the Texas South Central Zone, established from the North American Datum of 1927. All coordinates shown are surface and may be converted to grid by dividing by the Texas Department of Transportation conversion factor of 1.00013.

\*\* The monument described and set in this call may be replaced with a Texas Department of Transportation 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 Texas Department of Transportation.

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

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

This 24 day of FEB, 2005 A.D



Patricia Ann Mantooth  
R.P.L.S. #4721  
PAPE-DAWSON ENGINEERS INC.  
555 East. Ramsey  
San Antonio, Texas 78216  
210-375-9000





January 28, 2005  
Revised: February 23, 2005

County: Bexar  
Highway: P.A.S.S. Project 1502-03 (Wurzbach Parkway)  
Account No.: 6015-50-2  
C.S.J.: 8000-15-007

Parcel 33  
Property Description

12.154 acres, or (529,402 square feet) more or less, of land out of the John Coker Survey No. 12, Abstract 125, County Block 5001, now in the City of San Antonio, Bexar County, Texas, out of a 36.722 acre, (1,599,610 square feet) more or less, tract of land, and more particularly all out of Lot 1, Block 4, of the Arion Business Park Unit-1, Subdivision, recorded June 16, 1988, in Volume 9519, Pages 61 through 64 of the Deed and Plat Records of Bexar County, Texas, and out of Tract 1 and Tract 5 described in instrument conveyed by Special Warranty Deed recorded November 21, 2001 in Volume 9139, Pages 2167-2189 of the Official Public Records of Real Property of Bexar County, Texas in New City Block (N.C.B.) 14524, and out of a 13.586 acre (591,806 square feet) more or less, variable width drainage easement described in said Arion Business Park Unit-1, Subdivision, in N.C.B. 12053 and conveyed by Special Warranty Deed recorded November 21, 2001 in Volume 9139, Pages 2190-2208 of the Official Public Records of Real Property of Bexar County, Texas. Said 12.154 acres of land (529,402 square feet), being more particularly described by metes and bounds as follows:

BEGINNING: At a set ½" iron rod with cap in the north corner of said 13.586 acre variable width drainage easement described in the aforementioned Arion Business Park Unit-1, Subdivision on the southwest line of said 13.586 acre variable width drainage easement, also being the northeast corner of a 7.979 Acre Tract described in deed recorded in Volume 6138, Pages 1902-1904 of the Official Public Records of Real Property of Bexar County, Texas, the beginning of an Access Denial line for this parcel, from which a set ½" iron rod with a yellow cap marked "Pape Dawson," bears NORTH 40 deg 55'02" East, a distance of 0.92 feet to the northeast corner of said 7.979 acre tract;\*\*

- (1) THENCE: SOUTH 36 deg 15'27" East, along said Access Denial line, the northeast line of said 13.586 acre variable width drainage easement of the Arion Business Park Unit-1, Subdivision, passing, at 135.69 feet, the southwest corner of the variable width drainage R.O.W. of Churchill Bluffs Unit 1 recorded in Volume 9529, Page 68 of the Deed and Plat Records of Bexar County Texas, and continuing for a total distance of 260.52 to a set ½" iron rod with cap at an angle point;\*\*
- (2) THENCE: NORTH 40 deg 21'34" East, along said Access Denial line, the northeast line of said 13.586 acre variable width drainage easement of the said Arion Business Park Unit-1, Subdivision, and the southwest line of said variable width drainage R.O.W. of Churchill Bluffs Unit 1, a distance of 12.04 feet to a set ½" iron rod with cap at an angle point;\*\*
- (3) THENCE: SOUTH 31 deg 50'13" East, along said Access Denial line, the northeast line of said 13.586 acre variable width drainage easement of the said Arion Business Park Unit-1, Subdivision, and the southwest line of said variable width drainage R.O.W. of Churchill Bluffs Unit 1, a distance of 622.77 feet to a set ½" iron rod with cap being the southeast corner of the said variable width drainage R.O.W. of Churchill Bluffs Unit 1, which is also the southwest corner of a 4.308 Acre tract as described in a deed recorded in Volume 6837, Pages 14-17 of the Official Public Records of Real Property of Bexar County, Texas at an angle point;\*\*
- (4) THENCE: SOUTH 31 deg 41'07" East, along said Access Denial line, the north line of said 13.586 acre variable width drainage easement of the said Arion Business Park Unit-1, Subdivision, and the south line of said 4.308 acre tract, a distance of 100.04 feet to a set ½" iron rod with cap for an angle point;\*\*
- (5) THENCE: SOUTH 26 deg 00'59" West, along said Access Denial line, the east line of said 13.586 acre variable width drainage easement of the said Arion Business Park Unit-1, Subdivision, and the west line of said 4.308 acre tract, a distance of 275.74 feet to a set ½" iron rod with cap at an angle point;\*\*
- (6) THENCE: SOUTH 30 deg 29'48" East, along said Access Denial line, the northeast property line of said Arion Business Park Unit-1, Subdivision, at 81.87 feet passing the west corner of that 4.916 acre tract conveyed to the State of Texas in Volume 6558, Pages 301-307 of the Official Public Records of Real Property of Bexar County, Texas and entering said Arion Business Park Unit-1, Subdivision, said point marking the end of said Access Denial line and proposed north right-of-way line, 74.94 feet Left and at a

January 28, 2005  
Revised: February 23, 2005  
Parcel 33.

right angle to Engineers Centerline Station 238+71.43 of the proposed Wurzbach Parkway, and continuing with the southwest line of said 4.916 acre tract for a total distance of 303.32 feet, to a found ½" iron rod with cap at an angle point;

- (7) THENCE: SOUTH 21 deg 36'40" East, continuing with the southwest line of said 4.916 acre tract, a distance of 83.35 feet to a found ½" iron rod with cap at an angle point;
- (8) THENCE: SOUTH 24 deg 37'49" East, continuing with the southwest line of said 4.916 acre tract a distance of 118.19 feet to a found ½" iron rod with cap for the southeast corner of this tract on the proposed south right-of-way of the P.A.S.S. Project 1502-03 (Wurzbach Parkway), at 98.00 feet Right and at a right angle to the proposed Wurzbach Parkway Engineers Centerline Station 242+60.09;\*\*

THENCE: Along and with the south line of said proposed right-of-way of the P.A.S.S. Project 1502-03 (Wurzbach Parkway) the following calls and distances:

- (9) NORTH 51 deg 17'38" West, a distance of 155.46 feet to a set ½" iron rod with cap at a point of curvature;\*\*
- (10) NORTHWESTERLY, along the arc of a curve to the right, said curve having a radius of 1051.00 feet, a central angle of 6 deg 00'00", a chord bearing and distance of NORTH 48 deg 17'38" West, 110.01 feet, for an arc length of 110.06 feet to a set ½" iron rod with cap at a point of tangency;\*\*
- (11) NORTH 45 deg 17'38" West, at a distance of 153.83 feet passing the west line of said 13.586 acre variable width drainage easement of the said Arion Business Park Unit-1, Subdivision, and continuing for a total distance of 162.36 feet to a set ½" iron rod with cap at an angle point;\*\*
- (12) NORTH 17 deg 14'54" West, a distance of 21.27 feet to a set ½" iron rod with cap at an angle point, a point on curve of a non tangent curve, the beginning of said Access Denial line, 63.36 feet Right and at a right angle to Engineers Centerline Station 238+12.08 of the proposed Wurzbach Parkway;\*\*
- (13) NORTHWESTERLY, along said Access Denial line, the arc of a curve to the left, said curve having a radial bearing of SOUTH 44 deg 42'22" West, a radius of 983.00 feet, a central angle of 3 deg 42'55", a chord bearing and distance of NORTH 47 deg 09'06" West, a distance of 63.73 feet, for an arc length of 63.74 feet to a set ½" iron rod with cap at a point of reversing curvature;\*\*
- (14) NORTHWESTERLY, along said Access Denial line, the arc of a curve to the right, said curve having a radius of 1560.00 feet, a central angle of 14 deg 29'02", a chord bearing and distance of NORTH 41 deg 46'03" West, 393.30 feet, for an arc length of 394.35 feet to a set ½" iron rod with cap at a point of tangency;
- (15) NORTH 34 deg 31'32" West, along said Access Denial line, at a distance of 25.42 feet passing the east line of a 4.561 acre tract described as tract 5 recorded in Volume 9139, Pages 2167-2189 of the Official Public Records of Real Property of Bexar County, Texas, continuing from this point a distance of 135.52 feet passing the north line of said 4.561 acre tract, and continuing for a total distance of 359.76 feet to a set ½" iron rod with cap at a point of curvature;
- (16) NORTHWESTERLY, along said Access Denial line, the arc of a curve to the left, said curve having a radius of 1372.50 feet, a central angle of 10 deg 01'51", a chord bearing and distance of NORTH 39 deg 32'27" West, 239.98 feet, for an arc length of 240.28 feet to a set ½" iron rod with cap on the southeast line of the said 7.979 Acre tract also being the west corner of this tract, said point marking the end of said Access Denial line for this parcel at 60.00 feet Right and at a right angle to Engineers Centerline Station 227+61.15 of the proposed Wurzbach Parkway;
- (17) THENCE: NORTH 40 deg 55'02" East, along the east line of said 7.979 acre tract and the west line of said 13.586 acre variable width drainage easement of the said Arion Business Park Unit-1, Subdivision, a distance of 510.96 feet to the POINT OF BEGINNING and containing 12.154 acres of land (529,402 square feet) in the City of San Antonio, Bexar County, Texas;

MINUTE ORDER EXHIBIT CC  
PAGE 3 OF 9

January 28, 2005  
Revised: February 23, 2005  
Parcel 33.

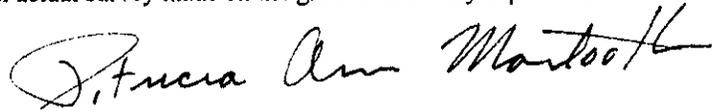
Note: The Point of Beginning of this description has coordinates of N=625894.1 and E=2166737.4; all bearings are based on the State Plane Coordinate System for the Texas South Central Zone, established from the North American Datum of 1927. All coordinates shown are surface and may be converted to grid by dividing by the Texas Department of Transportation conversion factor of 1.00013.

\*\* The monument described and set in this call may be replaced with a Texas Department of Transportation 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 Texas Department of Transportation.

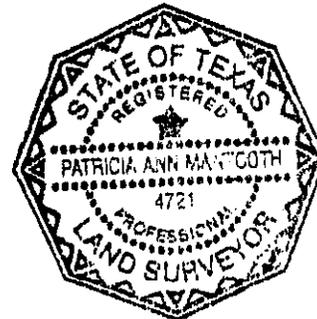
Access is prohibited across the "Access Denial line" to the transportation facility from the adjacent property.

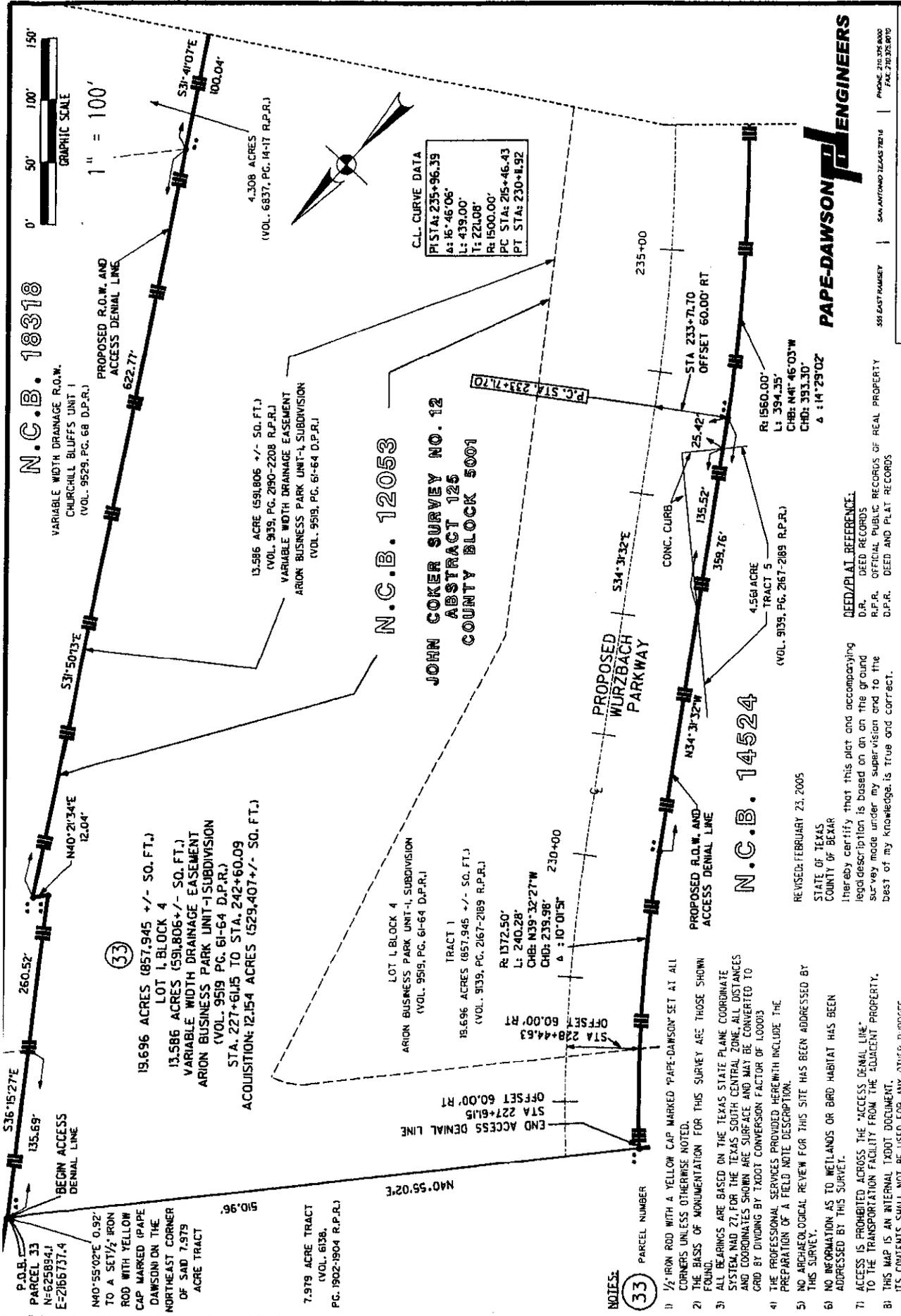
I, Patricia Ann Mantooth, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

This 23 day of FEB, 2005 A.D



Patricia Ann Mantooth  
R.P.L.S. #4721  
PAPE-DAWSON ENGINEERS INC.  
555 East. Ramsey  
San Antonio, Texas 78216  
210-375-9000





**PROPERTY DESCRIPTION OF**  
**PARCEL 33**  
WURZBACH PARKWAY  
HEXAR COUNTY, TEXAS  
ROW C.S.J. NO.: 8000-15-007  
SCALE: 1" = 100'

**DEED/PLAT REFERENCE:**  
D.R. DEED RECORDS  
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
D.P.R. DEED AND PLAT RECORDS

REVISED: FEBRUARY 23, 2005  
STATE OF TEXAS  
COUNTY OF BEAR

I hereby certify that this plat and accompanying legal description is based on an on the ground survey made under my supervision and to the best of my knowledge is true and correct.

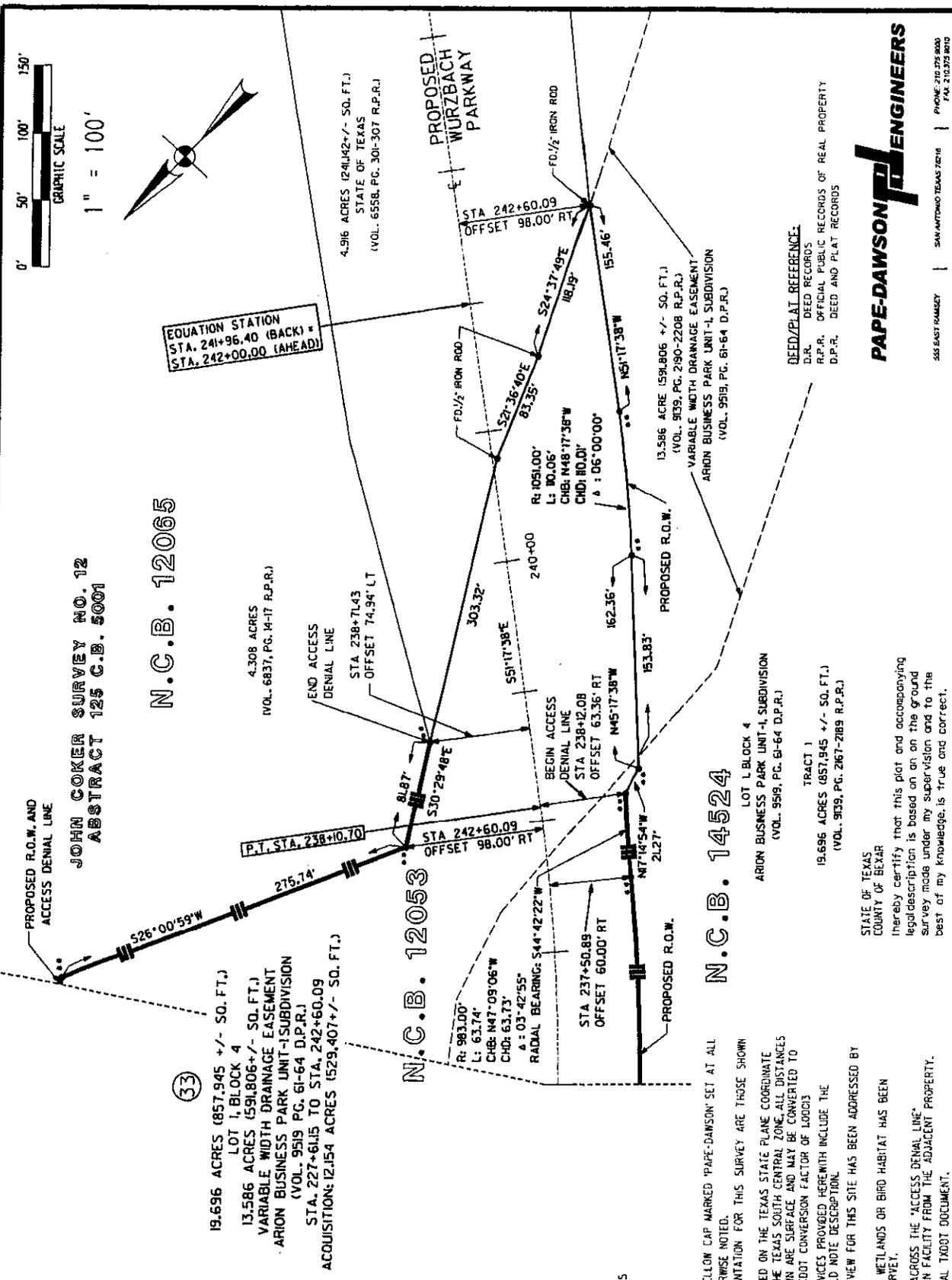
This 23 day of FEB 2005, A.D.

*Patricia Ann Montooth*  
Patricia Ann Montooth  
Registered Professional Land Surveyor No. 4171

**NOTES:**

- 1) 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.
- 3) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 27, FOR THE TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.0003
- 4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
- 5) NO ARCHAEOLOGICAL REVIEW FOR THIS SITE HAS BEEN ADDRESSED BY THIS SURVEY.
- 6) NO INFORMATION AS TO WETLANDS OR BIRD HABITAT HAS BEEN ADDRESSED BY THIS SURVEY.
- 7) ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.
- 8) THIS MAP IS AN INTERNAL TADOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.
- 9) \*\*THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TEXAS DEPARTMENT OF TRANSPORTATION TYPE BRIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

—||— ACCESS DENIAL LINE



JOHN COKER SURVEY NO. 12  
ABSTRACT 125 C.B. 5001

**STATE OF TEXAS**  
COUNTY OF BEXAR

DEED/PLAT REFERENCE:  
D.R. DEED RECORDS  
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
D.P.R. DEED AND PLAT RECORDS

**PAPE-DAWSON ENGINEERS**  
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.8010

PROPERTY DESCRIPTION OF  
**PARCEL 33**  
WURZBACH PARKWAY  
BEZAR COUNTY, TEXAS

ROW C.S.J. NO.: 8000-15-007  
SCALE: 1" = 100'

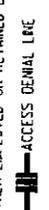
STATE OF TEXAS  
COUNTY OF BEXAR  
I hereby certify that this plat and accompanying  
legal description is based on an on the ground  
survey made under my supervision and to the  
best of my knowledge, is true and correct.

This 23 day of FEB 2005, A.D.

*Patricia Ann Mantooth*  
Patricia Ann Mantooth  
Registered Professional Land Surveyor No. 4721

REVISED: FEBRUARY 23, 2005

NOTES:  
 (33) PARCEL NUMBER  
 1) 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.  
 3) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 21, FOR THE TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.0003  
 4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.  
 5) NO ARCHAEOLOGICAL REVIEW FOR THIS SITE HAS BEEN ADDRESSED BY THIS SURVEY.  
 6) NO INFORMATION AS TO WETLANDS OR BIRD HABITAT HAS BEEN ADDRESSED BY THIS SURVEY.  
 7) ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.  
 8) THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.  
 9) \*\*THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TEXAS DEPARTMENT OF TRANSPORTATION TYPE BRIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.



Parcel 33E  
ROW CSJ 8000-15-007  
Account No. 6015-50-2  
Wurzbach Parkway  
Bexar County

**Easement Preamble**

An easement for the purpose of opening, constructing and maintaining a permanent drainage easement 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.

January 28, 2005  
Revised: July 6, 2005

County: Bexar  
Highway: P.A.S.S. Project 1502-03 (Wurzbach Parkway)  
Account No: 6015-50-2  
C.S.J.: 8000-15-007

Parcel 33E  
Property Description

A 0.929 acre, or (40,472 square feet) more or less, tract of land out of the John Coker Survey No. 12, Abstract 125, County Block 5001, now in the City of San Antonio, Bexar County, Texas, all out of Lot 1, Block 4 of the Arion Business Park Unit-1, Subdivision, recorded June 16, 1988, in Volume 9519, Pages 61 through 64 of the Deed and Plat Records of Bexar County, Texas, and out of Tract 1 and Tract 5 described in instrument conveyed by Special Warranty Deed recorded November 21, 2001 in Volume 9139, Pages 2167-2189 of the Official Public Records of Real Property of Bexar County, Texas in New City Block (N.C.B.) 14524,. Said 0.929 acres of land (40,472 square feet), being more particularly described by metes and bounds as follows:

BEGINNING: at a set ½" iron rod with cap at 60.00 feet right of Engineers Centerline Station 228+44.63, said point being at the intersection of an east line of a 13.586 variable width drainage easement conveyed by Special Warranty Deed recorded November 21, 2001 in Volume 9139, Pages 2190-2208 of the Official Public Records of Real Property of Bexar County, Texas, described in said Arion Business Park Unit-1, Subdivision, and the proposed south line of the P.A.S.S. Project 1502-03 (Wurzbach Parkway), the beginning of an Access Denial line for this parcel, from which a set ½" iron rod with a yellow cap marked "Pape Dawson," on the south line of the proposed Wurzbach Parkway, the west line of said Lot 1, Block 4, bears NORTH 42 deg 53'12" West, a distance of 79.97 feet;

THENCE: Departing said 13.586 variable width drainage easement and along the proposed south right-of-way of the P.A.S.S. Project 1502-03 (Wurzbach Parkway) the following calls and distances:

- 1) SOUTHEASTERLY, along said Access Denial line, the arc of a curve to the right, said curve having a radial bearing of SOUTH 48 deg 46'57" West, a radius of 1372.50 feet, a central angle of 6 deg 41'31", a chord bearing and distance of SOUTH 37 deg 52'17" East, 160.21 feet, for a distance of 160.30 feet to a set ½" iron rod with cap at a point of tangency;\*\*
- 2) SOUTH 34 deg 31'32" East, along said Access Denial line, a distance of 198.82 feet passing the north line of said Tract 5, continuing from this point a distance of 135.52 feet passing the east line of said tract 5, and continuing for a total distance of 359.76 feet to a set ½" iron rod with cap at a point of curvature;\*\*
- 3) SOUTHEASTERLY, along said Access Denial line, the arc of a curve to the left, said curve having a radius of 1560.00 feet, a central angle of 14 deg 29'02", a chord bearing and distance of SOUTH 41 deg 46'03" East, 393.30 feet, for an arc distance of 394.35 feet to a set ½" iron rod with cap at a point of reversing curvature;\*\*
- 4) SOUTHEASTERLY, along said Access Denial line, the arc of a curve to the right, said curve having a radius of 983.00 feet, a central angle of 3 deg 42'55", a chord bearing and distance of SOUTH 47 deg 09'06" East, 63.73 feet, for an arc distance of 63.74 feet to a set ½" iron rod with cap at an angle point, marking the end of said Access Denial line 63.36 feet Right and at a right angle to Engineers Centerline Station 238+12.08 of the proposed Wurzbach Parkway;\*\*
- 5) SOUTH 17 deg 14'54" East, a distance of 21.27 feet to a set ½" iron rod with cap;\*\*
- 6) THENCE: SOUTH 45 deg 17'38" East, a distance of 8.53 feet to a set ½" iron rod with cap on the west line of the aforementioned 13.586 variable width drainage easement of the said Arion Business Park Unit-1, Subdivision;

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- 7) THENCE: SOUTH 02 deg 30'26" East, departing the south right-of-way line of the proposed Wurzbach Parkway and along and with the west line of said 13.586 variable width drainage easement of the said Arion Business Park Unit-1, Subdivision, a distance of 44.17 feet to a set 1/2" iron rod with cap;
- 8) THENCE: NORTH 45 deg 17'38" West, departing said 13.586 variable width drainage easement of the said Arion Business Park Unit-1, Subdivision, a distance of 59.71 feet to a set 1/2" iron rod with cap at a point of curvature;
- 9) THENCE: SOUTHWESTERLY, along the arc of a curve to the left, said curve having a radial bearing of SOUTH 44 deg 42'22" West, a radius of 943.00 feet, a central angle of 3 deg 42'56", a chord bearing and distance of NORTH 47 deg 09'06" West, 61.14 feet, for an arc distance of 61.15 feet to a set 1/2" iron rod with cap at a point of reversing curvature;
- 10) THENCE: NORTHWESTERLY, along the arc of a curve to the right, said curve having a radial bearing of NORTH 40 deg 59'27" East, a radius of 1600.00 feet, a central angle of 14 deg 29'02", a chord bearing and distance of NORTH 41 deg 46'03" West, 403.39 feet, for an arc distance of 404.46 feet to a set 1/2" iron rod with cap at a point of tangency;
- 11) THENCE: NORTH 34 deg 31'32" West, at a distance of 15.17 feet passing the east line of said tract 5, continuing from this point a distance of 301.80 feet passing the north line of said tract 5, and continuing for a total distance of 359.76 feet to a set 1/2" iron rod with cap at a point of curvature;
- 12) THENCE: NORTHWESTERLY, along the arc of a curve to the left, said curve having a radius of 1332.50 feet, a central angle of 6 deg 27'15", a chord bearing and distance of NORTH 37 deg 45'09" West, 150.03 feet, for an arc distance of 150.10 feet to a set 1/2" iron rod with cap on the aforementioned east line of said 13.586 acre variable width drainage easement;
- 13) THENCE: NORTH 40 deg 55'02" East, a distance of 40.39 feet to the POINT OF BEGINNING and containing 0.929 acres (40,472 square feet) in the City of San Antonio, Bexar County, Texas.

Note: The Point of Beginning of this description has coordinates of N=625449.4 and E=2166457.2; all bearings are based on the State Plane Coordinate System for the Texas South Central Zone, established from the North American Datum of 1927. All coordinates shown are surface and may be converted to grid by dividing by the Texas Department of Transportation conversion factor of 1.00013.

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

\*\* The monument described and set in this call may be replaced with a Texas Department of Transportation 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 Texas Department of Transportation.  
I, Patricia Ann Mantooth, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

This 6 day of July, 2005 A.D.  
Patricia Ann Mantooth  
R.P.L.S. #4721  
PAPE-DAWSON ENGINEERS INC.  
555 East. Ramsey  
San Antonio, Texas 78216  
210-375-9000

