TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

VARIOUS Districts

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:

NON-CONTROLLED ACCESS

EXHIBIT	COUNTY	HIGHWAY	ROW CSJ NO.	PARCEL
1	Fort Bend	US 90A	0027-07-040	1
2	Grayson	FM 1417	0202-08-040	15
3	Grayson	FM 1417	0202-08-040	23
4	Grayson	FM 1417	0202-08-040	27
5	Grayson	FM 1417	0202-08-040	28
6	Live Oak	US 59	0447-01-055	43
7	Bowie	FM 559	1020-01-045	30
8	Williamson	RM 2338	2211-01-021	45
9	Williamson	RM 2338	2211-01-021	47
10	Grayson	FM 1417	2456-01-007	53
11	Lampasas	FM 2657	3131-03-008	28
12	Lampasas	FM 2657	3131-03-008	55
13	Harris	Gulf Bank Road	8003-12-008	241
14	Harris	Gulf Bank Road	8003-12-008	254
15	El Paso	Buford Road	8056-24-003	11

CONTROLLED ACCESS

EXHIBIT	COUNTY	HIGHWAY	ROW CSJ NO.	PARCEL
A	Bell	IH 35	0015-07-076	40
B	Bell	IH 35	0015-07-076	41AC
C	Bell	IH 35	0015-07-076	49E
D-1	Hidalgo	US 83	0039-17-144	73
D-2	Hidalgo	US 83	0039-17-144	106A
E	Tarrant	SH 199	0171-04-051	413E
F	Angelina	US 59	0176-03-120	7
G	Angelina	US 59	0176-03-120	16
H	Angelina	US 59	0176-03-120	51
I	Polk	US 59	0177-01-090	19 & 19TE
J	Montgomery	US 59	0177-05-100	14
K	Montgomery	US 59	0177-05-100	23
L	Montgomery	US 59	0177-05-100	24
M	Harris	SH 35	0178-09-001	11G
N	Bell	SH Loop 363	0184-04-042	13, pts 1&2
O	Dallas	IH 35E	0196-03-231	7
P	Dallas	IH 35E	0196-03-231	33
Q	Dallas	IH 35E	0196-03-231	67
R	Maverick	SH Loop 480	0299-14-021	6
S	Maverick	SH Loop 480	0299-14-021	9
T	Travis	SH 130	0440-06-008	361 & 361E

CONTROLLED ACCESS (continued)

EXHIBIT	COUNTY	HIGHWAY	ROW CSJ NO.	PARCEL
U	Travis	SH 130	0440-06-008	400 & 400E
V	Travis	SH 130	0440-06-008	405 & 405E
W	Travis	SH 130	0440-06-008	406 & 406E
X	Travis	SH 130	0440-06-008	407
Y	Travis	SH 130	0440-06-008	408
Z	Travis	SH 130	0440-06-008	409
AA	Travis	SH 130	0440-06-008	410
BB	Travis	SH 130	0440-06-008	411
CC	Travis	SH 130	0440-06-008	412
DD	Travis	SH 130	0440-06-008	414 & 414E
EE	Travis	SH 130	0440-06-008	431
FF	Travis	SH 130	0440-06-008	1423
GG	Travis	SH 130	0440-06-008	1426
HH	Travis	SH 130	0440-06-008	1435, pts 1&2
II	Travis	SH 130	0440-06-008	1436
JJ	Travis	SH 130	0440-06-008	1439
KK	Travis	SH 130	0440-06-008	1450
LL	Bexar	IH Loop 410	0521-04-246	6
MM	Dallas	IH 635	2374-01-150	6
NN	Dallas	IH 635	2374-01-150	8
OO	Dallas	IH 635	2374-02-115	40, pts 1&2
PP	Dallas	IH 635	2374-02-116	34
QQ	Dallas	IH 635	2374-02-116	44
RR	Smith	SH Loop 49	3487-02-008	3
SS	Smith	SH Loop 49	3487-02-008	5

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

M. W. Behrens

Executive Director

110597 JUN 29 06

Minute Number | Date Passed

August, 2004
Parcel 1

County: Fort Bend
Highway: U.S. 90A
Project Limits: At FM 762
R.O.W. C.S.J. NO.: 0027-07-040

Property Description for Parcel 1

Being a 0.0923 acre (4,018 square feet) parcel of land situated in the J. H. Long Survey, Abstract Number 55, Fort Bend County, Texas; and being out of and part of a called 0.6214 acre tract and a called 0.3344 acre tract conveyed to Bayou Holding, L.L.C. in the deeds dated September 12 and 13, 1996 and recorded in File Numbers 9661332 and 9661333 of the Official Public Records of Fort Bend County, Texas; said 0.0923 acre (4,018 square feet) parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found for the southeasterly corner of a called 0.96 acre tract conveyed to Print Out, Inc. and recorded in Volume 2641, Page 87 of the Deed of Records Fort Bend County, Texas, same being the northeasterly corner of a called 0.87 acre tract conveyed to Lee A. Mahlmann and recorded in File Number 9808869 of the Official Public Records of Fort Bend County, Texas, same being on the existing westerly right-of-way line of FM 762 (width varies) as recorded in Volume A, Page 484 of the Deed Records of Fort Bend County, Texas;

THENCE, with the existing westerly right-of-way line of said FM 762 and easterly line of said 0.96 acre tract, North 25 degrees 13 minutes 33 seconds West (called North 22° 30' West), a distance of 267.90 feet to a 5/8 inch iron rod with TxDOT disk set at the intersection with the proposed southerly right-of-way line of US 90A (width varies) also known as Jackson Street, same being the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of X= 2,996,312.22, Y=13,774,293.33;**

1.) THENCE, with the proposed southerly right-of-way line of said US 90A, North 73 degrees 18 minutes 13 seconds West, a distance of 60.48 feet to an "X" cut in concrete set for an angle point;

2.) THENCE, continuing with said proposed southerly right-of-way line of US 90A, South 61 degrees 22 minutes 53 seconds West, a distance of 168.11 feet to a 5/8 inch iron rod with TxDOT cap set on the westerly line of aforesaid 0.3344 acre tract same being on the existing easterly right-of-way line of Union Street (width varies) as recorded in Volume A, Page 484 of the Deed Records of Fort Bend County, Texas;**

August, 2004
Parcel 1

3.) THENCE, with the existing easterly right-of-way line of said Union Street, North 07 degrees 43 minutes 34 seconds West (called North 05° West), a distance of 16.06 feet to the northwesterly corner of aforesaid 0.3344 acre tract same being the southwesterly intersection of said Union Street and the existing southerly right-of-way line of US 90A (width varies);

4.) THENCE, with the northerly line of said 0.3344 acre tract and the existing southerly right-of-way line of said US 90A, North 61 degrees 22 minutes 53 seconds East (called North 64°06'25" East) a distance of 193.35 feet to an angle point;

5.) THENCE, along the southwest line of a called 0.0026 acre tract conveyed to the City of Richmond and recorded in File Number 9710029 of the Official Public Records of Fort Bend County, Texas, South 71 degrees 55 minutes 21 seconds East (called South 69°11'47" East), a distance of 20.58 feet to the existing westerly right-of-way line of said F.M. 762;

6.) THENCE, with the existing westerly right-of-way line of said F.M. 762, South 25 degrees 13 minutes 33 seconds East (called South 22°30' East), a distance of 43.10 feet to the **POINT OF BEGINNING** and containing 0.0923 acres (4,018 square feet) of land (All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83, (1993) 1996 Adjustment. All coordinates and distances are surface and may be converted to grid by dividing a combined adjustment factor of 1.00013).

This property description is prepared in conjunction with a parcel plat of equal date.

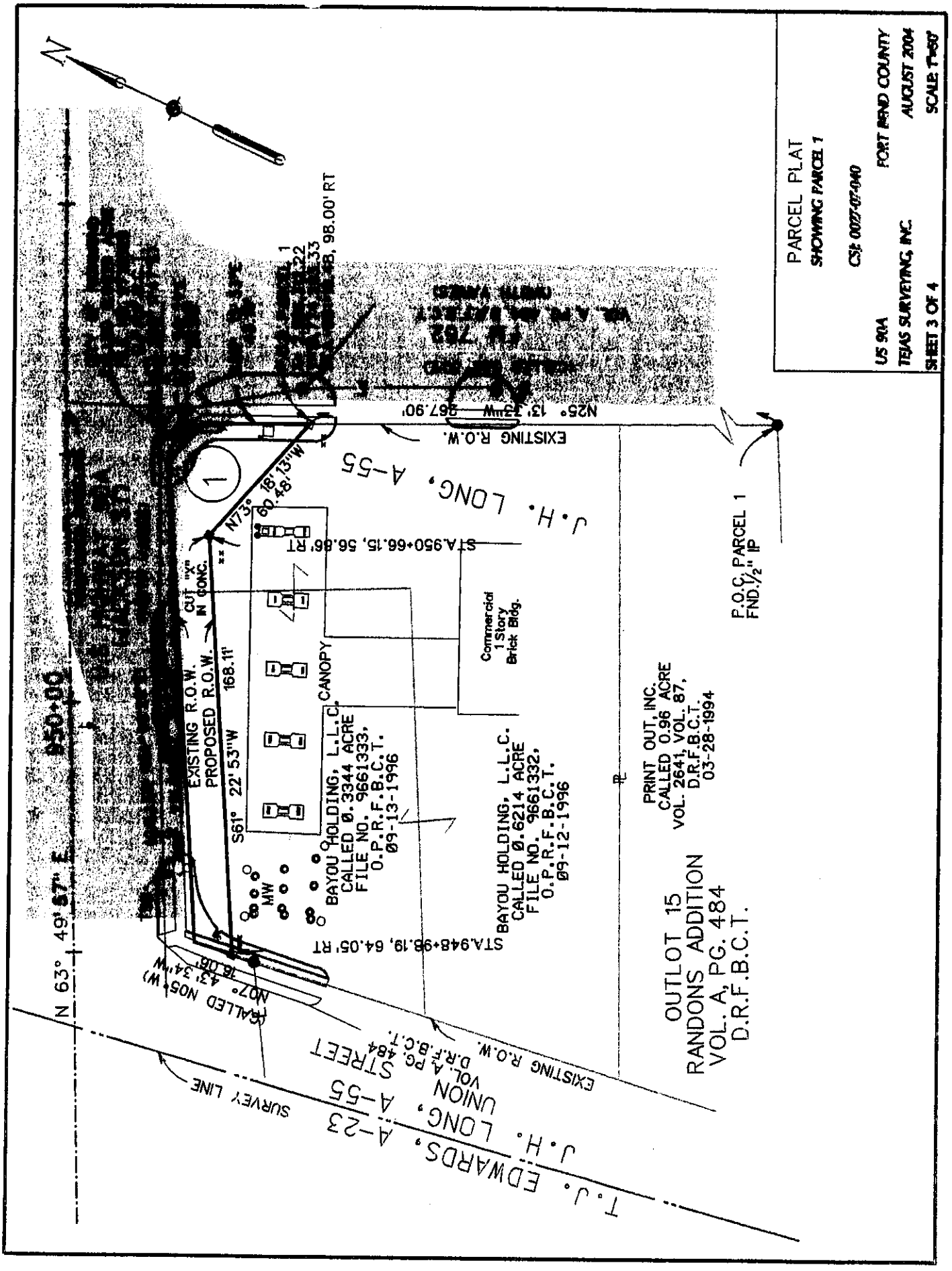
** The monument described and set in this call may be replaced with a TxDOT Type II Right-of-Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

I, Randy S. McClendon, a Registered Professional Land Surveyor, hereby certify that the property description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision in June, 2004.

6/11/2004

Randy S. McClendon, R.P.L.S. Date
Texas Registration No. 4079

STATE OF TEXAS
REGISTERED
R. S. McCLENDON
4079
PROFESSIONAL
LAND SURVEYOR


PARCEL PLAT
SHOWING PARCEL 1
CSJ: 0027-07-040
US 90A
TEJAS SURVEYING, INC.
SHEET 3 OF 4
FORT BEND COUNTY
AUGUST 2004
SCALE: 1"=50'
N
N 63° 49' 57" E
950+00
EXISTING R.O.W.
PROPOSED R.O.W.
168.11'
S61° 22' 53"W
CUT "X" IN CONC.
N73° 18' 13"W
60.48'
STA.950+66.15, 56.86' RT
CANOPY
Commercial 1 Story Brick Bldg.
BAYOU HOLDING, L.L.C.
CALLED 0.3344 ACRE
FILE NO. 9661333,
O.P.R.F.B.C.T.
09-13-1996
BAYOU HOLDING, L.L.C.
CALLED 0.6214 ACRE
FILE NO. 9661332,
O.P.R.F.B.C.T.
09-12-1996
STA.948+98.19, 64.05' RT
MW
N25° 13' 33"W 267.90'
EXISTING R.O.W.
J.H. LONG, A-55
P.O.C. PARCEL 1
FND. 1/2" IP
PRINT OUT, INC.
CALLED 0.96 ACRE
VOL. 2641, VOL. 87,
D.R.F.B.C.T.
03-28-1994
OUTLOT 15
RANDONS ADDITION
VOL. A, PG. 484
D.R.F.B.C.T.
(CALLED N05° W)
N07° 43' 34"W
16.06'
EXISTING R.O.W.
UNION STREET
VOL. A, PG. 484
D.R.F.B.C.T.
J.H. LONG, A-55
SURVEY LINE
T.J. EDWARDS, A-23

EXISTING	TAKING	REMAINING
0.9532 AC.	0.0923 AC.	0 AC. LT.
	4,018 SQ. FT.	0.8609 AC. RT.

This parcel plat prepared in conjunction with a property description of equal date

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

I, Randy S. McClendon, a Registered Professional Land Surveyor, hereby certify that the property description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision in June, 2004.

8-11-2004

Randy S. McClendon, R.P.L.S. Date
Texas Registration No. 4079

STATE OF TEXAS
REGISTERED
R. S. MCCLENDON
4079
PROFESSIONAL
LAND SURVEYOR

NOTES:

1.) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, (1993) 1996 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2.) D.R.F.B.C.T. INDICATES DEED RECORDS OF FORT BEND COUNTY, TEXAS.

3.) O.R.F.B.C.T. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

4.) O.P.R.F.B.C.T. INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS.

LEGEND:

■	"X" CUT IN CONCRETE
⊡	5/8" IRON ROD SET W/TXDOT DISK (UNLESS OTHERWISE CALLED)
℄	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
I.P.	IRON PIPE

PARCEL PLAT
SHOWING PARCEL 1

CSJ: 0027-07-040

US 90A *FORT BEND COUNTY*
TEJAS SURVEYING, INC. *AUGUST 2004*
SHEET 4 OF 4 SCALE: 1"=50'

(Addendum)

Access Clause

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

May, 2006
Parcel 1

Control.:	0027-07-038
County:	Fort Bend
ROW CSJ:	0027-07-040
Project Limits:	US90A: From West of FM 762 to East of FM 762

CATEGORY I BISECTION CLAUSE AND ADDITION THERETO:

Title to all that Underground Storage Tanks (UST's) located partially on the remainder of the herein described parcel, said UST's being bisected by the proposed southerly right-of-way line, with the result that the portion of said UST's lying adjacent to said proposed right-of-way line would be in such a condition that they could not be adequately reconstructed at such location; plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of said UST's.

County: Grayson
CSJ No: 0202-08-040
Highway: F.M. 1417
Parcel No: 15
Grantor: Jeff N. Barrier

Situated in the County of Grayson, State of Texas, being a part of the Benjamin J. Goode Survey, Abstract No. 464, and being a part of the same tract of land described as 32.45 acres conveyed by David R. Phillips, Trustee to Jeff N. Barrier by deed dated December 24, 1997, recorded in Volume 2603, Page 937, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" steel rod maintaining an inside "L" corner of the said 32.45 acre tract and the Northeast corner of the same tract of land described as 2.334 acres and referred to as Tract Two in Exhibit "A" as conveyed by Forrest Dusek et ux to Tommy Barnes et ux by deed dated February 13, 2004, recorded in Volume 3614, Page 507, said Official Public Records;

Thence North 88°57'54" West with a South line of the said 32.45 acre tract a distance of 393.31 feet to a 1/2" steel rod set for the Southeast corner of the herein described tract at the point of intersection of said South line with the proposed new East right-of-way line of F. M. Highway No. 1417, said rod being 50.00 feet right and perpendicular from highway centerline station 121+90.23 (proposed new centerline location), and being the **TRUE POINT-OF-BEGINNING**;

(1) Thence North 88°57'54" West a distance of 10.69 feet to the most Westerly Southwest corner of the said 32.45 acre tract in the existing East right-of-way line of said Highway No. 1417;

(2) Thence Thence North 00°55'25" East with said existing right-of-way line and West line of the said 32.45 acre tract a distance of 759.62 feet to an angle point;

(3) Thence North 01°21'16" East continuing with said existing right-of-way line and West line of the 32.45 acre tract a distance of 384.37 feet to the most Westerly Southwest corner of the 1.342 acre tract of land previously severed from said 32.45 acre tract as conveyed by said Jeff N. Barrier to T-Mark Services, Inc. by deed dated July 31, 1998, recorded in Volume 2684, Page 666, said Official Public Records;

(4) Thence North 89°51'42" East with the South line of the said 1.342 acre tract a distance of 10.83 feet to a 1/2" steel rod set for the Northeast corner of the herein described tract at the point of intersection of said South line of the 1.342 acre tract with the said proposed New East right-of-way line of Highway No. 1417, said rod being 100.00 feet right and perpendicular from highway centerline station 133+37.10;

(5) Thence in a Southerly direction with said proposed new right-of-way line and a curve to the left having a radius of 11,359.16 feet, (chord bears South 00°46'03" East, 568.08 feet), an arc distance of 568.14 feet to a 1/2" steel rod set marking the end of said curve, said rod being 100.00 feet right and perpendicular from highway centerline station 127+63.96;

County: Grayson
CSJ No: 0202-08-040
Highway: F.M. 1417
Parcel No: 15
Grantor: Jeff N. Barrier

(6) Thence South 02°12'02" East continuing with said proposed right-of-way line a distance of 43.96 feet to a 1/2" steel rod set for an angle point, said rod being feet 100.00 right and perpendicular from highway centerline station 127+20;

(7) Thence South 16°14'12" East continuing with said proposed new right-of-way line a distance of 41.23 feet to a 1/2" steel rod set for an angle point, said rod being 110.00 feet right and perpendicular from highway centerline station 126+80;

(8) Thence South 02°12'02" East continuing with said proposed new right-of-way line a distance of 160.00 feet to a 1/2" steel rod set for an angle point, said rod being 110.00 feet right and perpendicular from highway centerline station 125+20;

(9) Thence South 11°50'09" West continuing with said proposed new right-of-way line a distance of 41.23 feet to a 1/2" steel rod set for an angle point, said rod being 100.00 feet right and perpendicular from highway centerline station 124+80;

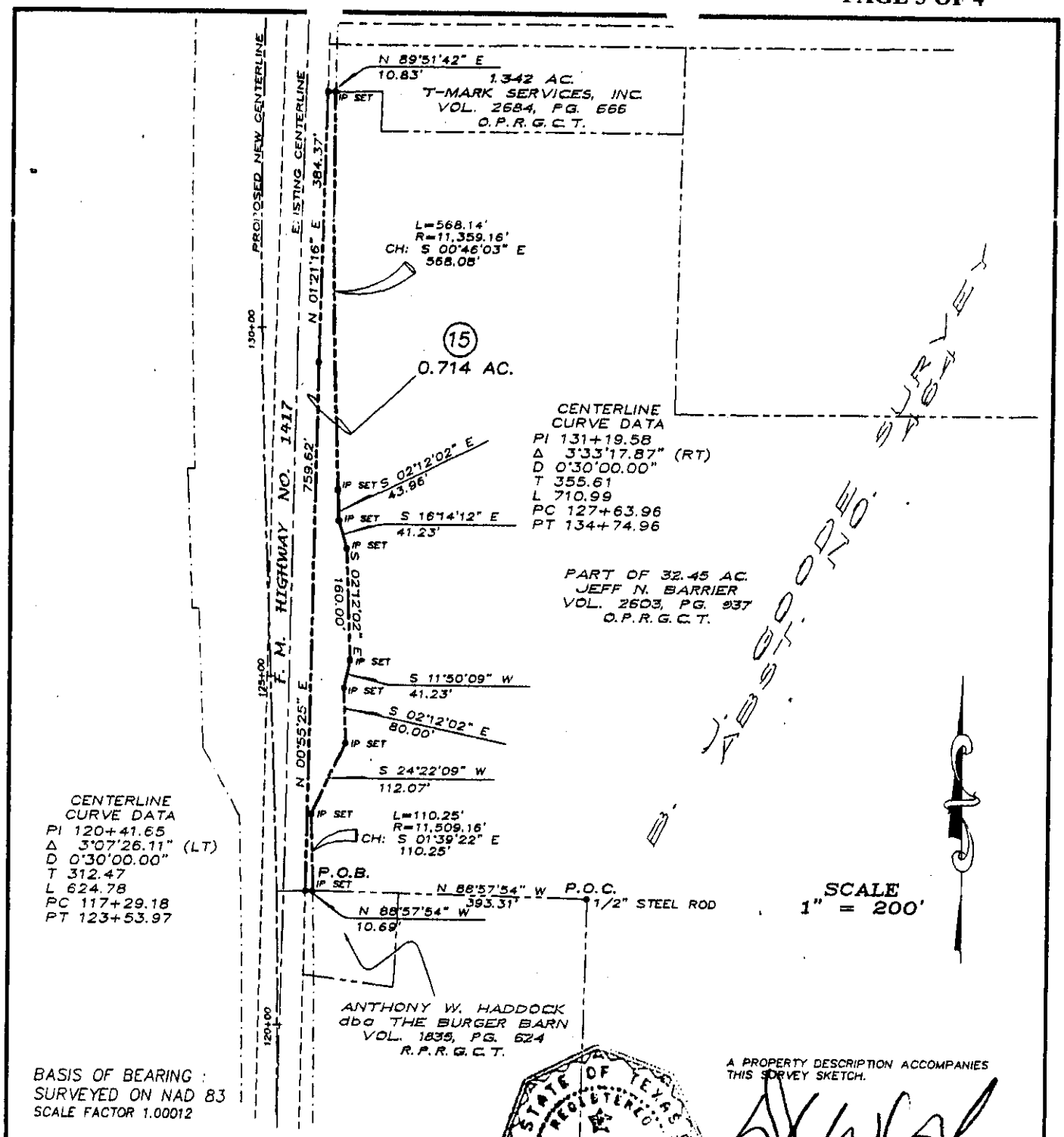
(10) Thence South 02°12'02" East continung with said proposed new right-of-way line a distance of 80.00 feet to a 1/2" steel rod set for an angle point, said rod being 100.00 feet right and perpendicular from highway centerline station 124+00;

(11) Thence South 24°22'09" West continuing with said proposed new right-of-way line a distance of 112.07 feet to a 1/2" steel rod set for an angle point, said rod being 50.00 feet right and perpendicular from highway centerline station 123+00;

(12) Thence in a Southerly direction continuing with said proposed new right-of-way line and a curve to the right having a radius of 11,509.16 feet, (chord bears South 01°39'22" East, 110.25 feet), an arc distance of 110.25 feet to the Point-of-Beginning and containing 0.714 acres of land.

A Plat of even survey date accompanies this legal description.

SURVEYED ON THE GROUND SEPTEMBER, 2002
DOUGLAS W. UNDERWOOD, R.P.L.S.



A PROPERTY DESCRIPTION ACCOMPANIES THIS SURVEY SKETCH.

STATE OF TEXAS REGISTERED DOUGLAS W. UNDERWOOD 4709 PROFESSIONAL LAND SURVEYOR

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

LEGEND

EXISTING ROW LINE	
PROPOSED ROW LINE	
PARCEL BOUNDARY LINE	
IP SET	1/2" STEEL ROD SET
PARCEL NUMBER	(X)

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

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
PARIS	JEFF N. BARRIER	GRAYSON
ROW CSJ	F. M. HIGHWAY	DATE OF SURVEY
0202-08-040	1417	SEPTEMBER 2002
ROW TAKING		0.714 AC.

(Addendum)

Access Clause

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

County: Grayson
CSJ No: 0202-08-040
Highway: F.M. 1417
Parcel No: 23
Grantor: Douglas Lee Shankles

Situated in the County of Grayson, State of Texas, being a part of the N. F. Cook Survey, Abstract No. 278, and being a part of the same tract of land described as 160 acres conveyed by G. M. Shankles to James Marion Shankles and Douglas Lee Shankles by deed dated April 28, 1980 recorded in Volume 1514, Page 681, Deed Records, Grayson County, Texas, and also being a part of that portion of said 160 acres described as 80.17 acres as conveyed by said James Marion Shankles to said Douglas Lee Shankles by deed dated September 17, 1982, recorded in Volume 1619, Page 589, said Deed Records, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of both 160 acre and 80.17 acre tract;

Thence South 89°25'50" East with a fence along the South line of said 160 acre and 80.17 acre tract a distance of 2493.34 feet to a 1/2" steel rod set for the Southwest corner of the herein described tract at the point of intersection of said South line of the Shankles tract with the proposed new West right-of-way line of F. M. Highway No. 1417, said rod being 100.00 feet left and perpendicular from highway centerline station 148+77.67 (proposed new centerline location) and being the **TRUE POINT-OF-BEGINNING**;

(1) Thence North 01°21'16" East with said proposed new right-of-way line a distance of 1312.06 feet to a 1/2" steel rod set for the Northwest corner of the herein described tract at the point of intersection of said proposed new right-of-way line with the North line of both said Cook Survey and Shankles tract, said rod being feet 100.00 left and perpendicular from highway centerline station 161+89.74;

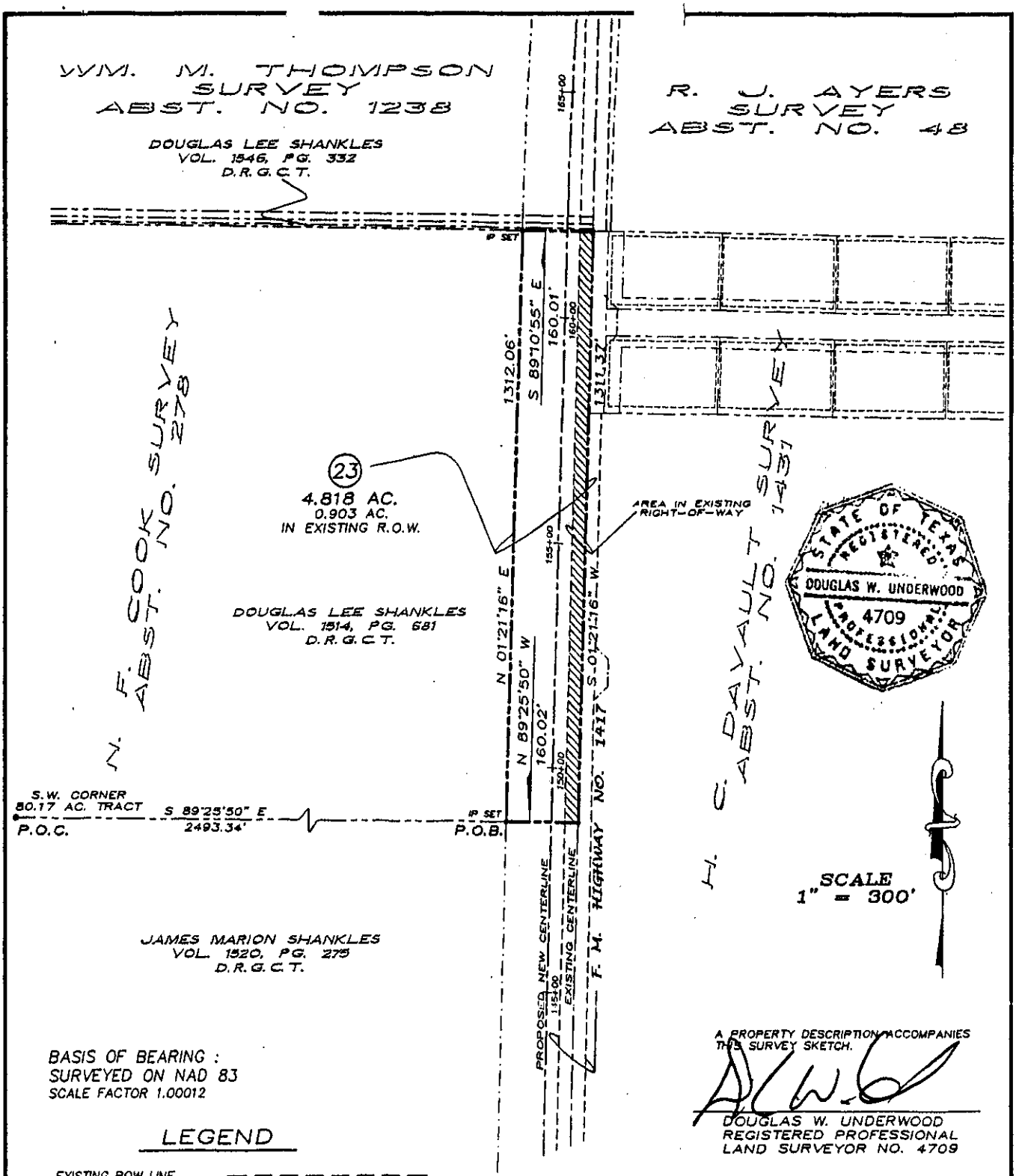
(2) Thence South 89°10'55" East a distance of 160.01 feet to the Northeast corner of both said Cook Survey and 160 acre tract in the existing centerline of said Highway No. 1417;

(3) Thence South 01°21'16" West with the East line of said Cook Survey and said existing centerline a distance of 1311.37 feet to the Southeast corner of the said Douglas Lee Shankles tract;

(4) Thence North 89°25'50" West with the South line of said Douglas Lee Shankles tract a distance of 160.02 feet to the Point-of-Beginning and containing 4.818 acres of land, of which 0.903 acres lies with the limits of the existing right-of-way of F. M. Highway No. 1417.

A Plat of even survey date accompanies this legal description.

SURVEYED ON THE GROUND SEPTEMBER, 2002
DOUGLAS W. UNDERWOOD, R.P.L.S.



BASIS OF BEARING :
SURVEYED ON NAD 83
SCALE FACTOR 1.00012

A PROPERTY DESCRIPTION ACCOMPANIES THIS SURVEY SKETCH.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

LEGEND

EXISTING ROW LINE	
PROPOSED ROW LINE	
PARCEL BOUNDARY LINE	
IP SET •	1/2" STEEL ROD SET
PARCEL NUMBER	(X)

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

PAGE 2 OF 2

DIST. NAME PARIS	PLAT OF A SURVEY OF PROPERTY DOUGLAS LEE SHANKLES	COUNTY GRAYSON
ROW CSJ 0202-08-040	F. M. HIGHWAY NO. 1417	DATE OF SURVEY SEPTEMBER 2002
ROW TAKING	4.818 AC.	

(Addendum)

Access Clause

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

County: Grayson
CSJ No: 0202-08-040
Highway: F.M. 1417
Parcel No: 27
Grantor: Robert W. Haskin et ux

Situated in the County of Grayson, State of Texas, being a part of the H. C. Davault Survey, Abstract No. 1431, and being a part of Lot 1 of Orchard Estates to Grayson County as shown by plat of record in Volume 12, Page 31, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Lot 1 in the North right-of-way line of a 60 foot wide public road locally known as Orchard Drive;

Thence North 89°12'23" West with said North right-of-way line of Orchard Drive and South line of said Lot 1 a distance of 229.09 feet to a 1/2" steel rod set for the Southerly corner of the herein described tract at the point of intersection of said South line of said Lot 1 and North right-of-way line of Orchard Drive with the proposed new East right-of-way line of F. M. Highway No. 1417, said rod being 120.00 feet right and perpendicular from highway centerline station 160+21.25 (proposed new centerline location), and being the **TRUE POINT-OF-BEGINNING;**

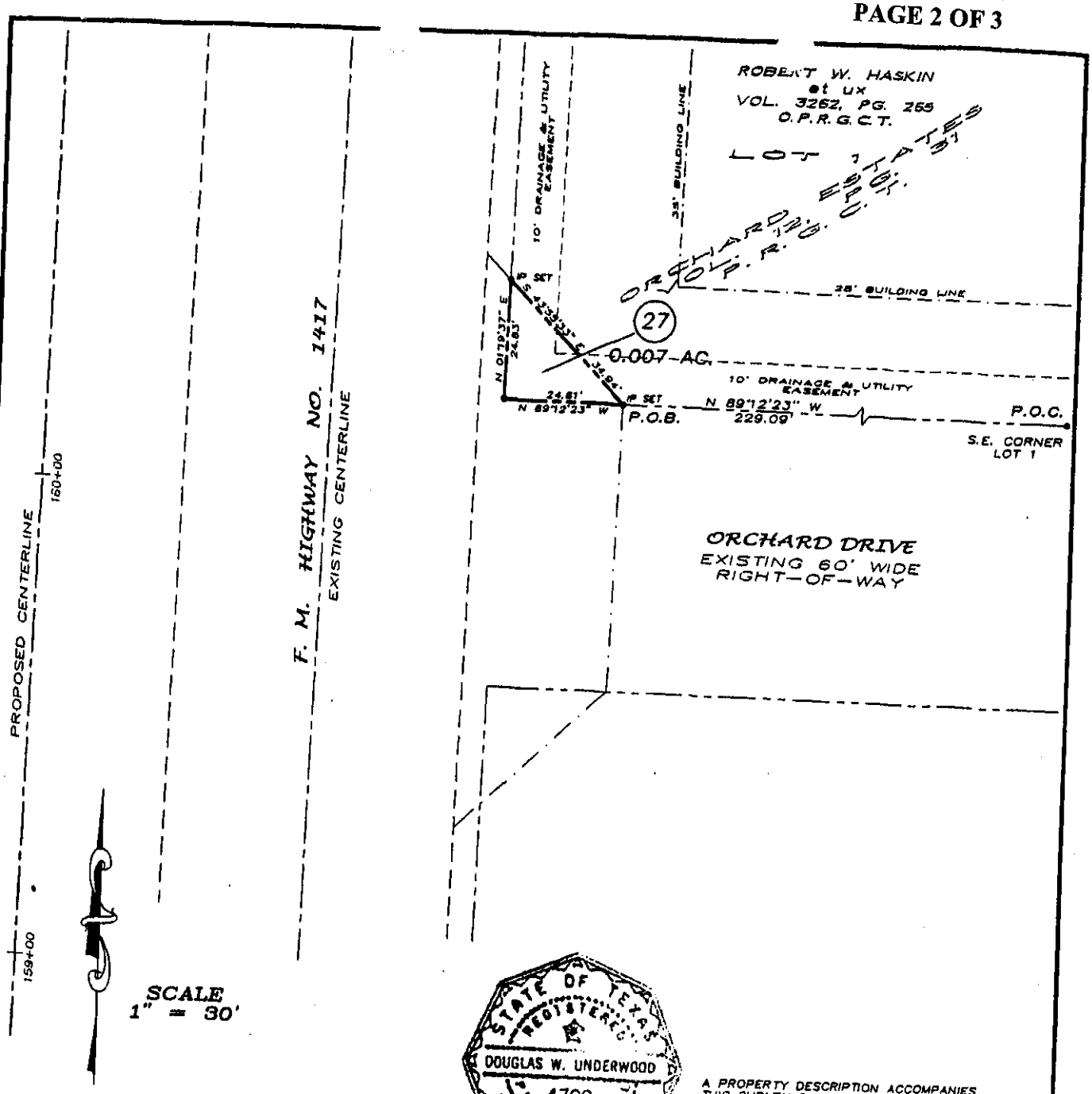
(1) Thence North 89°12'23" West continuing with said North right-of-way line and South line of Lot 1 a distance of 24.81 feet to the Southwest corner of said Lot 1 in the said East line of the 35 foot wide dedicated strip of land as shown on said plat of record;

(2) Thence North 01°19'37" East with said East line of said 35 foot dedicated strip of land and West line of Lot 1 a distance of 24.83 feet to a 1/2" steel rod set for the Northerly corner of the herein described tract at the point of intersection of said West line of said Lot 1with the proposed new East right-of-way line of F. M. Highway No. 1417, said rod 95.17 feet right and perpendicular from highway centerline station 160+45.84 (proposed new centerline location;

(3) Thence South 43°55'33" East with said proposed new right-of-way line a distance of 34.94 feet to the Point-of-Beginning and containing 0.007 acres of land.

A Plat of even survey date accompanies this legal description.

SURVEYED ON THE GROUND SEPTEMBER, 2002
DOUGLAS W. UNDERWOOD, R.P.L.S.



BASIS OF BEARING :
SURVEYED ON NAD 83
SCALE FACTOR 1.00012

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

A PROPERTY DESCRIPTION ACCOMPANIES THIS SURVEY SKETCH.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

LEGEND

EXISTING ROW LINE
PROPOSED ROW LINE
PARCEL BOUNDARY LINE
IP SET • 1/2" STEEL ROD SET
PARCEL NUMBER (X)

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

DIST. NAME PARIS	PLAT OF A SURVEY OF PROPERTY ROBERT W. HASKIN et ux	COUNTY GRAYSON
ROW CSJ 0202-08-040	F. M. HIGHWAY NO. 1417	DATE OF SURVEY SEPTEMBER 2002
ROW TAKING		0.007 AC.

(Addendum)

Access Clause

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

County: Grayson
CSJ No: 0202-08-040
Highway: F.M. 1417
Parcel No: 28
Grantor: Douglas Lee Shankles

Situated in the County of Grayson, State of Texas, being a part of the Wm. M. Thompson Survey, Abstract No. 1238, and being a part of the same tract of land conveyed by James Marion Shankles to Douglas Lee Shankles by deed dated December 29, 1980, recorded in Volume 1546, Page 332, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the said Douglas Lee Shankles tract;

Thence South 89°10'55" East with the South line of said Douglas Lee Shankles tract a distance of 826.77 feet to a 1/2" steel rod set for the Southwest corner of the herein described tract at the point of intersection of said South line with the proposed new West right-of-way line of F. M. Highwy No. 1417, said rod being 100.00 feet left and perpendicular from highway centerline station 161+89.74 (proposed new centerline location), and being the **TRUE POINT-OF-BEGINNING**;

(1) Thence North 01°21'16" East with said proposed right-of-way line a distance of 5.86 feet to a 1/2" steel rod set for the Northwest corner of the herein described tract at the point of intersection of said proposed right-of-way line with the South line of the tract of land previously severed from said tract in Volume 1546, Page 332 as conveyed by said Douglas Lee Shankles to said James Marion Shankles by deed dated October 7, 1982, recorded in Volume 1619, Page 344, said Deed Records, said rod being 100.00 feet left and perpendicular from highway centerline station 161+95.60;

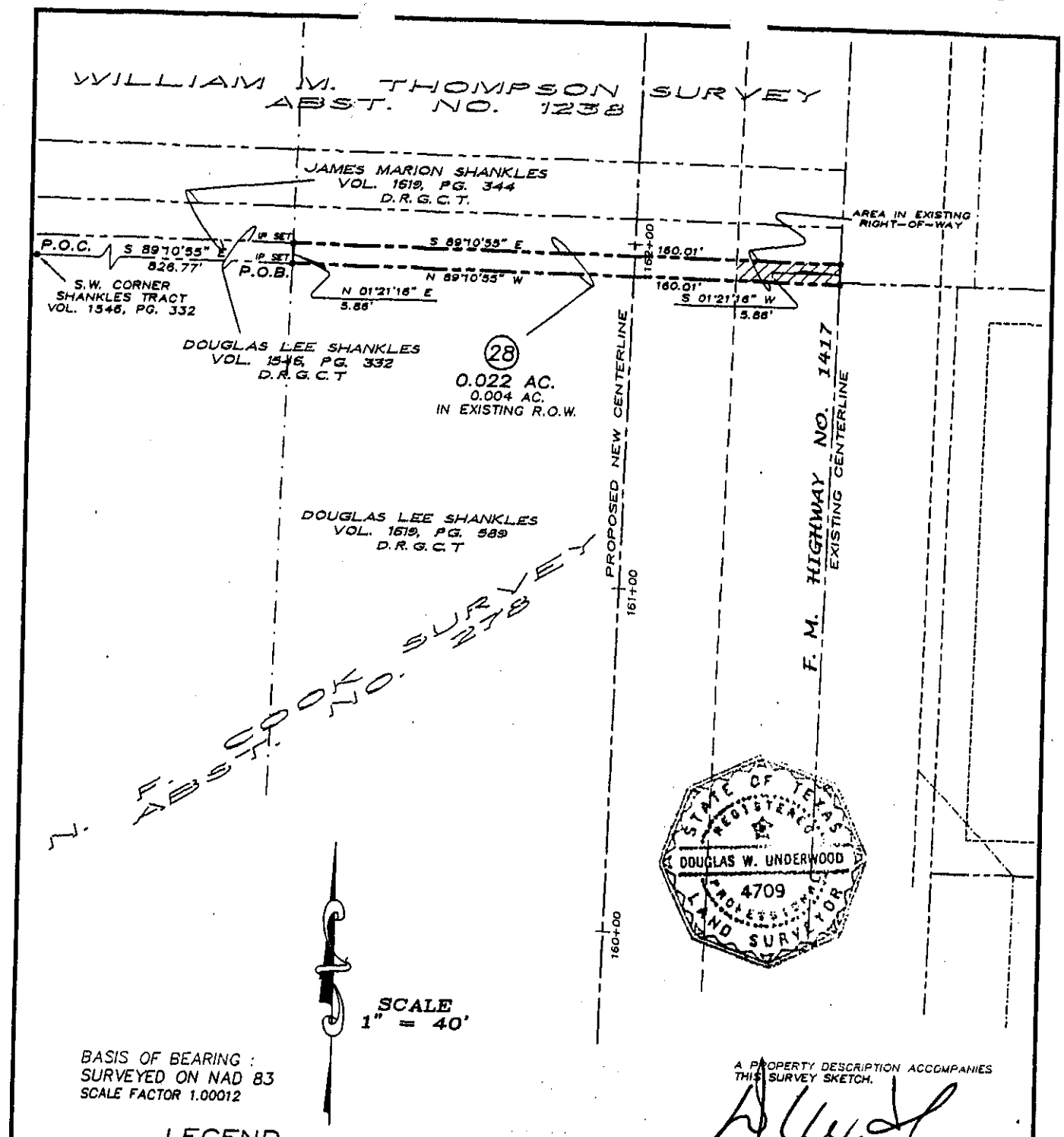
(2) Thence South 89°10'55" East a distance of 160.01 feet to the Southeast corner of said tract in Volume 1619, Page 344 in the East line of said Thompson Survey and existing centerline of said Highway No. 1417;

(3) Thence South 01°21'16" West with said East line and existing centerline a distance of 5.86 feet to the Southeast corner of the said tract in Volume 1546, Page 332;

(4) Thence North 89°10'55" West with the South line of said tract in Volume 1546, Page 322 a distance of 160.01 feet to the Point-of-Beginning and containing 0.022 acres of land, of which 0.004 acres lies within the limits of the existing right-of-way of F. M. Highway No. 1417.

A Plat of even survey date accompanies this legal description.

SURVEYED ON THE GROUND SEPTEMBER, 2002
DOUGLAS W. UNDERWOOD, R.P.L.S.



BASIS OF BEARING :
SURVEYED ON NAD 83
SCALE FACTOR 1.00012

A PROPERTY DESCRIPTION ACCOMPANIES THIS SURVEY SKETCH.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

LEGEND

EXISTING ROW LINE
PROPOSED ROW LINE
PARCEL BOUNDARY LINE
IP SET • 1/2" STEEL ROD SET
PARCEL NUMBER (X)

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

DIST. NAME PARIS	PLAT OF A SURVEY OF PROPERTY DOUGLAS LEE SHANKLES	COUNTY GRAYSON
ROW CSJ 0202-08-040	F. M. HIGHWAY NO. 1417	DATE OF SURVEY SEPTEMBER 2002
ROW TAKING	0.022 AC.	

(Addendum)

Access Clause

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

County: Live Oak
Highway: US 59
CCSJ: 0447-01-050
RCSJ: 0447-01-055
Limits: Bus US 59 intersection to IH 37

Property Description for Parcel 43

Being 2.669 acres of land out of a 30.0 acre residue of a 34.0 acre tract of land composed of two 17.00 acre tracts (Tract 4 & Tract 5) described in a deed dated December 21, 1979 from Nelli B. Goynes Gregorcyk, et al, to Theresa Goynes Stolte, et vir, recorded in Volume 313, Page 434 Live Oak County Deed Records (L.O.C.D.R), situated in the Patrick McGloin Survey, Abstract 28, Live Oak County, Texas; metes and bounds description of said 2.669 acre tract is as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of a called 4.0 acre tract described in a deed dated August 01, 2003 from J & E Oil, Inc., to HWY59 @ IH37, L.P., recorded in Volume 616, Page 196 L.O.C.D.R.; **Thence** as follows:

North 08° 47' 23" West, along the west line of said 4.0 acre tract, a distance of 307.72 feet to a Type II concrete monument set in the proposed south right of way line of US Highway 59 for the southeast corner and the **POINT OF BEGINNING** of the herein described tract; said point being 180.00 feet right from the existing centerline of said US Highway 59, hereinafter referred to as the "existing centerline" at the existing centerline station 285+12.62;

1.) **THENCE** South 81° 09' 05" West, along the proposed south right of way line of said US Highway 59, a distance of 1,253.53 feet to a Type II concrete monument set in the east line of a 0.9 acre tract of land described in a deed dated August 05, 1935 from Dan Goynes, et ux, to the State of Texas recorded in Volume 56, Page 474 L.O.C.D.R. and in a west line of said 51.00 acre tract; said point being 180.00 feet right from the existing centerline station 272+59.09;

2.) **THENCE** North 06° 09' 05" East, along the east line of said State of Texas tract, a distance of 113.88 feet to a point in the existing south right of way line of said US Highway 59 for the northwest corner of the herein described tract;

3.) **THENCE** North 81° 09' 05" East, along the existing south right of way line of said US Highway 59, a distance of 705.65 feet to a point (from which a found Type I concrete monument bears North 39° 18' East, 0.34 feet) for an angle point;

Parcel 43 (cont.)

4.) **THENCE** North 89° 37' 42" East, continuing along the existing south right of way line of said US Highway 59, a distance of 523.19 feet to a point (from which a found broken Type I concrete monument bears North 00° 02' East, 0.63 feet) for an angle point;

5.) **THENCE** North 81° 09' 05" East, continuing along the existing south right of way line of said US Highway 59, a distance of 0.97 feet to a Type II concrete monument set (from which a found 5/8 inch iron rod bears North 08° 47' 23" West, 0.41 feet) for the northwest corner of said 4.0 acre tract; said point being 147.12 feet right from the existing centerline station 285+11.69;

6.) **THENCE** South 08° 47' 23" East, along the west line of said 4.0 acre tract, a distance of 32.88 feet to the **POINT OF BEGINNING** and containing 2.669 acres of land.

Note:

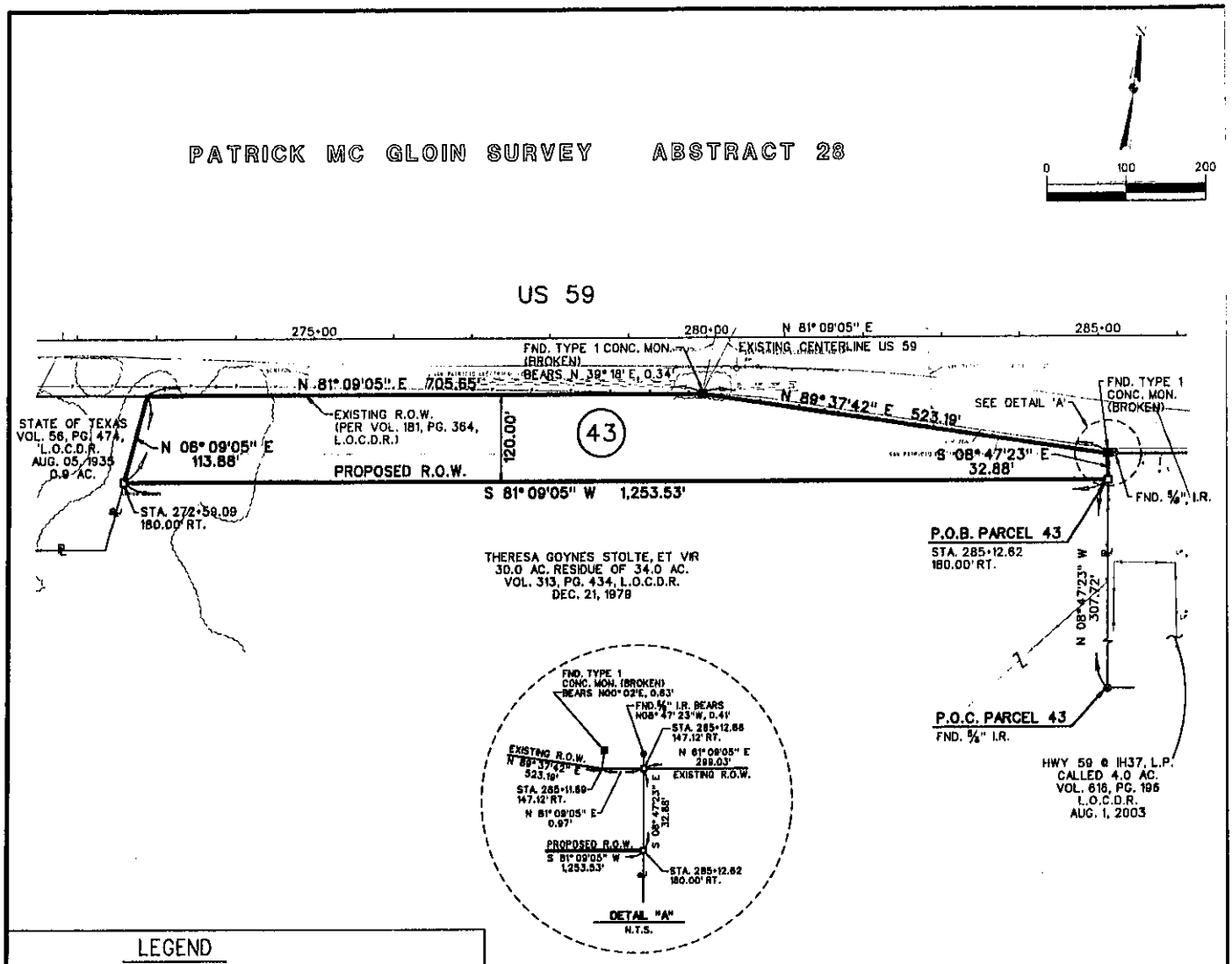
All bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment.

I hereby certify that this survey was made on the ground under my supervision and that this document correctly represents the facts as found at the time of the survey. A survey plat titled "Parcel 43" of even survey date herewith accompanies this legal description.

Survey date: July 23, 2004

Leo M. Delatorre 6/7/05
Leo M. Delatorre Date:
Registered Professional Land Surveyor
Texas Registration No. 5113

43fn1377-43.doc



LEGEND

▬▬▬	PROPOSED R.O.W.
———	EXISTING R.O.W.
—℄—	PROPERTY LINE
- - - - -	EASEMENT
—·—·—	SURVEY LINE
■	TYPE I CONCRETE MONUMENT FOUND
□	TYPE II CONCRETE MONUMENT SET
○	5/8" IRON ROD SET W/ CAP
⊗	PROPERTY CORNER FOUND AS NOTED
(X)	PARCEL NO.
—P——P—	OVERHEAD UTILITY
—G——G—	GAS LINE
—X——X—	FENCE
—III——III—	ACCESS DENIAL LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
L.O.C.D.R.	LIVE OAK COUNTY DEED RECORDS
L.O.C.M.R.	LIVE OAK COUNTY MAP RECORDS
L.O.C.O.R.	LIVE OAK COUNTY OFFICIAL RECORDS

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ADJ. TO THE NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT). ALL COORDINATES SHOWN ARE SURFACE VALUES. TO CONVERT SURFACE TO GRID VALUES DIVIDE BY TXDOT'S SURFACE ADJUSTMENT FACTOR OF 0.99999
2. PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PLAT.
3. REVISED MAY, 2005 DETAIL CORRECTIONS.

STATE OF TEXAS REGISTERED LEO M. DELATORRE 5113 PROFESSIONAL LAND SURVEYOR

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

6/7/05

LEO M. DELATORRE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REG. NO. 5113

PAGE 3 OF 3

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

PARCEL 43

DIST. NAME	SURVEY PLAT PROPERTY OF:	COUNTY
CORPUS CHRISTI	THERESA GOYNES, ET VIR	LIVE OAK
ACCOUNT NO.		SURVEY DATE JULY 23, 2004

US 59

CCSJ 0447-01-050, RCSJ 0477-01-055

ACQUISTION: 2.669 AC.

REMAINDER 27.331 AC. (RIGHT)

(Addendum)

Access Clause

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

COUNTY: BOWIE
HIGHWAY: FM 559
PROJECT LIMITS:
FROM: 0.1 MI NORTH OF FM 989
TO: 0.2 MI NORTH OF FM 2240
CONS. CSJ NO: 1020-01-038
ROW CSJ NO: 1020-01-045

I, Albert M. Thomas, Registered Professional Land Surveyor, do hereby verify that this boundary description, plats, and right-of-way map correctly represents the results of a survey made on the ground.

Albert M. Thomas, R.P.L.S. No. 2289
April 29, 2005

STATE OF TEXAS
REGISTERED
ALBERT M. THOMAS
#2289
PROFESSIONAL LAND SURVEYOR

PROPERTY DESCRIPTION FOR PARCEL 30

Being 0.612 of an acre of land, more or less, being a part of a 0.892 acre tract of land described in a deed from Jim Yates and wife, Faellen Yates to Jey Investments, Ltd., a Texas Limited Partnership, dated September 25, 1998 and recorded in Volume 3018, Page 293 of the Real Property Records of Bowie County, Texas, and also a part of a 1.63 acre tract of land described in a deed from Tammy D. Rook to Jey Investments, Ltd., a Texas Limited Partnership, dated January 31, 2001 and recorded in Volume 3398, Page 224 of the Real Property Records of Bowie County, Texas, subject tract being located in the H. D. Collins Headright Survey A-824, in Bowie County, Texas, which said 0.612 of an acre of land being more particularly described by metes and bounds:

BEGINNING at a 1/2" iron rod set in the West line of said 0.892 acre tract, (N=3958719.2059, E=3033323.0625) same being the East line of a 2 acre tract of land described in a deed to Austin M. DeLaughter and wife, Mildred DeLaughter dated May 2, 1953 and recorded in Volume 301, page 554 of the Deed Records of Bowie County, Texas, and being S 12° 34' 07" W, 155.61 feet from a 1" iron pipe found at the Northwest corner of said 0.892 acre tract, said point being in the proposed North Right-of-Way line FM 559 and being 70.00 feet left at right angles from survey centerline of FM 559, hereinafter referred to as the "survey centerline" at survey centerline station 86+92.43;

(1) THENCE: S 71° 55' 24" E, along the proposed North Right-of-Way line of FM 559, a distance of 307.57 feet to a TxDOT Type II Concrete Right-of-Way Marker with Bronze Disk Set at an angle point, said point being 70.00 feet left at right angles from the survey centerline station 90+00;

(2) THENCE: S 74° 45' 14" E, continuing along the proposed North Right-of-Way line of FM 559, a distance of 123.15 feet to a 1/2" iron rod set in the East line of said 1.63 acre tract, same being the West line of a 1.91 acre tract of land described in a deed to Brent S. Bultemeier and wife, Marie E. Bultemeier dated August 19, 1997 and recorded in Volume 2712, Page 236 of the Real Property Records of Bowie County, Texas, said point being 76.08 feet left at right angles from the survey centerline station 91+23.00;

(3) THENCE: S 10° 13' 44" W, along the East line of said 1.63 acre tract, same being the West line of said 1.91 acre tract, a distance of 69.96 feet to a 1/2" iron rod found at the Southeast corner of said 1.63 acre tract, said point being in the existing North Right-of-Way line of FM 559, said line being the arc of a curve to the left;

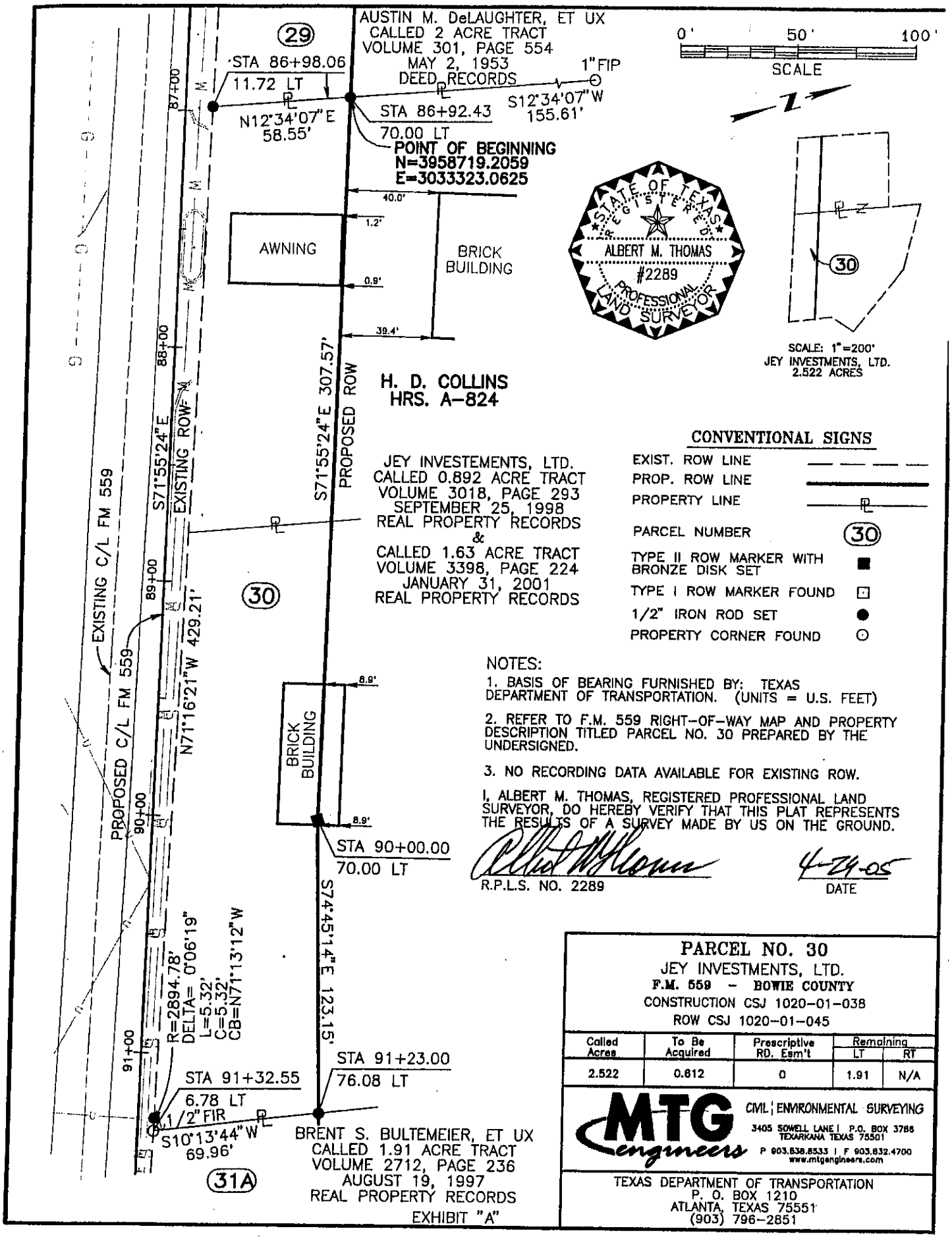
(4) THENCE: in a Northwesterly direction along said Right-of-Way line, same being a curve to the left, having a radius of 2894.78 feet, a central angle of 00° 06' 19", an arc length of 5.32 feet, chord length of 5.32 feet, bearing N 71° 13' 12" W to a 1/2" iron rod set at the end of said curve;

(5) THENCE: N 71° 16' 21" W, along the existing North Right-of-Way line of FM 559, a distance of 429.21 feet to a 1/2" iron rod set for corner at the Southwest corner of said 0.892 acre tract, same being the East line of said 2.0 acre tract;

(6) THENCE: N 12° 34' 07" E, along the West line of said 0.892 acre tract, same being the East line of said 2.0 acre tract, a distance of 58.55 feet to the POINT OF BEGINNING and containing 0.612 of an acre of land, more or less.

BASIS OF BEARING- Texas Department of Transportation Right-of-Way Map of FM 559.

This description is based on the Right-of-Way Map of FM 559 and the individual plat titled "PARCEL 30" made by Albert M. Thomas, Registered Professional Land Surveyor on April 29, 2005.



CONVENTIONAL SIGNS

EXIST. ROW LINE	— — — —
PROP. ROW LINE	▬▬▬
PROPERTY LINE	——℄——
PARCEL NUMBER	(30)
TYPE II ROW MARKER WITH BRONZE DISK SET	■
TYPE I ROW MARKER FOUND	⊡
1/2" IRON ROD SET	●
PROPERTY CORNER FOUND	⊙

NOTES:

1. BASIS OF BEARING FURNISHED BY: TEXAS DEPARTMENT OF TRANSPORTATION. (UNITS = U.S. FEET)
2. REFER TO F.M. 559 RIGHT-OF-WAY MAP AND PROPERTY DESCRIPTION TITLED PARCEL NO. 30 PREPARED BY THE UNDERSIGNED.
3. NO RECORDING DATA AVAILABLE FOR EXISTING ROW.

I, ALBERT M. THOMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY VERIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY US ON THE GROUND.

R.P.L.S. NO. 2289

4-29-05
DATE

PARCEL NO. 30

JEY INVESTMENTS, LTD.
F.M. 559 - BOWIE COUNTY
CONSTRUCTION CSJ 1020-01-038
ROW CSJ 1020-01-045

Called Acres	To Be Acquired	Prescriptive RD. Esm't	Remaining LT	Remaining RT
2.522	0.612	0	1.91	N/A

MTG engineers
CIVIL | ENVIRONMENTAL SURVEYING
3405 SOWELL LANE | P.O. BOX 3786
TEXARKANA TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

TEXAS DEPARTMENT OF TRANSPORTATION
P. O. BOX 1210
ATLANTA, TEXAS 75551
(903) 796-2851

(Addendum)

Access Clause

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

Parcel 30
FM 559
CSJ: 1020-01-045
Fed Project No.: 2004(505)
Bowie County

AND IN ADDITION THERETO:

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

County: Williamson
Parcel No.: 45
Highway: R.M. 2338
Limits: From: 5.60 Miles West of I.H. 35 (Jim Hogg Drive)
To: 3.30 Miles West of I.H. 35 (Cedar Breaks Road)
CSJ: 2211-01-021

PROPERTY DESCRIPTION FOR PARCEL 45

DESCRIPTION OF A 0.458 ACRE (19,940 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ISAAC JONES SURVEY, ABSTRACT NO. 361, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 20.0 ACRE TRACT OF LAND CONVEYED TO JAMES DAVID WOLF AND ELLEN ADAIRE WOLF BY INSTRUMENT RECORDED IN DOCUMENT NO. 9612381 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.458 ACRE (19,940 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found 1/2" iron rod at an interior ell corner in the northerly boundary line of that called 100.74 acre tract of land conveyed to Jay L. Wolf by instrument recorded in Volume 676, Page 557 of the Deed Records of Williamson County, Texas, 1073.61 feet right of proposed R.M. 2338 baseline station 560+60.43, being the southwesterly corner of said 20.0 acre tract;

THENCE, with the common boundary line of said 100.74 acre tract and said 20.0 acre tract, **N 67°59'01" E**, a distance of **1233.74** feet to a set 1/2" iron rod with TxDOT aluminum cap in the proposed southerly right-of-way line of R.M. 2338, 60.00 feet right of proposed R.M. 2338 baseline station 567+63.80, being the most southerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said common boundary line, through the interior of said 20.0 acre tract, with said proposed southerly right-of-way line of R.M. 2338, the following two (2) courses:

1) **N 56°46'26" W**, a distance of **942.89** 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), at the beginning of a curve to the right, 60.00 feet right of proposed R.M. 2338 baseline station 558+20.91;

2) Along said curve to the right, having a radius of 2930.73 feet, a delta angle of 03°25'21", an arc length of 175.06 feet, and a chord which bears **N 55°03'45" W**, a distance of **175.03** feet to a set 1/2" iron rod with TxDOT aluminum cap in the southerly boundary line of Lot 1, Block 3, Casa Loma, according to the plat thereof recorded in Cabinet "D", Slides 9-10 of the Plat Records of Williamson County, Texas, same being the northerly boundary line of said 20.0 acre tract, 60.00 feet right of proposed R.M. 2338 baseline station 556+49.43, being the most westerly corner of the herein described tract, from which a found 60d nail at an angle point in the common boundary line of said Lot 1 and said 20.0 acre tract bears S 68°32'30" W, a distance of 154.85 feet;

3) **THENCE**, departing said proposed southerly right-of-way line of R.M. 2338, with the common boundary line of said Lot 1 and said 20.0 acre tract, **N 68°32'30" E**, a distance of **17.42** feet to a calculated point in the existing curving southerly right-of-way line of R.M. 2338, 45.22 feet right of proposed R.M. 2338 baseline station 556+58.50, being the southeasterly corner of said Lot 1 and the most northerly corner of said 20.0 acre tract, and the herein described tract;

THENCE, with the easterly boundary line of said 20.0 acre tract, same being the existing southerly right-of-way line of R.M. 2338, the following two (2) courses:

4) Along a curve to the left, having a radius of 2904.93 feet, a delta angle of 01°59'48", an arc length of 101.23 feet, an a chord which bears **S 55°48'33" E**, a distance of **101.23** feet to a calculated point, 42.96 feet right of proposed R.M. 2338 baseline station 557+58.17;

PARCEL 45

5) **S 56°48'26" E**, a distance of **1019.28** feet to a calculated point, 41.67 feet right of proposed R.M. 2338 baseline station 567+76.52, being an exterior ell corner in the easterly boundary line of said 100.74 acre tract and the most easterly corner of said 20.0 acre tract, and being the most easterly corner of the herein described tract;

6) **THENCE**, departing said existing southerly right-of-way line of R.M. 2338, with the common boundary line of said 100.74 acre tract and said 20.0 acre tract, **S 67°59'01" W**, a distance of **22.32** feet to the **POINT OF BEGINNING**, containing 0.458 acres (19,940 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

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 Round Rock, Williamson County, Texas.

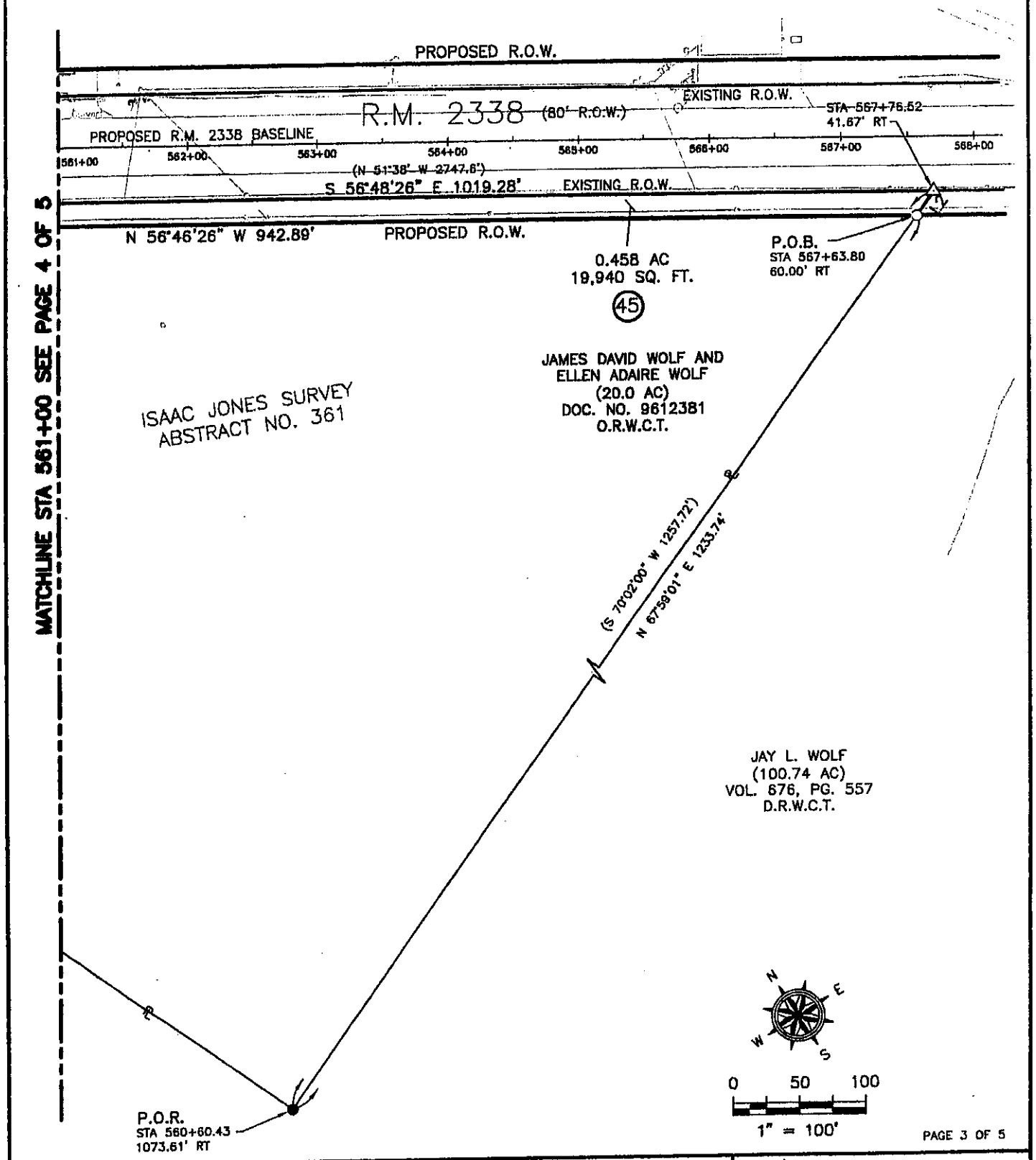
M. Stephen Truesdale 1 AUG 05
Date

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Civil Associates, LLC
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

STATE OF TEXAS REGISTERED M. STEPHEN TRUESDALE 4933 PROFESSIONAL LAND SURVEYOR

WO40-PARCEL-45.doc
June 15, 2005

PLAT O ACCOMPANY PARCEL DESCRI ON



PAGE 3 OF 5

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
JAMES DAVID WOLF AND ELLEN ADAIRE WOLF

SCALE	CSJ #	PROJECT	COUNTY
1" = 100'	2211-01-021	RM 2338	WILLIAMSON

Texas Department of Transportation
© 2003

PARCEL 45

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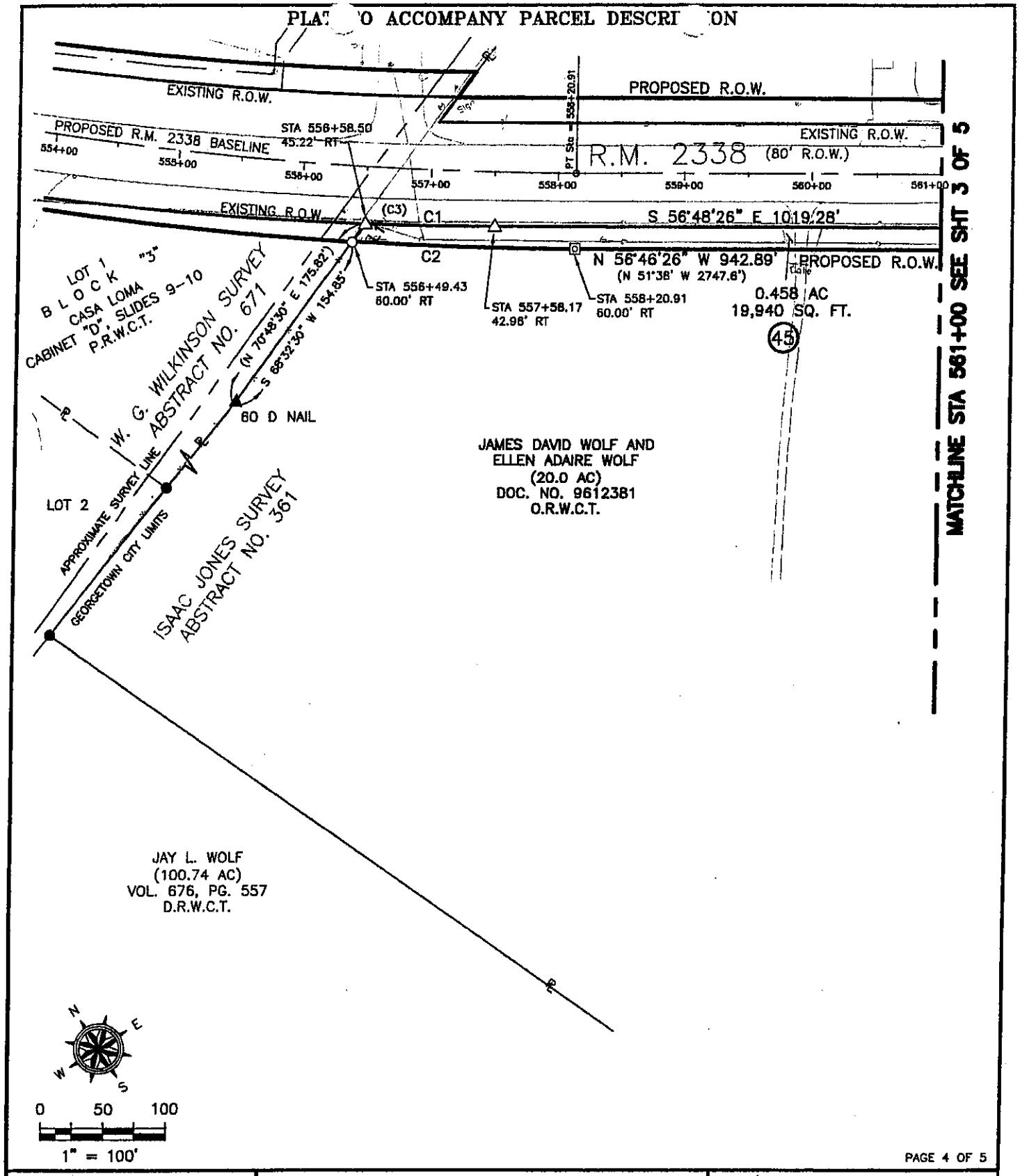
PLAT TO ACCOMPANY PARCEL DESCRIPTION



PAGE 4 OF 5

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
JAMES DAVID WOLF AND ELLEN ADAIRE WOLF

SCALE	CSJ #	PROJECT	COUNTY
1" = 100'	2211-01-021	RM 2338	WILLIAMSON

Texas Department of Transportation
© 2003

PARCEL 45

4/21/2005 S:\TXDOT-PROJ\W040-03-FM2338\PARCEL\PARCEL-45\PARCEL-45.DGN

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

- ■ TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT SET
- ● 1/2 " IRON ROD FOUND
- ◉ 1/2 " IRON ROD FOUND W/PLASTIC CAP
- ○ 1/2 " IRON ROD SET W/ TXDOT ALUMINUM CAP
- ⊕ PK NAIL FOUND
- RAILROAD SPIKE FOUND
- COTTON GIN SPINDLE SET
- COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- ℄ CENTER LINE
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- LINE BREAK
- LAND HOOK

NUMBER	BEARING	DISTANCE
L1	N 68°32'30" E	17.42'
L2	S 67°59'01" W	22.32'

NUMBER	DELTA	RADIUS	ARC	CH. LENGTH	CH. BEARING
C1	01°59'48"	2904.93'	101.23'	101.23'	S 55°48'33" E
C2	03°25'21"	2930.73'	175.06'	175.03'	N 55°03'45" W
(C3)	(18°12')	(2904.9')	(922.8')	(918.9')	(N 42°32' E)

NOTES:
ALL BEARING ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, CENTRAL ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

THIS SURVEY WAS PERFORMED FOR RIGHT-OF-WAY AND EASEMENT ACQUISITION PURPOSES. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

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.

STATE OF TEXAS REGISTERED M. STEPHEN TRUESDALE 4933 PROFESSIONAL LAND SURVEYOR

M. Stephen Truesdale 11 AUG 05

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933-STATE OF TEXAS
LICENSED STATE LAND SURVEYOR-STATE OF 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
JAMES DAVID WOLF AND ELLEN ADAIRE WOLF

SCALE	CSJ #	PROJECT	COUNTY
1" = 100'	2211-01-021	RM 2338	WILLIAMSON

Texas Department of Transportation © 2003

PARCEL 45

4/21/2005 S:\TXDOT-PROJ\W040-03-FM2338\PARCEL\PARCEL-45\PARCEL-45.DGN

(Addendum)

Access Clause

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

County: Williamson
Parcel No.: 47
Highway: R.M. 2338
Limits: From: 5.60 Miles West of I.H. 35 (Jim Hogg Drive)
To: 3.30 Miles West of I.H. 35 (Cedar Breaks Road)
CSJ: 2211-01-021

PROPERTY DESCRIPTION FOR PARCEL 47

DESCRIPTION OF A 0.162 ACRE (7,043 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GEORGE THOMPSON SURVEY, ABSTRACT NO. 792, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2, CHAPARRO ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDES 276-278 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO STEVEN L. FAUGHT BY INSTRUMENT RECORDED IN VOLUME 2301, PAGE 605 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.162 ACRE (7,043 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found 1/2" iron rod in the westerly boundary line of Lot 28 of said Chaparro Estates Subdivision, 700.75 feet left of proposed R.M. 2338 baseline station 573+60.59, being the most northerly corner of Lot 3 and the most easterly corner of Lot 2 of said subdivision;

THENCE, with the common boundary line of said Lot 2 and Lot 3, **S 33°06'20" W**, a distance of **640.74** feet to a set 1/2" iron rod with TxDOT aluminum cap in the proposed northerly right-of-way line of R.M. 2338, 60.01 feet left of proposed R.M. 2338 baseline station 573+61.93, being the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE**, departing said proposed northerly right-of-way line of R.M. 2338, continuing with said common boundary line, **S 33°06'20" W**, a distance of **21.34** feet to a calculated point in the existing northerly right-of-way line of R.M. 2338, 38.68 feet left of proposed R.M. 2338 baseline station 573+61.98, being the most westerly corner of said Lot 3 and the most southerly corner of said Lot 2, and of the herein described tract;

2) **THENCE**, with the southerly boundary line of said Lot 2, same being the existing northerly right-of-way line of R.M. 2338, **N 56°48'26" W**, a distance of **328.54** feet to a calculated point, 38.48 feet left of proposed R.M. 2338 baseline station 570+33.44, being the most southerly corner of Lot 1 and the most westerly corner of said Lot 2, and being the northwesterly corner of the herein described tract;

3) **THENCE**, departing said existing northerly right-of-way line of R.M. 2338, with the common boundary line of said Lot 1 and Lot 2, **N 32°57'48" E**, a distance of **21.53** feet to a set 1/2" iron rod with TxDOT aluminum cap in the proposed northerly right-of-way line of R.M. 2338, 60.01 feet left of proposed R.M. 2338 baseline station 570+33.34, being the northeasterly corner of the herein described tract, from which a found 3/8" iron rod in the westerly boundary line of said Lot 28, being the most easterly corner of said Lot 1 and the most northerly corner of said Lot 2 bears N 32°57'48" E, a distance of 640.60 feet;

PARCEL 47

4) **THENCE**, departing said common boundary line, through the interior of said Lot 2, with said proposed northerly right-of-way line of R.M. 2338, **S 56°46'26" E**, passing at a distance of 266.66 feet, 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), 60.01 feet left of proposed R.M. 2338 baseline station 573+00.00, and continuing for a total distance of **328.59** feet to the **POINT OF BEGINNING**, containing 0.162 acres (7,043 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

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 Round Rock, Williamson County, Texas.

M. Stephen Truesdale 1AUG05

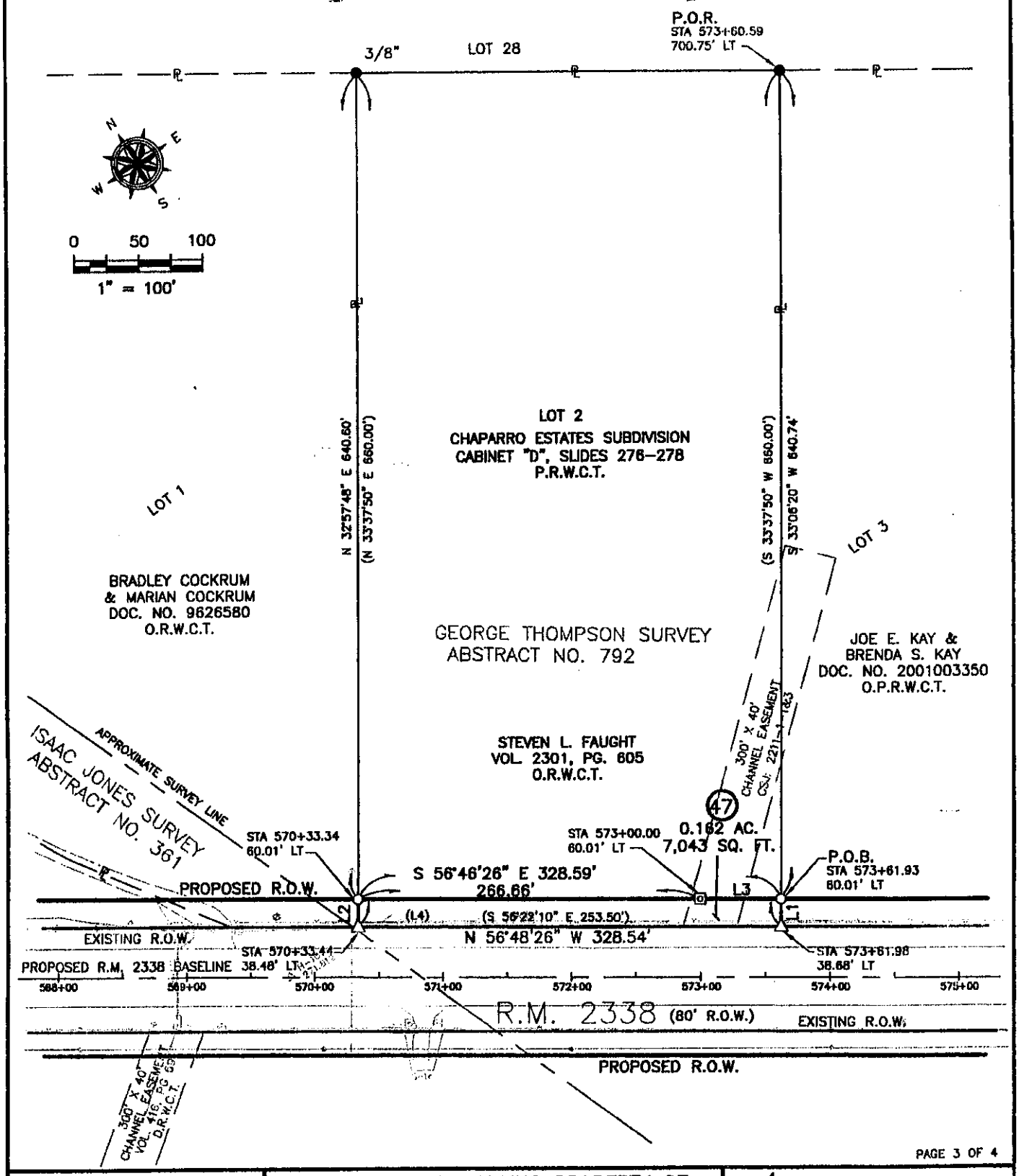
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Civil Associates, LLC
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

STATE OF TEXAS REGISTERED M. STEPHEN TRUESDALE 4933 PROFESSIONAL LAND SURVEYOR

WO40-PARCEL-47.doc
June 15, 2005

PLA[illegible]O ACCOMPANY PARCEL DESCRI[illegible]ON



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

STEVEN L. FAUGHT

SCALE	CSJ #	PROJECT	COUNTY
1" = 100'	2211-01-021	RM 2338	WILLIAMSON

Texas Department of Transportation
© 2003

PARCEL 47

PLA[illegible]O ACCOMPANY PARCEL DESCRI[illegible]ION

LEGEND

- ■ TYPE I CONCRETE MONUMENT FOUND
- ⊡ TYPE II MONUMENT SET
- ● 1/2 " IRON ROD FOUND
- ◉ 1/2 " IRON ROD FOUND W/PLASTIC CAP
- ○ 1/2 " IRON ROD SET W/ TXDOT ALUMINUM CAP
- ⊕ PK NAIL FOUND
- ⊛ RAILROAD SPIKE FOUND
- ⊛ COTTON GIN SPINDLE SET
- ✪ COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- ▲ 60 D NAIL FOUND
- ℄ CENTER LINE
- ℞ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- LINE BREAK
- LAND HOOK

NUMBER	BEARING	DISTANCE
L1	S 33°06'20" W	21.34'
L2	N 32°57'48" E	21.53'
L3	S 56°46'26" E	61.93'
(L4)	(S 56°22'10" E)	(76.50')

NOTES:
ALL BEARING ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, CENTRAL ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

THIS SURVEY WAS PERFORMED FOR RIGHT-OF-WAY AND EASEMENT ACQUISITION PURPOSES. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

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.

STATE OF TEXAS REGISTERED M. STEPHEN TRUESDALE 4933 PROFESSIONAL LAND SURVEYOR

M. Stephen Truesdale 1AUG05

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

PAGE 4 OF 4

INLAND CIVIL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF

STEVEN L. FAUGHT

SCALE	CSJ #	PROJECT	COUNTY
1" = 100'	2211-01-021	RM 2338	WILLIAMSON

Texas Department of Transportation
© 2003

PARCEL 47

(Addendum)

Access Clause

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

County: Grayson
CSJ No: 2456-01-007
Highway: F.M. 1417
Parcel No: 53
Grantor: James P. Neill, Trustee

Situated in the County of Grayson, State of Texas, being a part of the William Tharp Survey, Abstract No. 1094, and being a part of the same tract of land described as 15.000 acres conveyed by Michael E. Snyder, Trustee and James H. Acklin to James P. Neill, Trustee by deed dated January 30, 1998, recorded in Volume 2615, Page 410, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument maintaining the Northwest corner of the said 15.000 acre tract at the intersection of the South right-of-way line of F. M. Highway No. 120 with the existing East right-of-way line of F. M. Highway No. 1417;

Thence South 49°32'31" West with said existing East right-of-way line of F. M. Highway No. 1417 and West line of the said 15.000 acre tract a distance of 112.34 feet to a 1/2" steel rod set for the Northeast corner of the herein described tract at the point of intersection of said West line and existing right-of-way line with the proposed new East right-of-way line of said Highway No. 1417, said rod being 100.00 feet right and perpendicular from highway centerline station 303+28.88, and being the **TRUE POINT-OF-BEGINNING**;

(1) Thence South 03°32'09" West with said proposed right-of-way line a distance of 531.50 feet to a 1/2" steel rod set marking the beginning of a curve to the right having a radius of 2009.86 feet, said rod being 100.00 feet right and perpendicular from highway centerline station 297+97.39;

(2) Thence in a Southerly direction continuing with said proposed right-of-way line and curve, (chord bears South 05°09'27" West, 113.75 feet), an arc distance of 113.77 feet to a 1/2" steel rod set for corner at the point of intersection of said proposed right-of-way line with the South line of the said 15.000 acre tract, said rod being 100.00 feet right and perpendicular from highway centerline station 296+89.28;

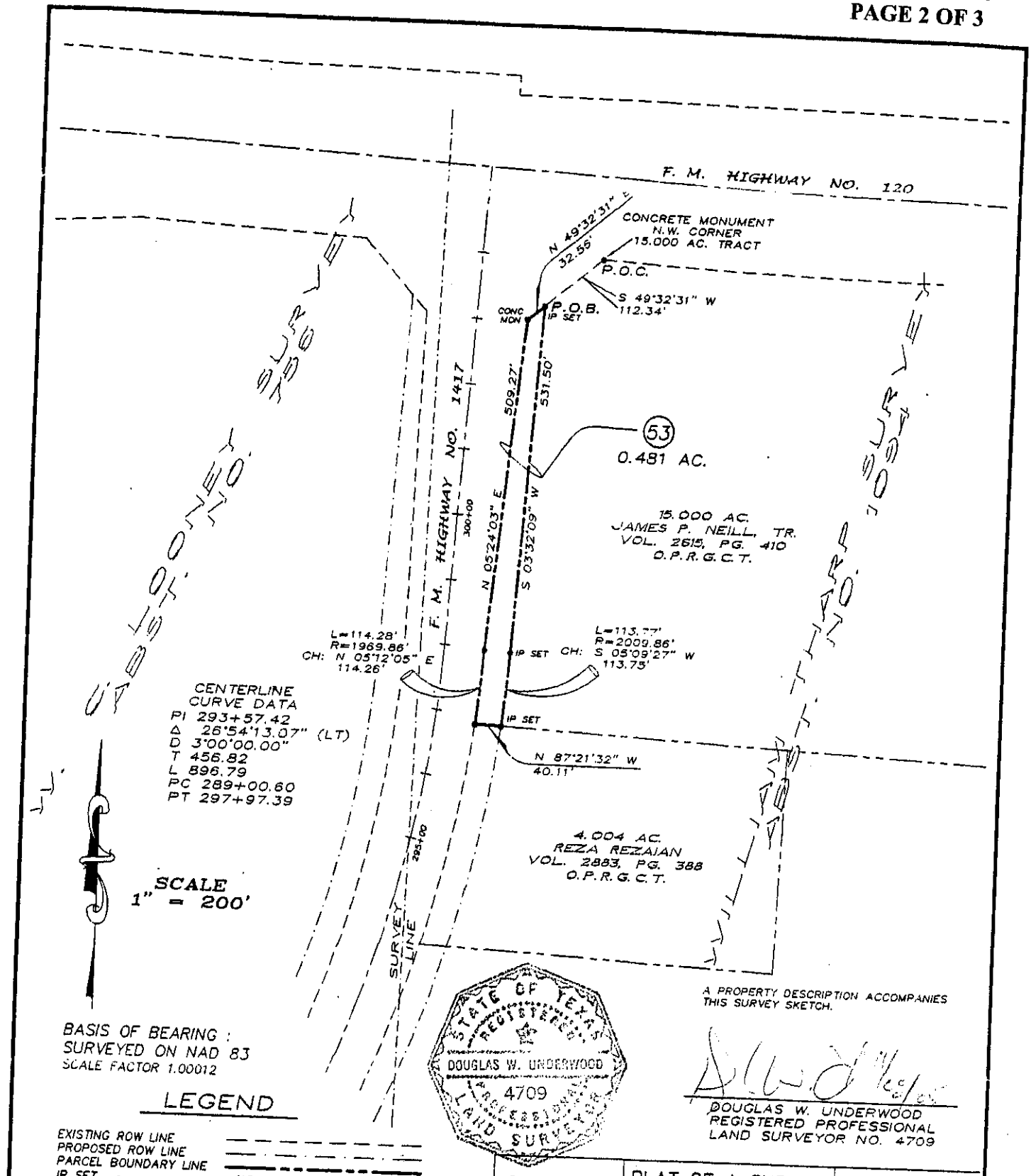
(3) Thence North 87°21'32" West a distance of 40.11 feet to the Southwest corner of the said 15.000 acre tract in the said existing East right-of-way line of Highway No. 1417;

(4) Thence in a Northerly direction with said existing right-of-way line and a curve to the left having a radius of 1969.86 feet, (chord bears North 05°12'05" East, 114.26 feet), an arc distance of 114.28 feet to the end of said curve;

(5) Thence North 05°24'03" East continuing with said existing right-of-way line a distance of 509.27 feet to the Westerly Northwest corner of the said 15.000 acre tract and an angle point in said right-of-way line;

(6) Thence North 49°32'31" East continuing with said existing right-of-way line and North line of the said 15.000 acre tract a distance of 32.56 feet to the Point-of-Beginning and containing 0.481 acres of land.

A Plat of even survey date accompanies this legal description:
SURVEYED ON THE GROUND SEPTEMBER, 2002
DOUGLAS W. UNDERWOOD, R.P.L.S.



A PROPERTY DESCRIPTION ACCOMPANIES THIS SURVEY SKETCH.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

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

DIST. NAME PARIS	PLAT OF A SURVEY OF PROPERTY JAMES P. NEILL, TRUSTEE	COUNTY GRAYSON
ROW CSJ 2456-01-007	F. M. HIGHWAY NO. 1417	DATE OF SURVEY SEPTEMBER 2002
ROW TAKING		0.481 AC.

(Addendum)

Access Clause

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

Account No.: 8023-1-81
C.S.J. No.: 3131-03-008
County: Lampasas
Highway: FM 2657

Property Description of
Parcel 28

BEING 0.084 of one acre of land situated in the W.J. McDowell Survey, Abstract No. 1005, Lampasas County, Texas, being part of the 0.982 acre tract of land described in deed to Clyde E. Payne, recorded in Volume 329, Page 238 of the Deed Records of Lampasas County, Texas, said 0.084 of one acre of land being more particularly described as follows:

Commencing at a 1/2" iron rod found for the northwest corner of beforementioned 0.982 acre tract, for the northeast corner of the 469 acre tract of land, described in deed to Dewald Cattle Company, recorded in Volume 168, Page 167 of the Deed Records of Lampasas County, Texas, and in the south right-of-way line of County Road 4875 (variable width ROW); thence, with the south right-of-way line of said County Road 4875, North 70°09'58" East, a distance of 193.75 feet to a 3/8" iron rod found for the intersection of the south right-of-way line of said County Road 4875 with the west right-of-way line of FM Highway 2657 (120' ROW) and for the beginning of a non-tangent curve to the left, having a central angle of 02°42'26", a radius of 1482.67 feet, and a chord bearing and distance of South 18°58'32" East, 70.05 feet for the **POINT OF BEGINNING**;

(1) **THENCE**, with the west right-of-way line of said FM Highway 2657, the following courses and distances to wit:
Southeasterly with said curve, an arc distance of 70.06 feet to a 1/2" iron rod found for corner;
South 20°38'10" East, a distance of 178.64 feet to a 1/2" iron rod found for the northeast corner of the 4.370 acre tract of land as described in deed to Melvin W. and Silvana Carlton, recorded in Volume 328, Page 134 of the Deed Records of Lampasas County, Texas;

(2) **THENCE**, with the north line of said 4.370 acre tract, South 69°50'42" West, a distance of 11.51 feet to a 5/8" iron rod set for corner, also being 70.00 feet right of and perpendicular to said FM Highway 2657 proposed centerline station 47+00.58;

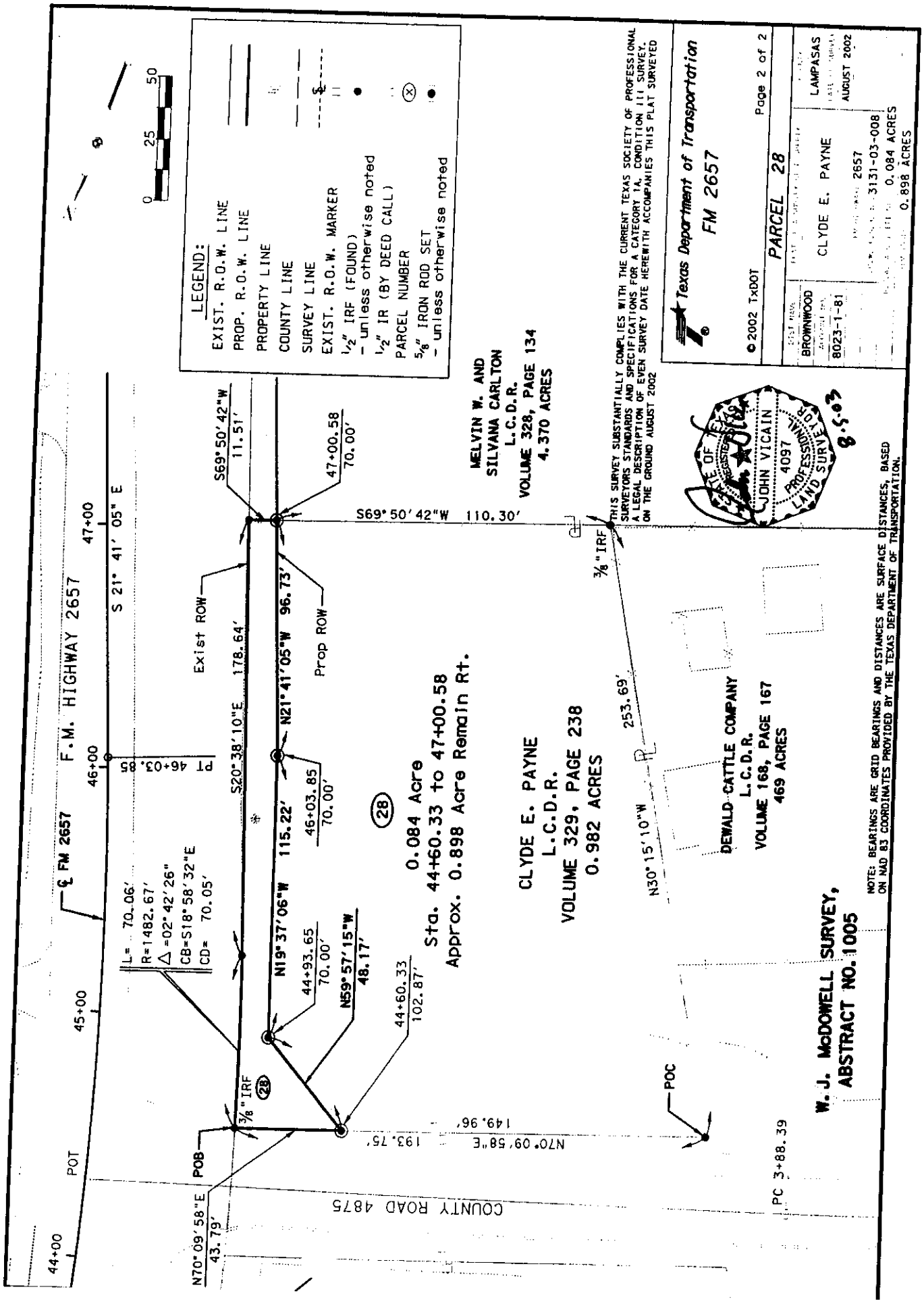
(3) **THENCE**, leaving the north line of said 4.370 acre tract, the following courses and distances to wit:
North 21°41'05" West, a distance of 96.73 feet to a 5/8" iron rod set for corner, also being 70.00 feet right of and radial to said FM Highway 2657 proposed centerline station 46+03.85;
North 19°37'06" West, a distance of 115.22 feet to a 5/8" iron rod set for corner, also being 70.00 feet right of and radial to said FM Highway 2657 proposed centerline station 44+93.65;
North 59°57'15" West, a distance of 48.17 feet to a 5/8" iron rod set in the south right-of-way line of said County Road 4875, also being 102.87 feet right of and radial to said FM Highway 2657 proposed centerline station 44+60.33;

(4) **THENCE**, with the south right-of-way line of said County Road 4875, North 70°09'58" East, a distance of 43.79 feet to the **POINT OF BEGINNING** and containing 0.084 of one acre of land.

Bearings are grid bearings and distances are surface distances based on NAD 83 coordinates provided by the Texas Department of Transportation. A plat of even survey date herewith accompanies this legal description. Surveyed on the ground August 2002.

John Vicain
Registered Professional Land Surveyor
of the State of Texas

REGISTERED
JOHN VICAIN
4097
PROFESSIONAL
LAND SURVEYOR
8.5.03


LEGEND:
EXIST. R.O.W. LINE
PROP. R.O.W. LINE
PROPERTY LINE
COUNTY LINE
SURVEY LINE
EXIST. R.O.W. MARKER
1/2" IRF (FOUND)
- unless otherwise noted
1/2" IR (BY DEED CALL)
PARCEL NUMBER
5/8" IRON ROD SET
- unless otherwise noted
0 25 50
Texas Department of Transportation
FM 2657
Page 2 of 2
©2002 TxDOT
PARCEL 28
BROWNWOOD
8023-1-81
CLYDE E. PAYNE
2657
3131-03-008
0.084 ACRES
0.898 ACRES
LAMPASAS
AUGUST 2002
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT SURVEYED ON THE GROUND AUGUST 2002
STATE OF TEXAS
REGISTERED
JOHN VICAIN
4097
PROFESSIONAL
LAND SURVEYOR
8-5-03
MELVIN W. AND
SILVANA CARLTON
L.C.D.R.
VOLUME 328, PAGE 134
4.370 ACRES
S69° 50' 42"W 11.51'
47+00.58
70.00'
S69° 50' 42"W 110.30'
3/8" IRF
253.69'
N30° 15' 10"W
DEWALD CATTLE COMPANY
L.C.D.R.
VOLUME 168, PAGE 167
469 ACRES
CLYDE E. PAYNE
L.C.D.R.
VOLUME 329, PAGE 238
0.982 ACRES
0.084 Acre
Sta. 44+60.33 to 47+00.58
Approx. 0.898 Acre Remain Rt.
28
Exist ROW
Prop ROW
N21° 41' 05"W 96.73'
S20° 38' 10"E 178.64'
46+03.85
70.00'
N19° 37' 06"W 115.22'
44+93.65
70.00'
N59° 57' 15"W
48.17'
44+60.33
102.87'
F.M. HIGHWAY 2657
S 21° 41' 05" E
47+00
46+00
45+00
44+00
PT 46+03.85
℄ FM 2657
L= 70.06'
R=1482.67'
Δ =02° 42' 26"
CB=S18° 58' 32"E
CD= 70.05'
POT
POB
3/8" IRF
N70° 09' 58"E
43.79'
N70° 09' 58"E
193.75'
149.96'
POC
PC 3+88.39
COUNTY ROAD 4875
W. J. McDOWELL SURVEY,
ABSTRACT NO. 1005
NOTE: BEARINGS ARE GRID BEARINGS AND DISTANCES ARE SURFACE DISTANCES, BASED ON NAD 83 COORDINATES PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

ACCESS CLAUSE

Access will be permitted to the highway facility to the remainder of the property lying west of FM 2657.

Account No.: 8023-1-81
C.S.J. No.: 3131-03-008
County: Lampasas
Highway: FM 2657

Property Description of
Parcel 55

BEING 0.322 of one acre of land situated in the J.M. Clements Survey, Abstract No. 1095, Lampasas County, Texas, being part of Lots 6 and 7, Block One, of Allen Estates Section No. 2, an addition to Lampasas County, Texas, according to the plat thereof recorded in Cabinet 1, Slide 113 of the Plat Records of Lampasas County, Texas, and described in deed to L.C. and Ruby H. Mack, and recorded in Volume 184, Page 430, and Volume 164, Page 406, of the Deed Records of Lampasas County, Texas, said 0.322 of one acre of land being more particularly described as follows:

Commencing at a 1/2" iron rod found for the northwest corner of beforementioned Lot 6 and the southwest corner of Lot 5, Block One, of Allen Estates Section No.2, and described in deed to Lila Petty Smith, recorded in Volume 373, Page 66 of the Deed Records of Lampasas County, Texas; thence with the common line of said Lot 5 and said Lot 6, Block One, South 62°48'19" East, a distance of 415.47 feet to a 1.25" iron pipe found in the west right-of-way line of FM Highway 2657 (120' ROW) for the **POINT OF BEGINNING**;

(1) **THENCE**, with the west right-of-way line of said FM Highway 2657, the following courses and distances to wit:
South 27°13'29" West, a distance of 149.98 feet to a 1/2" iron rod found for the easterly common corner of Lots 6 and 7, Block One;
South 27°13'29" West, a distance of 149.97 feet to a 1.25" iron pipe found for the northeast corner of Lot 8, Block One, of Allen Estates Section No. 2 and described in deed to Perry L. and Thelma J. Hickey, recorded in Volume 259, Pages 504-506 of the Deed Records of Lampasas, County, Texas;

(2) **THENCE**, leaving the west right-of-way line of said FM Highway 2657 with the common line of said Lots 7 and 8, Block One, North 62°50'07" West, a distance of 57.47 feet to a 5/8" iron rod set for corner, also being 93.03 feet right of and perpendicular to said FM Highway 2657 proposed centerline station 145+38.18;

(3) **THENCE**, leaving the north line of said Lot 8, the following courses and distances to wit:
North 33°59'35" East, a distance of 140.08 feet to a 5/8" iron rod set, also being 70.00 feet right of and perpendicular to said FM Highway 2657 proposed centerline station 144+00.00;
North 24°31'52" East, a distance of 10.90 feet to a 5/8" iron rod set in the common line of said Lots 6 and 7, Block One, also being 70.00 feet right of and perpendicular to said FM Highway 2657 proposed centerline station 143+89.11;
North 24°31'52" East, a distance of 150.15 feet to a 5/8" iron rod set in the common line of said Lots 5 and 6, Block One, also being 70.00 feet right of and perpendicular to said FM Highway 2657 proposed centerline station 142+39.02;

(4) **THENCE**, with the south line of said Lot 5, South 62°48'19" East, a distance of 48.53 feet to the **POINT OF BEGINNING** and containing 0.322 of one acre of land.

Bearings are grid bearings and distances are surface distances based on NAD 83 coordinates provided by the Texas Department of Transportation. A plat of even survey date herewith accompanies this legal description. Surveyed on the ground February 2003.

John Vicain
Registered Professional Land Surveyor
of the State of Texas

JOHN VICAIN
4097
PROFESSIONAL
SURVEYOR
2-5-03

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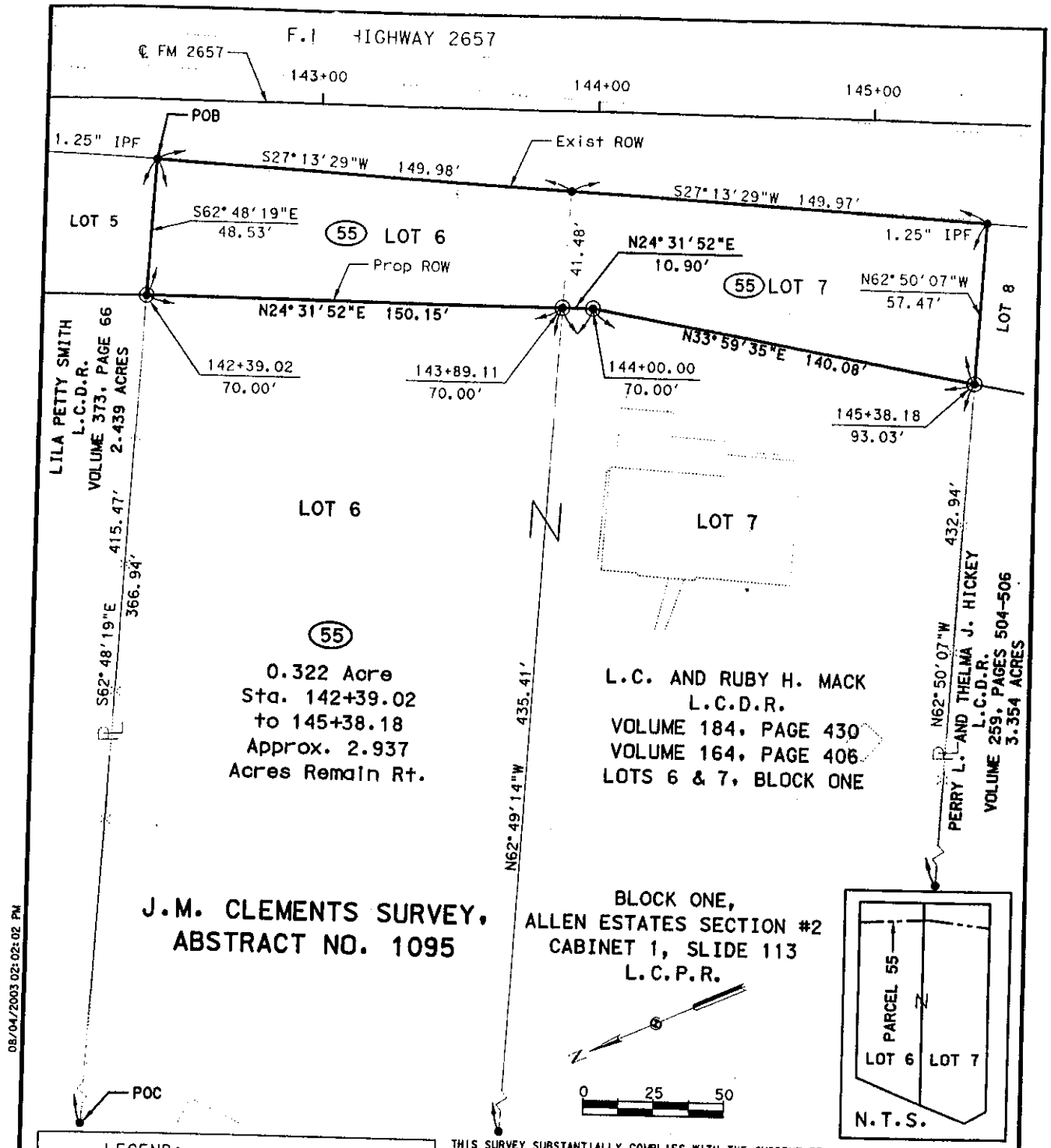

08/04/2003 02:02:02 PM

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LEGEND:

- EXIST. R.O.W. LINE
- PROP. R.O.W. LINE
- PROPERTY LINE
- COUNTY LINE
- SURVEY LINE
- EXIST. R.O.W. MARKER
- 1/2" IRF (FOUND) - unless otherwise noted
- 1/2" IR (BY DEED CALL)
- PARCEL NUMBER
- 5/8" IRON ROD SET - unless otherwise noted

NOTE: BEARINGS ARE GRID BEARINGS AND DISTANCES ARE SURFACE DISTANCES, BASED ON NAD 83 COORDINATES PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT SURVEYED ON THE GROUND FEBRUARY 2003

STATE OF TEXAS REGISTERED JOHN VICAIN 4097 PROFESSIONAL LAND SURVEYOR

8.5.03

Texas Department of Transportation
FM 2657

© 2002 TxDOT

Page 2 of 2

PARCEL 55

BROWNWOOD	L.C. AND RUBY H. MACK	LAMPASAS
8023-1-81	2657 3131-03-008 0.322 ACRES 2.937 ACRES	FEBRUARY 2003

(Addendum)

Access Clause

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

May, 2001
Parcel No. 241

County:	Harris
Highway:	Gulf Bank Road
Project Limits:	U.S. Hwy 290 to U.S. Hwy. 59
Account Number:	6012-50-2

PROPERTY DESCRIPTION FOR PARCEL NO. 241

Being 0.0459 of one acre (1,999 square feet) of land, more or less, situated in the Whitney Britton Survey, Abstract No. 117, Harris County, Texas, being a portion of a 0.2221 acre tract, being Lots 1 and 2, Block 2 of the North Houston Heights Subdivision as shown on map or plat and recorded in the Harris County Map Records (H.C.M.R.) in Volume 9, Page 58, and being part of that certain tract of land as conveyed in deed from Viola Scarlett Morrow to Geneva E. Crawford and Charles Dennis Bedford, dated December 18, 1979, as recorded in the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.), Texas under County Clerk's File No. G367085, Film Code No. 146-99-2291, said 0.0459 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found at the southeast corner of said Lot 2, Block 2, and the southwest corner of Lot 3, being part of that certain tract of land as conveyed in deed to James M. Holmes, dated October 4, 1994, as recorded in the Official Public Records of Real Property Harris County, Texas under County Clerk's File No. R099401, Film Code No. 501-37-1533, thence as follows;

North 02° 10' 09" West, along the common line of said Lots 2 and 3, a distance of 76.89 feet to a 5/8-inch iron rod with TxDOT aluminum cap found at the intersection with the proposed south right-of-way line of Gulf Bank Road, and being the POINT OF BEGINNING of the parcel herein described and having surface coordinates of X=3,165,099.66, Y=766,402.50; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone; all distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870;

1) THENCE, South 87° 37' 16" West, along the proposed south right-of-way line of Gulf Bank Road, a distance of 99.94 feet to a 5/8-inch iron rod with TxDOT aluminum cap found at the intersection with the east right-of-way line of Washington Avenue (based on a width of 30 feet);

2) THENCE, North 02° 10' 09" West, along the east right-of-way line of Washington Avenue, a distance of 20.00 feet to a point for corner at the intersection with the existing south right-of-way line of Gulf Bank Road;

May, 2001
Parcel No. 241

3) THENCE, North 87° 37' 16" East, along the existing south right-of-way line of Gulf Bank Road, a distance of 99.94 feet to a point for corner at the intersection with the common line of said Lots 2 and 3;

4) THENCE, South 02° 10' 09" East, along the common line of said Lots 2 and 3, a distance of 20.00 feet to the POINT OF BEGINNING, and containing 0.0459 of one acre (1,999 square feet) of land, more or less.

NOTES: A plat of even date accompanies this metes and bounds description.
Deed information current to August, 2000.

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

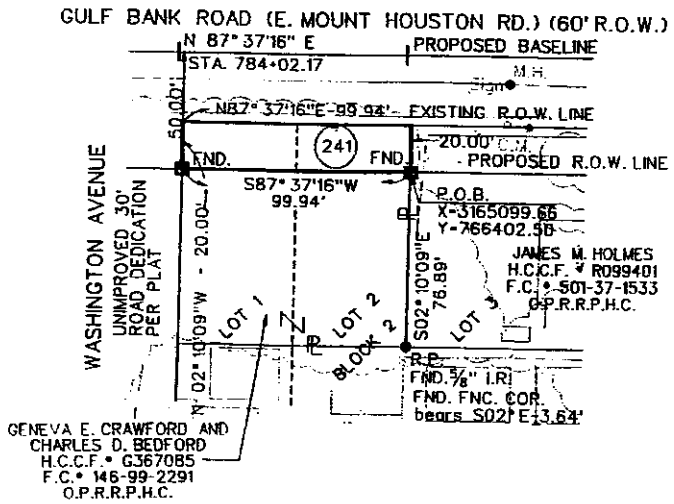
5-22-01

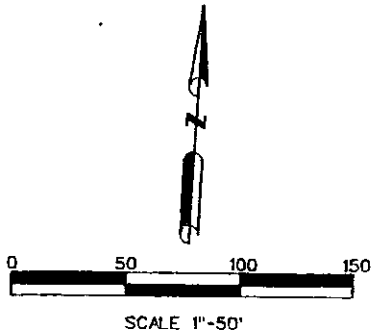
Mary E. Chruszczak
Registered Professional
Land Surveyor No. 4968

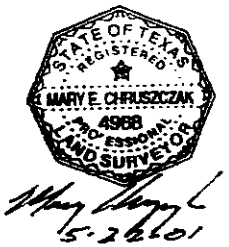
Prepared by:

Edwards and Kelcey
654 North Sam Houston Parkway East, Suite 144
Houston, Texas 77060
Job No. 26599-4018

WHITNEY BRITTON SURVEY
ABSTRACT 117







● Indicates fnd/set 5/8-inch iron rod unless otherwise noted.

■ Indicates fnd/set 5/8 inch iron rod with TxDOT Aluminum Cap.

EXISTING	TAKING	REMAINING
0.2221 Ac.	0.0459 Ac.	0.1762 Ac.
	1,999 Sq. Ft.	

NORTH HOUSTON HEIGHTS SUBDIVISION
VOLUME 9 PAGE 58
H.C.M.R.

NOTES:

1. Metes and bounds of even date accompanies this plat.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone; all distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.
3. Deed information current to August, 2000.

PARCEL 241
ACCOUNT NO. 6012-50-2

PARCEL PLAT
SHOWING PROPERTY OF
Geneva E. Crawford and
Charles D. Bedford
PROPOSED GULF BANK ROAD HARRIS COUNTY
C.S.J. 8003-12-008
SCALE 1" = 50' MAY, 2001
prepared by:
EDWARDS AND KELCEY
Tel. (281) 931-9920 Fax (281) 931-8929

MINUTE ORDER EXHIBIT 13
PAGE 3 OF 4

(Addendum)

Access Clause

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

May, 2001
Parcel No. 254

County:	Harris
Highway:	Gulf Bank Road
Project Limits:	U.S. Hwy 290 to U.S. Hwy. 59
Account Number:	6012-50-2

PROPERTY DESCRIPTION FOR PARCEL NO. 254

Being 0.268 of one acre (11,697 square feet) of land, more or less, situated in the Whitney Britton Survey, Abstract No. 117, Harris County, Texas, being a portion of a 15.831 acre tract, and being part of that certain tract of land as conveyed in deed from Levitz Plaza, L.T.D. to Jerry J. Moore and wife, Jean H. Moore, dated January 25, 1985, as recorded in the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.), Texas under County Clerk's File No. J874742, Film Code No. 005-76-0931, said 0.268 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch bolt found at the northwest corner of the said 15.831 acre tract, thence as follows:

South 02° 31' 15" East, along the west line of said 15.831 acre tract, a distance of 619.73 feet to a 5/8-inch iron rod with TxDOT aluminum cap found at the intersection with the proposed north right-of-way line of Gulf Bank Road, being in the east line of Lot 10, Block 5 of the Replat of Orange Grove Subdivision, as shown on map or plat and recorded in the Harris County Map Records in Volume 13, Page 31, being that certain tract of land as conveyed in deed from Kenneth Clyde Rader and wife, Tracy Kamblar Rader to Johnnie Lee Stowers and wife, Marion M. Stowers, dated October 1, 1981, as recorded in the O.P.R.R.P.H.C. under County Clerk's File No. H177879, Film Code No. 197-91-1087, and being the POINT OF BEGINNING of the parcel herein described and having surface coordinates of X=3,165,871.52, Y=766,534.65; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone; all distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870;

1) THENCE, North 87° 37' 16" East, along the proposed north right-of-way line of Gulf Bank Road, a distance of 610.70 feet to a set 5/8-inch rod with TxDOT aluminum cap at the intersection with the existing north right-of-way line of Gulf Bank Road;

2) THENCE, South 66° 26' 49" West, along the existing north right-of-way line of Gulf Bank Road, a distance of 55.37 feet to an angle point, from which a found brass highway monument bears, South 02° East, a distance of 0.35 feet;

May, 2001
Parcel No. 254

3) THENCE, South 87° 37' 16" West, along the existing north right-of-way line of Gulf Bank Road, a distance of 559.02 feet to a 1-inch iron pipe found at the intersection with the common line of said Lot 10 and 15.831 acre tract;

4) THENCE, North 02° 31' 15" West, along the common line of said Lot 10 and the 15.831 acre tract, a distance of 20.00 feet to the POINT OF BEGINNING, and containing 0.268 of one acre (11,697 square feet) of land, more or less.

NOTES: A plat of even date accompanies this metes and bounds description.
Deed information current to August, 2000.

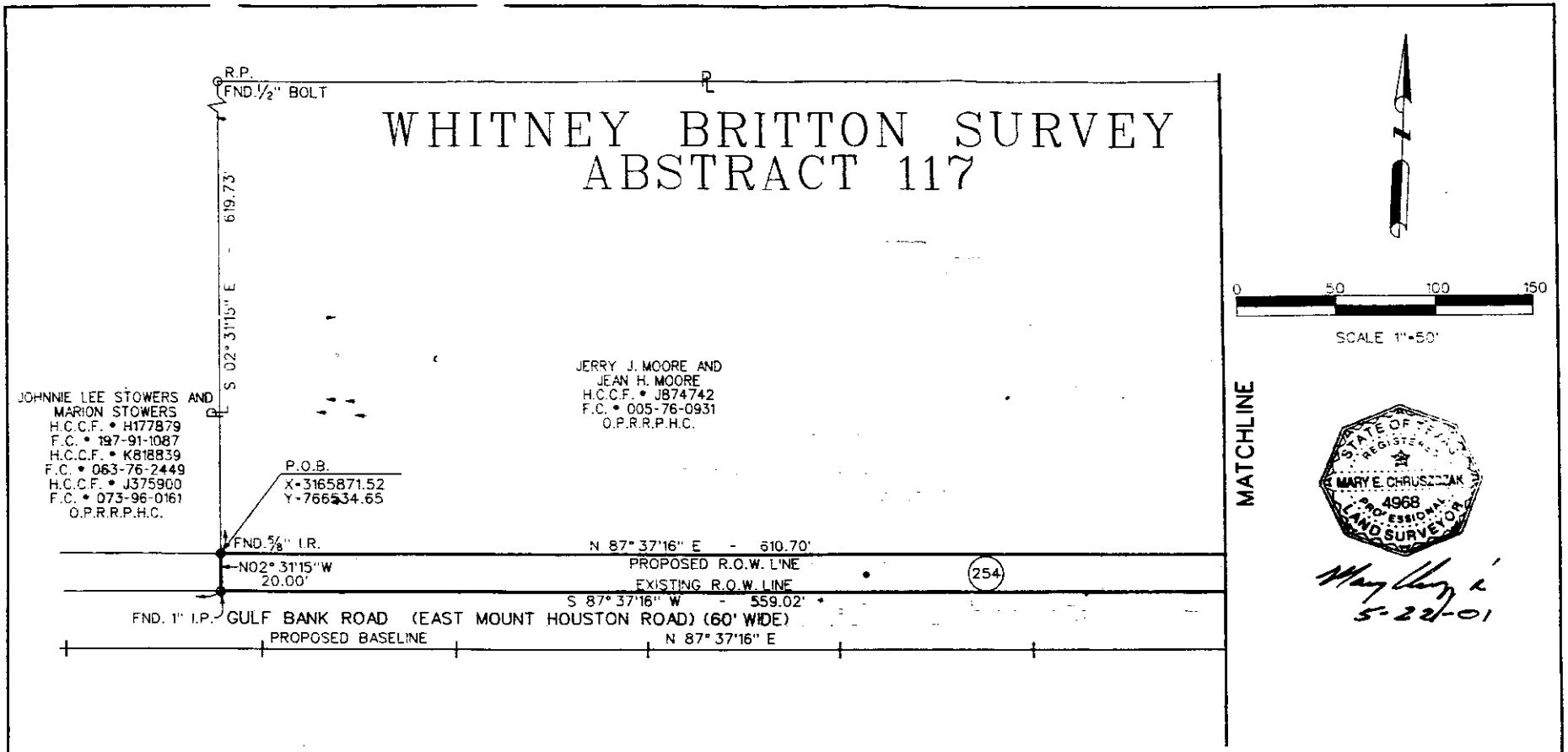
STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

5-22-01

Mary E. Chruszczak
Registered Professional
Land Surveyor No. 4968

Prepared by:

Edwards and Kelcey
654 North Sam Houston Parkway East, Suite 144
Houston, Texas 77060
Job No. 26599-4018



EXISTING	TAKING	REMAINING
15.831 Ac.	0.268 Ac.	15.563 Ac.
	11,697 Sq. Ft.	

● Indicates fnd/set 5/8-inch iron rod unless otherwise noted.
■ Indicates fnd/set 5/8-inch iron rod with TxDOT Aluminum Cap.

NOTES:

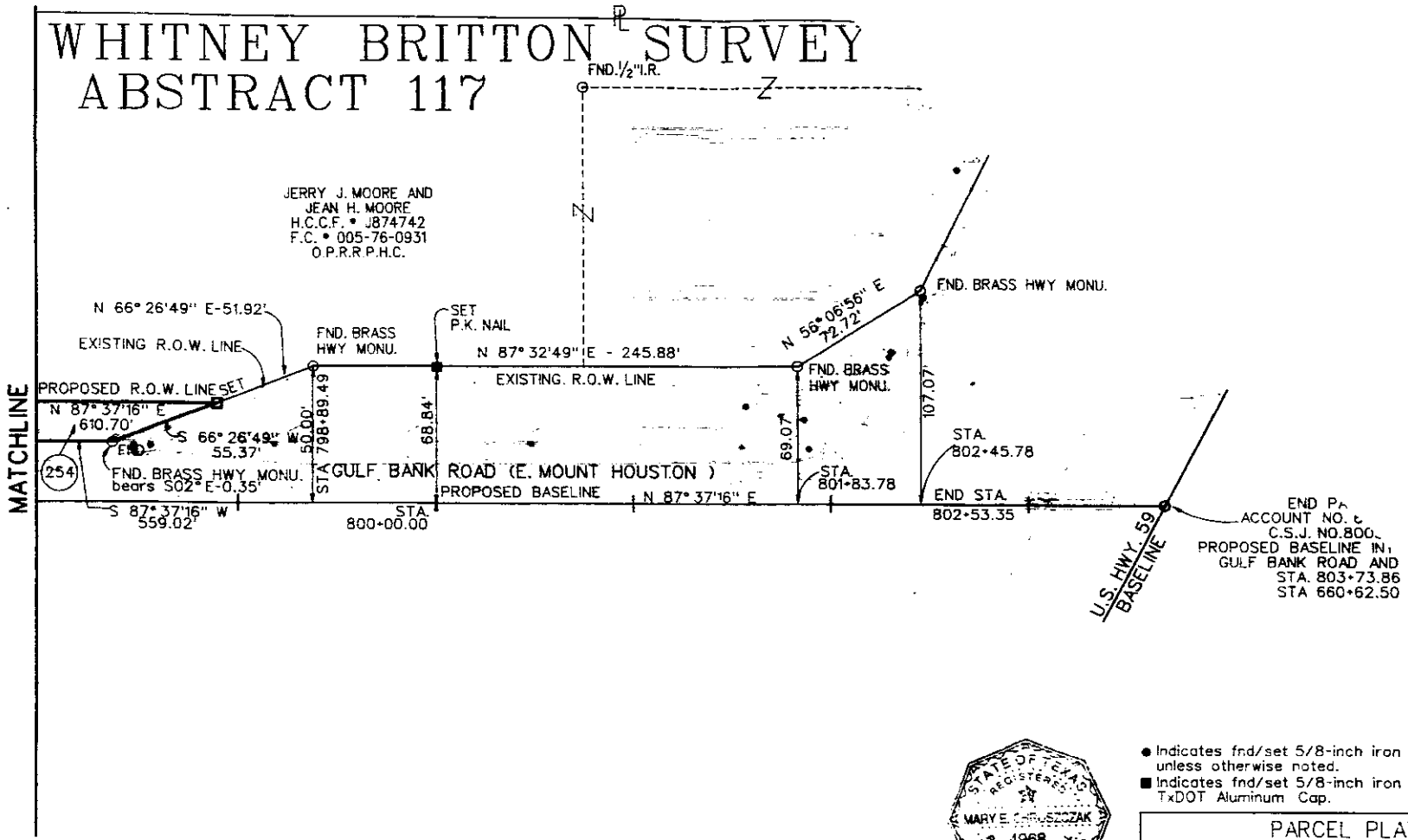
1. Metes and bounds of even date accompanies this plat.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone; all distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.
3. Deed information current to August, 2000.

PARCEL 254
Sheet 1 Of 2 ACCOUNT NO. 6012-50-2

PARCEL PLAT
SHOWING PROPERTY OF
Jerry J. Moore and
Jean H. Moore
PROPOSED GULF BANK ROAD HARRIS COUNTY
C.S.J. 8003-12-008
SCALE 1" = 50' MAY, 2001
prepared by:
EDWARDS AND KELCEY
Tel (281) 931-9920 Fax (281) 931-8929

FILE: f:\projects\028599\4018\dgn\par252.dgn

MINUTE ORDER EXHIBIT 14
PAGE 3 OF 5



NOTES:

1. Metes and bounds of even date accompanies this plat.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone; all distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.
3. Deed information current to August, 2000.

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

5-22-01

PARCEL 254

Sheet 2 Of 2 ACCOUNT NO. 6012-50-2

● Indicates fnd/set 5/8-inch iron rod unless otherwise noted.
■ Indicates fnd/set 5/8-inch iron rod with TxDOT Aluminum Cap.

PARCEL PLAT
SHOWING PROPERTY OF
Jerry J. Moore and
Jean H. Moore
PROPOSED GULF BANK ROAD HARRIS COUNTY
C.S.J. 8003-12-008
SCALE 1" = 50' MAY, 2001
prepared by:
EDWARDS AND KELCEY
Tel. (281) 931-9920 Fax (281) 931-8929

Ref. Files:GBPROP.DGN, GBTR DGN, PL15.DGN

(Addendum)

Access Clause

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

Parcel 11

COUNTY	: El Paso
HIGHWAY	: Buford Road
LIMITS	: From Rio Vista Road To F.M. 76 (North Loop Road)
ROW CSJ	: 8056-24-003
ACCOUNT	: 6024-00-02
OWNER	: D.H.P.J. LLC CALIFORNIA LIMITED LIABILITY CO.
DATE	: January 13, 2003

PROPERTY DESCRIPTION

PARCEL 11

Being the description of 0.128 hectares (0.317 acres) of land out of Tract 22A1, Block 9, Socorro Grant, within the corporate limits of the City of Socorro, El Paso County, Texas, as described in Volume 3988, Page 1470, El Paso County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar with aluminum cap stamped "TxDOT R-O-W LS1976" set at the intersection of the North right-of-way of Buford Road with the Western boundary of Buford Station (Union Pacific Railroad) which is also the Southeast corner of said Tract 22A1, also being the Southeast and beginning corner of this parcel; said beginning corner has a TxDOT project coordinate value of North = 3,235,528.138 meters, East = 136,308.743 meters and is located 1.327 meters left of proposed centerline station 1+397.441, from said corner, an old 1" iron pipe found for the Northeast corner of Tract 22A1 and Northwest corner of said Buford Station bears North 34°04'53" West (Record=North 37°10' West), 130.113 meters (426.88 feet, Record=427.00 feet);

1. **THENCE** North 73°02'16" West (Record=North 76°07' West), with the North right-of-way f Buford Road, 108.544 meters (356.11 feet, Record=356.02 feet) to a 5/8" rebar with aluminum cap stamped "TxDOT R-O-W LS1976" set on the East boundary of the Middle Drain, as described in Volume 3002, Page 1025, El Paso County Deed Records, for the Southwest corner of Tract 22A1 and for the Southwest corner of this parcel;

Parcel 11

2. **THENCE** North 16°45'41" West (Record=North 19°51'09" West), with the said common boundary of Tract 22A1 and the Middle Drain, 14.659 meters (48.09 feet) to a 5/8" rebar with aluminum cap stamped "TxDOT R-O-W LS1976" (to be replaced with a TxDOT Type II monument, 4" bronze disk set in concrete, after acquisition is complete) set for the Northwest corner of this parcel;

3. **THENCE** South 73°02'16" East, 101.602 meters (333.34 feet) to a 5/8" rebar with aluminum cap stamped "TxDOT R-O-W LS1976" (to be replaced with a TxDOT Type II monument, 4" bronze disk set in concrete, after acquisition is complete) set on the common boundary of Tract 22A1 and Buford Station (Union Pacific Railroad) for the Northeast corner of this parcel;

4. **THENCE** South 34°04'53" East (Record=South 37°10' East), with the said common boundary of Tract 22A1 and Buford Station, 19.392 meters (63.62 feet) to the point of beginning.

TRACT TOTAL	= 0.667 HECTARES (1.649 ACRES)
PARCEL AREA	= 0.128 HECTARES (0.317 ACRES)
REMAINING	= 0.539 HECTARES (1.332 ACRES)

NOTES:

(1) This description is accompanied by a separate plat of the same date.
(2) English units are provided for information only.
(3) Coordinates referred to in this description are surface values in meters. To convert these values to the Texas Coordinate System, Central Zone, NAD83, multiply by the factor 0.99977750 (reciprocal of 1.00022255).

Pages Parcel 11

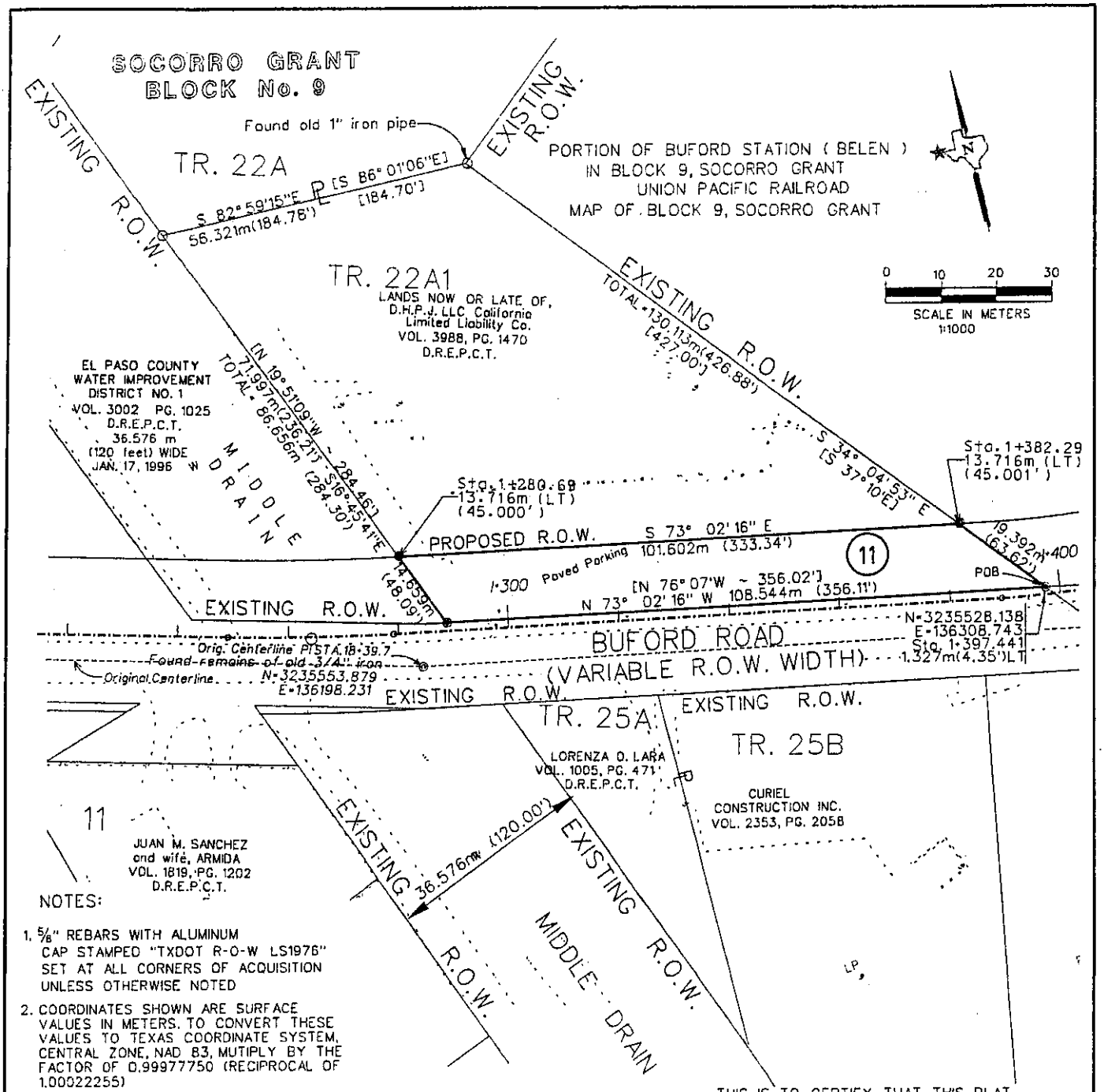
(4) The bearings contained in this description are based upon the Texas Coordinate System, Central Zone, NAD83.

(5) Bearings and coordinates referred to in this description were derived from National Geodetic Survey Stations "Belen (1980)" and "Lock RM3 (1980)". Published coordinates used are as follows:

"Belen" 1993 Adjustment: X=139,245.810M,
Y=3,240,091.533M.
"Lock RM3" 1993 Adjustment: X=133,558.558M
Y=3,232,889.056M

This survey upon which this description is based was performed on the ground by me or under my supervision, beginning September 19, 2002, thru today, January 13, 2003.

Robert L. Pounds
Registered Professional Land Surveyor
POUNDS SURVEYING, INC.



NOTES:

1. 5/8" REBARS WITH ALUMINUM CAP STAMPED "TXDOT R-O-W LS1976" SET AT ALL CORNERS OF ACQUISITION UNLESS OTHERWISE NOTED
2. COORDINATES SHOWN ARE SURFACE VALUES IN METERS. TO CONVERT THESE VALUES TO TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, MUTIPLY BY THE FACTOR OF 0.99977750 (RECIPROCAL OF 1.00022255)
3. BASIS OF BEARING: THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE,(NAD83). BEARINGS AND COORDINATES WERE DERIVED FROM NATIONAL GEODETIC SURVEY STATIONS "BELEN(1980)" AND "LOCK RM3(1980)". PUBLISHED COORDINATES :
   "BELEN" 1993 ADJUSTMENT:
   X=139,245.810m Y=3,240,091.533m
   "LOCK RM3" 1993 ADJUSTMENT:
   X=133,558.558m Y=3,232,889.056m
4. THIS PLAT ACCOMPANIES FIELD NOTES OF SAME DATE.
5. DISTANCES SHOWN IN PARENTHESES () ARE U.S. SURVEY FEET VALUES THAT ARE CONVERTED FROM THE ADJACENT METRIC VALUE FOR INFORMATION ONLY
6. DISTANCES SHOWN IN BRACKETS [] ARE RECORD VALUES THAT ARE DIFFERENT FROM DERIVED FIELD SURVEY VALUES.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

POUNDS SURVEYING INC.
240 THUNDERBIRD DR
EL PASO, TX
(915)584-9455

PARCEL : 11
LEGAL : PORTION OF TRACT 22A1 BLOCK 9 SOCORRO GRANT
WHOLE :0.667Ha (1.649Ac)
REQUIRED : 0.128Ha (0.317Ac)
REMAINING : 0.539Ha (1.332Ac)

Texas Department of Transportation
EL PASO DISTRICT

Rev.	Description	Date	By

RIGHT OF WAY ACQUISITION
OVER LANDS NOW OR LATE OF :
D.H.P.J. LLC CALIFORNIA
LIMITED LIABILITY CO.
SITUATED IN : CITY OF SOCORRO, EL PASO COUNTY, TEXAS

ROW CSJ 8056-24-003
Parcel 11
FB ____ Pg. ____
Date January 13, 2003
Drawn By JLR Checked MB
FB ____ Pg. 4 OF 4

County: El Paso
ROW CSJ No.: 8056-24-003
Highway: Horizon Blvd. / Buford Road
Parcel: 11
From: Rio Vista Road
To: FM 76 (North Loop Road)

Access Clause

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

May 01, 2005

County: Bell
Highway: IH 35
Limits: Williamson County Line to FM 2843
ROW CSJ: 0015-07-076

Property Description
For Parcel 40

BEING 0.744 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE H.W. HURD SURVEY, ABSTRACT 398 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 3.02 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARTIN E. JANCZAK AND WIFE, JANICE R. JANCZAK IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 4122, PAGE 150 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod in the south line of said 3.02 acres and an interior corner of the remainder of a called 56.00 acre tract of land described in deed to Alfred B. Guinn recorded in Volume 3101, Page 621 of the D.R.B.C.T. for the northwest corner of a called 1.000 acre tract of land described in deed to Salado Water Supply Corp. recorded in Volume 3699, Page 525 of the D.R.B.C.T.;

THENCE North 74°35'47" West 218.34 feet with the south line of said 3.02 acres and the north line of the remainder of said 56.00 acres to a set Type II monument in the proposed east right-of-way line of Interstate Highway 35 (I.H. 35) for the **POINT OF BEGINNING**;

(1) THENCE North 74°35'47" West 131.14 feet with the south line of said 3.02 acres and the north line of the remainder of said 56.00 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing east right-of-way line of I.H. 35 being the east line of a called 11.145 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 622, Page 212 of the D.R.B.C.T. for the southwest corner of said 3.02 acres and a northwesterly corner of the remainder of said 56.00 acres and;

(2) THENCE North 15°19'09" East 243.65 feet with the existing east right-of-way line of I.H. 35 and the west line of said 3.02 acres to a calculated point for the northwest corner of said 3.02 acres and the southwest corner of a called 3.00 acre tract of land described in deed to Steve D. Brown and Donna C. Brown recorded in Volume 4007, Page 388 of the D.R.B.C.T.;

(3) THENCE South 73°18'35" East 136.42 feet with the north line of said 3.02 acres and the south line of said 3.00 acres, passing a found 1/2" iron road at 1.96 feet, to a set 5/8" iron rod with Texas Department of Transportation aluminum cap in the proposed east right-of-way line of I.H. 35;

(4) THENCE South 16°34'01" West 240.64 feet crossing through said 3.02 acres with the proposed east right-of-way line of I.H. 35 to the **POINT OF BEGINNING.**

This parcel contains 0.744 of one acre of land, more or less, out of the H.W. Hurd Survey, Abstract No. 398 in Bell County, Texas.

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

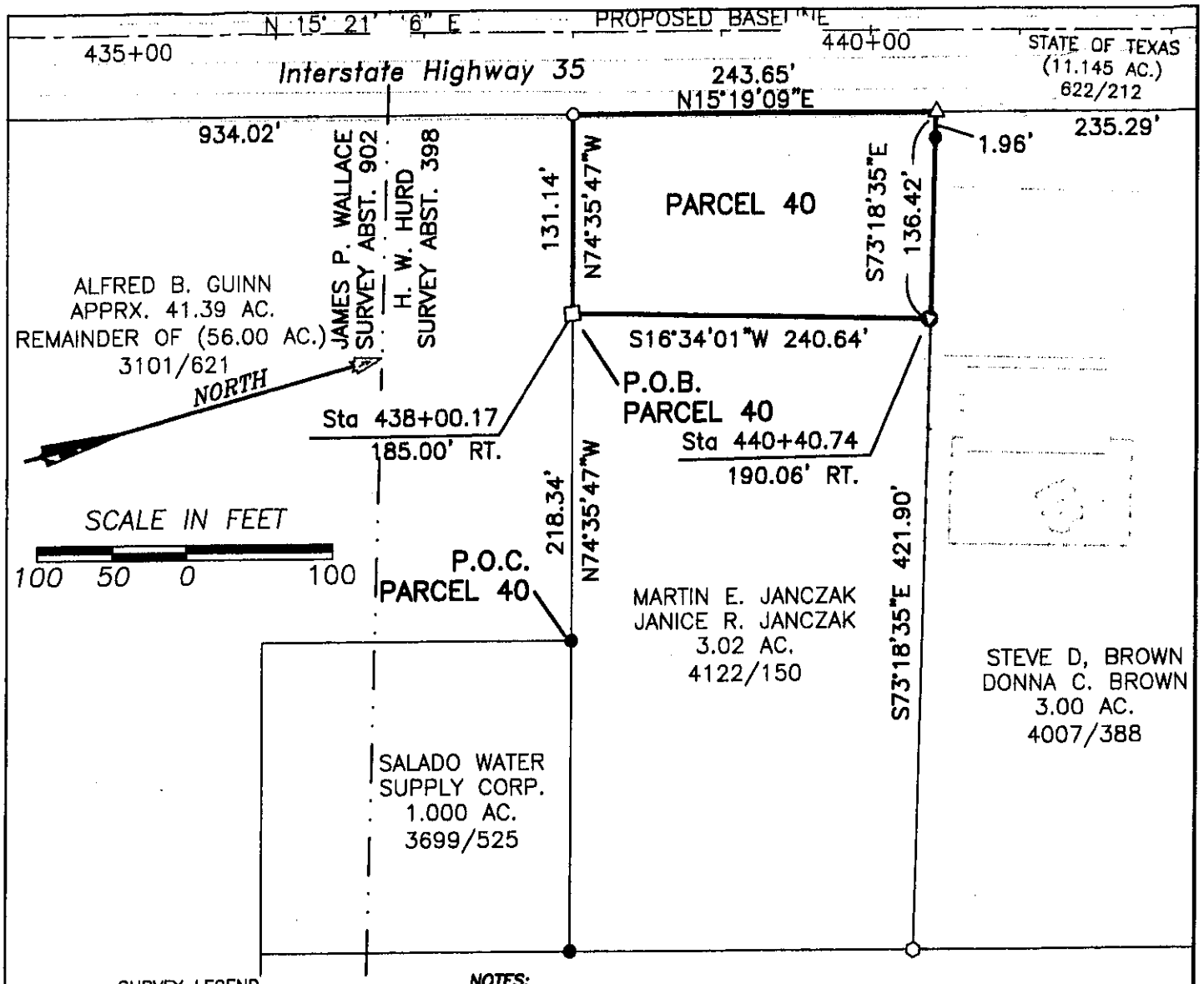
All bearings are based on the Texas State Plane Coordinate System, Central Zone, and NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

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

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

David R. Hartman 5/01/05

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



SURVEY LEGEND

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

NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 5/01/05

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

STATE OF TEXAS REGISTERED DAVID R. HARTMAN 5264 PROFESSIONAL LAND SURVEYOR

PARCEL 40	ACRES: 0.744
HIGHWAY: IH-35	COUNTY: BELL
ROW CSJ: 0015-07-076	DATE: 05/01/05
SCALE: 1" = 100'	SHEET 3 of 3
PROJECT NAME: IH 35 SALADO	JOB NUMBER: 032-04-024

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

March 22, 2005

County: Bell
Highway: IH 35
Limits: Williamson County Line to FM 2843
ROW CSJ: 0015-07-076

Access Denial Line
For Parcel 41(AC)

BEING AN ACCESS DENIAL LINE OUT OF THE H.W. HURD SURVEY, ABSTRACT NO. 398, IN BELL COUNTY, TEXAS AND BEING ALONG PART OF A CALLED 15.140 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO 7KX INVESTMENTS RECORDED IN VOLUME 5162, PAGE 787 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found Type I monument in the existing south right-of-way line of F.M. 2843 being the south line of a called 1.67 acre tract of land described in deed to the State of Texas for right-of-way recorded in Volume 933, Page 482 of the D.R.B.C.T. and in the north line of said 15.140 acres;

THENCE South 88°02'38" East 852.42 feet with the existing south right-of-way line of F.M. 2843 and the north line of said 15.140 acres to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap stamped "COA" for the **POINT OF BEGINNING** of the Access Denial line;

(1) THENCE South 88°02'38" East 169.50 feet along the Access Denial Line with the existing south right-of-way of F.M. 2843 and the north line of said 15.140 acres to a found Type I monument

(2) THENCE South 36°20'09" East 92.72 feet along the Access Denial Line with the existing south right-of-way of F.M. 2843 and the north line of said 15.140 acres, passing at 92.34 feet a found Type I monument, to a calculated point at the intersection of the existing south right of way line of F.M 2843 and the existing west right of way line of Interstate Highway 35 (I. H. 35), being in the west line of a called 1.800 acre tract of land described in deed to the State of Texas for right-of-way recorded in Volume 396, Page 324 of the D.R.B.C.T.;

(3) THENCE South 15°19'09" West 360.71 feet along the Access Denial Line with the existing west right-of-way of I.H. 35 and the east line of said 15.140 acres to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap stamped "COA" for the **END** of the Access Denial line;

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

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

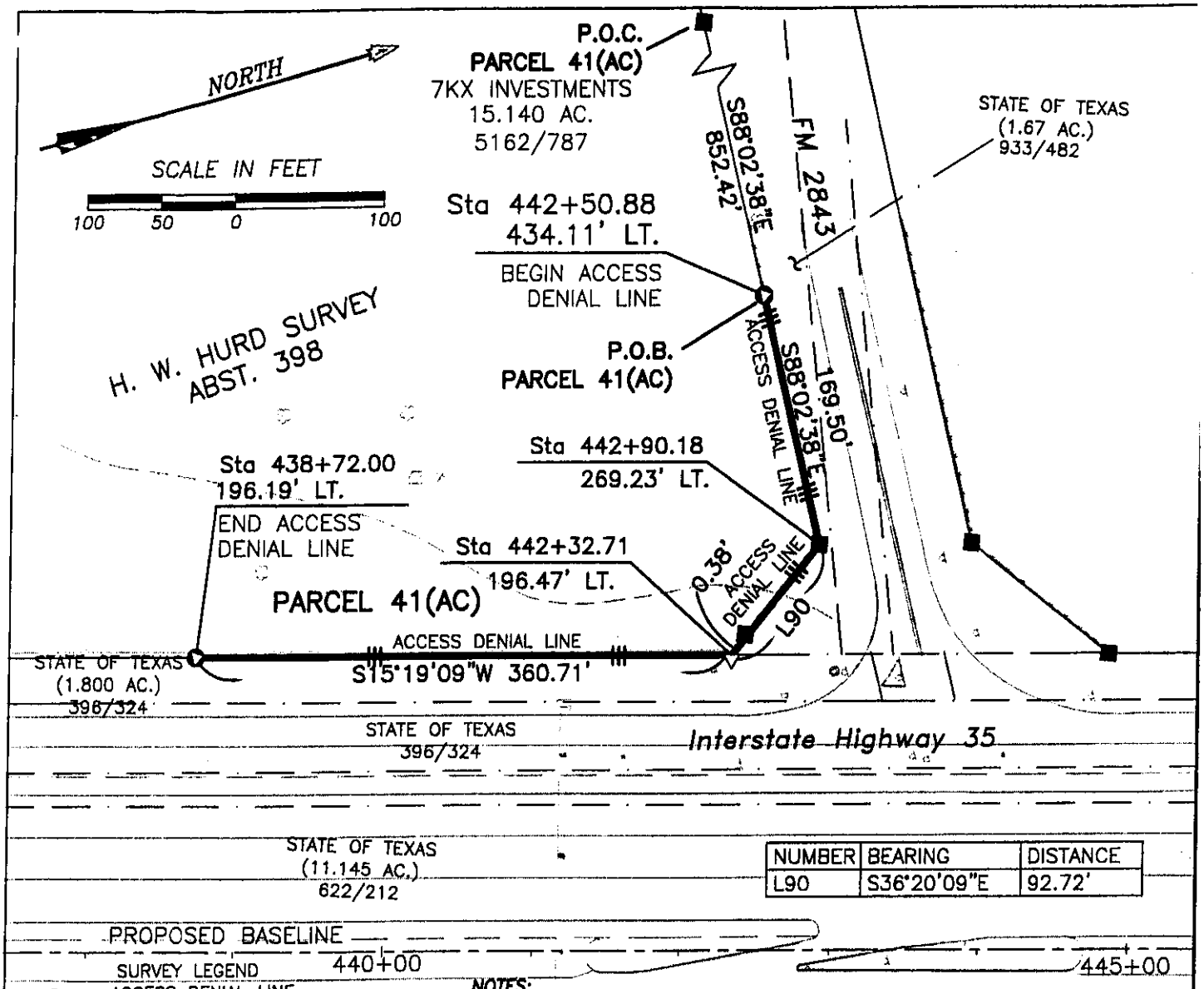
A plat of even survey date herewith accompanies this property description.

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

David R Hartman 3/22/05

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

STATE OF TEXAS
REGISTERED
DAVID R. HARTMAN
5264
PROFESSIONAL
LAND SURVEYOR



NUMBER	BEARING	DISTANCE
L90	S36°20'09"E	92.72'

SURVEY LEGEND

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

NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R Hartman 3/22/05

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

PARCEL 41(AC)	ACRES:
HIGHWAY: IH-35	COUNTY: BELL
ROW CSJ: 0015-07-076	DATE: 03/22/05
SCALE: 1" = 100'	SHEET 3 of 3

PROJECT NAME: IH 35 SALADO JOB NUMBER: 032-04-024

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

COUNTY: BELL
PARCEL NO.: 49E
HIGHWAY: IH 35
FEDERAL PROJECT NO.: NH2005(935)
ROW CSJ NO.: 0015-07-076

An easement for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across the premises described in the 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.

March 22, 2005

County: Bell
Highway: IH 35
Limits: Williamson County Line to FM 2843
ROW CSJ: 0015-07-076

Property Description
For Parcel 49(E)

BEING 0.001 OF ONE ACRE OF LAND OUT OF THE RICHARD TANKERSLEY SURVEY, ABSTRACT NO. 841 IN BELL COUNTY, TEXAS AND BEING PART OF A CALLED 4.13 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN SPECIAL WARRANTY DEED TO 7KX INVESTMENTS RECORDED IN VOLUME 5162, PAGE 779 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with a plastic cap stamped "Landesign" in the west line of a said 4.13 acres for the northeast corner of a called 43.388 acre tract described in Partion Deed To Jimmie Lee Gidley, II recorded in Volume 3604, Page 667 of the D.R.B.C.T.;

THENCE South 26°03'12" West 620.50 feet with the west line of said 4.13 acres and the east line of said 43.388 acres to a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap for the **POINT OF BEGINNING**;

1. THENCE South 73°13'52" East 4.44 feet crossing through said 4.13 acres to a set 5/8" iron rod with a TxDOT aluminum cap in the east line of said 4.13 acres and the existing west right-of-way line of Interstate Highway 35 (I.H. 35) being the east line of a called 4.167 acre tract of land described in deed to the State of Texas for right-of-way recorded in Volume 396, Page 316 of the D.R.B.C.T.;

2. THENCE South 35°35'48" West 26.41 feet with the existing west right-of-way line of I.H. 35 and the east line of said 4.13 acres to a set 5/8" iron rod with a TxDOT aluminum cap at the southernmost corner of said 4.13 acres, the northernmost corner of a called 3.407 acre tract of land described in deed to the State of Texas for right-of-way recorded in Volume 396, Page 320 of the D.R.B.C.T., the northeast corner of a called 10.0 acres described in partition deed to Jimmie Lee Gidley, II recorded in Volume 3604, Page 667 of the D.R.B.C.T., and the southeast corner of said 43.388 acres;

3. THENCE North 26°03'12" East 25.33 feet with the west line of said 4.13 acres and the east line of said 43.388 acre to the **POINT OF BEGINNING**.

This parcel contains 0.001 of one acre of land, more or less, out of the Richard Tankersley Survey, Abstract No. 841 in Bell County, Texas.

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

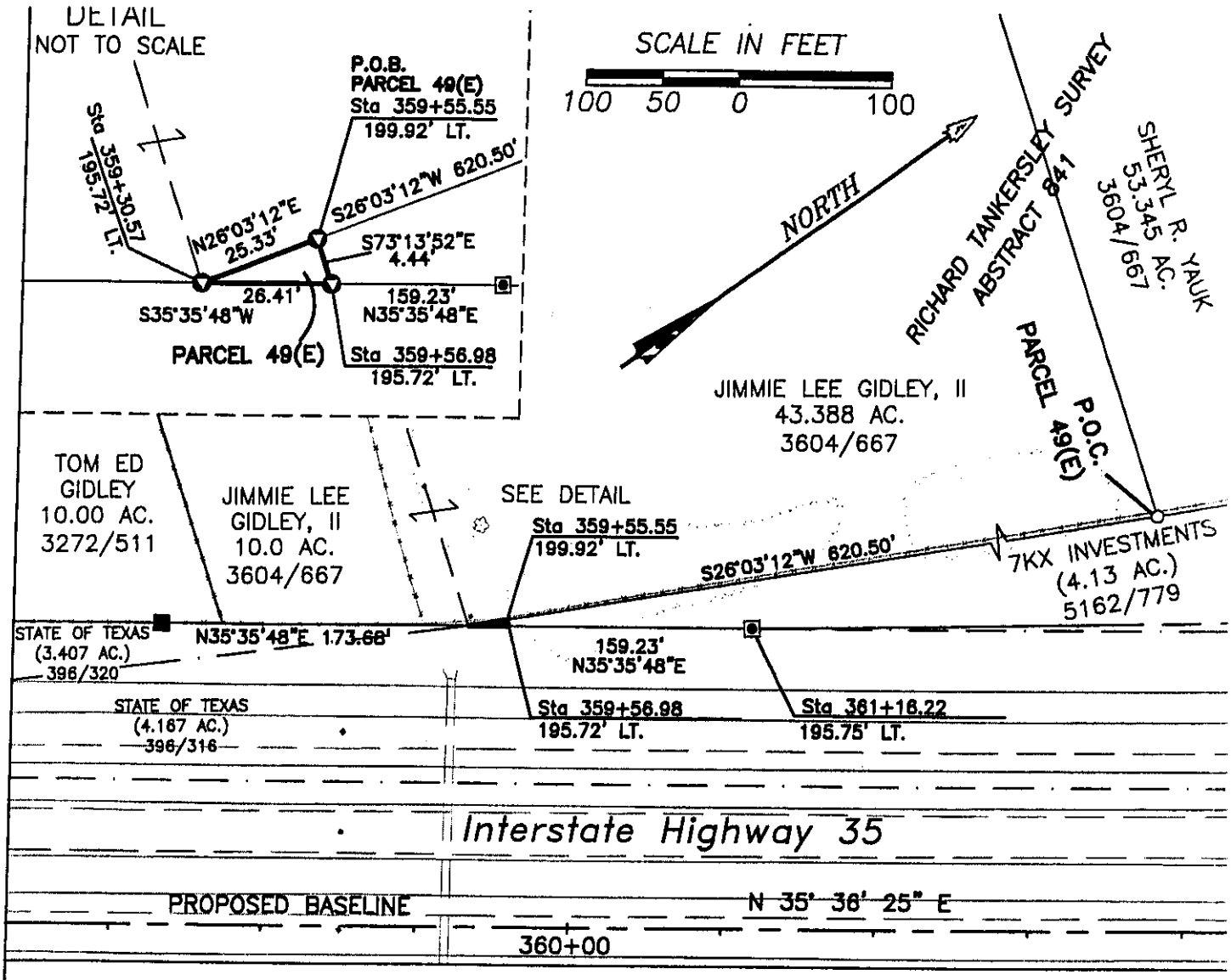
A plat of even survey date herewith accompanies this property description.

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

David R Hartman 3/22/05

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

STATE OF TEXAS
REGISTERED
DAVID R. HARTMAN
5264
PROFESSIONAL
LAND SURVEYOR



SURVEY LEGEND

- □ = TYPE II MONUMENT SET
- ▣ = TYPE II MONUMENT FOUND
- ■ = TYPE I MONUMENT FOUND
- ○ = 5/8" IRON ROD SET W/"LANDESIGN" CAP UNLESS NOTED
- ◐ = 5/8" IRON ROD SET W/"TxDOT" CAP UNLESS NOTED
- ● = 1/2" IRON ROD FOUND UNLESS NOTED
- ◉ = IRON PIPE FOUND
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- ℄ = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

NOTES:

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman

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

STATE OF TEXAS REGISTERED DAVID R. HARTMAN 5264 PROFESSIONAL LAND SURVEYOR

PARCEL 49(E)	ACRES: 0.001
HIGHWAY: IH-35	COUNTY: BELL
ROW CSJ: 0015-07-076	DATE: 03/22/05
SCALE: 1" = 100'	SHEET 3 of 3
PROJECT NAME: IH 35 SALADO	JOB NUMBER: 032-04-024

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

COUNTY: BELL
PARCEL NO.: 49E
HIGHWAY: IH 35
FEDERAL PROJECT NO.: NH2005(935)
ROW CSJ NO.: 0015-07-076

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

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;

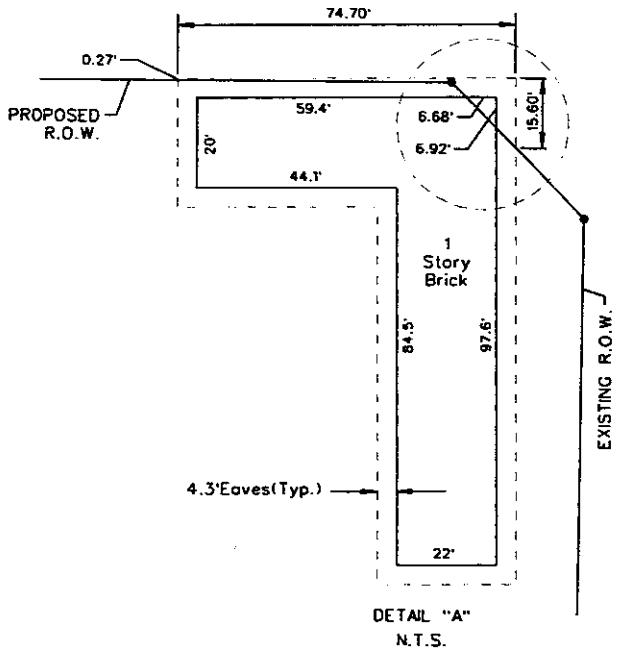
5. THENCE, NORTH 81° 25' 28" WEST, with the proposed south right of way line of said US83 Expressway, a distance of 134.70 feet, to the POINT OF BEGINNING and containing 0.105 of one acre (4,563 square feet) of land.

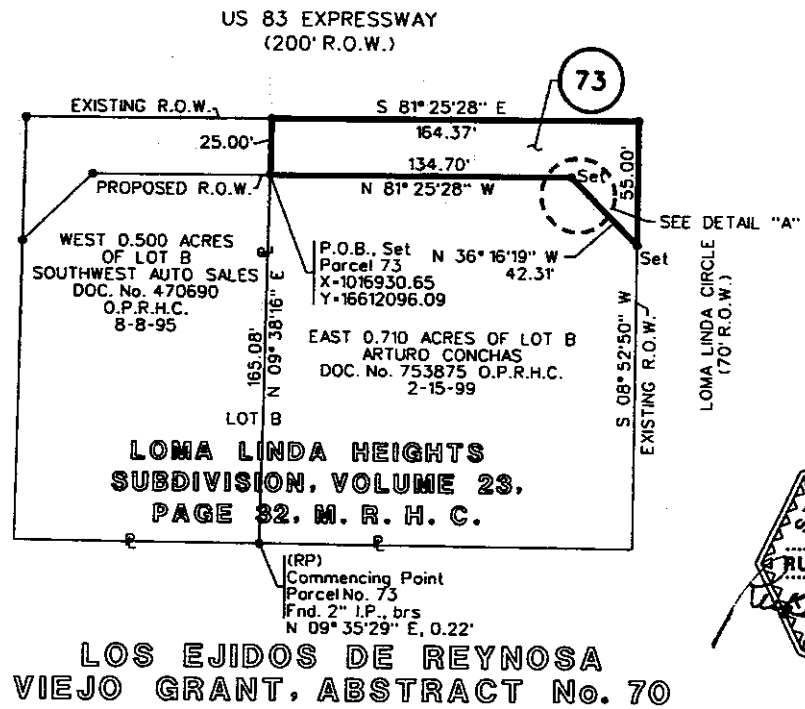
A plat of same date accompanies this metes and bounds description.

STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR

Registered Professional Land Surveyor
RODS Surveying, Inc.

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





STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR

5/22/06

Notes:

1. 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.
2. Set: Indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying, Inc."
3. Survey line locations are approximate and based on the best available evidence.
4. A metes and bounds description of same date accompanies this plat.

Revised : 05-22-06

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 2000
SCALE : 1"=80'

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

N:/TEDSI067/9901700Map1/Cad/83Par73.dgn

Hidalgo County
US 83 Expressway, Palmview
CSJ: 0039-17-144
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:

Title to the entire portion of the brick building that lies horizontally along the current north right-of-way line (the "Front Building"), which Front Building shares a common roof (the "Breeze Way") with the brick building lying south of the Front Building and perpendicular to the current north right-of-way line (the "Back Building"), located on the remainder of the herein described parcel, said Front Building being bisected by the proposed north right-of-way line with the result that the portion of the Front Building lying between the hereinafter described cut line and the new north right-of-way line would be in such a condition that it could not be adequately reconstructed at such location, said cut line lying at the Breeze Way and running parallel to and approximately one foot north of the northernmost wall of the Back Building, plus the temporary right to enter upon the said remaining property for the sole purpose of making the necessary cut along said cut line and removing all of the described portion of the Front Building.

September, 2000
Parcel 106A

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

FIELD NOTES FOR PARCEL 106A

Being 0.0448 of one acre (1,952 square feet) of land, situated in the Nicolas Zamora Porcion 48, Abstract No. 76, Hidalgo County, Texas, being part of and out of that certain tract of land, referred to as the West 82.64 feet of the North 121.0 feet of Lot 10, Block 4, of the amended plat of Goodwill Subdivision Sections 1 and 2, as shown on plat thereof recorded in Volume 8, Pages 2A-3, Map Records of Hidalgo County, Texas, conveyed from Roberto Garza, et ux to Francisco Santiago, et ux, by a deed dated March 20, 1990, as recorded in Doc. No. 167258 of the Official Public Records of Hidalgo County, said 0.0448 of one acre (1,952 square feet) of land, being more particularly described by metes and bounds as follows:

COMMENCING for point of reference at the southeast corner of said Santiago's tract, being on the northerly line of that certain 1.13 acre tract of land, comprised of Lots 1 and 2, Ashley Subdivision, as shown on plat thereof recorded in Volume 29, Page 127B, Map Records of Hidalgo County, Texas, conveyed from J & E OIL, Inc. to CVI Company, Ltd, by deed, dated March 29, 2005, recorded in Document # 1460375, of the Official Public Records of Hidalgo County, from which a found 1/2 inch iron rod bears North 31° 21' 17" West, a distance of 0.45 feet, thence as follows;

North 81° 03' 13" West, with the northerly line of said Lot 1, Ashley S/D and the southerly line of said Santiago's tract, a distance of 61.74 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for the POINT OF BEGINNING, of the herein described parcel, being on the proposed westerly right of way line of Goodwin Palm Drive, having surface coordinates of X=1,019,746.96 and Y=16,612,161.71. 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 81° 03' 13" WEST, continuing with the common line between said Ashley Subdivision and said Santiago's tract, a distance of 16.00 feet, to a point for corner on the existing easterly right of way line of Goodwin-Palm Drive;

2. THENCE, NORTH 08° 57' 02" EAST, with the said existing easterly right of way line of Goodwin-Palm Drive, a distance of 122.02 feet to a 1/2 inch iron rod found for the southerly

September, 2000
Parcel 106A

most westerly corner of that certain 17.699 acre tract, as shown on plat of the HEB Palm-View No. 1 and recorded in Volume 33, Page 188, of the Map Records of Hidalgo County, Texas, as conveyed to H.E. Butt Company, by a deed dated June 16,1997 and recorded in Document No. 605407 of the Official Public records of Hidalgo County, Texas;

3. THENCE, SOUTH 81° 03' 13" EAST, with the common line between Santiago's tract and said H. E. Butt tract, a distance of 16.00 feet to a 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING INC" set for a corner;

4. THENCE, SOUTH 08° 57' 02" WEST, a distance of 122.02 feet to the POINT OF BEGINNING and containing 0.0448 of one acre (1,952 square feet) of land more or less.

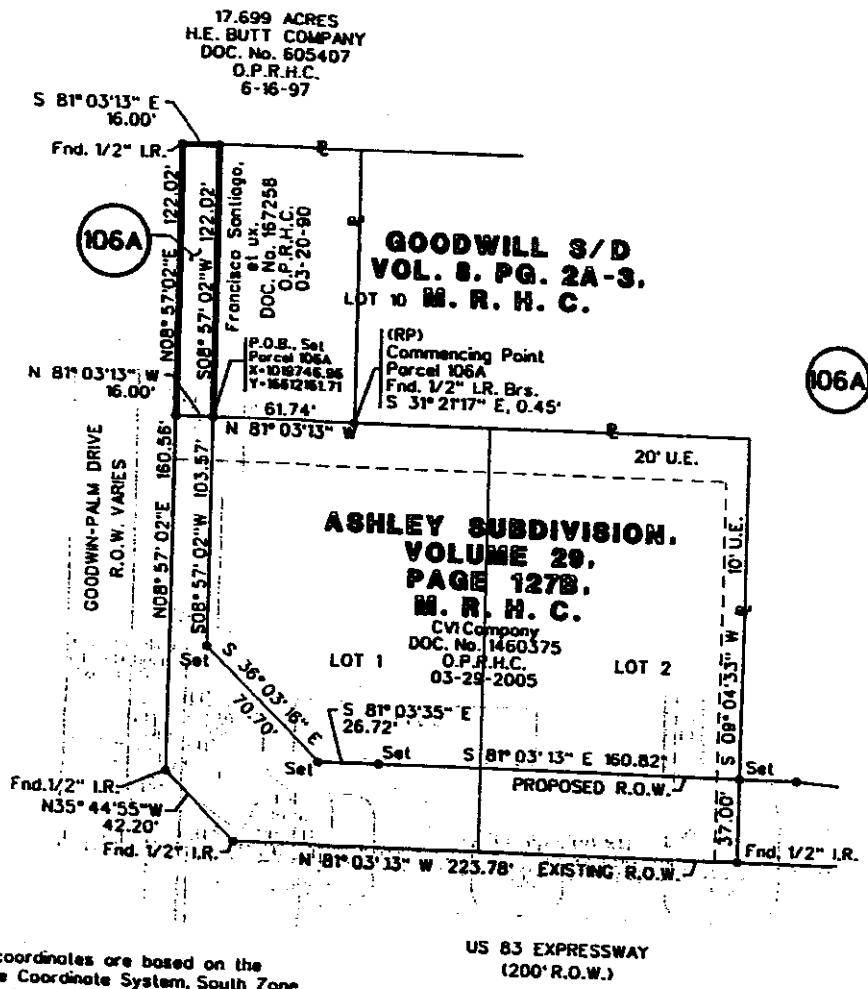
A plat of same date accompanies this metes and bounds description.

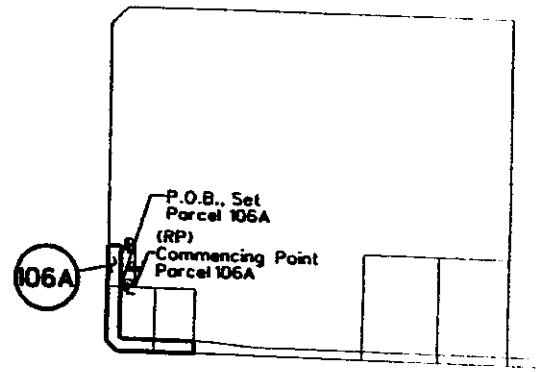
STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL

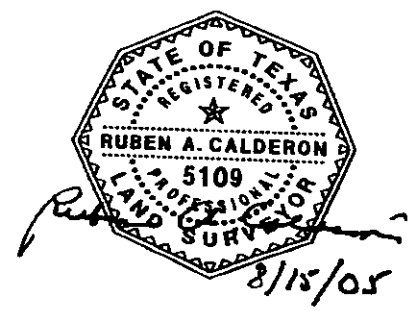
Registered Professional Land Surveyor
RODS Surveying, Inc.

Job No: 067-99017001
Parcel Drawing 99017001 Map1\cad\83par106a.dgn
Revised and updated July14, 2005

NICOLAS ZAMORA PORCION 48, ABSTRACT No. 76







Notes:

1. 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.
2. Set: Indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying, Inc."
3. Survey line locations are approximate and based on the best available evidence.
4. A metes and bounds description of same date accompanies this plat.

EXISTING	TAKING	REMAINING
0.2296 AC.	0.0448 AC.	0.1848 AC.
CALC.	1,952 SQ.FT.	

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF

Francisco Santiago, 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. 106A

(Addendum)

Access Clause

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

COUNTY: **TARRANT**
HIGHWAY: **SH 199**
ACCOUNT: **8002-01-67**
PARCEL: **413 E**

AND IN ADDITION THERETO:

An easement for the purpose of opening, constructing and maintaining a permanent channel/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 egress and ingress to and from said premises for the purpose of making any additions, improvements, modifications or repairs which the State deems necessary.

Parcel 413E
SH199
CSJ: 0171-04-051
11/08/2004

BEING a 3,482 square foot tract of land, out of the J. Wilcox Survey, Abstract No. A-1718 and being a portion of Lot 7W of the Porter Estates Addition, by plat recorded in Volume 388-5, Page 86, of the Plat Records of Tarrant County, Texas, as described in Special Warranty Deed to Charles G. Burrows and wife, Margaret E. Burrows, as recorded in Volume 14611, Page 420 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch set iron rod with red plastic cap stamped "TxDOT" (hereinafter referred to as "with red plastic cap") on an eastern line of said Lot 7W, and being on the southwest right-of-way line of State Highway 199, (a variable width right-of-way) and being 208.43 feet right of and perpendicular to centerline station 832+59.09 of said State Highway 199, from which a found 3-1/4-inch Aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW" (hereinafter referred to as "Aluminum disk") bears South 42 degrees 08 minutes 40 seconds East, a distance of 4.19 feet;

(1) THENCE North 87 degrees 53 minutes 18 seconds West, departing said right-of-way line, over and across said Lot 7W, a distance of 86.14 feet to a 5/8-inch set iron rod with a red plastic cap stamped "TxDOT" (hereinafter referred to as "with red plastic cap");

(2) THENCE South 36 degrees 20 minutes 34 seconds West, continuing across said Lot 7W, a distance of 51.77 feet to a 5/8-inch set iron rod with red plastic cap;

(3) THENCE North 38 degrees 52 minutes 15 seconds West, continuing across said Lot 7W, a distance of 33.55 feet to a 5/8-inch set iron rod with red plastic cap, said iron rod being on the common line between the northerly line of said Lot 7W, and the southerly line of Lot 6W of said Porter Estates Addition, as described in deed to Kenneth Leon Short, recorded in Volume 6361, Page 517, D.R.T.C.T.;

(4) THENCE North 59 degrees 01 minute 43 seconds East, along said common line, a distance of 112.64 feet to a found 3-1/4-inch Aluminum disk for the northeast corner of said Lot 7W, said Aluminum disk also being on said right-of-way line, and being the most southern southeast corner of said Lot 6W;

(5) THENCE South 42 degrees 08 minutes 40 seconds East, departing said common line, and along said right-of-way line, a distance of 61.45 feet to the POINT OF BEGINNING AND CONTAINING 3,482 square feet or 0.0799 acres of land, more or less.

Parcel 413E
SH199
CSJ: 0171-04-051
11/08/2004

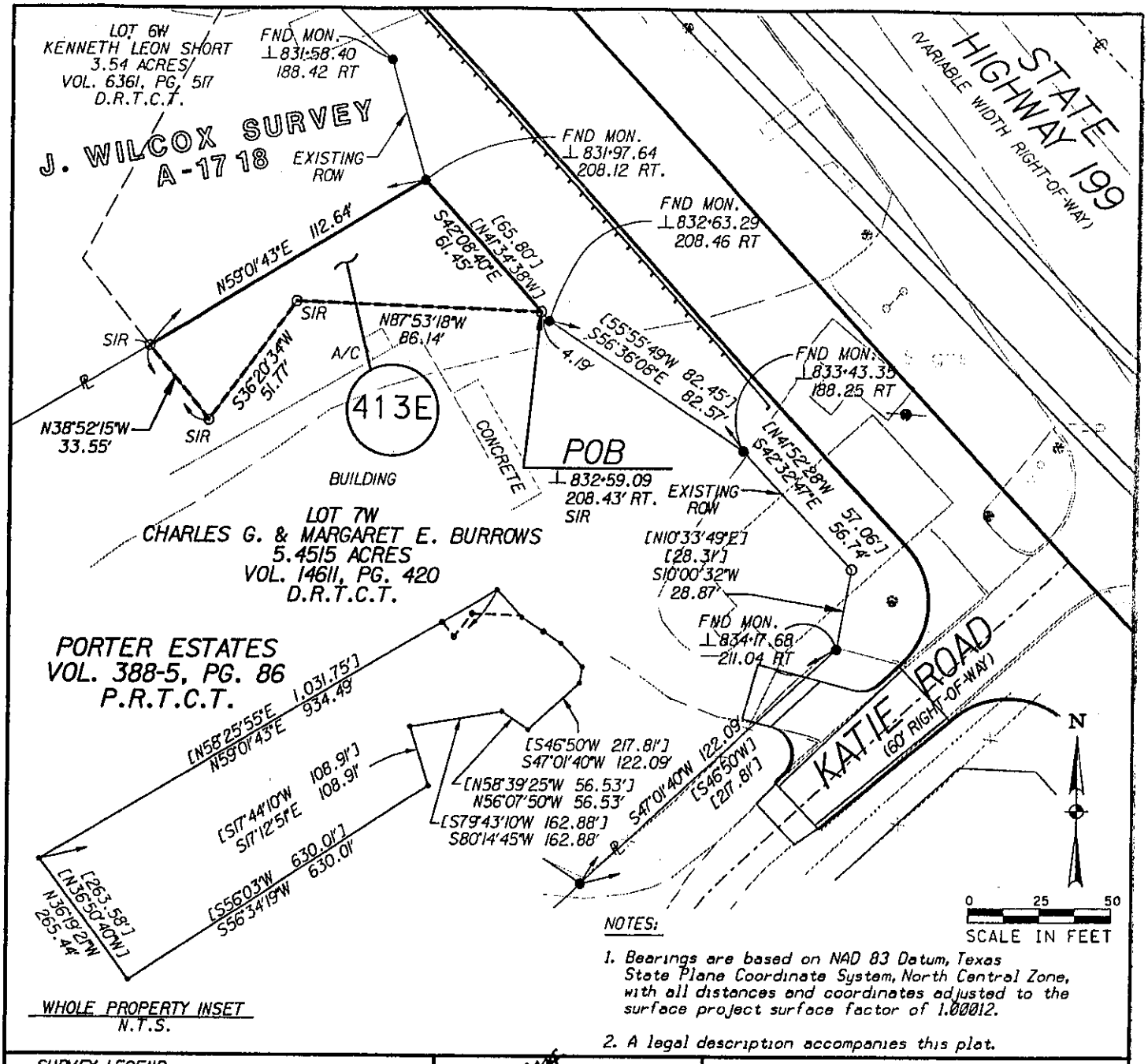
Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00012.

A Plat accompanies this Legal Description.

Nov. 8, 2004

STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL
LAND SURVEYOR

Douglas A. Calhoun



NOTES:

1. Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface project surface factor of 1.00012.
2. A legal description accompanies this plat.

SURVEY LEGEND

FND MON.	3" ALUMINUM DISK STAMPED 'TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.'
FIR	FOUND IRON ROD
△	CONTROL POINT
PK	PK NAIL
SIR	⅝" SET IRON ROD W/RED PLASTIC CAP STAMPED 'TxDOT'
POB	POINT OF BEGINNING
	PROPOSED EASEMENT LINE
	EXISTING ROW LINE
	EXISTING PROPERTY LINE
	CENTERLINE
	SURVEY LINE
	BREAK IN SCALE

STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL
LAND SURVEYOR

PARCEL 413E

Charles G. &
Margaret E. Burrows

3,482 SQ. FT.

Texas Department of Transportation

PAGE:			3 OF 3
STATE	DIST.	COUNTY	
TEXAS	02	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
0171	04	051	S.H. 199

(Addendum)

Access Clause

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

County Name: Angelina
Construction CSJ No.: 0176-03-115
ROW Account No.: 8011-1-91
ROW CSJ No.: 0176-03-120
Highway No.: U.S. Highway 59
Parcel Limit: From : 97+66.27 187.65' Right
To: 100+05.18 184.47' Right
Parcel No.: 7

LEGAL DESCRIPTION FOR PARCEL NO. 7
(0.135 ACRES)

Being all of that certain tract or parcel of land containing 0.135 acres, more or les s, situated in the J.A. Longoria Survey, A-24, Angelina County, Texas, and being a part of a called 1.8365 acre tract (part of Lot 1, on the U.S. Merit Addition No. 2 recorded in Cabinet C, Slide 99-B of the Map and Plat Records of Angelina County, Texas as described in a deed dated August 4, 1996, from Kenneth W. Smith, J.W. Witten and Ravinder R. Bachireddy to Golden Corral Corporation, and recorded in Volume 1072, Page 476, of the Real Property Records of Angelina County, Texas, (RPRACT), and to which reference is hereby made for any and all purposes. Said tract more particularly described by metes and bounds as follows, to wit:

BEGINNING at a typical TxDOT monument (typical TxDOT monument is a 5/8-inch by 24-inch iron rod with a "Texas Department of Transportation Right of Way Monument" aluminum disk) set at the point of intersection of the proposed right-of-way of U.S. Highway 59 with the common line of the referenced tract and a called 2.739 acre tract as described in a deed recorded in Volume 1458, Page 187, (RPRACT). Said point is within an Access Denial Line, is 187.65 feet right of baseline Station 97+66.27 and has N.A.D. 83 State Plane Surface coordinate values of X=4046655.8604 and Y=10479256.9366 and from which a 1/2-inch iron rod found for an angle corner of the referenced tract bears S 77° 32' 25" E 216.86 feet;

1. THENCE N 77° 32' 25" W 39.86 feet with the common line of the said tracts to a 1/2-inch iron rod found in the existing right of way of U.S. Highway 59 (right of way varies);

2. THENCE in a northerly direction with said existing right of way as follows:

   N 19° 44' 17" E 32.19 feet to a concrete nail for angle point, and

   N 12° 27' 19" E 212.04 feet to a 1/2-inch iron rod found for the northwest corner of the referenced tract and the southwest corner of a called 0.872 acre tract, of record in Volume 1035, Page 547, RPRACT;

3. THENCE S 77° 35' 28" E 11.97 feet with the common line of said tracts to a typical TxDOT monument set in the proposed right of way of U.S. Highway 59. Same being in an Access Denial Line;

4. THENCE S 06° 52' 52" W 245.14 feet with the proposed right of way and with an Access Denial Line to the POINT OF BEGINNING and containing 0.135 acres, more or less, as shown on the accompanying survey plat of even date herewith.

County Name: Angelina
Construction CSJ No.: 0176-03-115
ROW Account No.: 8011-1-91
ROW CSJ No.: 0176-03-120
Highway No.: U.S. Highway 59
Parcel Limit: From : 97+66.27 187.65' Right
To: 100+05.18 184.47' Right
Parcel No.: 7

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

BASIS OF BEARINGS: The X,Y values shown hereon are not State Plane Coordinates. Coordinate positions have been scaled to the surface from an anchor point (A13) by a factor of 1.000088582. The fixed horizontal position for A13 was established at Y=10535970.795 feet and X=4044082.188 feet. The NAD 83 geographic position for A13 is 31°27'08.13311"N Latitude / 094°43'36.22525"W Longitude.

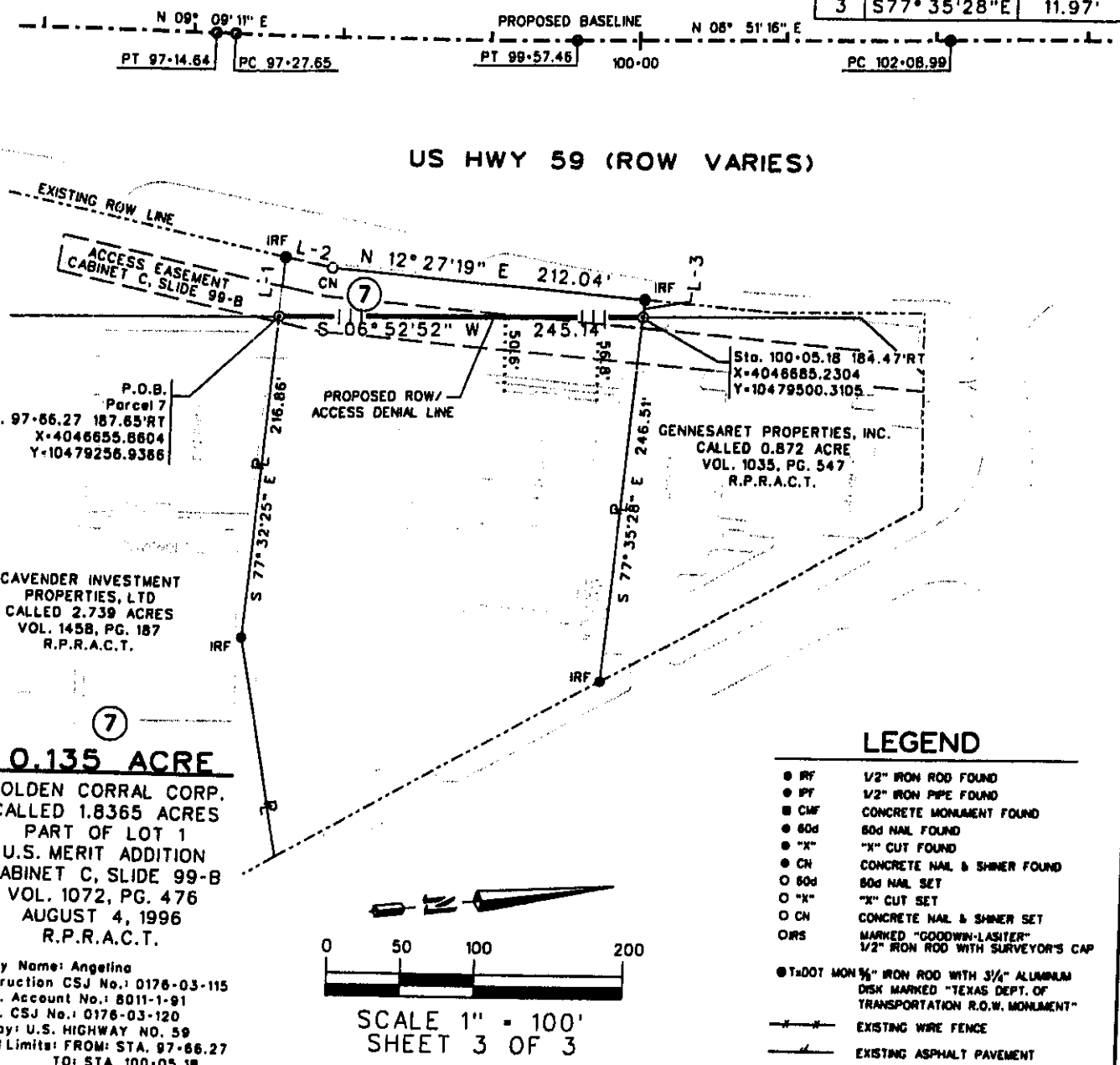
GOODWIN-LASITER, INC.

Gary G. Brown
Registered Professional Land Surveyor
No. 4654
State of Texas
Date: Nov 22, 2004

STATE OF TEXAS
REGISTERED
GARY G BROWN
4654
PROFESSIONAL
LAND SURVEYOR

J.A. LONGORIA SURVEY ABSTRACT NO. 24

LINE TABLE		
NO.	BEARING	DISTANCE
1	N77° 32'25"W	39.86'
2	N19° 44'17"E	32.19'
3	S77° 35'28"E	11.97'



County Name: Angelina
Construction CSJ No.: 0176-03-115
R.O.W. Account No.: 8011-1-91
R.O.W. CSJ No.: 0176-03-120
Highway: U.S. HIGHWAY NO. 59
Parcel Limits: FROM: STA. 97+66.27
TO: STA. 100+05.18
Parcel No. 7

BASIS OF BEARINGS:
Bearings are based on Texas Central Zone Grid Values (N.A.D. 83).

LEGEND

● IRF	1/2" IRON ROD FOUND
● IPF	1/2" IRON PIPE FOUND
■ CMF	CONCRETE MONUMENT FOUND
● 60d	60d NAIL FOUND
● "X"	"X" CUT FOUND
● CN	CONCRETE NAIL & SHINER FOUND
O 60d	60d NAIL SET
O "X"	"X" CUT SET
O CN	CONCRETE NAIL & SHINER SET
O IRS	MARKED "GOODWIN-LASITER" 1/2" IRON ROD WITH SURVEYOR'S CAP
● TxDOT MON	5/8" IRON ROD WITH 3 1/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
—x—x—	EXISTING WIRE FENCE
—/—/—	EXISTING ASPHALT PAVEMENT
—|||—	ACCESS DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY
—·—·—	APPROXIMATE SURVEY LINE

I, GARY G. BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, THAT I HAVE PREPARED THIS PLAT FROM A SURVEY MADE ON THE GROUND, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Gary G. Brown
Registered Professional Land Surveyor
No. 4654 State of Texas
Date: Nov 22, 2004

STATE OF TEXAS REGISTERED GARY G. BROWN 4654 PROFESSIONAL LAND SURVEYOR

A Legal Description of even date accompanies this plat.

G-L GOODWIN-LASITER, INC.
ENGINEERS-ARCHITECTS
SURVEYORS
1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com
1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • cstation@goodwinlasiter.com

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
10-13-2004	KLH	GGB	KR	211008	1" = 100'

SURVEY PLAT OF A 0.135 ACRE TRACT OF LAND SITUATED IN THE J.A. LONGORIA SURVEY, A-24 ANGELINA COUNTY, TEXAS

PARCEL NO. 7

...\PARCELS\211008-n07.dgn 11/22/2004 07:53:26 AM

County Name: Angelina
Construction CSJ No.: 0176-03-115
ROW Account No.: 8011-1-91
ROW CSJ No.: 0176-03-120
Highway No.: U.S. Highway 59
Parcel Limit: From : 107+42.01 188.41' Left
To: 108+94.37 178.12' Left
Parcel No.: 16

LEGAL DESCRIPTION FOR PARCEL NO. 16
(0.305 ACRES)

Being all of that certain tract or parcel of land containing 0.305 acres, more or less, situated in the J. A. Longoria Survey, A-24 and the McKinney & Williams Survey, A-463, Angelina County, Texas, and being a part of a called 0.976 acre tract (known as Lot 4, Brentwood Crossing IV, of record in Cabinet D, Slide 46-A, 46-B, and 47-A) as described in a deed dated October 17, 2002, from Wendy's International, Inc. to Latrelle's College Park, L.P., and recorded in Volume 1696, Page 22, of the Real Property Records of Angelina County, Texas, (RPRACT), and to which reference is hereby made for any and all purposes. Said tract more particularly described by metes and bounds as follows, to wit:

BEGINNING at a typical TxDOT monument (typical TxDOT monument is a 5/8-inch by 24-inch iron rod with a "Texas Department of Transportation Right of Way Monument" aluminum disk) set at the point of intersection of the proposed right-of-way of U.S. Highway 59 with the common line of the referenced tract and the residue of a called 38.420 acre tract as described in a deed recorded in Volume 1329, Page 270, (RPRACT). Said point is 188.41 feet left of baseline Station 107+42.01, is at the beginning of an Access Denial Line and has N.A.D. 83 State Plane Surface coordinate values of X=4046415.5409 and Y=10480281.3986. From which an "x" found cut in concrete for the southwest corner of the referenced tract bears N 84° 55' 05" W 197.06 feet;

1. THENCE N 12° 25' 26" E 150.27 feet with the proposed right of way and an Access Denial Line to a typical TxDOT monument set for corner in the northern line of the referenced tract. Said point is common with the southwest corner of a 0.372 acre tract recorded in Volume 1975, Page 273, RPRACT, and the southeast corner of a 0.666 acre tract recorded in Volume 1992, Page 330, RPRACT;

2. THENCE S 84° 55' 05" E 101.19 feet with the common line of the referenced tract and said 0.372 acre tract to an "x" found cut in concrete in the existing right of way of U.S. Highway 59 (right of way varies);

3. THENCE in a southerly direction with the existing right of way as follows:

   S 22° 20' 16" W 15.06 feet to an "x" found cut in concrete for angle point, and

   S 21° 00' 30" W 140.04 feet to a 1/2-inch iron rod found for the southeast corner of referenced tract in an northerly line of the 38.420 acre residual tract;

4. THENCE N 84° 55' 05" W 77.51 feet with the common line of the referenced tract and said residue tract to the POINT OF BEGINNING and containing 0.305 acres, more or less, of which 0.001 acre is within the McKinney & Williams Survey, A-463 as shown on the accompanying survey plat of even date herewith.

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

County Name: Angelina
Construction CSJ No.: 0176-03-115
ROW Account No.: 8011-1-91
ROW CSJ No.: 0176-03-120
Highway No.: U.S. Highway 59
Parcel Limit: From : 107+42.01 188.41' Left
To: 108+94.37 178.12' Left
Parcel No.: 16

BASIS OF BEARINGS: The X,Y values shown hereon are not State Plane Coordinates. Coordinate positions have been scaled to the surface from an anchor point (A13) by a factor of 1.000088582. The fixed horizontal position for A13 was established at Y=10535970.795 feet and X=4044082.188 feet. The NAD 83 geographic position for A13 is 31°27'08.13311"N Latitude / 094°43'36.22525"W Longitude.

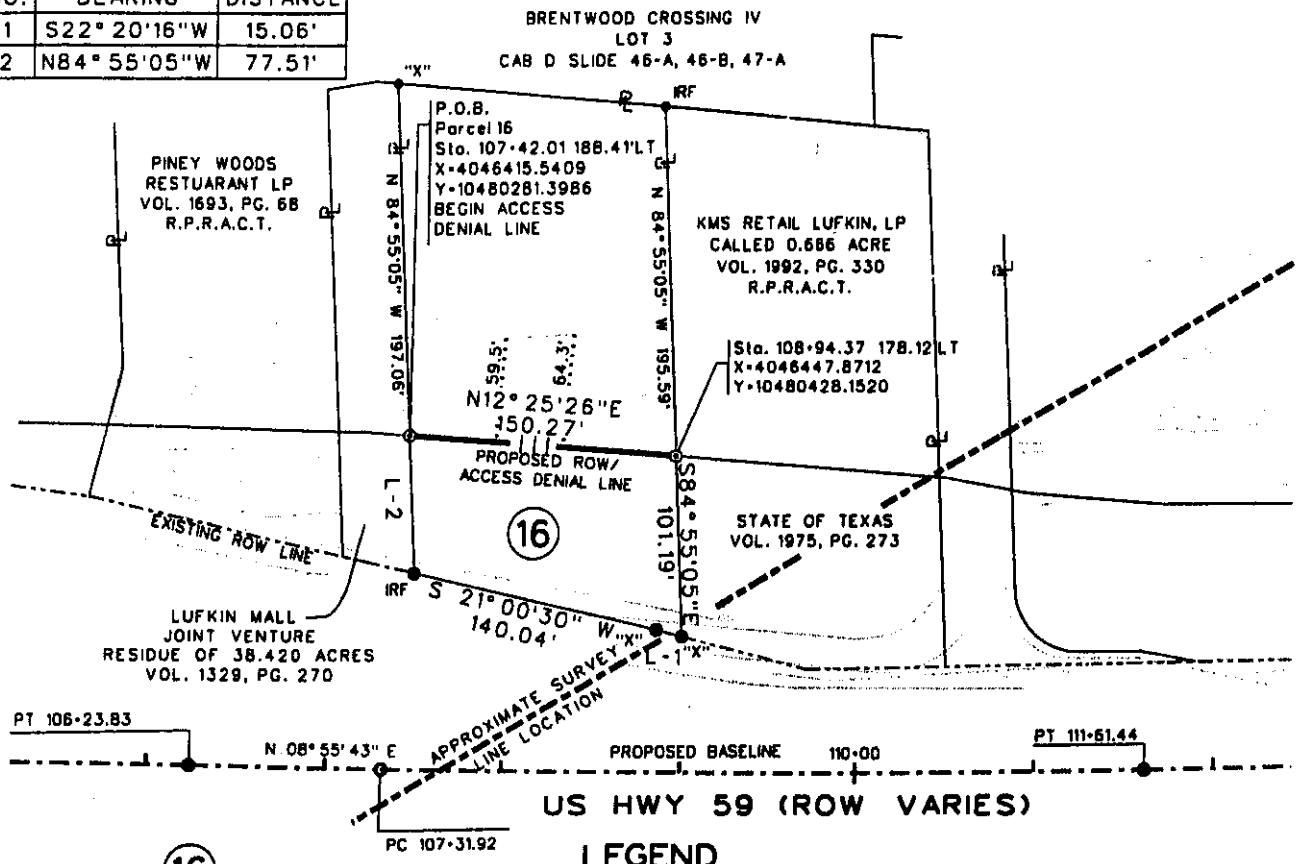
GOODWIN-LASITER, INC.

STATE OF TEXAS
REGISTERED
GARY G BROWN
4654
PROFESSIONAL
LAND SURVEYOR

Gary G. Brown
Registered Professional Land Surveyor
No. 4654
State of Texas
Date: Nov 22, 2004

J.A. LONGORIA SURVEY ABSTRACT NO. 24

LINE TABLE		
NO.	BEARING	DISTANCE
1	S22°20'16"W	15.06'
2	N84°55'05"W	77.51'



16

0.305 ACRE

LATRELLE'S COLLEGE
PARK LP
LOT 4, BRENTWOOD CROSSING IV
CABINET D, SLIDE 46-A & B, 47-A
VOL. 1696, PG. 22
OCT. 17, 2002
R.P.R.A.C.T.

LEGEND

● IRF	1/2" IRON ROD FOUND
● IPF	1/2" IRON PIPE FOUND
■ CMF	CONCRETE MONUMENT FOUND
● 60d	60d NAIL FOUND
● "X"	"X" CUT FOUND
● CN	CONCRETE NAIL & SHINER FOUND
○ 60d	60d NAIL SET
○ "X"	"X" CUT SET
○ CN	CONCRETE NAIL & SHINER SET
○ IRS	MARKED "GOODWIN-LASITER" 1/2" IRON ROD WITH SURVEYOR'S CAP
⊕ TxDOT MON	5/8" IRON ROD WITH 3¼" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
—x—x—	EXISTING WIRE FENCE
	EXISTING ASPHALT PAVEMENT
—|||—	ACCESS DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY
—·—+—·—	APPROXIMATE SURVEY LINE

McKINNEY & WILLIAMS SURVEY ABSTRACT NO. 463

0 50 100 200

SCALE 1" = 100'
SHEET 3 OF 3

County Name: Angelina
Construction CSJ No.: 0176-03-115
R.O.W. Account No.: 8011-1-91
R.O.W. CSJ No.: 0176-03-120
Highway: U.S. HIGHWAY NO. 59
Parcel Limits: FROM: STA. 107+42.01
TO: STA. 108+94.37
Parcel No.: 16

BASIS OF BEARINGS:
Bearings are based on Texas Central Zone Grid Values (N.A.D. 83).

I, GARY G. BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, THAT I HAVE PREPARED THIS PLAT FROM A SURVEY MADE ON THE GROUND, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Gary G. Brown
Registered Professional Land Surveyor
No. 4654 - State of Texas
Date: Nov 22 2004

STATE OF TEXAS REGISTERED GARY G. BROWN 4654 PROFESSIONAL LAND SURVEYOR

A Legal Description of even date accompanies this plat.

G-L GOODWIN-LASITER, INC.
ENGINEERS-ARCHITECTS
SURVEYORS
1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodrinlasiter.com
1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • cstat@goodrinlasiter.com

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
10-13-2004	KLH	GGB	KR	211008	1" = 100'

SURVEY PLAT OF A 0.305 ACRE TRACT OF LAND SITUATED IN THE J.A. LONGORIA SURVEY, A-24, & THE McKINNEY & WILLIAMS SURVEY, A-463 ANGELINA COUNTY, TEXAS

PARCEL NO. 16

... PARCELS 211008-n16.dgn 11/22/2004 07:56:27 AM

County Name: Angelina
Construction CSJ No.: 0176-03-115
ROW Account No.: 8011-1-91
ROW CSJ No.: 0176-03-120
Highway No.: U.S. Highway 59
Parcel Limit: From : 294+32.46 121.00' Right
To: 295+74.92 120.35' Right
Parcel No.: 51

LEGAL DESCRIPTION FOR PARCEL NO. 51
(0.060 ACRES)

Being all of that certain tract or parcel of land containing 0.060 acres, more or less, situated in the Allen Proctor Survey, A-510, Angelina County, Texas, and being a part of a called 0.772 acre tract (known as Lot 1 in Southloop Crossing Subdivision, of record in Cabinet C, Slide 128-A) as described in a deed dated December 9, 1998, from M.P. Newberger Corp. to Triple H. Deli. Inc., and recorded in Volume 1186, Page 59, of the Real Property Records of Angelina County, Texas, (RPRACT), and to which reference is hereby made for any and all purposes. Said tract more particularly described by metes and bounds as follows, to wit:

BEGINNING at a typical TxDOT monument (typical TxDOT monument is a 5/8-inch by 24-inch iron rod with a "Texas Department of Transportation Right of Way Monument" aluminum disk) set at the point of intersection of the proposed right-of-way of U.S. Highway 59 / SH Loop 287 with the common line of the referenced tract and a called 1.073 acre tract as described in a deed recorded in Volume 1200, Page 882 RPRACT. Said point is 121.00 feet right of baseline Station 294+32.46, is in an Access Denial Line, and has N.A.D. 83 State Plane Surface coordinate values of X=4047464.6096 and Y=10484614.8004. From which a 1/2-inch iron rod found for the south corner of the referenced tract bears S 34° 05' 53" E 204.27 feet;

1. THENCE N 34° 05' 53" W 20.79 feet with the common line of said tracts to a 1/2-inch iron rod found in the existing/curving right of way of U.S. Highway 59 / SH Loop 287 (right of way varies);

2. THENCE in a northeasterly direction with the existing right of way and with a curve to the right (having a radius of 5629.58 feet, a central angle of 01° 10' 41", and a long chord of N 55° 45' 03" E 115.74 feet) at 115.74 feet a 1/2-inch iron rod found for corner in the common line of the referenced tract and a called 11.548 acre tract described in a deed recorded in Volume 2067, Page 294 RPRACT;

3. THENCE S 83° 25' 22" E 31.28 feet with the common line of said tracts to a typical TxDOT monument set in the proposed right of way of U.S. Highway 59 / SH Loop 287 for the beginning of an Access Denial Line;

4. THENCE in a southwesterly direction with the proposed right of way, an Access Denial Line and with a curve to the left (having a radius of 6183.00 feet, a central angle of 01° 17' 33", and a long chord of S 55° 36' 47" W 139.47 feet) at 139.47 feet the POINT OF BEGINNING and containing 0.060 acre, more or less, as shown on the accompanying survey plat of even date herewith.

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

County Name: Angelina
Construction CSJ No.: 0176-03-115
ROW Account No.: 8011-1-91
ROW CSJ No.: 0176-03-120
Highway No.: U.S. Highway 59
Parcel Limit: From : 294+32.46 121.00' Right
To: 295+74.92 120.35' Right
Parcel No.: 51

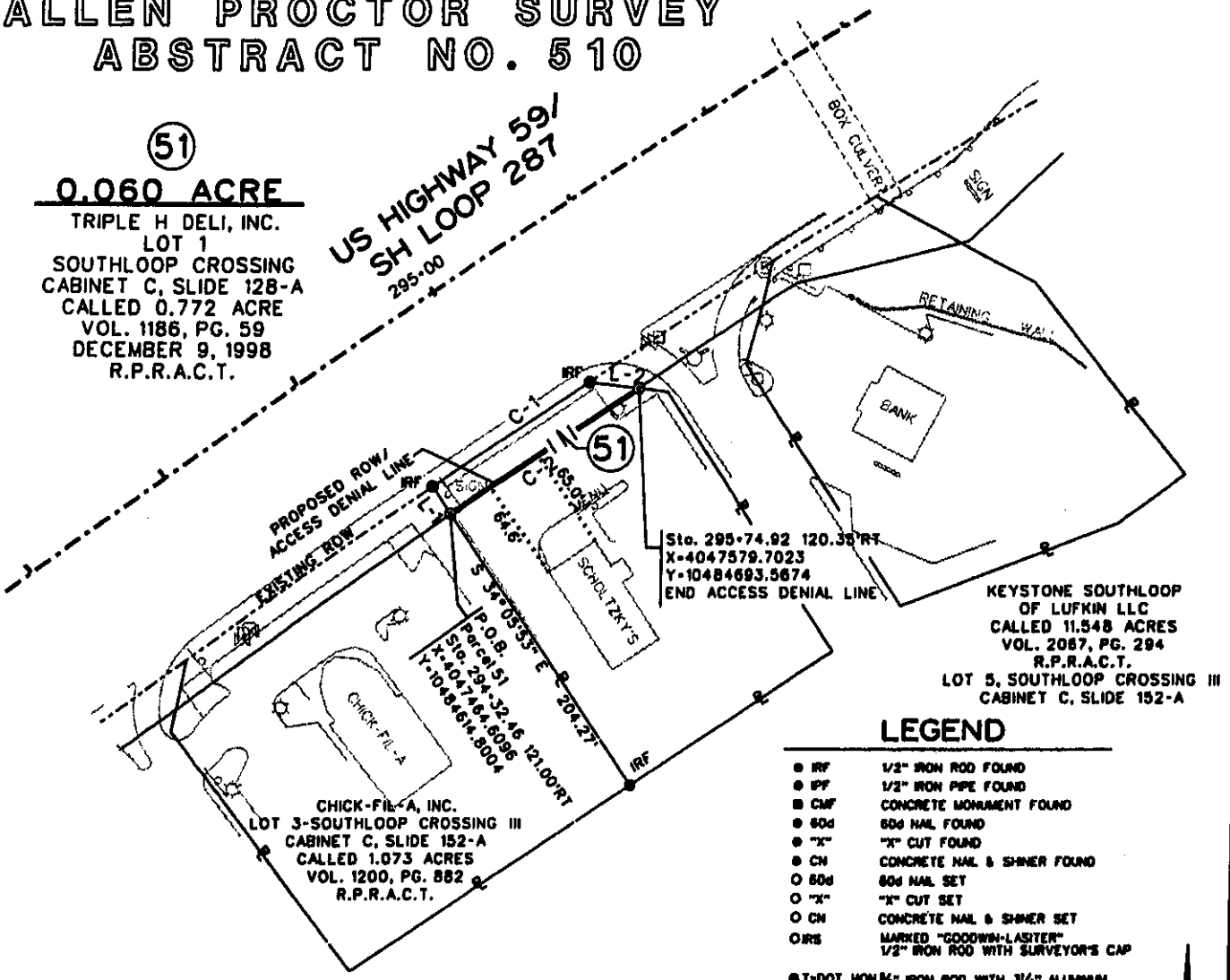
BASIS OF BEARINGS: The X,Y values shown hereon are not State Plane Coordinates. Coordinate positions have been scaled to the surface from an anchor point (A13) by a factor of 1.000088582. The fixed horizontal position for A13 was established at Y=10535970.795 feet and X=4044082.188 feet. The NAD 83 geographic position for A13 is 31°27'08.13311"N Latitude / 094°43'36.22525"W Longitude.

GOODWIN-LASITER, INC.

Gary G. Brown
Registered Professional Land Surveyor
No. 4654
State of Texas
Date: Nov 22, 2004

STATE OF TEXAS
REGISTERED
GARY G BROWN
4654
PROFESSIONAL
LAND SURVEYOR

ALLEN PROCTOR SURVEY
ABSTRACT NO. 510



LEGEND

● IRF	1/2" IRON ROD FOUND
● IPF	1/2" IRON PIPE FOUND
■ CMF	CONCRETE MONUMENT FOUND
● 60d	60d NAIL FOUND
● "X"	"X" CUT FOUND
● CN	CONCRETE NAIL & SHINER FOUND
O 60d	60d NAIL SET
O "X"	"X" CUT SET
O CN	CONCRETE NAIL & SHINER SET
O IRS	MARKED "GOODWIN-LASITER" 1/2" IRON ROD WITH SURVEYOR'S CAP
● TxDOT MON	5/8" IRON ROD WITH 3 1/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
—x—x—	EXISTING WIRE FENCE
	EXISTING ASPHALT PAVEMENT
—|||—	ACCESS DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY
—·—·—	APPROXIMATE SURVEY LINE

N

0 50 100 200

SCALE 1" = 100'
SHEET 3 OF 3

LINE TABLE		
NO.	BEARING	DISTANCE
1	N34°05'53"W	20.79'
2	S83°25'22"E	31.28'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
1	01°10'41"	5629.58'	115.74'
	LONG CHORD		
	N55°45'03"E	115.74'	
2	01°17'33"	6183.00'	139.47'
	LONG CHORD		
	S55°36'47"W	139.47'	

County Name: Angelina
Construction CSJ No.: 0176-03-115
R.O.W. Account No.: 8011-1-91
R.O.W. CSJ No.: 0176-03-120
Highway: U.S. HIGHWAY NO. 59
Parcel Limits: FROM: STA. 294+32.46
TO: STA. 295+74.92
Parcel No.: 51

BASIS OF BEARINGS:
Bearings are based on Texas Central Zone Grid Values (N.A.D. 83).

I, GARY G. BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, THAT I HAVE PREPARED THIS PLAT FROM A SURVEY MADE ON THE GROUND, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Gary G. Brown
Registered Professional Land Surveyor
No. 4654 State of Texas
Date: Nov 22, 2004

STATE OF TEXAS REGISTERED GARY G. BROWN 4654 PROFESSIONAL LAND SURVEYOR

A Legal Description of even date accompanies this plat.

G-L GOODWIN-LASITER, INC.
ENGINEERS-ARCHITECTS
SURVEYORS
1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com
1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • cs@goodwinlasiter.com

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
10-13-2004	KLH	GGB	KR	211008	1" = 100'

SURVEY PLAT OF A 0.060 ACRE TRACT OF LAND SITUATED IN THE ALLEN PROCTOR SURVEY, A-510 ANGELINA COUNTY, TEXAS

PARCEL NO. 51

...\PARCELS\211008-n51.dgn 11/22/2004 08:08:28 AM

December, 2004
Revised July, 2005

County:	Polk
Construction CSJ:	0177-01-082
ROW Account No.:	8011-02-028
ROW CSJ No:	0177-01-090
Highway:	US-59

Project Limits: From .1 mile N. of F.M.1988 To: .1 mile S. of Lp 393

Property Description
For Parcel 19

Being a 0.032 of an acre tract (1,400 square feet) of land situated in the A. Viesca Survey, Abstract No. 77, Polk County, Texas, and being a portion of that certain 0.33 acre tract of land conveyed to Bobby Slay, Sr. and wife, Katherine L. Slay by deed dated September 17, 1999 of record under Film Code No. 99-1153-121 in the Official Public Records of Polk County, Texas; said 0.032 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found marking the southeasterly corner of said 0.33 acre tract, being an angle point in the westerly line of that certain residue of a 2.260 acre tract of land conveyed to Goodrich Independent School District by deed dated January 5, 1996 of record under Volume 996, Page 586 in the Deed Records of Polk County, Texas (D.R.P.C.T.);

THENCE, North 34°20'16" West, along the northeasterly line of said 0.33 acre tract, being the westerly line of said residue of a 2.260 acre tract, a distance of 96.72 feet to a 5/8-inch iron rod with aluminum cap stamped "COA" set in the proposed westerly right of way line of U.S. Highway 59 (width varies) and for the **POINT OF BEGINNING** of the herein described tract having surface coordinates of X = 3,991,619.09, Y = 10,226,731.45, all bearings and coordinates are based on Texas State Plane Coordinate System, Central Zone, NAD83, 1988 Adjustment. All coordinates and distances are surface values and can be converted to grid by dividing by a combined scale factor of 1.0000945, said point at station 402+64.49, 584.49 feet right of and perpendicular to the project baseline;

1.) **THENCE,** North 89°10'43" West, along the proposed westerly right of way line of U.S. Highway 59, passing at a distance of 36.11 feet a 5/8-inch iron rod with aluminum cap stamped "COA", and continuing for a total distance of 77.14 feet to a 5/8-inch iron rod with aluminum TxDOT cap set in the existing southerly line of a public roadway easement (recorded in Volume 1, Page 5 of the Plat Records of Polk County, Texas), being the northwesterly line of said 0.33 acre tract at station 402+48.50, 660.41 feet right of and perpendicular to the project baseline;

2.) **THENCE,** North 55°40'30" East, along the existing southerly right of way line of a public roadway easement, a distance of 63.07 feet to a 5/8-inch iron rod with cap found marking the northern most corner of said 0.33 acre tract, being the northernmost northwesterly corner of said residue of a 2.260 acre tract;

December, 2004
Revised July, 2005
Parcel 19

3.) **THENCE,** South 34°20'16" East, along the northeasterly line of said 0.33 acre tract, being the westerly line of said residue of a 2.260 acre tract, a distance of 44.41 feet to the **POINT OF BEGINNING** and containing 0.032 of an acre (1,400 square feet) of land.

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

Access is prohibited across the 'access denial line' to the transportation facility from the adjacent remaining property south of FM 1988 along the last 41.03 feet of call #1 of this description.

Revised July, 2005 to add recording information of roadway easement.

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

Prepared By:
GeoSolutions, Ltd.
1440 Lake Front Circle, Suite #110
The Woodlands, Texas 77380

MINUTE ORDER EXHIBIT I
PAGE 3 OF 6

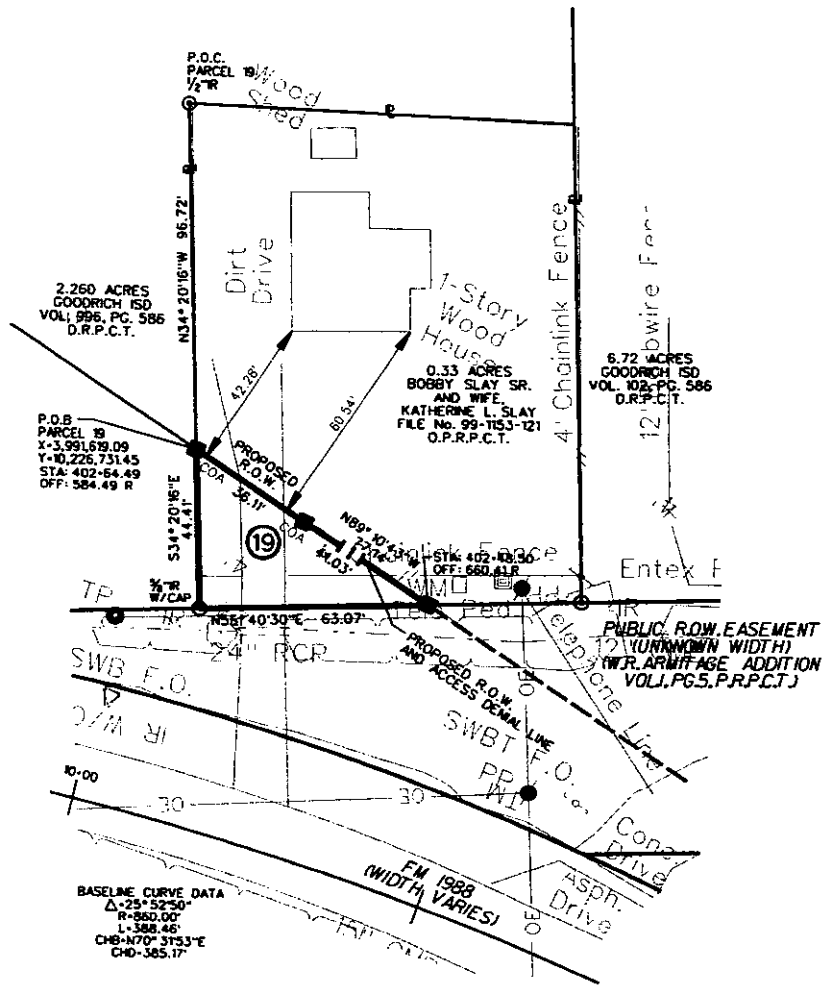
LEGEND

- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS"
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- Survey Line
- PARCEL NUMBER
- D.R.P.C.T. DEED RECORDS POLK COUNTY TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS POLK COUNTY TEXAS
- DENIAL OF ACCESS

NOTES:

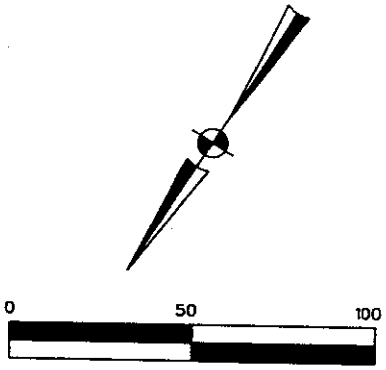
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83; ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING A COMBINED ADJUSTMENT FACTOR OF 1.0000945.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

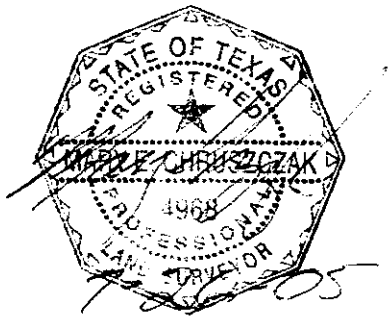
A. VIESCA SURVEY
A-77



FM 1988
RECORDING INFORMATION

VOL. 17, PG. 127
C.C.M.P.C.T.





REVISIONS:
7/05 - ADDED SUBDIVISION RECORD INFO.

EXISTING	TAKING	REMAINING
0.33 Ac.	0.032 Ac. 1,400 Sq. Ft.	0.301 Ac. RIGHT

PARCEL LIMITS FROM 402+48.50 TO 402+64.49

GeoSolutions, LLC
Tel. (281) 681-9766 Fax (281) 681-9779

PARCEL 19
US 59
POLK COUNTY, TEXAS
R.O.W. C.S.J.: 0177-01-090

DATE: DECEMBER, 2004 | SCALE 1" = 50'

PAGE 3 OF 3 (US 59_P-19.dgn)
ACCOUNT NO. 8011-02-028

\dgn\2J-row\us 59_p-19.dgn 7/26/2005 11:00:45 AM by Angelika

County: Polk
Highway: US 59
CSJ: 0177-01-090
Parcel: 19TE

Field Notes for Parcel 19TE (Temporary Easement)

A TEMPORARY EASEMENT from the date of possession of said easement to the 30th day of April, 2009 for the purpose of driveway construction in, along, upon, and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of driveway construction.

December, 2004
Revised July, 2005

County:	Polk
Construction CSJ:	0177-01-082
ROW Account No.:	8011-02-028
ROW CSJ No:	0177-01-090
Highway:	US-59

Project Limits: From .1 mile N. of F.M.1988 To: .1 mile S. of Lp 393

Property Description
For Parcel 19TE

Being a 0.017 of an acre tract (744 square feet) of land situated in the A. Viesca Survey, Abstract No. 77, Polk County, Texas, and being a portion of that certain 0.33 acre tract of land conveyed to Bobby Slay, Sr. and wife, Katherine L. Slay by deed dated September 17, 1999 of record under Film Code No. 99-1153-121 in the Official Public Records of Polk County, Texas; said 0.017 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found marking the southeasterly corner of said 0.33 acre tract, being an angle point in the westerly line of that certain residue of a 2.260 acre tract of land conveyed to Goodrich Independent School District by deed dated January 5, 1996 of record under Volume 996, Page 586 in the Deed Records of Polk County, Texas (D.R.P.C.T.);

THENCE, North 34°20'16" West, along the northeasterly line of said 0.33 acre tract, being the westerly line of said residue of a 2.260 acre tract, a distance of 81.64 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for the **POINT OF BEGINNING** of the herein described tract having surface coordinates of X = 3,991,627.59, Y = 10,226,719.00, all bearings and coordinates are based on Texas State Plane Coordinate System, Central Zone, NAD83, 1988 Adjustment. All coordinates and distances are surface values and can be converted to grid by dividing by a combined scale factor of 1.0000945, said point at station 402+80.27, 578.08 feet right of and perpendicular to the project baseline;

1.) **THENCE,** South 53°39'59" West, along the southerly line of a proposed temporary easement, a distance of 28.26 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for an angle point;

2.) **THENCE,** North 36°20'01" West, along the westerly line of a proposed temporary easement, a distance of 36.88 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set in the proposed westerly right of way line of U.S. Highway 59 (Width Varies);

3.) **THENCE,** North 89°10'43" West, along the proposed westerly line of U.S. Highway 59, being the northerly line of a proposed temporary easement, a distance of 36.11 feet to a 5/8-inch iron rod with aluminum cap stamped "COA" set in the westerly line of said 0.33 acre tract, being the easterly line of said residue of 2.260 acre tract;

4.) **THENCE,** South 34°20'16" East, along the westerly line of said 0.33 acre tract, being the westerly line of said residue of 2.260 acre tract, same being the easterly line of a proposed temporary easement, a distance of 15.08 feet to the **POINT OF BEGINNING** and containing 0.017 of an acre (744 square feet) of land.

A plat of even survey date herewith accompanies this property description.
Revised July, 2005 to add record information of roadway easement on plat only.

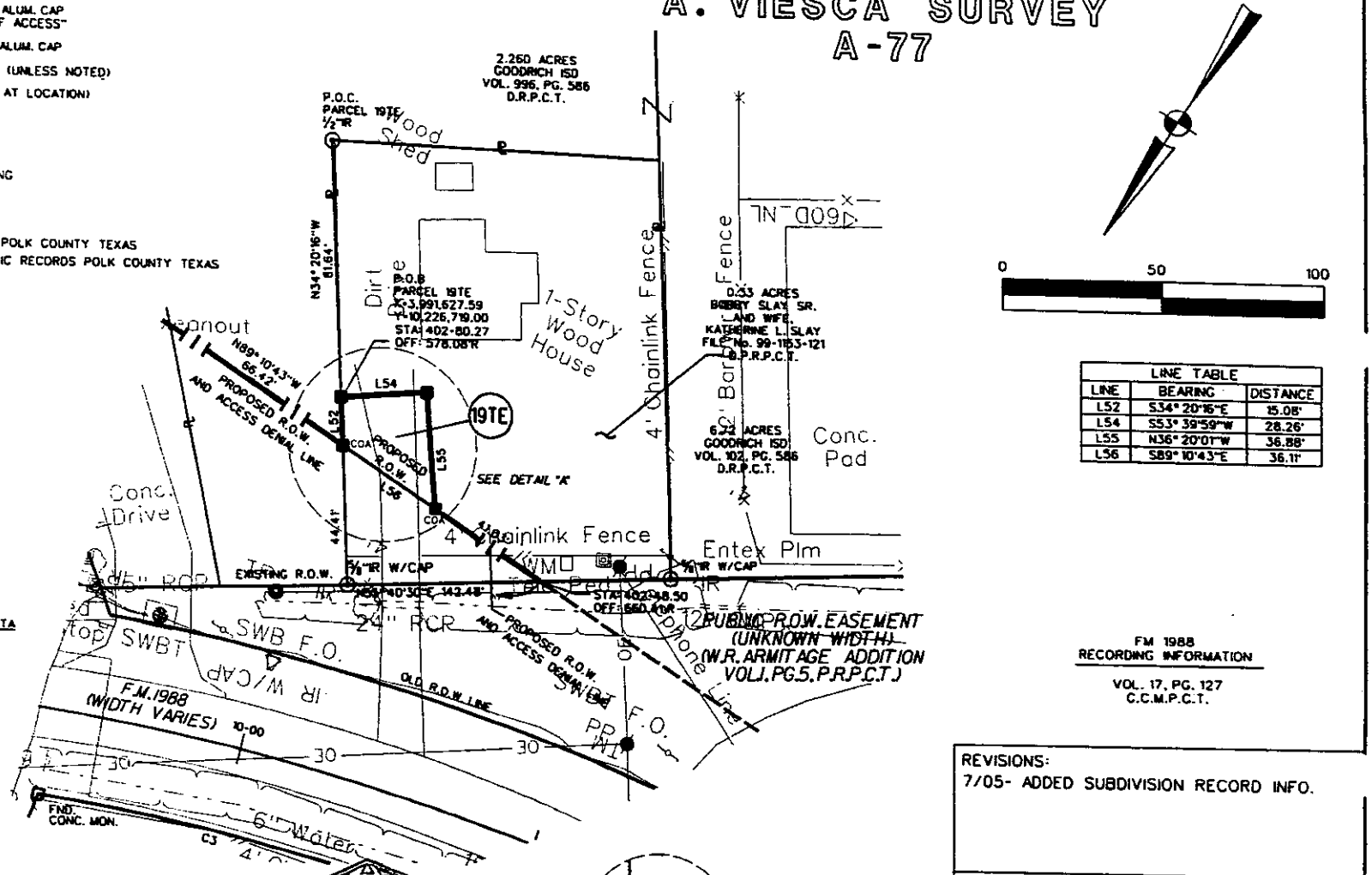
STATE OF TEXAS
REGISTERED
MARK E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

Prepared By:
GeoSolutions, Ltd.
1440 Lake Front Circle, Suite #110
The Woodlands, Texas 77380

A. VIESCA SURVEY
A-77

LEGEND

- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP COA Stamped "CONTROL OF ACCESS"
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- ℄ Property Line
- Z Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- Survey Line
- PARCEL NUMBER
- D.R.P.C.T. DEED RECORDS POLK COUNTY TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS POLK COUNTY TEXAS
- DENIAL OF ACCESS



0 50 100

LINE TABLE		
LINE	BEARING	DISTANCE
L52	S34°20'16"E	15.08'
L54	S53°39'59"W	28.26'
L55	N36°20'01"W	36.88'
L56	S89°10'43"E	36.11'

BASELINE CURVE DATA
Δ=25°52'50"
R=860.00'
L=388.46'
CHB=N70°31'53"E
CHD=385.17'

FM 1988
RECORDING INFORMATION

VOL. 17, PG. 127
C.C.M.P.C.T.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83; ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING A COMBINED ADJUSTMENT FACTOR OF 1.0000945.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C3	12°45'32"	716.20'	159.49'	S72°35'06"W	159.16'

REVISIONS:
7/05- ADDED SUBDIVISION RECORD INFO.

EXISTING	TAKING	REMAINING
0.33 Ac.	0.017 Ac. 744 Sq. Ft.	———

PARCEL LIMITS FROM 402+57.09 TO 402+64.49.

GeoSolutions, LLC
Tel. (281) 681-9766 Fax (281) 681-9779

PARCEL 19TE
US 59
POLK COUNTY, TEXAS
R.O.W. C.S.J.: 0177-01-090

December, 2004
Parcel 14

County:	Montgomery
Highway:	U.S. Highway 59
Project Limits:	From North of FM 1314 to North of Northpark Dr.
RCSJ No.:	0177-05-100

Property Description for Parcel 14

BEING a 0.0732 acre (3,187 square feet) tract of land located in Montgomery County, Texas and being situated in the Mary Owens Survey, Abstract No. 405, said tract of land being a portion of Lot 1, Block 5, Timberlane Acres, a subdivision recorded in Volume 5, Page 195 of the Montgomery County Map Records (M.C.M.R.), and being out of and a part of a 1.513 acre (calculated) tract of land conveyed to Norman E. Hueni and Deirdre Dolores Hueni, Trustees from Norman E. Hueni and Deirdre Dolores Hueni by deed executed March 6, 1998 as recorded in Montgomery County Clerk's File (M.C.C.F.) Number 9828363 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 0.0732 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with a yellow plastic "HALFF ASSOC. INC." cap for the northwest corner of said Hueni tract and being in the south line of a called 118.3650 acre tract conveyed to Savenol, Inc. from Advanta Corporation, N.V. by deed executed February 06, 1989 as recorded in the M.C.C.F. Number 8949325, O.P.R.R.P.M.C., thence as follows;

North 86 degrees 54 minutes 16 seconds East along the north line of said Timberlane Acres and said Hueni tract and the south line of said 118.3650 acre tract, a distance of 243.49 feet to a set 5/8-inch iron rod with a TXDOT aluminum cap on the proposed west right-of-way line of U.S. Highway 59 (340 feet wide) and on the north line of said Timberlane Acres for the POINT OF BEGINNING and being the northwest corner of the herein described tract;

1) THENCE, North 86 degrees 54 minutes 16 seconds East departing said proposed west right-of-way line of U.S. Highway 59 and continuing along the north line of said Timberlane Acres and the north line of said Hueni tract and the south line of said 118.3650 acre tract, a distance of 4.01 feet a set 5/8-inch iron rod with a TXDOT aluminum cap on the existing west right-of-way line of U.S. Highway 59 (a variable width right-of-way), as described in Montgomery County Deed Records (M.C.D.R.) Volume 515, Page 56, and being the southeast corner of said 118.3650 acre tract and the northeast corner of said Hueni tract and the northeast corner of the herein described tract;

December, 2004
Parcel 14

2) THENCE, South 00 degree 43 minutes 40 seconds West continuing along said existing west right-of-way line of U.S. Highway 59 and the east line of said Hueni tract, a distance of 31.26 feet to a found concrete right-of-way monument for an angle point in the herein described tract;

3) THENCE, South 12 degrees 02 minutes 16 seconds West continuing along said existing west right-of-way line of U.S. Highway 59 and the east line of said Hueni tract, a distance of 266.29 feet to a point for the intersection of said existing west right-of-way line of U.S. Highway 59 and the northeasterly end of the existing cut back corner, said point also being the most easterly southeast corner of said Hueni tract and the herein described tract, from which a found concrete right-of-way monument bears North 51 degrees 55 minutes 17 seconds East, a distance of 0.55 feet;

4) THENCE, South 49 degrees 28 minutes 16 seconds West along said existing cut back line and the southeasterly line of said Hueni tract, a distance of 47.64 feet to a set 5/8-inch iron rod with a TXDOT aluminum cap at the intersection of said existing west right-of-way line of U.S. Highway 59 and the north right-of-way line of Hammond Drive (60 feet wide) as shown on the plat of Timberlane Acres recorded in M.C.M.R. Volume 5, Page 195, and the south line of said Hueni tract, also being the most westerly southeast corner of the herein described tract;

5) THENCE, South 86 degrees 54 minutes 16 seconds West departing said existing west right-of-way line of U.S. Highway 59 and along the north right-of-way line of said Hammond Drive and the south line of said Hueni tract, a distance of 10.36 feet to a set 5/8-inch iron rod with a TXDOT aluminum cap for the southwesterly end of a proposed cut back corner on the aforesaid proposed west right-of-way line of U.S. Highway 59 and the most westerly southwest corner of the herein described tract; **

6) THENCE, North 49 degrees 28 minutes 16 seconds East departing the north right-of-way line of said Hammond Drive and along said proposed cut back line, a distance of 47.64 feet to a set 5/8-inch iron rod with a TXDOT aluminum on said proposed west right-of-way line of U.S. Highway 59 for the northeasterly corner of said proposed cut back, and an interior corner of the herein described tract; **

7) THENCE, North 12 degrees 02 minutes 16 seconds East departing said cut back line and along said proposed west right-of-way line of U.S. Highway 59, a distance of 298.60 feet to the POINT OF BEGINNING and containing 0.0732 acres (3,187 square feet) of land.

December, 2004
Parcel 14

NOTE: The POINT OF BEGINNING of this property has coordinates X=3,906,669.38 and Y=10,034,090.46. All bearings and coordinates shown are based on the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983, 1993 Adjustment. All bearings and distances are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00003.

Surveyed on the ground in June 2003.

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

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

Access will be permitted to the highway facility from the remainder of the property lying west of the U.S. Highway 59.

I, Gary C. Bowes, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

12/31/04

Gary C. Bowes
Texas R.P.L.S. #4053

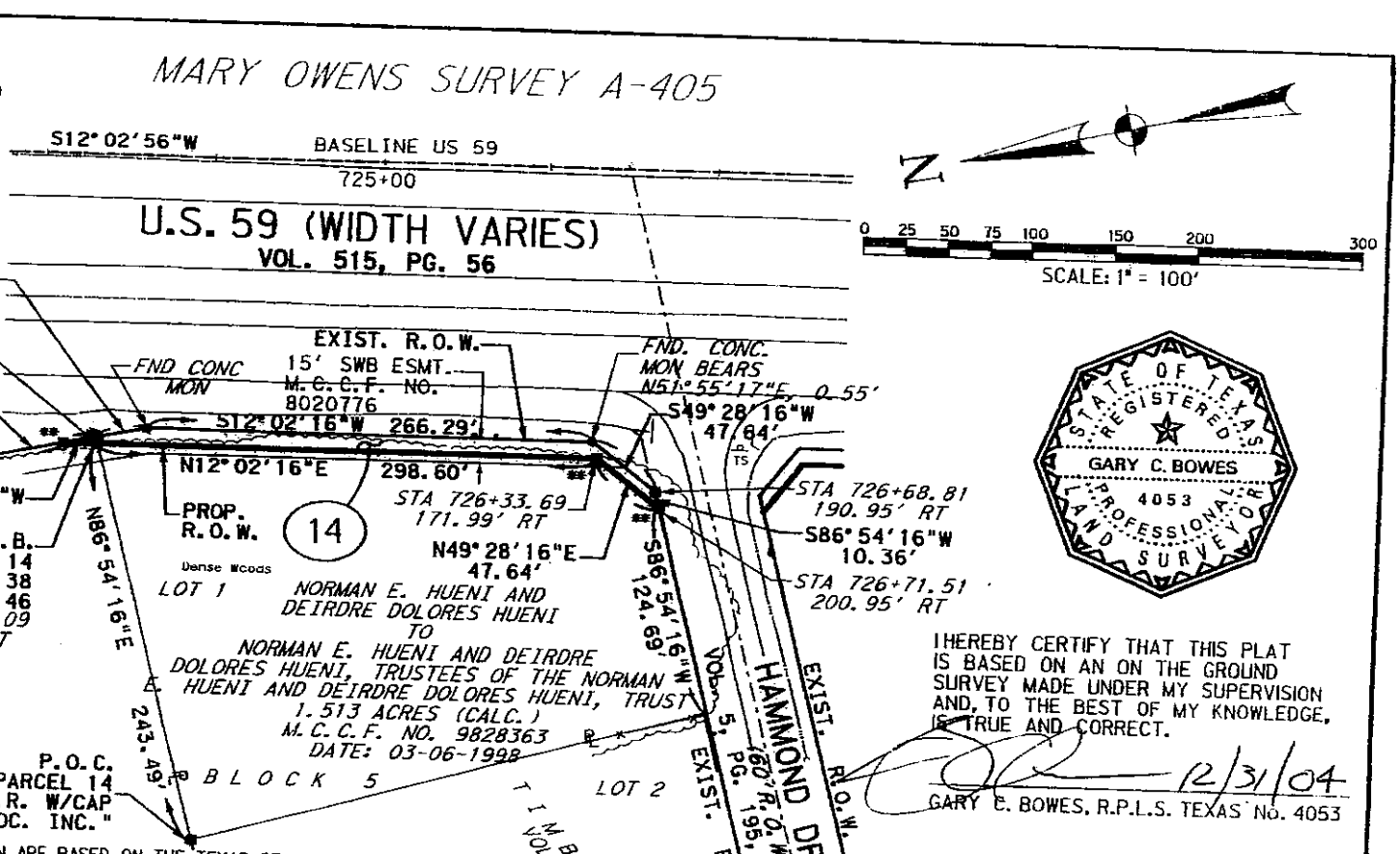
Date

STATE OF TEXAS
REGISTERED
GARY C. BOWES
4053
PROFESSIONAL
LAND SURVEYOR

Prepared by: Halff Associates, Inc,
3701 Kirby Drive, Suite 1290, Houston, TX 77098, (713) 523-7161

LEGEND

- ● EXISTING MONUMENT AS NOTED
- ■ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED
- ○ UNABLE TO SET



STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR GARY C. BOWES 4053

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

12/31/04

GARY C. BOWES, R.P.L.S. TEXAS No. 4053

EXISTING	TAKING	REMAINING
1.513 AC.	0.0732 AC. 3,187 S.F.	1.440 AC.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL BEARINGS AND DISTANCES ARE SURFACE AND MAYBE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003. CONVERGENCE ANGLE AT CONTROL POINT "H58" (SHEET 14) ESTABLISHED UNDER TXDOT CSJ NO. 0177-05-057, 058, 090, 092, FNC 150 IS 02 DEGREES 42 MINUTES 59.272 SECONDS CLOCKWISE AS COMPUTED BY CORPSCON VERSION 5.11.08. CONTROLLING MONUMENTS ARE NOTED HEREON AS "CM".
2. THE HEADRIGHT SURVEY ABSTRACTS SHOWN ON THIS SHEET WERE LOCATED USING RECORD INFORMATION, AND HAVE NOT BEEN FIELD VERIFIED AND ARE APPROXIMATE ONLY.
3. M.C.C.F. DENOTES MONTGOMERY COUNTY CLERK FILES OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, M.C.D.R. DENOTES MONTGOMERY COUNTY DEED RECORDS. M.C.M.R. DENOTES MONTGOMERY COUNTY MAP RECORDS. H.C.C.F. DENOTES HARRIS COUNTY CLERK FILE.
4. FIELD SURVEYS WERE PERFORMED FROM JANUARY 2002 TO JUNE 2003.
5. ABSTRACTING WAS PERFORMED FROM JANUARY 2002 TO APRIL 2003.
6. ** THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
7. THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.
8. ACCESS WILL BE PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING WEST OF THE U.S. HIGHWAY 59.

PAGE 4 OF 4

PARCEL PLAT

SHOWING PROPERTY OF

PARCEL 14

ROW C.S.J. NO. 0177-05-100
MONTGOMERY COUNTY U.S. 59

Halff Associates, Inc.
ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS
3701 KIRBY DRIVE, SUITE 1290
HOUSTON, TEXAS 77098
PHONE: 713-523-7161
FAX: 713-523-4373

SCALE: 1" = 100'

DECEMBER, 2004

December, 2004
Parcel 23

County:	Montgomery
Highway:	U.S. Highway 59
Project Limits:	From North of FM 1314 to North of Northpark Dr.
RCSJ No.:	0177-05-100

Property Description for Parcel 23

BEING a 0.0755 acre (3,288 square feet) tract of land located in Montgomery County, Texas and being situated in the Mary Owens Survey, Abstract No. 405, said tract of land being a portion of Lot 19, Block 7, Timberlane Acres, a subdivision recorded in Volume 5, Page 195 of the Montgomery County Map Records (M.C.M.R.), and being out of and a part of a 1.477 acre (calculated) tract of land conveyed to Donald D. Monkres from Hazel L. Williams by deed executed January 30, 1999 as recorded in the Harris County Clerk's File (H.C.C.F.) Number S839036 of the Official Public Records of Real Property of Harris County, Texas, said 0.0755 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point on the north right-of-way line of Wallis Drive (60 feet wide) as shown on the plat of Timberlane Acres recorded in M.C.M.R. Volume 5, Page 195, for the southerly common corner between Lots 18 and 19 of said Timberlane Acres and the southwesterly corner of said Monkres tract, from which a found 1/2-inch iron pipe bears North 30 degrees 25 minutes 24 seconds East, a distance of 0.24 feet, thence as follows:

North 86 degrees 54 minutes 16 seconds East along said north right-of-way line of Wallis Drive and along the south line of said Monkres tract, a distance of 121.99 feet to a set 5/8-inch iron rod with a TXDOT aluminum cap at the southwesterly end of a proposed cut back corner for the intersection of the north right-of-way line of said Wallis Drive and the proposed west right-of-way line of U.S. Highway 59 (a variable width right-of-way at this point) for the POINT OF BEGINNING, said iron rod also being a southwesterly corner of the herein described tract; **

1) THENCE, North 49 degrees 28 minutes 16 seconds East continuing along said proposed cut back line and said proposed west right-of-way line of U.S. Highway 59, a distance of 47.64 feet to a set 5/8-inch iron rod with a TXDOT aluminum cap at the northeasterly end of said proposed cut back corner and an interior corner of the herein described tract; **

December, 2004
Parcel 23

2) THENCE, North 12 degrees 02 minutes 16 seconds East continuing along said proposed west right-of-way line of U.S. Highway 59, a distance of 298.80 feet to a set 5/8-inch iron rod with a TXDOT aluminum cap on the common line of Lots 1 and 19 of the aforesaid Timberlane Acres, same being on the south line of the tract conveyed to Jimmie P. Williams and wife, Hazel L. Williams from Robert W. Knox by deed executed May 23, 1960 as recorded in Volume 484, Page 79, of the Montgomery County Deed Records (M.C.D.R.), said iron rod also being the northwest corner of the herein described tract;

3) THENCE, North 86 degrees 54 minutes 16 seconds East departing said proposed west right-of-way line of U.S. Highway 59 and along the said common line of Lots 1 and 19 and the south line of said Williams tract, a distance of 10.36 feet to a point on the existing west right-of-way line of U.S. Highway 59 (320 feet wide) as recorded in M.C.D.R. Volume 524 Page 368, said point also being the southeast corner of said Williams tract and the northeast corner of said Monkres tract and the herein described tract, from which a found 1/2-inch iron rod bears North 43 degrees 56 minutes 23 seconds East, a distance of 0.54 feet;

4) THENCE, South 12 degrees 02 minutes 16 seconds West along said existing west right-of-way line of U.S. Highway 59 and the east line of said Monkres tract, a distance of 298.80 feet to a set 5/8-inch iron rod with a TXDOT aluminum cap at the northeasterly end of a cut back corner and the most northerly southeast corner of the herein described tract;

5) THENCE, South 49 degrees 28 minutes 16 seconds West along said cut back line and said existing west right-of-way line of U.S. Highway 59 and the east line of said Monkres tract, a distance of 47.64 feet to a point at the southeasterly end of said cut back corner and being the most westerly southeast corner of said Monkres tract and the herein described tract, from which a found concrete monument bears North 84 degrees 10 minutes 56 seconds East, a distance of 0.43 feet;

6) THENCE, South 86 degrees 54 minutes 16 seconds West departing said existing west right-of-way line of U.S. Highway 59 and along the north right-of-way line of said Wallis Drive and the south line of said Monkres tract, a distance of 10.36 feet to the POINT OF BEGINNING and containing 0.0755 acres (3,288 square feet) of land.

NOTE: The POINT OF BEGINNING of this property has coordinates X=3,906,270.67 and Y=10,032,359.60. All bearings and coordinates shown are based on the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983, 1993 Adjustment. All bearings and distances are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00003.

December, 2004
Parcel 23

Surveyed on the ground in June 2003.

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

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

Access will be permitted to the highway facility from the remainder of the property lying west of the U.S. Highway 59.

I, Gary C. Bowes, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

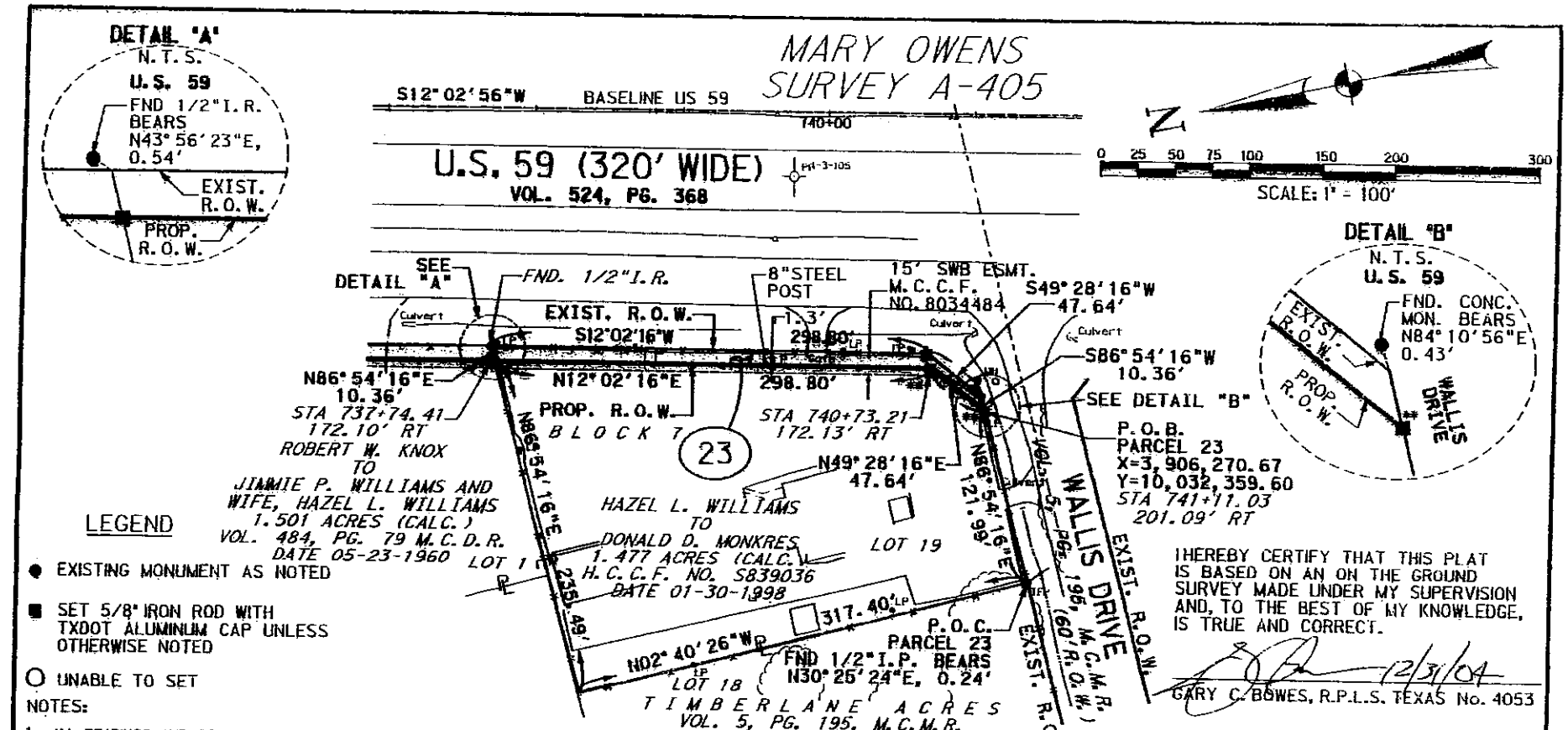
12/31/04

Gary C. Bowes
Texas R.P.L.S. #4053

Date

STATE OF TEXAS
REGISTERED
GARY C. BOWES
4053
PROFESSIONAL
LAND SURVEYOR

Prepared by: Halff Associates, Inc,
3701 Kirby Drive, Suite 1290, Houston, TX 77098, (713) 523-7161



LEGEND

- ● EXISTING MONUMENT AS NOTED
- ■ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED
- ○ UNABLE TO SET

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL BEARINGS AND DISTANCES ARE SURFACE AND MAYBE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003. CONVERGENCE ANGLE AT CONTROL POINT "H58" (SHEET 14) ESTABLISHED UNDER TXDOT CSJ NO. 0177-05-057, 058, 090, 092, FNC 150 IS 02 DEGREES 42 MINUTES 59.272 SECONDS CLOCKWISE AS COMPUTED BY CORPSCON VERSION 5.11.08. CONTROLLING MONUMENTS ARE NOTED HEREON AS "CM".
2. THE HEADRIGHT SURVEY ABSTRACTS SHOWN ON THIS SHEET WERE LOCATED USING RECORD INFORMATION, AND HAVE NOT BEEN FIELD VERIFIED AND ARE APPROXIMATE ONLY.
3. M.C.C.F. DENOTES MONTGOMERY COUNTY CLERK FILES OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, M.C.D.R. DENOTES MONTGOMERY COUNTY DEED RECORDS. M.C.M.R. DENOTES MONTGOMERY COUNTY MAP RECORDS. H.C.C.F. DENOTES HARRIS COUNTY CLERK FILE.
4. FIELD SURVEYS WERE PERFORMED FROM JANUARY 2002 TO JUNE 2003.
5. ABSTRACTING WAS PERFORMED FROM JANUARY 2002 TO APRIL 2003.
6. ** THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
7. THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.
8. ACCESS WILL BE PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING WEST OF THE U.S. HIGHWAY 59.

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

12/31/04

GARY C. BOWES, R.P.L.S. TEXAS No. 4053

EXISTING	TAKING	REMAINING
1.477 AC.	0.0755 AC. 3,288 S.F.	1.402 AC.

STATE OF TEXAS
REGISTERED
GARY C. BOWES
4053
PROFESSIONAL
LAND SURVEYOR

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 23
ROW C.S.J. NO. 0177-05-100
MONTGOMERY COUNTY U.S. 59

Halff Associates, Inc.
ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS
3701 KIRBY DRIVE, SUITE 1290
HOUSTON, TEXAS 77098
PHONE: 713-523-7161
FAX: 713-523-4373

SCALE: 1" = 100'
DECEMBER, 2004

December, 2004
Parcel 24

County:	Montgomery
Highway:	U.S. Highway 59
Project Limits:	From North of FM 1314 to North of Northpark Dr.
RCSJ No.:	0177-05-100

Property Description for Parcel 24

BEING a 0.0755 acre (3,288 square feet) tract of land located in Montgomery County, Texas and being situated in the Mary Owens Survey, Abstract No. 405, said tract being a portion of Lot 9, Block 4, Timberlane Acres, a subdivision recorded in Volume 5, Page 195 of the Montgomery County Map Records (M.C.M.R.), and being out of and a part of a 1.485 acre (calculated) tract conveyed to Rodney Dean Herr from Jasper A. Moore and Rodney Dean Herr, co-independent executors, by deed executed July 19, 2004 as recorded in the Montgomery County Clerk's File (M.C.C.F.) Number 2004-092052 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 0.0755 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point on the south right-of-way line of Wallis Drive (60 feet wide) as shown on the plat of Timberlane Acres recorded in M.C.M.R. Volume 5, Page 195, being the common north corner of Lots 8 and 9, Block 4, as shown on said record drawing of Timberlane Acres, from which a found 1/2-inch iron rod for reference bears South 07 degrees 29 minutes 06 seconds East, a distance of 0.42 feet, thence as follows:

South 86 degrees 54 minutes 16 seconds West, along the south right-of-way line of said Wallis Drive and the north line of said Herr tact, a distance of 121.79 feet to a set 5/8-inch iron rod with TXDOT aluminum cap at the northeasterly end of a proposed cut back corner for the intersection of the proposed east right-of-way line of U.S. Highway 59 (a variable width right-of-way) and the south right-of-way line of said Wallis Drive for the POINT OF BEGINNING and the northeasterly corner of the herein described tract; **

1) THENCE, South 49 degrees 28 minutes 16 seconds West, departing said south right-of-way line of Wallis Drive and along said proposed cut back line and proposed east right-of-way line of U.S. Highway 59, a distance of 47.64 feet to a set 5/8-inch iron rod with TXDOT aluminum cap on said proposed east right-of-way line of U.S. Highway 59 (355 feet wide) and being an interior corner of the herein described tract; **

December, 2004
Parcel 24

2) THENCE, South 12 degrees 02 minutes 16 seconds West along said proposed east right-of-way line of U.S. Highway 59, a distance of 298.80 feet to a set 5/8-inch iron rod with TXDOT aluminum cap on the south line of the aforesaid Timberlane Acres and the north line of a called 52.992 acre tract conveyed to Randal A. Hendricks, Trustee from Robert Wimmer, Trustee by deed executed December 16, 1971 as recorded in Volume 772, Page 272 of the Montgomery County Deed Records (M.C.D.R.), said iron rod also being the southeast corner of the herein described tract;

3) THENCE, South 86 degrees 54 minutes 16 seconds West departing said proposed east right-of-way line of U.S. Highway 59 and along the south line of said Timberlane Acres and the north line of said Hendricks tract, a distance of 10.36 feet to a set 5/8-inch iron rod with TXDOT aluminum cap on the existing east right-of-way line of U.S. Highway 59 (320 feet wide) as recorded in M.C.D.R. Volume 509 Page 586, said iron rod being the southwest corner of said Herr tract and the herein described tract;

4) THENCE, North 12 degrees 02 minutes 16 seconds East departing said common line and along said existing east right-of-way line of U.S. Highway 59 and the west line of said Lot 9 and said Herr tract, a distance of 298.80 feet to a set 5/8-inch iron rod with TXDOT aluminum cap at the southwesterly end of a existing cut back corner and also being the most westerly northwest corner of the herein described tract;

5) THENCE, North 49 degrees 28 minutes 16 seconds East along said cut back line and said existing east right-of-way line of U.S. Highway 59 and the west line of said Herr tract, a distance of 47.64 feet to a point at the intersection of the south right-of-way line of said Wallis Drive and said existing east right-of-way line of U.S. Highway 59 (a variable width right-of-way at this point), said point also being the most easterly northwest corner of the herein described tract, from which a found concrete monument bears North 12 degrees 03 minutes 21 seconds West, a distance of 0.38 feet;

6) THENCE, North 86 degrees 54 minutes 16 seconds East departing said existing east right-of-way line of U.S. Highway 59 and along the south line of said Wallis Drive and the north line of said Herr tract, a distance of 10.36 feet to the POINT OF BEGINNING, and containing 0.0755 acres (3,288 square feet) of land.

NOTE: The POINT OF BEGINNING of this property has coordinates X=3,906,669.32 and Y=10,032,321.07. All bearings and coordinates shown are based on the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983, 1993 Adjustment. All bearings and distances are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00003.

December, 2004
Parcel 24

Surveyed on the ground in June 2003.

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

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

Access will be permitted to the highway facility from the remainder of the property lying east of the U.S. Highway 59.

I, Gary C. Bowes, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

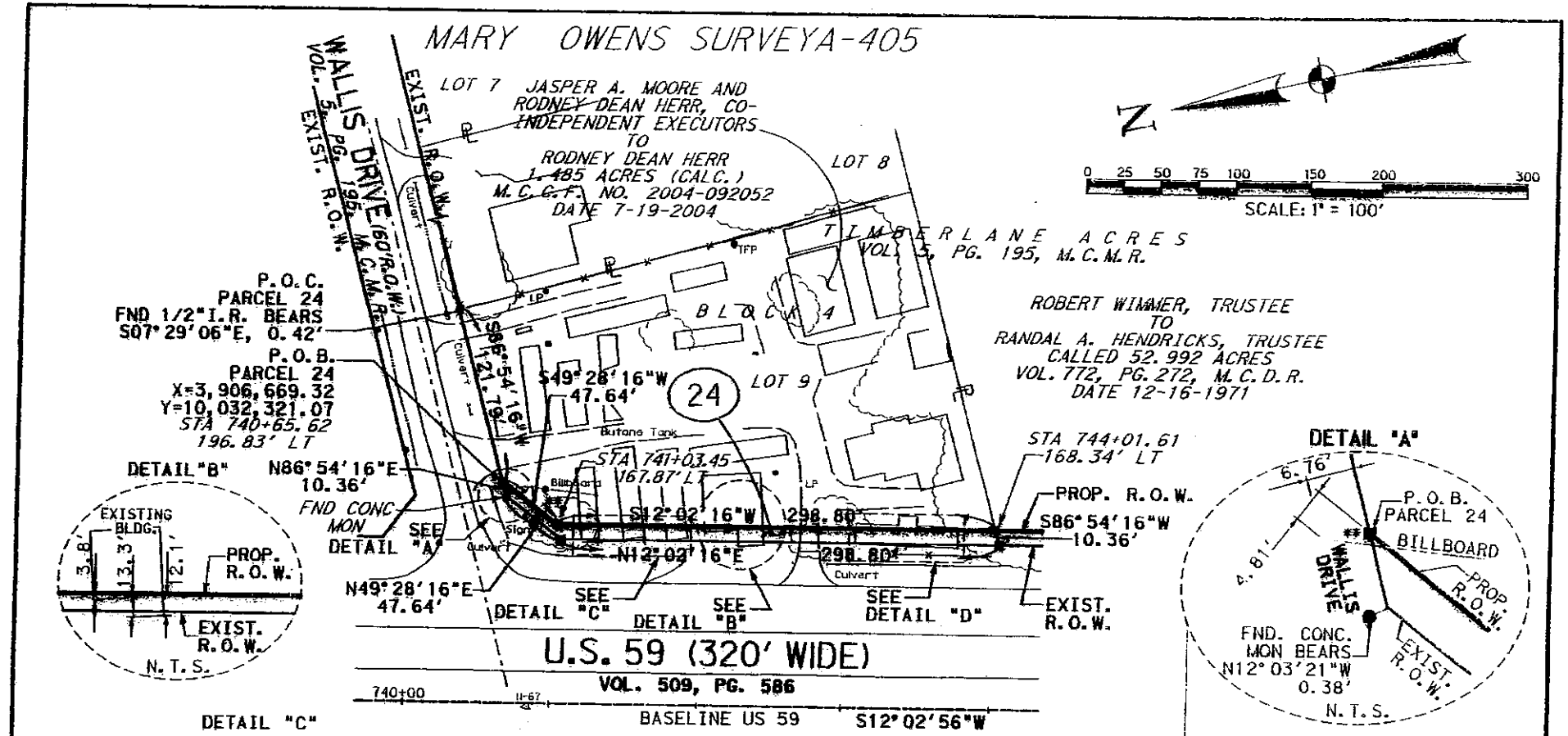
12/31/04

Gary C. Bowes
Texas R.P.L.S. #4053

Date

STATE OF TEXAS
REGISTERED
GARY C. BOWES
4053
PROFESSIONAL
LAND SURVEYOR

Prepared by: Halff Associates, Inc,
3701 Kirby Drive, Suite 1290, Houston, TX 77098, (713) 523-7161



EXISTING	TAKING	REMAINING
1.485 AC.	0.0755 AC. 3,288 S.F.	1.410 AC.

LEGEND

- ● EXISTING MONUMENT AS NOTED
- ■ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED
- ○ UNABLE TO SET

PAGE 4 OF 5

PARCEL PLAT

SHOWING PROPERTY OF

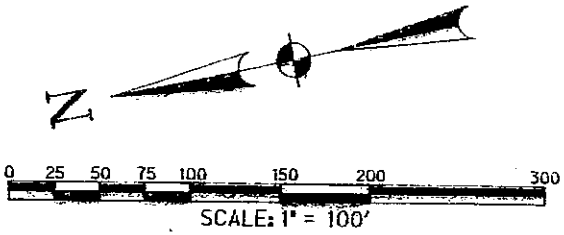
PARCEL 24

ROW C.S.J. NO. 0177-05-100
MONTGOMERY COUNTY U.S. 59

Halff Associates, Inc.
ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS
3701 KIRBY DRIVE, SUITE 1290
HOUSTON, TEXAS 77098
PHONE: 713-523-7161
FAX: 713-523-4373

SCALE: 1" = 100'

DECEMBER, 2004



LEGEND

- ● EXISTING MONUMENT AS NOTED
- ■ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED
- ○ UNABLE TO SET

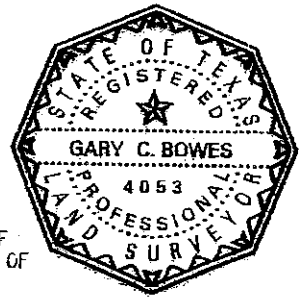
NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL BEARINGS AND DISTANCES ARE SURFACE AND MAYBE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003. CONVERGENCE ANGLE AT CONTROL POINT "H58" (SHEET 14) ESTABLISHED UNDER TXDOT CSJ NO. 0177-05-057, 058, 090, 092, FNC 150 IS 02 DEGREES 42 MINUTES 59.272 SECONDS CLOCKWISE AS COMPUTED BY CORPSCON VERSION 5.11.08. CONTROLLING MONUMENTS ARE NOTED HEREON AS "CM".
2. THE HEADRIGHT SURVEY ABSTRACTS SHOWN ON THIS SHEET WERE LOCATED USING RECORD INFORMATION, AND HAVE NOT BEEN FIELD VERIFIED AND ARE APPROXIMATE ONLY.
3. M.C.C.F. DENOTES MONTGOMERY COUNTY CLERK FILES OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, M.C.D.R. DENOTES MONTGOMERY COUNTY DEED RECORDS. M.C.M.R. DENOTES MONTGOMERY COUNTY MAP RECORDS. H.C.C.F. DENOTES HARRIS COUNTY CLERK FILE.
4. FIELD SURVEYS WERE PERFORMED FROM JANUARY 2002 TO JUNE 2003.
5. ABSTRACTING WAS PERFORMED FROM JANUARY 2002 TO APRIL 2003.
6. ** THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
7. THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION WITH A PROPERTY DESCRIPTION OF EVEN DATE.
8. ACCESS WILL BE PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING EAST OF THE U.S. HIGHWAY 59.

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

12/31/04

GARY C. BOWES, R.P.L.S. TEXAS No. 4053



PAGE 5 OF 5

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 24
ROW C.S.J. NO. 0177-05-100
MONTGOMERY COUNTY U.S. 59

Halff Associates, Inc.
ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS

3701 KIRBY DRIVE,
SUITE 1290
HOUSTON, TEXAS 77098

PHONE: 713-523-7161
FAX: 713-523-4373

SCALE: 1" = 100'

DECEMBER, 2004

May, 2006
Parcel 24

Account No.: 8012-02-066
County: Montgomery
ROW CSJ: 0177-05-100
Project Limits: US 59 – North of Community Drive to North of FM 1314

CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:

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

Rev: August , 2002
January, 1992
Parcel 11 G

County:	Harris
Highway:	State Highway 35
Project Limits:	IH 45 to Dixie Dr.
Account:	8012-1-31

PROPERTY DESCRIPTION FOR PARCEL 11 G

Being a 0.0671 acre (2,922 square feet) parcel of land, more or less, situated in the H. B. Prentiss Survey, Abstract 56, Harris County, Texas, and being out of Lots 13, 14, and 15, Block 41 of King's Court Addition, according to the plat or map thereof, recorded in Volume 7, Page 65 of the Harris County Map Records, and being out of that certain 0.4592 acre property conveyed unto Alan Neil Bauch by Warranty Deed with Vendor's Lien under Harris County Clerk's File Number M708570, Film Code No.181-66-2512, Harris County Deed Records. Said 0.0671 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8 inch iron rod for the southeast corner of Lot 13, Block 41 of said King's Court Addition, same point also being the northwest corner of the intersection of South Wayside Dr. (width varies) and Joyner St. (50 feet wide), thence as follows:

South 88° 04' 33" West, a distance of 61.00 feet to a found 5/8 inch iron rod with TxDOT aluminum cap for the southeast corner and POINT OF BEGINNING of herein described parcel, same being on the north right-of-way line of Joyner Street (50 feet wide) and the south line of Lot 13, Block 41 of King's Court Addition. Said POINT OF BEGINNING also being on the proposed easterly right-of-way-line of State Highway 35 (width varies) and having surface coordinates X= 3,168,795.05, Y= 690,195.66;

1.) THENCE, South 88° 04' 33" West, along the south line of herein described parcel and Lot 13, Block 41, same being the north right-of-way line of the aforesaid Joyner Street (50 feet wide), a distance of 38.90 feet to a set 5/8 inch iron rod for the southwest corner and said point also being the common southwest corner of Lot 13 and the southeast corner of Lot 12, Block 41 of said King's Court Addition;

Rev: August , 2002
January, 1992
Parcel 11 G

2.) THENCE, North 01° 55 '27" West, along the west line of herein described parcel, same being the common line for Lots 10, 11, and 12 and Lots 13, 14 and 15, at the centerline of said Block 41, a distance of 150.23 feet to a 5/8 inch iron rod with aluminum TxDOT cap set for corner, same also being the common intersection corner of Lots 9, 10, 15, and 16 in said Block 41, on the proposed east right-of-way line of the aforesaid State Highway 35 (width varies);

3.) THENCE, South 16° 26'27" East, along the proposed east right-of-way line of State Highway 35 (width varies) same being the Control of Access line, a distance of 155.18 feet to the POINT OF BEGINNING and containing 0.0671 of an acre (2,922 square feet) of land, more or less. (All bearings and coordinates are based on the Texas State Plane coordinate system, south central zone. All distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.99988152).

A plat has been prepared in conjunction with this property description..

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

STATE OF TEXAS
REGISTERED
DANIEL W. GOODALE
4919
PROFESSIONAL
LAND SURVEYOR

Daniel W. Goodale
04-07-03

H. B. PRENTISS SURVEY, A-56

1 inch = 50 ft.

CHALMERS AVE (50' ROW)

EXISTING R.O.W.

PROP BASELINE (SH 35)

PROP ROW LINE (SH 35)

N16° 26'27"W-398.95'

N16° 26'27"W-102.23'

S16° 26'27"E-155.76'

N03° 55'27"W-150.23'

JOYNER ST. (CLOSED) (50' ROW)

NEYLAND ST. (50' ROW)

S. WAYSIDE DR (CHASTAIN) (ROW VARIES)

KINGS COURT ADDITION VOL. 7, PG. 65, H.C.M.R.

Owner: Alan Neil Bauch
H.C.C.F. #M708570
Film Code • 181-68-2512
H.C.D.R. Harris County Texas

Texas Transportation Commission
H.C.C.F. #K722905
Film Code • 023-60-1299
H.C.D.R. Harris County, TX

Richard J. Gibson, Jr.
H.C.C.F. #S595711
F.C. • 514-38-1644
H.C.D.R., Harris County Texas

Owners: N.S. Progule & wife Betty J. Progule
H.C.C.F. • K162427 & K128320
F.C. #021-70-1818, 023-72-1828
H.C.D.R. Harris County, TX

11G

EXISTING	TAKING	REMAINING
0.4582 AC.	0.0671 AC. 2,922 S.F.	0.3921 AC.

NOTES :

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.99988152.
2. AS PER F.I.R.M. MAP NO. 48201C0890J, DATED NOVEMBER 6, 1996, THE PROJECT SITE IS IN ZONE 'X' WHICH IS DEFINED AS AREAS OUTSIDE OF 500 YEAR FLOODPLAIN.
3. A FIELD NOTE DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

LEGEND:
o - SET⅝" IRON ROD
⊖ - SET⅝" IRON ROD W/ TXDOT ALUM. CAP
● - FOUND IRON ROD/PIPE
—||— - CONTROL OF ACCESS LINE

REV. 08/02: UPDATE SURVEY

PARCEL - 11G
SHEET 1 OF 1

BOUNDARY SKETCH
SHOWING PROPERTY OF
ALAN NEIL BAUCH
CSJ: 0178-09-001
ACCOUNT NO. 8012-1-31
SH 35 HARRIS COUNTY
JAN. 1992 KUO & ASSOCIATES, INC. SCALE : 1" = 50'

FILE: PAR-11G.DGN

S:\...\00078\DGN\PAR-11G.DGN

July, 2004
Revised March, 2006

County: Bell
Highway: Loop 363
ROW CSJ: 0184-04-042
ROW Account: 8009-02031
Limits: 57th Street to 5th Street

Property Description
Parcel 13

BEING 0.209 acre of land situated in the REDDING ROBERTS SURVEY, Abstract 692, in Bell County, Texas. Being a portion of a called 24.76 acre tract (comprised of all of Lot 1, Block 1, The Market Place, Section 1, a subdivision of record in Cabinet A, Slide 52-D of the Plat Records of Bell County, Texas (P.R.B.C.T.) and all of Lot 2, Block 1, HEB/Market Place Subdivision of record in Cabinet C, Slide 217-C, (P.R.B.C.T.), said called 24.76 acre tract conveyed to TR Austin Retail Corp., by deed of record in Volume 5590, Page 311, of the Deed Records of Bell County, Texas (D.R.B.C.T.);

Part One – 0.181 Acres

Commencing at a "X" cut found in concrete in the existing northerly right of way line of Market Loop (40' R.O.W.), at an angle point in the southerly line of said Lot 1, Block 1, The Market Place Section 1.

Thence, South 73°02'01" East, 903.93 feet along the existing northerly right of way line of Market Loop, also along the southerly line of Lot 1, Block 1, The Market Place, Section 1 to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed westerly right of way line of 31st Street and the **Point of Beginning.**

1.) **Thence,** North 16°36'37" East, 273.41 feet along the proposed westerly right of way line of 31st Street to a set 5/8-inch iron rod with TxDOT aluminum cap.

2.) **Thence,** North 17°20'27" East, 83.40 feet along the proposed westerly right of way line of 31st Street to a set 5/8-inch iron rod with TxDOT aluminum cap.

3.) **Thence,** North 18°04'17" East, 96.54 feet along the proposed westerly right-of-way line of 31st. Street passing the south line of Lot 2, Block 1 HEB/Market Place at 72.54 feet, to a set 5/8-inch iron rod with TxDOT aluminum cap on common line of said Lot 2, Block 1, HEB/Market Place, and the southerly line of Lot 1, Block 1 H.E.B./Market.

4.) **Thence,** South 73°35'34" East, 14.22 feet along the common line of said Lot 1, Block 1 The Market Place, Section 1, also along the northerly line of said Lot 2, Block 1, H.E.B./Market Place to a set cut "X" in the existing westerly right of way line of 31st Street (width varies) as described in deed and recorded in Volume 1019 page 550 of the D.R.B.C.T.

Parcel 13

5.) **Thence,** South 16°33'08" West, 453.47 feet along the existing westerly right of way line of 31st Street, also along the easterly line of Lot 2, Block 1 HEB/Market Place and Lot 1, Block 1, The Market Place, Section 1 to a found 3/8-inch iron rod at the intersection of the existing westerly right of way line of 31st Street with the existing northerly right of way line of Market Loop, also at the southeasterly corner of said Lot 1, Block 1, The Market Place, Section 1.

6.) **Thence,** North 73°02'01" West, 18.21 feet along the existing northerly right of way line of Market Loop, also along the southerly line of Lot 1, Block 1 The Market Place Section 1 to the **Point of Beginning** and containing 0.181 acre, more or less.

Part Two – 0.028 Acres

Commencing at a set 5/8-inch iron rod with TxDOT aluminum cap set on the existing southerly right of way line of Loop 363, also on the northerly line of said Lot 1, Block 1, The Market Place, Section 1, from which a found 1/2-inch iron rod bears North 69°10' West, 5.62 feet;

Thence, South 00°16'30" East, 192.89 feet along the existing southerly right of way line of Loop 363, also along the northeasterly line of said Lot 1, Block 1, The Market Place, Section 1 to a set 5/8-inch iron rod with TxDOT aluminum cap at the intersection with the proposed southerly right of way line of Loop 363 and for the **Point of Beginning**;

1.) **Thence,** South 00°16'30" East, 58.06 feet along the existing southerly right of way line of Loop 363, also along the northeasterly line of said Lot 1, Block 1, The Market Place, Section 1, to a point at the northeasterly corner of said Lot 1, Block 1, Market Place Section 1, at an angle point in the existing westerly right of way line of 31st Street (width varies) as described in deed and recorded in Volume 1019 page 550 of the D.R.B.C.T., from which a 3/8-inch iron rod found bears South 16°44' West, 7.55 feet;

2.) **Thence,** South 16°33'08" West, 50.40 feet along the existing westerly right of way line of 31st Street, also along the easterly line of said Lot 1, Block 1, The Market Place, Section 1 to a point at a southeasterly corner of said Lot 1, Block, The Market Place, Section 1, also at the northeasterly corner of Lot 1, Block 1 H.E.B./Market Place Subdivision, a subdivision of record in Cabinet C, Slide 217-C (P.R.B.C.T.), from which a 3/8-inch iron rod found bears South 61°08' East, 0.15 feet and a 1/2-inch iron rod found bears North 73°26' West, 0.13 feet;

3.) **Thence,** North 73°26'04" West, 9.62 feet along the northerly line of said Lot 1, Block 1 H.E.B./Market Place, also along an interior line of said Lot 1, Block 1, The Market Place, Section 1 to a set 5/8-inch iron rod with TxDOT aluminum cap on the proposed westerly right of way line of 31st Street;

Parcel 13

4.) **Thence,** North 05°40'48" East, 46.60 feet along the proposed westerly right of way line of 31st Street to a set 5/8-inch iron rod with TxDOT aluminum cap.

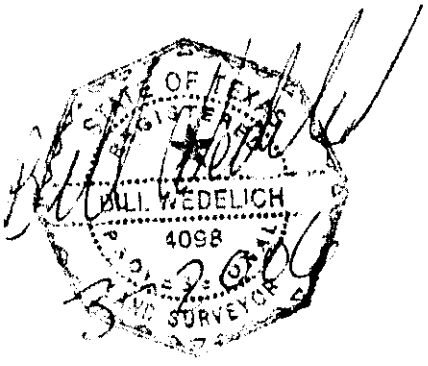
5.) **Thence,** North 18°04'17" East, 60.23 feet along the proposed westerly right of way line of 31st Street to the **POINT OF BEGINNING** and containing 0.028 acre, more or less.

Part 1 0.181 Acres
Part 2 0.028 Acres
Total 0.209 Acres

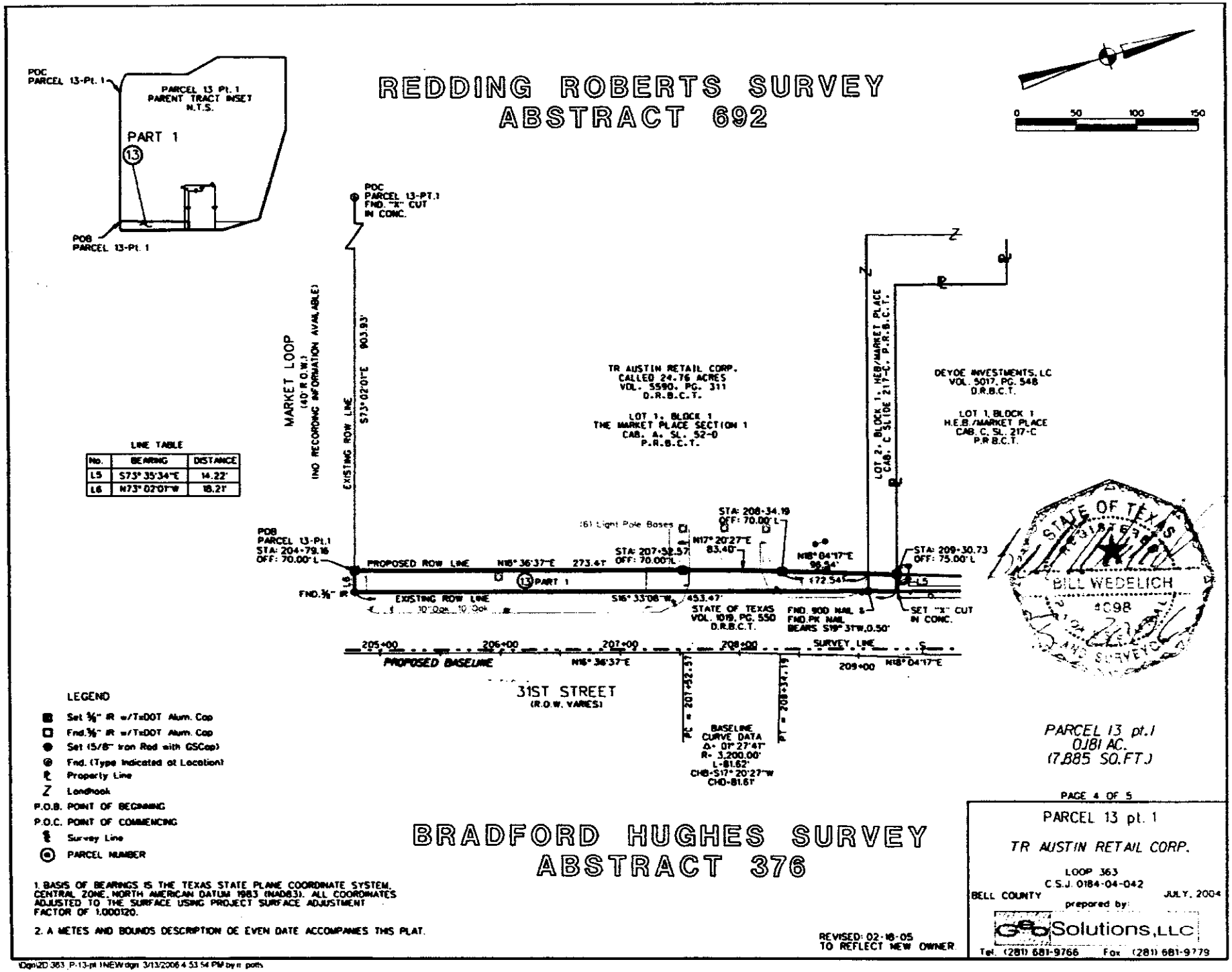
Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD 83). All coordinates adjusted to the surface using project surface adjustment factor of 1.000120. Survey control monuments and surface adjustment factor furnished by TXDOT.

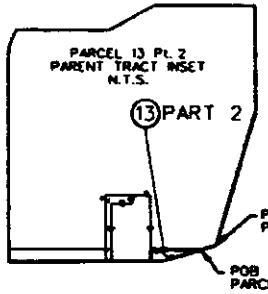
"ACCESS is permitted to the highway facility from the remainder of the abutting property"

A survey was performed on the ground under my supervision on October, 2003.
See attached 8 ½" x 11" plat that accompanies.

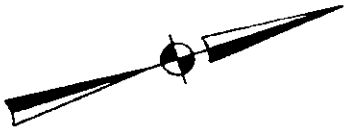


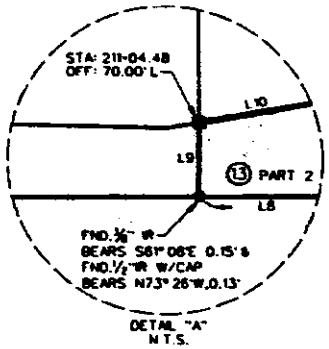
PREPARED BY:
GeoSolutions, LLC
1440 Lake Front Circle, Suite 110
The Woodlands, Texas 77380

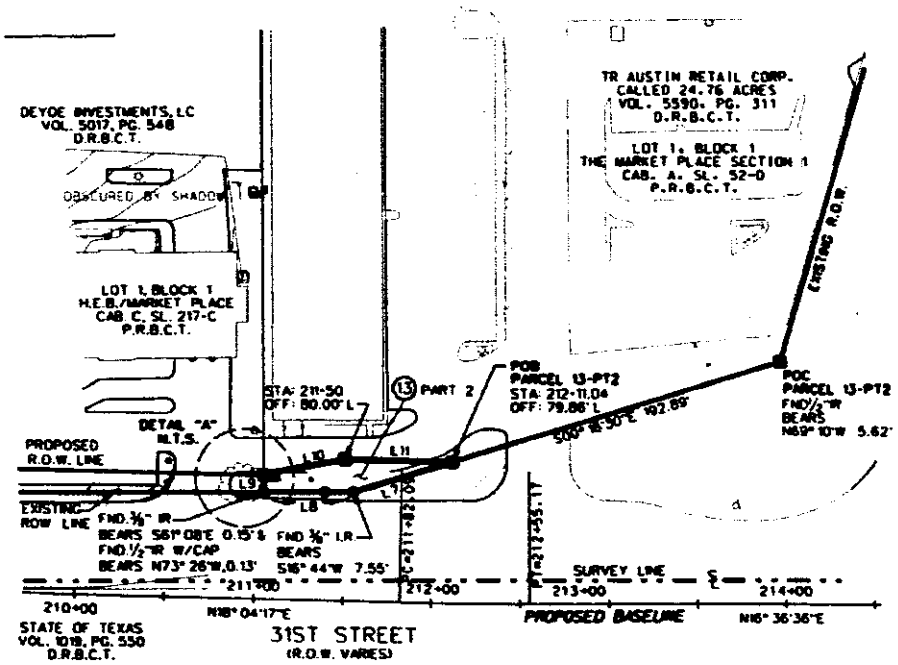

REDDING ROBERTS SURVEY
ABSTRACT 692
POC
PARCEL 13-Pt. 1
PARCEL 13 Pt. 1
PARENT TRACT INSET
N.T.S.
PART 1
13
POB
PARCEL 13-Pt. 1
0 50 100 150
POC
PARCEL 13-PT.1
FND. "X" CUT
IN CONC.
MARKET LOOP
(40' R.O.W.)
(NO RECORDING INFORMATION AVAILABLE)
EXISTING ROW LINE
S73°02'01"E 903.93'
TR AUSTIN RETAIL CORP.
CALLED 24.76 ACRES
VOL. 5590, PG. 311
D.R.B.C.T.
LOT 1, BLOCK 1
THE MARKET PLACE SECTION 1
CAB. A, SL. 52-D
P.R.B.C.T.
LOT 2, BLOCK 1, H.E.B./MARKET PLACE
CAB. C, SLIDE 217-C, P.R.B.C.T.
DEYOE INVESTMENTS, LC
VOL. 5017, PG. 548
D.R.B.C.T.
LOT 1, BLOCK 1
H.E.B./MARKET PLACE
CAB. C, SL. 217-C
P.R.B.C.T.
LINE TABLE
No. BEARING DISTANCE
L5 S73° 35'34"E 14.22'
L6 N73° 02'01"W 18.21'
(6) Light Pole Bases
STA: 208+34.19
OFF: 70.00'L
N17° 20'27"E
83.40'
N18° 04'17"E
98.54'
STA: 207+52.57
OFF: 70.00'L
STA: 209+30.73
OFF: 75.00'L
POB
PARCEL 13-Pt.1
STA: 204+79.16
OFF: 70.00'L
PROPOSED ROW LINE
N18° 36'37"E
273.61'
PART 1
172.54'
L6
L5
FND.3/8" IR
EXISTING ROW LINE
S16° 33'08"W
453.47'
STATE OF TEXAS
VOL. 1019, PG. 550
D.R.B.C.T.
FND. 90D NAIL &
FND.PK NAIL
BEARS S19° 31'W,0.50'
SET "X" CUT
IN CONC.
205+00
206+00
207+00
208+00
SURVEY LINE
209+00
N18° 04'17"E
PROPOSED BASELINE
N18° 36'37"E
31ST STREET
(R.O.W. VARIES)
PC = 207+52.57
PT = 208+34.19
BASELINE
CURVE DATA
Δ= 01° 27'41"
R= 3,200.00'
L=81.62'
CHB=S17° 20'27"W
CHD=81.61'
STATE OF TEXAS
REGISTERED
BILL WEDELICH
4098
SURVEYOR
PARCEL 13 pt.1
0.181 AC.
(7,885 SQ.FT.)
LEGEND
Set 5/8" IR w/TxDOT Alum. Cap
Fnd.5/8" IR w/TxDOT Alum. Cap
Set (5/8" Iron Rod with GSCap)
Fnd. (Type Indicated at Location)
Property Line
Landhook
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
Survey Line
PARCEL NUMBER
1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL COORDINATES ADJUSTED TO THE SURFACE USING PROJECT SURFACE ADJUSTMENT FACTOR OF 1.000120.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
BRADFORD HUGHES SURVEY
ABSTRACT 376
REVISED: 02-18-05
TO REFLECT NEW OWNER
PAGE 4 OF 5
PARCEL 13 pt. 1
TR AUSTIN RETAIL CORP.
LOOP 363
C.S.J. 0184-04-042
BELL COUNTY
JULY, 2004
prepared by:
GeoSolutions, LLC
Tel. (281) 681-9766 Fax (281) 681-9779
\Dgn\2D 363_P-13-pt 1NEW.dgn 3/13/2006 4:53:54 PM by rr_potts



REDDING ROBERTS SURVEY
ABSTRACT 692







LINE TABLE

No.	BEARING	DISTANCE
L7	S00°18'30"E	58.06'
L8	S16°33'08"W	50.40'
L9	N73°28'04"W	9.62'
L10	N05°40'48"E	46.60'
L11	N18°04'17"E	60.23'

BASELINE CURVE DATA
Δ = 01°27'41"
R= 2,865.00'
L=73.06'
CHB=N17°20'27"E
CHD=73.07'

LEGEND

- Set 5/8" IR w/TxDOT Alum. Cap
- Fnd. 5/8" IR w/TxDOT Alum. Cap
- Set (5/8" Iron Rod with GSCap)
- Fnd. (Type Indicated at Location)
- Property Line
- Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- Survey Line
- PARCEL NUMBER

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83) ALL COORDINATES ADJUSTED TO THE SURFACE USING PROJECT SURFACE ADJUSTMENT FACTOR OF 1.000120.

2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BRADFORD HUGHES SURVEY
ABSTRACT 376

PARCEL 13 pt. 2
0.028 AC.
(1,234 SQ.FT.)

REVISED: 02-18-05
TO REFLECT NEW OWNER.

PAGE 5 OF 5

PARCEL 13 pt. 2

TR AUSTIN RETAIL CORP.

LOOP 363
C.S.J. 0184-04-042
BELL COUNTY
JULY, 2004

prepared by:
GSB Solutions, LLC
Tel. (281) 681-9766 Fax (281) 681-9779

\Dgn\2D\363 P-13-pt 2NEW.dgn 3-13-2006 4:53:30 PM by n. potts

MINUTE ORDER EXHIBIT N
PAGE 5 OF 5

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

September 30, 2003
Revised: June 17, 2005
Revised: November 11, 2005

Legal Land Description for Parcel 7

BEING a 0.0490 acre portion of that certain called 1.3356 acre parcel situated in the Benjamin Merrell Survey, Abstract No. 932, in the City of Dallas, Dallas County, Texas, being Lot 1, Block 4/6496 of the Centennial Addition, an addition to the City of Dallas, according to the plat recorded in Volume 97165 at Page 1812 of the Map Records of Dallas County, Texas, which was conveyed to JWV Associates, LTD, as evidenced by the deed recorded in Volume 96165 at Page 3446 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 most western northwest corner of said Lot 1 in a curved portion of the existing eastern right-of-way line of Interstate Highway 35E, a variable width right-of-way, being the point of beginning of a curve to the left having a central angle of 01°43'56", a radius of 5,529.65 feet, and a long chord which bears South 30°37'43" East for a distance of 167.18 feet;

THENCE, along said existing eastern right-of-way line of Interstate Highway 35E and said curve to the left, an arc distance of 167.19 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner at the intersection of said existing eastern right-of-way line of Interstate Highway 35E with the new eastern right-of-way line of Interstate Highway 35E, a variable width right-of-way, being the POINT OF BEGINNING and also being the beginning of a Control of Access Line;**

1. THENCE, along said new eastern right-of-way line of Interstate Highway 35E, South 68°59'45" East, a distance of 86.95 feet to a 5/8-inch steel rod with TxDOT aluminum cap set;**

2. THENCE, continuing along said new eastern right-of-way line of Interstate Highway 35E, North 55°30'14" East, a distance of 38.25 feet to a 5/8-inch steel rod with TxDOT aluminum cap set at the intersection of said new eastern right-of-way line of Interstate Highway 35E with the common eastern line of said Lot 1 and western right-of-way line of Vanex Drive, a 56 foot wide right-of-way, as shown on said plat and also being the end of this Control of Access Line;**

3. THENCE, along said common line, South 00°52'57" East, a distance of 34.07 feet to a point for corner at the northeastern end of a corner clip line between said western right-of-way line of Vanex Drive and said existing eastern right-of-way line of Interstate Highway 35E;

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

September 30, 2003
Revised: June 17, 2005
Revised: November 11, 2005

Legal Land Description for Parcel 7

4. THENCE, along said corner clip line, South 49°54'57" West, a distance of 18.07 feet to a concrete TxDOT monument with brass disk found for the southwestern end of said corner clip line;

5. THENCE, along said existing eastern right-of-way line of Interstate Highway 35E, North 66°59'27" West, a distance of 59.93 feet to a concrete TxDOT monument with brass disk found;

6. THENCE, continuing along said existing eastern right-of-way line of Interstate Highway 35E, North 71°59'34" West, a distance of 32.42 feet to a concrete TxDOT monument with brass disk found at the beginning of a non-tangent curve to the right having a central angle of 00°15'53", a radius of 5,529.65 feet, and a long chord which bears North 31°37'38" West for a distance of 25.55 feet;

7. THENCE, continuing along said existing eastern right-of-way line of Interstate Highway 35E and along said curve to the right, an arc distance of 25.55 feet to the POINT OF BEGINNING; and containing an area of 2,133 square feet, or 0.0490 acres of land, more or less.

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

September 30, 2003
Revised: June 17, 2005
Revised: November 11, 2005

Legal Land Description for Parcel 7

I, Dennis R. Maloney, Jr., Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground.

11-11-05

Dennis R. Maloney, Jr. R.P.L.S. No. 5431
September 30, 2003

STATE OF TEXAS
REGISTERED
DENNIS R. MALONEY JR.
5431
PROFESSIONAL
LAND SURVEYOR

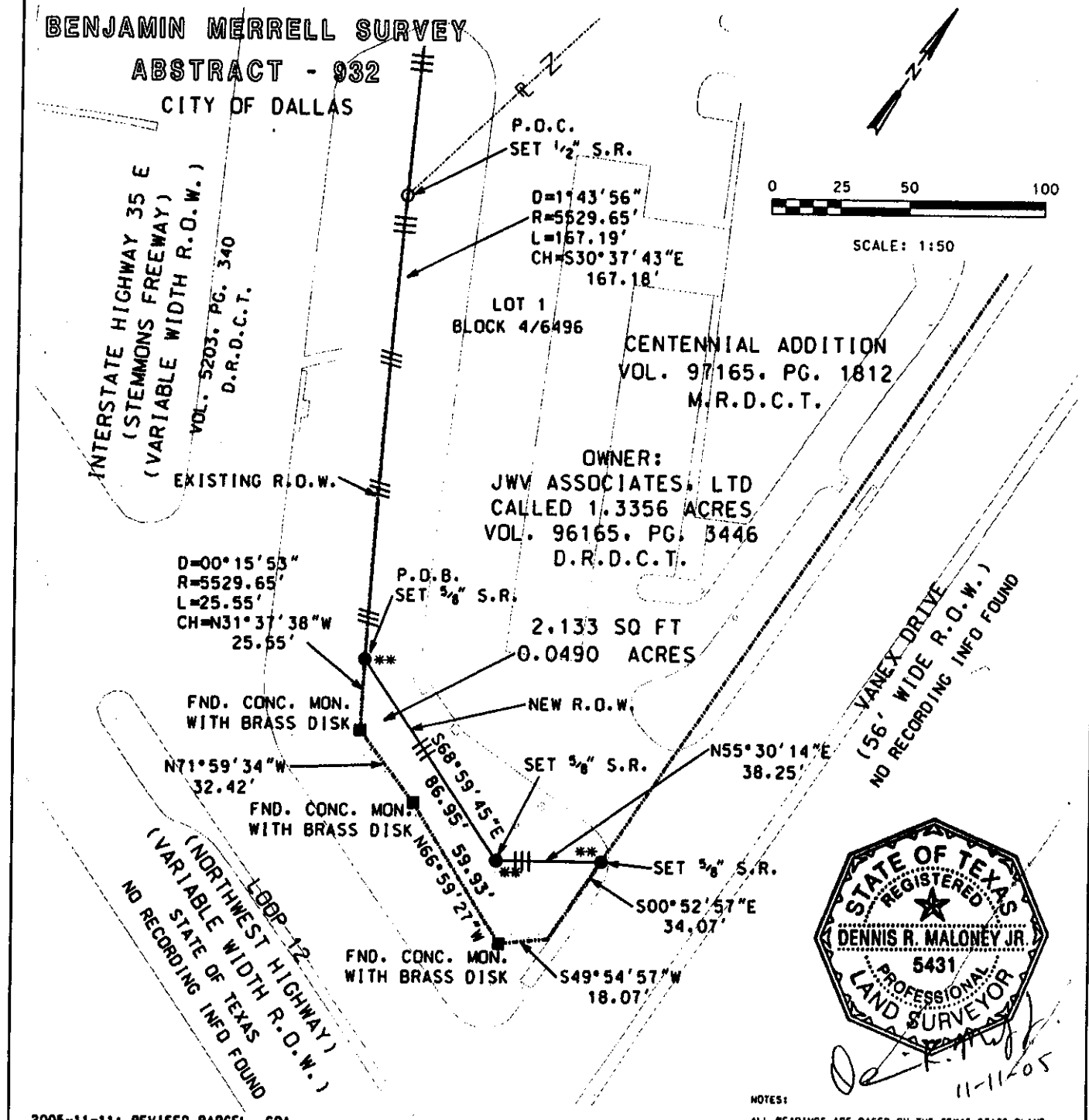
Notes:

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.



2005-11-11: REVISED PARCEL. COA.
2005-06-17: REVISED PARCEL. COA.

** 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,NAD 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.

PAGE: 4 OF 4

LEGEND

	PROPOSED ROW		EASEMENT
	EXISTING ROW		RAILROADS
	PROPERTY LINE		STRUCTURE
	COUNTY LINE	P.O.C.	POINT OF COMMENCING
	CONTROL OF ACCESS LINE	P.O.B.	POINT OF BEGINNING
	SURVEY LINE	■	FOUND CONC. MONUMENT
	FENCE LINE	●	SET 5/8" STEEL ROD WITH ALUMINUM TXDOT CAP
	CITY LIMITS	○	SET OR FOUND MONUMENTATION

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	JWV ASSOCIATES, LTD TRACT	DALLAS
PARCEL NO.	ROW CSJ10196-03-231 INTERSTATE HIGHWAY 35E	DATE
7		SEPT 30, 2003
ROW PARCEL	2,133 SQ FT	0.0490 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

September 30, 2003
Revised: February 3, 2005
Revised: June 17, 2005

Legal Land Description for Parcel 33

BEING a 0.1666 acre portion of that certain called 1.9566 acre parcel situated in the John L. Hunt Survey, Abstract No. 588, being part of Lot 2, Block 1/6509 of the Centennial-Walnut Hill Addition, an addition to the City of Dallas, Texas as recorded in Volume 97125 at Page 6253 of the Map Records of Dallas County, Texas which was conveyed to Van-Four Ltd., as evidenced by the deed recorded in Volume 2000150 at page 1831 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 southwest corner of said Van-Four tract and northwesterly interior corner of that certain parcel of land conveyed to One Stemmons Land Limited Partnership, as evidenced by the deed recorded in Volume 96137 at page 829 of said Deed Records;

THENCE, along the common line between said Van-Four and One Stemmons tracts, North 89°23'08" East, a distance of 449.63 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying on the new west right-of-way line of Interstate Highway 35E and also being the beginning of a Control of Access Line, the POINT OF BEGINNING;

1. THENCE, along said new west right-of-way line, North 00°46'28" East, a distance of 190.50 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner;**

2. THENCE, continuing along said new west right-of-way line, North 24°43'24" West, a distance of 46.57 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

3. THENCE, continuing along said new west right-of-way line, North 66°37'15" West, a distance of 30.52 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner and also being the end of said Control of Access Line; **

4. THENCE, continuing along said new west right-of-way line, South 89°36'50" West, a distance of 154.44 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

5. THENCE, continuing along said new west right-of-way line, North 82°37'18" West, a distance of 90.12 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner on the common line between said Van-Four tract and that certain parcel of land conveyed to Gap Capital REI Walnut, LP, as evidenced by the deed recorded in Volume 2004108 at page 17896 of said Deed Records; **

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

September 30, 2003
Revised: February 3, 2005
Revised: June 17, 2005

Legal Land Description for Parcel 33

6. THENCE, continuing along said new west right-of-way line and said common line, North 01°32'16" West, a distance of 3.98 feet to a ½-inch steel rod found for corner on the common north line of said Van-Four tract and existing south right-of-way line of Walnut Hill Lane, a variable width right-of-way; **

7. THENCE, along said common line, North 89°40'09" East, a distance of 290.88 feet to a ½-inch steel rod found for corner at the northwest end of a corner clip at the intersection of said existing south right-of-way line and the existing west right-of-way line of Interstate Highway 35E, a variable width right-of-way;

8. THENCE, along said corner clip, South 29°29'58" East, a distance of 10.74 feet to a ½-inch steel rod found for corner lying on said existing west right-of-way line;

9. THENCE, along said existing west right-of-way line, South 01°32'16" East, a distance of 251.67 feet to a ½-inch steel rod found for corner lying on said common line between the Van-Four and One Stemmons tracts;

10. THENCE, along said common line, South 89°23'08" West, a distance of 14.09 feet to the POINT OF BEGINNING; and containing an area of 7,257 square feet, or 0.1666 acres of land, more or less.

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

September 30, 2003
Revised: February 3, 2005
Revised: June 17, 2005

Legal Land Description for Parcel 33

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 8/3/05
Brian C. Wright R.P.L.S. No. 4560
February 3, 2005

STATE OF TEXAS
REGISTERED
BRIAN C. WRIGHT
4560
PROFESSIONAL
LAND SURVEYOR

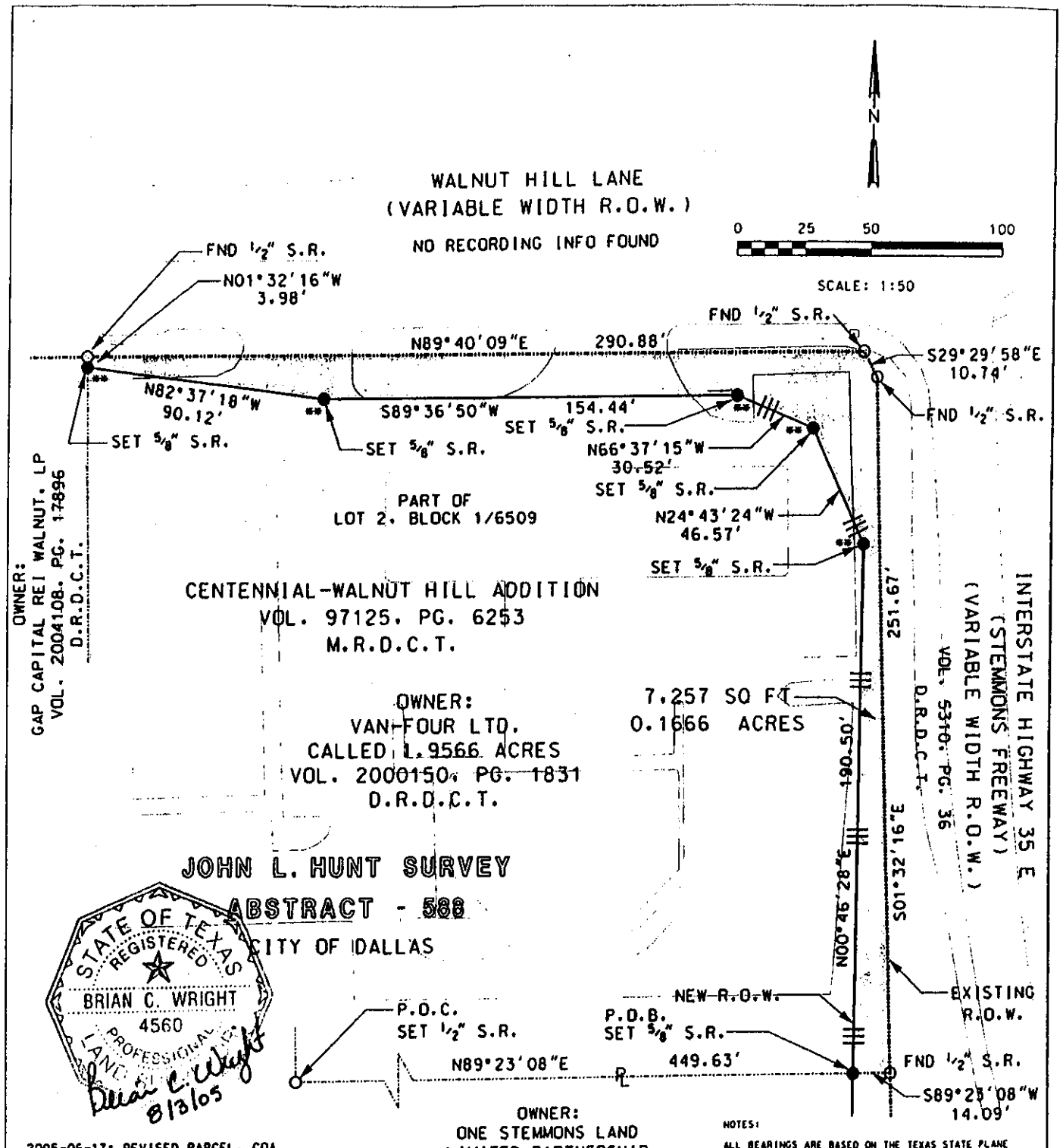
Notes:

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.



2005-06-17: REVISED PARCEL. COA
2005-01-31: REVISED PARCEL. COA

** 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,NAD 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
—— ||| ——	CONTROL OF ACCESS LINE	P.O.B.	POINT OF BEGINNING
—— ℄ ——	SURVEY LINE	■	FOUND CONC. MONUMENT
—x——x—	FENCE LINE	●	SET 5/8" STEEL ROD WITH ALUMINUM TXDOT CAP
— — — —	CITY LIMITS	○	SET OR FOUND MONUMENTATION

PAGE: 4 OF 4

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	VAN-FOUR LTD. TRACT	DALLAS
PARCEL NO.		DATE
33	ROW CSJ: 0196-03-231 INTERSTATE HIGHWAY 35E	SEPT 30 2003
ROW PARCEL	7,257 SQ FT	0.1666 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

September 30, 2003
Revised: February 3, 2005
Revised: June 17, 2005

Legal Land Description for Parcel 67

BEING a 0.0643 acre portion of that certain called 0.6378 acre parcel, situated in the William Cochran Survey, Abstract No. 279, in the City of Dallas, Dallas County, Texas, shown as Lot 1-A, Block A/6547 of the Makhani-Makhani Addition, an addition to the City of Dallas, on the plat recorded in Volume 2000103 at Page 6024 of the Map Records of Dallas County, Texas, which was conveyed to Makhani Brothers Investments Inc., as evidenced by the deed recorded in Volume 99116 at Page 5369 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 southeast corner of said Lot 1-A and the northeast corner of the Ricky Seigler tract as evidenced by the deed recorded in Volume 2002192, Page 1022 of said Deed Records, and on the existing west right-of-way line of Interstate Highway 35E, a variable width right-of-way;

THENCE, along said existing west right-of-way line, North 00°48'34" West, a distance of 173.04 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner in the new western 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 western right-of-way line, North 48°36'52" West, a distance of 16.51 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner and also being the end of this Control of Access Line;**

2. THENCE, continuing along said new western right-of-way line, North 65°02'03" West, a distance of 6.67 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner;**

3. THENCE, continuing along said new western right-of-way line, South 84°50'06" West, a distance of 90.12 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner;**

4. THENCE, continuing along said new western right-of-way line, South 60°24'31" West, a distance of 21.08 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner;**

5. THENCE, continuing along said new western right-of-way line, South 20°19'27" West, a distance of 1.60 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner on the existing east right-of-way line of Emerald Street, a variable width right-of-way;**

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

September 30, 2003
Revised: February 3, 2005
Revised: June 17, 2005

Legal Land Description for Parcel 67

6. THENCE, along said existing east right-of-way line, North 00°46'11" West, a distance of 7.61 feet to a point at the southwest end of a corner clip line between the south right-of-way line of Royal Lane, a variable width right-of-way and said existing east right-of-way line of Emerald Street;

7. THENCE, along said corner clip line, North 40°38'12" East, a distance of 32.05 feet to a 1/2-inch steel rod found at the northeast end of said corner clip line in said existing south right-of-way line;

8. THENCE, along said existing south right-of-way line, North 81°44'41" East, a distance of 106.83 feet to a point for the northeast corner of said Lot 1-A at the intersection of said southern right-of-way line of Royal Lane with the existing western right-of-way line of Interstate Highway 35E, a variable width right-of-way;

9. THENCE, along said existing western right-of-way line of Interstate Highway 35E, South 00°48'34" East, a distance of 40.99 feet to the POINT OF BEGINNING and containing an area of 2,801 square feet, or 0.0643 acres of land, more or less.

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

September 30, 2003
Revised: February 3, 2005
Revised: June 17, 2005

Legal Land Description for Parcel 67

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 8/3/05
Brian C. Wright R.P.L.S. No. 4560
September 30, 2003

STATE OF TEXAS
REGISTERED
BRIAN C. WRIGHT
4560
PROFESSIONAL
LAND SURVEYOR

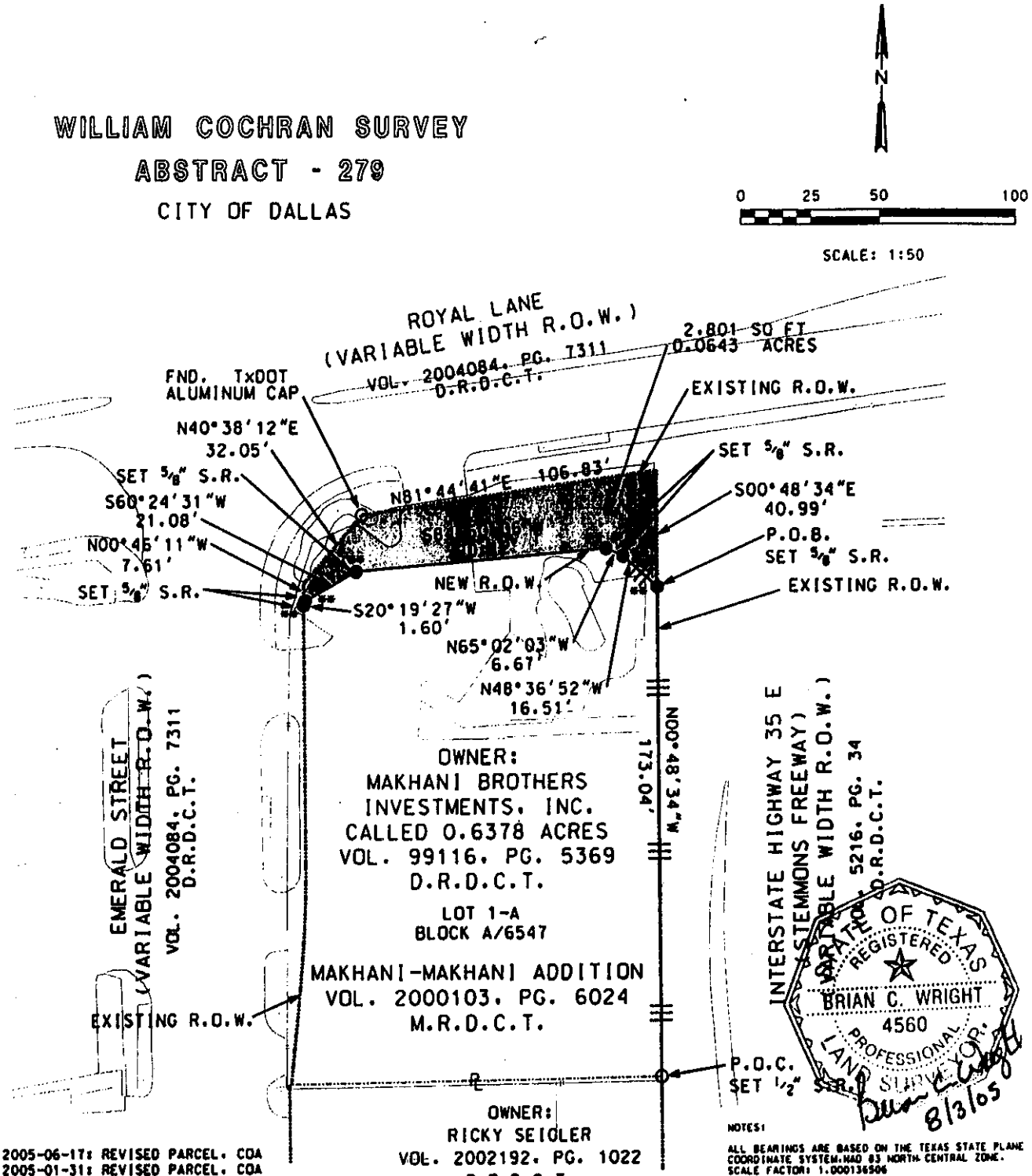
Notes:

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.



2005-06-17: REVISED PARCEL, COA
2005-01-31: REVISED PARCEL, COA

** 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, NAD 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.

PAGE: 4 OF 4

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
- - - S - - -	SURVEY LINE	■	FOUND CONC. MONUMENT
—x——x—	FENCE LINE	●	SET 5/8" STEEL ROD WITH ALUMINUM TXDOT CAP
- - - - -	CITY LIMITS	○	SET OR FOUND MONUMENTATION

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	MAKHANI BROTHERS INVESTMENTS, INC. TRACT	DALLAS
PARCEL NO.		DATE
67	ROW CSJ: 0196-03-231 INTERSTATE HIGHWAY 35E	SEPT 30 2003
ROW PARCEL	2,801 SQ FT	0.0643 AC

Date: September 30th, 2003

CSJ Number: 0299-14-021
County: Maverick
Highway: State Loop 480
Limits: From: U.S. 57
To: U.S. 277 North

FIELD NOTES FOR PARCEL 6, PHASE DI

Being 25.995 acres of land, situated in the Guadalupe Ariola Survey, Abstract No. 1029, Maverick County, Texas, being out of that certain tract of land described in a partial release of lien executed by D. O. Atkinson, et al, dated June 5, 1969, recorded in Volume 91, Page 379, Deed Records of Maverick County, Texas; said 25.995 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2inch iron rod found for an exterior corner of said Atkinson tract of land and an interior corner of that certain 445.81 acre tract of land conveyed from Chad Foster, et al, to Luis Gonzalez Gonzalez, by deed executed April 13, 1985, recorded in Volume 225, Page 455, Deed Records of Maverick County, Texas, thence as follows:

South 00° 06' 47" East, with an exterior line of said Atkinson tract of land and an interior line of said 445.81 acre tract of land, a distance of 1,002.65 feet to a 5/8 inch iron rod with plastic cap stamped, "RODS Surveying, Inc." set in the northeasterly right of way line of the proposed State Loop 480 (Eagle Pass Outer Loop) for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of X=1,495,337.03 and Y=13,469,970.83; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined surface adjustment factor of 1.00007.

1. **THENCE, SOUTH 00° 06' 47" EAST**, with the east line of this parcel and continuing with the exterior line of said Atkinson tract of land and the interior line of said 445.81 acre tract of land, a distance of 749.22 feet to a 5/8 inch iron rod with plastic cap stamped, "RODS Surveying, Inc.", set in the southwesterly right of way line of said proposed State Loop 480;

2. **THENCE, NORTH 65° 39' 22" WEST**, with the southwesterly right of way line of said proposed State Loop 480, a distance of 115.13 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for a corner;

3. **THENCE, NORTH 62° 47' 37" WEST**, continuing with said southwesterly right of way line, a distance of 200.25 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for corner;

4. **THENCE, NORTH 65° 39' 22" WEST**, continuing with said southwesterly right of way line, a distance of 224.74 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for the

point of curvature of a tangent curve to the right;

5. **THENCE**, in a northwesterly direction, continuing with said southwesterly right of way line, along said curve to the right, having a central angle of 28° 10' 11", a radius of 1,459.90 feet, an arc length of 717.77 feet, a chord bearing of North 51° 34' 17" West, a chord distance of 710.56 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for the point of tangency;

6. **THENCE, NORTH 37° 29' 10" WEST**, continuing with said southwesterly right of way line, a distance of 669.54 feet to a 5/8 inch ion rod with TxDOT aluminum disk set in concrete for corner;

7. **THENCE, NORTH 41° 13' 10" WEST**, continuing with said proposed southwest right of way line, a distance of 440.45 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for a corner of said proposed southwest right of way line and this a corner of this parcel;

8. **THENCE, NORTH 45° 58' 07" WEST**, continuing with said southwesterly right of way line, a distance of 313.94 feet to a 5/8 inch iron rod with plastic cap stamped, "RODS Surveying, Inc.", set for corner on the north line of said Atkinson tract of land, in an interior line of said 445.81 acre tract of land;

9. **THENCE, SOUTH 89° 56' 08" EAST**, with the north line of said Atkinson tract of land and an interior line of said 445.81 acre tract of land, a distance of 331.30 feet to a 5/8 inch iron rod with plastic cap stamped, "RODS Surveying, Inc.", set for corner on the proposed northeasterly right of way line of said State Loop 480;

10. **THENCE, SOUTH 45° 58' 07" EAST**, with said northeasterly right of way line, a distance of 36.03 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for the point of curvature of a tangent curve to the left;

11. **THENCE**, in a southeasterly direction, continuing with said northeasterly right of way line, along said curve to the left, having a central angle of 14° 02' 09", a radius of 2,837.29 feet, an arc length of 695.05 feet, a chord bearing of South 56° 24' 47" East, a chord distance of 693.31 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for the point of tangency;

12. **THENCE, SOUTH 63° 25' 52" EAST**, continuing with said northeasterly right of way line, a distance of 121.68 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for the point of curvature of a tangent curve to the right;

13. **THENCE**, in a southeasterly direction, continuing with said northeasterly right of way line, a curve to the right, having a central angle of 10° 34' 19", a radius of 1,471.90 feet, an arc length

Parcel 6, Phase DI

of 271.59 feet and a chord bearing of South 58° 08' 42" East, a chord distance of 271.21 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for the point of tangency;

14. **THENCE, SOUTH 52° 51' 33" EAST**, continuing with said northeasterly right of way line, a distance of 67.99 feet to a 5/8 inch ion rod with TxDOT aluminum disk set in concrete for the point of curvature of a tangent curve to the left;

15. **THENCE**, in a southeasterly direction, continuing with said northeasterly right of way line, along said curve to the left, having a central angle of 12° 47' 49", a radius of 2515.00 feet, an arc length of 561.73 feet, a chord bearing of South 59° 15' 27" East, a chord distance of 560.56 feet to a 5/8 inch iron rod with TxDOT aluminum disk set in concrete for the point of tangency;

16. **THENCE, SOUTH 65° 39' 22" EAST**, with said northeasterly right of way line, a distance of 171.64 feet to the **POINT OF BEGINNING** and containing 25.995 acres of land.

A plat of even date herewith accompanies this metes and bounds description. See exhibit plat "B".

Access is prohibited across the "CONTROL OF ACCESS LINE" to the transportation facility from the adjacent property.

STATE OF TEXAS:
COUNTY OF MAVERICK:

I hereby certify that this description is true and correct according to an actual survey made on the ground under my supervision.

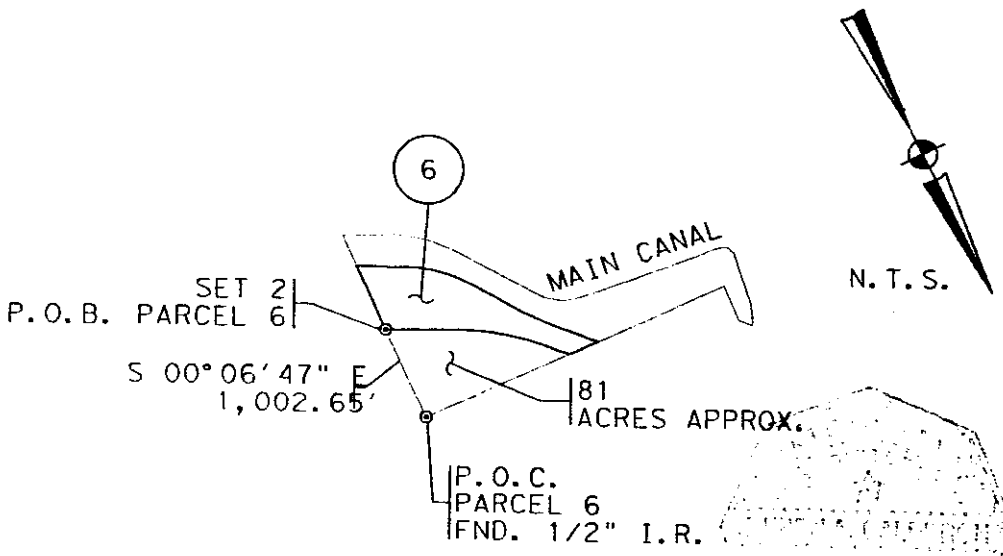
This 30th day of September 2003 A.D.

Ruben A. Calderon
RPLS No. 5109

STATE OF TEXAS REGISTERED RUBEN A. CALDERON 5109 PROFESSIONAL LAND SURVEYOR

NOTES:

1. Coordinates are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83, 93 HARN. Coordinates are surface and were converted from grid by applying a combined adjustment factor of 1.00007 (grid x 1.00007 = surface). Coordinates are in U.S. Survey Foot units and were converted from metric units by applying a conversion factor of 39.37/12 [metric x (39.37/12) = U.S. Survey Foot].
2. SET 1: Indicates 5/8" iron rod with TxDOT aluminum disk set in concrete. (Pending TxDOT right-of-way approval and/or survey permission before placing on ground)
3. SET 2: Indicates plastic cap stamped "RODS Surveying, Inc." on a 5/8" iron rod. (Pending TxDOT right-of-way approval and/or survey permission before placing on the ground)
4. Abstracting performed in March of 1999.
5. Field work performed October 1999 thru June 2001.
6. Survey line locations are approximate and based upon the best available evidence.
7. A metes and bound description of even date herewith accompanies this plat
8. Remainder Acreage is by deed subtraction unless otherwise noted.
9. ——III—— Control of Access Line: Access is prohibited across the control of access line.



LEGEND

PROPOSED RIGHT OF WAY LINE
EXISTING ROW
PROPERTY LINE
COUNTY LINE
CONTROL OF ACCESS LINE
SURVEY LINE
FENCE
POWER LINE
TELEPHONE OR TELEGRAPH
RAILROAD
BRIDGE OR CULVERT
CITY LIMITS
Pole
LIGHT POLE
SMALL LIGHT POLE
FIRE HYDRANT
METER
MARKER
BILLBOARD
SMALL SIGN
SIGN POST
SIGN
EASEMENT LINES
BUILDING LINES
VALVE
PARCEL NUMBER

EXHIBIT "B"
SEE EXHIBIT "A" PREPARED EVEN DATE

Parcel No. 6
Sheet 1 of 3

PARCEL PLAT

SHOWING PARCEL 6, PHASE DI
PROPERTY OF
D.O. ATKINSON AND
MAURINE D. ATKINSON

MAVERICK COUNTY

CSJ NO: 0299-14-021
RODS SURVEYING, INC. SEPT., 2003

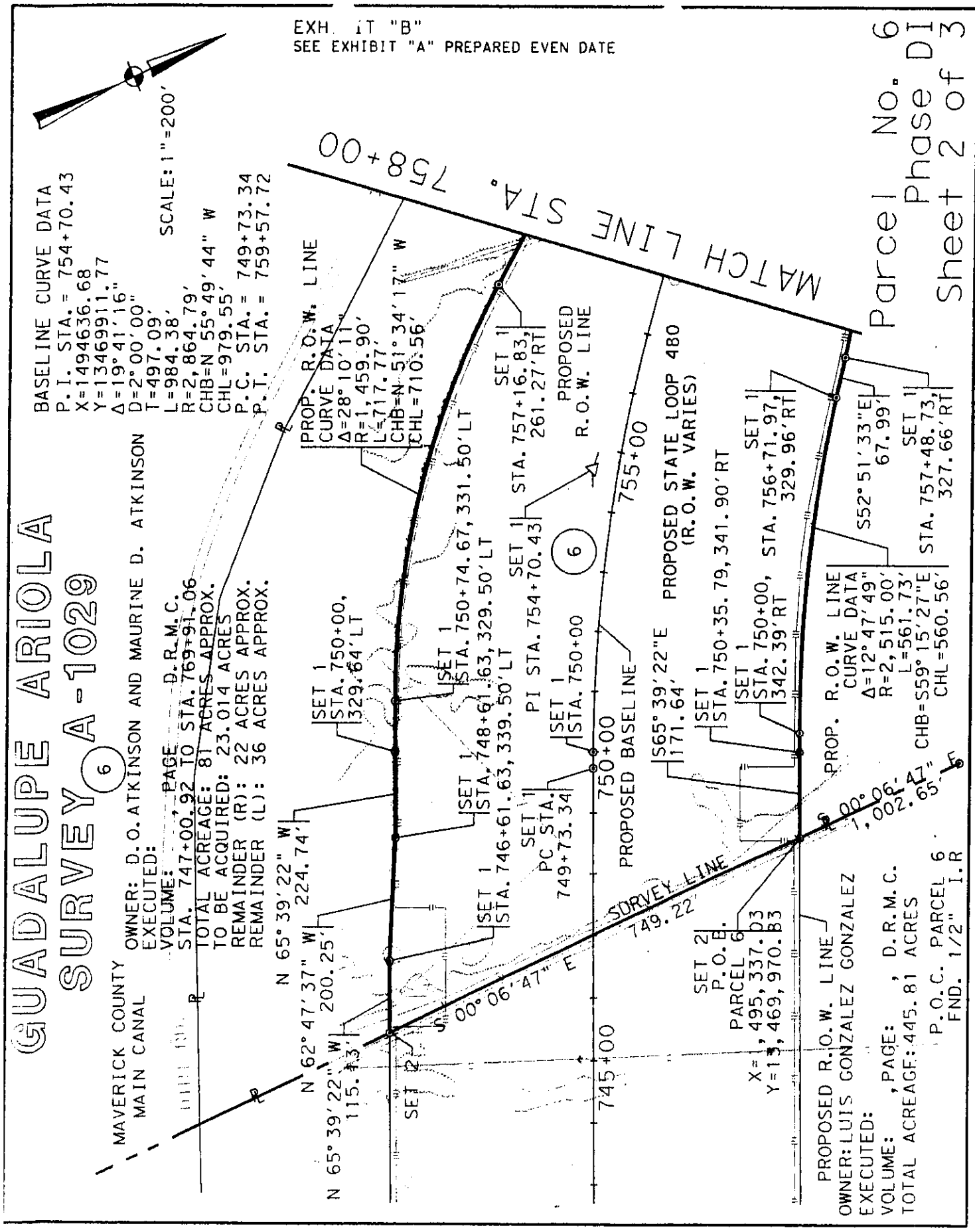
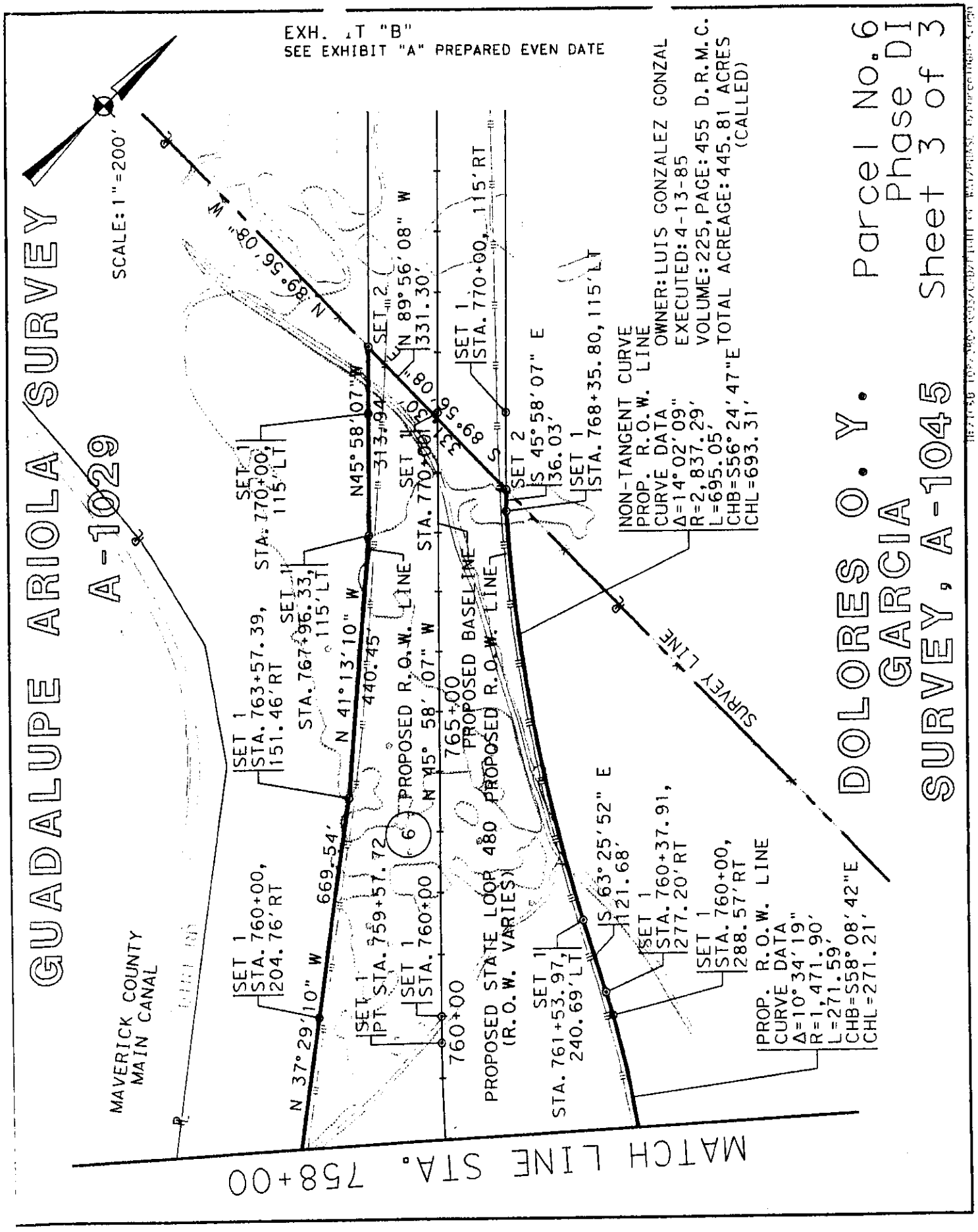


EXHIBIT "B"
SEE EXHIBIT "A" PREPARED EVEN DATE
SCALE: 1"=200'
BASELINE CURVE DATA
P.I. STA. = 754+70.43
X=1494636.68
Y=13469911.77
Δ=19° 41' 16"
D=2° 00' 00"
T=497.09'
L=984.38'
R=2,864.79'
CHB=N 55° 49' 44" W
CHL=979.55'
P.C. STA. = 749+73.34
P.T. STA. = 759+57.72
MATCH LINE STA. 758+00
Parcel No. 6
Phase DI
Sheet 2 of 3
GUADALUPE ARIOLA
SURVEY 6 -1029
OWNER: D.O. ATKINSON AND MAURINE D. ATKINSON
EXECUTED:
VOLUME: , PAGE , D.R.M.C.
STA. 747+00.92 TO STA. 769+91.06
TOTAL ACREAGE: 81 ACRES APPROX.
TO BE ACQUIRED: 23.014 ACRES
REMAINDER (R): 22 ACRES APPROX.
REMAINDER (L): 36 ACRES APPROX.
MAVERICK COUNTY
MAIN CANAL
PROP. R.O.W. LINE
CURVE DATA
Δ=28° 10' 11"
R=1,459.90'
L=717.77'
CHB=N 51° 34' 17" W
CHL=710.56'
SET 1
STA. 757+16.83,
261.27' RT
PROPOSED
R.O.W. LINE
PROPOSED STATE LOOP 480
(R.O.W. VARIES)
SET 1
STA. 756+71.97,
329.96' RT
SET 1
STA. 757+48.73,
327.66' RT
S52° 51' 33" E
67.99'
755+00
SET 1
STA. 750+74.67, 331.50' LT
SET 1
STA. 754+70.43
6
SET 1
STA. 750+00,
329.64' LT
SET 1
STA. 748+61.63, 329.50' LT
PI STA. 754+70.43
SET 1
STA. 750+00
S65° 39' 22" E
171.64'
SET 1
STA. 750+35.79, 341.90' RT
SET 1
STA. 750+00,
342.39' RT
PROP. R.O.W. LINE
CURVE DATA
Δ=12° 47' 49"
R=2,515.00'
L=561.73'
CHB=S59° 15' 27" E
CHL=560.56'
N 65° 39' 22" W
224.74'
SET 1
STA. 746+61.63, 339.50' LT
SET 1
PC STA.
749+73.34
750+00
PROPOSED BASELINE
N 62° 47' 37" W
200.25'
SURVEY LINE
749.22'
S 00° 06' 47" E
1,002.65'
N 65° 39' 22" W
115.43'
SET 2
745+00
SET 2
P.O.B.
PARCEL 6
X=1,495,337.03
Y=13,469,970.83
PROPOSED R.O.W. LINE
OWNER: LUIS GONZALEZ GONZALEZ
EXECUTED:
VOLUME: , PAGE: , D.R.M.C.
TOTAL ACREAGE: 445.81 ACRES
P.O.C. PARCEL 6
FND. 1/2" I.R


EXH. IT "B"
SEE EXHIBIT "A" PREPARED EVEN DATE
SCALE: 1"=200'
GUADALUPE ARIOLA SURVEY
A-1029
DOLORES O. Y. GARCIA
SURVEY, A-1045
Parcel No. 6
Phase DI
Sheet 3 of 3
MAVERICK COUNTY MAIN CANAL
MATCH LINE STA. 758+00
SURVEY LINE
N 89°56'08" W
N 37°29'10" W
N 41°13'10" W
N45°58'07" W
N 45°58'07" W
N 89°56'08" W
S 45°58'07" E
S 63°25'52" E
PROPOSED R.O.W. LINE
PROPOSED BASE LINE
PROPOSED STATE LOOP 480 (R.O.W. VARIES)
765+00
760+00
669.54'
440.45'
313.94'
331.30'
SET 1 STA. 760+00, 204.76' RT
SET 1 STA. 763+57.39, 151.46' RT
SET 1 STA. 767+96.33, 115' LT
SET 1 STA. 770+00, 115' LT
SET 1 STA. 770+00, 115' RT
SET 2
SET 1 STA. 768+35.80, 115' LT
SET 2 S 45°58'07" E 36.03'
SET 1 PT STA. 759+57.72
SET 1 STA. 760+00
SET 1 STA. 761+53.97, 240.69' LT
SET 1 STA. 760+37.91, 277.20' RT
SET 1 STA. 760+00, 288.57' RT
NON-TANGENT CURVE
PROP. R.O.W. LINE
CURVE DATA
Δ=14°02'09"
R=2,837.29'
L=695.05'
CHB=S56°24'47"E
CHL=693.31'
OWNER: LUIS GONZALEZ GONZAL
EXECUTED: 4-13-85
VOLUME: 225, PAGE: 455 D.R.M.C.
TOTAL ACREAGE: 445.81 ACRES (CALLED)
PROP. R.O.W. LINE
CURVE DATA
Δ=10°34'19"
R=1,471.90'
L=271.59'
CHB=S58°08'42"E
CHL=271.21'

Date: September 30th, 2003

CSJ Number: 0299-14-021
County: Maverick
Highway: State Loop 480
Limits: From: U.S. 57
To: U.S. 277 North

FIELD NOTES FOR PARCEL 9, PHASE DI

Being 0.223 of one acre of land, situated in the Geo. San Miguel Survey, Abstract No. 760, Maverick County, Texas, being out of that certain tract of land conveyed to Apolinar G. Garza, by Luz M. Garza, by deed executed March 26, 1991, recorded in Volume 292, Page 242, Deed Records of Maverick County, Texas; said 0.223 of one acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a1/2 inch iron rod found for an exterior corner of a tract of land conveyed to Gerardo Martinez, et ux, by Ricardo Martinez, et ux, by deed executed September 23, 1998, recorded in Volume 513, Page 496, Deed Records of Maverick County, Texas, thence as follows:

North 57° 14' 30" West, with a northeast line of said Apolinar G. Garza tract of land, an exterior line of said Gerardo Martinez, et ux, tract of land and a southwest line of a tract of land conveyed to Ricardo Martinez, et ux, by Gerardo Martinez, et ux, by deed executed September 23, 1998, recorded in Volume 514, Page 1, Deed Records of Maverick County, Texas, a distance of 786.95 feet to a 5/8 inch iron rod with plastic cap stamped, "RODS Surveying, Inc.", set on the south right of way line of the proposed State Loop 480 (Eagle Pass Outer Loop) for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of X=1,490,079.56 and Y=13,472,636.11; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined surface adjustment factor of 1.00007.

1. **THENCE, NORTH 87° 29' 29" WEST**, with the south line of said proposed State Loop 480, a distance of 175.85 feet to a 5/8 inch iron rod with plastic cap stamped, "RODS Surveying, Inc.", set for corner;

2. **THENCE, NORTH 04° 37' 40" WEST**, with the west line of this parcel, a distance of 111.49 feet to a point for the north corner of this parcel;

3. **THENCE, SOUTH 57° 14' 30" EAST**, with the northeast line of this parcel, the northeast line of said Apolinar G. Garza tract of land and the southwest line of said Ricardo Martinez, et ux, tract of land, a distance of 219.60 feet to the **POINT OF BEGINNING** and containing 0.223 of one acre of land.

Parcel 9. Phase DI

A plat of even date herewith accompanies this metes and bounds description. See exhibit plat "B".

Access is prohibited across the "CONTROL OF ACCESS LINE" to the transportation facility from the adjacent property.

STATE OF TEXAS:
COUNTY OF MAVERICK:

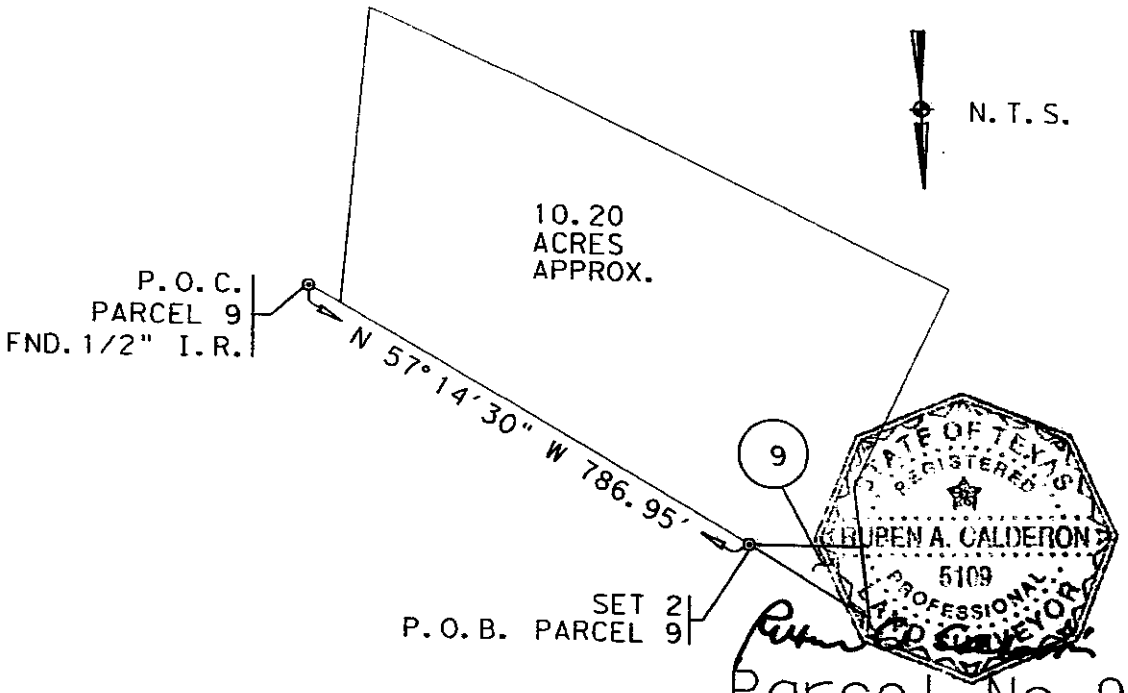
I hereby certify that this description is true and correct according to an actual survey made on the ground under my supervision.

This 30th day of September, 2003 A.D.

Ruben A. Calderon
RPLS No. 5109

STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR

1. Coordinates are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83, 93 HARN. Coordinates are surface and were converted from grid by applying a combined adjustment factor of 1.00007 (grid x 1.00007 = surface). Coordinates are in U.S. Survey Foot units and were converted from metric units by applying a conversion factor of 39.37/12 [metric x (39.37/12) = U.S. Survey Foot].
2. SET 1: Indicates 5/8" iron rod with TxDOT aluminum disk set in concrete. (Pending TxDOT right-of-way approval and/or survey permission before placing on ground)
3. SET 2: Indicates plastic cap stamped "RODS Surveying, Inc." on a 5/8" iron rod. (Pending TxDOT right-of-way approval and/or survey permission before placing on the ground)
4. Abstracting performed in March of 1999.
5. Field work performed October 1999 thru June 2001.
6. Survey line locations are approximate and based upon the best available evidence.
7. A metes and bound description of even date herewith accompanies this plat
8. Remainder Acreage is by deed subtraction unless otherwise noted.
9. ——III—— Control of Access Line: Access is prohibited across the control of access line.



Parcel No. 9
Sheet 1 of 2

LEGEND

PROPOSED RIGHT OF WAY LINE	
EXISTING ROW	
PROPERTY LINE	
COUNTY LINE	
CONTROL OF ACCESS LINE	III
SURVEY LINE	
FENCE	x x
POWER LINE	P
TELEPHONE OR TELEGRAPH	T
RAILROAD	
BRIDGE OR CULVERT	
CITY LIMITS	
Pole	P
LIGHT POLE	LP
SMALL LIGHT POLE	LP
FIRE HYDRANT	FH
METER	
MARKER	
BILLBOARD	
SMALL SIGN	
SIGN POST	
SIGN	
EASEMENT LINES	
BUILDING LINES	
VALVE	
PARCEL NUMBER	X

EXHIBIT "B"
SEE EXHIBIT "A" PREPARED EVEN TE

PARCEL PLAT

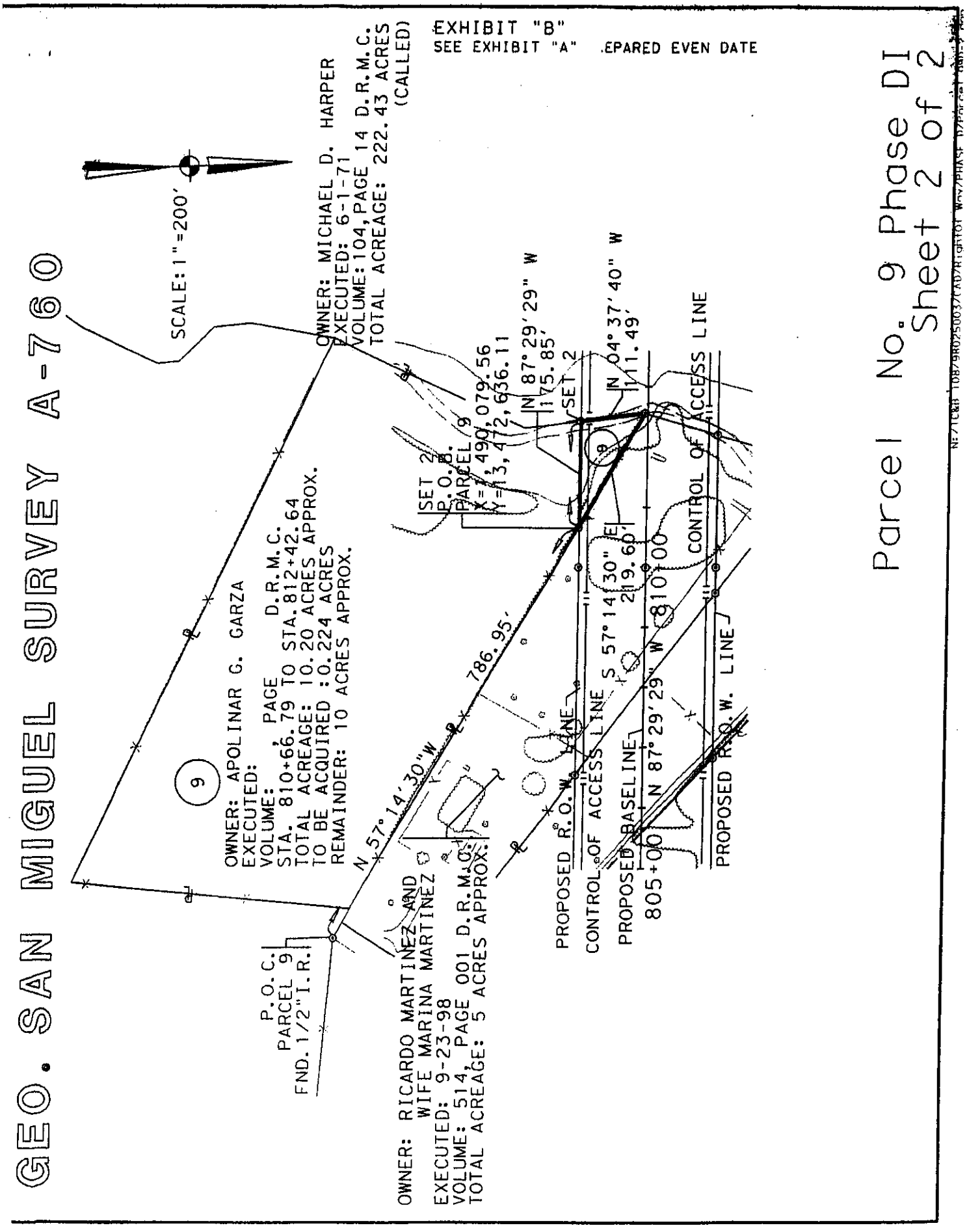
SHOWING PARCEL 9, PHASE DI
PROPERTY OF

APOLINAR G. GARZA

MAVERICK COUNTY

CSJ NO: 0299-14-021
RODS SURVEYING, INC. SEPT., 2003

N:/TC&B 108/98025003/CAD/RightOf Way/PHASE D/Parcel 22-1 Acc


GEO. SAN MIGUEL SURVEY A-760
EXHIBIT "B"
SEE EXHIBIT "A" .EPARED EVEN DATE
SCALE: 1"=200'
OWNER: MICHAEL D. HARPER
EXECUTED: 6-1-71
VOLUME: 104, PAGE 14 D.R.M.C.
TOTAL ACREAGE: 222.43 ACRES
(CALLED)
OWNER: APOLINAR G. GARZA
EXECUTED:
VOLUME: PAGE D.R.M.C.
STA. 810+66.79 TO STA. 812+42.64
TOTAL ACREAGE: 10.20 ACRES APPROX.
TO BE ACQUIRED: 0.224 ACRES
REMAINDER: 10 ACRES APPROX.
9
N 57°14'30"W
786.95'
P.O.C.
PARCEL 9
FND. 1/2" I.R.
OWNER: RICARDO MARTINEZ AND
WIFE MARINA MARTINEZ
EXECUTED: 9-23-98
VOLUME: 514, PAGE 001 D.R.M.C.
TOTAL ACREAGE: 5 ACRES APPROX.
SET 2
P.O.B.
PARCEL 9
X=1,490,079.56
Y=13,472,636.11
N 87°29'29" W
175.85'
SET 2
N 04°37'40" W
111.49'
S 57°14'30" E
219.60'
810+00
N 87°29'29" W
805+00
PROPOSED R.O.W. LINE
CONTROL OF ACCESS LINE
PROPOSED BASELINE
CONTROL OF ACCESS LINE
PROPOSED R.O.W. LINE
Parcel No. 9 Phase DI
Sheet 2 of 2

County: Travis
Parcel No.: 361
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
Federal Aid Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

Segment: 3
From: Sta. 1835+00.48
To: Sta. 2440+00

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

DESCRIPTION FOR PARCEL 361

DESCRIPTION OF A 2,614,723 SQUARE FOOT, 60.026 ACRE, TRACT OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF A 745.12 ACRE TRACT DESCRIBED IN A WARRANTY DEED DATED DECEMBER 30, 1988, TO IVY BERDOLL FAMILY FARMS, INC., RECORDED IN VOLUME 10846, PAGE 237, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,614,723 SQUARE FOOT, 60.026 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 rod on the southwest line of said 745.12 acre tract, at the east corner of a 78.813 acre tract described in a Warranty Deed dated April 7, 1992, to Phil Berdoll, Kellis Berdoll, Shelley Marie Berdoll and Dan Berdoll, recorded in Volume 11659, Page 121, Real Property Records of Travis County, Texas, and the northernmost north corner of Lot 1, Block A, Deerwood Subdivision, a subdivision recorded in Book 100, Page 120-123, Plat Records of Travis County, Texas;

THENCE, N 61° 58' 32" W, with the common line between said 745.12 acre tract and said 78.813 acre tract, a distance of 1061.09 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, on the proposed east right-of-way line of S.H. 130, 391.01 feet left of proposed S.H. 130 baseline station 2460+33.00, for the south corner and **POINT OF BEGINNING** of this tract;

1) **THENCE,** N 61° 58' 32" W, continuing with said common line, at a distance of 595.76 feet pass the north corner of said 78.813 acre tract and the east corner of a 128.1 acre tract described in a Warranty Deed dated March 12, 1976, to Dan Berdoll, Kellis Berdoll and Phil Berdoll, recorded in Volume 5396, Page 1007, Deed Records of Travis County, Texas, continuing with the common line between said 745.12 acre tract and said 128.1 acre tract, in all a total distance of 775.78 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 a curve of the proposed west right-of-way line of said S.H. 130, 350.45 feet right of proposed S.H. 130 baseline station 2462+60.87, for the west corner of this tract, from said point a found 1/2-inch iron pipe on the southwest line of said 745.12 acre tract, at the north corner of said 128.1 acre tract and the east corner of Lot 17, Block M, Timber Creek, Section 5, a subdivision recorded in Book 58, Page 81, Plat Records of Travis County, Texas, bears N 61° 58' 32" W, 1149.87 feet;

OK

County:	Travis	**Segment:** 3
Parcel No.:	361	From: Sta. 1835+00.48
Highway:	S.H. 130	To: Sta. 2440+00
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
Federal Aid		From: Sta. 2440+00
Project No.:	HP 1196 (1)	To: Sta. 2938+00
ROW/CSJ:	0440-06-008	

THENCE, across said 745.12 acre tract, with said proposed west right-of-way line of S.H. 130, the following two (2) courses:

2) Along said curve to the left having a radius of 5750.00 feet, a central angle of 22° 21' 51", at an arc distance of 1122.19 feet pass a set 1/2-inch iron rod (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), 373.40 feet right of proposed S.H. 130 baseline station 2450+62.98, in all a total arc distance of 2244.38 feet and a chord which bears N 33° 33' 32" E, 2230.16 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), 380.33 feet right of proposed S.H. 130 baseline station 2438+61.51, at a point of non-tangency, for an angle point of this tract;

3) N 22° 22' 48" E, a distance of 1234.58 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), 378.90 feet right of proposed S.H. 130 baseline station 2426+26.93, on a northeast line of said 745.12 acre tract and the southwest line of a 106.190 acre tract described in a Correction Deed dated April 27, 2000, to Carolyn Esther Barkley and Janet Sue Barkley-Booher, recorded in Document No. 2000063776, Official Public Records of Travis County, Texas, for the north corner of this tract;

4) **THENCE,** S 62° 30' 08" E, with the common line between said 745.12 acre tract and said 106.190 acre tract, a distance of 744.61 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 east right-of-way line of S.H. 130, 362.67 feet left of proposed S.H. 130 baseline station 2426+94.22, for the east corner of this tract, from said point a found 1/2-inch iron rod on the southwest line of said 106.190 acre tract, at the northernmost northeast corner of said 745.12 acre tract and a westernmost northwest corner of a 79.12 acre tract referenced in a Correction Independent Administrator's Deed dated February, 15, 2000, to Jeffrey P. Cooper and Robert M. Cooper, recorded in Document No. 2000022135, Official Public Records of Travis County, Texas, and described in a Warranty Deed dated April 17, 1969, to Hazel Pearce Cooper, recorded in Volume 3858, Page 1778, Deed Records of Travis County, Texas, bears S 62° 30' 08" E, a distance of 2746.29 feet;

OK

County:	Travis	**Segment:** 3
Parcel No.:	361	From: Sta. 1835+00.48
Highway:	S.H. 130	To: Sta. 2440+00
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
Federal Aid		From: Sta. 2440+00
Project No.:	HP 1196 (1)	To: Sta. 2938+00
ROW/CSJ:	0440-06-008	

THENCE, across said 745.12 acre tract, with said proposed east right-of-way line of S.H. 130, the following two (2) courses:

5) S 22° 25' 43" W, a distance of 1167.30 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), 360.31 feet left of proposed S.H. 130 baseline station 2438+61.51, at a non-tangent point of curvature of a curve to the right;

6) Along said curve having a radius of 5480.00 feet, a central angle of 24° 13' 48", at an arc distance of 1158.74 feet pass a set 1/2-inch iron rod (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), 388.41 feet left of proposed S.H. 130 baseline station 2449+48.46, in all a total arc distance of 2317.47 feet and a chord which bears S 32° 25' 10" W, 2300.24 feet to the **POINT OF BEGINNING,** containing 2,614,723 square feet, 60.026 acres of land, more or less.

OK

County: Travis
Parcel No.: 361
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

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

Segment: 3
From: Sta. 1835+00.48
To: Sta. 2440+00

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

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 3 and 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.

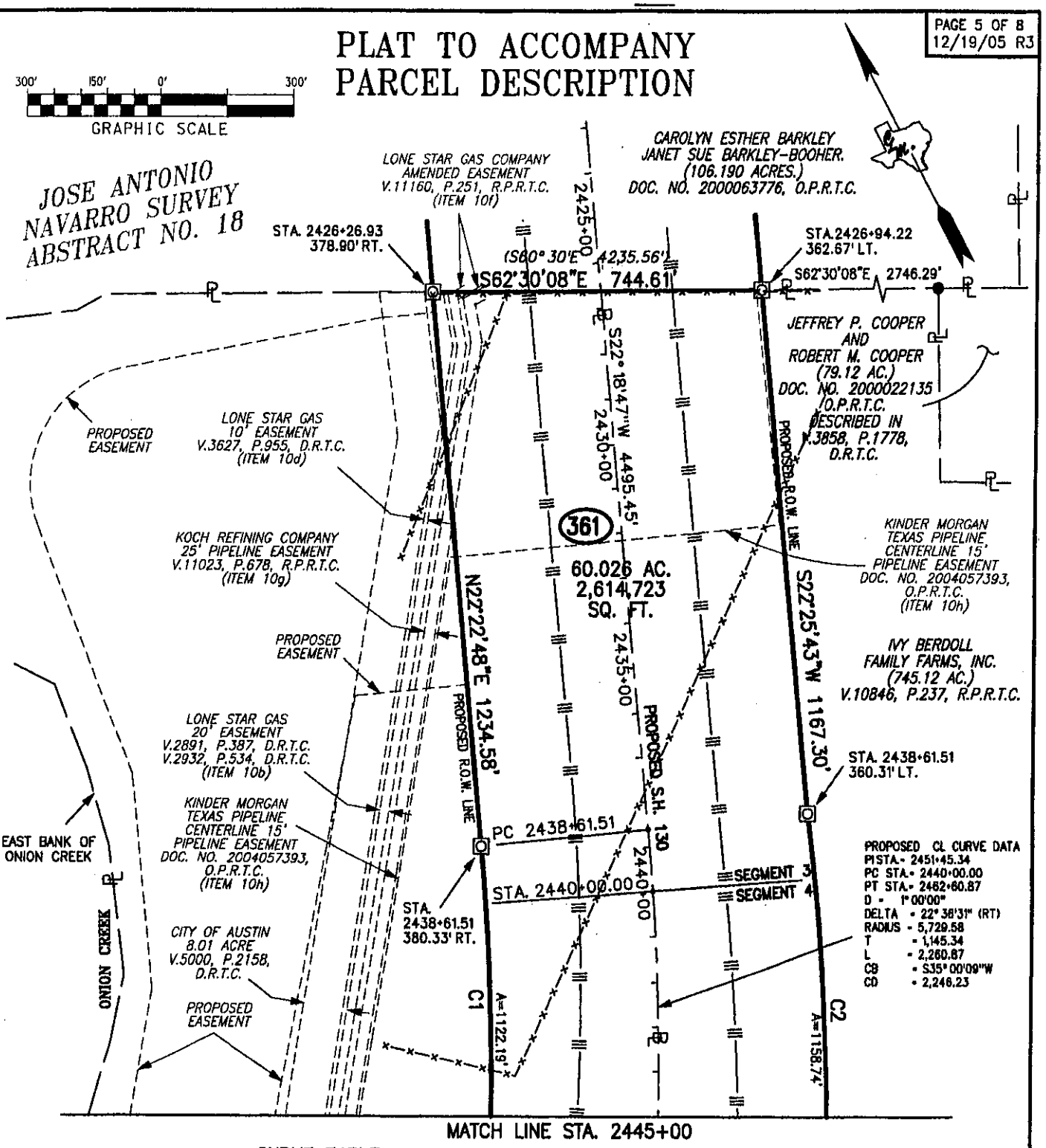
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 19th day of December, 2005 A.D.

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

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

OK

PLAT TO ACCOMPANY PARCEL DESCRIPTION



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	22° 21'51"	5750.00'	2244.38'	2230.16'	N33° 33'32"E
C2	24° 13'48"	5480.00'	2317.47'	2300.24'	S32° 25'10"W

Texas Department of Transportation
© 2004

MACIAS & ASSOC.	PARCEL PLAT SHOWING PROPERTY OF IVY BERDOLL FAMILY FARMS, INC.				PARCEL NUMBER	361 OK	
LAND SURVEYORS	FILE	TURNPIKE PROJECT		DISTRICT		ACRES	SQUARE FEET
5410 SOUTH 1ST STREET	S414SURUPA7615	STATE HIGHWAY 130		AUS	ACQUISITION	60.026	2,614,723
AUSTIN, TEXAS 78745 PH. (512)442-7875	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	CALC DEED AREA	275.454	11,998,776
FAX (512)442-7876	1" = 300'	HP 1196 (1)	0440-06-008	TRAVIS	REMAINDER AREA	215.428	9,384,053
EMAIL: MACIASURVEY@EARTHLINK.NET							

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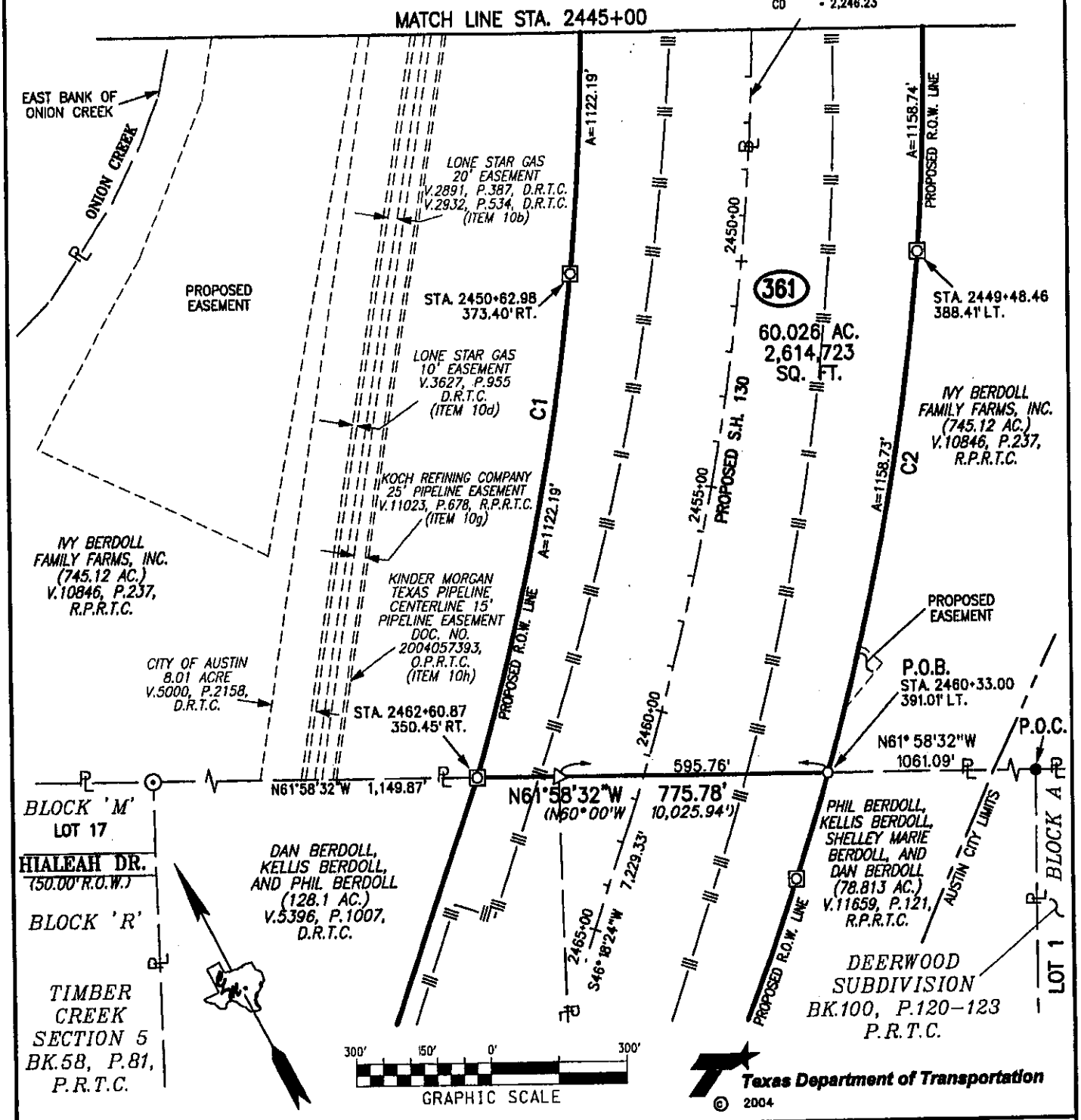
PLAT TO ACCOMPANY PARCEL DESCRIPTION

JOSE ANTONIO NAVARRO SURVEY ABSTRACT NO. 18

PROPOSED CL CURVE DATA
PI STA.= 2451+45.34
PC STA.= 2440+00.00
PT STA.= 2462+60.87
D = 1°00'00"
DELTA = 22°36'31" (RT)
RADIUS = 5,729.58
T = 1,145.34
L = 2,260.87
CB = S35°00'09"W
CD = 2,246.23



MACIAS & ASSOC.	PARCEL PLAT SHOWING PROPERTY OF IVY BERDOLL FAMILY FARMS, INC.			PARCEL NUMBER	361 OK	
LAND SURVEYORS					ACRES	SQUARE FEET
5410 SOUTH 1ST STREET AUSTIN, TEXAS 78745 PH. (512)442-7875 FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET	FILE S414SURUPA7814	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	60.026	2,614,723
	SCALE 1" = 300'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	COUNTY TRAVIS	CALC DEED AREA	275.454	11,998,776
					REMAINDER AREA	215.428	9,384,053

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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 SH-130 SEGMENT 3 AND SEGMENT "4" 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. 03020171, EFFECTIVE DATE: JULY 11, 2005.

4) THIS TRACT IS SUBJECT TO A BLANKET-TYPE WATER LINE EASEMENT GRANTED TO GARFIELD WATER SUPPLY AS DESCRIBED IN V.3188, P.797, D.R.T.C. (ITEM 10c)

5) THIS TRACT IS SUBJECT TO A BLANKET-TYPE WATER LINE EASEMENT GRANTED TO GARFIELD WATER SUPPLY AS DESCRIBED IN V.3841, P.1156, D.R.T.C. (ITEM 10e)

6) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: NONE.

7) 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
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
◉	½" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
●	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
PL	PROPERTY LINE
BL	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

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 Dec. 19, 2005

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

DATE:

STATE OF TEXAS
REGISTERED
CARMELO L. MACIAS
4333
PROFESSIONAL
LAND SURVEYOR

Texas Department of Transportation
© 2004

MACIAS & ASSOC.	PARCEL PLAT SHOWING PROPERTY OF IVY BERDOLL FAMILY FARMS, INC				PARCEL NUMBER	361 OK	
LAND SURVEYORS						ACRES	SQUARE FEET
5410 SOUTH 1ST STREET	FILE	TURNPIKE PROJECT		DISTRICT	ACQUISITION	60.026	2,614,723
AUSTIN, TEXAS 78745 PH. (512)442-7875	S414SURUPA7614	STATE HIGHWAY 130		AUS	CALC DEED AREA	275.454	11,998,776
FAX (512)442-7876	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	REMAINDER AREA	215.428	9,384,053
EMAIL: MACIASSURVEY@EARTHLINK.NET	N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS			

Texas Department of Transportation
Form TT-ROW-S-COAC
Rev. 02/01/2004

PREPARED BY: Macias & Associates, Inc.
SURVEYOR: Carmelo L. Macias #4333
DATE: 12-19-05 R3
PAGE: 8 of 8

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: 361

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 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 of the foregoing property description.

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

OK

Parcel 361/361-E, Pts. 1 & 2
S.H. 130
CSJ 0440-06-008
Travis County
Limits: From IH 35 North of Georgetown
To IH 10 near Seguin

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being a 1,504,637 square foot, 34.542 acre, tract of land out of the Jose Antonio Navarro Survey, Abstract No. 18, Travis County, Texas, also being out of a 745.12 acre tract described in a warranty deed dated December 30, 1988, to Ivy Berdoll Family Farms, Inc., recorded in Volume 10846, Page 237, Real Property Records of Travis County, Texas; said 1,504,637 square foot, 34.542 acre tract as shown on the accompanying parcel plat, being more particularly described as Part 1 containing 4,223 square feet, 0.097 acres, and Part 2 containing 1,500,414 square feet, 34.445 acres, by metes and bounds as follows:

County: Travis
Parcel No.: 361-E
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
Federal Aid Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

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

DESCRIPTION FOR PARCEL 361-E

DESCRIPTION OF A 1,504,637 SQUARE FOOT, 34.542 ACRE, TRACT OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF A 745.12 ACRE TRACT DESCRIBED IN A WARRANTY DEED DATED DECEMBER 30, 1988, TO IVY BERDOLL FAMILY FARMS, INC., RECORDED IN VOLUME 10846, PAGE 237, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,504,637 SQUARE FOOT, 34.542 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS PART 1 CONTAINING 4,223 SQUARE FEET, 0.097 ACRES, AND PART 2 CONTAINING 1,500,414 SQUARE FEET, 34.445 ACRES, BY METES AND BOUNDS AS FOLLOWS:

PART 1 (4,223 Square Feet, 0.097 Acres)

COMMENCING for reference at a found 1/2-inch iron rod on the southwest line of said 745.12 acre tract, at the east corner of a 78.813 acre tract described in a Warranty Deed dated April 7, 1992, to Phil Berdoll, Kellis Berdoll, Shelley Marie Berdoll and Dan Berdoll, recorded in Volume 11659, Page 121, Real Property Records of Travis County, Texas, and the northernmost north corner of Lot 1, Block A, Deerwood Subdivision, a subdivision recorded in Book 100, Page 120-123, Plat Records of Travis County, Texas;

THENCE, N 61° 58' 32" W, with the common line between said 745.12 acre tract and said 78.813 acre tract, a distance of 1061.09 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on a curve of the proposed east right-of-way line of S.H. 130;

THENCE, across said 725.12 acre tract with the proposed S.H. 130 east right-of-way line along said curve to the left having a radius of 5480.00 feet, a central angle of 01° 28' 56", an arc distance of 141.77 feet, a chord which bears N 43° 47' 36" E, a distance of 141.76 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, 392.08 feet left of proposed S.H. 130 baseline station 2459+00.30, for the west corner and **POINT OF BEGINNING** of this tract;

1) **THENCE,** continuing across said 745.12 acre tract with said curve to the left having a radius of 5480.00 feet, a central angle of 01° 28' 07", an arc distance of 140.46 feet, a chord which bears N 42° 19' 05" E, a distance of 140.46 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for the northwest corner of this tract;

County: Travis
Parcel No.: 361-E
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
Federal Aid Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

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

THENCE, continuing across said 745.12 acre tract, the following three (3) courses:

2) S 48° 07' 39" E, a distance of 13.71 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for an angle point of this tract;

3) S 21° 22' 36" E, a distance of 50.00 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for an angle point of this tract;

4) S 68° 37' 24" W, a distance of 132.08 feet to the **POINT OF BEGINNING,** containing 4,223 square feet, 0.097 acres of land, more or less.

PART 2 (1,500,414 Square Feet, 34.445 Acres)

COMMENCING for reference at a found 1/2-inch iron pipe on the southwest line of said 745.12 acre tract, at the north corner of a 128.1 acre tract described in a Warranty Deed dated March 12, 1976, to Dan Berdoll, Kellis Berdoll and Phil Berdoll, recorded in Volume 5396, Page 1007, Deed Records of Travis County, Texas, and the east corner of Lot 17, Block M, Timber Creek, Section 5, a subdivision recorded in Book 58, Page 81, Plat Records of Travis County, Texas;

THENCE, S 61° 58' 32" E, with the common line between said 745.12 acre tract and said 128.1 acre tract, a distance of 1149.87 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, on a curve of the proposed west right-of-way line of S.H. 130;

THENCE, along said curve to the left with the proposed west right-of-way line of said S.H. 130, having a radius of 5750.00 feet, a central angle of 22° 21' 51", at an arc distance of 1122.19 feet pass a set 1/2-inch iron rod (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), in all a total arc distance of 2244.38 feet, and a chord which bears N 33° 33' 32" E, 2230.16 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 a point of tangency;

THENCE, N 22° 22' 48 E continuing with said right-of-way line, a distance of 361.51 feet to a set 1/2 inch iron rod with TxDOT aluminum cap, 378.95 feet right of proposed S.H. 130 baseline station 2435+00.00, for the easternmost southeast corner and **POINT OF BEGINNING** of this tract;

OK

County: Travis
Parcel No.: 361-E
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
Federal Aid Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

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

THENCE, continuing across said 745.12 acre tract, the following eleven (11) courses:

5) N 67° 41' 13" W, a distance of 252.60 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for an interior angle point of this tract;

6) S 38° 38' 53" W, a distance of 2103.14 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for the south corner of this tract;

7) N 36° 38' 06" W, a distance of 563.21 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for the west corner of this tract;

8) N 56° 53' 01" E, a distance of 476.04 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for an angle point of this tract;

9) N 50° 37' 37" E, a distance of 366.62 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for an angle point of this tract;

10) N 37° 35' 42" E, a distance of 423.99 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for an angle point of this tract;

11) N 22° 15' 29" E, a distance of 479.56 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for an angle point of this tract;

12) N 06° 32' 17" E, a distance of 590.62 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, at a point of curvature of a curve to the right;

13) Along said curve having a radius of 262.00 feet, a central angle of 100° 41' 27", an arc distance of 460.44 feet and a chord which bears N 56° 53' 00" E, 403.43 feet, to a set 1/2-inch iron rod with TxDOT aluminum cap, at a point of tangency;

14) S 72° 46' 15" E, a distance of 584.80 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for an angle point of this tract;

15) S 67° 41' 13" E, a distance of 121.43 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, on the proposed west right-of-way line of S.H. 130, 379.91 feet right of proposed S.H. 130 baseline station 2426+72.04, for the east corner of this tract, from which a set 1/2-inch iron rod (to be replaced with a TxDOT Type II monument after

OK

County: Travis
Parcel No.: 361-E
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
Federal Aid Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

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

right-of-way acquisition is complete) on the northeast line of said 745.12 acre tract and the southwest line of a 106.190 acre tract described in a Correction Deed dated April 27, 2000, to Carolyn Esther Barkley and Janet Sue Barkley-Booher, recorded in Document No. 2000063776, Official Public Records of Travis County, Texas, bears N 22° 22' 48" E, a distance of 45.11 feet;

16) **THENCE,** S 22° 22' 48" W, with said proposed west right-of-way line of S.H. 130 a distance of 827.96 feet to the **POINT OF BEGINNING,** containing 1,500,414 square feet, 34.445 acres of land, more or less.

OK

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

County: Travis
Parcel No.: 361-E
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

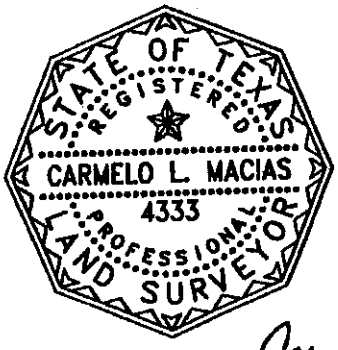
Federal Aid Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

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 for Segment 3 and 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 19th day of December, 2005 A.D.



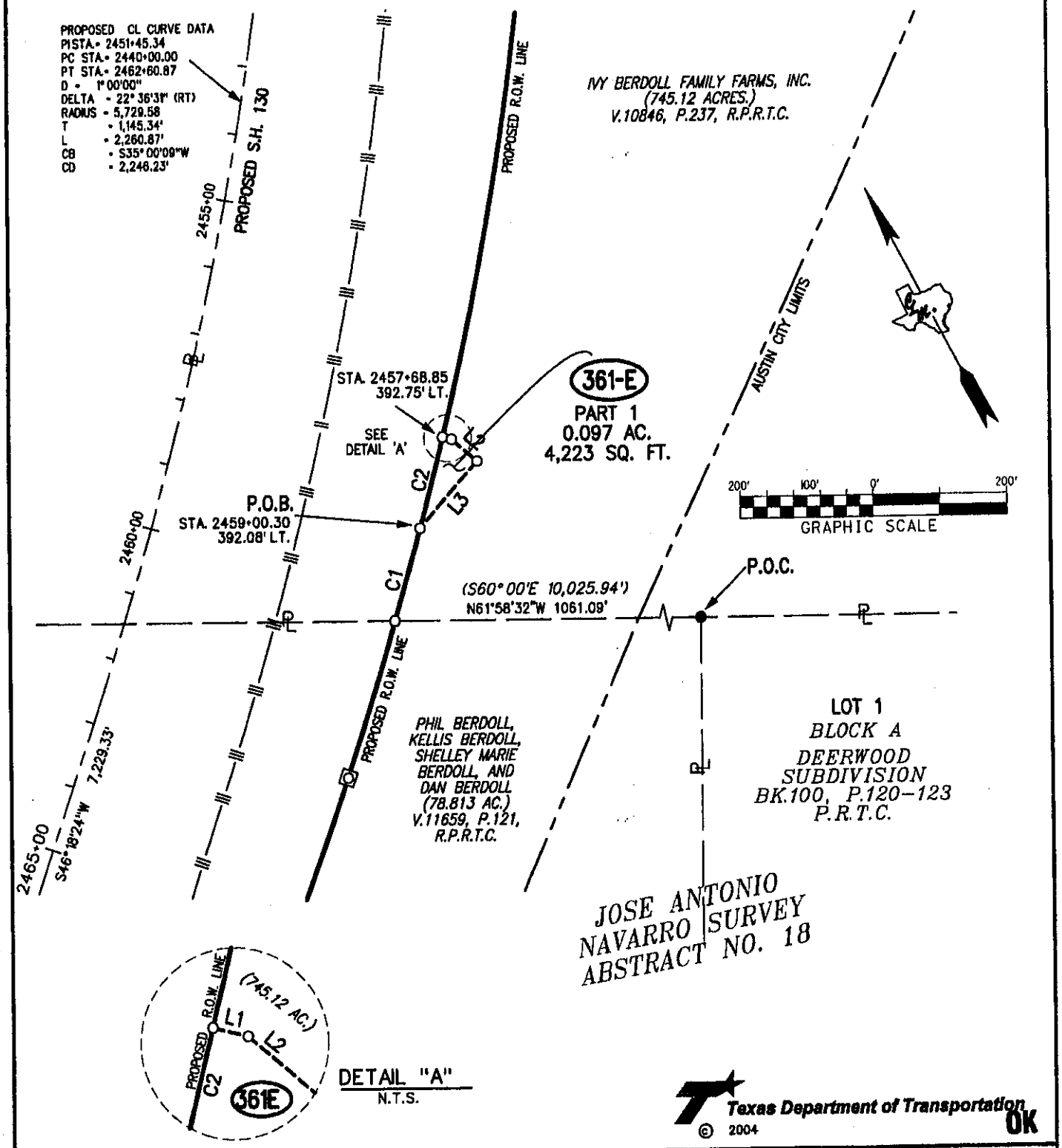
Carmelo L. Macias
Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas

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

OK

PAGE 6 OF 8
12/19/05 R3

PLAT TO ACCOMPANY PARCEL DESCRIPTION



MACIAS & ASSOC.	PARCEL PLAT SHOWING PROPERTY OF IVY BERDOLL FAMILY FARMS, INC			PARCEL NUMBER	361E PT 1 & 2	
LAND SURVEYORS					ACRES	SQUARE FEET
5410 SOUTH 1ST STREET	FILE	TURNPIKE PROJECT	DISTRICT	ACQUISITION PART 1	0.097	4,223
AUSTIN, TEXAS 78745 PH. (512)442-7875	S414SURUPA7612	STATE HIGHWAY 130	AUS	ACQUISITION PART 2	34.445	1,500,414
FAX (512)442-7876	SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY	TOTAL ACQUISITION	34.542	1,504,637
EMAIL: MACIASURVEY@EARTHLINK.NET	1" = 200'	HP 1196 (1) / 0440-06-008	TRAVIS	DEED AREA	275.454	11,998,776
				REMAINDER AREA	N/A	N/A

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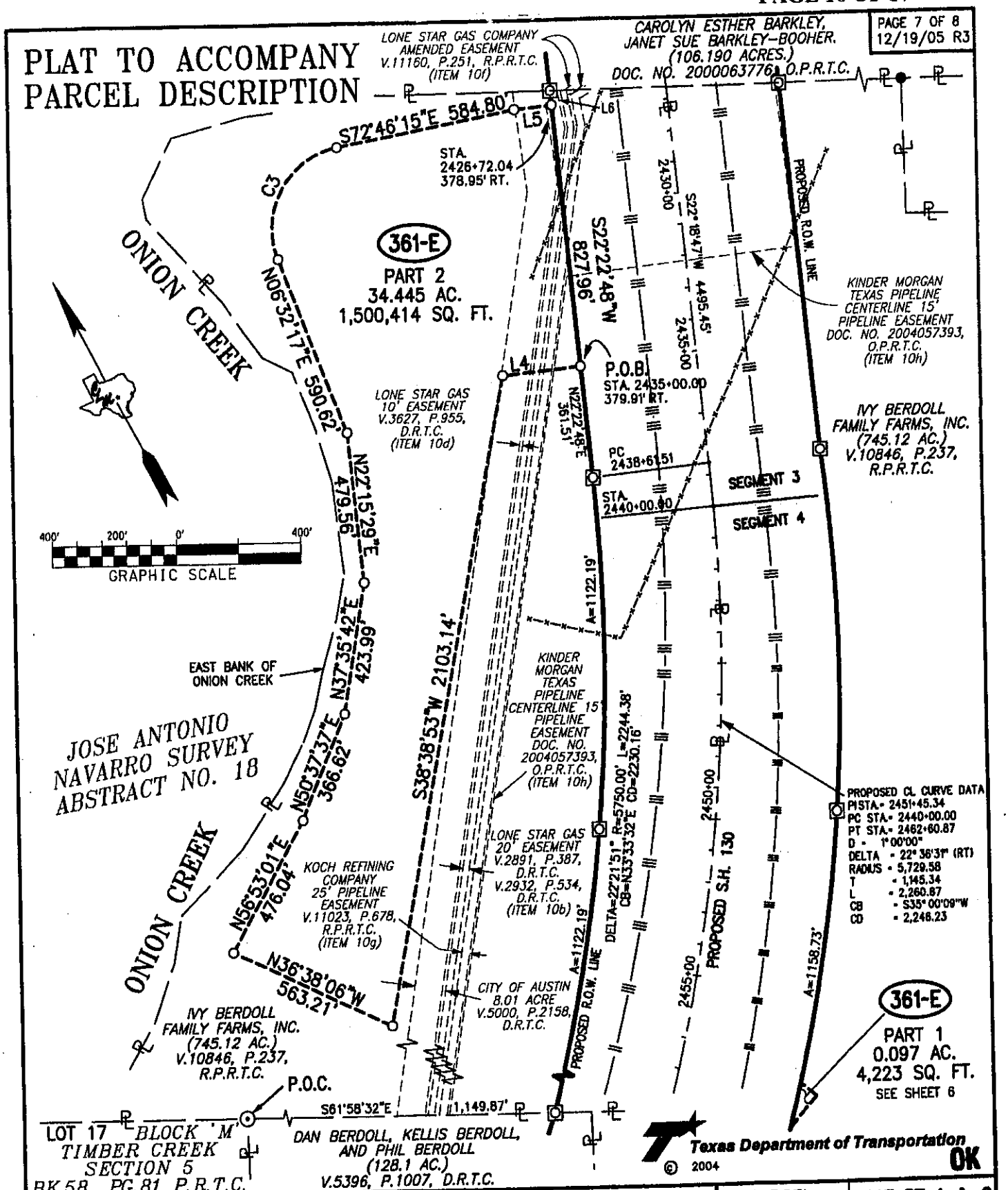

MACIAS & ASSOC.	PARCEL PLAT SHOWING PROPERTY OF IVY BERDOLL FAMILY FARMS, INC.				PARCEL NUMBER	361E PT 1 & 2	
LAND SURVEYORS						ACRES	SQUARE FEET
5410 SOUTH 1ST STREET	FILE	TURNPIKE PROJECT		DISTRICT	ACQUISITION PART 1	0.097	4,223
AUSTIN, TEXAS 78745 PH. (512)442-7875	S414SURUPA7613	STATE HIGHWAY 130		AUS	ACQUISITION PART 2	34.445	1,500,414
FAX (512)442-7876	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	TOTAL ACQUISITION	34.542	1,504,637
EMAIL: MACIASSURVEY@EARTHLINK.NET	1" = 400'	HP 1196 (1)	0440-06-008	TRAVIS	DEED AREA	275.454	11,998,776
					REMAINDER AREA	N/A	N/A

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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 SH-130 SEGMENT "4" 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. 03020171, EFFECTIVE DATE: JULY 11, 2005.

4) THIS TRACT IS SUBJECT TO A BLANKET-TYPE WATER LINE EASEMENT GRANTED TO GARFIELD WATER SUPPLY AS DESCRIBED IN V.3188, P.797, D.R.T.C. (ITEM 10c)

5) THIS TRACT IS SUBJECT TO A BLANKET-TYPE WATER LINE EASEMENT GRANTED TO GARFIELD WATER SUPPLY AS DESCRIBED IN V.3941, P.1156, D.R.T.C. (ITEM 10e)

6) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: NONE.

7) 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/TX 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
- PL PROPERTY LINE
- BL 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

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S48° 07'39"E	13.71'
L2	S21° 22'36"E	50.00'
L3	S68° 37'24"W	132.08'
L4	N67° 41'13"W	252.60'
L5	S67° 41'13"E	121.43'
L6	N22° 22'48"E	45.11'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	01° 28'56"	5480.00'	141.77'	141.76'	N43° 47'36"E
C2	01° 28'07"	5480.00'	140.46'	140.46'	N42° 19'05"E
C3	100° 41'27"	262.00'	460.44'	403.43'	N56° 53'00"E

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 Dec 19, 2005
DATE:

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

STATE OF TEXAS REGISTERED CARMELO L. MACIAS 4333 PROFESSIONAL LAND SURVEYOR

Texas Department of Transportation © 2004

OK

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
IVY BERDOLL FAMILY FARMS, INC

FILE	TURNPIKE PROJECT	DISTRICT
S414SURUPA7612	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	361E PT 1 & 2	
	ACRES	SQUARE FEET
ACQUISITION PART 1	0.097	4,223
ACQUISITION PART 2	34.445	1,500,414
TOTAL ACQUISITION	34.542	1,504,637
DEED AREA	275.454	11,998,776
REMAINDER AREA	N/A	N/A

County:	Travis	**Segment:** 4
Parcel No.:	400	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 400

DESCRIPTION OF A 1,673,177 SQUARE FOOT, 38.411 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 75.81 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE", SAVE & EXCEPT 1.71 ACRES, IN A DEED FROM HAL BERDOLL AND LISA BERDOLL TO VERLIN CALLAHAN AND MURRAY CALLAHAN CO-TRUSTEES OF THE CALLAHAN GENERAL STORE OF AUSTIN INC. EMPLOYEE SAVINGS PLAN, DATED DECEMBER 30, 1986 AND RECORDED IN VOLUME 10058, PAGE 838 OF THE DEED RECORDS OF TRAVIS COUNTY (D.R.T.C.), TEXAS, SAID 1,673,177 SQUARE FOOT, 38.411 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 5/8-inch iron rod found for the northeasterly corner of said 75.81 acre tract, for the common northwest corner of a called 16.08 acre tract of land described in deed from Hilliard A. Nelson to Henry Foradory and wife, Roxy Ann Foradory, dated May 1, 1981 and recorded in Volume 7419, Page 517 D.R.T.C., the common southeast corner of a called 266.5856 acre tract of land described in deed from Mitchel Wong to Mitchel Wong, (50% Interest) Trustee of the Mitchel Wong grantor retained annuity trust, dated January 2, 1992 and recorded in Volume 11600, Page 703 of the Real Property Records of Travis County (R.P.R.T.C.), Texas, also described in deed from Mitchel Wong to Mitchel Wong, (50% Interest) Trustee of the Rose T. Wong grantor retained annuity trust, dated January 2, 1992 and recorded in Volume 11600, Page 718 R.P.R.T.C. and for the common northeast corner of said 75.81 acre tract;

OK

County:	Travis	**Segment:** 4
Parcel No.:	400	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, South 28° 26' 47" West, with the easterly line of said 75.81 acre tract and the common westerly line of said 16.08 acre tract, at a distance of 449.87 feet pass a calculated point for the southwest corner of said 16.08 acre tract and the common northwest corner of a called 44.16 acre tract described in a deed from Hilliard A. Nelson to Jimmy Don Collier and wife, Mary Linda Allison Collier, dated May 1, 1981, recorded in Volume 7964, Page 577 D.R.T.C., continuing with the westerly line of said 44.16 acre tract and the common easterly line of said 75.81 acre tract, a total distance of 1,421.46 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed easterly right of way line of S.H. 130 (width varies), being 468.81 feet left of and radial to S.H. 130 proposed baseline station 2724+23.21, for an external corner and **POINT OF BEGINNING** of the herein described parcel, and being on the arc of a non-tangent curve to the right;

1) **THENCE,** South 28° 26' 47" West, continuing with said common line, a distance of 122.92 feet to a 3/4-inch iron pipe found for the southwest corner of said 44.16 acre tract, a common interior corner of said 75.81 acre tract and for an interior corner of the herein described parcel;

2) **THENCE,** South 62° 13' 34" East, with the southerly line of said 44.16 acre tract and a common interior line of said 75.81 acre tract, a distance of 145.84 feet to a 3/4-inch iron rod found on the proposed easterly right of way line of said S.H. 130, being 565.18 feet left of and radial to S.H. 130 proposed baseline station 2725+67.07, for the northwest corner of the residue of a called 58.96 acre tract of land conveyed by deed from Samuel Bruner Horton, as independent executor of the Estate of Henry Allan Horton, Jr., to Nancy A. Wilbur, dated October 26, 1988 and recorded Volume 10818, Page 295 R.P.R.T.C., said residue tract described as a 5.31 acre tract of land in a deed to the Veteran's Land Board of the State of Texas, dated December 1, 1955 and recorded in Volume 1644, Page 118 D.R.T.C., for the most northerly southeast corner of said 75.81 acre tract and for the most northerly southeast corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	400	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

3) **THENCE**, South 27° 51' 01" West, with the westerly line of said 5.31 acre tract and the common easterly line of said 75.81 acre tract, a distance of 231.87 feet to a 3/4-inch iron rod found on the occupied northerly right of way line of Moore Road (R.O.W. width varies), for the southeast corner of said 75.81 acre tract and for the southeast corner of the herein described parcel, from which a calculated point on the occupied northerly right of way line of said Moore Road bears South 27° 51' 01" West, a distance of 2.85 feet for the southwest corner of said 5.31 acre tract;

THENCE, with the occupied northerly right of way line of said Moore Road and the southerly line of said 75.81 acre tract, the following eleven (11) courses:

4) North 53° 18' 06" West, a distance of 7.00 feet to a calculated point for a corner of the herein described parcel;

5) North 41° 51' 01" West, a distance of 50.67 feet to a calculated point for a corner of the herein described parcel;

6) North 34° 32' 57" West, a distance of 426.81 feet to a calculated point for a corner of the herein described parcel;

7) North 37° 44' 26" West, a distance of 71.25 feet to a calculated point for a corner of the herein described parcel;

8) North 50° 10' 26" West, a distance of 57.50 feet to a calculated point for a corner of the herein described parcel;

9) North 59° 22' 33" West, a distance of 37.29 feet to a calculated point for a corner of the herein described parcel;

10) South 64° 51' 06" West, a distance of 4.26 feet to a calculated point for a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	400	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

11) North 61° 29' 08" West, a distance of 82.05 feet to a calculated point for a corner of the herein described parcel;

12) North 63° 36' 21" West, a distance of 173.03 feet to a calculated point for a corner of the herein described parcel;

13) North 61° 28' 16" West, a distance of 417.28 feet to a calculated point for a corner of the herein described parcel;

14) North 61° 54' 48" West, a distance of 253.04 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 west corner of the herein described parcel;

THENCE, across said 75.81 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following four (4) courses:

15) North 27° 46' 29" East, a distance of 59.78 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 arc of a non-tangent curve to the right, for the southwest corner of the herein described parcel;

16) In an easterly direction, with the arc of said curve to the right, having a radius of 1,491.78 feet, a central angle of 15° 38' 21", an arc length of 407.19 feet, a chord bearing of South 66° 09' 01" East and a chord distance of 405.92 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 a non-tangent angle point in said proposed right of way and for an interior corner of the herein described parcel;

17) North 53° 02' 42" East, a distance of 78.70 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 arc of a non-tangent curve to the left, being 366.35 feet right of and radial to S.H. 130 proposed baseline station 2719+98.80, for an interior corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	400	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

18) In an northerly direction, with the arc of said curve to the left, having a radius of 4,160.35 feet, a central angle of 25° 14' 09", an arc length of 1,832.42 feet, a chord bearing of North 13° 44' 51" West and a chord distance of 1,817.65 feet to a found 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 northerly line of said 75.81 acre tract and the common southerly line of the aforementioned 266.5856 acre tract, being 359.07 feet right of and radial to S.H. 130 proposed baseline station 2699+66.57, for the northwesterly corner of the herein described parcel;

19) **THENCE**, South 62° 06' 50" East, with the northerly line of said 75.81 acre tract and the common southerly line of said 266.5856 acre tract, a distance of 1,219.23 feet to a found 1/2-inch iron rod with TxDOT aluminum cap on the arc or a non-tangent curve to the right, being 428.41 feet left of and perpendicular to S.H. 130 proposed baseline station 2708+96.14, for the northeasterly corner of the herein described parcel;

20) **THENCE**, back across said 75.81 acre tract, with the proposed easterly right of way of said S.H. 130, in a southerly direction and with the arc of said curve to the right, having a radius of 3,890.00 feet, at an arc length of 24.86 feet pass a 1/2-inch iron rod with TxDOT aluminum cap set for the northwesterly corner of a proposed 29,489 square foot easement, at an arc length of 252.49 feet pass a 1/2-inch iron rod with TxDOT aluminum cap set for the southwesterly corner of said proposed 29,489 square foot drainage easement, at an arc length of 1,054.57 feet pass a 1/2-inch iron rod with TxDOT aluminum cap set for the northwest corner of a proposed 12,783 square foot drainage easement, at an arc length of 1,135.80 feet pass a 1/2-inch iron rod with TxDOT aluminum cap set for the southwest corner of said proposed 12,783 square foot drainage easement, continuing for a total arc length of 1,709.26 feet, having a central angle of 25° 10' 33", a chord bearing of South 05° 09' 07" East and a chord distance of 1,695.54 feet to the **POINT OF BEGINNING**, containing 1,673,177 square feet, 38.411 acres of land.

OK

County:	Travis	**Segment:** 4
Parcel No.:	400	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

Notes:

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

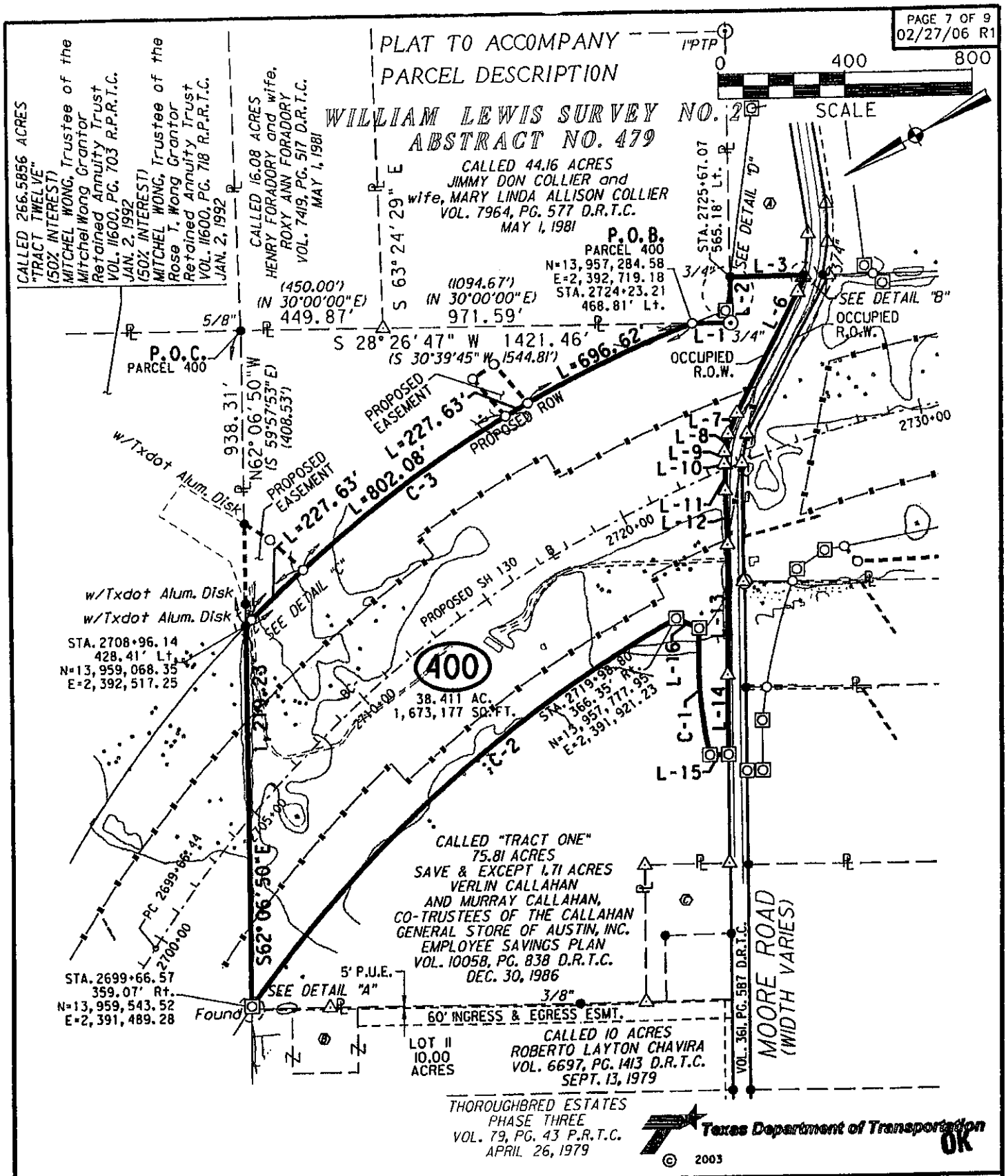
I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK



RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF
VERLIN CALLAHAN and MURRAY CALLAHAN
as Co-Trustees of the Callahan General Store of Austin, Inc. Employee Savings Plan

FILE	PROJECT	DISTRICT
P400-R1	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C.S.J. NO.	COUNTY
1" = 400'	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	400	
	ACRES	SQUARE FEET
ACQUISITION	38.411	1,673,177
TOTAL ACQUISITION	38.411	1,673,177
DEED AREA	74.10	3,227,796
REMAINDER AREA LT	12.88	560,898
REMAINDER AREA RT	22.81	993,721

FILE: N:\Lone Star Infrastructure 315\2054400\CAD\S415SURUPA0400.dgn

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 "4" 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. 03020451, EFFECTIVE DATE: AUGUST 26, 2003.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

BASELINE CURVE DATA

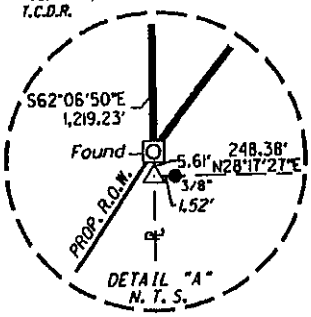
BC-1

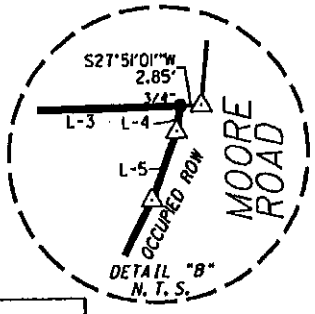
PI STATION = 2720+45.49
DELTA = 57°07'06.83" (RT)
DEGREE OF CURVE = 1°30'00.00"
TANGENT = 2,079.06
LENGTH = 3,807.90
RADIUS = 3,819.72
PC STATION = 2699+66.44
PT STATION = 2737+74.34

Ⓐ RESIDUE OF CALLED 58.96 ACRES NANCY A. WILBUR VOL. 10818, PG. 295 R.P.R.T.C. OCT. 26, 1988 DESCRIBED AS 5.31 ACRES VOL. 1644, PG. 118 D.R.T.C.

Ⓑ CALLED ONE ACRE ROBERTO LAYTON CHAVIRA VOL. 9009, PG. 641 D.R.T.C. NOV. 19, 1984

Ⓒ SAVE & EXCEPT 1.71 ACRES VOL. 10058, PG. 838 T.C.D.R.



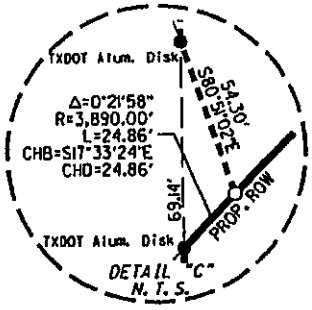


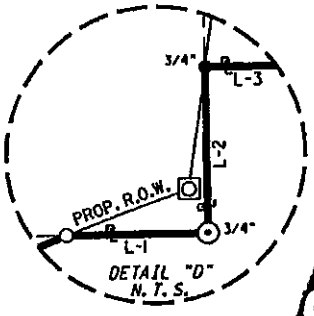
LINE TABLE

LINE	BEARING	DIST	CALLED
L-1	S28°26'47"W	122.92'	
L-2	S62°13'34"E	145.84'	S60°10'52"E 146.64'
L-3	S27°51'01"W	231.87'	S30°09'35"W 232.43'
L-4	N53°18'06"W	7.00'	N51°21'12"W 7.00'
L-5	N41°51'01"W	50.67'	N39°54'07"W 50.67'
L-6	N34°32'57"W	426.81'	N32°34'54"W 426.85'
L-7	N37°44'26"W	71.25'	N35°50'36"W 71.25'
L-8	N50°10'26"W	57.50'	N48°16'36"W 57.50'
L-9	N59°22'33"W	37.29'	N57°28'43"W 37.29'
L-10	S64°51'06"W	4.26'	S66°44'56"W 4.26'
L-11	N61°29'08"W	82.05'	N59°35'18"W 82.05'
L-12	N63°36'21"W	173.03'	N61°42'31"W 173.03'
L-13	N61°28'16"W	417.28'	N59°34'26"W 417.28'
L-14	N61°54'48"W	253.04'	
L-15	N27°46'29"E	59.78'	
L-16	N53°02'42"E	78.70'	

CURVE TABLE

LINE	DELTA	RADIUS	LENGTH	CHB	CHL
C-1	15°38'21"	1,491.78'	407.19'	S66°09'01"E	405.92'
C-2	25°14'09"	4,160.35'	1,832.42'	N13°44'51"W	1,817.65'
C-3	25°10'33"	3,890.00'	1,709.26'	S05°09'07"E	1,695.54'





LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	GOD NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
⅊	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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
PTP	PINCHED TOP PIPE

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Texas Department of Transportation

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6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
VERLIN CALLAHAN and MURRAY CALLAHAN
as Co-Trustees of the Callahan General Store
of Austin, Inc. Employee Savings Plan

FILE	PROJECT	DISTRICT
P400-RI	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	400	
	ACRES	SQUARE FEET
ACQUISITION	38.411	1,673,177
TOTAL ACQUISITION	38.411	1,673,177
DEED AREA	74.10	3,227,796
REMAINDER AREA LT	12.88	560,898
REMAINDER AREA RT	22.81	993,721

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA0400.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 9 of 9

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 400

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 from the beginning of Call 20 to a point located 605 feet from the beginning of Call 20 and from a point located 1,104 feet from the beginning of Call 20 to the end of Call 20, of the foregoing property description.

Access will be permitted to the west remainder abutting the highway facility from the beginning of Call 15 to the end of Call 17 and from a point located 978 feet from the beginning of Call 18 to the end of Call 18, 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 east remainder abutting the highway facility from a point located 605 feet from the beginning of Call 20 to a point located 1,104 feet from the beginning of Call 20, of the foregoing property description.

Access will be denied to the west remainder abutting the highway facility from the beginning of Call 18 to a point located 978 feet from the beginning of Call 18, of the foregoing property description.

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

OK

Parcel 400/400-E, Pts. 1 & 2
S.H. 130
CSJ 0440-06-008
Travis County
Limits: From IH 35 North of Georgetown
To IH 10 near Seguin

AND IN ADDITION THERETO:

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being 42,749 square foot, 0.981 acre parcel of land situated in the William Lewis Survey No. 2, Abstract No. 479, Travis County, Texas, and being out of a called 75.81 acre tract of land described as "Tract One", save & except 1.71 acres, in a Deed from Hal Berdoll and Lisa Berdoll to Verlin Callahan and Murray Callahan, Co-Trustees of the Callahan General Store of Austin, Inc., Employee Savings Plan, dated December 30, 1986, and recorded in Volume 10058, Page 838 of the Deed Records of Travis County (D.R.T.C.), Texas, said 42,749 square foot, 0.981 acre parcel being more particularly described as Part One containing 29,966 square feet, 0.688 acre and Part Two containing 12,783 square feet, 0.293 acre, by metes and bounds as follows:

County:	Travis	**Segment:** 4
Parcel No.:	400-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 400-E

DESCRIPTION OF A 42,749 SQUARE FOOT, 0.981 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 75.81 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE", SAVE & EXCEPT 1.71 ACRES, IN A DEED FROM HAL BERDOLL AND LISA BERDOLL TO VERLIN CALLAHAN AND MURRAY CALLAHAN, CO-TRUSTEES OF THE CALLAHAN GENERAL STORE OF AUSTIN, INC., EMPLOYEE SAVINGS PLAN, DATED DECEMBER 30, 1986 AND RECORDED IN VOLUME 10058, PAGE 838 OF THE DEED RECORDS OF TRAVIS COUNTY (D.R.T.C.), TEXAS, SAID 42,749 SQUARE FOOT, 0.981 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED AS PART ONE CONTAINING 29,966 SQUARE FEET, 0.688 ACRE AND PART TWO CONTAINING 12,783 SQUARE FEET, 0.293 ACRE, BY METES AND BOUNDS AS FOLLOWS:

PART 1 (29,966 square feet, 0.688 acre)

COMMENCING for reference at a 5/8-inch iron rod found for the northeasterly corner of said 75.81 acre tract, for the common northwest corner of a called 16.08 acre tract of land described in deed from Hilliard A. Nelson to Henry Foradory and wife, Roxy Ann Foradory, dated May 1, 1981 and recorded in Volume 7419, Page 517 D.R.T.C., the common southeast corner of a called 266.5856 acre tract of land described in deed from Mitchel Wong to Mitchel Wong, (50% Interest) Trustee of the Mitchel Wong grantor retained annuity trust, dated January 2, 1992 and recorded in Volume 11600, Page 703 of the Real Property Records of Travis County (R.P.R.T.C.), Texas, also described in deed from Mitchel Wong to Mitchel Wong, (50% Interest) Trustee of the Rose T. Wong grantor retained annuity trust, dated January 2, 1992 and recorded in Volume 11600, Page 718 R.P.R.T.C. and for the common northeast corner of said 75.81 acre tract;

THENCE, North 62° 06' 50" West, with the southerly line of said 266.5856 acre tract and the common northerly line of said 75.81 acre tract, a distance of 612.20 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap found on the proposed southerly line of a proposed drainage easement, for the east corner and **POINT OF BEGINNING** of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	400-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, across said 75.81 acre tract, with the proposed southerly line of said easement, the following two (2) courses:

1) South 61° 34' 29" West, a distance of 95.35 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set for an exterior corner of the herein described parcel;

2) South 71° 38' 33" West, a distance of 142.56 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set on the proposed easterly right of way line of S.H. 130 (R.O.W. width varies), being 438.60 feet left of and radial to S.H. 130 proposed baseline station 2711+22.70 and being on the arc of a non-tangent curve to the left, for the south corner of the herein described parcel;

3) **THENCE,** in a northerly direction, back across said 75.81 acre tract, with the proposed easterly right of way line of said S.H. 130, the common westerly line of said proposed easement and with the arc of said curve to the left, having a radius of 3,890.00 feet, a central angle of 03° 21' 10", an arc length of 227.63 feet, a chord bearing of North 15° 41' 50" West and a chord distance of 227.59 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, being 429.48 feet left of and radial to S.H. 130 proposed baseline station 2709+18.47, for the non-tangent, northwest corner of said proposed easement and for the northwest corner of the herein described parcel;

4) **THENCE,** South 80° 51' 02" East, back across said 75.81 acre tract and with the proposed northerly line of said easement, a distance of 54.30 feet to a 1/2-inch iron rod with TxDOT aluminum cap found on the northerly line of said 75.81 acre tract and the common southerly line of said 266.5856 acre tract, for an exterior corner of the herein described parcel;

5) **THENCE,** South 62° 06' 50" East, with the northerly line of said 75.81 acre tract and the common southerly line of said 266.5856 acre tract, a distance of 256.96 feet to the **POINT OF BEGINNING**, containing 29,966 square feet, 0.688 acre of land.

OK

County:	Travis	**Segment:** 4
Parcel No.:	400-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

PART 2 (12,783 square feet, 0.293 acre)

COMMENCING for reference at a 5/8-inch iron rod found for the northeasterly corner of said 75.81 acre tract, for the common northwest corner of a called 16.08 acre tract of land described in deed from Hilliard A. Nelson to Henry Foradory and wife, Roxy Ann Foradory, dated May 1, 1981 and recorded in Volume 7419, Page 517 D.R.T.C., the common southeast corner of a called 266.5856 acre tract of land described in deed from Mitchel Wong to Mitchel Wong, (50% Interest) Trustee of the Mitchel Wong grantor retained annuity trust, dated January 2, 1992 and recorded in Volume 11600, Page 703 R.P.R.T.C., Texas, also described in deed from Mitchel Wong to Mitchel Wong, (50% Interest) Trustee of the Rose T. Wong grantor retained annuity trust, dated January 2, 1992 and recorded in Volume 11600, Page 718 R.P.R.T.C. and for the common northeast corner of said 75.81 acre tract;

THENCE, South 28° 26' 47" West, with the easterly line of said 75.81 acre tract and the common westerly line of said 16.08 acre tract, at a distance of 449.87 feet pass a calculated point for the southwest corner of said 16.08 acre tract and the common northwest corner of a called 44.16 acre tract described in a deed from Hilliard A. Nelson to Jimmy Don Collier and wife, Mary Linda Allison Collier, dated May 1, 1981, recorded in Volume 7964, Page 577 D.R.T.C., continuing with the westerly line of said 44.16 acre tract and the common easterly line of said 75.81 acre tract, a total distance of 1,421.46 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed easterly right of way line of S.H. 130 (R.O.W. width varies) and being on the arc of a non-tangent curve to the left;

THENCE, in a northerly direction, across said 75.81 acre tract, with the proposed easterly right of way line of said S.H. 130, and with the arc of said curve to the left, having a radius of 3,890.00 feet, a central angle of 08° 26' 47", an arc length of 573.46 feet, a chord bearing of North 03° 12' 45" East and a chord distance of 572.94 feet to a set 1/2-inch iron rod with TxDOT aluminum cap for the southwest corner and **POINT OF BEGINNING** of the herein described parcel and being 462.86 feet left of and radial to S.H. 130 proposed baseline station 2719+12.20;

OK

County:	Travis	**Segment:** 4
Parcel No.:	400-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

6) **THENCE,** continuing in a northerly direction, across said 75.81 acre tract, with the proposed easterly right of way line of said S.H. 130, the common easterly line of said proposed 12,783 square foot easement, and with the arc of said curve to the left, having a radius of 3,890.00 feet, a central angle of 01° 11' 47", an arc length of 81.23 feet, a chord bearing of North 01° 36' 32" West and a chord distance of 81.23 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, being 461.38 feet left of and radial to S.H. 130 proposed baseline station 2718+39.75, for the northwest corner of the herein described parcel;

7) **THENCE,** North 78° 24' 53" East, continuing across said 75.81 acre tract and with the northerly line of said proposed easement, a distance of 157.15 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set for the northeast corner of the herein described parcel;

8) **THENCE,** South 05° 31' 01" East, back across said 75.81 acre tract and with the easterly line of said proposed easement, a distance of 80.45 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set for the southeast corner of the herein described parcel;

9) **THENCE,** South 78° 24' 53" West, back across said 75.81 acre tract and with the southerly line of said proposed easement, a distance of 162.71 feet to the **POINT OF BEGINNING,** containing 12,783 square feet, 0.293 acre of land.

Notes:

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

OK

County:	Travis	**Segment:** 4
Parcel No.:	400-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

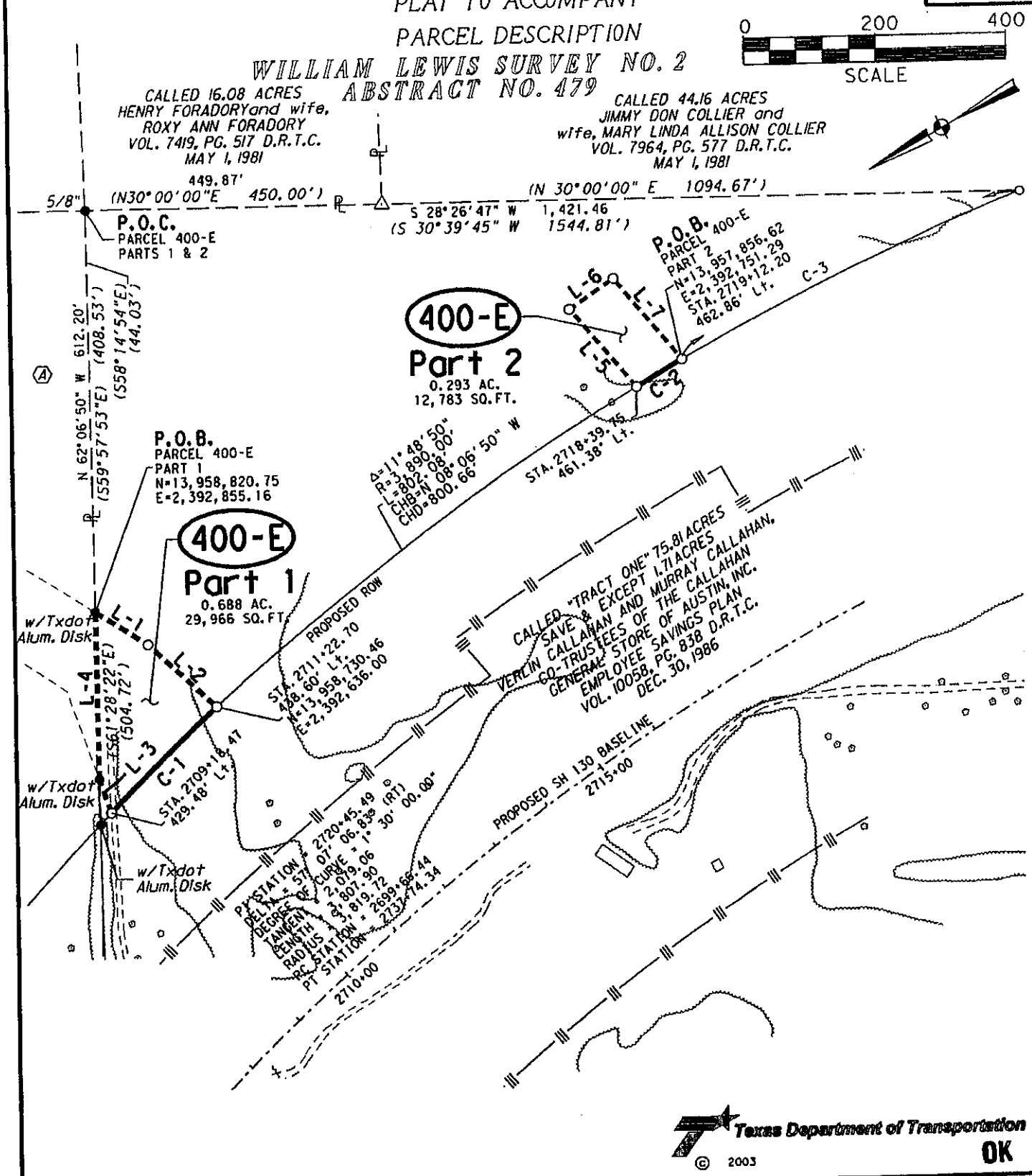
STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 6 OF 7
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

WILLIAM LEWIS SURVEY NO. 2 ABSTRACT NO. 479



Texas Department of Transportation
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6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF
VERLIN CALLAHAN and MURRAY CALLAHAN
as Co-Trustees of the Callahan General Store of Austin, Inc. Employee Savings Plan

FILE	PROJECT		DISTRICT
P400-E-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 200'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	400-E	
	ACRES	SQUARE FEET
PART 1	0.688	29,966
PART 2	0.293	12,783
TOTAL ACQUISITION	0.981	42,749
DEED AREA	74.10	3,227,796
REMAINDER AREA	–	–

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA0400E.dgn

PLAT TO ACCOMPANY PARCEL DESCRIPTION

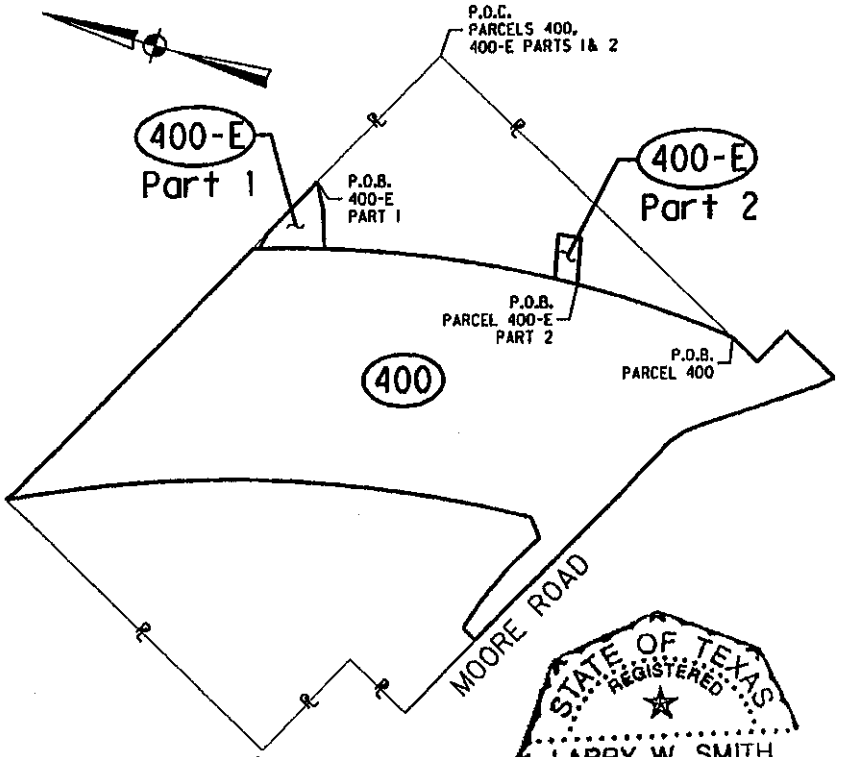
NOTES:

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 "4" 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. 03020451, EFFECTIVE DATE: AUGUST 26, 2003.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

(A) CALLED 266.5856 ACRES
"TRACT TWELVE"(50% INTEREST)
MITCHEL WONG, Trustee of the
Mitchel Wong Grantor Retained
Annuity Trust
VOL. 11600, PG. 703 R.P.R.T.C.
JAN. 2, 1992
(50% INTEREST)
MITCHEL WONG, Trustee of the
Rose T. Wong Grantor Retained
Annuity Trust
VOL. 11600, PG. 718 R.P.R.T.C.
JAN. 2, 1992

LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	S61°34'29"W	95.35'	
L-2	S71°38'33"W	142.56'	
L-3	S80°51'02"E	54.30'	
L-4	S62°06'50"E	256.96'	
L-5	N78°24'53"E	157.15'	
L-6	S05°31'01"E	80.45'	
L-7	S78°24'53"W	162.71'	

CURVE TABLE					
LINE	DELTA	RADIUS	LENGTH	CHB	CHL
C-1	03°21'10"	3,890.00'	227.63'	N15°41'50"W	227.59'
C-2	01°11'47"	3,890.00'	81.23'	N01°36'32"W	81.23'
C-3	08°26'47"	3,890.00'	573.46'	N03°12'45"E	572.94'



LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Texas Department of Transportation

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GPS Right-of-way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
VERLIN CALLAHAN and MURRAY CALLAHAN
as Co-Trustees of the Callahan General Store of Austin, Inc. Employee Savings Plan

FILE	PROJECT	DISTRICT
P400-E-R1	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	400-E	
	ACRES	SQUARE FEET
PART 1	0.688	29,966
PART 2	0.293	12,783
TOTAL ACQUISITION	0.981	42,749
DEED AREA	74.10	3,227,796
REMAINDER AREA	-	-

FILE: N:\Lone Star Infrastructure 315\2054A001\CAD\S415SURUPA0400E.dgn

County:	Travis	**Segment:** 4
Parcel No.:	405	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 405

DESCRIPTION OF A 1,165,374 SQUARE FOOT, 26.753 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 33.10 ACRE TRACT OF LAND DESCRIBED IN DEED FROM A. J. HOLLOWAY TO HOWARD LEE WILLIS, DATED MAY 19, 1967 AND RECORDED UNDER VOLUME 3298, PAGE 1230 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID 1,165,374 SQUARE FOOT, 26.753 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found in the northerly line of a called 328.490 acre tract of land described as "Tract II" in a deed from Henry J. Gilfillian to Dagat, Ltd., dated June 2, 1999 and recorded in document number 1999047963 R.P.R.T.C., for the southwest corner of said 33.10 acre tract and for the common southeast corner of Tract 1 of Triplett Hideaway, a subdivision shown on the plat thereof, recorded in Volume 79, Page 386 of the Plat Records of Travis County, Texas;

THENCE, South 61° 41' 56" East, with the northerly line of said 328.490 acre tract and the common southerly line of said 33.10 acre tract, a distance of 286.42 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed westerly right of way line of S.H. 130 (width varies), (351.65 feet right of and perpendicular to S.H. 130 proposed baseline station 2739+87.28) for the southwest corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, across said 33.10 acre tract, with the proposed westerly right-of-way line of said U.S. 183, the following five (5) courses:

1) North 27° 08' 34" East, a distance of 6.52 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), being 351.74 feet right of and perpendicular to S.H. 130 proposed baseline station 2739+80.76, for a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	405	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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) North 21° 23' 24" East, at a distance of 207.76 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), being 375.31 feet right of and perpendicular to proposed S.H. 130 baseline PT station 2,737+74.34, continuing for a total distance of 823.86 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 an angle point of the herein described parcel;

3) North 18° 10' 14" East, at a distance of 1.94 feet pass a set 1/2-inch iron rod with TxDOT aluminum cap for the southeast corner of a proposed 29,910 square foot (0.6866 acre) easement, at a distance of 407.99 feet pass a set 1/2-inch iron rod with TxDOT aluminum cap for the northeast corner of said proposed easement, continuing for a total distance of 471.45 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 an angle point of the herein described parcel;

4) North 06° 13' 03" West, a distance of 105.36 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 arc of a non-tangent curve to the left, for an interior corner of the herein described parcel;

5) In a westerly direction, with the arc of said curve to the left, having a radius of 2004.85 feet, a central angle of 01°10'15", an arc length of 40.97, a chord bearing of North 42° 04' 12" West and a chord length of 40.97 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, being 412.42 feet right of and radial to proposed S.H. 130 baseline station 2724+25.89, on the westerly line of said 33.10 acre tract and the common easterly line of a called 6.00 acre tract of land described in a deed from Lola Gibson, a.k.a. Lorine Gibson to Maria Solis, dated May 31, 1996 and recorded in Volume 12702, Page 1870 R.P.R.T.C., for an exterior corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	405	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

6) **THENCE**, North 28° 32' 45" East, with the easterly line of said 6.00 acre tract and the common westerly line of said 33.10 acre tract, at a distance of 152.39 pass a 1/2-inch iron rod found in the occupied southerly right of way line of Moore Road (R.O.W. width varies) for the northeast corner of said 6.00 acre tract, continuing with the westerly line of said 33.10 acre tract and the occupied southerly right of way line of said Moore Road, a total distance of 156.20 feet to a calculated point for an angle point in the occupied southerly right of way line of said Moore Road, for the northwest corner of said 33.10 acre tract and for the northwest corner of the herein described parcel;

7) **THENCE**, South 61° 57' 29" East, with the occupied southerly right of way line of said Moore Road and the common northerly line of said 33.10 acre tract, a distance of 379.31 feet to a calculated point for an angle point in the occupied southerly right of way line of said Moore Road and for a corner of the herein described parcel;

8) **THENCE**, South 51° 34' 29" East, continuing with the occupied southerly right of way line of said Moore Road and the common the northerly line of said 33.10 acre tract, a distance of 93.18 feet to a calculated point for an angle point in the occupied southerly right of way line of said Moore Road and for a corner of the herein described parcel;

9) **THENCE**, South 34° 01' 29" East, continuing with the occupied southerly right of way line of said Moore Road and the common the northerly line of said 33.10 acre tract, a distance of 563.90 feet to a calculated point on the westerly line of a called 58.96 acre tract of land described in deed from Samuel Bruner Horton as independent executor of the Estate of Henry Allan Horton, Jr. to Nancy A. Wilbur, dated October 26, 1988 and recorded in Volume 10818, Page 295 R.P.R.T.C. for an angle point in the occupied southerly right of way line of said Moore Road, for the northeast corner of said 33.10 acre tract and for the northeast corner of the herein described parcel;

10) **THENCE**, South 27° 56' 26" West, with the westerly line of said 58.96 acre tract and the common easterly line of said 33.10 acre tract, a distance of 138.91 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the proposed easterly right of way line of said S.H. 130, for an exterior corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	405	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, across said 33.10 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following two (2) courses:

11) South 72° 03' 06" West, a distance of 41.87 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), for an interior corner of the herein described parcel;

12) South 23° 14' 29" West, a distance of 355.75 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the easterly line of said 33.10 acre tract and the common westerly line of said 58.96 acre tract, for an exterior corner of the herein described parcel;

13) **THENCE**, South 27° 56' 26" West, with the westerly line of said 58.96 acre tract and the common easterly line of said 33.10 acre tract, at a distance of 16.86 feet pass a calculated point for the southwest corner of said 58.96 acre tract and the common northwest corner of a called 58.67 acre tract described in probate cause number 74,356 of Probate Court number 1 of Travis County, Texas, recorded in Volume 2306, Page 1257 of the Probate Records of Travis County (P.R.T.C.), Texas, and conveyed to Sarah Frances Horton Dorsch from Samuel B. Horton, as independent executor of the Estate of Hazel B. Horton by order approving inventory, appraisement and list of claims, dated May 1, 2001 and recorded in Volume 2328, Page 1414 P.R.T.C., from which a 1/2-inch iron pipe found in concrete bears South 62° 35' 57" East, a distance of 0.70 feet, continuing with the westerly line of said 58.67 acre tract and the common easterly line of said 33.10 acre, a total distance of 745.20 feet a 1/2-inch iron pipe found on the northerly line of the aforementioned 328.490 acre tract for the southwest corner of said 58.67 acre tract, the common southeast corner of said 33.10 acre tract and for the southeast corner of the herein described parcel;

14) **THENCE**, North 61° 41' 56" West, with the southerly line of said 33.10 acre tract and the common northerly line of said 328.490 acre tract, a distance of 698.60 feet to the **POINT OF BEGINNING**, containing 1,165,374 square feet, 26.753 acres of land.

OK

County:	Travis	**Segment:** 4
Parcel No.:	405	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

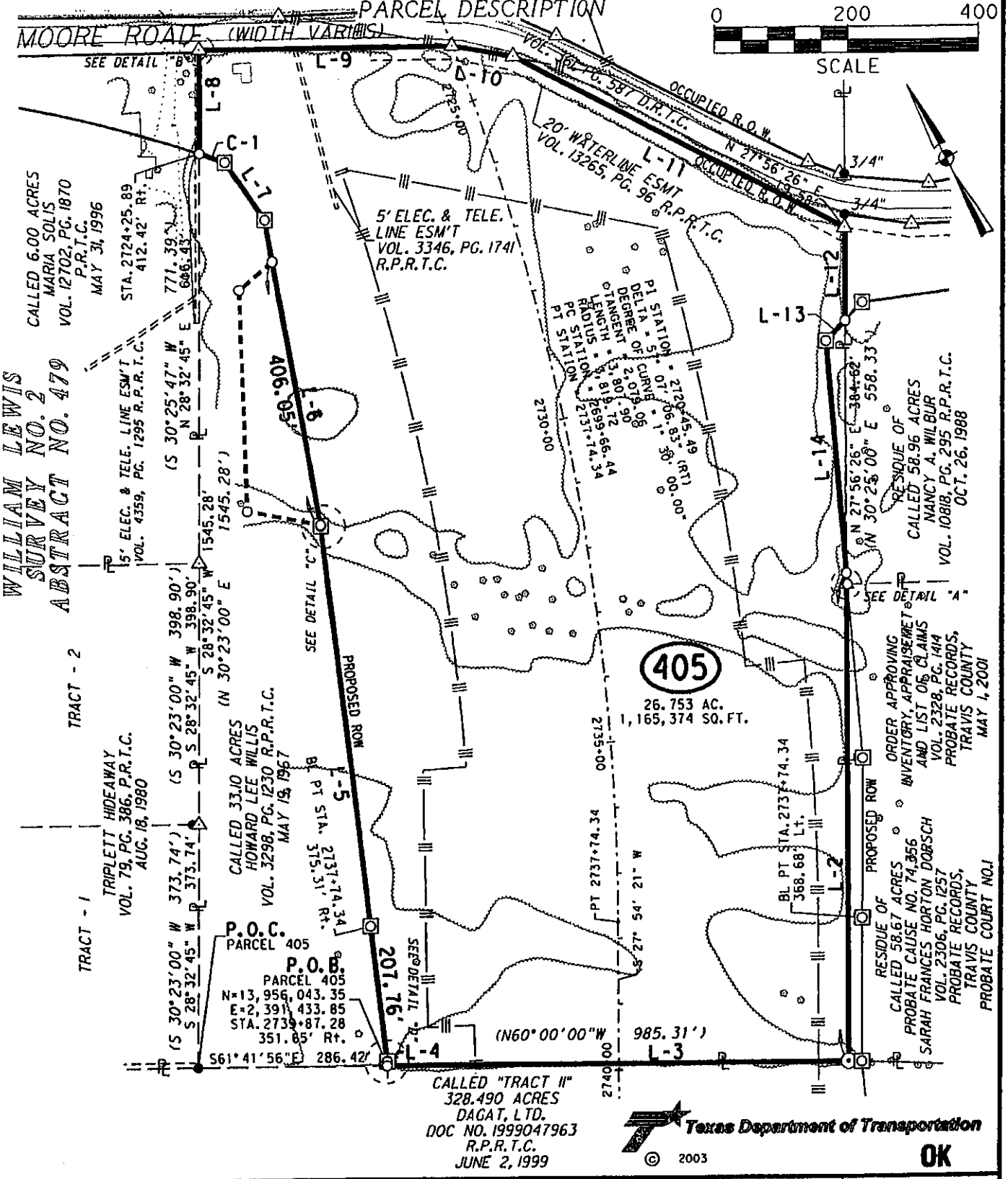
Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 6 OF 8
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION



RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF HOWARD LEE WILLIS			
FILE P405--R1	PROJECT STATE HIGHWAY 130		DISTRICT AUS
SCALE 1" = 200'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	COUNTY TRAVIS

PARCEL NUMBER	405	
	ACRES	SQUARE FEET
ACQUISITION	26.753	1,165,374
TOTAL ACQUISITION	26.753	1,165,374
DEED AREA	33.10	1,441,836
REMAINDER AREA LT	0.129	5,605
REMAINDER AREA RT	6.218	270,857

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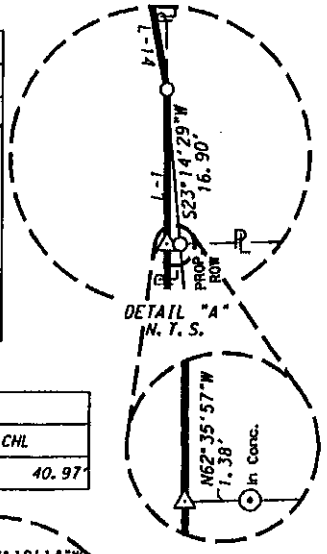
PLAT TO ACCOMPANY PARCEL DESCRIPTION

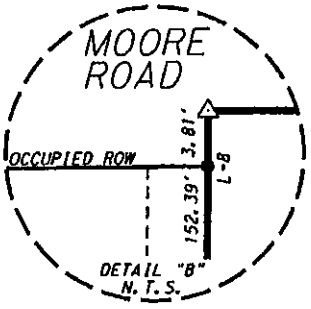
NOTES:

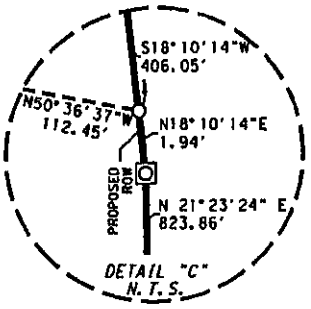
1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A SH-130 SEGMENT "4" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006
2. IMPROVEMENTS SHOWN HEREON ARE 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. 03020452, EFFECTIVE DATE: SEPTEMBER 10, 2003.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

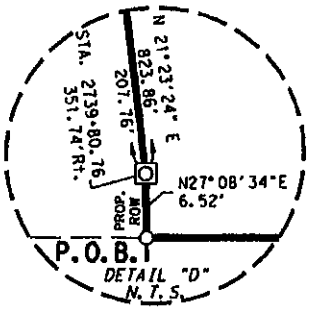
LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	N27°56'26"E	16.86'	
L-2	S27°56'26"W	745.20'	S29°50'00"W 1268.58'
L-3	N61°41'56"W	698.60'	
L-4	N27°08'34"E	6.52'	
L-5	N21°23'24"E	823.86'	
L-6	N18°10'14"E	471.45'	
L-7	N06°13'03"W	105.36'	
L-8	N28°32'45"E	156.20'	
L-9	S61°57'29"E	379.31'	
L-10	S51°34'29"E	93.18'	
L-11	S34°01'29"E	563.90'	
L-12	S27°56'26"W	138.91'	
L-13	S72°03'06"W	41.87'	
L-14	S23°14'29"W	355.75'	

CURVE TABLE					
LINE	DELTA	RADIUS	LENGTH	CHB	CHL
C-1	01°10'15"	2,004.85'	40.97'	N42°04'12"W	40.97'









LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	GOD NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Texas Department of Transportation

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OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
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FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF HOWARD LEE WILLIS

FILE	PROJECT		DISTRICT
P405-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	405	
	ACRES	SQUARE FEET
ACQUISITION	26.753	1,165,374
TOTAL ACQUISITION	26.753	1,165,374
DEED AREA	33.10	1,441,836
REMAINDER AREA LT	0.129	5,605
REMAINDER AREA RT	6.218	270,857

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PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 8 of 8

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 405

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 from the beginning of Call 11 to the end of Call 12, of the foregoing property description.

Access will be permitted to the west remainder abutting the highway facility from the beginning of Call 1 to a point located N 21°23'24" E, a distance of 43 feet from the beginning of Call 2 and from a point located N 21°23'24" E, a distance of 433 feet from the beginning of Call 2 to the end of Call 5, 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.

Access will be denied to the west remainder abutting the highway facility from a point located N 21°23'24" E, a distance of 43 feet from the beginning of Call 2 to a point located N 21°23'24" E, a distance of 433 feet from the beginning of Call 2, of the foregoing property description.

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

OK

Parcel 405/405-E
S.H. 130
CSJ 0440-06-008
Travis County
Limits: From IH 35 North of Georgetown
To IH 10 near Seguin

AND IN ADDITION THERETO:

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being 29,910 square foot, 0.687 acre proposed easement situated in the William Lewis Survey No. 2, Abstract No. 479, Travis County, Texas, and being out of a called 33.10 acre tract of land described in a Deed from A.J. Holloway to Howard Lee Willis, dated May 19, 1967, and recorded under Volume 3298, Page 1230 of the Real Property Records of Travis County (R.P.R.T.C.), Texas, said 29,910 square foot, 0.687 acre proposed easement being more particularly described by metes and bounds as follows:

County:	Travis	**Segment:** 4
Parcel No.:	405-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 405-E

DESCRIPTION OF A 29,910 SQUARE FOOT, 0.687 ACRE PROPOSED EASEMENT SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 33.10 ACRE TRACT OF LAND DESCRIBED IN DEED FROM A. J. HOLLOWAY TO HOWARD LEE WILLIS, DATED MAY 19, 1967 AND RECORDED UNDER VOLUME 3298, PAGE 1230 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID 29,910 SQUARE FOOT, 0.687 ACRE PROPOSED EASEMENT BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found in the northerly line of a called 328.490 acre tract of land described as "Tract II" in a deed from Henry J. Gilfillian to Dagat, Ltd., dated June 2, 1999 and recorded in document number 1999047963 R.P.R.T.C., for the southwest corner of said 33.10 acre tract and for the common southeast corner of Tract 1 of Triplett Hideaway, a subdivision shown on the plat thereof, recorded in Volume 79, Page 386 of the Plat Records of Travis County, Texas;

THENCE, South 61° 41' 56" East, with the northerly line of said 328.490 acre tract and the common southerly line of said 33.10 acre tract, a distance of 286.42 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed westerly right of way line of S.H. 130 (R.O.W. width varies);

THENCE, across said 33.10 acre tract, with the proposed westerly right-of-way line of said U.S. 183, the following three (3) courses:

North 27° 08' 34" East, a distance of 6.52 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);

OK

County:	Travis	**Segment:** 4
Parcel No.:	405-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

North 21° 23' 24" East, at a distance of 207.76 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), being 375.31 feet right of and perpendicular to proposed S.H. 130 baseline PT station 2737+74.34, continuing for a total distance of 823.86 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);

North 18° 10' 14" East, a distance of 1.94 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, (390.14 feet right of and radial to S.H. 130 proposed baseline station 2730+86.75) for the southeast corner and **POINT OF BEGINNING** of the herein described easement;

THENCE, continuing across said 33.10 acre tract, with said proposed easement line, the following three (3) courses:

1) North 50° 36' 37" West, a distance of 112.45 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for the southwest corner of the herein described easement;

2) North 26° 25' 50" East, a distance of 336.63 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for the northwest corner of the herein described easement;

3) North 78° 28' 08" East, a distance of 65.01 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the proposed westerly line of said S.H. 130, being 362.11 feet right of and radial to S.H. 130 proposed baseline station 2726+37.16, for the northeast corner of the herein described easement;

4) **THENCE**, South 18° 10' 14" West, back across said 33.10 acre tract, with the proposed westerly right of way line of said S.H. 130, a distance of 406.05 feet to the **POINT OF BEGINNING**, containing 29,910 square feet, 0.687 acre of land.

OK

County:	Travis	**Segment:** 4
Parcel No.:	405-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

Notes:

a) This property description is accompanied by a easement plat of even date.
b) 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.

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

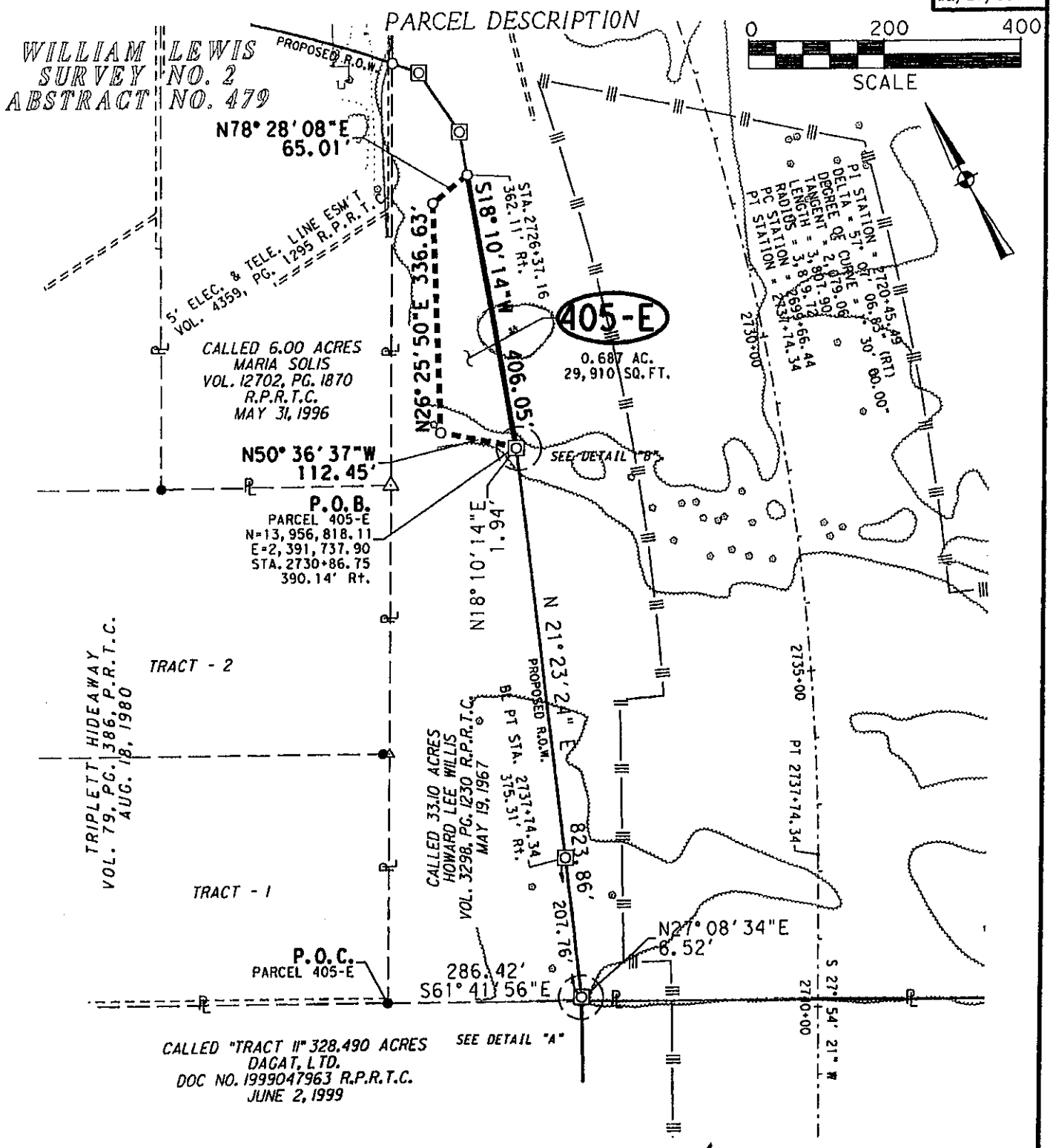
Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 4 OF 5
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION



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GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF HOWARD LEE WILLIS

FILE	PROJECT		DISTRICT
P405-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 200'	HP 1196 (1)	0440-06-008	TRAVIS

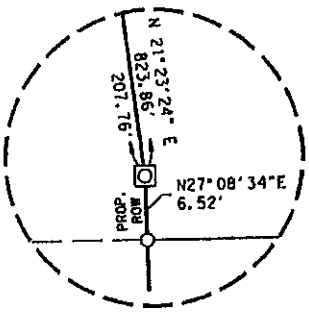
PARCEL NUMBER	405-E	
	ACRES	SQUARE FEET
ACQUISITION	0.687	29,910
TOTAL ACQUISITION	0.687	29,910
DEED AREA	33.10	1,441,836
REMAINDER AREA	–	–

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA0405.dgn

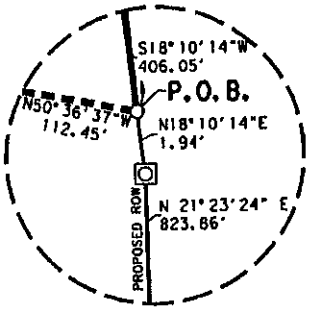
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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 "4" 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. 03020452, EFFECTIVE DATE: SEPTEMBER 10, 2003.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.



DETAIL "A"
N. T. S.



DETAIL "B"
N. T. S.

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
●	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	GOD NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey.

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation
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RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF HOWARD LEE WILLIS

FILE	PROJECT	DISTRICT
P405-R1	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	405-E	
	ACRES	SQUARE FEET
ACQUISITION	0.687	29,910
TOTAL ACQUISITION	0.687	29,910
DEED AREA	33.10	1,441,836
REMAINDER AREA	–	–

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA0405.dgn

County:	Travis	**Segment:** 4
Parcel No.:	406	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 406

DESCRIPTION OF A 2,032,770 SQUARE FOOT, 46.666 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 328.490 ACRE TRACT OF LAND DESCRIBED AS "TRACT II", SAVE & EXCEPT 2.21 ACRES OF LAND, IN A DEED FROM HENRY J. GILFILLIAN TO DAGAT, LTD., DATED JUNE 2, 1999 AND RECORDED IN DOCUMENT NUMBER 1999047963 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID 2,032,770 SQUARE FOOT, 46.666 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found in the northeast line of said 328.490 acre tract, for the west corner of a called 33.10 acre tract of land described in a deed from A. J. Holloway to Howard Lee Willis, dated May 19, 1967 and recorded in Volume 3298, Page 1230 R.P.R.T.C. and for the common east corner of Tract 1 of Triplett Hideaway, a subdivision shown on the plat thereof, dated August 18, 1980 and recorded in Volume 79, Page 386 of the Plat Records of Travis County, Texas;

THENCE, South 61° 41' 56" East, with the northeast line of said 328.490 acre tract and the common southwest line of said 33.10 acre tract, a distance of 286.42 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed westerly right of way line of S.H. 130 (width varies), (351.65 feet right of and perpendicular to S.H. 130 proposed baseline station 2739+87.28) for the most northerly corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE,** South 61° 41' 56" East, continuing with said common line, a distance of 698.60 feet to a 1/2-inch iron pipe found for the south corner of said 33.10 acre tract, for the common west corner of a called 58.67 acre tract described in probate cause number 74,356 of Probate Court number 1 of Travis County, Texas, recorded in Volume 2306, Page 1257 of the Probate Records of Travis County (P.R.T.C.), Texas and conveyed to Sarah Frances Horton Dorsch from Samuel B. Horton, as independent executor of the Estate of Hazel B. Horton by order approving inventory, appraisement and list of claims, dated May 1, 2001 and recorded in Volume 2328, Page 1414 P.R.T.C., for a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	406	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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,** South 59° 10' 42" East, with the southwest line of said 58.67 acre tract and the common northeast line of said 328.490 acre tract, a distance of 20.07 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the proposed easterly right of way line of said S.H. 130, for the east corner of the herein described parcel;

THENCE, across said 328.490 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following seven (7) courses:

3) South 21° 44' 49" West, a distance of 254.30 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 a corner of the herein described parcel;

4) South 26° 00' 44" West, a distance of 256.31 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 a corner of the herein described parcel;

5) South 31° 16' 11" West, a distance of 674.59 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 a corner of the herein described parcel;

6) South 28° 23' 23" West, a distance of 684.18 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 a corner of the herein described parcel;

7) South 23° 34' 22" East, a distance of 277.81 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 an exterior corner of the herein described parcel;

8) South 69° 11' 15" West, a distance of 246.38 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 a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	406	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

9) South 29° 26' 47" West, a distance of 428.21 feet a 1/2-inch iron rod with TxDOT aluminum cap set in the southerly line of said 328.490 acre tract and the common northerly line of a called 47.493 acre tract of land described in deed from Cue D. Boykin, Trustee, to Frederick F. Cichowski, Jr., dated September 18, 1995 and recorded in Volume 12543, Page 1607 R.P.R.T.C., for the southeasterly corner of the herein described parcel;

10) **THENCE,** North 46° 32' 30" West, with the southwest line of said 328.490 acre tract and the common northeast line of said 47.793 acre tract, a distance of 480.23 feet to a 1/2-inch iron rod found for the most northerly corner of said 47.793 acre tract, for an interior corner of said 328.490 acre tract and for an interior corner of the herein described parcel;

11) **THENCE,** South 42° 34' 37" West, continuing with the southwest line of said 328.490 acre tract and a common interior line of said 47.793 acre tract, a distance of 471.49 feet to a 1/2-inch iron rod found for an interior corner of said 47.493 acre tract, a common exterior corner of said 328.490 acre tract and for the most southerly corner of the herein described parcel;

12) **THENCE,** North 46° 56' 10" West, continuing with the southerly line of said 328.490 acre tract and a common interior line of said 47.793 acre tract, a distance of 173.20 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the proposed westerly right of way line of said S.H. 130, being 348.59 feet right of and perpendicular to proposed S.H. 130 baseline station 2769+28.01, for the southwest corner of the herein described parcel;

THENCE, back across said 328.490 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following three (3) courses:

13) North 25° 43' 26" East, at a distance of 695.01 feet pass a set 1/2-inch iron rod with TxDOT aluminum cap for the south corner of a 15,326 square feet (0.3518 acre) proposed easement, continuing for a total distance of 770.07 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 a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	406	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

14) North 29° 28' 09" East, at a distance of 125.04 feet pass a set 1/2-inch iron rod with TxDOT aluminum cap for the east corner of said 5,326 square feet proposed easement, continuing for a total distance of 1,359.20 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 a corner of the herein described parcel;

15) North 27° 08' 34" East, a distance of 812.59 feet to the **POINT OF BEGINNING**, containing 2,032,770 square feet, 46.666 acres of land.

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

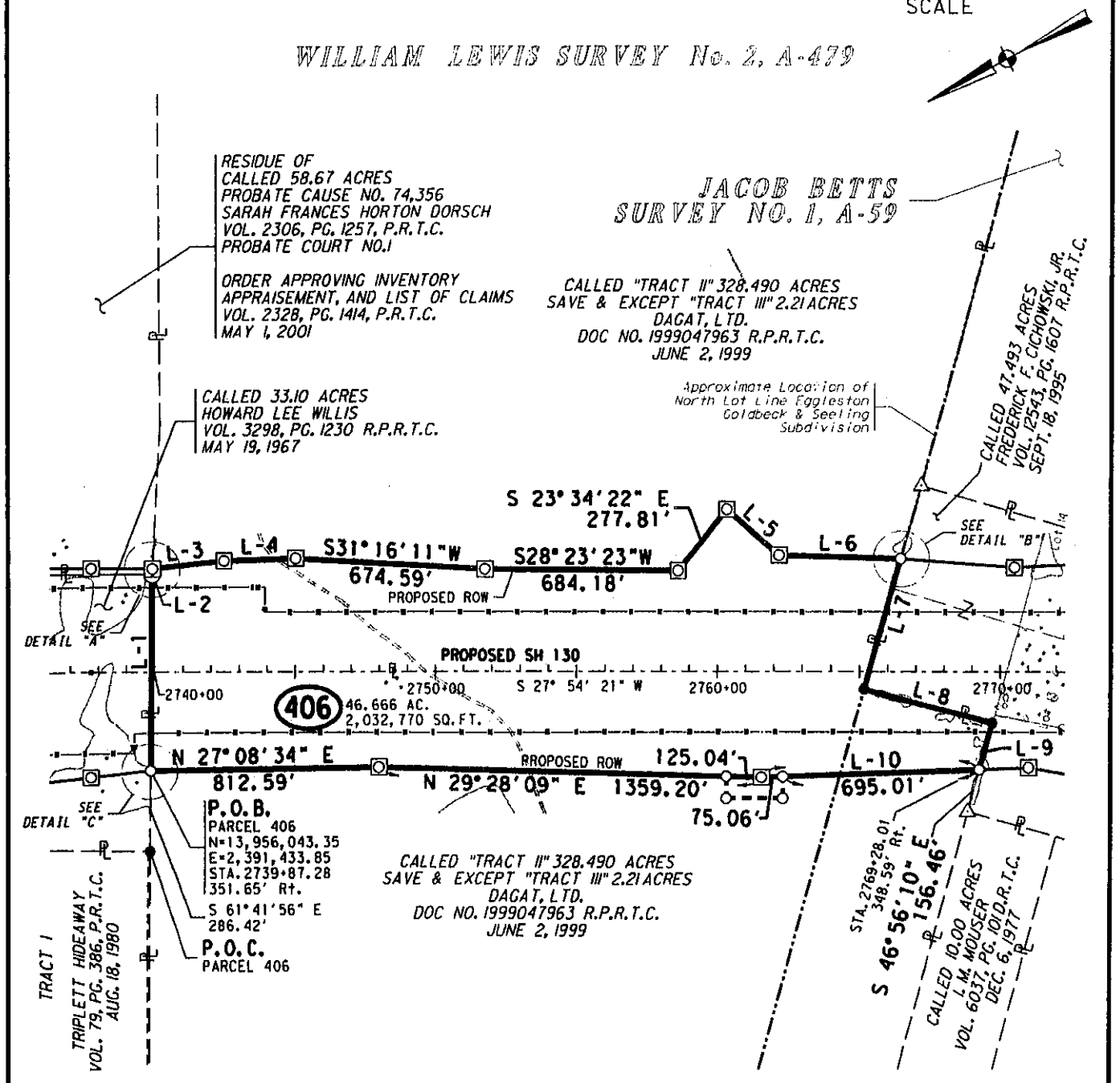
STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 5 OF 7
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

0 500 1000
SCALE



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6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
DAGAT, LTD.

FILE	PROJECT		DISTRICT
P406-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 500'	HP 1196 (1)	0440-06-008	TRAVIS

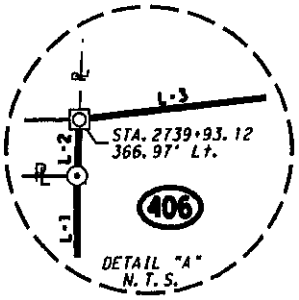
PARCEL NUMBER	406	
	ACRES	SQUARE FEET
ACQUISITION	46.666	2,032,770
DEED AREA	326.28	14,212,757
REMAINDER AREA LT	140.11	6,103,378
REMAINDER AREA RT	139.50	6,076,609

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURDPA0406.dgn

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

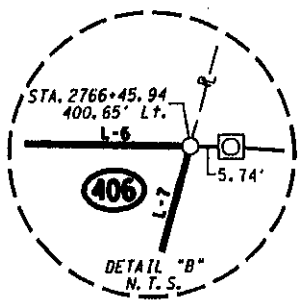
1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A SH-130 SEGMENT "4" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006
2. IMPROVEMENTS SHOWN HEREON ARE 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. 03020453, EFFECTIVE DATE: SEPTEMBER 10, 2003.
4. THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: (ITEM 10B)
5. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

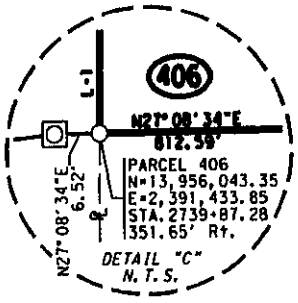


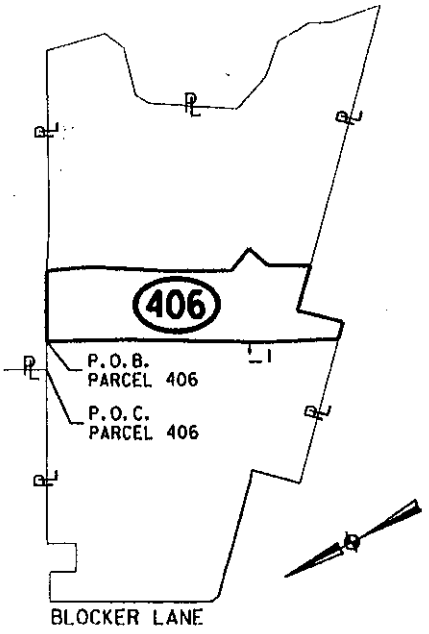
LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	S61°41'56"E	698.60'	S59°49'36"E 984.90'
L-2	S59°10'42"E	20.07'	
L-3	S21°44'49"W	254.30'	
L-4	S26°00'44"W	256.31'	
L-5	S69°11'15"W	246.38'	
L-6	S29°26'47"W	428.21'	
L-7	N46°32'30"W	480.23'	N44°32'25"W 750.81'
L-8	S42°34'37"W	471.49'	S44°24'43"W 471.26'
L-9	N46°56'10"W	173.20'	
L-10	N25°43'26"E	770.07'	

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
●	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
PL	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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







PARENT TRACT INSET
N.T.S.

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation
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RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF DAGAT, LTD.

FILE	PROJECT	DISTRICT
P406-R1	STATE HIGHWAY 130	AUS
SCALE 1" = 500'	FEDERAL AID PROJECT NO. HP 1196 (1) / R.O.W.-C, S. J. NO. 0440-06-008	COUNTY TRAVIS

PARCEL NUMBER	406	
	ACRES	SQUARE FEET
ACQUISITION	46.666	2,032,770
DEED AREA	326.28	14,212,757
REMAINDER AREA LT	140.11	6,103,378
REMAINDER AREA RT	139.50	6,076,609

FILE: N:\Lone Star Infrastructure 315\2054400\CAD\SHT5SURUPA0406.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 7 of 7

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 406

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 13 to the end of Call 15, of the foregoing property description.

Access will be permitted to the east remainder abutting the highway facility from a point located S 26° 00' 44" W, a distance of 143 feet from the beginning of Call 4 to the end of Call 9, 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 east remainder abutting the highway facility from the beginning of Call 3 to a point located S 26° 00' 44" W, a distance of 143 feet from the beginning of Call 4, of the foregoing property description.

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

OK

Parcel 406/406-E
S.H. 130
CSJ 0440-06-008
Travis County
Limits: From IH 35 North of Georgetown
To IH 10 near Seguin

AND IN ADDITION THERETO:

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being 15,326 square foot, 0.352 acre proposed easement situated in the William Lewis Survey No. 2, Abstract No. 479, Travis County, Texas, and being out of a called 328.490 acre tract of land described as "Tract II", save & except 2.21 acres of land, in a Deed from Henry J. Gilfillian to Dagat, Ltd., dated June 2, 1999, and recorded in Document Number 1999047963 of the Real Property Records of Travis County (R.P.R.T.C.), Texas, said 15,326 square foot, 0.352 acre proposed easement being more particularly described by metes and bounds as follows:

County:	Travis	**Segment:** 4
Parcel No.:	406-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 406-E

DESCRIPTION OF A 15,326 SQUARE FOOT, 0.352 ACRE PROPOSED EASEMENT SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 328.490 ACRE TRACT OF LAND DESCRIBED AS "TRACT II", SAVE & EXCEPT 2.21 ACRES OF LAND, IN A DEED FROM HENRY J. GILFILLIAN TO DAGAT, LTD., DATED JUNE 2, 1999 AND RECORDED IN DOCUMENT NUMBER 1999047963 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID 15,326 SQUARE FOOT, 0.352 ACRE PROPOSED EASEMENT BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found in the northeast line of said 328.490 acre tract, for the west corner of a called 33.10 acre tract of land described in a deed from A. J. Holloway to Howard Lee Willis, dated May 19, 1967 and recorded in Volume 3298, Page 1230 R.P.R.T.C. and for the common east corner of Tract 1 of Triplett Hideaway, a subdivision shown on the plat thereof, dated August 18, 1980 and recorded in Volume 79, Page 386 of the Plat Records of Travis County, Texas;

THENCE, South 61° 41' 56" East, with the northeast line of said 328.490 acre tract and the common southwest line of said 33.10 acre tract, a distance of 286.42 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed westerly right of way line of S.H. 130 (width varies);

THENCE, across said 328.490 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following two (2) courses:

South 27° 08' 34" West, a distance of 812.59 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);

South 29° 28' 09" West, a distance of 1,234.16 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, (374.49 feet right of and perpendicular to S.H. 130 proposed baseline station 2760+33.50) for the east corner and **POINT OF BEGINNING** of the herein described easement;

OK

County:	Travis	**Segment:** 4
Parcel No.:	406-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, continuing across said 328.490 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following two (2) courses:

1) South 29° 28' 09" West, a distance of 125.04 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 a corner of the herein described easement;

2) South 25° 43' 26" West, a distance of 75.06 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the south corner of the herein described easement;

THENCE, back across said 328.490 acre tract, with said proposed easement line, the following three (3) courses:

3) North 62° 09' 36" West, a distance of 77.77 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for the west corner of the herein described easement;

4) North 27° 50' 24" East, a distance of 200.00 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for the north corner of the herein described easement;

5) South 62° 09' 36" East, a distance of 78.56 feet to the **POINT OF BEGINNING**, containing 15,326 square feet, 0.352 acres of land.

Notes:

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

OK

County:	Travis	**Segment:** 4
Parcel No.:	406-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

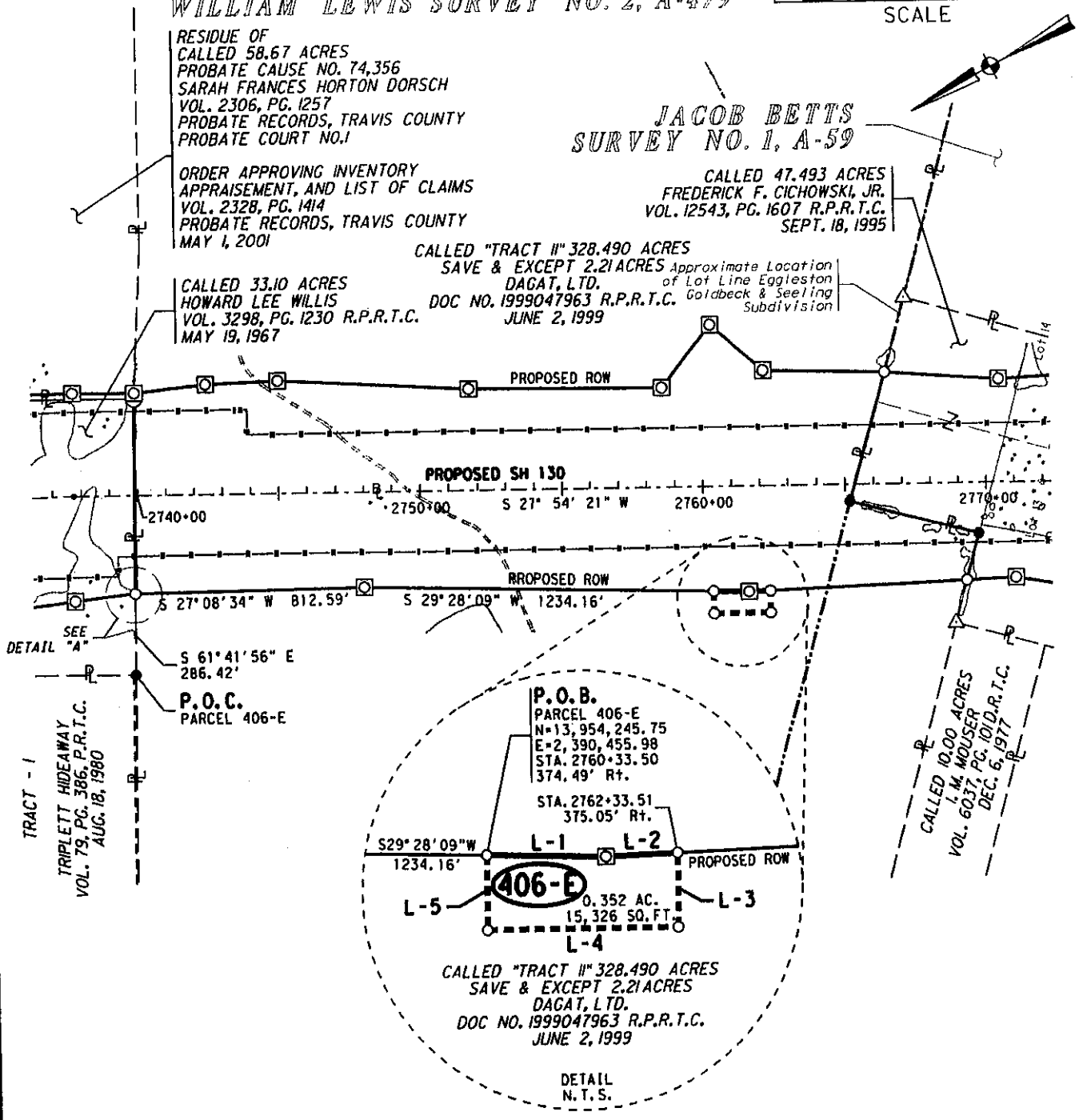
STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 4 OF 5
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

0 500 1000
SCALE



Texas Department of Transportation
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RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF
DAGAT, LTD.

FILE	PROJECT	DISTRICT
P406-E-R1	STATE HIGHWAY 130	AUS
SCALE 1" = 500'	FEDERAL AID PROJECT NO. HP 1196 (1) / R.O.W.-C. S. J. NO. 0440-06-008	COUNTY TRAVIS

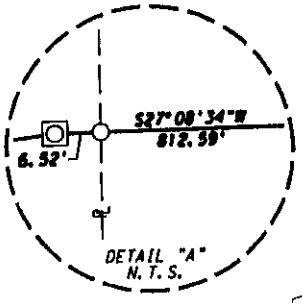
PARCEL NUMBER	406-E	
	ACRES	SQUARE FEET
ACQUISITION	0.352	15,326
DEED AREA	326.280	14,212,756
REMAINDER AREA LT	-	-
REMAINDER AREA RT	-	-

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\54155URUPA0406E.dgn

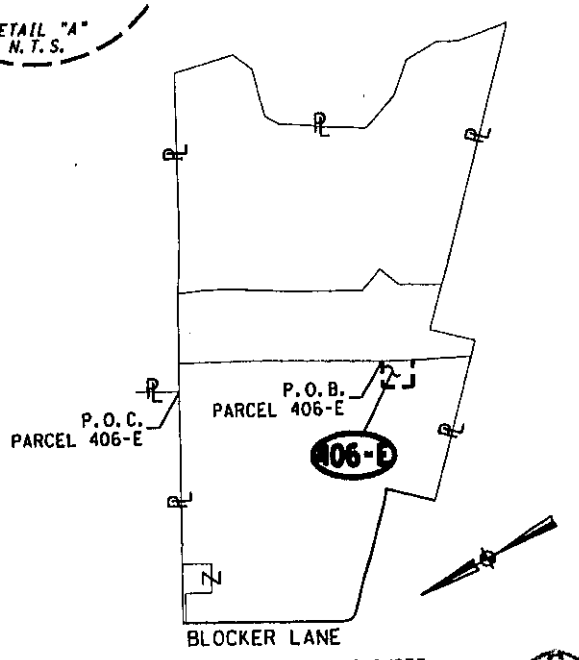
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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 "4" 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. 03020453, EFFECTIVE DATE: SEPTEMBER 10, 2003.
4. THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: (ITEM 10B)
5. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.



LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	S29°28'09"W	125.04'	
L-2	S25°43'26"W	75.06'	
L-3	N62°09'36"W	77.77'	
L-4	N27°50'24"E	200.00'	
L-5	S62°09'36"E	78.56'	



PARENT TRACT INSET
N.T.S.

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
⅊	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Texas Department of Transportation

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RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF DAGAT, LTD.

FILE	PROJECT		DISTRICT
P406-E-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 500'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	406-E	
	ACRES	SQUARE FEET
ACQUISITION	0.352	15,326
TOTAL ACQUISITION	326.280	14,212,756
DEED AREA	–	–
REMAINDER AREA	–	–

FILE: N:\Lone Star Infrastructure 315-2054405T\CAD\S415SURDPA0406.dgn

County:	Travis	**Segment:** 4
Parcel No.:	407	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 407

DESCRIPTION OF A 1,419,072 SQUARE FOOT, 32.577 ACRE PARCEL OF LAND SITUATED IN THE JACOB BETTS SURVEY NO. 1, ABSTRACT NO. 59, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 47.493 ACRE TRACT OF LAND DESCRIBED IN DEED FROM CUE D. BOYKIN, TRUSTEE, TO FREDERICK F. CICHOWSKI, JR., DATED SEPTEMBER 18, 1995 AND RECORDED IN VOLUME 12543, PAGE 1607 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID 1,419,072 SQUARE FOOT, 32.577 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the occupied northeast right of way line of Von Quintos Road (60 foot R.O.W. width), no documentation found, for the west corner of said 47.493 acre tract and being the common south corner of Lot 6 of Ed Marx Subdivision, as shown on the plat thereof, dated March 14, 1972 and recorded in Volume 58, Page 31 of the Plat Records of Travis County, Texas;

THENCE, South 46° 51' 55" East, with the occupied northeast right of way line of said Von Quintos Road and the southwest line of said 47.493 acre tract, a distance of 430.82 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) in the proposed westerly right of way line of S.H. 130 (width varies), (482.05 feet right of and perpendicular to S.H. 130 proposed baseline station 2786+00.79) for the west corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, across said 47.493 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following five (5) courses:

1) North 42° 58' 36" East, a distance of 216.35 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 a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	407	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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) South 61° 32' 12" East, a distance of 71.31 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 a corner of the herein described parcel;

3) North 21° 48' 35" East, a distance of 611.28 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 an angle point of the herein described parcel;

4) North 37° 53' 59" East, at a distance of 299.27 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), being 404.44 feet right of and perpendicular to proposed S.H. 130 baseline PC station 2,774+57.12, continuing for a total distance of 659.41 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 a corner of the herein described parcel;

5) North 25° 43' 26" East, a distance of 174.57 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the southwest line of a called 328.490 acre tract of land described as "Tract II" in a deed from Henry J. Gilfillian to Dagat, LTD., dated June 2, 1999 and recorded in document number 1999047963 R.P.R.T.C., for the northwest corner of the herein described parcel;

6) **THENCE,** South 46° 56' 10" East, with the southwest line of said 328.490 acre tract and a common interior line of said 47.493 acre tract, a distance of 173.20 feet to a 1/2-inch iron rod found for an exterior corner of said 328.490 acre tract, for a common interior corner of a said 47.493 acre tract and for an interior corner of the herein described parcel;

7) **THENCE,** North 42° 34' 37" East, with the southwest line of said 328.490 acre tract and a common interior line of said 47.493 acre tract, a distance of 471.49 feet to a 1/2-inch iron rod found for an interior corner of said 328.490 acre tract, for the common north corner of a said 47.493 acre tract and for the north corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	407	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

8) **THENCE**, South 46° 32' 30" East, continuing with the southwest line of said 328.490 acre tract and the common northeast line of said 47.493 acre tract, a distance of 480.23 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the proposed easterly right of way line of said S.H. 130, (400.65 feet left of and perpendicular to S.H. 130 proposed baseline station 2766+45.94), for the east corner of the herein described parcel;

THENCE, back across said 328.490 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following three (3) courses:

9) South 29° 26' 47" West, a distance of 5.74 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 a corner of the herein described parcel;

10) South 32° 18' 55" West, a distance of 399.59 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 a corner of the herein described parcel;

11) South 24° 50' 23" West, at a distance of 407.62 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), being 391.57 feet left of and perpendicular to proposed S.H. 130 baseline PC station 2,774+57.12, continuing for a total distance of 565.73 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the southeast line of said 47.493 acre tract and the common northwest line of a called 80 acre tract of land described in a deed from Jack M. Woodmancey and wife, Yotha Woodmancy to Emil Quinton Christianson and wife, Ruby Agnes Christianson, dated September 10, 1971 and recorded in Volume 4171, Page 1338 of the Deed Records of Travis County, Texas, for a corner of the herein described parcel;

12) **THENCE**, South 44° 06' 50" West, with the southeast line of said 47.493 acre tract and the common northwest line of said 80 acre tract, a distance of 1,161.01 feet to a calculated point on the occupied northeast right of way line of said Von Quintos Road, for the west corner of the residue of said 80 acre tract, the common south corner of said 47.493 acre tract and for the south corner of the herein described parcel, from which a found 1/2-inch iron rod bears North 44° 06' 50" East, a distance of 0.86 feet;

OK

County:	Travis	**Segment:** 4
Parcel No.:	407	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

13) **THENCE**, North 46° 51' 55" West, with the occupied northeast right of way line of said Von Quintos Road and the common southwest line of said 47.493 acre tract, a distance of 616.63 feet to the **POINT OF BEGINNING**, containing 1,419,072 square feet, 32.577 acres of land.

Notes:

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

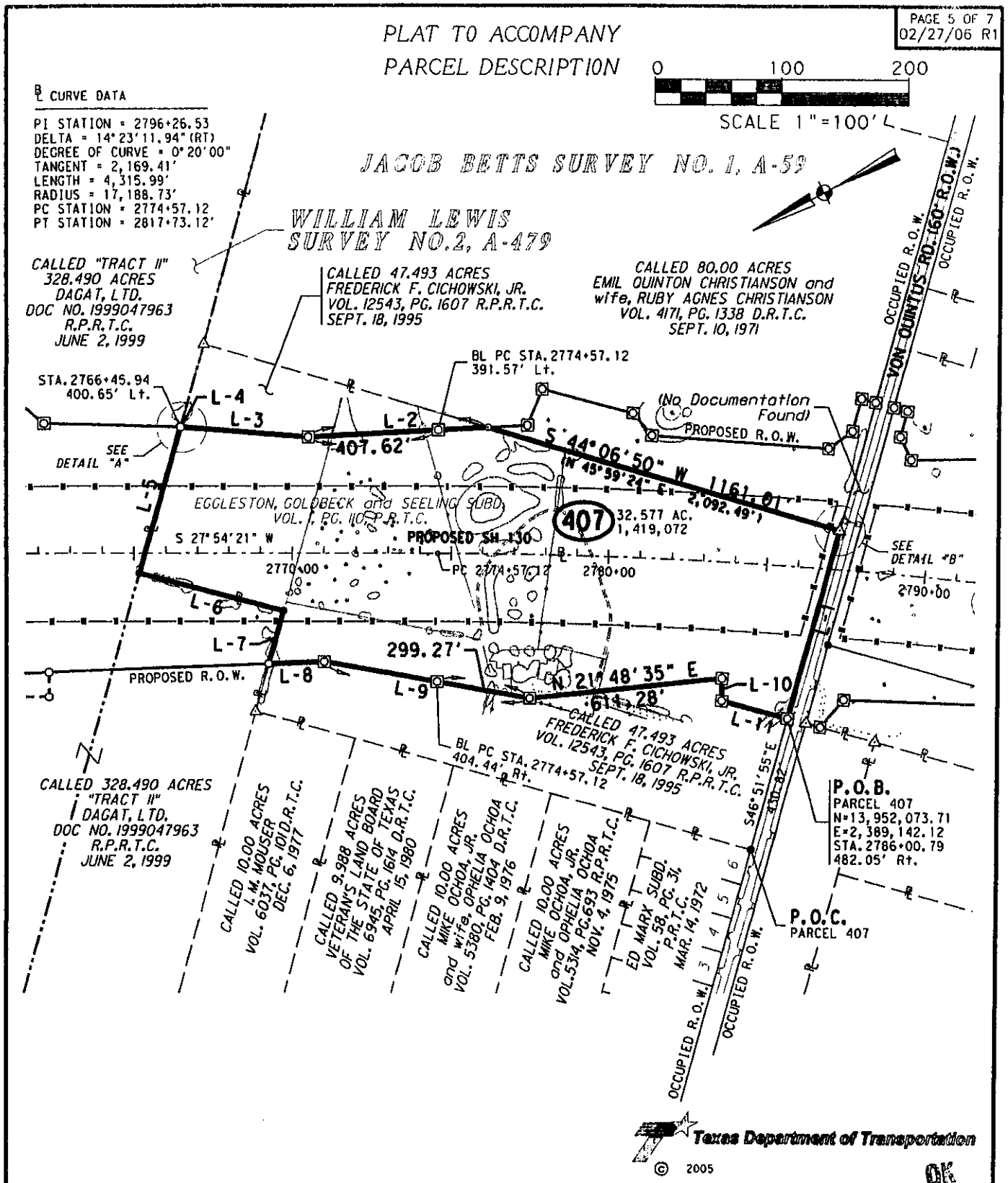
I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK



RODS Surveying, Inc. 6810 LEE ROAD SPRING, TEXAS 77379 TEL (281) 379-6388 FAX (281) 379-1602	PARCEL PLAT SHOWING PROPERTY OF FREDERICK F. CICHOWSKI, JR.			
	FILE P407-R1	PROJECT STATE HIGHWAY 130		DISTRICT AUS
	SCALE 1" = 400'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	COUNTY TRAVIS

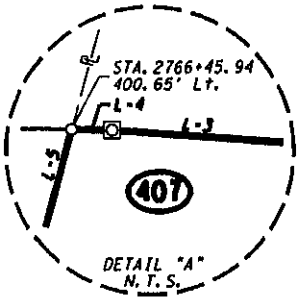
PARCEL NUMBER	407	
	ACRES	SQUARE FEET
ACQUISITION	32.577	1,419,072
DEED AREA	47.493	2,068,795
REMAINDER AREA LT	3.232	140,797
REMAINDER AREA RT	11.683	508,926

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA0407.dgn

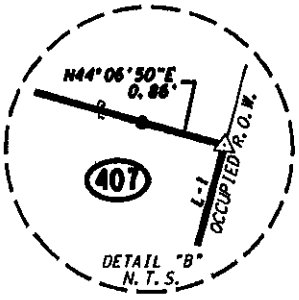
PLAT TO ACCOMPANY PARCEL DESCRIPTION

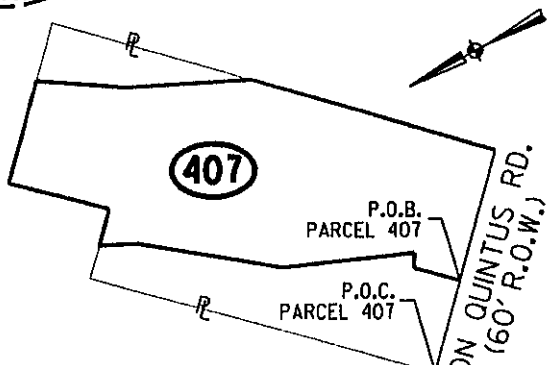
NOTES:

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 "4" 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. 03060248, EFFECTIVE DATE: SEPTEMBER 9, 2003.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.



LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	N46°51'55"W	616.63'	S45°01'16"E 1047.92'
L-2	S24°50'23"W	565.73'	
L-3	S32°18'55"W	399.59'	
L-4	S29°26'47"W	5.74'	
L-5	S46°32'30"E	480.23'	N44°32'10"W 750.57'
L-6	N42°34'37"E	471.49'	S44°22'03"W 471.41'
L-7	S46°56'10"E	173.20'	N45°03'28"W 329.66'
L-8	N25°43'26"E	174.57'	
L-9	N37°53'59"E	659.41'	
L-10	S61°32'12"E	71.31'	
L-11	N42°58'36"E	216.35'	





PARENT TRACT INSET
N.T.S.

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation
© 2005

OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
FREDERICK F. CICHOWSKI, JR.

FILE	PROJECT	DISTRICT
P407-R1	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
1" = 400'	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	407	
	ACRES	SQUARE FEET
ACQUISITION	32.577	1,419,072
DEED AREA	47.493	2,068,795
REMAINDER AREA LT	3.232	140,797
REMAINDER AREA RT	11.683	508,926

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURVPA0407.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 7 of 7

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 407

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 1 to the end of Call 5, of the foregoing property description.

Access will be permitted to the east remainder abutting the highway facility from the beginning of Call 9 to the end of Call 11, 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.

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	**Segment:** 4
Parcel No.:	408	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 408

DESCRIPTION OF A 199,700 SQUARE FOOT, 4.584 ACRE PARCEL OF LAND SITUATED IN THE JACOB BETTS SURVEY NO. 1, ABSTRACT NO. 59, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 80 ACRE TRACT OF LAND, DESCRIBED AS AN 82 ACRE TRACT, SAVE AND EXCEPT TWO 1 ACRE TRACTS, IN A DEED FROM JACK M. WOODMANCY AND WIFE, YOTHA WOODMANCY TO EMIL QUINTON CHRISTIANSON AND WIFE, RUBY AGNES CHRISTIANSON, DATED SEPTEMBER 10, 1971 AND RECORDED IN VOLUME 4171, PAGE 1338 OF THE DEED RECORDS OF TRAVIS COUNTY, (D.R.T.C.) TEXAS, SAID 199,700 SQUARE FOOT, 4.584 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a calculated point on the occupied northeast right of way line of Von Quintus Road (60 foot width), no documentation found, for an exterior corner of the residue of said 80 acre tract and being the common west corner of the northwest said 1 acre save & except tract, from which a found 1/2-inch iron rod bears South 23° 55' 15" West, a distance of 0.85 feet;

THENCE, North 46° 51' 55" West, with the occupied northeast right of way line of said Von Quintus Road, a distance of 845.98 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) on the proposed easterly right of way line of S.H. 130 (width varies), (535.96 feet left of and perpendicular to S.H. 130 proposed baseline station 2787+99.92) for the south corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE,** North 46° 51' 55" West, continuing with the occupied northeast right of way line of said Von Quintus Road, a distance of 420.72 feet to a calculated point, for the west corner of said residue tract, the common south corner of a called 47.493 acre tract of land described in deed from Cue D. Boykin, Trustee, to Frederick F. Cichowski, Jr., dated September 18, 1995 and recorded in Volume 12543, Page 1607 Real Property Records of Travis County, Texas and for the west corner of the herein described parcel, from which a found 1/2-inch iron rod bears North 44° 06' 50" East, a distance of 0.86 feet;

OK

County:	Travis	**Segment:** 4
Parcel No.:	408	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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**, North 44° 06' 50" East, with the southeast line of said 47.493 acre tract and the common northwest line of said 80 acre tract, a distance of 1,161.01 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on proposed easterly right of way line of said S.H. 130, being 400.74 feet left of and perpendicular to proposed baseline station 2776+11.41, for the north corner of the herein described parcel;

THENCE, across said 80 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following eight (8) courses:

3) South 24° 50' 23" West, a distance of 125.61 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 a corner of the herein described parcel;

4) South 39° 52' 40" East, a distance of 122.09 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 a exterior corner of the herein described parcel;

5) South 42° 22' 50" West, a distance of 297.50 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 a corner of the herein described parcel;

6) South 77° 24' 17" West, a distance of 91.44 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 a corner of the herein described parcel;

7) South 31° 55' 25" West, a distance of 560.07 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 a corner of the herein described parcel;

8) South 08° 09' 19" East, a distance of 93.36 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 a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	408	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

9) South 46° 47' 12" East, a distance of 106.16 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 a corner of the herein described parcel;

10) South 43° 12' 48" West, a distance of 45.77 feet to the **POINT OF BEGINNING**, containing 199,700 square feet, 4.584 acres of land.

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 4 OF 6
02/27/06 R1

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

0 200 400
SCALE

SAVE & EXCEPT
1 ACRE
VOL. 4171, PG. 1338
D.R.T.C.
SEPT. 10, 1971

P.O.C.
PARCEL 408
SEE
DETAIL "A"

℄ CURVE DATA
PI STATION = 2796+26.53
DELTA = 14°23'12" (RT)
DEGREE OF CURVE = 0°20'00"
TANGENT = 2,169.41'
LENGTH = 4,315.99'
RADIUS = 17,188.73'
PC STATION = 2774+57.12
PT STATION = 2817+73.12'

JACOB BETTS SURVEY NO. 1, A-59

CALLED 80.00 ACRES
EMIL QUINTON CHRISTIANSON and
wife, RUBY AGNES CHRISTIANSON
VOL. 4171, PG. 1338 D.R.T.C.
SEPT. 10, 1971

P.O.B.
PARCEL 408
N=13,951,364.45
E=2,389,899.12
STA. 2787+99.92
535.96' Lt.

S24°50'23"W
125.61'

S42°22'50"W
297.50'

S77°24'17"W
91.44'

S 39°52'40" E
122.09'

S31°55'25"W 560.07'

S 43°12'48" W
45.77'

S 46°47'12" E
106.16'

S 08°09'19" E
93.36'

PROPOSED ROW

408 4.584 AC.
199,700 SQ.FT.

STA. 2776+11.41
400.74' Lt.

(S 45°00'00" W
N44°06'50"E 766.8 vrsl
1161.01'

(S 45°00'00" E
N46°51'55"W 603.66 vrsl
845.98'

VON QUINTUS RD. (60' R.O.W.)

OCCUPIED R.O.W.

N46°51'55"W 420.72'

OCCUPIED R.O.W.

ECCLESTON, GOLDBECK and SEELING SUBD.
VOL. 1, PG. 110, P.R.T.C.

SEE
DETAIL "B"

PROPOSED SH 130

2780+00

2785+00

CALLED 47.493 ACRES
FREDERICK F. CICHOWSKI, JR.
VOL. 12543, PG. 1607 R.P.R.T.C.
SEPT. 18, 1995

No Documentation found

Texas Department of Transportation
© 2005

OK

RODS
Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
EMIL QUINTON CHRISTIANSON
and wife, RUBY AGNES CHRISTIANSON

FILE	PROJECT	DISTRICT
P408-R1	STATE HIGHWAY 130	AUS
SCALE 1" = 200'	FEDERAL AID PROJECT NO. HP 1196 (1) / R.O.W.-C. S. J. NO. 0440-06-008	COUNTY TRAVIS

PARCEL NUMBER	408	
	ACRES	SQUARE FEET
ACQUISITION	4.584	199,700
TOTAL ACQUISITION	4.584	199,700
SURVEYED AREA	78.089	3,401,566
REMAINDER AREA	73.505	3,201,866

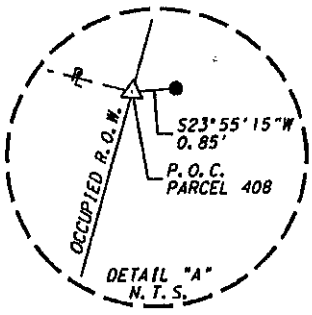
FILE: N:\Lone Star Infrastructure 315\20544001\CAD\5415SUPUPA0408.dgn

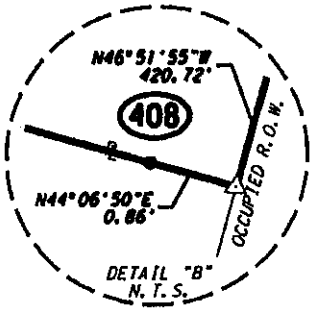
PAGE 5 OF 6
02/27/06 R1

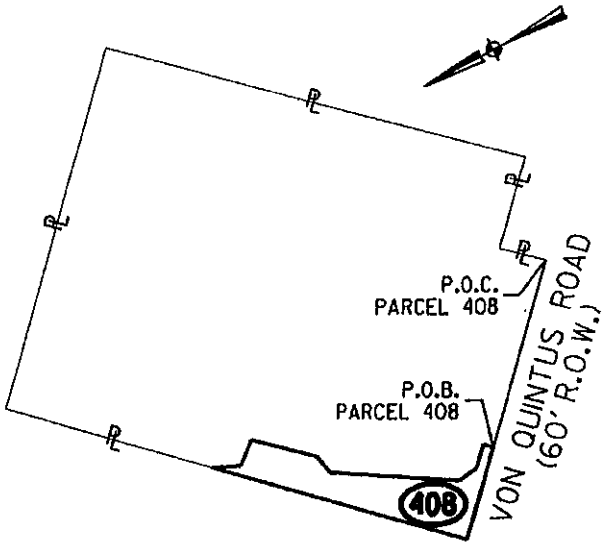
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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







PARENT TRACT INSET
N.T.S.

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation
© 2005
OK

RODS
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6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS
Right-of-Way
Transportation
Land Development

PARCEL PLAT SHOWING PROPERTY OF
EMIL QUINTON CHRISTIANSON
and wife, RUBY AGNES CHRISTIANSON

FILE	T.T.A. PROJECT		DISTRICT
P408-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 200'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	408	
	ACRES	SQUARE FEET
ACQUISITION	4.584	199,700
TOTAL ACQUISITION	4.584	199,700
SURVEYED AREA	78.089	3,401,566
REMAINDER AREA	73.505	3,201,866

FILE: N:\Lone Star Infrastructure 315\2054001\CAD\S415SURUPAD408.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 6 of 6

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 408

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 from the beginning of Call 3 to the end of Call 10, 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.

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	**Segment:** 4
Parcel No.:	409	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 409

DESCRIPTION OF A 71,481 SQUARE FOOT, 1.641 ACRE PARCEL OF LAND SITUATED IN THE JACOB BETTS SURVEY NO. 1, ABSTRACT NO. 59, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 12.38 ACRE TRACT OF LAND, DESCRIBED IN A DEED FROM DANIEL PEREZ, JR. AND IRENE V. PEREZ TO DANIEL PEREZ, JR. AND IRENE V. PEREZ AS TRUSTEES OF THE DANIEL PEREZ, JR. AND IRENE V. PEREZ REVOCABLE LIVING TRUST, WITH LIFE ESTATE RESERVED TO THE GRANTORS, DATED MAY 8, 1998 AND RECORDED IN VOLUME 13189, PAGE 43 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, (R.P.R.T.C.) TEXAS, SAID 71,481 SQUARE FOOT, 1.641 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found for the west corner of said 12.38 acre tract and being the south corner of a called 18.43 acre tract of land described in deed from Gloria Valdez, et al to Anastacio Castillo, dated March 8, 1989 and recorded in Volume 10896, Page 531 R.P.R.T.C.;

THENCE, North 43° 09' 24" East, with the northwest line of said 12.38 acre tract and the common southeast line of said 18.43 acre tract, at a distance of 1,869.25 feet pass a calculated point for the south corner of a tract of land being the residue of Lot 8 of Eggleston-Goldbeck-Seeling Subdivision as shown on the plat thereof, recorded in Volume 1, Page 110 of the Plat Records of Travis County, Texas, as conveyed to Sylvia Perez from Sefarina Equivel in a deed dated March 24, 1979 and recorded in Volume 6950, Page 2358 R.P.R.T.C. and for the common east corner of said 18.43 acre tract, continuing with the northwest line of said 12.38 acre tract and the common southeast line of said residue tract, a total distance of 2,048.92 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), (501.72 feet right of and perpendicular to S.H. 130 proposed baseline station 2787+07.97) on the proposed westerly right of way line of S.H. 130 for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	409	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

1) **THENCE**, North 43° 09' 24" East, continuing with said common line and with the proposed westerly right of way line of said S.H. 130, a distance of 45.95 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) on the occupied southwest right of way line of Von Quintus Road, (60 foot width), no documentation found, being 492.83 feet right of and perpendicular to S.H. 130 proposed baseline station 2786+61.55, for the east corner of said residue tract, the common north corner said 12.38 acre tract and for the north corner of the herein described parcel, from which a found 5/8-inch iron rod bears North 43° 09' 24" East, a distance of 0.43 feet;

2) **THENCE**, South 46° 51' 55" East, with the occupied southwest right of way line of said Von Quintus Road and the common the northeast line of said 12.38 acre tract, a distance of 258.45 feet to a 1/2-inch iron rod found for the east corner of said 12.38 acre tract and for the common north corner of Lot 9 of the aforementioned Eggleston-Goldbeck-Sceling Subdivision as conveyed to Donald Earl Burklund and Erland A. Burklund from Elsie Reinhard, et al, in a deed dated February 21, 1996 and recorded in Volume 12628, Page 777 R.P.R.T.C., for the east corner of the herein described parcel;

3) **THENCE**, South 43° 12' 41" West, with the southeast line of said 12.38 acre tract and the northwest line of said Lot 9, a distance of 735.48 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed westerly right of way line of said S.H. 130, being 365.61 feet right of and perpendicular to S.H. 130 proposed baseline station 2794+50.10, for the south corner of the herein described parcel;

THENCE, across said 12.38 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following two (2) courses:

4) North 29° 38' 28" East, a distance of 658.95 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 an interior corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	409	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

5) North 21° 41' 09" West, a distance of 114.62 feet to the **POINT OF BEGINNING**, containing 71,481 square feet, 1.641 acres of land.

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 4 OF 6
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

0 200 400
SCALE

PROPOSED ROW

OCCUPIED R.O.W.

VON QUINTUS RD. 160' R.O.W.

CALLED LOT 9,
SAVE & EXCEPT
THAT PORTION CONVEYED IN
VOL. 2300, PG. 64 D.R.T.C.
and
THE WEST 1/2 OF LOT 10
EGGLESTON, GOLDBECK AND SEELING SUBD.
DONALD EARL BURKLUND
and ERLAND A BURKLUND
VOL. 12628, PG. 777
R.P.R.T.C.
FEB. 20, 1996

2785+00

PROPOSED SH 130

2790+00

2795+00

EGGLESTON, GOLDBECK and SEELING SUBD.
VOL. 1, PG. 110, P.R.T.C.

LOT 9

CALLED 47.493 ACRES
FREDERICK F. CICHOWSKI, JR.
VOL. 12543, PG. 1607
R.P.R.T.C.
SEPT. 18, 1995

Approximate Location of Lot Line
Eggleston Goldbech & Seeling Subd.

S 43°12'41" W 735.48'

409 1.641 AC.
71,481 SQ.FT.

STA. 2794+50.10
365.61' Rt.

PROPOSED ROW

132.57'

N 29°38'28" E 658.95'

N 21°41'09" W
114.62'

L-2

OCCUPIED R.O.W.

SEE DETAIL "A"

CALLED 12.38 ACRES
DANIEL PEREZ, JR. and
IRENE V. PEREZ, as Trustees of the
Daniel Perez, Jr. and Irene V. Perez
Revocable Living Trust., With
Life Estate Reserved to Grantors
VOL. 13189, PG. 43, R.P.R.T.C.
MAY 8, 1998

(N 44°53'46" E
N 43°09'24" E
2,094.19')
2,048.92'
1,869.25'

P.O.B.
PARCEL 409
N=13,951,995.71
E=2,389,070.41
STA. 2787+07.97
501.72' Rt.

STA. 2786+61.55
492.83' Rt.

(No Documentation Found)

L-1

LOT 8

CALLED 18.43 ACRES
ANASTACIO CASTILLO
VOL. 10896, PG. 531 R.P.R.T.C.
MAR. 8, 1989

P.O.C.
PARCEL 409

RESIDUE OF LOT 8 OF
EGGLESTON-GOLDBECK-SEELING SUBD.
SYLVIA PEREZ
VOL. 6950, PG. 2358 R.P.R.T.C.
MAR. 24, 1979

℄ CURVE DATA

PI STATION = 2796+26.53
DELTA = 14°23'12" (RT)
DEGREE OF CURVE = 0°20'00"
TANGENT = 2,169.41'
LENGTH = 4,315.99'
RADIUS = 17,188.73'
PC STATION = 2774+57.12
PT STATION = 2817+73.12'

JACOB BETTS SURVEY NO. 1, A-59

Texas Department of Transportation
© 2005

OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6588
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
DANIEL PEREZ, JR. and IRENE V. PEREZ

FILE	PROJECT	DISTRICT
P409-R1	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
1" = 200'	HP 1196 (1) / 0440-06-008	TRAVIS

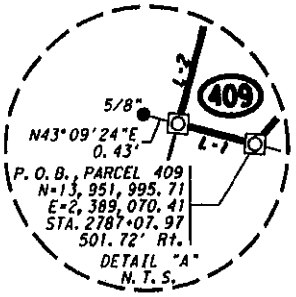
PARCEL NUMBER	409	
	ACRES	SQUARE FEET
ACQUISITION	1.641	71,481
TOTAL ACQUISITION	1.641	71,481
DEED AREA	12.38	539,273
REMAINDER AREA	10.74	467,792

FILE: N:\Lone Star Infrastructure 315\2054001\CAD\S415SURDPA4300.dgn

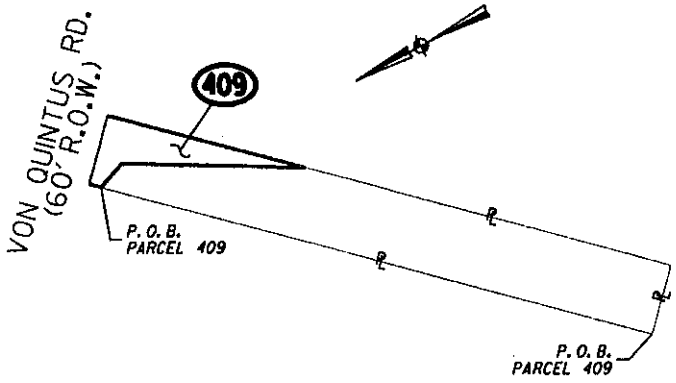
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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 "4" 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. 03060251, EFFECTIVE DATE: SEPTEMBER 10, 2003.
4. THIS TRACT IS SUBJECT TO AN AMBIGUOUS ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 418, PAGE 453 OF THE REAL PROPERTY OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY.
5. THIS TRACT IS SUBJECT TO AN AMBIGUOUS PIPELINEE EASEMENT (BLANKET-TYPE) GRANTED TO HUMBLE PIPELINE COMPANY COMPANY, RECORDED IN VOLUME 2415, PAGE 520 OF THE REAL PROPERTY OF TRAVIS COUNTY, TEXAS.
6. THE FOLLOWING EASMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS TRACT: (10D, 10E & 10F)
7. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.



LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	N43°09'24"E	45.95'	
L-2	S46°51'55"E	258.45'	S45°06'14"E 258.50'



PARENT TRACT INSET
N. T. S.

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

Texas Department of Transportation
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OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF
DANIEL PEREZ, JR. and IRENE V. PEREZ

FILE	PROJECT		DISTRICT
P409-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	409	
	ACRES	SQUARE FEET
ACQUISITION	1.641	71,481
TOTAL ACQUISITION	1.641	71,481
DEED AREA	12.38	539,273
REMAINDER AREA	10.74	467,792

FILE: "H:\Lone Star Infrastructure 315\20540001\CAD\S1155DRPA430D.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 6 of 6

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 409

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 5, 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.

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	**Segment:** 4
Parcel No.:	410	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 410

DESCRIPTION OF A 1,492,422 SQUARE FOOT, 34.261 ACRE PARCEL OF LAND SITUATED IN THE JACOB BETTS SURVEY NO. 1, ABSTRACT NO. 59, TRAVIS COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF CALLED LOT 9 OF EGGLESTON-GOLDBECK-SEELING SUBDIVISION AS SHOWN ON THE PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 110 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 9, DESCRIBED AS "TRACT ONE", AND THE WEST HALF OF LOT 10, DESCRIBED AS "TRACT TWO", OF SAID EGGLESTON-GOLDBECK-SEELING SUBDIVISION IN A DEED TO DONALD EARL BURKLUND AND ERLAND A. BURKLUND FROM ELSIE REINHARD, ET AL, DATED FEBRUARY 21, 1996 AND RECORDED IN VOLUME 12628, PAGE 777 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, (R.P.R.T.C.) TEXAS, SAVE & EXCEPT THAT PORTION CONVEYED IN VOLUME 2300, PAGE 364 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1,492,422 SQUARE FOOT, 34.261 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a calculated point on the northeast line of a called 44.099 acre tract of land described in a deed from the Veterans Land Board of the State of Texas to Ervin O. Homann, dated October 12, 1989 and recorded in Volume 11051, Page 780 R.P.R.T.C., for the west corner of said Lot 9 and the common south corner of a called 12.38 acre tract of land, described in a deed from Daniel Perez, Jr. and Irene V. Perez to Daniel Perez, Jr. and Irene V. Perez as Trustees of the Daniel Perez, Jr. and Irene V. Perez revocable living trust, with life estate reserved to the grantors, dated May 8, 1998 and recorded in Volume 13189, Page 43 R.P.R.T.C., from which a found 1/2-inch iron pipe bears North 43° 12' 41" East, a distance of 0.77 feet;

THENCE, South 46° 45' 13" East, with the southwest line of said Lot 9 and the common northeast line of said 44.099 acre tract, a distance of 176.90 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (339.67 feet right of and perpendicular to S.H. 130 proposed baseline station 2808+50.42) on the proposed westerly right of way line of S.H. 130 for the north corner and **POINT OF BEGINNING** of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	410	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, across said Lot 9, with the proposed westerly right-of-way line of said S.H. 130, the following three (3) courses:

1) North 38° 11' 40" East, a distance of 36.21 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 a corner of the herein described parcel;

2) North 36° 24' 20" East, a distance of 1,203.55 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 a corner of the herein described parcel;

3) North 29° 38' 28" East, a distance of 132.57 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the northwest line of said Lot 9 and the common southeast line of the aforementioned 12.38 acre tract, for a corner of the herein described parcel;

4) **THENCE**, North 43° 12' 41" East, with the northwest line of said Lot 9 and the common southeast line of said 12.38 acre tract, a distance of 735.48 feet to a 1/2-inch iron rod found on the occupied southwest right of way line of Von Quintos Road, (60 foot width), no documentation found, for the north corner of the herein described parcel;

5) **THENCE**, South 46° 51' 55" East, with the occupied southwest right of way line of said Von Quintos Road and the common the northeast line of the residue of said Lot 9, a distance of 777.80 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 easterly right of way line of said S.H. 130, being 524.79 feet left of and perpendicular to S.H. 130 proposed baseline station 2788+57.11, for the east corner of the herein described parcel;

THENCE, back across said Lot 9, with the proposed easterly right-of-way line of said S.H. 130, the following six (6) courses:

6) South 43° 12' 48" West, a distance of 44.23 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 a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	410	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

7) North 46° 47' 12" West, a distance of 83.43 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 an interior corner of the herein described parcel;

8) North 87° 12' 18" West, a distance of 79.90 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 an interior corner of the herein described parcel;

9) South 26° 37' 46" West, a distance of 317.66 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 a corner of the herein described parcel;

10) South 38° 25' 33" West, a distance of 1,653.82 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 a corner of the herein described parcel;

11) South 40° 43' 57" West, a distance of 46.05 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the southwest line of said Lot 9 and the common northeast line of a called 95.671 acre tract of land described in a deed from George Gillar to Mary E. Gillar, dated December 4, 1997 and recorded in Volume 13077, page 573 of the R.P.R.T.C., being 346.11 feet left of and perpendicular to S.H. 130 proposed baseline station 2808+95.42, for the south corner of the herein described parcel;

12) **THENCE,** North 46° 59' 39" West, with the southwest line of said Lot 9 and the common northeast line of said 95.671 acre tract, a distance of 569.17 feet to a concrete monument found for the north corner of said 95.671 acre tract, the common east corner of the aforementioned 44.099 acre tract and for a corner of the herein described parcel;

13) **THENCE,** North 46° 45' 13" West, continuing with the southwest line of said Lot 9 and the common northeast line of said 44.099 acre tract, a distance of 118.09 feet to the **POINT OF BEGINNING**, containing 1,492,422 square feet, 34.261 acres of land.

OK

County:	Travis	**Segment:** 4
Parcel No.:	410	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 19th day of April, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 5 OF 7
04/19/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

0 400 800
SCALE

JACOB BETTS SURVEY NO. 1, A-59

CALLED 80 ACRES
EMIL QUINTON CHRISTIANSON and wife, RUBY AGNES CHRISTIANSON
VOL. 4171, PG. 1338 D.R.T.C.
SEPT. 10, 1971

OCCUPIED R.O.W.
No Documentation Found

STA. 2788+57.11
524.79' Lt.

TRACT 1421
CALLED 0.916 ACRE
L. F. VON QUINTOS and wife, LILLIE MAE VON QUINTOS
VOL. 2300, PG. 364 D.R.T.C.
APR. 20, 1961

℄ CURVE DATA

PI STATION = 2796+26.53
DELTA = 14°23'12" (RT)
DEGREE OF CURVE = 0°20'00"
TANGENT = 2,169.41'
LENGTH = 4,315.99'
RADIUS = 17,188.73'
PC STATION = 2774+57.12
PT STATION = 2817+73.12'

CALLED LOT 9 "TRACT ONE"
SAVE & EXCEPT
THAT PORTION CONVEYED IN
VOL. 2300, PG. 364 D.R.T.C.
and
THE WEST 1/2 OF LOT 10 "TRACT TWO"
EGGLESTON, GOLDBECK AND SEELING SUBD.
DONALD EARL BURKLUND
and ERLAND A BURKLUND
VOL. 12628, PG. 777
R.P.R.T.C.
FEB. 21, 1996

CONC. MONUMENT
(N 45°00'00" W 736.2v)
(S44°46'47"E 980.41')

CALLED 95.671 ACRES
MARY E. GILLAR
VOL. 13077, PG. 573 R.P.R.T.C.
DEC. 4, 1997

STA. 2808+95.42
346.11' Lt.

L-7
L-6
L-5
L-4
L-3
L-2
L-1
L-8
L-9

S 38°25'33" W 1,653.82'
S 26°37'46" W 317.66'
PROPOSED ROW
LOT 9

EGGLESTON, GOLDBECK and SEELING SUBD.
VOL. 1, PG. 110, P.R.T.C.

30' COASTAL STATES GAS TRANSMISSION CO. PIPE LINE ESMT.
DOC. 2001033384, O.P.R.T.C.

PROPOSED SH 130
℄

LOT 2

2790+00
2800+00
2810+00

410
34.261 AC.
1,492,422 SQ.FT.

N 29°38'28" E 132.57'

Approximate Location of Lot Line Eggleston Goldbeck & Seeling Subd.

CONC. MONUMENT

N43°12'41"E 735.48'
N 36°24'20" E 1,203.55'
PROPOSED ROW

(N 45°00'00" E 766.8v)
N43°12'41"E 1,359.89'

Approximate Location of Lot Line Eggleston Goldbeck & Seeling Subd.

LOT 8

P.O.B.
PARCEL 410
N=13,950,204.15
E=2,387,984.61
STA. 2808+50.42
339.67' Rt.

P.O.C.
PARCEL 410
SEE DETAIL "A"

CALLED 12.38 ACRES
DANIEL PEREZ, JR. and IRENE V. PEREZ, as Trustees of the Daniel Perez, Jr. and Irene V. Perez Revocable Living Trust., With Life Estate Reserved to Grantors
VOL. 13189, PG. 43
R.P.R.T.C.
MAY 8, 1998

30' Pipeline Esmt.
Coastal States Gas Transmission Co.
DOC.# 200100202I
O.P.R.T.C.

CONC. MONUMENT

LOT 1

VON QUINTOS RD. 60' R.O.W.
OCCUPIED R.O.W.

CALLED 44.099 ACRES
ERVIN O. HOMANN
VOL. 11051, PG. 780
R.P.R.T.C.
OCT. 12, 1989

Described In Deed to
VETERANS LAND BOARD
OF THE STATE OF TEXAS
VOL. 2131, PG. 426 D.R.T.C.
NOV. 25, 1959

Texas Department of Transportation
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RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
DONALD EARL BURKLUND
and ERLAND A. BURKLUND

FILE	PROJECT		DISTRICT
P410	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 400'	HP 1196 (1)	0440-06-008	TRAVIS

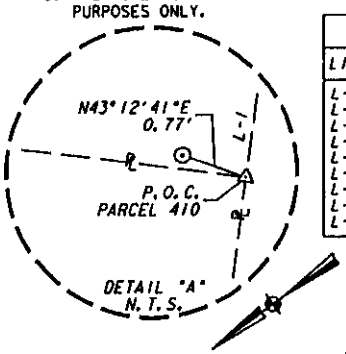
PARCEL NUMBER	410	
	ACRES	SQUARE FEET
ACQUISITION	34.261	1,492,422
SURVEYED AREA	146.419	6,378,022
REMAINDER AREA LT	109.157	4,754,886
REMAINDER AREA RT	3.001	130,714

FILE: N:\Lone Star Infrastructure 315\2054400I\CAD\5415SURUPA0410.dgn

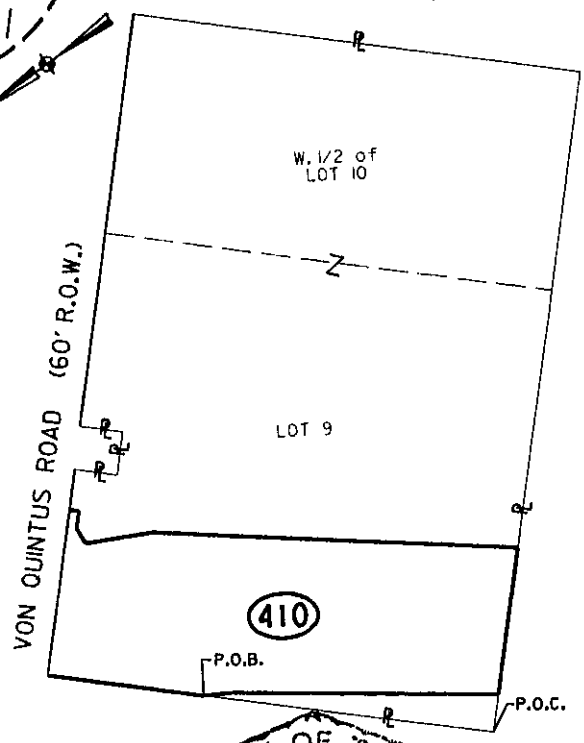
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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 "4" 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. 03060252, EFFECTIVE DATE: SEPTEMBER 11, 2003.
4. THIS TRACT IS SUBJECT TO AN AMBIGUOUS ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOULME 418, PAGE 453 OF THE REAL PROPERTY OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY.
5. THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: (ITEM 10-D)
6. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.



LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	S46°45'13"E	176.90'	
L-2	N46°45'13"W	118.09'	
L-3	N46°59'39"W	569.17'	S45°00'00"E 736.2v
L-4	S40°43'57"W	46.05'	
L-5	N87°12'18"W	79.90'	
L-6	N46°47'12"W	83.43'	
L-7	S43°12'48"W	44.23'	
L-8	S46°51'55"E	777.80'	
L-9	N38°11'40"E	36.21'	



LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
●	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

Texas Department of Transportation
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6810 LEE ROAD
SPRING, TEXAS 77379
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GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
DONALD EARL BURKLUND
and ERLAND A. BURKLUND

FILE	PROJECT		DISTRICT
P410-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	410	
	ACRES	SQUARE FEET
ACQUISITION	34.261	1,492,422
SURVEYED AREA	146.419	6,378,022
REMAINDER AREA LT	109.157	4,754,886
REMAINDER AREA RT	3.001	130,714

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\54155UPUPA0410.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 04/19/06 R1
PAGE: 7 of 7

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 410

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 1 to the end of Call 3, of the foregoing property description.

Access will be permitted to the east remainder abutting the highway facility from the beginning of Call 6 to the end of Call 11, 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.

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	**Segment:** 4
Parcel No.:	411	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 411

DESCRIPTION OF A 327,743 SQUARE FOOT, 7.524 ACRE PARCEL OF LAND SITUATED IN THE JACOB BETTS SURVEY NO. 1, ABSTRACT NO. 59, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 44.099 ACRE TRACT OF LAND CONVEYED TO ERVIN O. HOMANN FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS IN A DEED DATED OCTOBER 12, 1989 AND RECORDED IN VOLUME 11051, PAGE 780 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, (R.P.R.T.C.) TEXAS, AND BEING DESCRIBED IN A DEED FROM JOHN W. ZULAUF, ET AL TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS, DATED NOVEMBER 25, 1959 AND RECORDED IN VOLUME 2131, PAGE 426 OF THE DEED RECORDS OF TRAVIS COUNTY, (D.R.T.C.) TEXAS, SAID 327,743 SQUARE FOOT, 7.524 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a concrete monument found on the southwest line of a called 18.43 acre tract of land described in a deed from Gloria Valdez, et al to Anastacio Castillo, dated March 8, 1989 and recorded in Volume 10896, Page 531 R.P.R.T.C. and for the east corner of a called 39.96 acre tract of land, described in a deed from Sandra F. Milner Beavers, Trustee for the Milner Family Trust to Jerry Beavers and wife, Sandra F. Milner Beavers, dated August 26, 2002 and recorded in Document Number 2002229147 of the Official Public Records of Travis County,Texas;

THENCE, South 46° 45' 13" East, with the southwest line of said 18.43 acre tract and the common northeast line of said 44.099 acre tract, at a distance of 170.48 feet pass a 1/2-inch iron rod found for the south corner of said 18.43 acre tract and for the common west corner of a called 12.38 acre tract of land, described in a deed from Daniel Perez, Jr. and Irene V. Perez to Daniel Perez, Jr. and Irene V. Perez as Trustees of the Daniel Perez, Jr. and Irene V. Perez revocable living trust, with life estate reserved to the grantors, dated May 8, 1998 and recorded in Volume 13189, Page 43 R.P.R.T.C., continuing with the northeast line of said 44.099 acre tract and the common southwest line of said 12.38 acre tract, at a distance of 426.93 feet pass a calculated point for the south corner of said 12.38 acre tract and for the common west corner of Lot 9 Eggleston-Goldbeck-Seeling Subdivision as shown on the plat thereof, recorded in Volume 1, Page 110 of the Plat Records of Travis County, Texas, said Lot 9, described as "Tract One", and the west half of Lot 10, described as "Tract Two", of said Eggleston-Goldbeck-Seeling Subdivision in a deed to Donald Earl Burklund and Erland A.

OK

County:	Travis	**Segment:** 4
Parcel No.:	411	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

Burklund from Elsie Reinhard, et al, dated February 21, 1996 and recorded in Volume 12628, Page 777 R.P.R.T.C., from which a found 1/2-inch iron pipe bears North 43° 12' 41" East, a distance of 0.77 feet, continuing with the northeast line of said 44.099 acre tract and the common southwest line of said Lot 9 for a total distance of 603.82 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed westerly right of way line of S.H. 130 (width varies), (339.67 feet right of and perpendicular to S.H. 130 proposed baseline station 2808+50.42) for the north corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE,** South 46° 45' 13" East, continuing with said common line, a distance of 118.09 feet to a concrete monument found for the east corner of said 44.099 acre tract and for the common north corner of a called 95.671 acre tract of land described in a deed from George Gillar to Mary E. Gillar, dated December 4, 1997 and recorded in Volume 13077, page 573 R.P.R.T.C. and for the east corner of the herein described parcel;

2) **THENCE,** South 42° 57' 46" West, with the southeast line of said 44.099 acre tract and the common northwest line of said 95.671 acre tract, a distance of 2,660.50 feet to a concrete monument found on the occupied northeast right of way line of Maha Loop, (70 foot width), no documentation found, for the west corner of said 95.671 acre tract, the common south corner of said 44.099 acre tract and for the south corner of the herein described parcel;

3) **THENCE,** North 47° 27' 19" West, with the occupied northeast right of way line of said Maha Loop and the common southeast line of said 44.099 acre tract, a distance of 720.80 feet to a concrete monument found on the proposed westerly right of way line of said S.H. 130, for the south corner of the residue of Lot 1 of said Eggleston-Goldbeck-Seeling Subdivision, and described as a called 100 acre tract, save & except 39.96 acres, in a deed from Ervin Ewald, et al to Norma Jean Guerrero, dated January 2, 1996 and recorded in Volume 12616, Page 2257 R.P.R.T.C., being 997.79 feet right of and perpendicular to S.H. 130 proposed baseline station 2835+28.19, for the common west corner of said 44.099 acre tract and for the west corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	411	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

4) **THENCE**, North 42° 56' 19" East, with the proposed westerly right of way line of said S.H. 130, the southeast line of said 100 acre tract and the common northwest line of said 44.099 acre tract, a distance of 59.88 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 an exterior corner of the herein described parcel;

THENCE, across said 44.099 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following six (6) courses:

5) South 50° 04' 11" East, a distance of 448.76 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 an interior corner of the herein described parcel;

6) North 42° 35' 18" East, a distance of 203.96 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 an exterior corner of the herein described parcel;

7) South 41° 36' 36" East, a distance of 119.53 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 an interior corner of the herein described parcel;

8) North 48° 02' 50" East, a distance of 1,092.46 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 a corner of the herein described parcel;

9) North 41° 13' 34" East, at a distance of 398.55 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), being 326.71 feet right of and perpendicular to proposed S.H. 130 baseline PT station 2817+73.12, continuing for a total distance of 917.80 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 a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	411	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

10) North 38° 11' 40" East, a distance of 385.86 feet to the **POINT OF BEGINNING,** containing 327,743 square feet, 7.524 acres of land.

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 19th day of April, 2006 A.D.

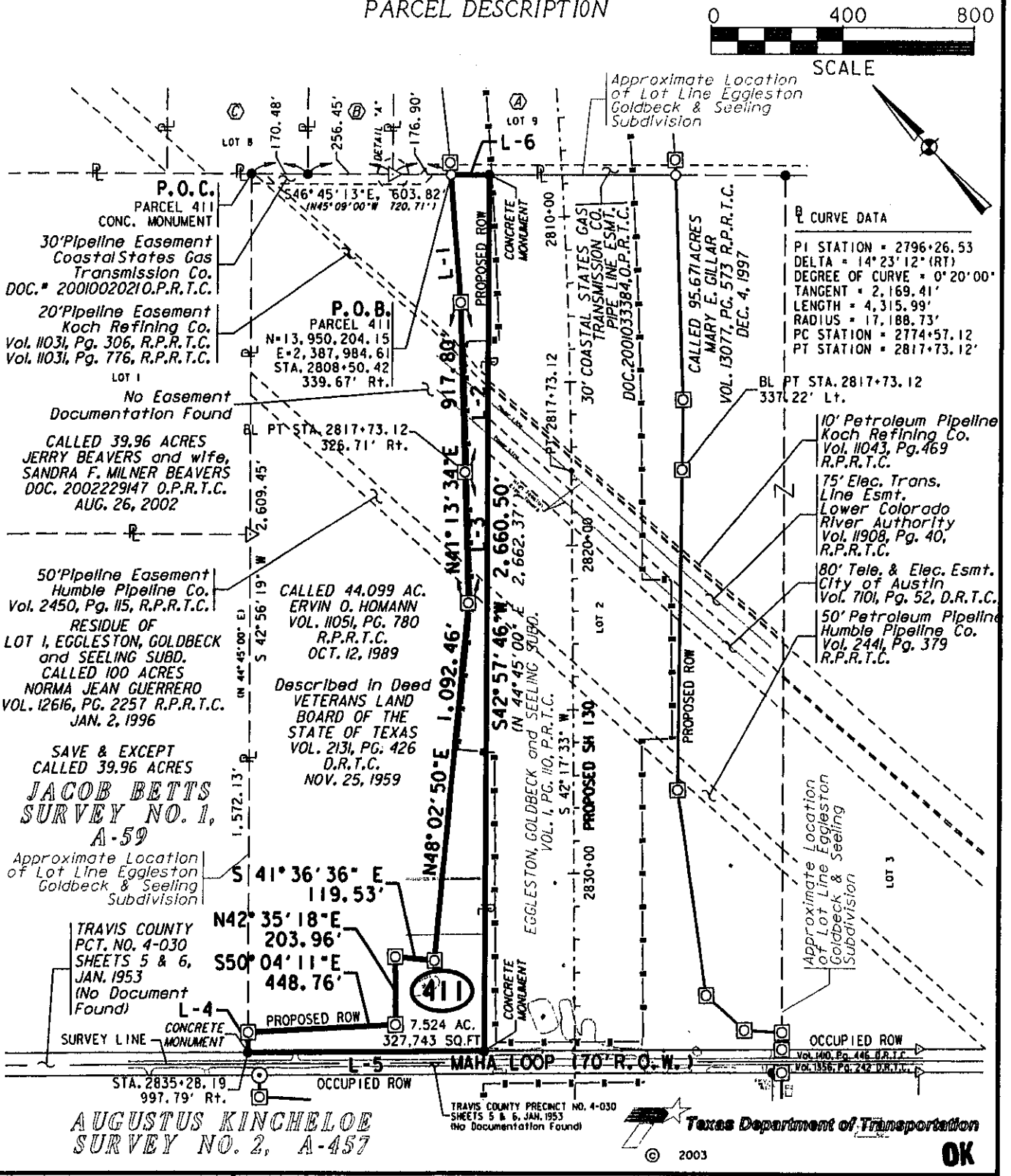
Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 5 OF 7
04/19/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION



RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6380
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF ERVIN O. HOMANN

FILE	PROJECT		DISTRICT
P411-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 400'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	411	
	ACRES	SQUARE FEET
ACQUISITION	7.524	327,743
TOTAL ACQUISITION	7.524	327,743
DEED AREA	44.099	1,920,952
REMAINDER AREA	36.575	1,593,209

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA0411.dgn

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

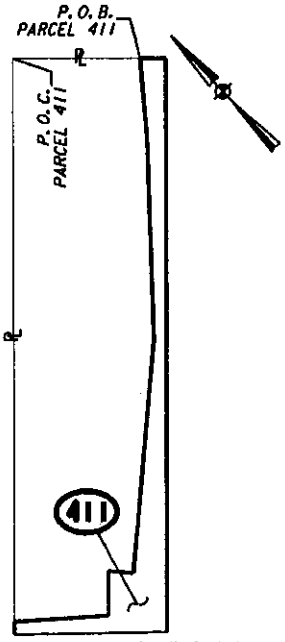
1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A SH-130 SEGMENT "4" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006
2. IMPROVEMENTS SHOWN HEREON ARE 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. 03060253, EFFECTIVE DATE: SEPTEMBER 14, 2003.
4. THIS TRACT IS SUBJECT TO AN AMBIGUOUS ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOULME 418, PAGE 451 OF THE REAL PROPERTY OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY.
5. THIS TRACT IS SUBJECT TO AN AMBIGUOUS EASEMENT FOR PIPELINE AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR OPERATION OF SAID PIPELINE, GRANTED TO SINCLAIR REFINING COMPANY AS DESCRIBED IN VOLUME 792, PAGE 69 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
6. THIS TRACT IS SUBJECT TO AN AMBIGUOUS UNDERGROUND COMMUNICATIONS SYSTEMS EASEMENT, GRANTED TO WILLIAMS COMMUNICATIONS, INC. d/b/a VYNX, INC., AS DESCRIBED IN DOCUMENT NO. 1999106967 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
7. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	N38°11'40"E	385.86'	
L-2	N41°13'34"E	519.25'	
L-3	N41°13'34"E	398.55'	
L-4	N42°56'19"E	59.88'	
L-5	N47°27'19"W	720.80'	S45°38'00"E 720.71'
L-6	S46°45'13"E	118.09'	

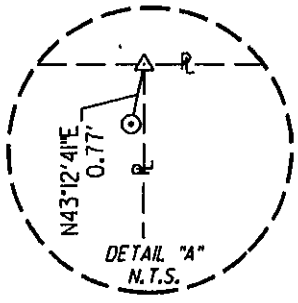
Ⓐ CALLED LOT 9 "TRACT ONE", SAVE & EXCEPT THAT PORTION CONVEYED IN VOL. 2300, PG. 64, D.R.T.C., and THE WEST 1/2 OF LOT 10 "TRACT TWO" EGGLESTON, GOLDBECK AND SEELING SUBD. DONALD EARL BURKLUND and ERLAND A BURKLUND VOL. 12628, PG. 777 R.P.R.T.C. FEB. 21, 1996

Ⓑ CALLED 12.38 ACRES DANIEL PEREZ, JR. and IRENE V. PEREZ, as Trustees of the DanielPerez, Jr. and Irene V. Perez Revocable Living Trust., With Life Estate Reserved to Grantors VOL. 13189, PG. 43, R.P.R.T.C. MAY 8, 1998

Ⓒ CALLED 18.43 ACRES ANASTACIO CASTILLO VOL. 10896, PG. 531R.P.R.T.C. MAR. 8, 1989



PARENT TRACT INSET
N.T.S.



DETAIL "A"
N.T.S.

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)
o	1/2" IRON ROD W/TX 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
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Texas Department of Transportation

© 2003

OK

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TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF ERVIN O. HOMANN

FILE	PROJECT		DISTRICT
P411-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	411	
	ACRES	SQUARE FEET
ACQUISITION	7.524	327,743
TOTAL ACQUISITION	7.524	327,743
DEED AREA	44.099	1,920,952
REMAINDER AREA	36.575	1,593,209

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SUPUPA0411.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 04/19/06 R1
PAGE: 7 of 7

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 411

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 5 to a point located N 48°02'50" E, a distance of 645 feet from the beginning of Call 8 and from a point located N 41°13'34" E, a distance of 799 feet from the beginning of Call 9 to the end of Call 10, 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 from a point located N 48°02'50" E, a distance of 645 feet from the beginning of Call 8 to a point located N 41°13'34" E, a distance of 799 feet from the beginning of Call 9, of the foregoing property description.

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	**Segment:** 4
Parcel No.:	412	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 412

DESCRIPTION OF A 1,620,235 SQUARE FOOT, 37.195 ACRE PARCEL OF LAND SITUATED IN THE JACOB BETTS SURVEY NO. 1, ABSTRACT NO. 59, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 95.671 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM GEORGE GILLAR TO MARY E. GILLAR, DATED DECEMBER 4, 1997 AND RECORDED IN VOLUME 13077, PAGE 573 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, (R.P.R.T.C.) TEXAS, SAID 1,620,235 SQUARE FOOT, 37.195 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the southwest line of Lot 9 Eggleston-Goldbeck-Seeling Subdivision as shown on the plat thereof, recorded in Volume 1, Page 110 of the Plat Records of Travis County, Texas, said Lot 9, described as "Tract One", and the west half of Lot 10, described as "Tract Two", of said Eggleston-Goldbeck-Seeling Subdivision in a deed to Donald Earl Burklund and Erland A. Burklund from Elsie Reinhard, et al, dated February 21, 1996 and recorded in Volume 12628, Page 777 R.P.R.T.C. and for the common north corner of a called 158.036 acre tract of land described in a deed from Mary E. Gillar to George Gillar, dated December 3, 1997 and recorded in Volume 13077, Page 546 R.P.R.T.C.;

THENCE, North 46° 51' 01" West, with the southwest line of said Lot 9 and the common northeast line of said 95.671 acre tract, a distance of 667.55 feet to a concrete monument found for an angle point in said common line;

THENCE, North 46° 59' 39" West, continuing with said common line, a distance of 330.99 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed easterly right of way line of S.H. 130 (width varies), (346.11 feet left of and perpendicular to S.H. 130 proposed baseline station 2808+95.42), for the east corner and **POINT OF BEGINNING** of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	412	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, across said 95.671 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following six (6) courses:

1) South 40° 43' 57" West, a distance of 680.67 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 a corner of the herein described parcel;

2) South 43° 30' 38" West, at a distance of 214.61 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), being 337.22 feet left of and perpendicular to S.H. 130 proposed baseline PT station 2817+73.12, continuing for a total distance of 1189.90 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 a corner of the herein described parcel;

3) South 34° 43' 04" West, a distance of 628.69 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 a corner of the herein described parcel;

4) South 04° 39' 24" East, a distance of 154.60 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 a corner of the herein described parcel;

5) South 44° 01' 52" East, a distance of 114.88 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 an exterior corner of the herein described parcel;

6) South 43° 05' 15" West, a distance of 51.05 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 northeast right of way line of Maha Loop, (70 foot R.O.W.), being 626.28 feet left of and perpendicular to S.H. 130 proposed baseline station 2835+35.34, for the south corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	412	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

7) **THENCE,** North 47° 27' 19" West, with the northeast right of way line of said Maha Loop, a distance of 903.28 feet to a concrete monument found for the south corner of a called 44.099 acre tract of land described in a deed from the Veterans Land Board of the State of Texas to Ervin O. Homann, dated October 12, 1989 and recorded in Volume 11051, Page 780 R.P.R.T.C., the common west corner of said 95.671 acre tract and for the west corner of the herein described parcel;

8) **THENCE,** North 42° 57' 46" East, with the southeast line of said 44.099 acre tract and the common northwest line of said 95.671 acre tract, a distance of 2,660.50 feet to a concrete monument found on the southwest line of said Lot 9, for the east corner of said 44.099 acre tract, the common north corner of said 95.671 acre tract and for the north corner of the herein described parcel;

9) **THENCE,** South 46° 59' 39" East, a distance of 569.17 feet to the **POINT OF BEGINNING,** containing 1,620,235 square feet, 37.195 acres of land.

Notes:

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

OK

County:	Travis	**Segment:** 4
Parcel No.:	412	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 19th day of April, 2006 A.D.

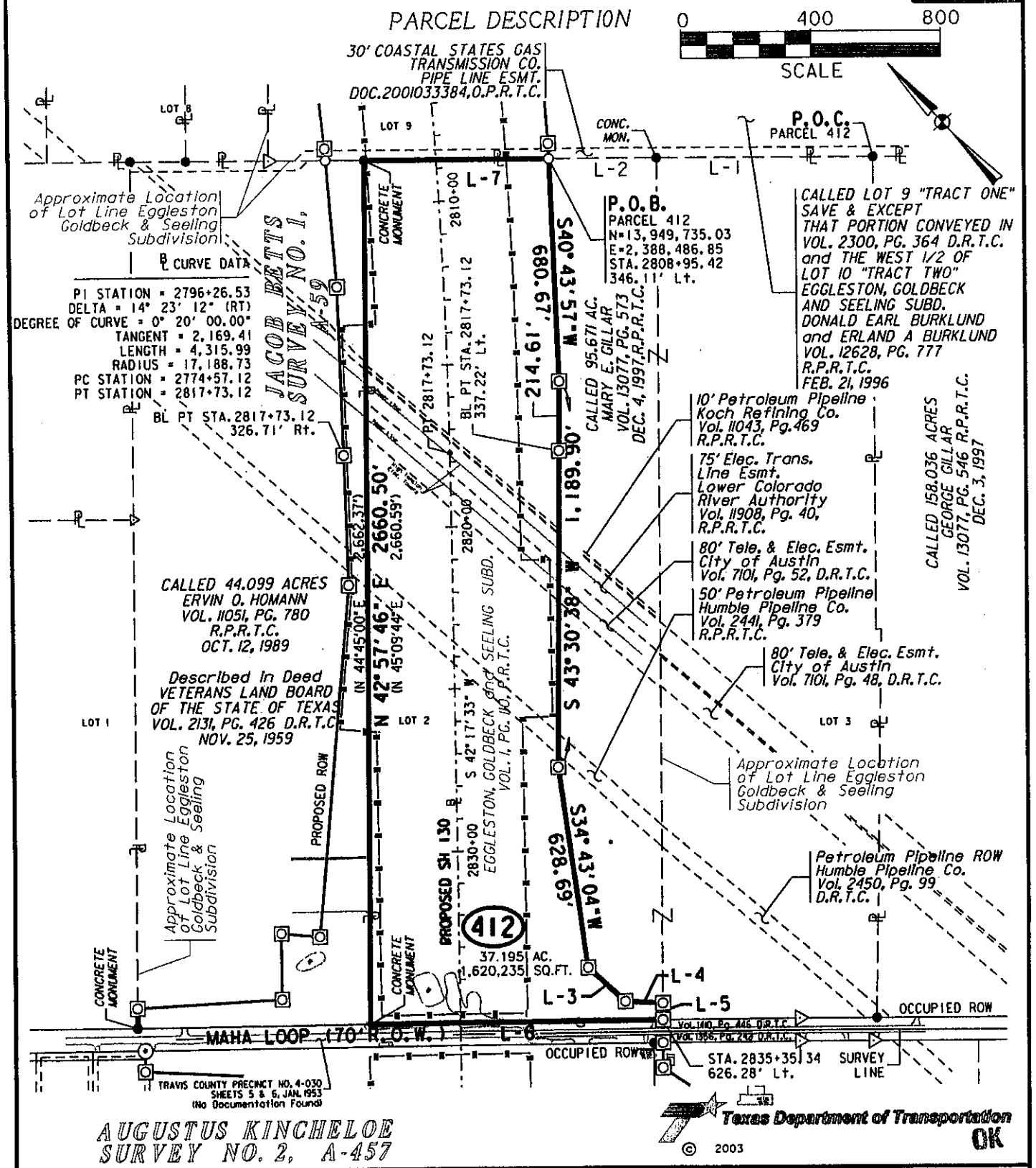
Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 5 OF 7
04/19/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION



RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF MARY E. GILLAR

FILE	PROJECT		DISTRICT
P412-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 400'	HP 1196 (1)	0440-06-008	TRAVIS

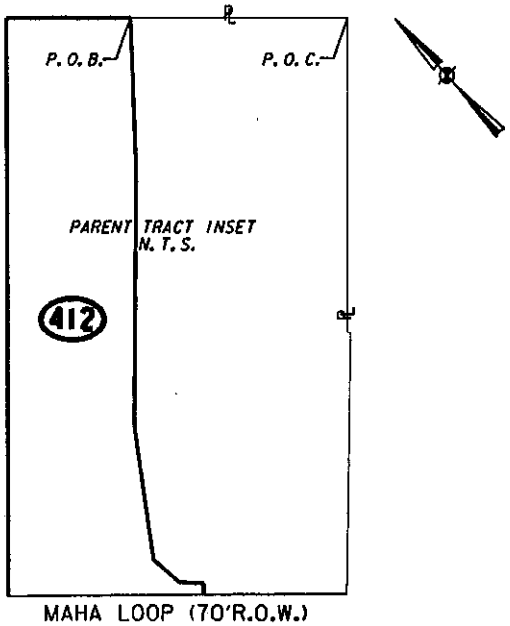
PARCEL NUMBER	412	
	ACRES	SQUARE FEET
ACQUISITION	37.195	1,620,235
TOTAL ACQUISITION	37.195	1,620,235
DEED AREA	95.671	4,167,429
REMAINDER AREA	58.476	2,547,194

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA0412.dgn

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 "4" 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. 03060254, EFFECTIVE DATE: SEPTEMBER 14, 2003.
4. THIS TRACT IS SUBJECT TO TWO AMBIGUOUS ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENTS GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOULME 418, PAGE 451 AND IN VOLUME 418, PAGE 448 OF THE REAL PROPERTY OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY.
5. THIS TRACT IS SUBJECT TO AN AMBIGUOUS EASEMENT FOR A PIPELINE AND SUCH APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT, GRANTED TO SINCLAIR REFINING COMPANY, AS DESCRIBED IN VOLUME 793, PAGE 4 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
6. THIS TRACT IS SUBJECT TO TWO AMBIGUOUS WATPER PIPELINE EASEMENTS GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, AS DESCRIBED IN VOLUME 3195, PAGE 499 AND VOLUME 3262, PAGE 2072 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
7. THIS TRACT IS SUBJECT TO AN AMBIGUOUS UNDERGROUND COMMUNICATIONS SYSTEMS EASEMENT, GRANTED TO WILLIAMS COMMUNICATIONS, INC. d/b/a VYNX, INC., AS DESCRIBED IN DOCUMENT NO. 1999106967 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
8. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.



MAHA LOOP (70'R.O.W.)

LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	N46°51'01"W	667.55'	N44°38'35"W 667.75'
L-2	N46°59'39"W	330.99'	N45°00'00"W 3067.50'
L-3	S04°39'24"E	154.60'	
L-4	S44°01'52"E	114.88'	
L-5	S43°05'15"W	51.05'	
L-6	N47°27'19"W	903.28'	S45°08'31"E 894.05'
L-7	S46°59'39"E	569.17'	S44°46'47"E 900.41'

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)
o	1/2" IRON ROD W/TX 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
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Texas Department of Transportation
© 2003
OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
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FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF MARY E. GILLAR

FILE	PROJECT		DISTRICT
P412-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 400'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	412	
	ACRES	SQUARE FEET
ACQUISITION	37.195	1,620,235
TOTAL ACQUISITION	37.195	1,620,235
DEED AREA	95.671	4,167,429
REMAINDER AREA	58.476	2,547,194

FILE: N:\Lone Star Infrastructure 315\2054400I\CAD\S415SURUPA0412.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 04/19/06 R1
PAGE: 7 of 7

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 412

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 from the beginning of Call 1 to a point located S 43°30'38" W, a distance of 548 feet from the beginning of Call 2 and from a point located S 43°30'38" W, a distance of 1,034 feet from the beginning of Call 2 to the end of Call 6, 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 east remainder abutting the highway facility from a point located S 43°30'38" W, a distance of 548 feet from the beginning of Call 2 and from a point located S 43°30'38" W, a distance of 1,034 feet from the beginning of Call 2, of the foregoing property description.

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	**Segment:** 4
Parcel No.:	414	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 414

DESCRIPTION OF A 1,983,381 SQUARE FOOT, 45.532 ACRE PARCEL OF LAND SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 91 ACRE TRACT OF LAND AND A CALLED 99 ACRE TRACT OF LAND CONVEYED TO KENNETH C. NELSON IN PROBATE CAUSE NO. 69,601, PROBATE COURT NO. 1, RECORDED IN VOLUME 2202, PAGE 1189 OF THE PROBATE RECORDS OF TRAVIS COUNTY, TEXAS, SAID 91 ACRE TRACT BEING DESCRIBED AS A 96 ACRE TRACT OF LAND, SAVE & EXCEPT A 5 ACRE TRACT OF LAND IN A DEED FROM THEODORE OLLE TO WILLIE HEINE, DATED APRIIL 18, 1929 AND RECORDED IN VOLUME 441, PAGE 332 OF THE DEED RECORDS OF TRAVIS COUNTY, (D.R.T.C.) TEXAS, SAID 99 ACRE TRACT BEING DESCRIBED IN A DEED FROM JOHN H. CALDWELL AND WIFE, MAGGIE S. CALDWELL TO WILLIE HEINE IN A DEED DATED JANUARY 22, 1924 AND RECORDED IN VOLUME 354, PAGE 609 D.R.T.C., SAID 1,983,381 SQUARE FOOT, 45.532 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED AS PART ONE CONTAINING 1,975,912 SQUARE FEET, 45.361 ACRES AND PART TWO CONTAINING 7,469 SQUARE FEET, 0.171 ACRE, BY METES AND BOUNDS AS FOLLOWS:

PART 1 (1,975,912 square feet, 45.361 acres)

COMMENCING for reference at a 1/2-inch iron rod in concrete found on the northeast line of said 99 acre tract, for the south corner of said 91 acre tract and for the west corner of a called 42.177 acre tract in a deed from Richard Alan Dressen and wife, Lois Lynn Dressen to Ervin Ray Homann and wife, Terry Jane Homann, dated November 2, 1983 and recorded in Volume 8323, Page 632 of the Deed Records of Travis County, (D.R.T.C.) Texas;

THENCE, North 47° 11' 11" West, with the northeast line of said 99 acre tract and the common southwest line of said 91 acre tract, a distance of 677.40 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (349.21 feet left of and perpendicular to S.H. 130 proposed baseline station 2856+74.15) on the proposed easterly right of way line of S.H. 130 (width varies), for a corner and **POINT OF BEGINNING** of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	414	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, across said 99 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following three (3) courses:

1) South 42° 36' 51" West, a distance of 1,403.37 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 an angle point in the proposed easterly right of way line of said S.H. 130 and for an angle point of the herein described parcel;

2) North 47° 42' 27" West, a distance of 18.00 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 an angle point in the proposed easterly right of way line of said S.H. 130 and for an angle point of the herein described parcel;

3) South 42° 44' 32" West, a distance of 123.28 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the southwest line of said 99 acre tract and on the common northeast line of a called 5.585 acre tract of land described as "Tract 9" in deed from Abelardo Anguiano to Armando Anguiano, dated September 21, 2004 and recorded under Document No. 2004188559 of the Official Public Records of Travis County, (O.P.R.T.C.) Texas, being 322.35 feet left of and perpendicular to S.H. 130 proposed baseline station 2872+03.27, for the south corner of the herein described parcel;

4) **THENCE**, North 47° 21' 39" West, with the northeast line of said 5.585 acre tract and the common southwest line of said 99 acre tract, a distance of 73.86 feet to a calculated point on the southeast line of a called 97.491 acre tract of land described in a deed from 1MEET1H, L.P. to Buda 347 Partners, Ltd., dated November 14, 2005 and recorded under Document No. 2005214026 O.P.R.T.C., for the west corner of the herein described parcel, from which a found 1/2-inch iron rod with aluminum cap bears North 47°21'39" West, a distance of 0.27 feet;

OK

County:	Travis	**Segment:** 4
Parcel No.:	414	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

5) **THENCE**, North 42° 42' 42" East, with the northwest line of said 99 acre tract and the common southeast line of said 97.491 acre tract, a distance of 1,527.03 feet to a 1/2-inch iron rod found on the southwest line of said 91 acre tract, for the east corner of said 97.491 acre tract, the common north corner of said 99 acre tract and for an interior corner of the herein described parcel;

6) **THENCE**, North 47° 20' 02" West, with the northeast line of said 97.491 acre tract and the common southwest line of said 91 acre tract, a distance of 653.78 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the proposed westerly right of way line of said S.H. 130, for an exterior corner of the herein described parcel;

THENCE, across said 91 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following seven (7) courses:

7) North 43° 58' 49" East, a distance of 20.51 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 a corner of the herein described parcel;

8) North 38° 18' 46" East, at a distance of 241.94 feet pass a 1/2-inch iron rod with TxDOT aluminum cap set for the south corner of a 17,590 square foot, 0.4038 acre proposed easement, at a distance of 417.36 feet pass a 1/2-inch iron rod with TxDOT aluminum cap set for the east corner of said proposed easement, continuing for a total distance of 508.62 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 a corner of the herein described parcel;

9) North 45° 03' 37" East, a distance of 570.40 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 a corner of the herein described parcel;

10) North 37° 03' 10" East, a distance of 749.26 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 an inteior corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	414	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

11) North 44° 14' 29" West, a distance of 121.83 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 an exterior corner of the herein described parcel;

12) North 45° 45' 31" East, a distance of 135.29 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 an interior corner of the herein described parcel;

13) North 44° 14' 29" West, a distance of 381.39 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 northwest line of said 91 acre tract and the common southeast line of Lot 11 of Wessonville Estates as shown on the plat thereof, dated September 18, 1990 and recorded in Volume 89, Page 120 of the Plat Records of Travis County, Texas, as conveyed to Blas Aguero and Carolina Briones Aguero from Steven B. Graef in deed dated February 5, 1996 and recorded in Volume 12622, Page 605 R.P.R.T.C., for an exterior corner of the herein described parcel;

14) **THENCE**, North 42° 58' 57" East, with the proposed westerly right of way line of said S.H. 130, the southeast line of said Lot 11 and the common northwest line of said 91 acre tract, a distance of 64.01 feet to a 1/2-inch iron pipe found on the occupied southwest right of way line of Maha Loop (70 foot width), no documentation found, being 963.02 feet right of and perpendicular to S.H. 130 proposed baseline station 2835+98.35, for the east corner of said Lot 11, the north corner of said 91 acre tract and for the north corner of the herein described parcel;

15) **THENCE**, South 47° 27' 19" East, with the occupied southwest line of said Maha Loop and with the common northeast line of said 91 acre tract, a distance of 1,559.90 feet to a 1/2-inch iron rod found for the north corner of a called 6.43 acre tract of land described in a deed from Mary E. Gillar to George Gillar, dated December 3, 1997 and recorded in Volume 13077, Page 546 R.P.R.T.C., the common northeasterly corner of said 91 acre tract and for the east corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	414	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

16) **THENCE**, South 42° 22' 41" West, with the southeast line of said 91 acre tract and the common northwest line of said 6.43 acre tract, a distance of 297.78 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the proposed easterly right of way line of S.H. 130, for an exterior corner of the herein described parcel;

THENCE, back across the residue of said 91 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following eight (8) courses:

17) North 12° 55' 49" West, a distance of 10.63 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 an interior corner of the herein described parcel;

18) North 47° 09' 44" West, a distance of 167.22 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 an interior corner of the herein described parcel;

19) South 41° 41' 54" West, a distance of 554.67 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 arc of a non-tangent curve to the right, for a corner of the herein described parcel;

20) In a southwest direction, with the arc of said curve to the right, having a central angle of 08° 45' 35", a radius of 5,158.88 feet, an arc length of 788.73 feet, a chord bearing of South 47° 28' 27" West and a chord distance of 787.96 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 a non-tangent angle point in the proposed easterly right of way of said S.H. 130 and for an interior corner of the herein described parcel;

21) South 47° 42' 28" East, a distance of 146.19 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 an exterior corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	414	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

22) South 42° 17' 32" West, a distance of 150.00 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 an exterior corner of the herein described parcel;

23) North 47° 42' 28" West, a distance of 150.42 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), for an interior corner of the herein described parcel;

24) South 42° 36' 51" West, a distance of 291.94 feet to the **POINT OF BEGINNING**, containing 1,975,912 square feet, 45.361 acres of land.

PART 2 (7,469 square feet, 0.171 acre)

COMMENCING for reference at a 1/2-inch iron rod in concrete found on the northeast line of said 99 acre tract, for the south corner of said 91 acre tract and for the west corner of a called 42.177 acre tract in a deed from Richard Alan Dressen and wife, Lois Lynn Dressen to Ervin Ray Homann and wife, Terry Jane Homann, dated November 2, 1983 and recorded in Volume 8323, Page 632 of the Deed Records of Travis County, (D.R.T.C.) Texas;

THENCE, North 42° 50' 29" East, with the northwest line of said 42.177 acre tract and the common southeast line of said 91 acre tract, a distance of 1,395.19 feet to a calculated point for the southwest corner of the aforementioned 6.43 acre tract;

THENCE, North 00° 16' 58" East, with the westerly line of said 6.43 acre tract and the common easterly line of said 91 acre tract, a distance of 275.64 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed easterly right of way line of said S.H. 130, (855.47 feet left of and perpendicular to S.H. 130 proposed baseline station 2840+82.88), for the south corner and **POINT OF BEGINNING** of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	414	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

25) **THENCE**, North 12° 55' 49" West, across said 91 acre tract, with the proposed easterly right of way line of said S.H. 130, a distance of 292.96 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on an interior line of said 91 acre tract and on the common westerly line of said 6.43 acre tract, being 614.84 feet left of and perpendicular to S.H. 130 proposed baseline station 2839+15.78, for the north corner of the herein described parcel;

26) **THENCE**, South 46° 51' 42" East, with an interior line of said 91 acre tract and on the common westerly line of said 6.43 acre tract, a distance of 91.35 feet to a calculated point for the east corner of the herein described parcel;

27) **THENCE**, South 00° 16' 58" West, with the easterly line of said 91 acre tract and on the common westerly line of said 6.43 acre tract, a distance of 223.07 feet to the **POINT OF BEGINNING**, containing 7,469 square feet, 0.171 acre of land.

Notes:

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

OK

County:	Travis	**Segment:** 4
Parcel No.:	414	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

PAGE 9 OF 12
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

0 300 600
SCALE

CALLED 46.641 ACRES
DESCRIBED AS
CALLED 4.464 ACRES &
CALLED 42.177 ACRES
ERVIN RAY HOMANN and
wife, TERRY JANE HOMANN
VOL. 8323, PG. 632 D.R.T.C.
NOV. 2, 1983

(N 44°23'27" E 1,572.62')
N42°50'29"E 1,395.19'
(N 45° E 750 vrs.)

PROPOSED ROW

P.O.B.
PARCEL 414 PART 2
N=13,949,735.03
E=2,388,486.85
STA. 2840+82.88
855.47' Lt.

414 Part 2
0.171 AC.
7,469 SQ.FT.

PROP. ROW

N 12°55'49" W
292.96'
N 47°09'44" W
167.22'

Δ=08°45'35"
R=5,158.88'
L=788.73'
CHB=S 47°28'27" W
CHD=787.96'

PROPOSED ROW
S 41°41'54" W 554.67'

S42°22'41"W, 297.78'
(N44°10'00"E, 310.24')

DETAIL "A"

LOT 3
EXISTING R.O.W.
Vol. 1410, Pg. 446 D.R.T.C.
Vol. 1056, Pg. 232 D.R.T.C.
SURVEY LINE
PROPOSED ROW

JACOB BETTS SURVEY NO. 1, A-59

414 Part 1
45.361 AC.
1,975,912 SQ.FT.

PROPOSED SH 130
S 42° 17' 33" W
2840+00
2845+00
2850+00
(721 vrs.)
(N 45° W)

LOT 2
CONC. MON.

AUGUSTUS KINCHELOE SURVEY NO. 2, A-457

MATCHLINE STA. 2851+00

TRAVIS COUNTY PRECINCT NO. 4-030
SHEETS 5 & 6, JAN. 1953

PROPOSED ROW
N 45°03'37" E 570.40'

N 37°03'10" E 749.26'
N 44°14'29" W
121.83'
N 45°45'31" E
135.29'
N 44°14'29" W
381.39'
N 42°58'57" E
64.01'

CALLED 91 ACRES
KENNETH C. NELSON
PROBATE CAUSE NO. 69,601
PROBATE COURT NO. 1
VOL. 2202, PG. 1189 P.R.T.C.
NOV. 16, 1998

Described as 96 Acres
Save & Except 5 Acres
WILLIE HEINE
Vol. 441, Pg. 332 D.R.T.C.
April 18, 1929

OCCUPIED R.O.W.
PROPOSED ROW
(No Documentation Found) MATCH LOOP (70+13.0 W) S 41°21'54" E

(S 45° W 750 vrs.)
15' E.E.&P.U.E. 11014/34 S 42°58'57" W 2005.50'
S 42°58'57" W 616.76'
(S 45°05' W 749.8 vrs)
STA. 2835+98.35
963.02' Rt.

CONC. MON.
LOT 1

CALLED 100.4 ACRES
MARY ELIZABETH LENZ
VOL. 10795, PG. 301
R.P.R.T.C.
Oct. 10, 1988

WESSONVILLE ESTATES
VOL. 89, PG. 120, P.R.T.C.
SEPT. 18, 1990

Texas Department of Transportation
© 2003

OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

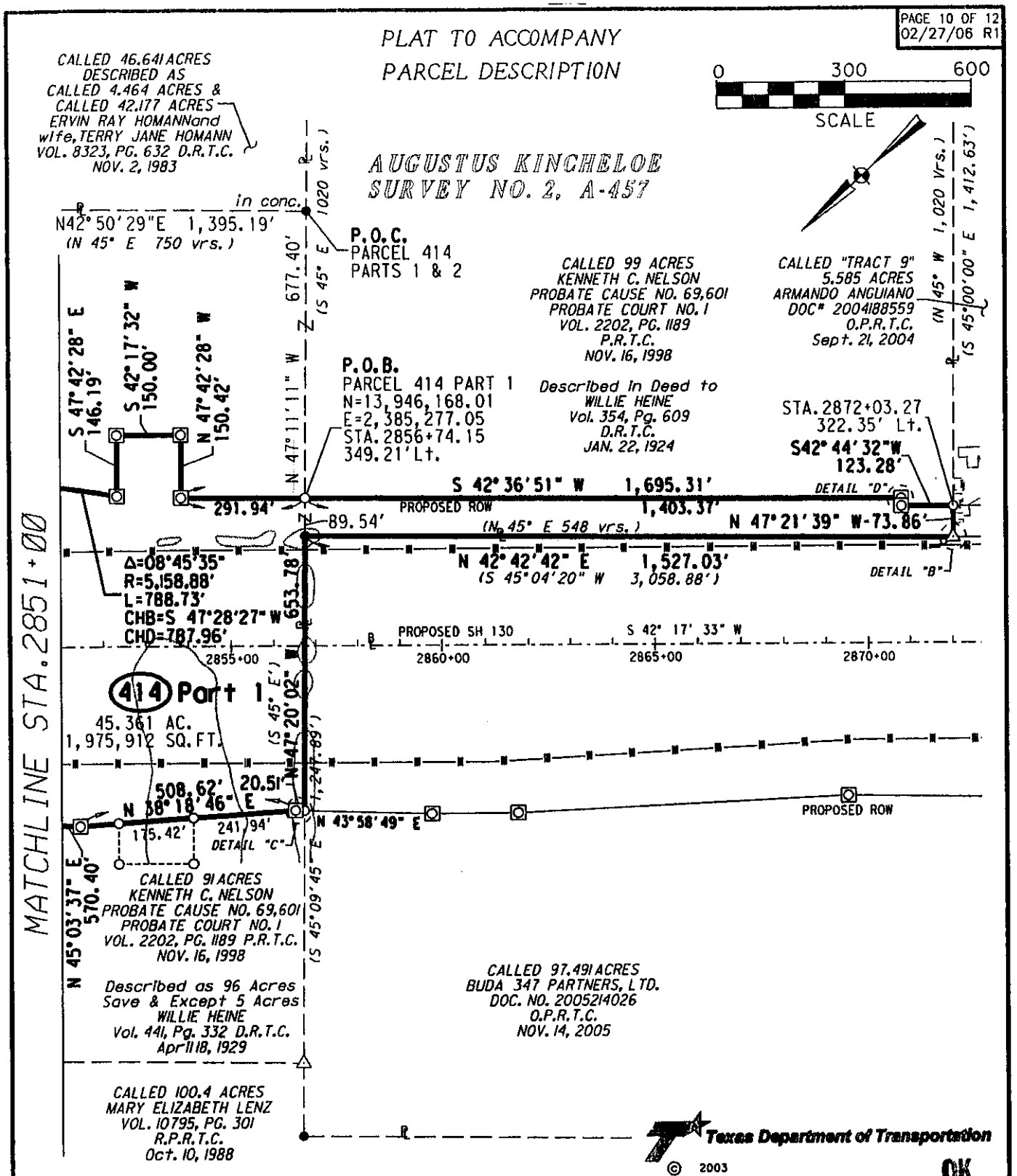
GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
KENNETH C. NELSON

FILE	PROJECT		DISTRICT
P414-01-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1"=300'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	414	
	ACRES	SQUARE FEET
ACQUISITION PART 1	45.361	1,975,912
PART 2	0.171	7,469
TOTAL ACQUISITION	45.532	1,983,381
DEED AREA	190	8,276,400
REMAINDER AREA LT	120	5,212,465
REMAINDER AREA RT	25	1,080,554

FILE: N:\Lone Star Infrastructure 315\2054001\CAD\S415SURUPA414-013.dgn



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SPRING, TEXAS 77379
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FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF
KENNETH C. NELSON

FILE	PROJECT	DISTRICT
P414-02-R1	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
1"=300'	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	414	
	ACRES	SQUARE FEET
ACQUISITION PART 1	45.361	1,975,912
PART 2	0.171	7,469
TOTAL ACQUISITION	45.532	1,983,381
DEED AREA	190	8,276,400
REMAINDER AREA LT	120	5,212,465
REMAINDER AREA RT	25	1,080,554

FILE: H:\Lone Star Infrastructure 315\20544001\CAD\9415SUPUPA414-022.dgn

PLAT TO ACCOMPANY PARCEL DESCRIPTION

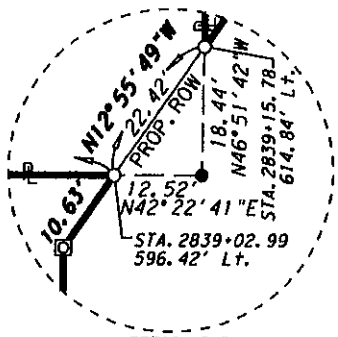
NOTES:

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 "4" 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. 03060255, EFFECTIVE DATE: JANUARY 5, 2006.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

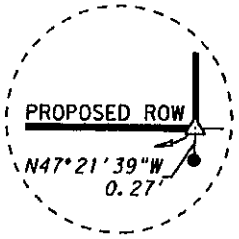
Ⓐ TRACT 1422
CALLED 6.43 ACRES
GEORGE GILLAR
VOL. 13077, PG. 546
R.P.R.T.C.
Dec. 3, 1997

Ⓑ BLAS AGUERO and
CAROLINA BRIONES AGUERO
VOL. 12622, PG. 605
R.P.R.T.C.
FEB. 5, 1996

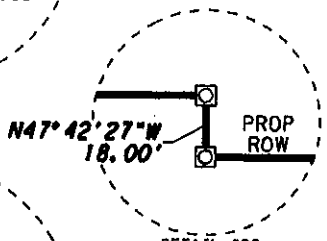
LINE TABLE			
LINE	BEARING	DIST	CALLED
L1	N00° 16' 58"E	275.64'	
L2	S00° 16' 58"W	223.07'	N02° 11' 00"E 498.48'
L3	S46° 51' 42"E	91.35'	N44° 57' 00"W 109.85'



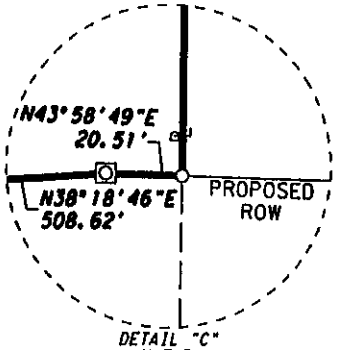
DETAIL "A"
N. T. S.



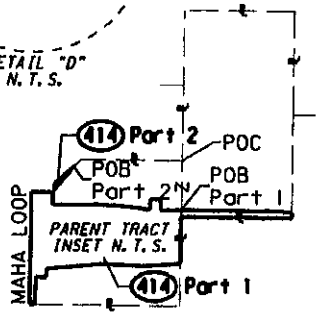
DETAIL "B"
N. T. S.



DETAIL "D"
N. T. S.



DETAIL "C"
N. T. S.



LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊡	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
PL	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

Texas Department of Transportation

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SPRING, TEXAS 77379
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FAX (281) 370-1602

GPS
Right-of-Way
Transportation
Land Development

PARCEL PLAT SHOWING PROPERTY OF KENNETH C. NELSON

FILE	PROJECT		DISTRICT
P414-02-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	414	
	ACRES	SQUARE FEET
ACQUISITION PART 1	45.361	1,975,912
PART 2	0.171	7,469
TOTAL ACQUISITION	45.532	1,983,381
DEED AREA	190	8,276,400
REMAINDER AREA LT	120	5,212,465
REMAINDER AREA RT	25	1,080,554

FILE: N:\Lone Star Infrastructure 315\2054001\CAD\5415SUPUPA414-522.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 12 of 12

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 414

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

PART 1
Access will be permitted to the west remainder abutting the highway facility from the beginning of Call 7 to the end of Call 13, of the foregoing property description.

Access will be permitted to the east remainder abutting the highway facility from the beginning of Call 17 to the end of Call 24, of the foregoing property description.

PART 2
Not Applicable – The remainder of the property does not abut the S.H. 130 service/access roads 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:

PART 1
Access will not be denied.

PART2
Not Applicable – The remainder of the property does not abut the S.H. 130 service/access roads of the foregoing property description.

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

OK

Parcel 414, Pts. 1 & 2/414-E
S.H. 130
CSJ 0440-06-008
Travis County
Limits: From IH 35 North of Georgetown
To IH 10 near Seguin

AND IN ADDITION THERETO:

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being 17,589 square foot, 0.4038 acre easement situated in the Augustus Kincheloe Survey No. 2, Abstract No. 457, Travis County, Texas, and being out of a called 91 acre tract of land conveyed to Kenneth C. Nelson in Probate Cause No. 69,601, Probate Court No. 1, recorded in Volume 2202, Page 1189 of the Probate Records of Travis County, Texas, said 91 acre tract being described as a 96 acre tract of land, save and except a 5 acre tract of land in a deed from Theodore Olle to Willie Heine, dated April 18, 1929 and recorded in Volume 441, Page 332 of the Deed Records of Travis County (D.R.T.C.), Texas, said 17,589 square foot, 0.4038 acre easement being more particularly described by metes and bounds as follows:

County:	Travis	**Segment:** 4
Parcel No.:	414-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 414-E

DESCRIPTION OF A 17,589 SQUARE FOOT, 0.4038 ACRE EASEMENT SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 91 ACRE TRACT OF LAND CONVEYED TO KENNETH C. NELSON IN PROBATE CAUSE NO. 69,601, PROBATE COURT NO. 1, RECORDED IN VOLUME 2202, PAGE 1189 OF THE PROBATE RECORDS OF TRAVIS COUNTY, TEXAS, SAID 91 ACRE TRACT BEING DESCRIBED AS A 96 ACRE TRACT OF LAND, SAVE & EXCEPT A 5 ACRE TRACT OF LAND IN A DEED FROM THEODORE OLLE TO WILLIE HEINE, DATED APRIIL 18, 1929 AND RECORDED IN VOLUME 441, PAGE 332 OF THE DEED RECORDS OF TRAVIS COUNTY, (D.R.T.C.) TEXAS, SAID 17,589 SQUARE FOOT, 0.4038 ACRE EASEMENT BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod in concrete found on the northeast line of a called 99 acre tract of land conveyed to Kenneth C. Nelson in said probate cause no. 69,601, Probate Court No. 1, and being described in a deed from John H. Caldwell and wife, Maggie S. Caldwell to Willie Heine in a deed dated January 22, 1924 and recorded in Volume 354, Page 609 D.R.T.C., for the south corner of said 91 acre tract and for the west corner of a called 42.177 acre tract in a deed from Richard Alan Dressen and wife, Lois Lynn Dressen to Ervin Ray Homann and wife, Terry Jane Homann, dated November 2, 1983 and recorded in Volume 8323, Page 632 of the Deed Records of Travis County, (D.R.T.C.) Texas;

THENCE, North 47° 11' 11" West, with the northeast line of said 99 acre tract and the common southwest line of said 91 acre tract, at a distance of 677.40 feet pass a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed easterly right of way line of S.H. 130 (width varies), continuing with said common line for a total distance of 766.94 feet to a 1/2-inch iron rod found for the north corner of said 99 acre tract and for the east corner of a called 97.491 acre tract of land described in a deed from 1MEET1H, L.P. to Buda 347 Partners, Ltd., dated November 14, 2005 and recorded under Document No. 2005214026 of the Official Public Records of Travis County, Texas;

OK

County:	Travis	**Segment:** 4
Parcel No.:	414-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, North 47° 20' 02" West, with the northeast line of said 97.491 acre tract and the common southwest line of said 91 acre tract, a distance of 653.78 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed westerly right of way line of said S.H. 130;

THENCE, across said 91 acre tract, with the proposed westerly right-of-way line of said S.H. 130, the following two (2) courses:

North 43° 58' 49" East, a distance of 20.51 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete);

North 38° 18' 46" East, a distance of 241.94 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (being 410.28 feet right of and perpendicular to S.H. 130 proposed baseline station 2854+09.72), for the south corner and **POINT OF BEGINNING** of the herein described easement;

THENCE, continuing across said 91 acre tract, with the proposed line of said easement, the following three (3) courses:

1) North 47° 42' 28" West, a distance of 106.60 feet to a set 1/2-inch iron rod with TxDOT aluminum cap for the west corner of the herein described easement;

2) North 42° 17' 32" East, a distance of 175.00 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, for the north corner of the herein described easement;

3) South 47° 42' 28" East, a distance of 94.42 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the proposed westerly right of way line of said S.H. 130, for the east corner of the herein described easement;

4) **THENCE**, South 38° 18' 46" West, back across said 91 acre tract and with the proposed westerly right of way line of said S.H. 130, a distance of 175.42 feet to the **POINT OF BEGINNING**, containing 17,589 square feet, 0.4038 acre of land.

OK

County:	Travis	**Segment:** 4
Parcel No.:	414-E	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

Notes:

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

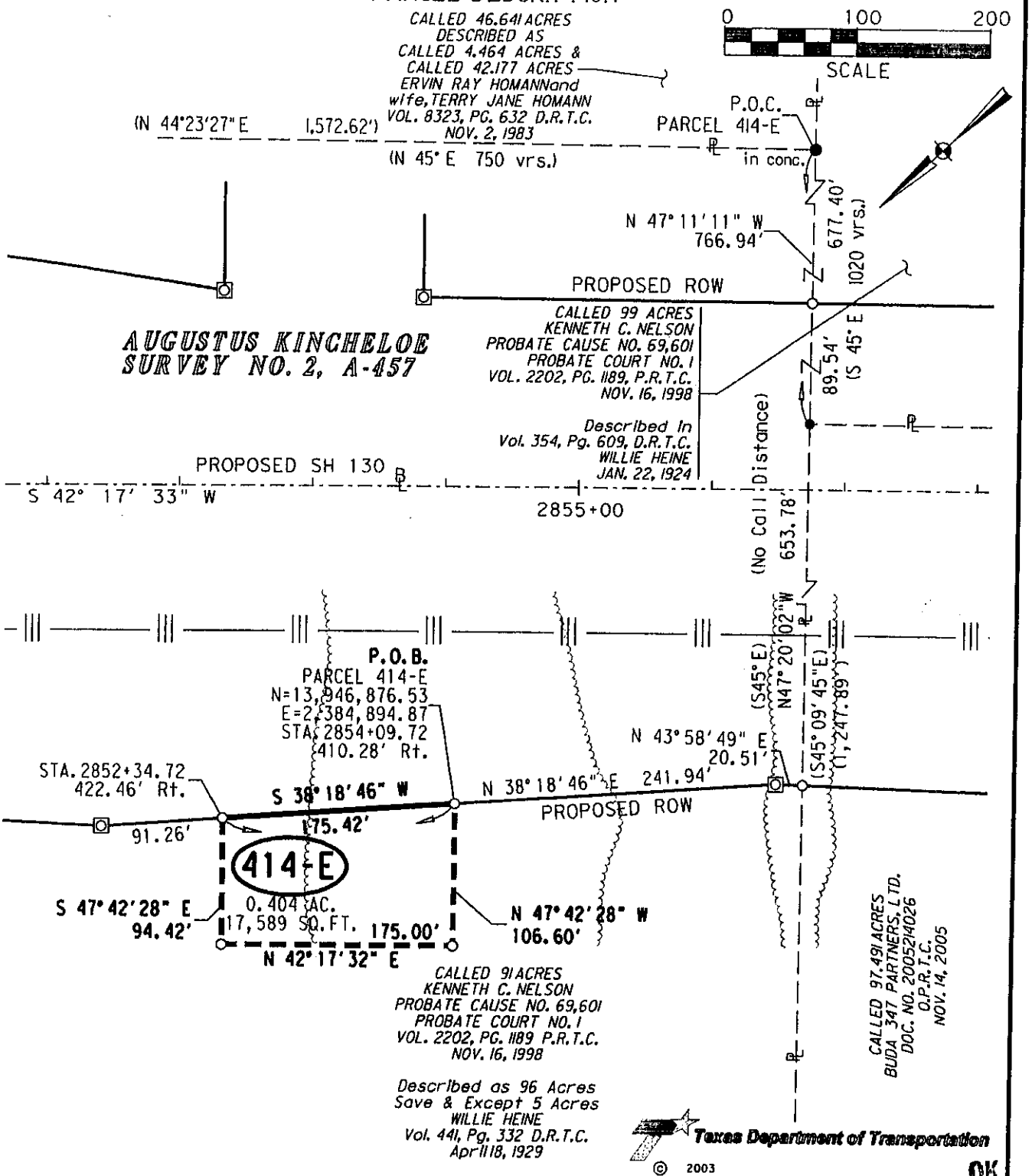
I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK



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SPRING, TEXAS 77379
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GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
KENNETH C. NELSON

FILE	PROJECT		DISTRICT
P414-E-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1"=100'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	414-E	
	ACRES	SQUARE FEET
ACQUISITION	0.404	17,589
TOTAL ACQUISITION	0.404	17,589
DEED AREA	91	3,963,960
REMAINDER AREA	-	-

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURVEY\414-E.dgn

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 "4" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
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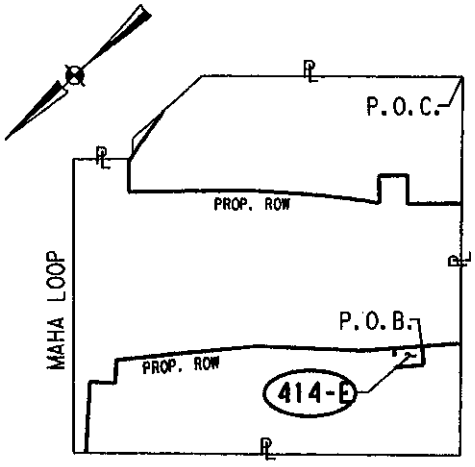

PARENT TRACT
INSET
N.T.S.

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
PL	PROPERTY LINE
BL	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

Texas Department of Transportation

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CPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF KENNETH C. NELSON

FILE	PROJECT		DISTRICT
P414-E-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	414-E	
	ACRES	SQUARE FEET
ACQUISITION	0.404	17,589
TOTAL ACQUISITION	0.404	17,589
DEED AREA	91	3,963,960
REMAINDER AREA	–	–

FILE: N:\Lone Star Infrastructure 315.20544001\CAD\S415SURUP414-E.dgn

County:	Travis	**Segment:** 4
Parcel No.:	431	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 431

DESCRIPTION OF A 52,322 SQUARE FOOT, 1.201 ACRE PARCEL OF LAND SITUATED IN THE A. M. LEAVY SURVEY, ABSTRACT NO. 481, TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 1.196 ACRE TRACT OF LAND DESCRIBED IN NINE (9) DEEDS FROM BESSIE EDWARDS, ET AL (AS SEPARATE AND PARTIAL INTERESTS) TO LYLE E. WALL AND WIFE, IRMA L. WALL, SAID NINE (9) DEEDS EACH DATED JANUARY 25, 1999, RECORDED IN VOLUME 13367, PAGES 2956 THROUGH 2990 OF THE REAL PROPERETY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID 52,322 SQUARE FOOT, 1.201 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 5/8-inch bolt found on the existing northwest line of a called 39.05 acre tract of land described in a deed from Daniel W. Ates, III, et al to Moon Yun Cho and Song Moo Shim, dated December 7, 1984, recorded in Volume 8944, Page 358 R.P.R.T.C., Texas and for the northeast corner of a called 3.00 acre tract of land described in a deed from George M. Carter to Salas & Morales, Inc., dated February 16, 1998, recorded in Volume 13128, Page 748 R.P.R.T.C.;

THENCE, South 43° 00' 39" West, with the southeasterly line of said 3.00 acre tract and the common northwesterly line of said 39.05 acre tract, at a distance of 40.13 feet pass a calculated point for north corner of a called 2.00 acre tract of land described in a deed from Robert Thomas Shorts, et al to Adam Alexander, dated June 30, 2003, recorded in Document No. 2005090318 O.P.R.T.C., from which a found 3/8 inch iron rod bears South 01° 37' 23" East, a distance of 1.11 feet, continuing with the southeasterly line of said 3.00 acre tract and the common northwesterly line of said 2.00 acre tract, at a distance of 114.11 feet pass a 1/2-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum disk set in the proposed easterly right of way line of S.H. 130 (width varies), continuing with said common line, a total distance of 245.31 feet to the east corner of said 1.196 acre tract, for the east corner and **POINT OF BEGINNING** of the herein described parcel, from which a found 2-inch iron pipe bears South 12° 41' 04" East, a distance of 2.10 feet;

County:	Travis	**Segment:** 4
Parcel No.:	431	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

1) **THENCE,** South 43° 00' 39" West, with the southeasterly line of said 1.196 acre tract and the common northwesterly line of said 2.00 acre tract, a distance of 620.45 feet to a calculated point on the existing easterly right of way line of U.S. 183 (100 foot width) for the most westerly corner of said 2.00 acre tract, the southwest corner of said 1.196 acre tract and for the southwest corner of the herein described parcel, from which a found 1-inch iron rod bears North 43° 00' 39" East, a distance of 1.46 feet;

2) **THENCE,** North 01° 59' 47" West, with the existing easterly right of way line of said U.S. 183 and the common westerly line of said 1.196 acre tract, a distance of 238.49 feet to a calculated point for the southwest corner of the aforementioned 3.00 acre tract, the northwest corner of said 1.196 acre tract and for the northwest corner of the herein described parcel, from which a found 3/4-inch iron pipe bears North 63° 28' 48" East, a distance of 1.80 feet;

3) **THENCE,** North 63° 28' 48" East, with the southerly line of said 3.00 acre tract and the common northerly line of said 1.196 acre tract, a distance of 482.29 feet to the **POINT OF BEGINNING**, containing 52,322 square feet, 1.201 acres of land.

Notes:

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

County:	Travis	**Segment:** 4
Parcel No.:	431	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

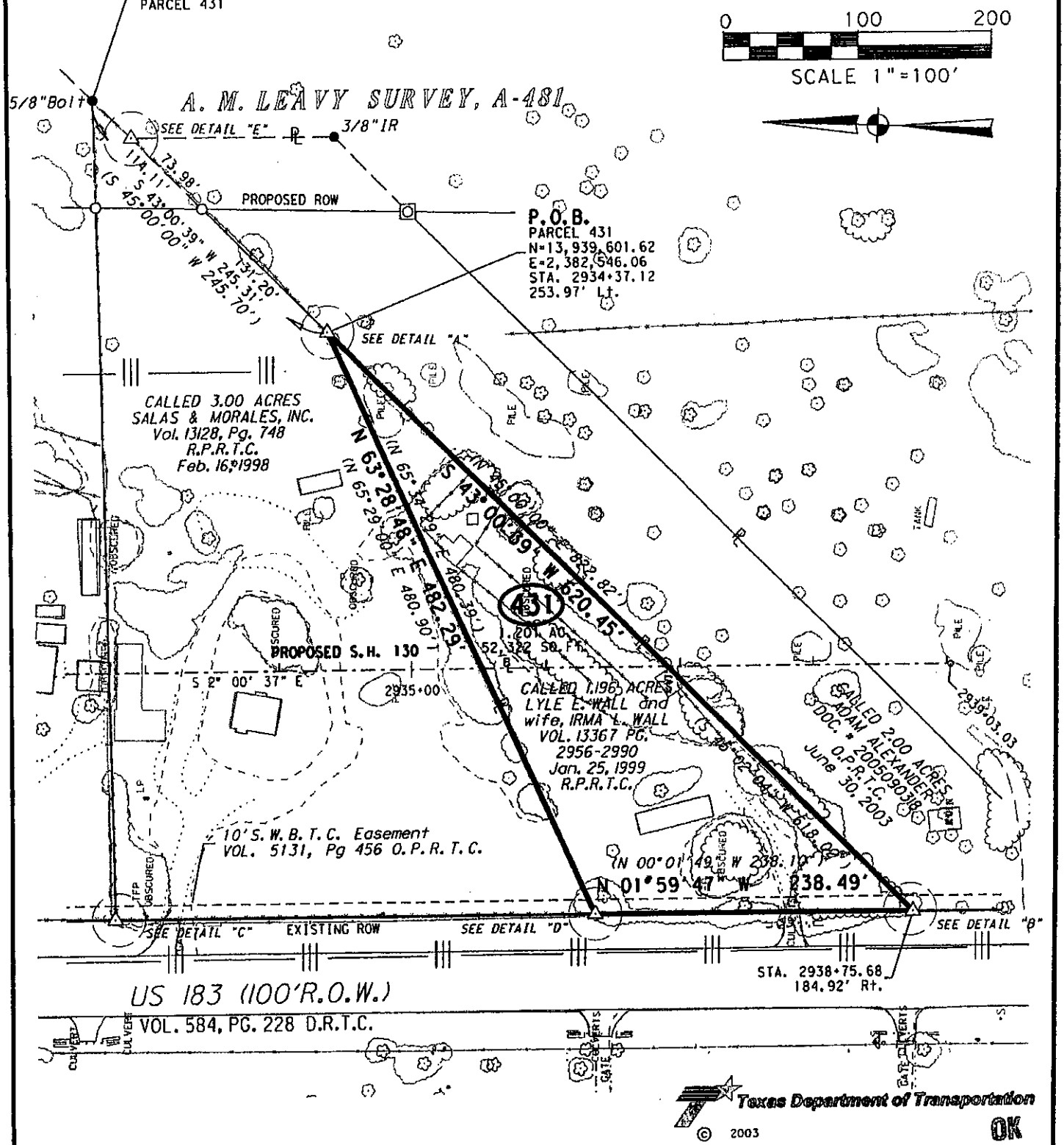
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 13th day of March, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

PAGE 4 OF 5
03/13/06 R2

PLAT TO ACCOMPANY PARCEL DESCRIPTION



RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6389
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF LYLE E. WALL, et ux			
FILE P431-R2	PROJECT STATE HIGHWAY 130		DISTRICT AUS
SCALE 1" = 100'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C.S.J. NO. 0440-06-008	COUNTY TRAVIS

PARCEL NUMBER	431	
	ACRES	SQUARE FEET
ACQUISITION	1.201	52,322
TOTAL ACQUISITION	1.201	52,322
DEED AREA	1.196	52,098
REMAINDER AREA	0	0

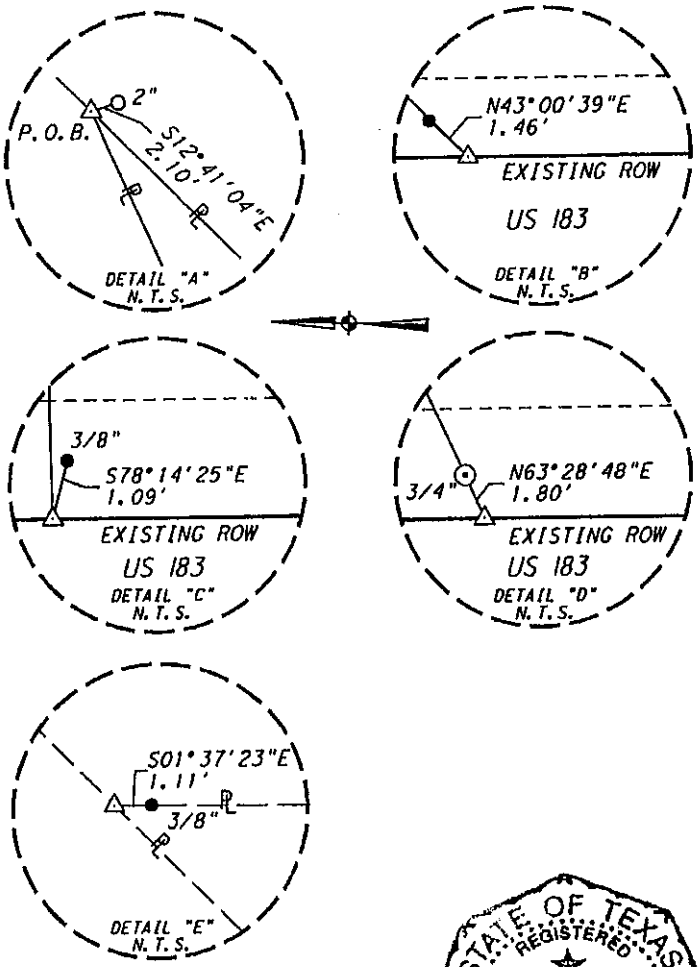
FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA4312.dgn

PAGE 5 OF 5
03/13/06 R2

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAT83 (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
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. 03070580, EFFECTIVE DATE: DECEMBER 14, 2005.
4. THIS TRACT IS SUBJECT TO AN AMBIGUOUS ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOULME 556, PAGE 1 OF THE REAL PROPERTY OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY.
5. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR THE INFORMATIONAL PURPOSES ONLY.



LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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
[ ]	SEGMENT 3 DATA

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation
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6810 LEE ROAD
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GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
LYLE E. WALL, et ux

FILE	PROJECT		DISTRICT
P431-R2	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 100'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	431	
	ACRES	SQUARE FEET
ACQUISITION	1.201	52,322
TOTAL ACQUISITION	1.201	52,322
DEED AREA	1.196	52,098
REMAINDER AREA	0	0

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA4312.dgn

County:	Travis	**Segment:** 4
Parcel No.:	1423	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 1423

DESCRIPTION OF A 98,853 SQUARE FOOT, 2.269 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A THE RESIDUE OF A CALLED 58.96 ACRE TRACT OF LAND DESCRIBED IN DEED FROM SAMUEL BRUNER HORTON AS INDEPENDENT EXECUTOR OF THE ESTATE OF HENRY ALLAN HORTON, JR. TO NANCY A. WILBUR, DATED OCTOBER 26, 1988 AND RECORDED UNDER VOLUME 10818, PAGE 295 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID RESIDUE TRACT BEING DESCRIBED AS 5.31 ACRES OF LAND IN VOLUME 1644, PAGE 118 OF THE DEED RECORDS OF TRAVIS COUNTY, (D.R.T.C.) TEXAS, SAID RESIDUE ALSO LYING ON THE NORTH SIDE OF MOORE ROAD,SAID 98,853 SQUARE FOOT, 2.269 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1-inch pinched-top pipe found on the northerly line of said 5.31 acre tract and for a southerly exterior corner of a called 44.16 acre tract described in a deed from Hilliard A. Nelson to Jimmy Don Collier and wife, Mary Linda Allison Collier, dated May 1, 1981, recorded in Volume 7964, Page 577 D.R.T.C. and for the southwest corner of a called 10 acre tract of land described in a deed from Hilliard A. Nelson to William W. Yelderman and Mikki Yelderman, dated January 29, 1974 and recorded in Volume 4830, Page 1275 D.R.T.C.;

THENCE, North 62° 22' 42" West, with the southerly line of said 44.16 acre tract and the common northerly line of said 5.31 acre tract, a distance of 773.83 feet to a 3/4-inch iron rod (565.18 feet left of and radial to S.H. 130 proposed baseline station 2,725+67.07) found on the proposed easterly right of way line of S.H. 130 (R.O.W. width varies), for the northwest corner and **POINT OF BEGINNING** of the herein described parcel, also being the most northerly southeast corner of a called 75.81 acre tract of land described as "Tract One" in a deed from Hal Berdoll and Lisa Berdoll to Verlin Callahan and Murray Callahan, co-trustees of the Callahan General Store of Austin, dated December 30, 1986 and recorded in Volume 10058, Page 838 D.R.T.C.;

OK

County:	Travis	**Segment:** 4
Parcel No.:	1423	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, across said 5.31 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following two (2) courses:

1) South 53° 46' 11" East, a distance of 529.84 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 northeast corner of the herein described parcel;

2) South 19° 02' 52" West, a distance of 113.56 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 occupied northerly right of way line of Moore Road (R.O.W. width varies) and the common southerly line of said 5.31 acre tract, being 1,033.86 feet left of and radial to S.H. 130 proposed baseline station 2,728+41.14, for the southeast corner of the herein described parcel;

3) **THENCE,** North 70° 15' 04" West, with the southerly line of said 5.31 acre tract and the occupied northerly right of way line of said Moore Road, a distance of 416.18 feet to a calculated point for an exterior corner of said 5.31 acre tract and for an exterior corner of the herein described parcel;

4) **THENCE,** North 56° 15' 21" West, continuing with the southerly line of said 5.31 acre tract and the occupied northerly right of way line of said Moore Road, a distance of 130.22 feet to a calculated point for the southwest corner of said 5.31 acre tract and for the southwest corner of the herein described parcel;

5) **THENCE**, North 27° 51' 01" East, continuing with the occupied northerly right of way line of said Moore Road and the westerly line of said 5.31 acre tract, at a distance of 2.85 feet pass a 3/4-inch iron rod found for the southeast corner of the aforementioned 75.81 acre tract, continuing with the westerly line of said 5.31 acre tract and the common easterly line of said 75.81 acre tract for a total distance of 234.72 feet to the **POINT OF BEGINNING**, containing 98,853 square feet, 2.269 acres of land.

OK

County:	Travis	**Segment:** 4
Parcel No.:	1423	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

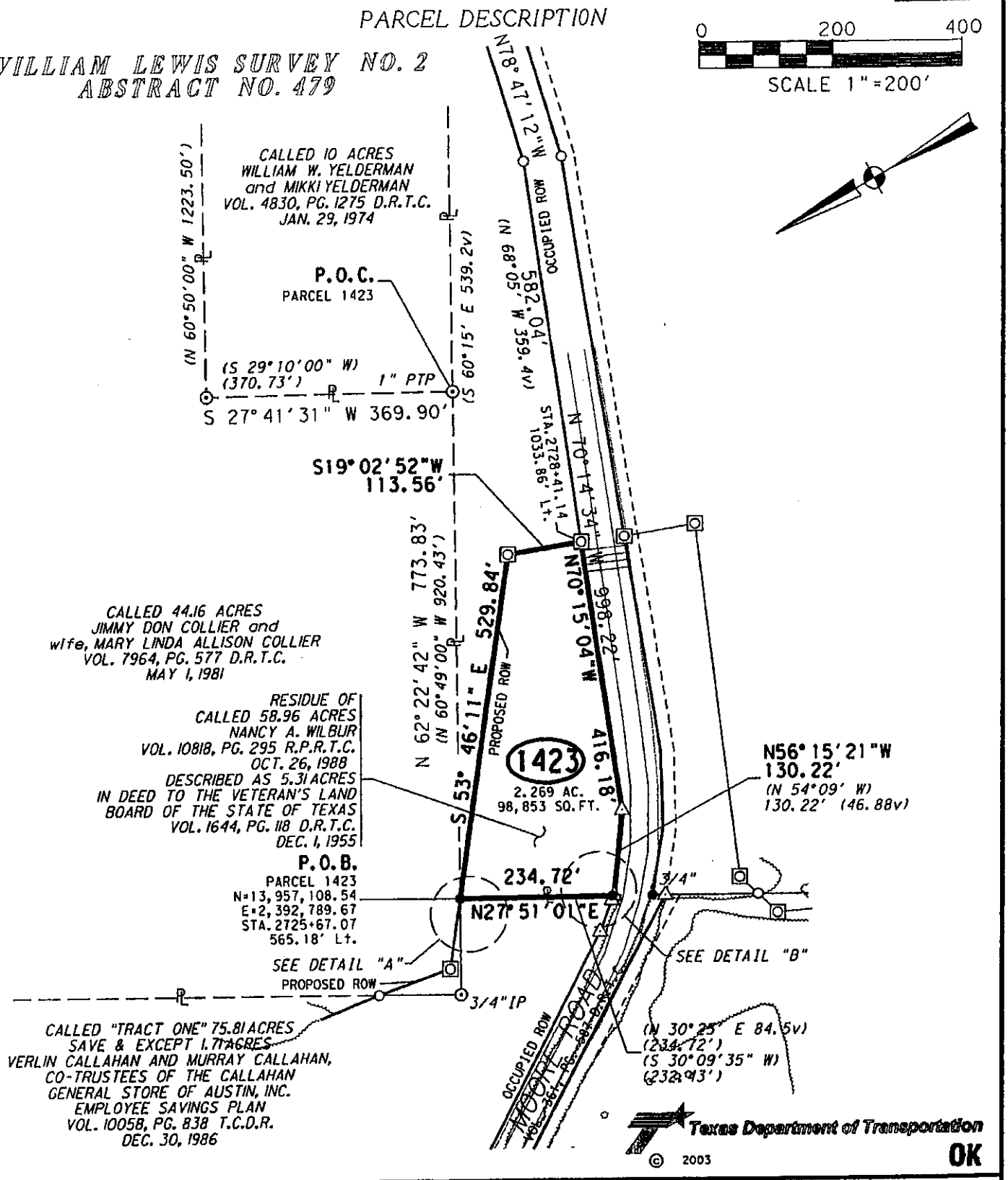
Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 4 OF 6
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION



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SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF NANCY A. WILBUR

FILE	PROJECT	DISTRICT
P1423-R1	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
1" = 200'	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	1423	
	ACRES	SQUARE FEET
ACQUISITION	2.269	98,853
TOTAL ACQUISITION	2.269	98,853
DEED AREA	5.31	231,304
REMAINDER AREA	3.04	132,451

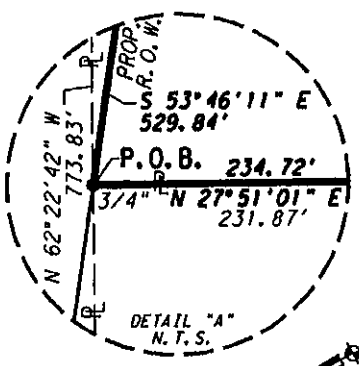
FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA1423.dgn

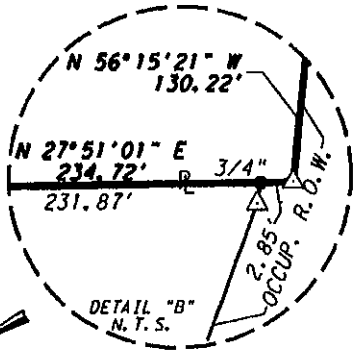
EXHIBIT "___"

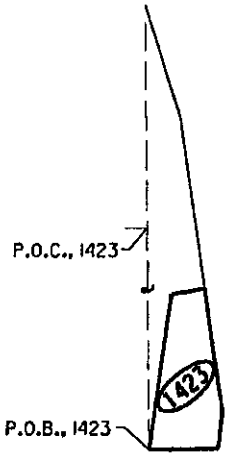
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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 "4" 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. 4020426, EFFECTIVE DATE: JANUARY 9, 2006.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.







PARENT TRACT INSET
N.T.S.

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
PL	PROPERTY LINE
BL	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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
PTP	PINCHED TOP PIPE

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation

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RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF NANCY A. WILBUR

FILE	PROJECT		DISTRICT
P1423-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	1423	
	ACRES	SQUARE FEET
ACQUISITION	2.269	98,853
TOTAL ACQUISITION	2.269	98,853
DEED AREA	5.31	231,304
REMAINDER AREA	3.04	132,451

FILE: N:\Lone Star Infrastructure 315\2054400\CAD\S415SURUPA1423.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 6 of 6

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 1423

A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 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 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:

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

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	**Segment:** 4
Parcel No.:	1426	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 1426

DESCRIPTION OF A 35,062 SQUARE FOOT, 0.805 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 6.00 ACRE TRACT OF LAND DESCRIBED IN DEED FROM LOLA GIBSON, A.K.A. LORINE GIBSON TO MARIA SOLIS, DATED MAY 31, 1996 AND RECORDED UNDER VOLUME 12702, PAGE 1870 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID 35,062 SQUARE FOOT, 0.805 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the northerly line of Tract 2 of Triplett Hideaway, a subdivision shown on the plat thereof, recorded in Volume 79, Page 386 of the Plat Records of Travis County, Texas, the southeast corner of a called 10.00 acre tract of land described in a deed from NCNB, Texas National Bank to the Veterans Land Board of the State of Texas, dated Oct. 15, 1990 and recorded in Volume 11295, Page 859 R.P.R.T.C., being that same 10.00 acres described in contract of sale and purchase from the Veterans Land Board of the State of Texas to Darrin L. Sleezer, dated October 5, 1990 and recorded in Volume 11295, Page 863 R.P.R.T.C., and for the common southwest corner of said 6.00 acre tract;

THENCE, North 28° 26' 01" East, with the easterly line of said 10.00 acre tract and the common westerly line of said 6.00 acre tract, a distance of 706.00 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed westerly right of way line of S.H. 130 (width varies), (693.18 feet right of and perpendicular to S.H. 130 proposed baseline station 2721+83.13) for the southwest corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE,** North 28° 26' 01" East, continuing said common line, a distance of 64.91 feet to a 1/2-inch iron rod found bent on the occupied southerly right of way line of Moore Road (R.O.W. width varies) for the northeasterly corner of said 10.00 acre tract, the northwesterly corner of said 6.00 acre tract and for the northwest corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	1426	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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,** South 62° 09' 45" East, with the occupied southerly right of way line of said Moore Road and with the common northerly line of said 6.00 acre tract, a distance of 339.13 feet to a 1/2-inch iron rod found on the westerly line of a called 33.10 acre tract of land described in deed from A. J. Holloway to Howard Lee Willis, dated May 19, 1967 and recorded in Volume 3298, Page 1230 R.P.R.T.C., for the northeasterly corner of said 6.00 acre tract, the northeasterly corner of the herein described parcel;

3) **THENCE,** South 28° 32' 45" West, with the westerly line of said 33.10 acre tract and the common easterly line of said 6.00 acre tract, a distance of 152.39 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, being 412.42 feet right of and perpendicular to proposed S.H. 130 baseline station 2724+25.89, on the proposed westerly right of way line said S.H. 130 and on the arc of a curve to the left, for the southeast corner of the herein described parcel;

4) **THENCE,** in a northwesterly direction, with the arc of said curve to the left, having a radius of 2,004.85 feet, a central angle of 09°59'17", an arc length of 349.50', a chord bearing of North 47° 38' 58" West and a chord distance of 349.05 feet to the **POINT OF BEGINNING,** containing 35,062 square feet, 0.805 acre of land.

Notes:

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

OK

County:	Travis	**Segment:** 4
Parcel No.:	1426	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

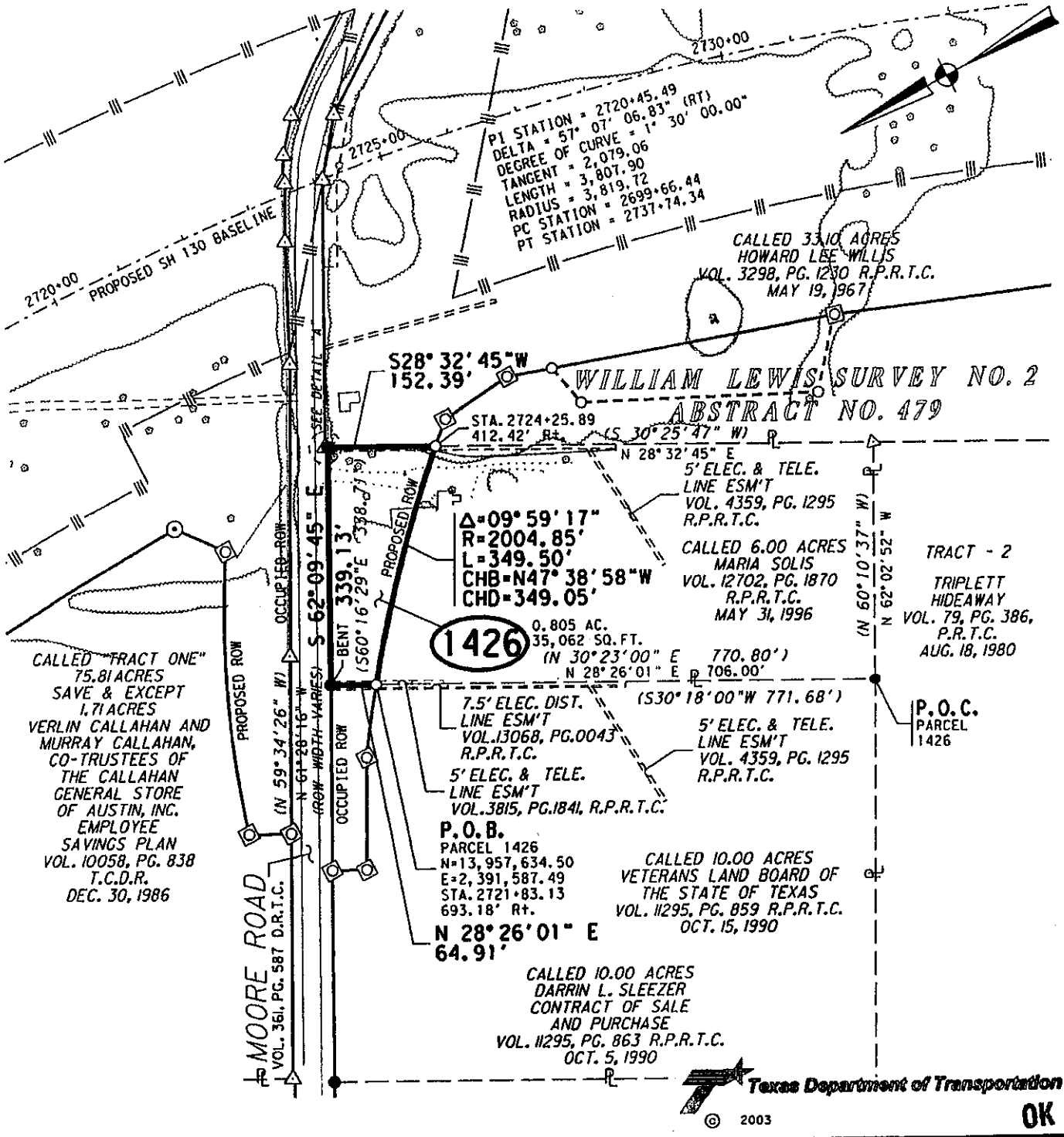
STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 4 OF 6
02/27/06 R1

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

0 200 400
SCALE



OK

RODS
Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF
MARIA SOLIS

FILE	PROJECT	DISTRICT
P426-R1	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
1" = 200'	HP 1196 (1) / 0440-06-008	TRAVIS

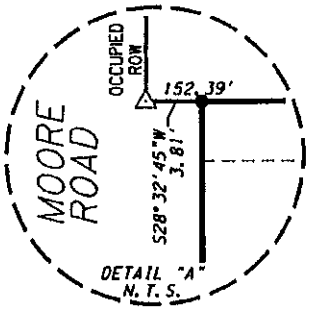
PARCEL NUMBER	1426	
	ACRES	SQUARE FEET
ACQUISITION	0.805	35,062
TOTAL ACQUISITION	0.805	35,062
DEED AREA	6.00	261,360
REMAINDER AREA	5.20	226,298

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S41SSURUPA4260.dgn

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 "4" 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. 4030074, EFFECTIVE DATE: DECEMBER 13, 2005.
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
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation

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OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF MARIA SOLIS

FILE	PROJECT		DISTRICT
P426-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	1426	
	ACRES	SQUARE FEET
ACQUISITION	0.805	35,062
TOTAL ACQUISITION	0.805	35,062
DEED AREA	6.00	261,360
REMAINDER AREA	5.20	226,298

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA4260.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 6 of 6

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 1426

A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 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 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:

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

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	**Segment:** 4
Parcel No.:	1435	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 1435

DESCRIPTION OF A 58,936 SQUARE FOOT, 1.3530 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF A CALLED 58.96 ACRE TRACT OF LAND DESCRIBED IN DEED FROM SAMUEL BRUNER HORTON AS INDEPENDENT EXECUTOR OF THE ESTATE OF HENRY ALLAN HORTON, JR. TO NANCY A. WILBUR, DATED OCTOBER 26, 1988 AND RECORDED UNDER VOLUME 10818, PAGE 295 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID RESIDUE TRACT LYING ON THE SOUTH SIDE OF MOORE ROAD, SAID 58,936 SQUARE FOOT, 1.3530 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED AS PART ONE CONTAINING 58,924 SQUARE FEET, 1.3527 ACRES AND PART TWO CONTAINING 12 SQUARE FEET, 0.0003 ACRE, BY METES AND BOUNDS AS FOLLOWS:

PART 1 (58,924 square feet, 1.3527 acre)

COMMENCING for reference at a set 1/2-inch iron rod with TxDOT aluminum cap on the occupied southerly right of way line of Moore Road (R.O.W. width varies) for a corner of said 58.96 acre tract, from which a 1/2-inch iron rod found for the northeast corner of the residue of said 58.96 acre tract and the common northwest corner of a called 30.76 acre tract of land described in deed from Nancy A. Wilbur and Sarah Frances Dorsch to Cater Joseph, dated November 15, 2002 and recorded in document number 2002224103 R.P.R.T.C., bears South 78° 49' 22" East, a distance of 482.11 feet and South 62° 04' 24" East, a distance of 837.75 feet;

THENCE, North 71° 04' 22" West, with the occupied southerly right of way line of said Moore Road and the common northerly line of said 58.96 acre tract, a distance of 582.59 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 easterly right of way line of S.H. 130 (R.O.W. width varies), (1,025.29 feet left of and radial to S.H. 130 proposed baseline station 2728+92.81) for the northeast corner and **POINT OF BEGINNING** of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	1435	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, across said 58.96 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following three (3) courses:

1) South 18° 25' 47" West, a distance of 108.15 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 southeast corner of the herein described parcel;

2) North 68° 40' 56" West, a distance of 544.35 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 an interior corner of the herein described parcel;

3) South 72° 03' 06" West, a distance of 37.72 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the westerly line of said 58.96 acre tract and the common easterly line of a called 33.10 acre tract of land described in deed from A. J. Holloway to Howard Lee Willis, dated May 19, 1967 and recorded in Volume 3298, Page 1230 R.P.R.T.C., for the southwesterly corner of the herein described parcel;

4) **THENCE,** North 27° 56' 26" East, with the westerly line of said 58.96 and the common easterly line of said 33.10, at a distance of 138.91 feet pass a calculated point on the occupied southerly right of way line of said Moore Road for the northeast corner of said 33.10 acre tract, continuing for a total distance of 158.49 feet to a 3/4-inch iron rod found for an angle point in said occupied southerly right of way line, for the northwest corner of said 58.96 acre tract and for the northwest corner of the herein described parcel;

5) **THENCE,** South 53° 00' 22" East, with the occupied southerly right of way line of said Moore Road and the common northerly line of said 58.96 acre tract, a distance of 104.44 feet to a calculated point, for a corner of the herein described parcel;

6) **THENCE,** South 63° 19' 22" East, continuing with the occupied southerly right of way line of said Moore Road and the common northerly line of said 58.96 acre tract, a distance of 119.17 feet to a calculated point, for a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	1435	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

7) **THENCE,** South 71° 04' 22" East, continuing with the occupied southerly right of way line of said Moore Road and the common northerly line of said 58.96 acre tract, a distance of 330.91 feet to the **POINT OF BEGINNING,** containing 58,924 square feet, 1.3527 acre of land.

PART 2 (12 square feet, 0.0003 acre)

COMMENCING for reference at a set 1/2-inch iron rod with TxDOT aluminum cap on the occupied southerly right of way line of Moore Road (R.O.W. width varies) for a corner of said 58.96 acre tract, from which a 1/2-inch iron rod found for the northeast corner of the residue of said 58.96 acre tract and the common northwest corner of a called 30.76 acre tract of land described in deed from Nancy A. Wilbur and Sarah Frances Dorsch to Cater Joseph, dated November 15, 2002 and recorded in document number 2002244103 R.P.R.T.C., bears South 78° 49' 22" East, a distance of 482.11 feet and South 62° 04' 24" East, a distance of 837.75 feet;

THENCE, North 71° 04' 22" West, with the occupied southerly right of way line of said Moore Road and the common the northerly line of said 58.96 acre tract, a distance of 582.59 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 easterly right of way line of S.H. 130;

THENCE, across said 58.96 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following three (3) courses:

South 18° 25' 47" West, a distance of 108.15 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);

North 68° 40' 56" West, a distance of 544.35 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);

South 72° 03' 06" West, a distance of 37.72 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the westerly line of said 58.96 acre tract and the common easterly line of a called 33.10 acre tract of land described in deed from A. J. Holloway to Howard Lee Willis, dated May 19, 1967 and recorded in Volume 3298, Page 1230 R.P.R.T.C.;

OK

County:	Travis	**Segment:** 4
Parcel No.:	1435	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, South 27° 56' 26" West, with the westerly line of said 58.96 acre tract and the easterly line of said 33.10 acre tract, a distance of 384.62 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the proposed easterly right of way line of said S.H. 130 (379.91 feet left of and perpendicular to S.H. 130 proposed baseline station 2732+93.43) for the north corner and **POINT OF BEGINNING** of the herein described parcel;

8) **THENCE,** South 23° 14' 29" West, across said 58.96 acre tract and with the proposed easterly right of way line of said S.H. 130, a distance of 16.90 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the southerly line of said 58.96 acre tract and the common northerly line of a called 58.67 acre tract described in probate cause number 74,356 of probate court number 1, recorded in Volume 2306, Page 1257 of the Probate Records of Travis County (P.R.T.C.), Texas, and conveyed to Sarah Frances Horton Dorsch from Samuel B. Horton, as independent executor of the Estate of Hazel B. Horton by order approving inventory, appraisement and list of claims, dated May 1, 2001 and recorded in Volume 2328, Page 1414 P.R.T.C., being 380.63 feet left of and perpendicular to S.H. 130 proposed baseline station 2733+08.78, for the southeast corner of the herein described parcel;

9) **THENCE,** North 62° 35' 57" West, with the southerly line of said 58.96 acre tract and the common northerly line of said 58.67 acre tract, a distance of 1.38 feet to a calculated point for the northwest corner of said 58.67 acre tract, the common southwest corner of said 58.96 acre tract and for the southwest corner of the herein described parcel, from which a 1/2-inch iron pipe found in concrete bears South 62° 35' 57" East, a distance of 0.70 feet;

10) **THENCE,** North 27° 56' 26" East, with the westerly line of said 58.96 acre tract and the easterly line of said 33.10 acre tract, a distance of 16.86 feet to the **POINT OF BEGINNING**, containing 12 square feet, 0.0003 acre of land.

County:	Travis	**Segment:** 4
Parcel No.:	1435	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

Notes:

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

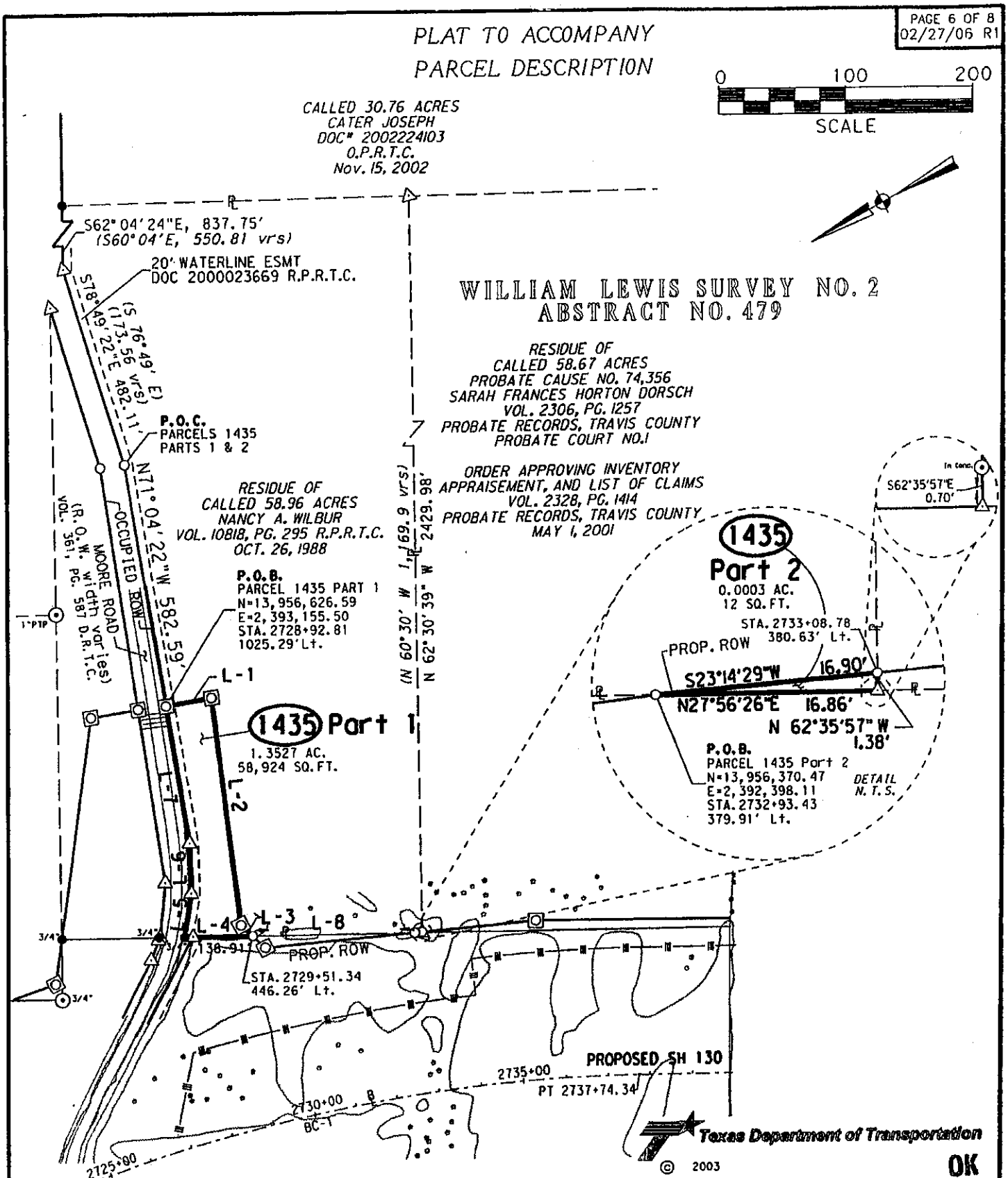
I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK



RODS Surveying, Inc. 6810 LEE ROAD SPRING, TEXAS 77379 TEL (281) 379-6388 FAX (281) 379-1602	PARCEL PLAT SHOWING PROPERTY OF NANCY A. WILBUR		
FILE P1435-R1	PROJECT STATE HIGHWAY 130		DISTRICT AUS
SCALE 1" = 200'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C.S.J. NO. 0440-06-008	COUNTY TRAVIS

PARCEL NUMBER	1435	
	ACRES	SQUARE FEET
PART 1	1.3527	58,924
PART 2	0.0003	12
TOTAL ACQUISITION	1.3530	58,936
SURVEYED AREA	39.089	1,702,722
REMAINDER AREA	37.736	1,643,786

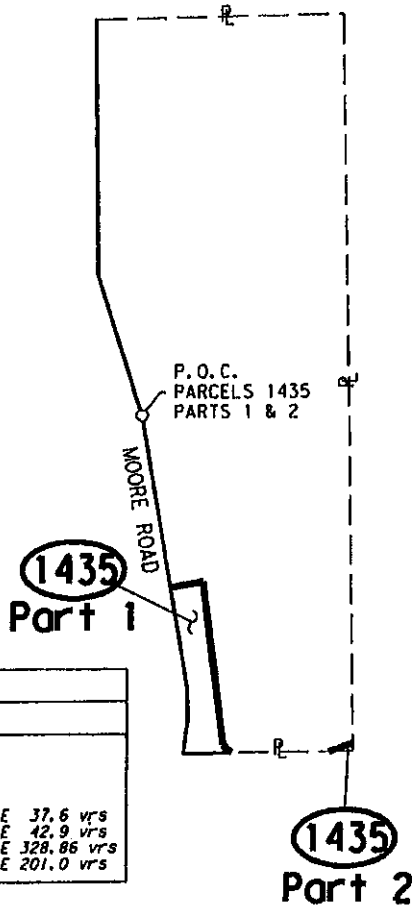
FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA1435.dgn

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 "4" 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. 4030078, EFFECTIVE DATE: FEBRUARY 23, 2004.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

BASELINE CURVE DATA
BC-1
PI STATION = 2720+45.49
DELTA = 57° 07' 06.83" (RT)
DEGREE OF CURVE = 1° 30' 00.00"
TANGENT = 2,079.06
LENGTH = 3,807.90
RADIUS = 3,819.72
PC STATION = 2699+66.44
PT STATION = 2737+74.34



LINE TABLE			
LINE	BEARING	DIST	CALLED
L-1	S18°25'47"W	108.15'	
L-2	N68°40'56"W	544.35'	
L-3	S72°03'06"W	37.72'	
L-4	N27°56'26"E	158.49'	
L-5	S53°00'22"E	104.44'	S51°00'E 37.6 vrs
L-6	S63°19'22"E	119.17'	S61°19'E 42.9 vrs
L-7	S71°04'22"E	330.91'	S69°04'E 328.86 vrs
L-8	N27°56'26"E	384.62'	N30°25'E 201.0 vrs

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)
○	1/2" IRON ROD W/TX 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
PL	PROPERTY LINE
BL	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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
PTP	PINCHED TOP PIPE

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

Larry W. Smith

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Texas Department of Transportation © 2003

OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6368
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF NANCY A. WILBUR

FILE	PROJECT		DISTRICT
P1435-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	1435	
	ACRES	SQUARE FEET
PART 1	1.3527	58,924
PART 2	0.0003	12
TOTAL ACQUISITION	1.3530	58,936
SURVEYED AREA	39.089	1,702,722
REMAINDER AREA	37.736	1,643,786

FILE: N:\Lone Star Infrastructure 315\2054400\CAD\5415SURUPA1435.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 8 of 8

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 1435

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

PART 1
Not Applicable – The remainder of the property does not abut the S.H. 130 service/access roads of the foregoing property description.

PART 2
Access will be permitted from the beginning of Call 8 to the end of Call 8, of the foregoing property descrition.

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

PART 1
Not Applicable – The remainder of the property does not abut the S.H. 130 service/access roads of the foregoing property description.

PART 2
All access will not be denied.

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	**Segment:** 4
Parcel No.:	1436	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 1436

DESCRIPTION OF A 13,327 SQUARE FOOT, 0.306 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF A CALLED 58.67 ACRE TRACT DESCRIBED IN PROBATE CAUSE NUMBER 74,356 OF PROBATE COURT NUMBER 1, RECORDED IN VOLUME 2306, PAGE 1257 OF THE PROBATE RECORDS OF TRAVIS COUNTY (P.R.T.C.), TEXAS, AND CONVEYED TO SARAH FRANCES HORTON DORSCH FROM SAMUEL B. HORTON AS INDEPENDENT EXECUTOR OF THE ESTATE OF HAZEL B. HORTON BY ORDER APPROVING INVENTORY, APPRAISEMENT AND LIST OF CLAIMS, DATED MAY 1, 2001 AND RECORDED IN VOLUME 2328, PAGE 1414 P.R.T.C., SAID 13,327 SQUARE FOOT, 0.306 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 5/8-inch iron rod with cap found for the southwest corner of a called 30.76 acre tract of land described in deed from Nancy A. Wilbur and Sarah Frances Dorsch to Cater Joseph, dated November 15, 2002 and recorded in document number 2002224103 of the Official Public Records of Travis County (O.P.R.T.C.), Texas and for the southeast corner of the residue of said 58.67 acre tract;

THENCE, North 62° 08' 03" West, with the southerly line of said 58.67 acre tract, a distance of 170.41 feet to a 1/2-inch iron rod found for the northeasterly corner of a called 328.490 acre tract of land described as "Tract II" in a deed from Henry J. Gilfillian to Dagat, Ltd., dated June 2, 1999 and recorded in document number 1999047963 O.P.R.T.C.;

THENCE, North 62° 31' 34" West, with the northerly line of said 328.490 acre tract and the common southerly line of said 58.67 acre tract, a distance of 1,736.12 feet to a calculated point for an angle point in said common line;

OK

County:	Travis	**Segment:** 4
Parcel No.:	1436	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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, North 59° 10' 42" West, continuing with said common line, a distance of 509.71 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) on the proposed easterly right of way line of S.H. 130 (R.O.W. width varies), (366.97 feet left of and perpendicular to S.H. 130 proposed baseline station 2739+93.12) for the most southerly corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE,** North 59° 10' 42" West, continuing with said common line, a distance of 20.07 feet to a 1/2-inch iron pipe found for the southeasterly corner of a called 33.10 acre tract of land described in deed from A. J. Holloway to Howard Lee Willis, dated May 19, 1967 and recorded in Volume 3298, Page 1230 of the Real Property Records of Travis County (R.P.R.T.C.), Texas, the southwesterly corner of said 58.67 acre tract and for the most westerly corner of the herein described parcel;

2) **THENCE,** North 27° 56' 26" East, with the easterly line of said 33.10 acre tract and the common westerly line of said 58.67 acre tract, a distance of 728.34 feet to a calculated point for the southwesterly corner of a called 58.96 acre tract of land described in deed from Samuel Bruner Horton as independent executor of the Estate of Henry Allan Horton, Jr. to Nancy A. Wilbur, dated October 26, 1988 and recorded in Volume 10818, Page 295 R.P.R.T.C., the northwesterly corner of said 58.67 acre tract and for the most northerly corner of the herein described parcel., from which a 1/2-inch iron pipe found in concrete bears South 62° 35' 57" East, a distance of 0.70 feet;

3) **THENCE,** South 62° 35' 57" East, a distance of 1.38 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, being 380.63 feet left of and radial to S.H. 130 proposed baseline station 2733+08.78, for the most easterly corner of the herein described parcel;

THENCE, across the residue of said 58.67 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following two (2) courses:

4) South 23° 14' 29" West, a distance of 268.39 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 a corner of the herein described parcel;

OK

County:	Travis	**Segment:** 4
Parcel No.:	1436	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

5) **THENCE**, South 28° 21' 14" West, at a distance of 243.11 feet pass a 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) set 368.68 feet left of and perpendicular to proposed S.H. 130 baseline station 2737+74.34, continuing for a total distance of 461.89 feet to the **POINT OF BEGINNING**, containing 13,327 square feet, 0.306 acres of land.

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

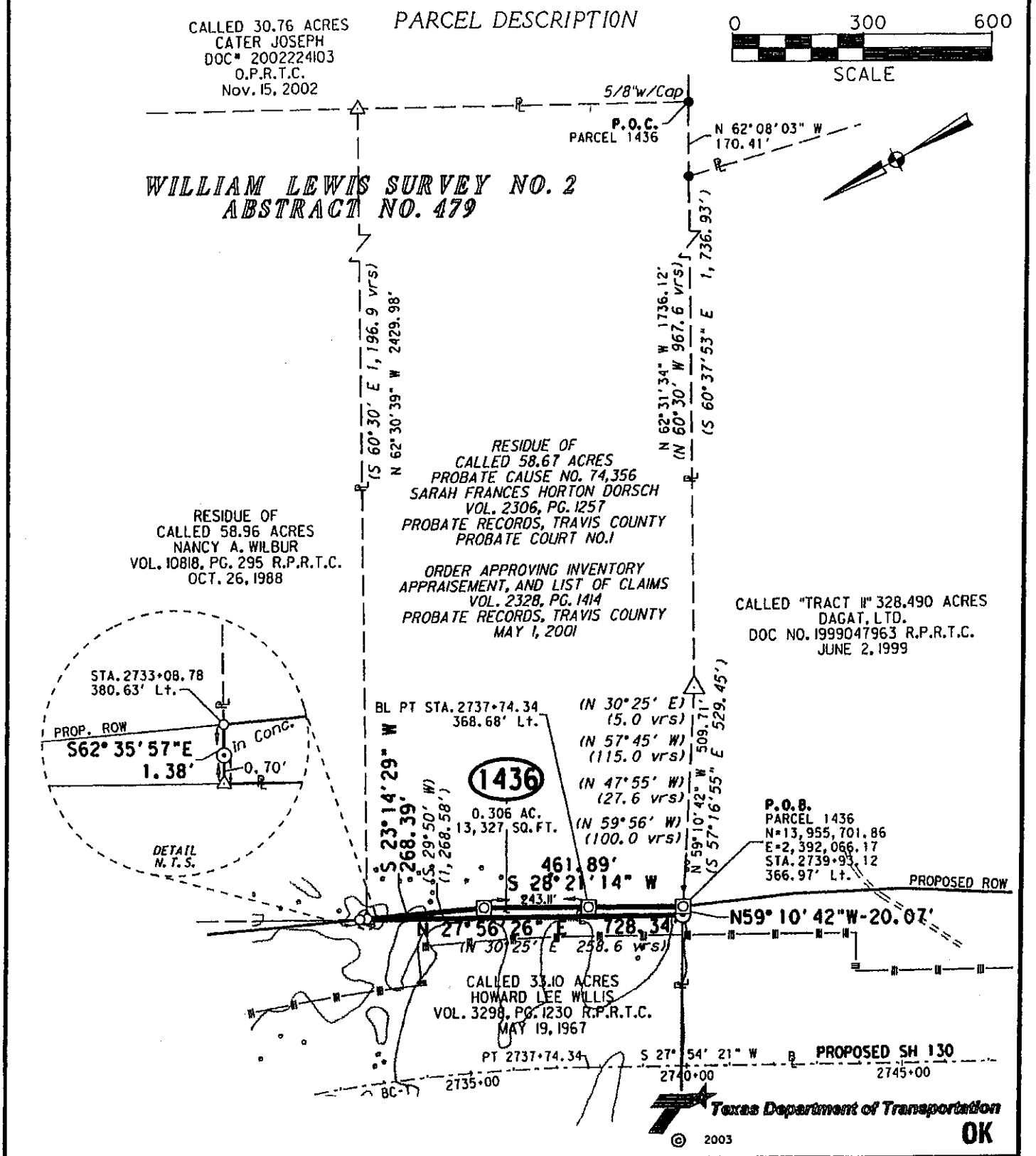
Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 4 OF 6
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION



RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
SARAH FRANCES HORTON DORSCH

FILE	PROJECT		DISTRICT
P426-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 300'	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	1436	
	ACRES	SQUARE FEET
ACQUISITION	0.306	13,327
TOTAL ACQUISITION	0.306	13,327
SURVEYED AREA	42.201	1,838,258
REMAINDER AREA	41.895	1,824,931

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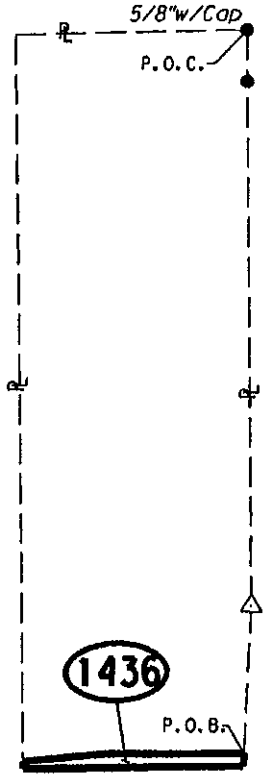
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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 "4" 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. 4030078, EFFECTIVE DATE: FEBRUARY 23, 2004.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

BASELINE CURVE DATA
BC-1
PI STATION = 2720+45.49
DELTA = 57° 07' 06.83" (RT)
DEGREE OF CURVE = 1° 30' 00.00"
TANGENT = 2,079.06
LENGTH = 3,807.90
RADIUS = 3,819.72
PC STATION = 2699+66.44
PT STATION = 2737+74.34



LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
o	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
℄	PROPERTY LINE
℄	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation

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OK

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6810 LEE ROAD
SPRING, TEXAS 77379
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FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF SARAH FRANCES HORTON DORSCH

FILE	PROJECT		DISTRICT
P426-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	1436	
	ACRES	SQUARE FEET
ACQUISITION	0.306	13,327
TOTAL ACQUISITION	0.306	13,327
SURVEYED AREA	42.201	1,838,258
REMAINDER AREA	41.895	1,824,931

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\S415SURUPA1436.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 6 of 6

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 1436

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 from the beginning of Call 4 to a point located 110 feet from the beginning of Call 4, 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 east remainder abutting the highway facility from a point located 110 feet from the beginning of Call 4 to the end of Call 5, of the foregoing property description.

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	**Segment:** 4
Parcel No.:	1439	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 1439

DESCRIPTION OF A 3,594 SQUARE FOOT, 0.083 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 44.16 ACRE TRACT DESCRIBED IN A DEED FROM HILLIARD A. NELSON TO JIMMY DON COLLIER AND WIFE, MARY LINDA ALLISON COLLIER, DATED MAY 1, 1981, RECORDED IN VOLUME 7964, PAGE 577 OF THE DEED RECORDS OF TRAVIS COUNTY (D.R.T.C.), TEXAS, SAID 3,594 SQUARE FOOT, 0.083 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1-inch pinched-top pipe found on the northerly line of the residue of a called 58.96 acre tract of land described in a deed from Samuel Bruner Horton, as independent Executor of the Estate of Henry Allan Horton, Jr. to Nancy A. Wilbur, dated October 26, 1988 and recorded in Volume 10818, Page 295 of the Real Property Records of Travis County (R.P.R.T.C.), Texas, said residue tract being described as 5.31 acres of land in Volume 1644, Page 118 D.R.T.C., for a southerly exterior corner of a said 44.16 acre tract and for the southwest corner of a called 10 acre tract of land described in a deed from Hilliard A. Nelson to William W. Yelderman and Mikki Yelderman, dated January 29, 1974 and recorded in Volume 4830, Page 1275 D.R.T.C.;

THENCE, North 62° 22' 42" West, with the southerly line of said 44.16 acre tract and the common northerly line of said 5.31 acre tract, a distance of 773.83 feet to a 3/4-inch iron rod (565.18 feet left of and radial to S.H. 130 proposed baseline station 2,725+67.07) found on the proposed easterly right of way line of S.H. 130 (R.O.W. width varies), for the southerly corner and **POINT OF BEGINNING** of the herein described parcel, also being the most northerly southeast corner of a called 75.81 acre tract of land described as "Tract One" in a deed from Hal Berdoll and Lisa Berdoll to Verlin Callahan and Murray Callahan, co-trustees of the Callahan General Store of Austin, dated December 30, 1986 and recorded in Volume 10058, Page 838 D.R.T.C.;

OK

County:	Travis	**Segment:** 4
Parcel No.:	1439	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

1) **THENCE,** North 62° 13' 34" West, continuing with the southerly line of said 44.16 acre tract and with a common interior line of said 75.81 acre tract, a distance of 145.84 feet to a 3/4-inch iron pipe found for an interior corner of said 75.81 acre tract, the west corner of said 44.16 acre tract and for the west corner of the herein described parcel;

2) **THENCE,** North 28° 26' 47" East, with the westerly line of said 44.16 acre tract and the common easterly line of said 75.81 acre tract, a distance of 122.92 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set on the proposed easterly right of way line of said S.H. 130, being 468.81 feet left of and perpendicular to S.H. 130 proposed baseline station 2,724+23.21, and on the arc of a non-tangent curve to the right, for the north corner of the herein described parcel;

THENCE, across said 44.16 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following two (2) courses:

3) In a southerly direction, with the arc of said curve to the right, having a radius of 3,890.00 feet, a central angle of 01°40'24", an arc length of 113.60 feet, a chord bearing of South 08° 16' 21" West and a chord distance of 113.60 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 a non-tangent angle point in said proposed right of way and for an interior corner of the herein described parcel;

4) South 53° 46' 11" East, a distance of 107.65 feet to the **POINT OF BEGINNING,** containing 3,594 square feet, 0.083 acres of land.

Notes:

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

OK

County:	Travis	**Segment:** 4
Parcel No.:	1439	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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	

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.

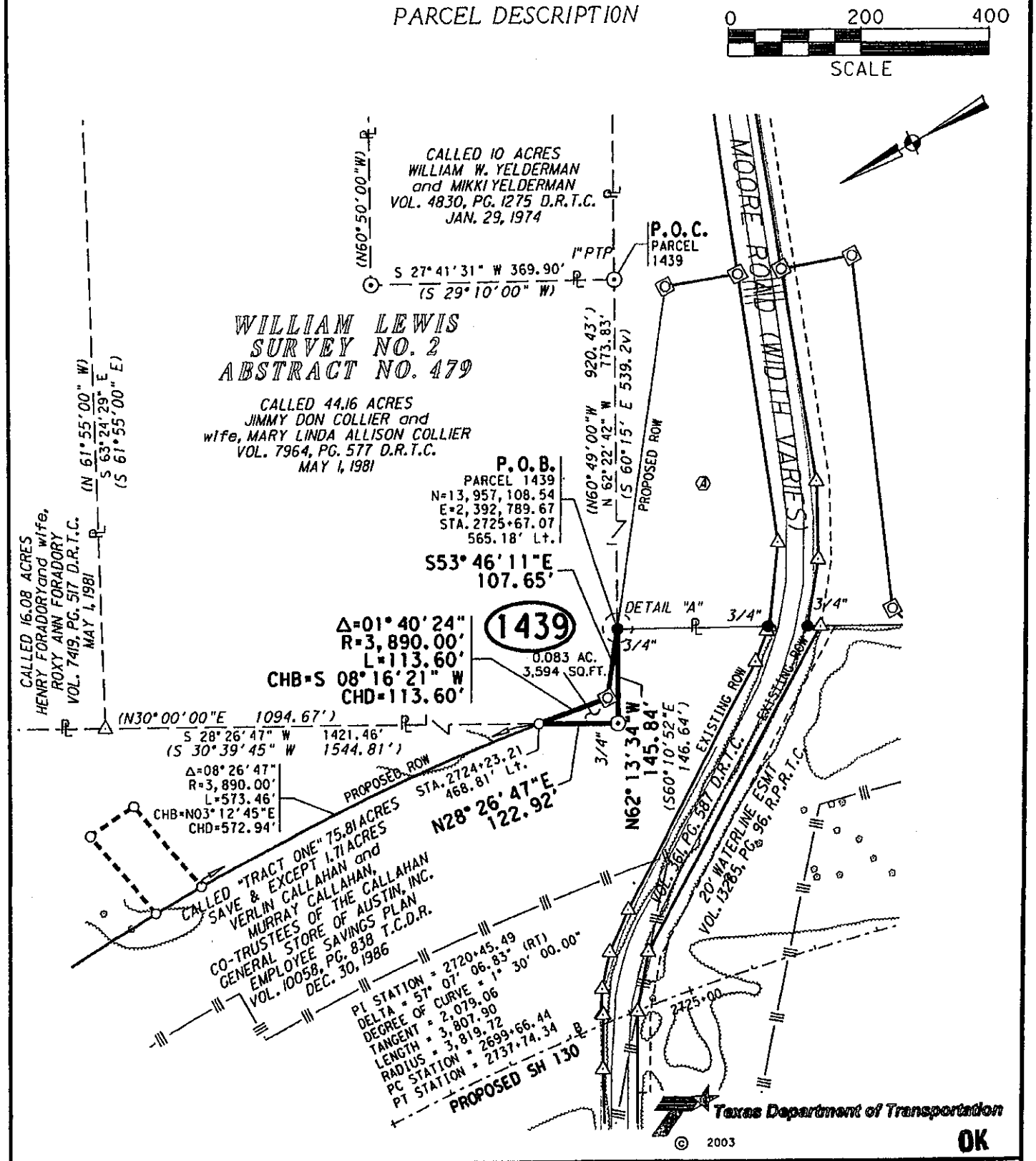
Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

OK

PAGE 4 OF 6
02/27/06 R1

PLAT TO ACCOMPANY PARCEL DESCRIPTION



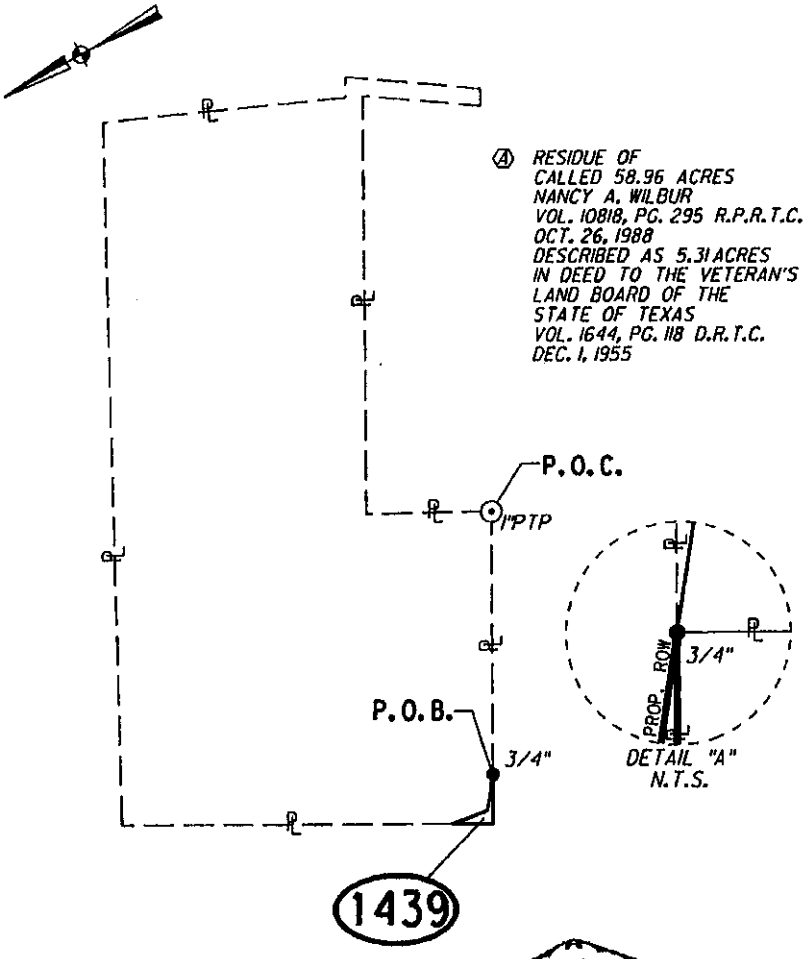
RODS Surveying, Inc.	PARCEL PLAT SHOWING PROPERTY OF JIMMY DON COLLIER and wife, MARY LINDA ALLISON COLLIER			PARCEL NUMBER	1439	
6810 LEE ROAD SPRING, TEXAS 77379 TEL (281) 379-6388 FAX (281) 379-1602	FILE P426-R1	PROJECT STATE HIGHWAY 130	DISTRICT AUS		ACRES	SQUARE FEET
	SCALE 1" = 200'	FEDERAL AID PROJECT NO. HP 1196 (1) / R.O.W.-C. S. J. NO. 0440-06-008	COUNTY TRAVIS	ACQUISITION	0.083	3,594
				TOTAL ACQUISITION	0.083	3,594
				DEED AREA	44.16	1,923,610
				REMAINDER AREA	44.08	1,920,016

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\5415SURUPA1439.dgn

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 "4" 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. 4030474, EFFECTIVE DATE: JANUARY 9, 2006.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
5. THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: (ITEM 10 C)



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)
○	1/2" IRON ROD W/TX 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
PL	PROPERTY LINE
BL	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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
PTP	PINCHED TOP PIPE

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey.

STATE OF TEXAS REGISTERED LARRY W. SMITH 4279 PROFESSIONAL LAND SURVEYOR

Larry W. Smith

Texas Department of Transportation

© 2003

OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-Way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF
JIMMY DON COLLIER and wife,
MARY LINDA ALLISON COLLIER

FILE	PROJECT		DISTRICT
P426-R1	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AND PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
N.T.S.	HP 1196 (1)	0440-06-008	TRAVIS

PARCEL NUMBER	1439	
	ACRES	SQUARE FEET
ACQUISITION	0.083	3,594
TOTAL ACQUISITION	0.083	3,594
DEED AREA	44.16	1,923,610
REMAINDER AREA	44.08	1,920,016

FILE: N:\Lone Star Infrastructure 315\2054001\CAD\5415SURUPA1439.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 02/27/06 R1
PAGE: 6 of 6

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 1439

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 from the beginning of Call 3 to the end of Call 4, 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:

No access will be denied.

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	**Segment:** 4
Parcel No.:	1450	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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 FOR PARCEL 1450

DESCRIPTION OF A 271 SQUARE FOOT, 0.006 ACRE PARCEL OF LAND SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND OUT OF A CALLED 13.637 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM EDGAR GRAEF AND WIFE, GUSSIE MAE GRAEF TO CLIFFORD GUS GRAEF (1/3 INTEREST), DATED OCTOBER 4, 1974, RECORDED IN VOLUME 5029, PAGE 280 OF THE DEED RECORDS OF TRAVIS COUNTY (D.R.T.C.), TEXAS, SAID 13.637 ACRE TRACT ALSO BEING CALLED 13.653 ACRES AND DESCRIBED AS "SECOND TRACT" IN A DEED FROM GARY EDGAR GRAEF, ET AL TO CLIFFORD GUS GRAEF (2/3 INTEREST), DATED FEBRUARY 6, 1981 AND RECORDED IN VOLUME 7303, PAGE 325 D.R.T.C., SAID 271 SQUARE FOOT, 0.006 ACRE PARCEL BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the southwest line of a said 13.637 acre tract and for the north corner of a called 21.9716 acre tract described as "Tract 1" in a deed from S. A. Rafiti to J.M.T.C.V. Ltd., recorded in Document No. 2005046836 of the Official Public Records of Travis County (O.P.R.T.C.), Texas and for the common east corner of a called 35.87 acre tract of land described in a deed to Marvin Schaarschmidt, recorded in Volume 6263, Page 328 D.R.T.C.;

THENCE, South 46° 28' 47" East, with the northeast line of said 21.9716 acre tract and the common southwest line of said 13.637 acre tract, a distance of 549.14 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set on the proposed westerly right of way line of U.S. 183 (width varies), for the west corner and **POINT OF BEGINNING** of the herein described parcel, being 256.43 feet left of and perpendicular to proposed U.S. 183 baseline station 329+83.01;

1) **THENCE,** North 67° 08' 20" East, across said 13.637 acre tract and with the proposed westerly right of way line of said U.S. 183, a distance of 20.70 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 westerly right of way line of U.S. 183 (100 foot width), being 236.91 feet left of and perpendicular to proposed U.S. 183 baseline station 329+89.90 for the north corner of the herein described parcel;

County:	Travis	**Segment:** 4
Parcel No.:	1450	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+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,** South 03° 22' 33" East, with the existing westerly right of way line of said U.S. 183 and the common easterly line of said 13.637 acre tract, a distance of 27.76 feet to a calculated point for the northeast corner of said 21.9716 acre tract, the common southeast corner of said 13.637 acre tract and for the southeast corner of the herein described parcel, from which a found 5/8-inch iron rod bears North 46° 28' 47" West, a distance of 2.03 feet;

3) **THENCE,** North 46° 28' 47" West, with the southwest line of said 13.637 acre tract and the common northeast line of said 21.9716 acre tract, a distance of 28.56 feet to the **POINT OF BEGINNING,** containing 271 square feet, 0.006 acre of land.

Notes:

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

I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

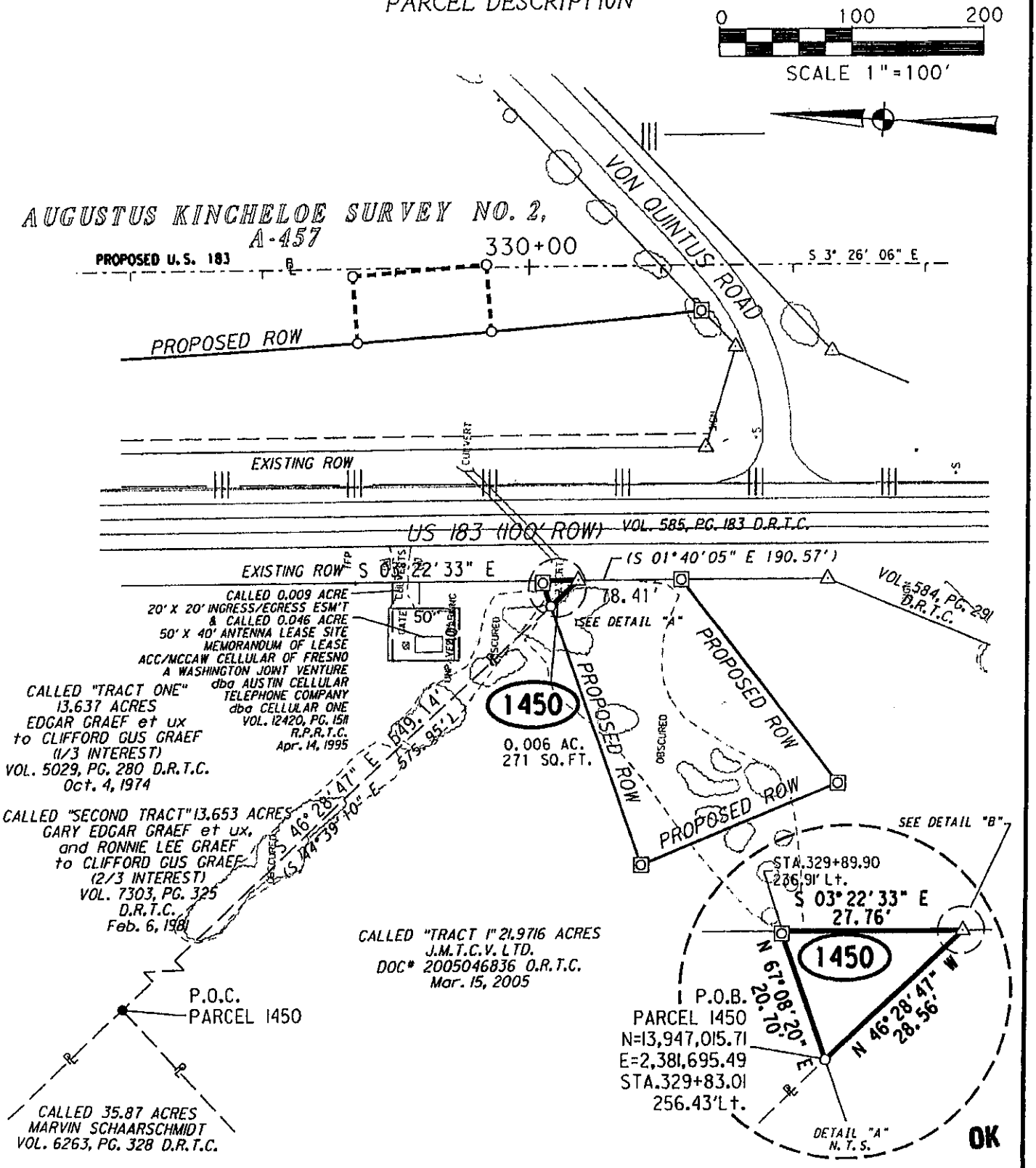
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 13th day of March, 2006 A.D.

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279

PAGE 3 OF 5
03/13/06 R2

PLAT TO ACCOMPANY PARCEL DESCRIPTION



RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF CLIFFORD GUS GRAEF

FILE	PROJECT		DISTRICT
P1450-R2	STATE HIGHWAY 130		AUS
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
1" = 100'	HP 1196 (1)	0440-06-008	TRAVIS

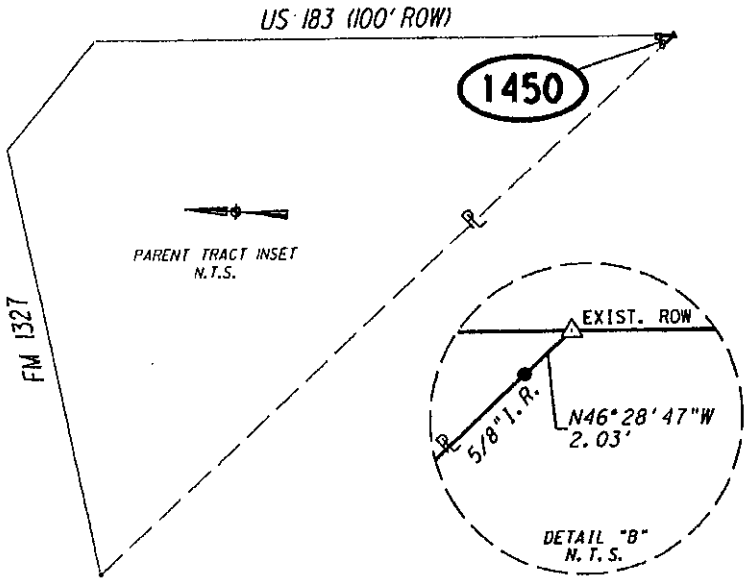
PARCEL NUMBER	1450	
	ACRES	SQUARE FEET
ACQUISITION	0.006	271
TOTAL ACQUISITION	0.006	271
DEED AREA	13.637	594,028
REMAINDER AREA	13.631	593,757

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\54155URUPA14502.dgn

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 "4" 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. 5100173, EFFECTIVE DATE: OCTOBER 16, 2005.
4. THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: (ITEM 10 B)
5. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR THE INFORMATIONAL PURPOSES ONLY.



LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TxDOT TYPE II MONUMENT FOUND
⊙	½" IRON PIPE FOUND (UNLESS NOTED)
•	½" IRON ROD FOUND (UNLESS NOTED)
○	½" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
⊠	SET ½" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED). TO BE REPLACED WITH TYPE II MONUMENT
△	CALCULATED POINT
▲	60D NAIL FOUND UNLESS NOTED
PL	PROPERTY LINE
BL	BASELINE
SL	SPIRAL LENGTH
TA	SPIRAL TANGENT AHEAD
TB	SPIRAL TANGENT BACK
TS	TANGENT TO SPIRAL
SC	SPIRAL TO CIRCLE
CS	CIRCLE TO SPIRAL
ST	SPIRAL TO TANGENT
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

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey.

Larry W. Smith

STATE OF TEXAS
REGISTERED
LARRY W. SMITH
4279
PROFESSIONAL
LAND SURVEYOR

Texas Department of Transportation
Texas Turnpike Authority Division
© 2003

OK

RODS Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602

GPS Right-of-way Transportation Land Development

PARCEL PLAT SHOWING PROPERTY OF CLIFFORD GUS GRAEF

FILE	PROJECT	DISTRICT
P1450-R2	STATE HIGHWAY 130	AUS
SCALE	FEDERAL AID PROJECT NO. / R.O.W.-C. S. J. NO.	COUNTY
1" = 100'	HP 1196 (1) / 0440-06-008	TRAVIS

PARCEL NUMBER	1450	
	ACRES	SQUARE FEET
ACQUISITION	0.006	271
TOTAL ACQUISITION	0.006	271
DEED AREA	13.637	594,028
REMAINDER AREA	13.631	593,757

FILE: N:\Lone Star Infrastructure 315\20544001\CAD\5415SURUPA14502.dgn

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 03/13/06 R2
PAGE: 5 of 5

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 1450

A: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130/U.S. 183 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 1 to the end of Call 1, of the foregoing property description.

B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130/U.S. 183 SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:

Access will not be denied.

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

REV: 24MAR06

Account No.: 9115-10-05
County: Bexar
Highway: Interstate Highway Loop 410
Limits: From: Nacogdoches Road
To: Loop 368
ROW CSJ: 0521-04-246

PROPERTY DESCRIPTION FOR PARCEL 6

BEING 660.689 square meters (7,112 square feet) of land, more or less, in the City of San Antonio, Bexar County, Texas. Said 660.689 square meters (7,112 square feet) of land lying in the Gonifacio Rodriguez Survey No. 131, Abstract 621, County Block 5078, New City Block 12161, Bexar County, Texas, same being called a 0.165 acre tract, recorded in Volume 6433, Page 0463, of the Official Public Records of Real Property of Bexar County, Texas, which 660.689 square meters (7,112 square feet) being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with an aluminum Texas Department of Transportation cap on the south right-of-way line of Interstate Highway Loop 410, which bears North 89°49'57" East a distance of 14.505 meters (47.59 feet) from a found Texas Department of Transportation Type II monument, said Texas Department of Transportation Type II monument also marking the northwest corner of a 45' C.P.S.B. Easement recorded in Volume 3593, Page 515 of the Deed Records of Bexar County, Texas and Volume 3927, Page 570 of the Deed Records of Bexar County, Texas, the northwest corner of the aforementioned 0.165 acre tract and the northwest corner of the herein described tract, same also lying 50.597 meters (166.00 feet) right of and perpendicular from Interstate Highway Loop 410 centerline station 88+742.786;

(1) **THENCE NORTH** 89°49'57" East, with the south right-of-way line of Interstate Highway Loop 410, a distance of 0.704 meters, (2.31 feet), to a set 1/2" iron rod with an aluminum Texas Department of Transportation cap, the northwest corner of a 98.0' Drainage R.O.W., as depicted in the subdivision plat of Fairfield Unit-4, recorded in Volume 5300, Page 75 of the Deed and Plat Records of Bexar County, Texas and the northeast corner of the herein described tract, same also lying 50.597 meters (166.00 feet) right of and perpendicular from Interstate Highway Loop 410 centerline station 88+743.490;

(2) **THENCE SOUTH** 30°05'50" East, departing the south right-of-way line of Interstate Highway Loop 410, with a southwest line of the aforementioned 98.0' Drainage R.O.W., a distance of 43.626 meters (143.13 feet) to a set 1/2" iron rod with an aluminum Texas Department of Transportation cap, an angle of the herein described tract;

(3) **THENCE SOUTH** 03°42'50" East, with the west line of the aforementioned 98.0' Drainage R.O.W., a distance of 55.605 meters (182.43 feet) to a set 1/2" iron rod with an aluminum Texas Department of Transportation cap, the beginning of a curve to the left;

Account No.: 9115-10-05
County: Bexar
Highway: Interstate Highway Loop 410
Limits: From: Nacogdoches Road
To: Loop 368
ROW CSJ: 0521-04-246

REV: 24MAR06

(4) **THENCE SOUTHERLY,** with the west line of the aforementioned 98.0' Drainage R.O.W., an arc distance of 17.148 meters (56.26 feet) with a curve to the left having a radius of 89.467 meters (293.53 feet) a delta angle of 10°58'54" and a chord which bears South 09°12'17" East, a distance of 17.121 meters (56.26 feet) to a set 1/2" iron rod with an aluminum Texas Department of Transportation cap, on the northeast line of the aforementioned 45' C.P.S.B. Easement, the end of the curve, same being the south corner of the herein described tract;

(5) **THENCE NORTH** 14°42'50" West, with the northeast line of the aforementioned 45' C.P.S.B. Easement, a distance of 113.864 meters (373.57 feet) to the **POINT OF BEGINNING** containing 660.689 square meters (7,112 square feet) of land, more or less.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Central Zone, NAD83(93).

A plat of even survey date herein accompanies and is made a part of this description.

The Type III monuments set on this parcel may be replaced with Texas Department of Transportation Type II right of way monuments upon completion of the construction project under the supervision of a registered professional land surveyor either employed or retained by Texas Department of Transportation.

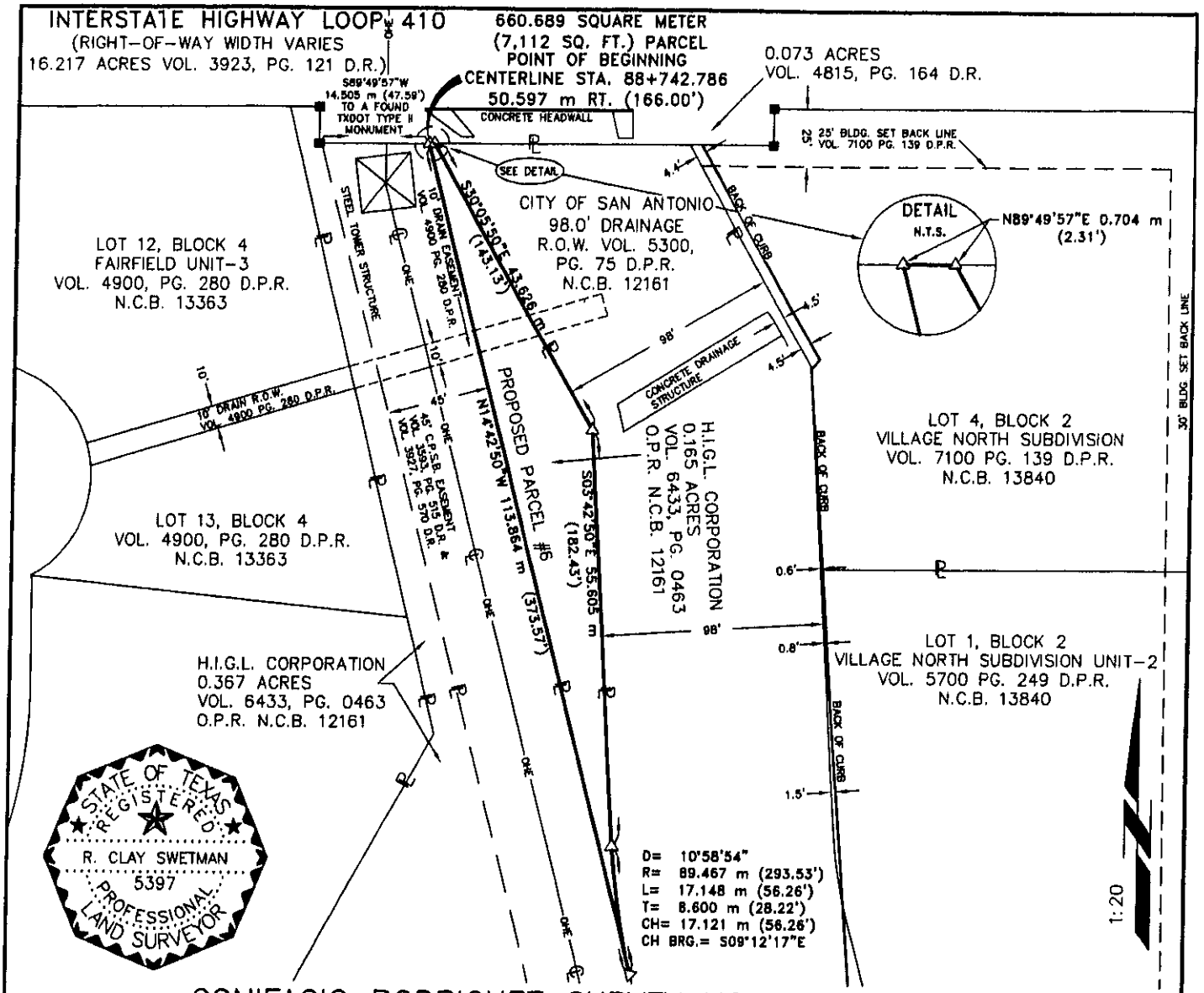
THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 24th day of March, 2006, A.D.

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas

STATE OF TEXAS
REGISTERED
R. CLAY SWETMAN
5397
PROFESSIONAL
LAND SURVEYOR



LEGEND

- ○ = 1/2" IRON ROD SET WITH CAP STAMPED "CDS/MUERY S.A. TX."
- ● = FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- △ = SET TX. D. O. T. TYPE III MONUMENT (1/2" IRON ROD WITH ALUMINUM CAP) TO BE REPLACED AT CONVEYANCE WITH TYPE II (CONCRETE MONUMENT WITH TX.D.O.T. DISC)
- ■ = FOUND TYPE II MONUMENT (CONCRETE MONUMENT WITH TX.D.O.T. DISC)
- ▲ = SET TYPE II MONUMENT (CONCRETE MONUMENT WITH TX.D.O.T. DISC)
- ⊕ = PROPERTY LINE
- D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK

NOTES: 1) THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(93).

2) ENGLISH UNITS ARE PROVIDED FOR INFORMATION ONLY. A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT.

3) THE TYPE III MONUMENTS SET ON THIS PARCEL MAY BE REPLACED WITH TEXAS DEPARTMENT OF TRANSPORTATION TYPE II RIGHT OF WAY MONUMENTS UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TEXAS DEPARTMENT OF TRANSPORTATION.

REV: 24MAR06

I hereby certify that the above drawing is a true and correct representation of a survey made on the ground under my direction and supervision.

3/24/2006

R. Clay Swetman
Registered Professional Land Surveyor No. 5397

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 410
PROPOSED PARCEL # 6
H.I.G.L. CORPORATION

CONTROL NO. 521/ SECTION NO. 04/ JOB NO. 246
BEXAR COUNTY, TEXAS

PARCEL # 6 660.689 sm (7,112 sf)	REMAINDER = 0/0

SAN ANTONIO DISTRICT	DATE: SEPTEMBER 6, 2005	PAGE 3 OF 3

County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
To: Hillcrest Road
ROW CSJ: 2374-01-150
ACCT: 9118-01-037

May 31, 2004
Revised: November 11,2005

Legal Land Description for Parcel 6

BEING a 0.070 acre portion of that certain parcel situated in the Hiram Wilburn Survey, Abstract No. 1567, in the City of Dallas, Dallas County, Texas, being Lot 2, Block A/7020 of the Target North Addition, an addition to the City of Dallas, according to the map recorded in Volume 71015 at Page 92 of the Map Records of Dallas County, Texas, which was conveyed to Motiva Enterprises, LLC, as evidenced by the deed recorded in Volume 98203 at Page 2898 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 with cap found being the common southwest corner of said Lot 2 and southeast corner of that certain parcel conveyed to Dayton Hudson Corporation, as evidenced by the deed recorded in Volume 83133 at Page 3202 of said Deed Records, and lying in the existing northern right-of-way line of Interstate Highway 635, a variable width right-of-way;

THENCE, along said existing northern right-of-way line, South 88°34'21" East, a distance of 118.45 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the new northern right-of-way line of Interstate Highway 635, a variable width right-of-way, the POINT OF BEGINNING; **

1. THENCE, along said new northern right-of-way line, North 68°05'01" East, a distance of 32.78 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

2. THENCE, continuing along said new northern right-of-way line, North 23°14'25" East, a distance of 29.42 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

3. THENCE, continuing along said new northern right-of-way line, North 01°33'28" East, a distance of 134.32 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the common line between said Lot 2 and Lot 3 of said Target North Addition;

4. THENCE, along said common line, North 89°38'06" East, a distance of 9.00 feet to an X cut found for corner in the existing western right-of-way line of Montfort Drive, a variable width right-of-way; said corner lying at the beginning of a non-tangent curve to the right having a central angle of 03°24'52", a radius of 2605.92 feet, and a long chord which bears South 02°27'56" East for a distance of 155.27 feet;

County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
To: Hillcrest Road
ROW CSJ: 2374-01-150
ACCT: 9118-01-037

May 31, 2004
Revised: November 11,2005

Legal Land Description for Parcel 6

5. THENCE, along said existing western right-of-way line and along said curve to the right, an arc distance of 155.29 feet to a point being the northeastern end of an existing corner clip line at the intersection of said existing western right-of-way line and said existing northern right-of-way line of Interstate Highway 635;

6. THENCE, along said existing corner clip line, South 45°26'40" West, a distance of 27.79 feet to a point lying in said existing northern right-of-way line of Interstate Highway 635;

7. THENCE, along said existing northern right-of-way line, North 88°34'21" West, a distance of 41.55 feet to the POINT OF BEGINNING; and containing an area of 3,046 square feet, or 0.070 acres of land, more or less.

County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
To: Hillcrest Road
ROW CSJ: 2374-01-150
ACCT: 9118-01-037

May 31, 2004
Revised: November 11,2005

Legal Land Description for Parcel 6

I, Dennis R. Maloney, Jr., Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground.

11-11-05

Dennis R. Maloney, Jr. R.P.L.S. No. 5431
December 31, 2003

STATE OF TEXAS
REGISTERED
DENNIS R. MALONEY JR.
5431
PROFESSIONAL
LAND SURVEYOR

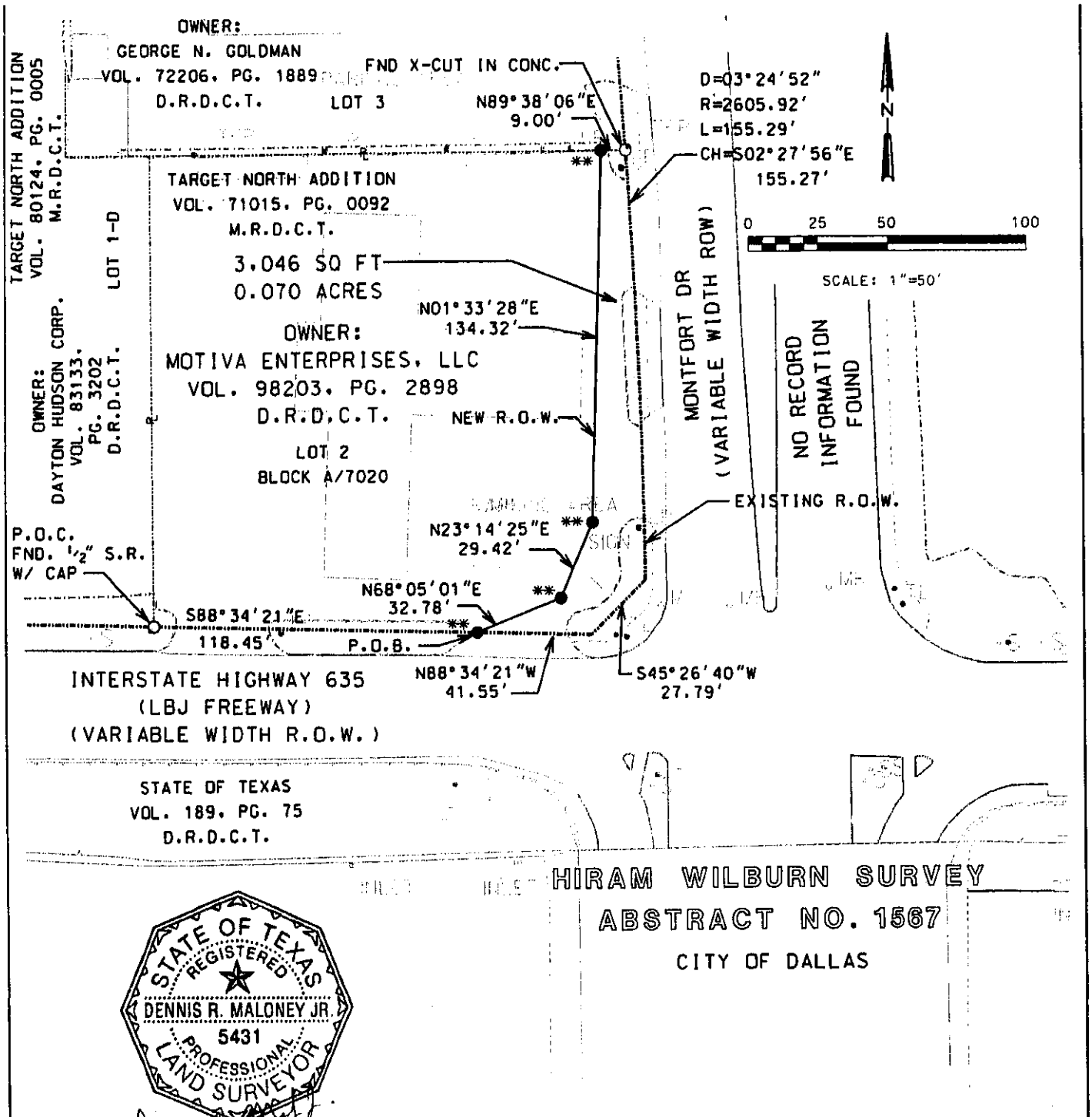
Notes:

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 allowed to the highway facility from the adjacent property.



2005-11-11: REVISED PARCEL

** 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, NAD 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
	CONTROL OF ACCESS LINE	P.O.B.	POINT OF BEGINNING
	SURVEY LINE	■	FOUND CONC. MONUMENT
	FENCE LINE	●	SET 5/8" STEEL ROD WITH ALUMINUM TXDOT CAP
	CITY LIMITS	○	SET OR FOUND MONUMENTATION

PAGE: 4 OF 4

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	MOTIVA ENTERPRISES, LLC TRACT	DALLAS
PARCEL NO.		DATE
6	INTERSTATE HIGHWAY 635 ROW CSJ: 2374-01-150	MAY 31 2004

ROW PARCEL 3,046 SQ FT 0.070 AC

County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
To: Hillcrest Road
ROW CSJ: 2374-01-150
ACCT: 9118-01-037

May 31, 2004

Legal Land Description for Parcel 8

BEING a 0.044 acre portion of that certain called 0.475 acre parcel situated in the Isaiah Park Survey, Abstract No. 1144, in the City of Dallas, Dallas County, Texas, being a portion of Lot 1, Block 6998, of the P.S. Addition, an addition to the City of Dallas, Texas, according to the map recorded in Volume 77069 at Page 398 of the Map Records of Dallas County, Texas, which was conveyed to Triangle Square, Ltd., as evidenced by the deed recorded in Volume 2003054 at Page 5323 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 southwest corner of said Lot 1 and lying in the existing eastern right-of-way line of Montfort Drive, a variable width right-of-way;

THENCE, along said existing eastern right-of-way line, North 00°24'28" West, a distance of 36.96 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner, the POINT OF BEGINNING; **

1. THENCE, continuing along said existing eastern right-of-way line, North 00°24'28" West, a distance of 83.13 feet to a found TxDOT monument at the beginning of a tangent curve to the right having a central angle of 87°29'04", a radius of 30.00 feet, and a long chord which bears North 43°20'04" East for a distance of 41.48 feet;

2. THENCE, along said curve to the right, an arc distance of 45.81 feet to a found TxDOT monument, lying in the existing southern right-of-way line of Interstate Highway 635, a variable width right-of-way;

3. THENCE, along said existing southern right-of-way line, North 87°04'37" East, a distance of 90.99 feet to a point for corner at the northeast corner of said Lot 1 and northwest corner of that certain parcel conveyed to Preston National Bank, as evidenced by the deed recorded in Volume 91038 at Page 2923 of said Deed Records, from which a 1/2-inch steel rod found bears North 00°17'45" West, a distance of 0.88 feet;

4. THENCE, along the common line between said Lot 1 and said Preston National Bank parcel, South 00°17'45" East, a distance of 12.76 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the new southern right-of-way line of Interstate Highway 635, a variable width right-of-way;

County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
To: Hillcrest Road
ROW CSJ: 2374-01-150
ACCT: 9118-01-037

May 31, 2004

Legal Land Description for Parcel 8

5. THENCE, along said new southern right-of-way line, South 88°52'09" West, a distance of 73.52 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

6. THENCE, continuing along said new southern right-of-way line, South 78°07'16" West, a distance of 23.76 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

7. THENCE, continuing along said new southern right-of-way line, South 33°57'49" West, a distance of 27.07 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

8. THENCE, continuing along said new southern right-of-way line, South 05°11'26" West, a distance of 76.70 feet to the POINT OF BEGINNING; and containing an area of 1,900 square feet, or 0.044 acres of land, more or less.

County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
To: Hillcrest Road
ROW CSJ: 2374-01-150
ACCT: 9118-01-037

May 31, 2004

Legal Land Description for Parcel 8

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 12/30/04
Brian C. Wright R.P.L.S. No. 4560
December 31, 2003

STATE OF TEXAS
REGISTERED
BRIAN C. WRIGHT
4560
PROFESSIONAL
LAND SURVEYOR

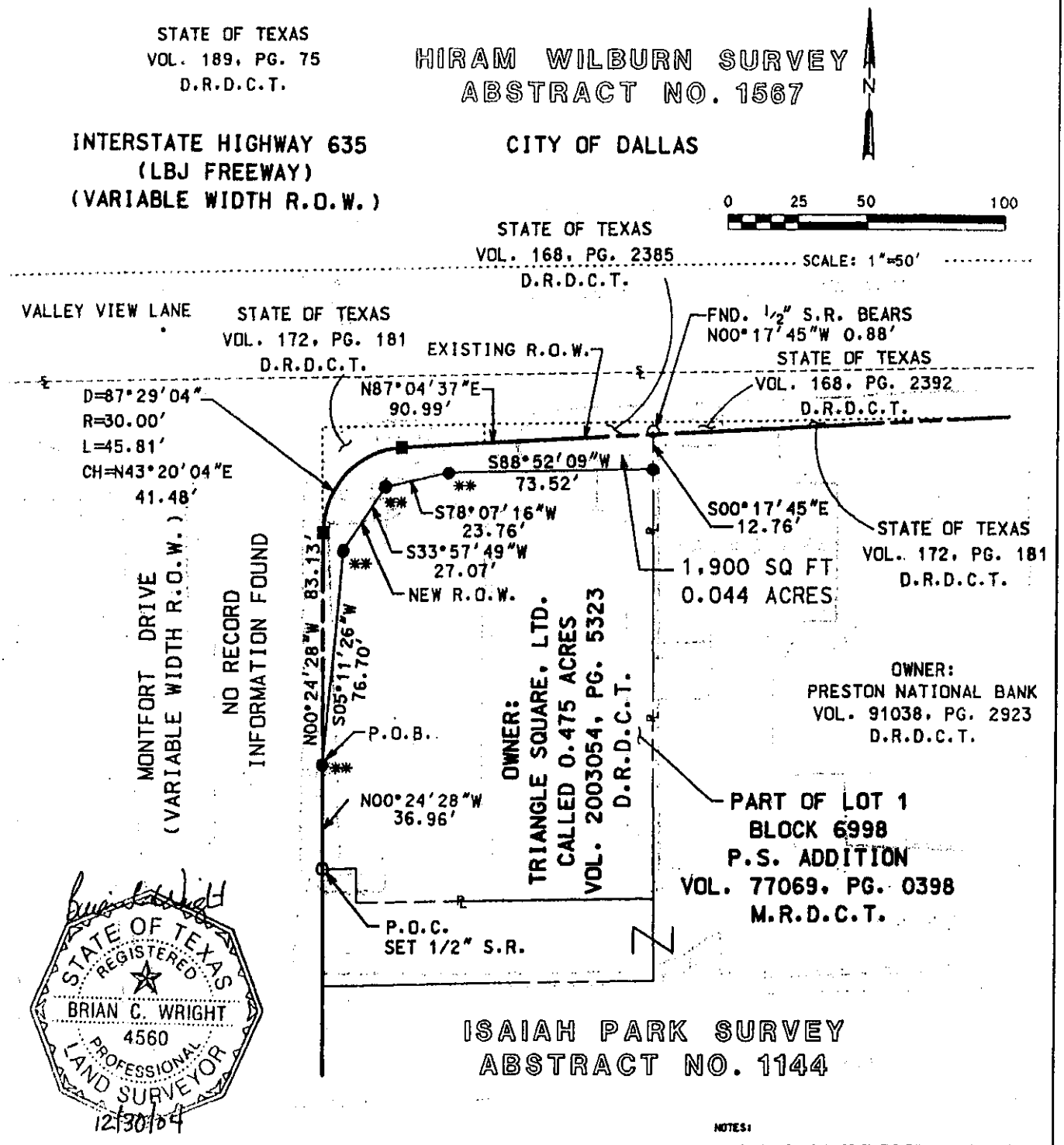
Notes:

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 allowed to the highway facility from the adjacent property.



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, NAD 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.

PAGE: 4 OF 4

LEGEND

PROPOSED ROW	EASEMENT
EXISTING ROW	RAILROADS
PROPERTY LINE	STRUCTURE
COUNTY LINE	P.O.C. POINT OF COMMENCING
CONTROL OF ACCESS LINE	P.O.B. POINT OF BEGINNING
SURVEY LINE	FOUND CONC. MONUMENT
FENCE LINE	SET 5/8" STEEL ROD WITH ALUMINUM TXDOT CAP
CITY LIMITS	SET OR FOUND MONUMENTATION

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	TRIANGLE SQUARE, LTD. TRACT	DALLAS
PARCEL NO.	INTERSTATE HIGHWAY 635 ROW CSJ: 2374-01-150	DATE
8		MAY 31 2004
ROW PARCEL	1,900 SQ FT	0.044 AC

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

April 9, 2004

Description for Parcel 40-Part 1

BEING a 227 square feet tract of land, more or less, in the T.D. Sackett Survey, Abstract No. 1362, Dallas County, Texas, and being part of Lot 23RA, Block 5, Correction Plat, Casa View Heights No.17, Lot 22-R, 23-R and 23-RA, Block 5, an addition to the City of Mesquite as recorded in Volume 99157, Page 93, of Deed Records of Dallas County, Texas and also being part of a tract as conveyed to Brenda Jordan as recorded in Volume 99039, Page 385, of the Deed Records of Dallas County, Texas said 227 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of a tract as conveyed to Gary Jordan as recorded in Volume 2003188, Page 3941, of said Deed Records, said point also being the northwest corner of said Brenda Jordan tract;

THENCE South 29 degrees 59 minutes 07 seconds East, along the common line of said Gary Jordan tract and said Brenda Jordan tract, a distance of 253.69 feet to an PK nail set for corner on the new right of way line of I.H. 30 and being the POINT OF BEGINNING;

1) THENCE along the new right of way line of I.H. 30 and a curve to the left having a central angle of 00 degrees 03 minutes 02 seconds, a radius of 11,335.63 feet, a chord distance of 10.00 feet that bears North 58 degrees 50 minutes 23 seconds East, around said curve an arc distance of 10.00 feet to a PK nail set for corner on a common line of said Brenda Jordan tract and a tract as conveyed to Todd Willis as recorded in Volume 2003232, Page 9163, of said Deed Records;

2) THENCE South 29 degrees 59 minutes 04 seconds East, along the common line of said Brenda Jordan tract, and said Todd Willis tract, a distance of 22.80 feet to the southwest corner of said Todd Willis tract and also being the most eastern southwest corner of said Brenda Jordan tract and being on the existing right of way line of I.H. 30;

3) THENCE South 60 degrees 00 minutes 53 seconds West, along the existing right of way line of I.H. 30, a distance of 10.00 feet to the southwest corner of said Brenda Jordan tract, said point also being the southeast corner of said Gary Jordan tract;

4) THENCE North 29 degrees 59 minutes 07 seconds West, along the common line of said Brenda Jordan tract and said Gary Jordan tract, leaving the existing right of way line of I.H. 30, a distance of 22.59 feet to the POINT OF BEGINNING and containing 227 square feet [0.0052 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 40-Part 2

BEING a 1,285 square feet tract of land, more or less, in the T.D. Sackett Survey, Abstract No. 1362, Dallas County, Texas, and being part of that tract as conveyed to Brenda Jordan as recorded in Volume 99039, Page 385 of the Deed Records of Dallas County, Texas, and also being part of Lot 23-RA, Block 5, of a Correction Plat, Casa View Heights No. 17, Lot 22-R, 23-R and 23-RA, Block 5, an addition to the City of Mesquite as recorded in Volume 99157, Page 93 of said Deed Records of Dallas County, Texas, said 1,285 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Brenda Jordan tract, said point also being the northwest corner of a tract as conveyed to SRA 3321, L.P. as recorded in Volume 99145, Page 1196 of said Deed Records;

THENCE South 29 degrees 59 minutes 04 seconds East, along the common line of said Brenda Jordan tract and said SRA 3321, L.P. tract, a distance of 167.86 feet to a PK nail set for corner on the new right of way line of I.H. 30 and being the POINT OF BEGINNING;

1) THENCE South 29 degrees 59 minutes 04 seconds East, continuing along the common line of said Brenda Jordan tract and said SRA 3321, L.P. tract, a distance of 24.43 feet to the southeast corner of said Brenda Jordan tract and being the southwest corner of said SRA 3321, L.P. tract, and being on the existing right of way line of I.H. 30;

2) THENCE South 58 degrees 52 minutes 08 seconds West, along the existing right of way line of I.H. 30, a distance of 16.68 feet to an angle point;

3) THENCE South 60 degrees 00 minutes 53 seconds West, continuing along the existing right of way line of I.H. 30, a distance of 35.82 feet to the most western southeast corner of said Brenda Jordan tract and also being the southeast corner of a tract as conveyed to Todd Willis as recorded in Volume 2003232, Page 9163, of said Deed Records;

4) THENCE North 29 degrees 59 minutes 04 seconds West, along the common line of said Brenda Jordan tract and said Todd Willis tract, leaving the existing right of way line of I.H. 30, a distance of 24.25 feet to a PK nail set for corner on the new right of way line of I.H. 30;

5) THENCE along the new right of way line of I.H. 30 and along a curve to the left having a central angle of 00 degrees 15 minutes 55 seconds, a radius of 11,335.63 feet, a chord distance of 52.48 feet that bears North 59 degrees 27 minutes 09 seconds East, around said curve an arc distance of 52.48 feet to the POINT OF BEGINNING and containing 1285 square feet [0.0295 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

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

STATE OF TEXAS
REGISTERED
HUGH WILSON KNIGHT
4872
PROFESSIONAL
LAND SURVEYOR

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

T.D. SACKETT SURVEY
ABSTRACT NO. 1362

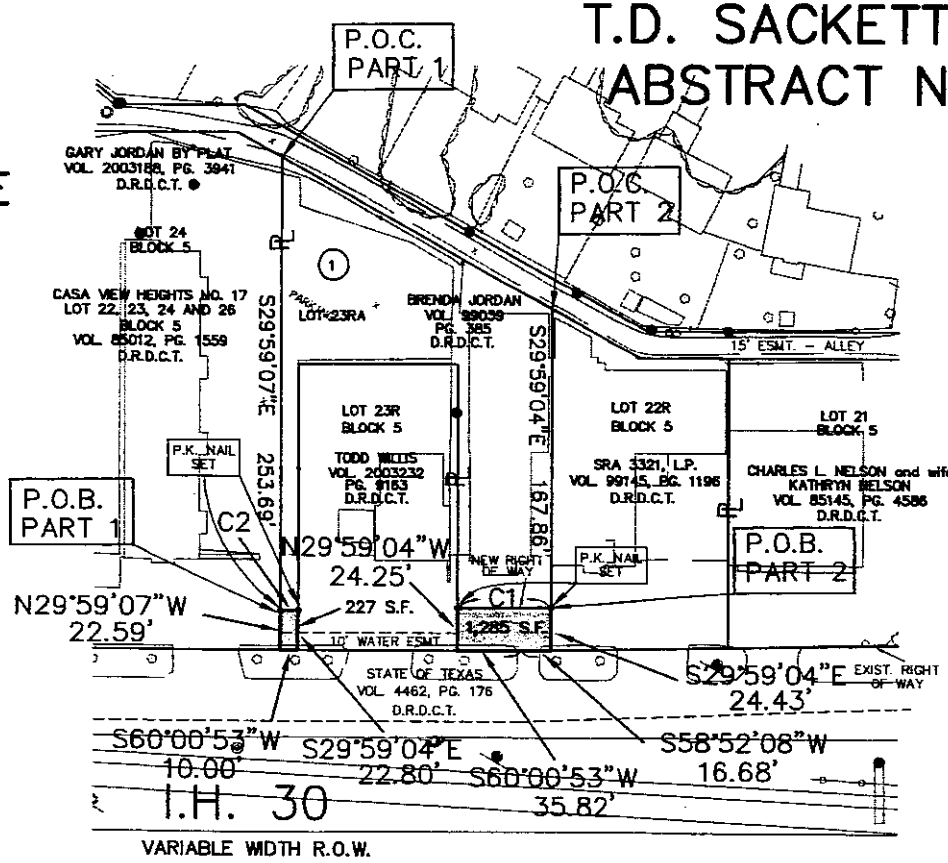
CITY OF MESQUITE

(1) BRENDA JORDAN
VOL. 99039, PG. 385
D.R.D.C.T.

CORRECTION PLAT
CASA VIEW HEIGHTS NO. 17
LOT 22-R, 23-R AND 23-RA, BLOCK 5
VOL. 99157, PG. 93
D.R.D.C.T.

C1
R=11,335.63'
L=52.48'
Δ=0°15'55"
CD=52.48'
CB=N59°27'09"E

C2
R=11,335.63'
L=10.00'
Δ=0°03'02"
CD=10.00'
CB=N58°50'23"E



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"
○ =TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
BD =TxDOT BRONZE DISK SET IN CONCRETE
** 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.

GRAPHIC SCALE
0 25 50 100

A PLAT OF A SURVEY
PARCEL 40-PARTS 1 & 2
FOR I.H. 30
A 227 SQ. FT. (0.0052 AC.) & A 1,285 SQ. FT., (0.0295 AC.)
TRACT OF LAND IN THE
T.D. SACKETT SURVEY
ABSTRACT NO. 1362
CITY OF MESQUITE
DALLAS COUNTY, TEXAS
APRIL 9, 2004

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

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

STATE OF TEXAS REGISTERED
Hugh Wilson Knight
4872
PROFESSIONAL LAND SURVEYOR

4-9-04
HUGH WILSON KNIGHT DATE
R.P.L.S. NO. 4872

ACCOUNT: 9118-01-036

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

County: Dallas
Highway No.: IH 635: at IH 30
Project Limits: IH 635 station 971+00.00
To: IH 635 station 1060+72.00

District: Dallas
Parcel No.: 40, Part 1 & 2
CSJ No.: 2374-02-115
Federal Project No.: NH2005(341)

Control of Access

Access will be permitted to the north remainder abutting the highway facility along call 1, Part 1 and along call 5, Part 2 of the foregoing property description

July 15, 2004

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive
CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 34

BEING A 1,434 SQUARE FEET PARCEL OF LAND IN THE M.L. SWING SURVEY, ABSTRACT NUMBER 1393, DALLAS COUNTY, TEXAS, BEING OUT OF LOT 1, HONEY CREEK APARTMENTS, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 82217, PAGE 1119, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, (PRDCT), BEING PART OF A TRACT OF LAND AS DEEDED TO HONEY CREEK KIWI, L.P., AND RECORDED IN VOLUME 99086, PAGE 2652, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a point being the northwest corner of said Lot 1, Honey Creek Apartments, being on the south line of a tract of land as deeded to Texas Utilities Electric Corporation, (TU), per the tax records of Dallas County, Texas, from which point a half inch iron rod bears South 88°53'38" West, a distance of 0.41 feet;

THENCE South 54°05'33" East, with the line common to Lot 1 and said TU tract, a distance of 742.24 feet to a TxDOT monument set on the new R.O.W. line to mark the POINT OF BEGINNING;

1. THENCE South 54°05'33" East, continue with said common line, a distance of 12.24 feet to a point being the northeast corner said of Lot 1, being the southeast corner of said TU tract, and being on the west line of the Right of Way for Ferguson Road;

2. THENCE South 43°53'47" West, with the line common to said Lot 1 and said Right of Way, a distance of 236.71 feet to TxDOT monument set;

3. THENCE North 40°56'42" East, departing said common line and crossing said Lot 1 with said new R.O.W. line, a distance of 235.33 feet to the POINT OF BEGINNING, and containing 1434 square feet (0.0329 acre) of land.

**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 surveyor, either employed or retained by TxDOT.

July 15, 2004

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive
CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 34

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.

07-28-04

John F. Wilder, R.P.L.S. Date
Texas Registration No. 4285

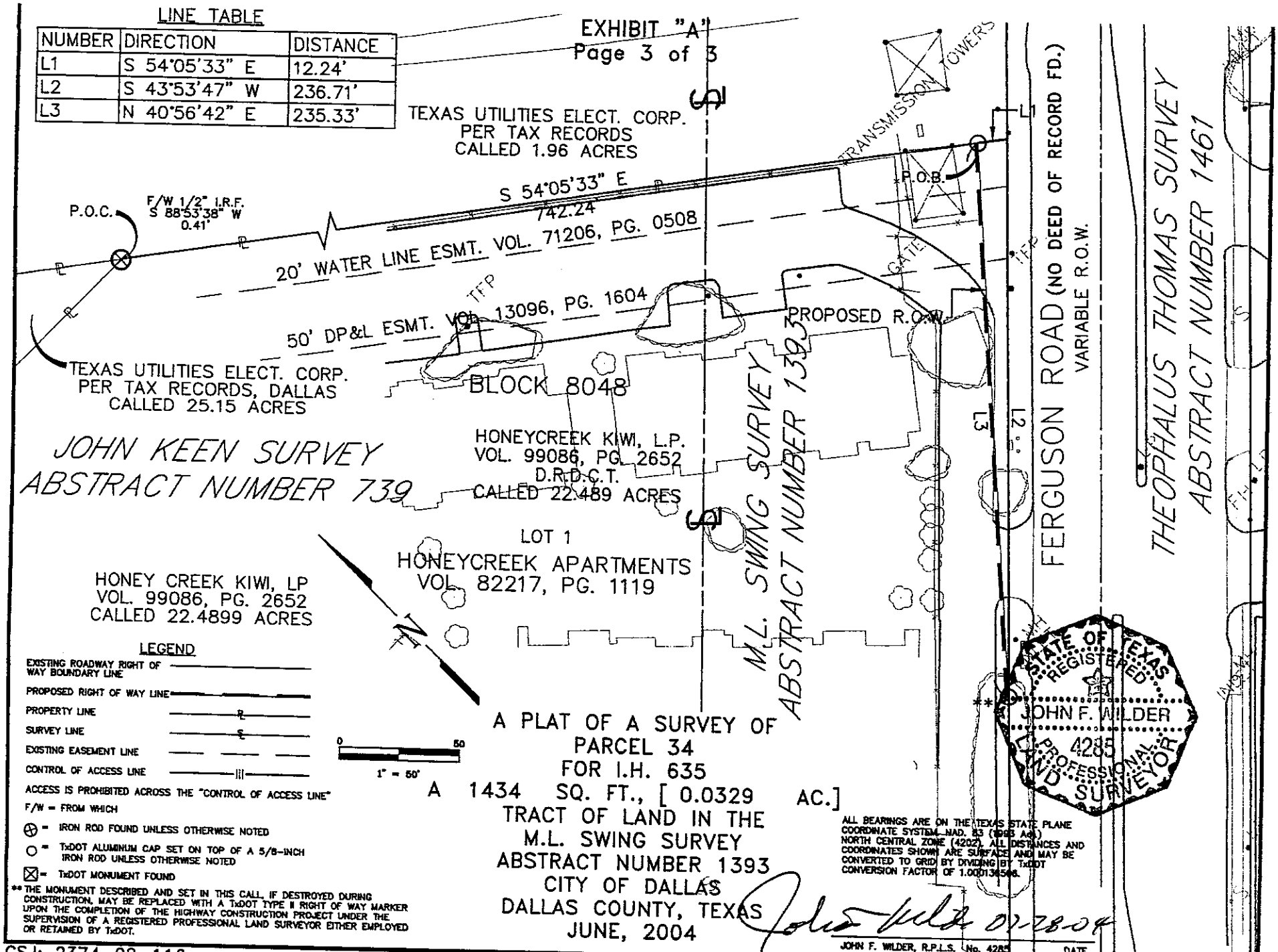
BW2 Engineers, Inc.
1919 South Shiloh Road, Suite 500
Garland, TX 75042

STATE OF TEXAS
REGISTERED
JOHN F. WILDER
4285
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
Page 3 of 3

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 54°05'33" E	12.24'
L2	S 43°53'47" W	236.71'
L3	N 40°56'42" E	235.33'



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
PROPOSED RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
CONTROL OF ACCESS LINE

ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"

F/W = FROM WHICH

⊕ = IRON ROD FOUND UNLESS OTHERWISE NOTED

○ = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

⊠ = TxDOT MONUMENT FOUND

** 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.

A PLAT OF A SURVEY OF
PARCEL 34
FOR I.H. 635
A 1434 SQ. FT., [0.0329 AC.]
TRACT OF LAND IN THE
M.L. SWING SURVEY
ABSTRACT NUMBER 1393
CITY OF DALLAS
DALLAS COUNTY, TEXAS
JUNE, 2004

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE (4202). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136546.

JOHN F. WILDER, R.P.L.S. No. 4285 — DATE 07-28-04

CSJ: 2374-02-116

PARCEL 34

ACCT: 9118-01-035

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive
CSJ: 2374-02-116
Account: 9118-01-035

July 15, 2004

Description for Parcel 44

BEING A 5,209 SQUARE FEET PARCEL OF LAND IN THE THEOPHALUS THOMAS SURVEY, ABSTRACT NUMBER 1461, DALLAS COUNTY, TEXAS, BEING PART OF A TRACT OF LAND AS DEEDED TO BLI REAL ESTATE, INC., AND RECORDED IN VOLUME 99023, PAGE 6531, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a point of intersection on the west line of said BLI tract, being the east line of the existing Right of Way for IH-635, said point being approximately 190 feet north of the southwest corner of said BLI tract, from which point a found TxDOT monument bears South 50°47'53" East, a distance of 0.48 feet;

THENCE South 33°03'01" East, with the line common to said BLI tract and IH-635 Right of Way, a distance of 141.92 feet to a TxDOT monument set on the new R.O.W. line to mark the POINT OF BEGINNING, also being at the beginning of a new Control of Access line; **

1. THENCE South 77°01'26" East, departing said common line and crossing said BLI tract with said new R.O.W. line and said Control of Access line, a distance of 31.23 feet to a TxDOT monument set to mark the point, being the end of said Control of Access line; **

2. THENCE North 43°49'31" East, with said new R.O.W. line, a distance of 152.58 feet to a TxDOT monument set to mark the point; **

3. THENCE North 48°42'10" East, with said new R.O.W. line, a distance of 146.91 feet to a TxDOT monument set to mark the point; **

4. THENCE South 46°12'05" East, a distance of 6.26 feet to a TxDOT monument set to mark the point on the south line of said BLI tract being the north line of the Right of Way for La Prada; **

5. THENCE South 44°05'02" West, with the line common to said BLI tract and the existing Right of Way for La Prada, a distance of 325.27 feet to a point being the southwest corner of said BLI tract, being on the east line of the Right of Way for IH-635 and being the beginning of said existing C.O.A. line;

6. THENCE North 33°03'01" West, with the line common to said BLI tract, the Right of Way for IH-635 and said existing C.O.A. line a distance of 45.27 feet to the POINT OF BEGINNING, and containing 5,209 square feet or 0.1196 acres of land;

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive
CSJ: 2374-02-116
Account: 9118-01-035

July 15, 2004

Description for Parcel 44

**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 surveyor, either employed or retained by TxDOT.

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

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

07-28-04

John F. Wilder, R.P.L.S. Date
Texas Registration No. 4285

BW2 Engineers, Inc.
1919 South Shiloh Road, Suite 500
Garland, TX 75042

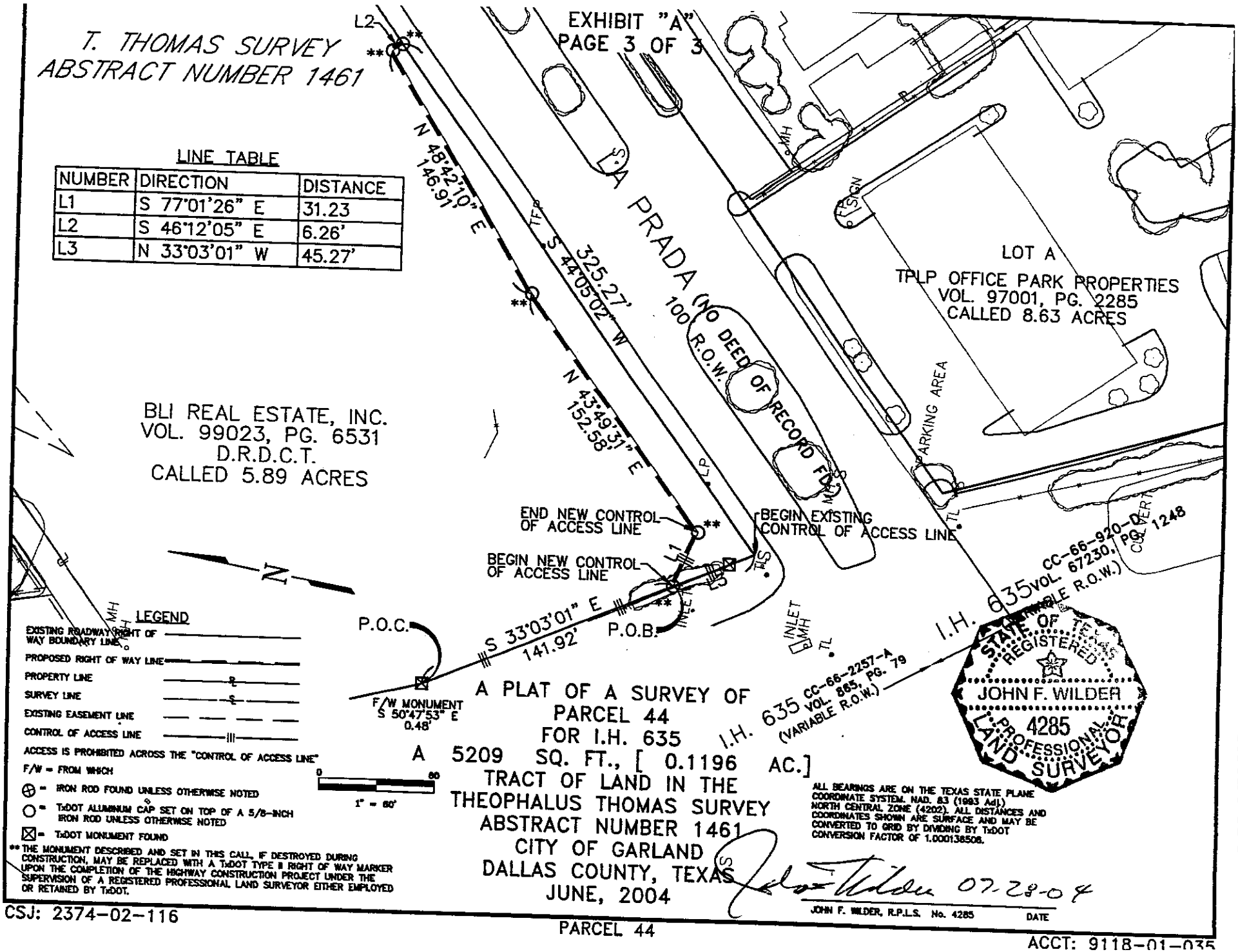
STATE OF TEXAS
REGISTERED
JOHN F. WILDER
4285
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
PAGE 3 OF 3

T. THOMAS SURVEY
ABSTRACT NUMBER 1461

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 77°01'26" E	31.23
L2	S 46°12'05" E	6.26'
L3	N 33°03'01" W	45.27'



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- F/W = FROM WHICH
- ⊕ = IRON ROD FOUND UNLESS OTHERWISE NOTED
- ○ = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = TxDOT MONUMENT FOUND

** 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.

A PLAT OF A SURVEY OF
PARCEL 44
FOR I.H. 635
A 5209 SQ. FT., [0.1196 AC.]
TRACT OF LAND IN THE
THEOPHALUS THOMAS SURVEY
ABSTRACT NUMBER 1461
CITY OF GARLAND
DALLAS COUNTY, TEXAS
JUNE, 2004

STATE OF TEXAS
REGISTERED
JOHN F. WILDER
4285
PROFESSIONAL
LAND SURVEYOR

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE (4202). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000138508.

John F. Wilder 07-28-04
JOHN F. WILDER, R.P.L.S. No. 4285 DATE

CSJ: 2374-02-116

PARCEL 44

ACCT: 9118-01-035

Highway:	Loop 49
Limits:	From: Farm to Market Road 756, East and Northeast
	To: State Highway 110
County:	SMITH
Account No.	3487-02-008
CSJ:	3487-02-007

Property Description for Parcel 3

BEING 22.371 acres of land situated in the R. M. Merchant Survey, Abstract No. 681, Smith County, Texas, and being out of that certain called 126.7 acre tract described in a deed from Hershell Pruitt et ux to David A. Lake et ux, dated March 14, 1995, and recorded in Volume 3637, Page 40, of the Deed Records of Smith County, Texas, said 22.371 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike (found) at the most southerly southwest corner of the above mentioned 126.7 acre tract, being at the southeast corner of that certain called 11.895 acre tract described in a deed to Cora May Tomlin et vir, and recorded in Volume 2521, Page 392, being in the north boundary line of that certain called 10 acre tract described in a deed to Zelmer L. Brewer et ux, and recorded in Volume 1593, Page 800, and being in the north edge of Brewer Road, from said nail spike, a ½" iron rod (found) bears North 03° 08' 00" West, 22.42 feet, said point of beginning being located 212.59 feet right of and at a right angle from Centerline Station 481+78.49, and also being located at the coordinates of 6,789,284.52 feet North and 2,966,449.28 feet East;

1. **THENCE** North 02° 38' 22" West, for a distance of 475.39 feet, with the most southerly west boundary line of said 126.7 acre tract, and with the east boundary line of the above mentioned 11.895 acre tract, to a ½" iron rod (set) for corner in the proposed north right-of-way line of Loop 49, and being in an access denial line, from said iron rod, a 1 ¼" galvanized iron pipe (found) at the northeast corner of said 11.895 acre tract bears North 02° 38' 22" West, 237.02 feet;

   THENCE in a northeasterly direction, with the north right-of-way line of Loop 49, and with an access denial line, as follows:

2. **THENCE** North 64° 21' 32" East, for a distance of 635.75 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

3. **THENCE** North 50° 19' 22" East, for a distance of 618.47 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

4. **THENCE** North 64° 21' 32" East, for a distance of 200.00 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

5. **THENCE** North 88° 06' 30" East, for a distance of 136.57 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

6. **THENCE** North 13° 01' 08" East, for a distance of 384.19 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

7. **THENCE** South 85° 53' 46" East, for a distance of 25.67 feet, to a point for corner in the most southerly east boundary line of said 126.7 acre tract, being in the west boundary line of that certain called 38.5 acre tract described as Tract 2 in a deed to Nancy L. Emmerson, Trustee, and recorded in Volume 3498, Page 120, and being in County Road 2191 (Oscar Burkett Road), from said point, a 5/8" iron rod (found) at the northwest corner of said 38.5 acre tract bears North 02° 46' 25" West, 395.58 feet;

8. **THENCE** South 02° 46' 25" East, for a distance of 1192.68 feet, with the most southerly east boundary line of said 126.7 acre tract, with the west boundary line of the above mentioned 38.5 acre tract, and generally along or near said County Road 2191, to a ½" iron rod (set) for corner in the proposed south right-of-way line of Loop 49, and being in an access denial line, from said iron rod, a ½" iron rod (found) in the most southerly east boundary line of said 126.7 acre tract bears South 02° 46' 25" East, 300.31 feet;

   THENCE in a westerly and southwesterly direction, with the proposed south right-of-way line of Loop 49, and with an access denial line, as follows:

9. **THENCE** North 45° 17' 42" West, for a distance of 70.80 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

10. **THENCE** South 82° 47' 38" West, for a distance of 632.46 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

11. **THENCE** South 64° 21' 32" West, for a distance of 600.00 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

12. **THENCE** South 25° 38' 28" East, for a distance of 129.92 feet, to a TYPE II Right-Of-Way Monument (set) for corner in the most southerly boundary line of said 126.7 acre tract, being in the north boundary line of that certain called 6.440 acre tract described in a deed to Jerry Mitchum, and recorded in Volume 3789, Page 686, and being in Brewer Road;

13. **THENCE** South 88° 14' 50" West, for a distance of 104.54 feet, continuing with the proposed south right-of-way line of Loop 49, with an access denial line, with the most southerly boundary line of said 126.7 acre tract, with the north boundary line of the above mentioned 6.440 acre tract, and with Brewer Road, to a nail (found) at the northwest corner of said 6.440 acre tract, and being at the northeast corner of the above mentioned 10 acre tract;

14. **THENCE** South 88° 13' 59" West, for a distance of 247.06 feet, with the proposed south right-of-way line of Loop 49, with an access denial line, with the most southerly boundary line of said 126.7 acre tract, with the north boundary line of said 10 acre tract, and with Brewer Road, at 128.61 feet, a TYPE II Right-Of-Way Monument (set) at a point leaving the proposed south right-of-way line of Loop 49, and an access denial line, and continuing back to the place of beginning and **containing 22.371 acres of land.**

Notes:

1. All bearings and distances, coordinates, and areas are based on the Texas Coordinate System, North Central Zone, NAD 83. The theta angle at the P.O.B. is 1°45'39".

2. All distances and coordinates shown are surface, using a TXDOT factor of 1.00012. To return to grid, multiply by 0.999880014.

3. All ½" iron rods and Type II right-of-way monuments described herein as "set", are pending TxDot right-of-way approval and/or survey permission before actual placing on the ground.

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

See Exhibit Plat "B" prepared even date.

I, Kevin L. Kilgore, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from surveys made on the ground under my supervision during the month of October 2000.

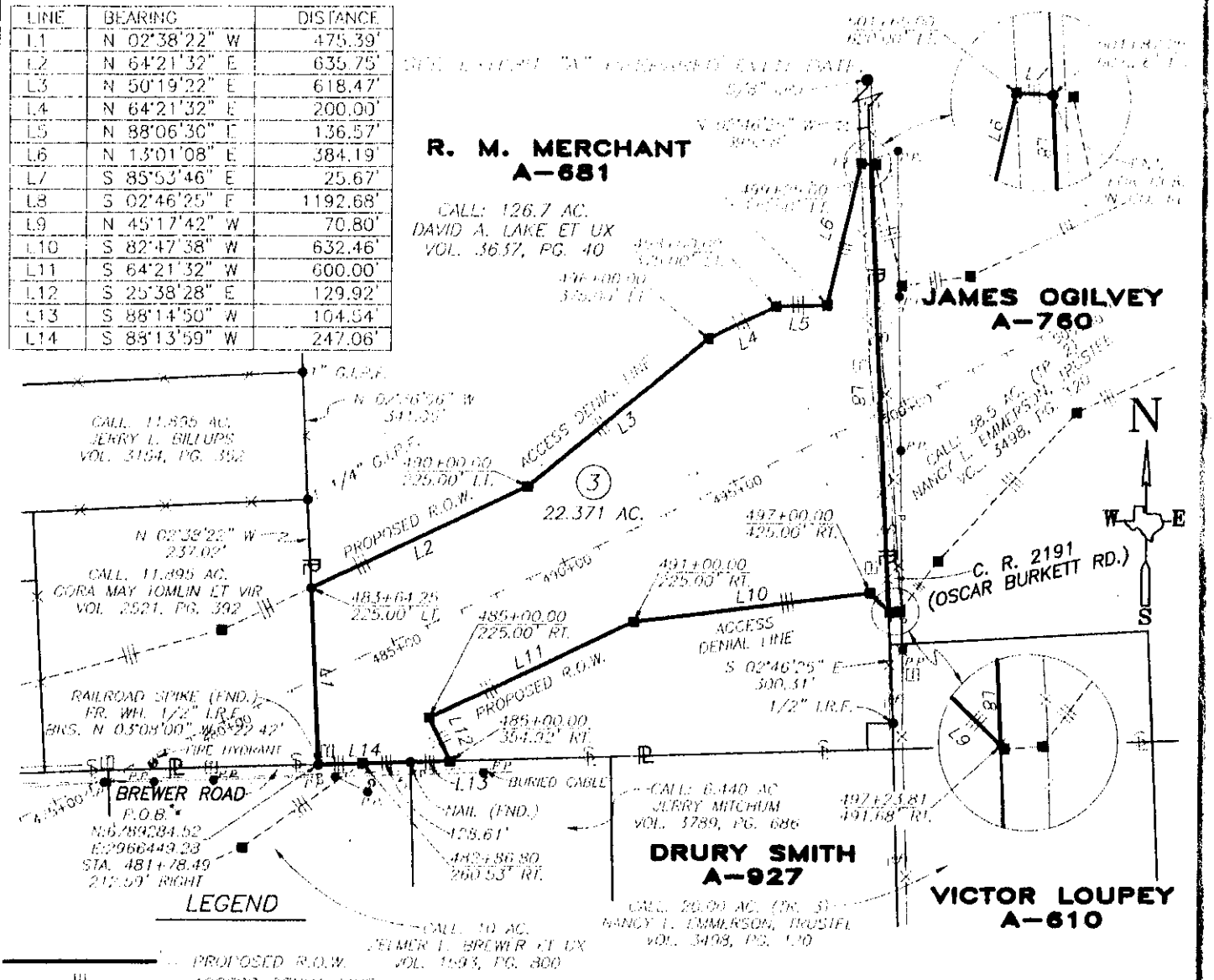
GIVEN UNDER MY HAND AND SEAL, this the 25th day of August 2005.

Kevin L. Kilgore
Registered Professional Land Surveyor
State of Texas No. 4687

Prepared by:
K. L. KILGORE & COMPANY INC.
6712 PALUXY DRIVE
TYLER, TX. 75703 PH. (903) 581-7800

TEXAS DEPARTMENT OF TRANSPORTATION
2703 W. FRONT STREET
TYLER TX. 75702 903) 510-9141

LINE	BEARING	DISTANCE
L1	N 02°38'22" W	475.39'
L2	N 64°21'32" E	635.75'
L3	N 50°19'22" E	618.47'
L4	N 64°21'32" E	200.00'
L5	N 88°06'30" E	136.57'
L6	N 13°01'08" E	384.19'
L7	S 85°53'46" E	25.67'
L8	S 02°46'25" E	1192.68'
L9	N 45°17'42" W	70.80'
L10	S 82°47'38" W	632.46'
L11	S 64°21'32" W	600.00'
L12	S 25°38'28" E	129.92'
L13	S 88°14'50" W	104.54'
L14	S 88°13'59" W	247.06'



Highway:	Loop 49
Limits:	From: Farm to Market Road 756, East and Northeast
	To: State Highway 110
County:	SMITH
Account No.	3487-02-008
CSJ:	3487-02-007

Property Description for Parcel 5

BEING 5.707 acres of land situated in the James Ogilvey Survey, Abstract No. 760, Smith County, Texas, and being out of that certain called 22.3321 acre tract described in a deed from Hershell Pruitt et ux to David A. Lake, dated January 16, 1995, and recorded in Volume 3616, Page 108, and that certain called 155.32 acre tract described as the 1st Tract in a deed from Norris A. Wimberley, Jr. et ux to David A. Lake, dated May 10, 1977, and recorded in Volume 1623, Page 239, both of the Deed Records of Smith County, Texas, said 5.707 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (found) at the northwest corner of the above mentioned 155.32 acre tract, being in the south boundary line of that above mentioned 22.3321 acre tract, and being at the northeast corner of that certain called 40 acre tract described as Tract 1 in a deed to Nancy L. Emmerson, Trustee, and recorded in Volume 3498, Page 120, said point of beginning being located 17.99 feet left of and at a right angle from Centerline Station 522+38.59, and also being located at the coordinates of 6,791,382.17 feet North and 2,969,927.92 feet East;

1. **THENCE** South 87° 21' 36" West, for a distance of 453.88 feet, with the south boundary line of said 22.3321 acre tract, and with the north boundary line of the above mentioned 40 acre tract, to a ½" iron rod (set) for corner in the proposed northwest right-of-way line of Loop 49, being in an access denial line, and being in a curve (to the left), from said iron rod, a 5/8" iron rod (found) at the southwest corner of said 22.3321 acre tract bears South 87° 21' 36" West, 1589.87 feet;

2. **THENCE** in a northeasterly direction, for an arc distance of 388.25 feet, with the proposed northwest right-of-way line of Loop 49, with an access denial line, and with the above mentioned curve (to the left), whose radius is 5454.58 feet, whose central angle is 04° 04' 42", and whose long chord is North 52° 46' 29" East, for a distance of 388.17 feet, to a ½" iron rod (set) for corner in the north boundary line of said 22.3321 acre tract, and being in the south boundary line of that certain called 134.372 acre tract described in a deed to Donald Greg Guinn, et al., and recorded in Volume 3616, Page 159, from said iron rod, a 5/8" iron rod (found) at the northwest corner of said 22.3321 acre tract bears South 87° 26' 15" West, 1912.54 feet;

3. **THENCE** North 87° 26' 15" East, for a distance of 853.68 feet, with the north boundary line of said 22.3321 acre tract, and with the south boundary line of the above mentioned 134.372 acre tract, to a ½" iron rod (set) for corner in the proposed southeast right-of-way line of Loop 49, and being in an access denial line, from sad iron rod, a 2" iron pipe (found) at the northeast corner of said 22.3321 acre tract bears North 87° 26' 15" East, 1563.37 feet;

   THENCE in a southwesterly direction, with the proposed southeast right-of-way line of Loop 49, and with an access denial line, as follows:

4. **THENCE** South 42° 08' 53" West, for a distance of 17.73 feet, to a TYPE II Right-Of-Way Monument (set) for corner;

5. **THENCE** South 53° 11' 10" West, for a distance of 420.35 feet, at 374.14 feet, the south boundary line of said 22.3321 acre tract, same being the north boundary line of said 155.32 acre tract, and continuing to a TYPE II Right-Of-Way Monument (set) for corner at the beginning of a curve (to the right);

6. **THENCE** in a southwesterly direction, for an arc distance of 448.45 feet, with the above mentioned curve (to the right), whose radius is 5954.58 feet, whose central angle is 04° 18' 54", and whose long chord is South 50° 30' 58" West, for a distance of 448.34 feet, to a ½" iron rod (set) for corner in the west boundary line of said 155.32 acre tract, and being in the east boundary line of said 40 acre tract, from said iron rod, a ¾" galvanized iron pipe (found) at the southeast corner of said 40 acre tract bears South 02° 42' 02" East, 1454.82 feet;

7. **THENCE** North 02° 42' 02" West, for a distance of 298.36 feet, with the west boundary line of said 155.32 acre tract, and with the east boundary line of said 40 acre tract, back to the place of beginning and **containing 5.707 acres of land.**

Notes:

1. All bearings and distances, coordinates, and areas are based on the Texas Coordinate System, North Central Zone, NAD 83. The theta angle at the P.O.B. is 1°46'01".

2. All distances and coordinates shown are surface, using a TXDOT factor of 1.00012. To return to grid, multiply by 0.999880014.

3. All ½" iron rods and Type II right-of-way monuments described herein as "set", are pending TxDot right-of-way approval and/or survey permission before actual placing on the ground.

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

See Exhibit Plat "B" prepared even date.

I, Kevin L. Kilgore, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from surveys made on the ground under my supervision during the month of October 2000.

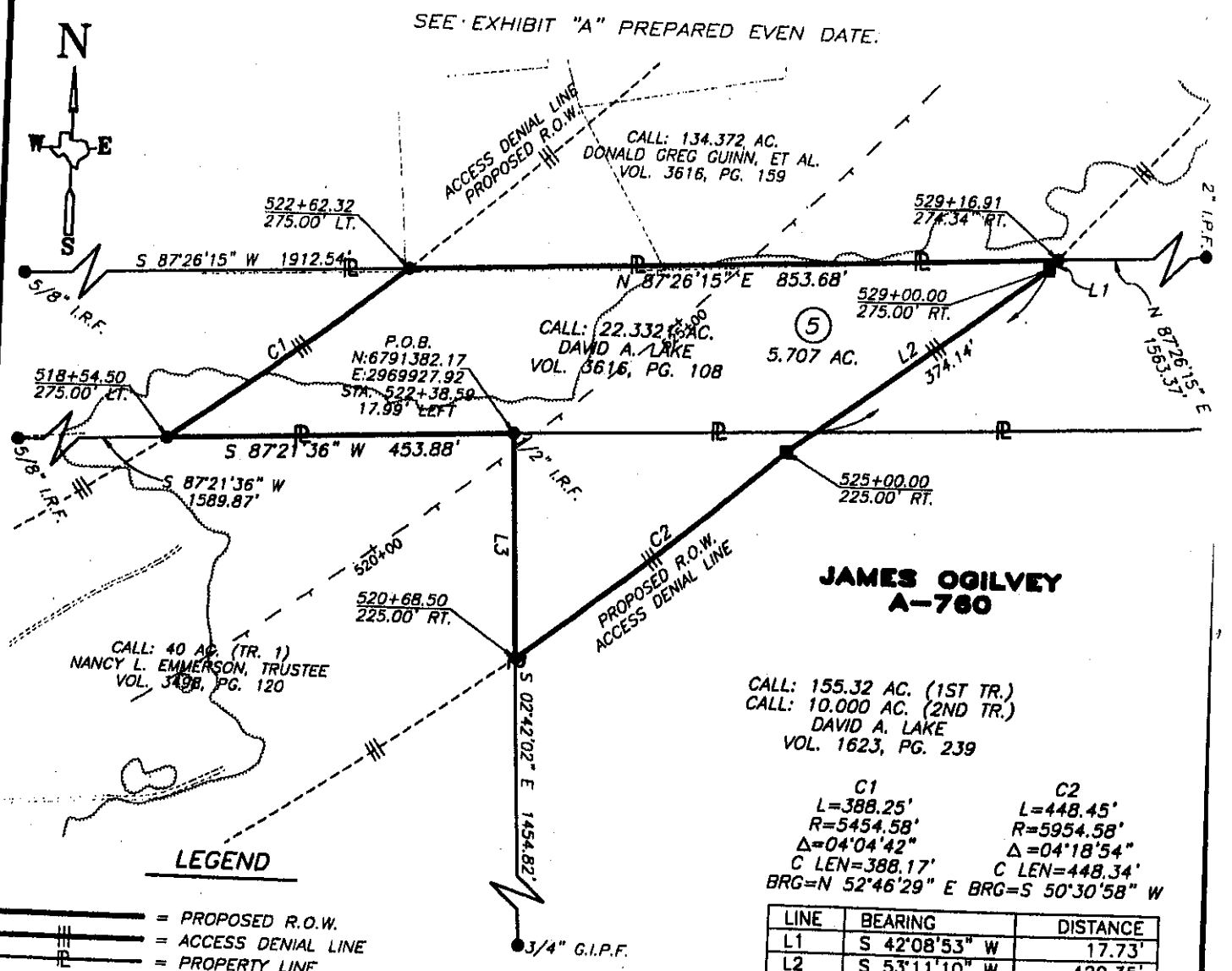
GIVEN UNDER MY HAND AND SEAL, this the 16th day of May 2006.

Kevin L. Kilgore
Registered Professional Land Surveyor
State of Texas No. 4687

STATE OF TEXAS
REGISTERED
KEVIN L. KILGORE
4687
PROFESSIONAL
LAND SURVEYOR

Prepared by:
K. L. KILGORE & COMPANY INC.
6712 PALUXY DRIVE
TYLER, TX. 75703 PH. (903) 581-7800

TEXAS DEPARTMENT OF TRANSPORTATION
2703 W. FRONT STREET
TYLER TX. 75702 903) 510-9141



C1	C2
L=388.25'	L=448.45'
R=5454.58'	R=5954.58'
Δ=04°04'42"	Δ=04°18'54"
C LEN=388.17'	C LEN=448.34'
BRG=N 52°46'29" E	BRG=S 50°30'58" W

LINE	BEARING	DISTANCE
L1	S 42°08'53" W	17.73'
L2	S 53°11'10" W	420.35'
L3	N 02°42'02" W	298.36'

LEGEND

- = PROPOSED R.O.W.
- = ACCESS DENIAL LINE
- = PROPERTY LINE
- = ADJOINING PROPOSED R.O.W.
- = SURVEY LINE
- X = FENCE
- P = POWER LINE
- = BURIED CABLE
- = PIPELINE (APPROX. LOCATION)
- C = GUY ANCHOR
- = TELEPHONE PEDESTAL
- = WATER VALVE
- = WATER METER
- = TYPE II R.O.W. MON. (SET)
- = 1/2" IRON ROD (SET) UNLESS OTHERWISE NOTED

PREPARED BY:
K.L. KILGORE & COMPANY, INC.
6712 PALUXY DRIVE
TYLER, TX. 75703
903-581-7800

PAGE 3 OF 3

NOTES:
1. ALL BEARINGS, DISTANCES, COORDINATES, AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83).
   THE THETA ANGLE AT THE P.O.B. IS 1°46'01".
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, USING TXDOT FACTOR OF 1.00012. TO RETURN TO GRID, MULTIPLY BY 0.999880014.
3. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.
4. EASEMENTS WERE NOT RESEARCHED.
5. ALL 1/2" IRON RODS DESCRIBED HEREIN AS "SET", ARE SET WITH CAP MARKED "TXDOT".
6. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE.

REV. 5-16-2006
REV. 8-25-2005
2-25-2005

KEVIN L. KILGORE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4687

TEXAS DEPARTMENT OF TRANSPORTATION
2709 W. FRONT STREET
TYLER, TX. 75702 PH. (903) 510-9229

STATE OF TEXAS
REGISTERED
KEVIN L. KILGORE
4687
PROFESSIONAL
LAND SURVEYOR

SCALE 1" = 200'

PARCEL NO. 5
DAVID A. LAKE

LOOP 49 (F. M. 756 TO STATE HWY. 110)
SMITH COUNTY, TEXAS
CSJ NO. 3487-02-007, ROW NO. 3487-02-008

R.O.W. ACQUISITION = 5.707 AC.
REMAINDER LEFT = 8.935 AC. (APPROX.)
REMAINDER RIGHT = 173.010 AC. (APPROX.)