

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 3

VARIOUS Districts

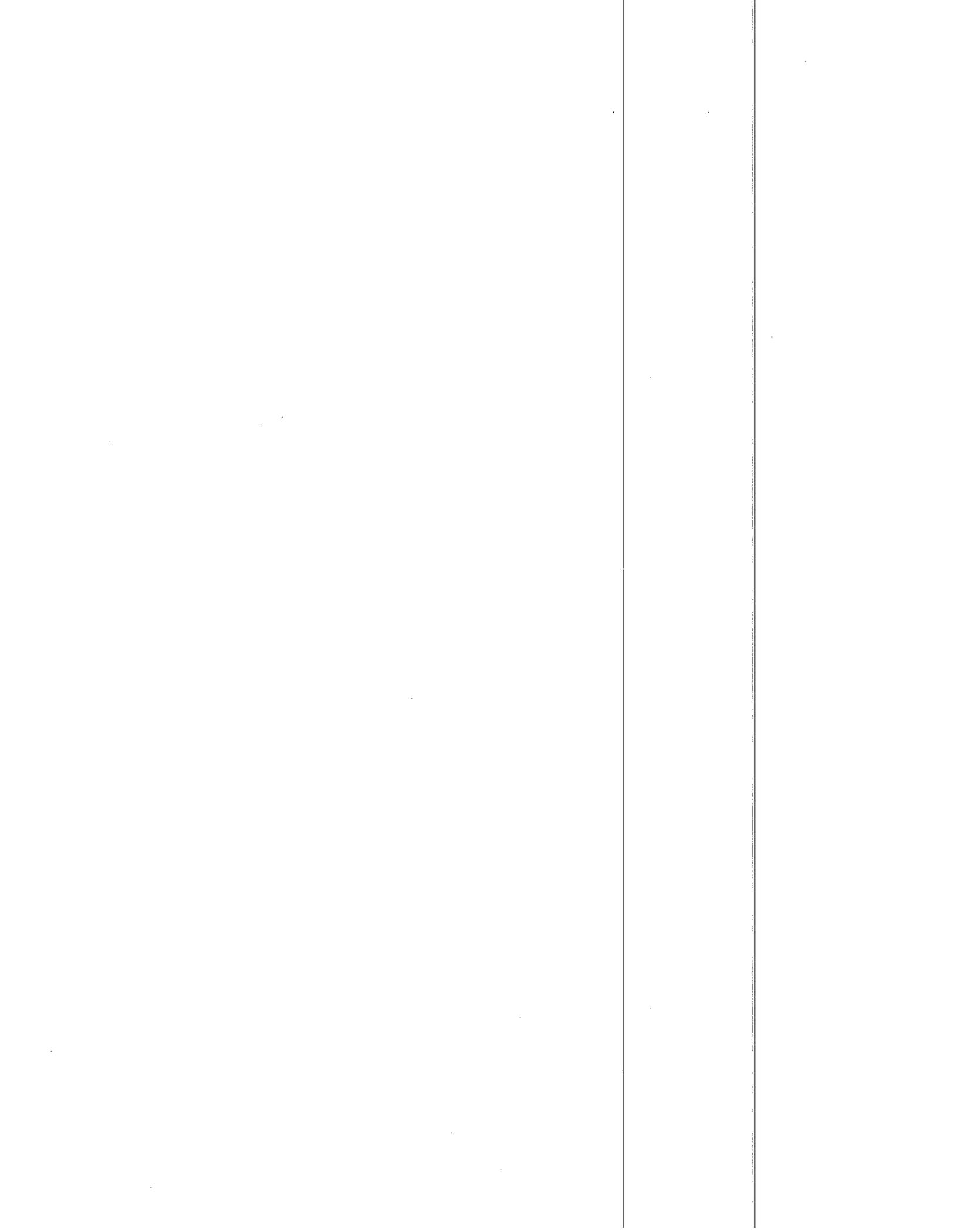
The Texas Transportation Commission (commission) of the State of Texas (state) has found in order to promote the public safety, to facilitate the safety and movement of traffic and to preserve the financial investment of the public in its highways, public necessity requires the laying out, opening, constructing, 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:



TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 3

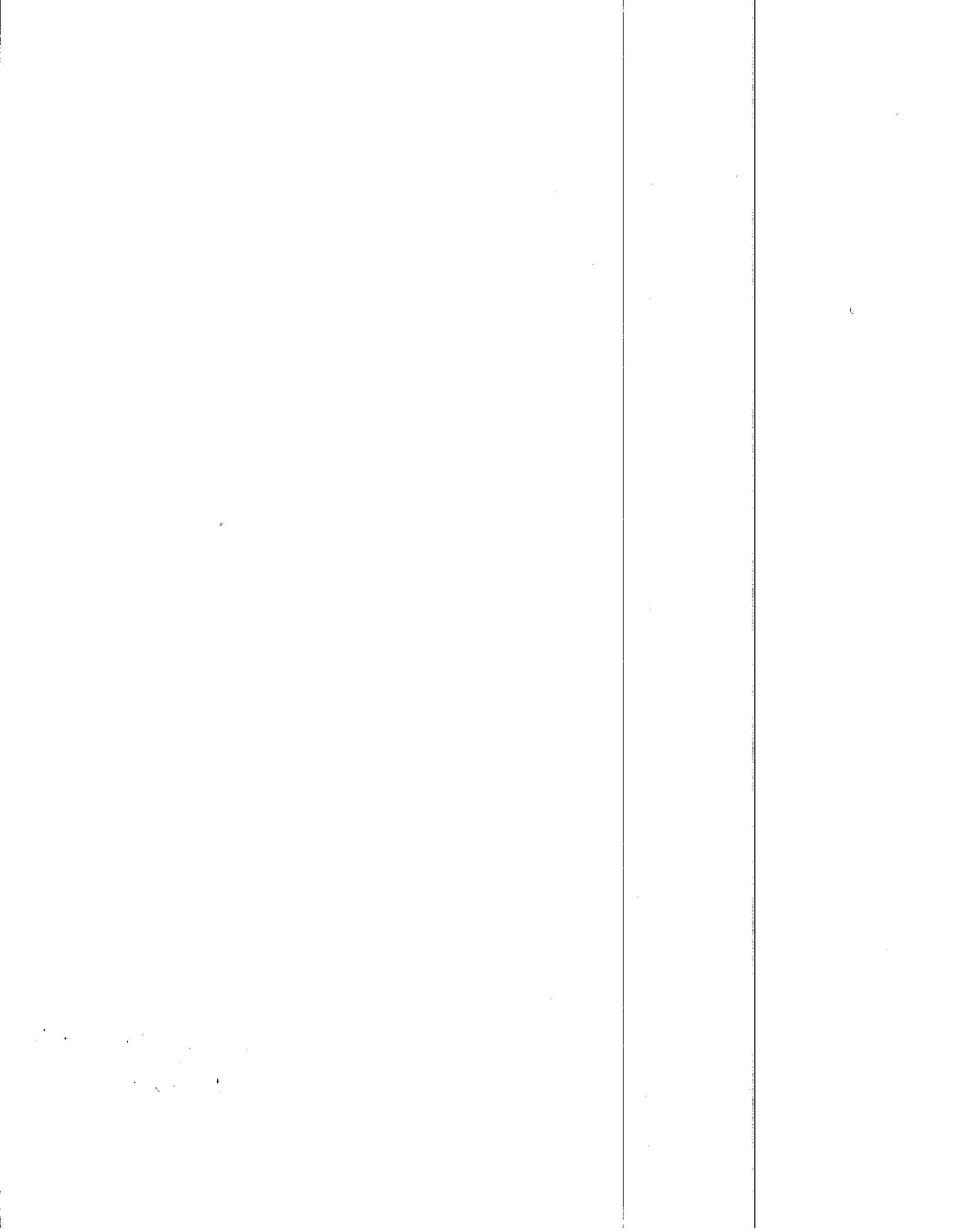
VARIOUS Districts

NON-CONTROLLED ACCESS

<u>EXHIBIT</u>	<u>COUNTY</u>	<u>HIGHWAY</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
1	Collin	US 75	0047-14-058	6
2	Collin	US 75	0047-14-058	9
3	Collin	US 75	0047-14-058	11
4	Collin	US 75	0047-14-058	12
5	Bowie	FM 559	1020-01-045	26
6	Williamson	FM 2338	2211-01-021	46
7	Williamson	FM 2338	2211-01-021	70
8	Lampasas	FM 2657	3131-03-008	1

CONTROLLED ACCESS

<u>EXHIBIT</u>	<u>COUNTY</u>	<u>HIGHWAY</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
A	Collin	US 75	0047-14-057	1
B	Collin	US 75	0047-14-057	5
C	Webb	SH Loop 20	0086-14-037	1
D	Collin	SH 289	0091-04-049	21
E	Collin	SH 289	0091-04-049	22
F	Angelina	US 59	0176-03-120	18 & 18TE
G	San Jacinto	US 59	0177-02-072	9
H	San Jacinto	US 59	0177-02-072	15
I	San Jacinto	US 59	0177-02-072	20
J	San Jacinto	US 59	0177-02-072	27
K	San Jacinto	US 59	0177-02-072	68
L	Dallas	IH 35E	0196-03-231	34
M	Dallas	IH 35E	0196-03-231	80
N	Travis	SH 130	0440-06-008	422
O	Travis	SH 130	0440-06-008	441
P	Travis	SH 130	0440-06-008	1425B
Q	Travis	SH 130	0440-06-008	1425D
R	Travis	SH 130	0440-06-008	1425G
S	Travis	SH 130	0440-06-008	1444
T	Tarrant	SH 121	0504-02-018	29
U	Dallas	SH Loop 12	0581-02-115	15
V	Travis	SH 45SE	1200-05-012	715
W	Travis	SH 45SE	1200-05-012	716



TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

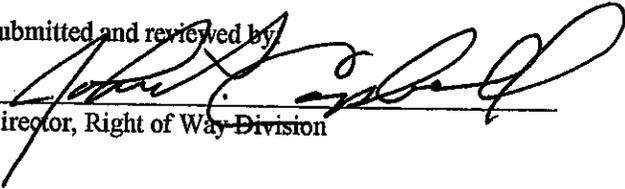
Page 3 of 3

VARIOUS Districts

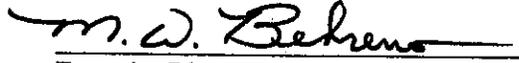
CONTROLLED ACCESS (continued)

<u>EXHIBIT</u>	<u>COUNTY</u>	<u>HIGHWAY</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
X	Travis	SH 45SE	1200-05-012	717
Y	Travis	SH 45SE	1200-05-012	721
Z	Travis	SH 45SE	1200-05-012	723
AA	Dallas	IH 635	2374-01-150	12
BB	Dallas	IH 635	2374-01-150	13
CC	Dallas	IH 635	2374-01-150	41
DD	Dallas	IH 635	2374-01-150	45
EE	Dallas	IH 635	2374-02-115	52
FF	Dallas	IH 635	2374-02-115	53
GG	Lampasas	FM 2657	3131-03-008	2

Submitted and reviewed by


Director, Right of Way Division

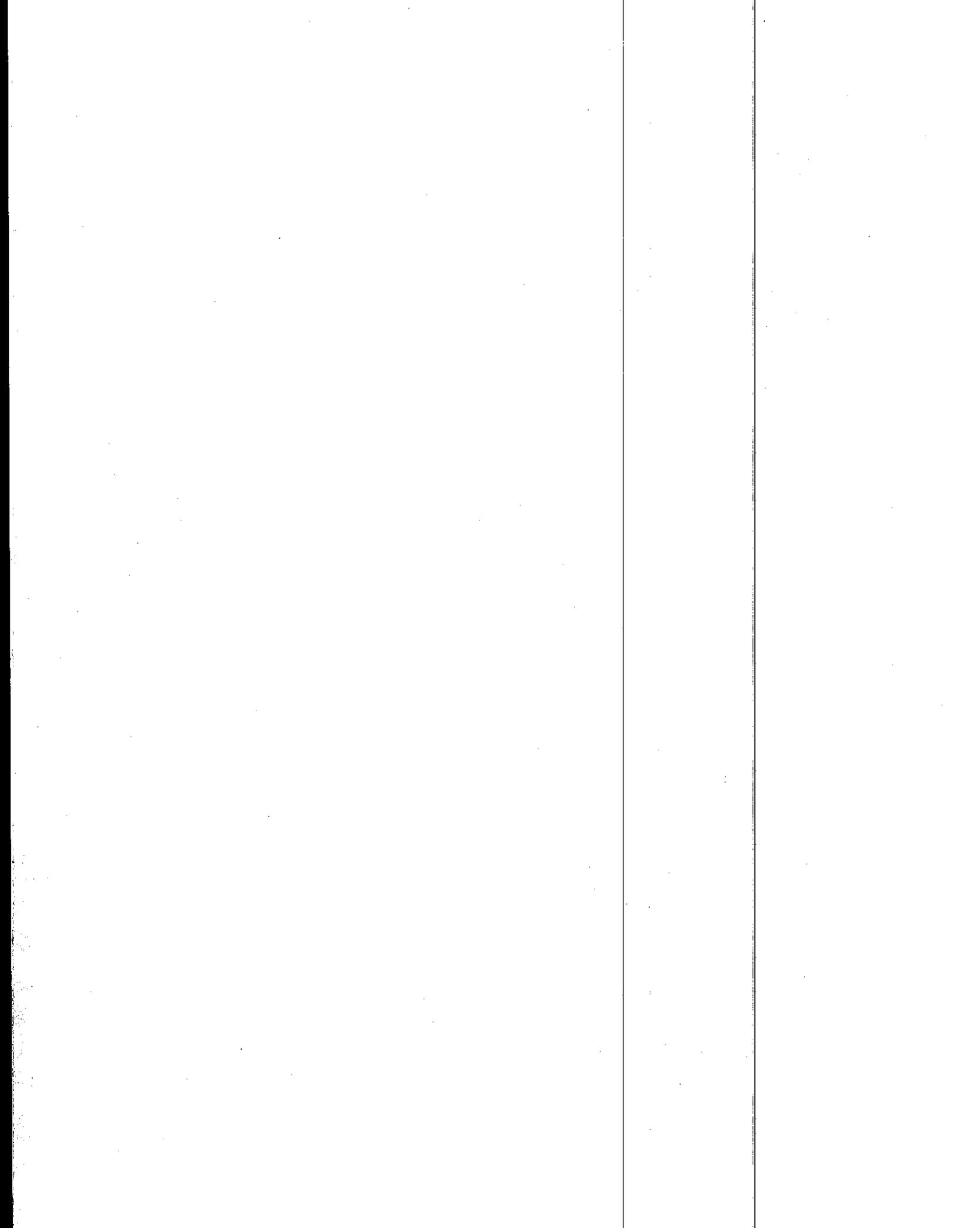
Recommended by:


Executive Director

110762 NOV 16 06

Minute
Number

Date
Passed



County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 6

BEING a 0.3956 acre tract of land in the McFall Survey, Abstract Number 641, in the City of McKinney, Collin County, Texas, being part of that certain called Lot 2, Block A tract of land as described in a deed to Stanley V. Graff (Lot 2, Block A) as recorded in Instrument Number 2001-0161339, Official Public Records of Real Property of Collin County, Texas, also known as Lot 2, Block A, called 11.6736 acres, Bray Central Two, Cabinet G, Page 12, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found for the northeast end of a corner clip, being a common northwest corner of said Graff tract and on the existing east right-of-way line of U.S. Highway 75 (a variable width right-of-way), that certain called 11.758 acre tract of land as described in a deed to the State of Texas (as Part 2) and recorded in Volume 600, Page 129, Deed Records, Collin County, Texas, and on south right-of-way line of Bray Central Drive;

THENCE, South 51 degrees 51 minutes 27 seconds West, along the common northwest line of said Graff tract and said existing east right-of-way line, a distance of 30.15 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed east right-of-way line of U.S. Highway 75, for the **POINT OF BEGINNING**;

- 1) **THENCE**, South 11 degrees 32 minutes 48 seconds West, departing said common line and along said proposed east right-of-way line, a distance of 637.17 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the south line of said Graff tract and the north line of certain called Lot 1H-R, Block A as described in a deed to Weingarten Realty Investors (called Lot 1H-R, Block A) as recorded in Instrument Number 97-0005903, Official Public Records of Real Property of Collin County, Texas, also being that certain called 1.2178 acre tract of land, known as Lot 1H-R, Block A, Amending Plat Lot 1H-R, Block "A" Bray Central Two Addition as recorded in Cabinet M, Page 475, Map Records, Collin County, Texas;
- 2) **THENCE**, North 80 degrees 05 minutes 16 seconds West, along the common south line of said Graff tract and the north line of said Weingarten tract, a distance of 22.85 feet to a 1/2 inch iron rod with cap found for the common southwest corner of said Graff tract and the northwest corner of said Weingarten tract and on said existing east right of way line of U.S. Highway 75;

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 6

- 3) **THENCE**, North 09 degrees 56 minutes 16 seconds East, along the common west line of said Graff tract and said existing east right-of-way line, a distance of 214.33 feet to a point for an angle corner;
- 4) **THENCE**, North 11 degrees 34 minutes 16 seconds East, continuing along said common line, a distance of 389.75 feet to a point for an angle corner at the southwest end of said corner clip;
- 5) **THENCE**, North 51 degrees 51 minutes 27 seconds East, continuing along said common line, a distance of 44.36 feet to the **POINT OF BEGINNING**, and containing 0.3956 acre of land.

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1993 Adj.). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710.

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

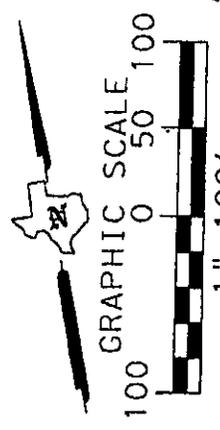
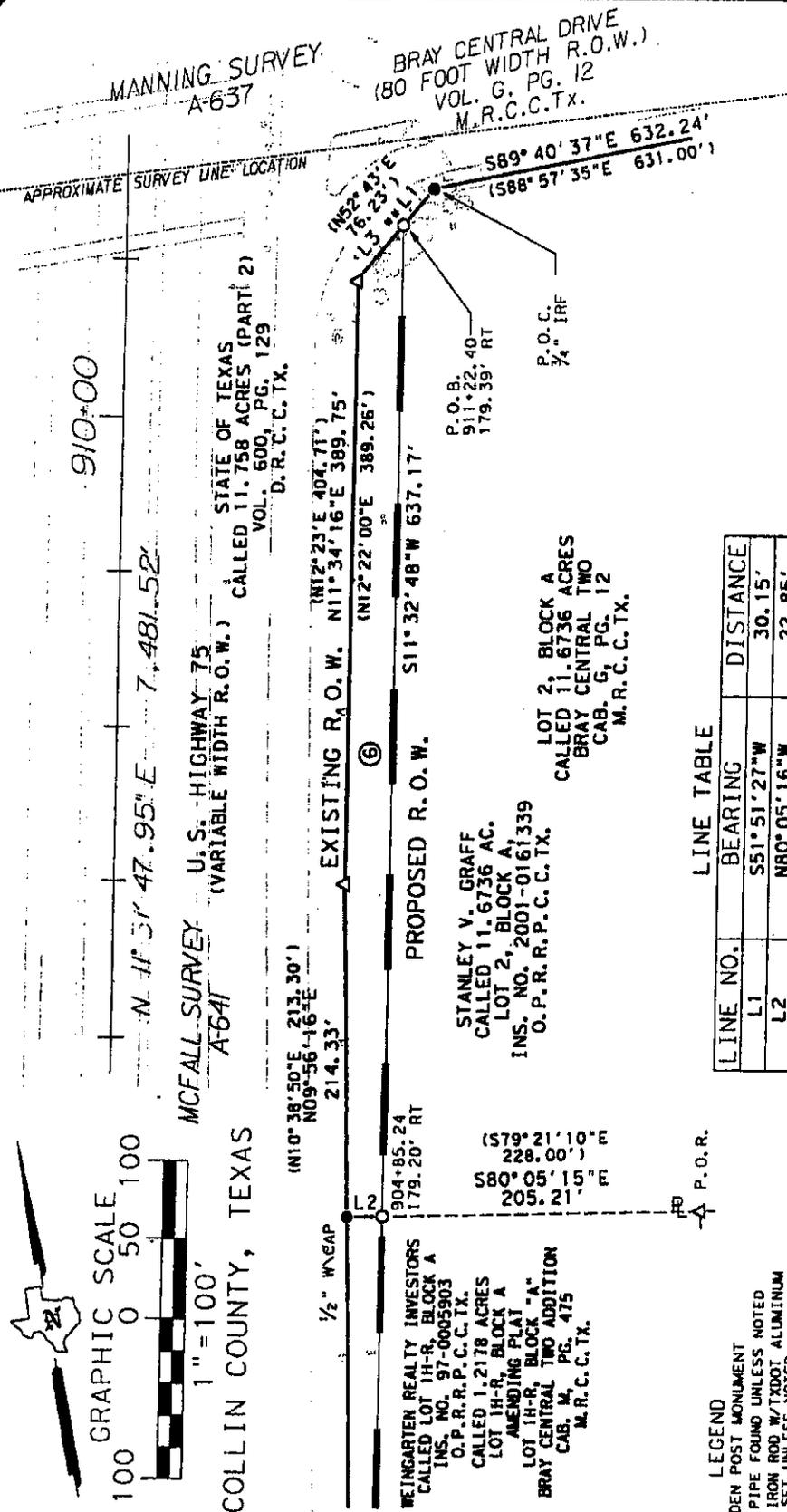
WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas,
this the 6 day of APRIL 2005



John F. Pierce
Registered Professional Land Surveyor
Texas Registration Number 2011



SURVEYING AND MAPPING, Inc.
1450 Empire Central, Suite 175
Dallas, Texas 75247



COLLIN COUNTY, TEXAS

BEING RTEN REALTY INVESTORS
CALLED LOT 1H-R, BLOCK A
INS. NO. 97-0005903
O.P.R.P.C.C.TX.
CALLED 1.2178 ACRES
LOT 1H-R, BLOCK A
AMENDING PLAT
LOT 1H-R, BLOCK "A"
BRAY CENTRAL TWO ADDITION
CAB. M. PG. 475
M.R.C.C.TX.

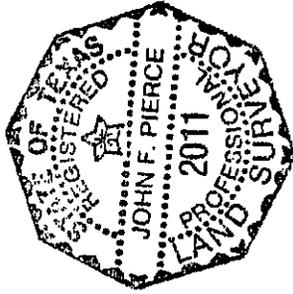
STANLEY V. GRAFF
CALLED 11.6736 AC.
LOT 2, BLOCK A
INS. NO. 2001-0161339
O.P.R.P.C.C.TX.

LOT 2, BLOCK A
CALLED 11.6736 ACRES
BRAY CENTRAL TWO
CAB. G, PG. 12
M.R.C.C.TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S51°51'27"W	30.15'
L2	N80°05'16"W	22.85'
L3	N51°51'27"E	44.36'

EXHIBIT "A" - PAGE 3 OF 3
A PLAT OF A SURVEY OF
PARCEL 6
FOR U.S. HIGHWAY 75
A 0.3956 ACRE TRACT OF LAND IN THE
MCFALL SURVEY, ABSTRACT 641
COLLIN COUNTY, TEXAS



BY: *John F. Pierce*
John F. Pierce, R.P.L.S. 2011 Date

- LEGEND
- WOODEN POST MONUMENT
 - 1/2" PIPE FOUND UNLESS NOTED
 - 3/4" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - FENCE POST FOUND UNLESS NOTED
 - △ CALCULATED POINT
 - PROPERTY LINE
 - RECORD LINE
 - RECORD LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - P.O.R. POINT OF REFERENCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - M.T.S. NOT TO SCALE
 - IPF IRON PIPE FOUND
 - O.P.R.P.C.C.TX. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS
 - M.R.C.C.TX. MAP RECORDS OF COLLIN COUNTY, TEXAS
 - D.R.C.C.TX. DEED RECORDS OF COLLIN COUNTY, TEXAS
- THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.
- AS THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II SURVEY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, MAD 83 (1983 ADJ-1). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000152710.

CSJ NO. 0047-14-05B

(Addendum)

Access Clause

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

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 9

BEING a 0.2351 acre tract of land in the Manning Survey, Abstract Number 637, and McDonald Survey, Abstract Number 576, in the City of McKinney, Collin County, Texas, being part of that certain called 3.0990 acre tract, being Lot 2R as described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas, also known as Lot 2R, a called 3.0990 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found for the southeast end of a corner clip, being a common southwest corner of Lot 1, Block B tract of land as described in a deed to Raj Hotels, Inc as recorded in Instrument Number 00-74726, Official Public Records of Real Property of Collin County, Texas, also known as Lot 1, Block B, called 2.6539 acres, Bray Central Two, Cabinet G, Page 12, Map Records, Collin County, Texas, and on the existing east right-of-way line of U.S. Highway 75 (a variable width right-of-way), that certain called 4.499 acre tract of land as described in a deed to the State of Texas and recorded in Volume 601, Page 267, Deed Records, Collin County, Texas, and on north right-of-way line of Bray Central Drive (80 foot right-of-way) said Bray Central Two;

THENCE, North 38 degrees 07 minutes 42 seconds West, along the common southwest line of said Raj tract and said existing east right-of-way line, a distance of 23.09 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed east right-of-way line of U.S. Highway 75;

THENCE, North 11 degrees 32 minutes 48 seconds East, along the proposed east right-of-way line, a distance of 287.66 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the common north line of said Raj tract and the south line of that certain called 3.0990 acre tract, being Lot 2R as described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas, also known as Lot 2R, a called 3.0990 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, Map Records, Collin County, Texas, for the **POINT OF BEGINNING**;

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 9

- 1) **THENCE**, North 89 degrees 49 minutes 31 seconds West, departing said proposed east right-of-way, along said common line, a distance of 30.35 feet to a 1/2 inch iron rod found for the northwest corner of said Raj tract and the southwest corner of said Graff tract and on said existing east right-of-way of U.S. Highway 75;
- 2) **THENCE**, North 11 degrees 30 minutes 04 seconds East, along the common west line of said Graff Lot 2R tract and said existing east right-of-way line, a distance of 345.54 feet to a point for the northwest corner of said Graff Lot 2R tract and the southwest corner of that certain called 3.8337 acre tract, being Lot 3RR as described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas, also known as Lot 3RR, a called 3.8337 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, Map Records, Collin County, Texas,
- 3) **THENCE**, South 78 degrees 29 minutes 56 seconds East, along the common south line of said Graff Lot 2R and the north line of said Graff Lot 3RR, a distance of 30.03 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on said proposed east right of way line of U.S. Highway 75;

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 9

4) **THENCE**, South 11 degrees 32 minutes 48 seconds West, departing said common line and along said proposed east right-of-way line, a distance of 339.58 feet to the **POINT OF BEGINNING**, and containing 0.2351 acre of land.

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1993 Adj.). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710.

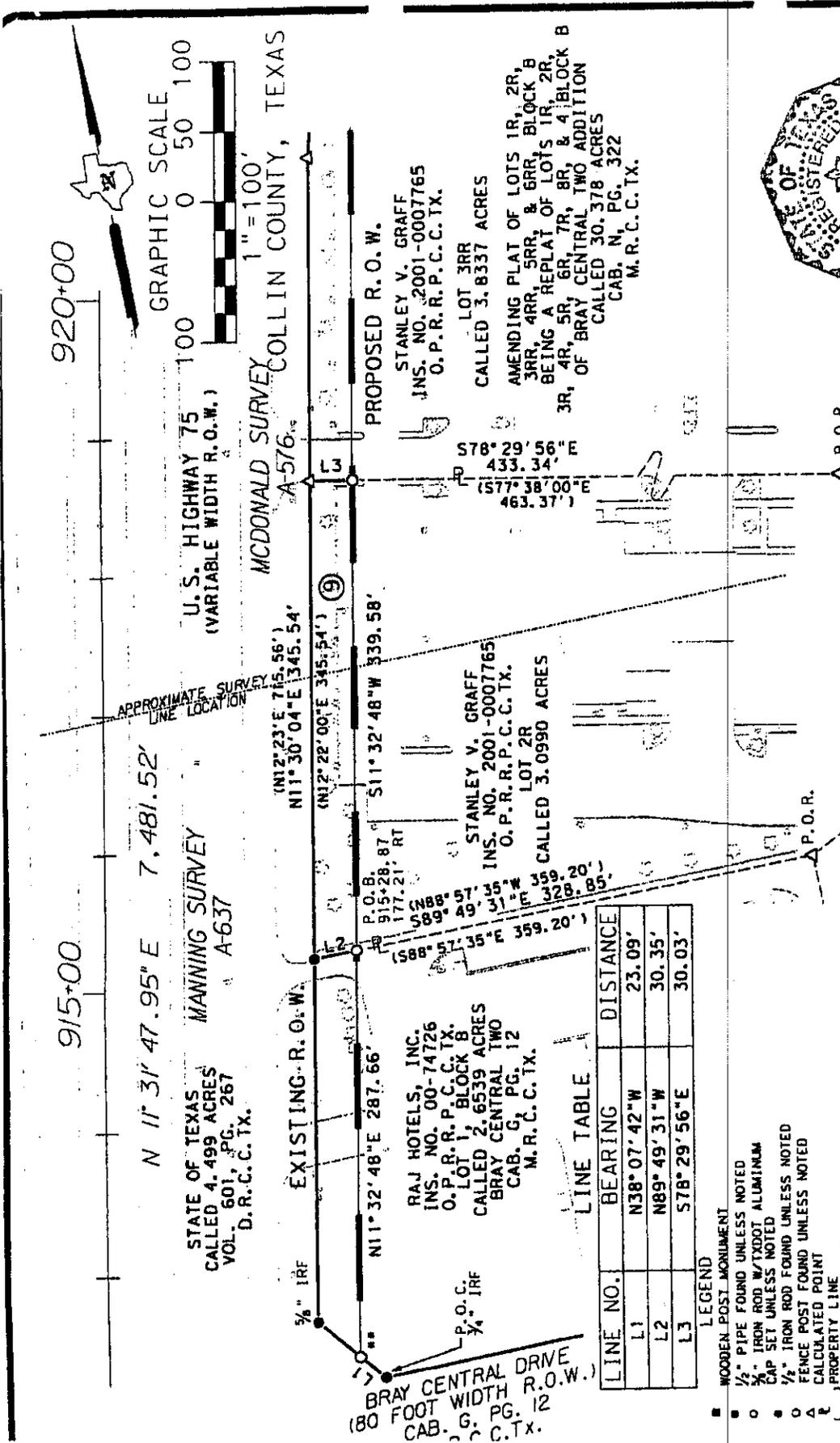
**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas,
this the 6 day of APRIL 2005


John F. Pierce
Registered Professional Land Surveyor
Texas Registration Number 2011



SURVEYING AND MAPPING, Inc.
1450 Empire Central, Suite 175
Dallas, Texas 75247



920+00

915+00

GRAPHIC SCALE
0 50 100
1" = 100'

U.S. HIGHWAY 75
(VARIABLE WIDTH R.O.W.)

MANNING SURVEY
A-637

MCDONALD SURVEY
A-576

EXISTING R.O.W.
(N12°23'E 715.56'
N11°30'04"E 345.54')

PROPOSED R.O.W.
STANLEY V. GRAFF
INS. NO. 2001-0007765
O.P.R.R.P.C.C.TX.

STANLEY V. GRAFF
INS. NO. 2001-0007765
O.P.R.R.P.C.C.TX.

RAJ HOTELS, INC.
INS. NO. 00-74726
O.P.R.R.P.C.C.TX.

LOT 1, BLOCK B
BRAY CENTRAL TWO
CAB. G, PG. 12
M.R.C.C.TX.

LOT 3RR
AMENDING PLAT OF LOTS 1R, 2R,
3RR, 4RR, 5RR, & 6RR, BLOCK B
BEING A REPLAT OF LOTS 1R, 2R,
3R, 4R, 5R, 6R, 7R, 8R, & 4
OF BRAY CENTRAL TWO ADDITION
CALLED 30,378 ACRES
CAB. N, PG. 322
M.R.C.C.TX.

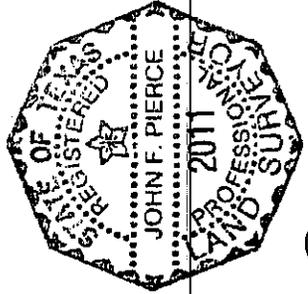
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N38°07'42"W	23.09'
L2	N89°49'31"W	30.35'
L3	S78°29'56"E	30.03'

LEGEND

- WOODEN POST MONUMENT
- 1/2" PIPE FOUND UNLESS NOTED
- 3/4" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ PROPERTY LINE
- () RECORDED INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND

2. P.R.R.P.C.C.TX. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS
M.R.C.C.TX. MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.TX. DEED RECORDS OF COLLIN COUNTY, TEXAS
THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.
** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A T-SHOT TYPE 11 RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TSDOT.



BY: SURVEYING AND MAPPING, Inc.
John F. Pierce
John F. Pierce, R.P.L.S. 2011 Date

EXHIBIT "A" - PAGE 4 OF 4
A PLAT OF A SURVEY OF
PARCEL 9

FOR U.S. HIGHWAY 75
A 0.2351 ACRE TRACT OF LAND IN THE
MANNING SURVEY, ABSTRACT 637
MCDONALD SURVEY, ABSTRACT 576
COLLIN COUNTY, TEXAS

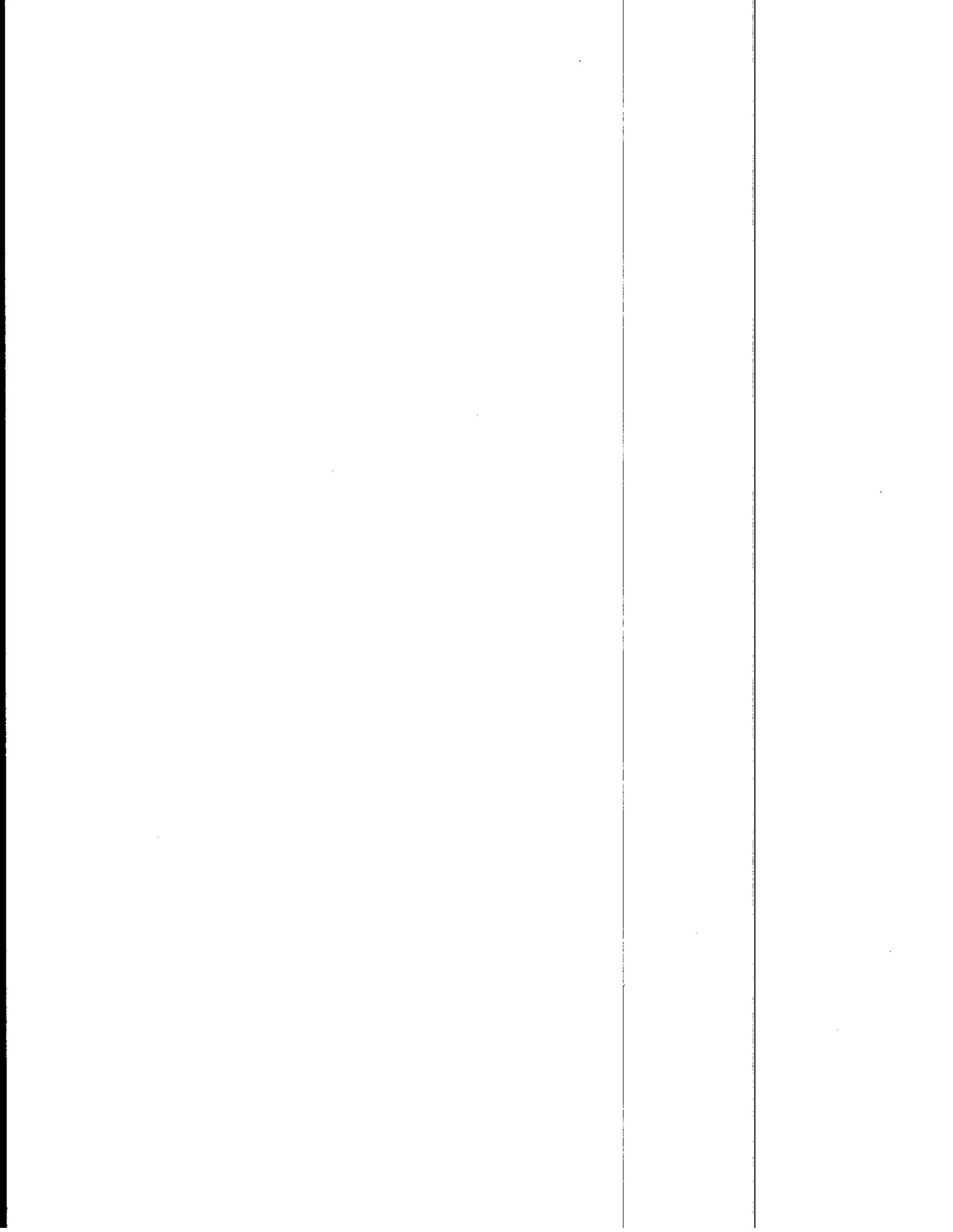
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CSJ NO. 0047-14-058

(Addendum)

Access Clause

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



County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 11

BEING a 0.1982 acre tract of land in the McDonald Survey, Abstract Number 576, in the City of McKinney, Collin County, Texas, being part of that certain called 3.8337 acre tract of land, being Lot 3RR as described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas, also known as Lot 3RR, a called 3.833 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found for the southeast end of a corner clip, being a common southwest corner of Lot 1, Block B tract of land as described in a deed to Raj Hotels, Inc as recorded in Instrument Number 00-74726, Official Public Records of Real Property of Collin County, Texas, also known as Lot 1, Block B, called 2.6539 acres, Bray Central Two, Cabinet G, Page 12, said Map Records and on the existing east right-of-way line of US Highway 75 (a variable width right-of-way), that certain called 4.499 acre tract of land as described in a deed to the State of Texas as recorded in Volume 601, Page 267, Deed Records, Collin County, Texas, and on north right-of-way line of Bray Central Drive (80 foot right-of-way) said Bray Central Two;

THENCE, North 38 degrees 07 minutes 42 seconds West, along the common southwest line of said Raj tract and said existing east right-of-way line, a distance of 23.09 feet a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed east right-of-way line of U.S. Highway 75;

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 11

THENCE, North 11 degrees 32 minutes 48 seconds East, along the proposed east right-of-way line, passing at a distance of 287.66 feet a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner for the north line of said Raj tract and the south line of that certain called 3.0990 acre tract, being Lot 2R as described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas, also known as Lot 2R, a called 3.0990 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, said Map Records, continuing along said proposed east right-of-way line a total distance of 627.24 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on said proposed east right-of-way line, being the common north line of said Lot 2R and the south line of that certain called 3.8337 acre tract, being Lot 3RR as described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas, also known as Lot 3RR, a called 3.8337 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, said Map Records, for the **POINT OF BEGINNING**;

- 1) **THENCE**, North 78 degrees 29 minutes 56 seconds West, along the common north line of said Graff Lot 2R and the south line of said Graff Lot 3RR, a distance of 30.03 feet to a point for the northwest corner of said Lot 2R and the southwest corner of said Lot 3RR and on said existing east right-of-way line of U.S. Highway 75;
- 2) **THENCE**, North 11 degrees 30 minutes 04 seconds East, departing said common line, along the common west line of said Lot 3RR and said existing east right-of-way line, a distance of 230.98 feet to a point for an angle corner;
- 3) **THENCE**, North 15 degrees 17 minutes 07 seconds East, along the said common line, a distance of 59.36 feet to the northwest corner of said Lot 3RR and the southwest corner of that certain called 19.1040 acre tract, being Lot 4RR as described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas also known as Lot 4RR, a called 19.1040 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, Map Records, Collin County, Texas ;

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 11

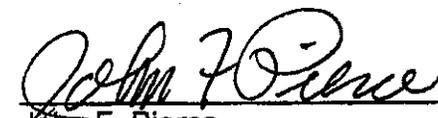
- 4) **THENCE**, South 78 degrees 31 minutes 53 seconds East, departing said common line, along the common south line of said Lot 3RR and the north line of said Lot 4RR, a distance of 26.34 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on said proposed east right of way line of US Highway 75;
- 5) **THENCE**, South 11 degrees 32 minutes 48 seconds West, departing said common line and along said proposed east right-of-way line, a distance of 290.23 feet to the **POINT OF BEGINNING**, and containing 0.1982 acre of land.

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1993 Adj.). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710.

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas,
this the 6 day of APRIL 2005



John F. Pierce
Registered Professional Land Surveyor
Texas Registration Number 2011



SURVEYING AND MAPPING, Inc.
1450 Empire Central, Suite 175
Dallas, Texas 75247

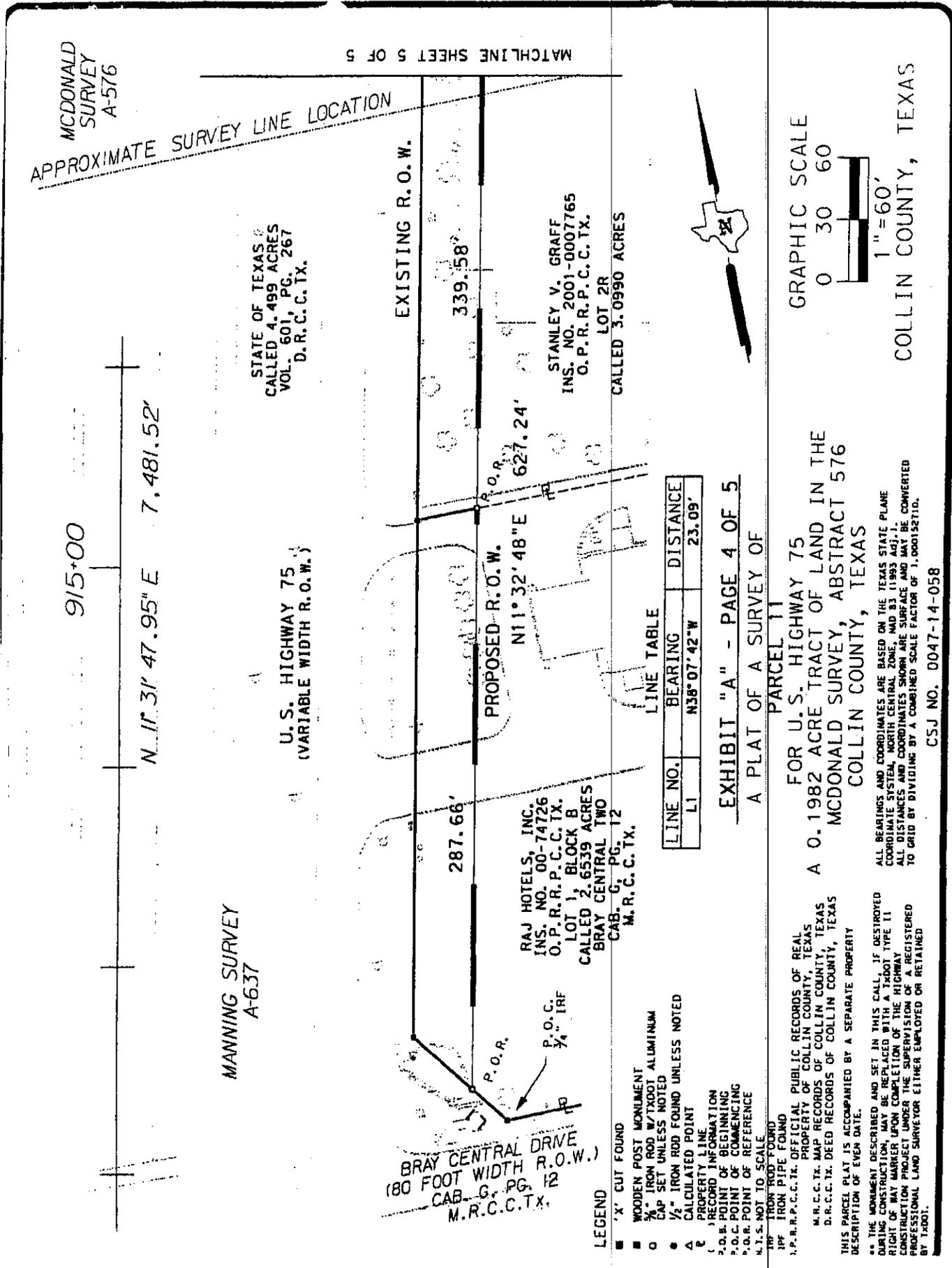


EXHIBIT "A" - PAGE 4 OF 5
A PLAT OF A SURVEY OF
PARCEL 11

FOR U.S. HIGHWAY 75
A 0.1982 ACRE TRACT OF LAND IN THE
MCDONALD SURVEY, ABSTRACT 576
COLLIN COUNTY, TEXAS

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND NOT CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000152110.

CSJ NO. 0047-14-058

- LEGEND**
- 'X' CUT FOUND
 - WOODEN POST MONUMENT
 - 3/4" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - ▲ CALCULATED POINT
 - ⊕ PROPERTY LINE
 - ⊙ RECORD INFORMATION
 - ⊙ P.O.B. POINT OF BEGINNING
 - ⊙ P.O.C. POINT OF COMMENCING
 - ⊙ P.O.R. POINT OF REFERENCE
 - ⊙ N.T.S. NOT TO SCALE
 - ⊙ 1/4" IRON PIPE FOUND
 - ⊙ 1/2" IRON PIPE FOUND

THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED OR REMOVED, MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT. THIS MONUMENT SHALL BE REPLACED WITH A TXDOT TYPE II MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

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

U.P.R.P.C.C.TX. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS
M.R.C.C.TX. MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.TX. DEED RECORDS OF COLLIN COUNTY, TEXAS

(Addendum)

Access Clause

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

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 12

BEING a 0.2742 acre tract of land in the McDonald Survey, Abstract Number 576, in the City of McKinney, Collin County, Texas, being part of that certain called 19.1040 acre tract, being Lot 4RR as described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas, also known as Lot 4RR, a called 19.1040 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for a northeast corner of said Lot 4RR and a southeast corner of that certain called 12.133 acre tract of land described in a deed to Laura Charlton Cole, et al, known as Tract 2, as recorded in Volume 3658, Page 145 Deed Records, Collin County, Texas;

THENCE, South 88 degrees 25 minutes 31 seconds West, along the common north line of said Lot 4RR and the south line of said Cole tract, a distance of 833.12 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the proposed east right-of-way line of US Highway 75, for the **POINT OF BEGINNING**;

- 1) **THENCE**, South 13 degrees 08 minutes 09 seconds West, along the proposed east right-of-way line, a distance of 216.03 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 12

-)
- 2) **THENCE**, South 11 degrees 32 minutes 48 seconds West, continuing along said proposed east right-of-way line, a distance of 680.63 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the south line of said Lot 4RR and the north line of that certain called 3.8337 acre tract, being Lot 3RR described in a deed to Stanley V. Graff as recorded in Instrument Number 2001-0007765, Official Public Records of Real Property of Collin County, Texas, also known as Lot 3RR, a called 3.8337 acres of the Amending Plat of Lots 1R, 2R, 3RR, 4RR, 5RR, & 6RR, Block B, Being a replat of Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, & 4 Block B of Bray Central Two Addition, called 30.378 acres, as recorded in Cabinet N, Page 322, said Map Records;
 - 3) **THENCE**, North 78 degrees 31 minutes 53 seconds West, along the common north line of said Lot 3RR and the south line of said Lot 4RR, a distance of 26.34 feet to an "X" cut in concrete found for the southwest corner of said Lot 4RR and the northwest corner of said Lot 3RR, on the existing east right-of-way line of US Highway 75 (a variable width right-of-way), that certain called 7.416 acre tract of land as described in a deed to the State of Texas and recorded in Volume 601, Page 131, said Deed Records;
 - 4) **THENCE**, North 15 degrees 17 minutes 07 seconds East, along the common west line of said Lot 4RR and said existing east right-of-way line, a distance of 241.12 feet to a 1/2 inch iron rod found for an angle corner;
 - 5) **THENCE**, North 11 degrees 34 minutes 06 seconds East, continuing along said common line, a distance of 652.18 feet to a point for the northwest corner of said Lot 4RR and the southwest corner of said Cole tract, a 1/2 inch iron rod found bears South 88 degrees 25 minutes 31 seconds West at a distance of 0.47 feet;

County: Collin
Highway: U.S. Highway 75
LIMITS: From U.S. Highway 380 North to the
State Highway 121 Split
R.O.W. CSJ: 0047-14-058

November 30, 2004

FIELD NOTES FOR PARCEL 12

6) **THENCE**, North 88 degrees 25 minutes 31 seconds East, departing said common line, along the common south line of said Cole tract and the north line of said Graff Lot 4RR, a distance of 16.80 feet to the **POINT OF BEGINNING**, and containing 0.2742 acre of land.

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

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1993 Adj.). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710.

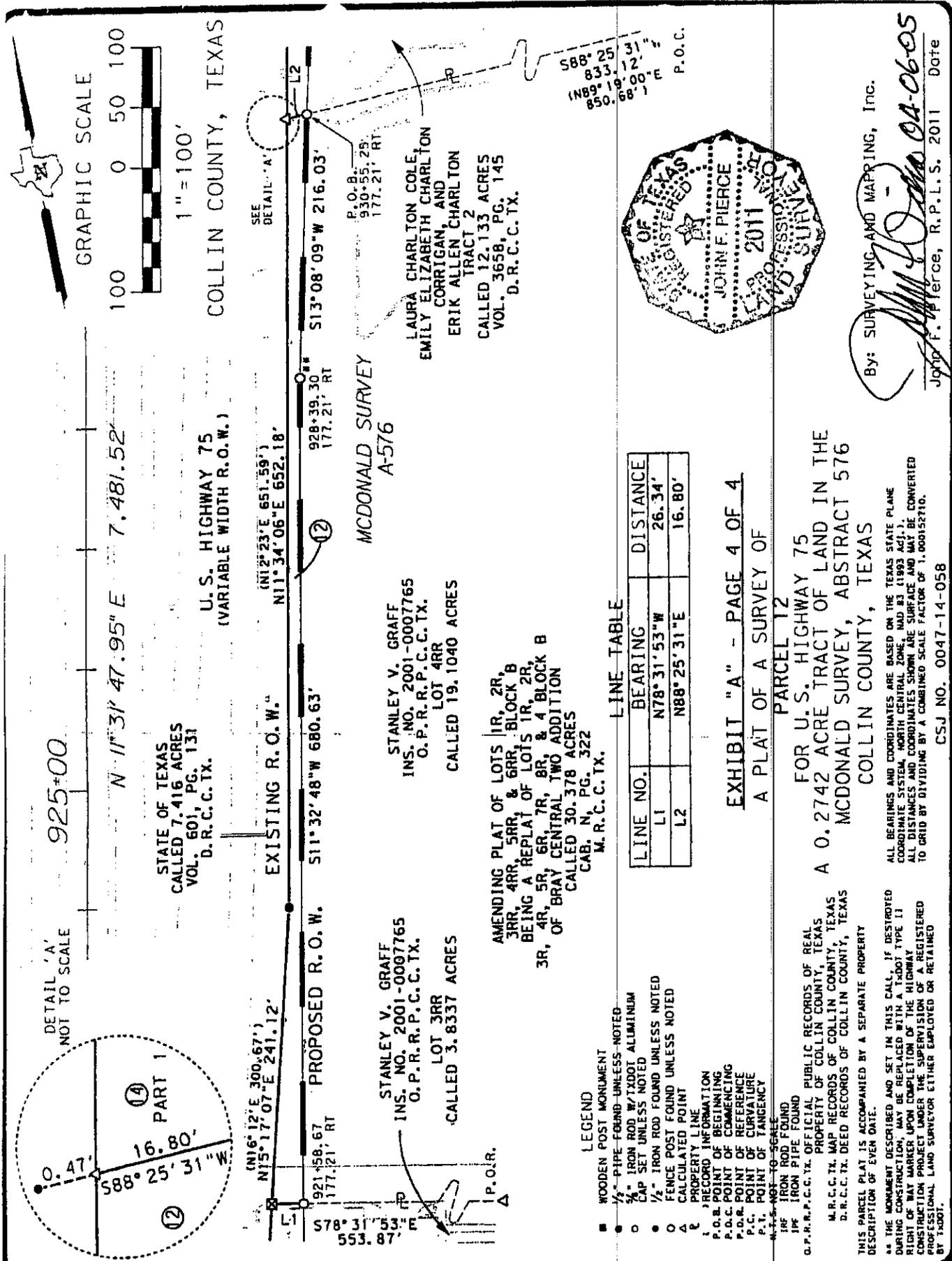
**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas,
this the 6 day of APRIL 2005


John F. Pierce
Registered Professional Land Surveyor
Texas Registration Number 2011



SURVEYING AND MAPPING, Inc.
1450 Empire Central, Suite 175
Dallas, Texas 75247



DETAIL 'A'
NOT TO SCALE

GRAPHIC SCALE
1" = 100'

100 0 50 100

STATE OF TEXAS
CALLED 7.416 ACRES
VOL. 601, PG. 131
D.R.C.C. TX.

U.S. HIGHWAY 75
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.
(N12°23'E 651.59')
N11°34'06"E 652.18'

PROPOSED R.O.W.
511°32'48"W 680.63'

STANLEY V. GRAFF
INS. NO. 2001-0007765
O.P.R.P.C.C. TX.
LOT 3RR
CALLED 3.8337 ACRES

STANLEY V. GRAFF
INS. NO. 2001-0007765
O.P.R.P.C.C. TX.
LOT 4RR
CALLED 19.1040 ACRES

AMENDING PLAT OF LOTS 1R, 2R,
3RR, 4RR, 5RR, & 6RR, BLOCK B
BEING A REPLAT OF LOTS 1R, 2R,
3R, 4R, 5R, 6R, 7R, 8R, & 4 BLOCK B
OF BRAY CENTRAL TWO ADDITION
CALLED 30.378 ACRES
CAB. N. PG. 322
M.R.C.C. TX.

MCDONALD SURVEY
A-576

Laura CHARLTON COLE,
EMILY ELIZABETH CHARLTON
CORRIGAN, AND
ERIK ALLEN CHARLTON
TRACT 2
CALLED 12.133 ACRES
VOL. 3658, PG. 145
D.R.C.C. TX.

SEE
DETAIL 'A'

928°39.30"
177.21' RT

513°08'09"W 216.03'

930°55.28"
177.21' RT

588°25'31"
16.80'

833°12'31"
26.34'

189°18'00"E
950.68'

P.O.C.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N78°31'53"W	26.34'
L2	N88°25'31"E	16.80'

EXHIBIT "A" - PAGE 4 OF 4
A PLAT OF A SURVEY OF
PARCEL 12
FOR U.S. HIGHWAY 75
A 0.2742 ACRE TRACT OF LAND IN THE
MCDONALD SURVEY, ABSTRACT 576
COLLIN COUNTY, TEXAS

By: SURVEYING AND MAPPING, Inc.
John F. Pierce, R.P.L.S. 2011 Date

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1993 ADJ.).
ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, AND MAY BE CONVERTED
TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000152710.

CSJ NO. 0047-14-058

LEGEND

- WOODEN POST MONUMENT
- 1/2" IRON ROD FOUND UNLESS NOTED
- 3/4" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.D.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C.T. POINT OF CURVATURE
- T.A.N. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- IPF IRON ROD FOUND
- IPR IRON PIPE FOUND

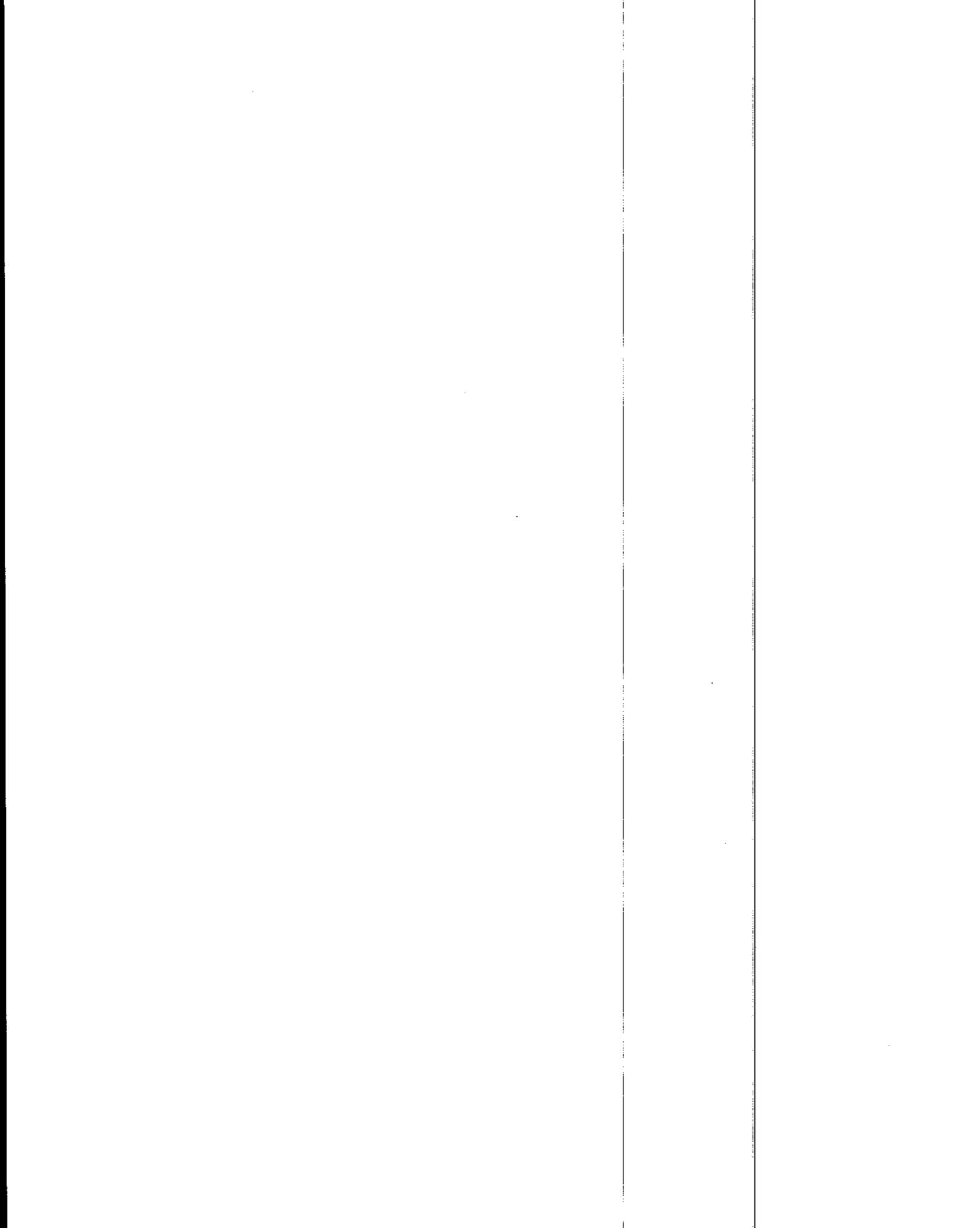
ALL THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED
DURING CONSTRUCTION, MAY BE REPLACED WITH AN ADDITIONAL TYPE LI
COURT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY.
THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY
DESCRIPTION OF EVEN DATE.

U.S. HIGHWAY 75
D.R.C.C. TX. MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C. TX. DEED RECORDS OF COLLIN COUNTY, TEXAS

(Addendum)

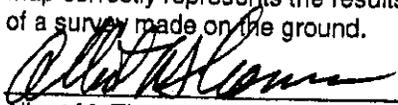
Access Clause

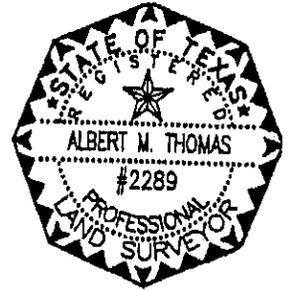
Access will be permitted to the highway facility from the remainder of the property abutting the highway facility.



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



PROPERTY DESCRIPTION FOR PARCEL 26

Being 0.120 of an acre of land, more or less, being a part of a 0.50 acre tract of land described in a deed from Larry D. McClain and wife, Lee A. McClain to Tommy M. Raffaelli dated June 3, 1976 and recorded in Volume 601, Page 432 of the Deed Records of Bowie County, Texas, subject tract being a part of the H. D. Collins Headright Survey, A-824 in Bowie County, Texas, which said 0.120 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 0.50 acre tract, (N=3958740.3931, E=3032806.9555) same being the East line of a 0.509 acre tract of land described in a deed to H. C. Fetters and wife, Clara B. Fetters dated April 17, 1973 and recorded in Volume 558, Page 586 of the Deed Records of Bowie County, Texas, and being N 01° 42' 53" W, 11-1.92 feet from a 1/2" iron rod set at the Southwest corner of said 0.50 acre tract, said point being in the proposed South Right-of-Way line of FM 559 and being 70.00 feet right at right angles from survey centerline of FM 559, hereinafter referred to as the "survey centerline" at survey centerline station 81+95.23;

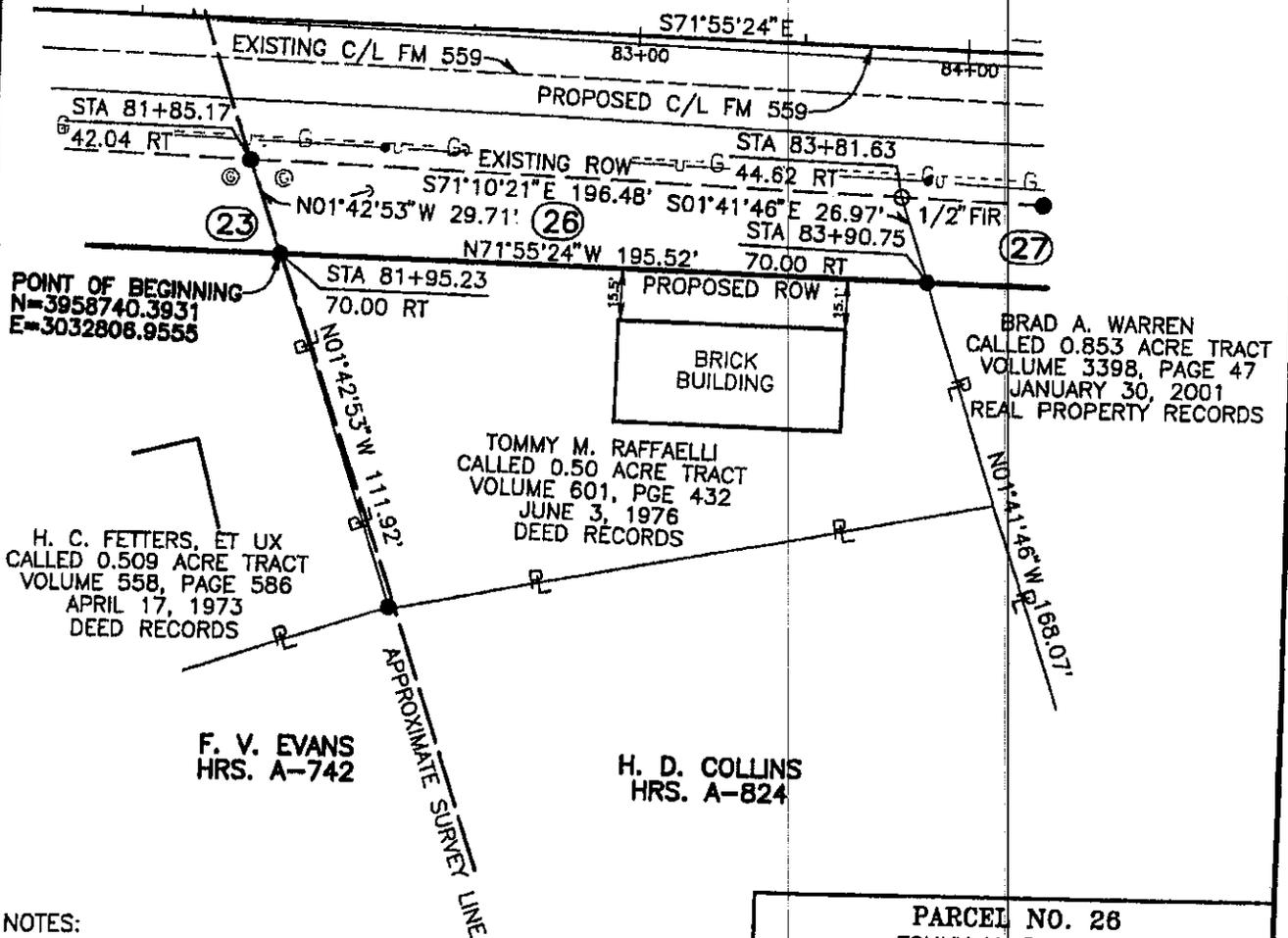
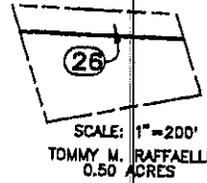
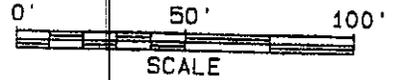
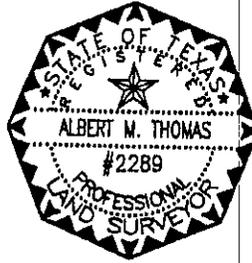
- (1) THENCE: N 01° 42' 53" W, along the West line of said 0.50 acre tract, same being the East line of said 0.509 acre tract, a distance of 29.71 feet to a 1/2" iron rod set at the Northwest corner of said 0.50 acre tract and being in the existing South Right-of-Way line of FM 559;
- (2) THENCE: S 71° 10' 21" E, along the existing South Right-of-Way line of FM 559, a distance of 196.48 feet to a 1/2" iron rod found at the Northeast corner of said 0.50 acre tract, said point being the Northwest corner of a 0.853 acre tract of land described in a deed from Right Angle Property Enterprises, Inc. to Brad A. Warren dated January 30, 2001 and recorded in Volume 3398, Page 47 of the Real Property Records of Bowie County, Texas;
- (3) THENCE: S 01° 41' 46" E, along the East line of said 0.50 acre tract, same being the West line of said 0.853 acre tract, a distance of 26.97 feet to a 1/2" iron rod set in the proposed South Right-of-Way line of FM 559, said point being 70.00 feet right at right angles from survey centerline station 83+90.75;
- (4) THENCE: N 71° 55' 24" W, along the proposed South Right-of-Way line of FM 559, a distance of 195.52 feet to the POINT OF BEGINNING and containing 0.120 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 26" 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 26
- 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. 26 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.

Albert M. Thomas
R.P.L.S. NO. 2289

4-29-05
DATE

PARCEL NO. 26
TOMMY M. RAFFAELLI
F.M. 559 - BOWIE COUNTY
CONSTRUCTION CSJ 1020-01-038
ROW CSJ 1020-01-045

Called Acres	To Be Acquired	Prescriptive RD. Eas't	Remaining	
			LT	RT
0.50	0.120	0	N/A	0.38

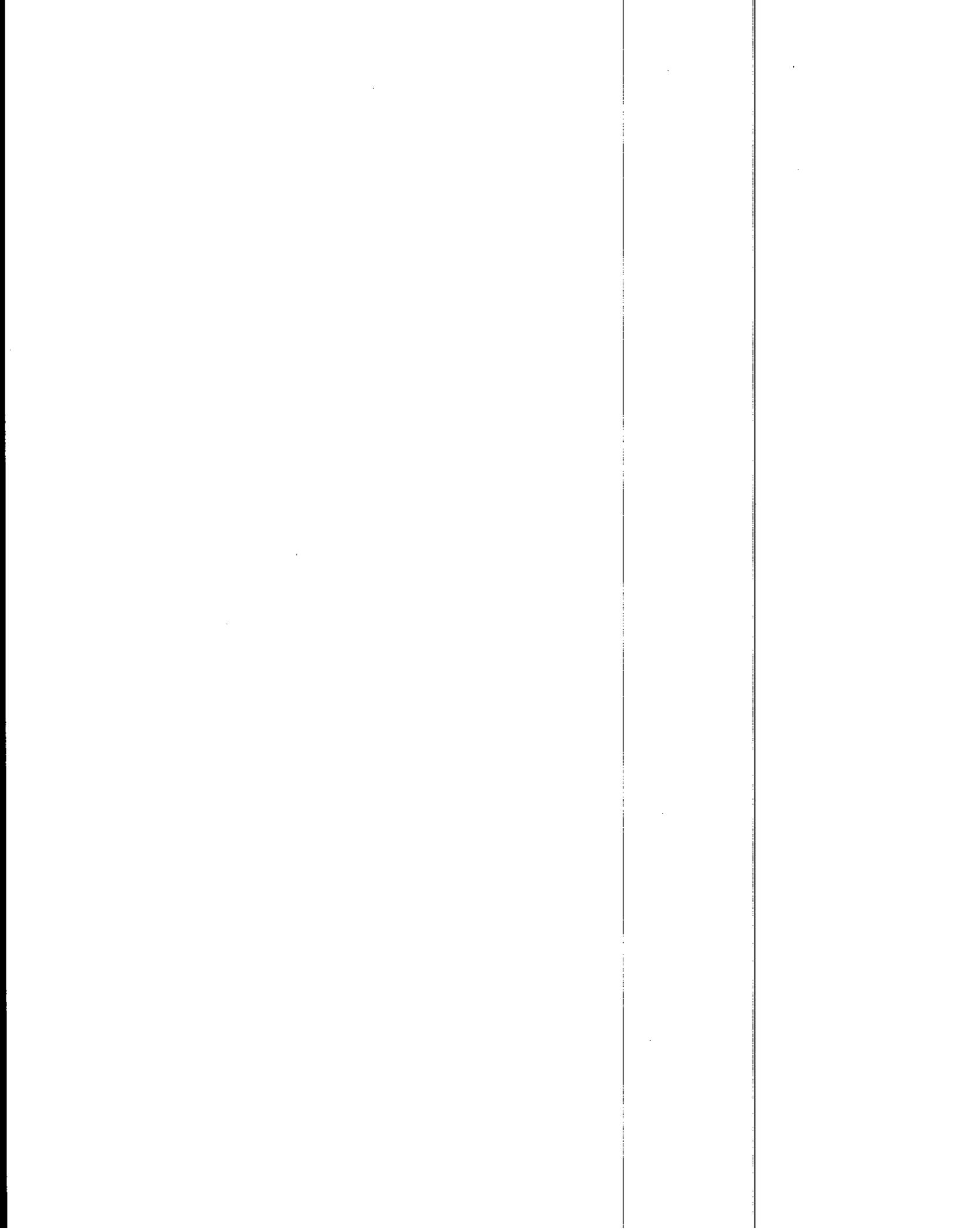
MTG ENGINEERS
CIVIL | ENVIRONMENTAL | SURVEYING
3405 SOWELL LANE, P.O. BOX 3788
TEXARKANA, TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

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.



Revised 8-30-06

County: Williamson
Parcel No.: 46
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 46

DESCRIPTION OF A 0.062 ACRE (2,702 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ISAAC JONES SURVEY, ABSTRACT NO. 361, AND THE GEORGE THOMPSON SURVEY, ABSTRACT NO. 792, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, 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 BRADLEY COCKRUM AND MARIAN COCKRUM BY INSTRUMENT RECORDED IN VOLUME 903, PAGE 150 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.062 ACRE (2,702 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found 3/8" iron rod in the westerly boundary line of Lot 28 of said Chaparro Estates Subdivision, 700.60 feet left of proposed R.M. 2338 baseline station 570+30.40, being the most northerly corner of Lot 2 and the most easterly corner of Lot 1 of said subdivision;

THENCE, with the common boundary line of said Lot 1 and Lot 2, **S 32°57'48" W**, a distance of **640.60** 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 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 32°57'48" W**, a distance of **21.53** feet to a calculated point in the existing northerly right-of-way line of R.M. 2338, 38.48 feet left of proposed R.M. 2338 baseline station 570+33.44, being the most westerly corner of said Lot 2 and the most southerly corner of said Lot 1, and being the southwesterly corner of the herein described tract;
- 2) **THENCE**, with the southerly boundary line of said Lot 1, same being the existing northerly right-of-way line of R.M. 2338, **N 56°48'26" W**, a distance of **99.56** feet to a calculated point, 38.43 feet left of proposed R.M. 2338 baseline station 569+33.88, being the most southerly corner of Lot 1, W. D. Ischy Subdivision, according to the plat thereof recorded in Cabinet "S", Slides 112-113 of the Plat Records of Williamson County, Texas, and the southwesterly corner of said Lot 1, Chaparro Estates, and being the northwesterly corner of the herein described tract;

Revised 8-30-06

PARCEL 46

- 3) **THENCE**, departing said existing northerly right-of-way line of R.M. 2338, with the common boundary line of said Lot 1, W.D. Ischy Subdivision and said Lot 1 Chaparro Estates, **N 34°04'11" W**, a distance of **55.93** feet to a set 1/2" iron rod with TxDOT aluminum cap in the proposed northerly right-of-way line of R.M. 2338, 60.02 feet left of proposed R.M. 2338 baseline station 568+82.28, being the northeasterly corner of the herein described tract;
- 4) **THENCE**, departing said common boundary line, through the interior of said Lot 1 Chaparro Estates, with said proposed northerly right-of-way line of R.M. 2338, **S 56°46'26" E**, a distance of **151.06** feet to the **POINT OF BEGINNING**, containing 0.062 acres (2,702 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.

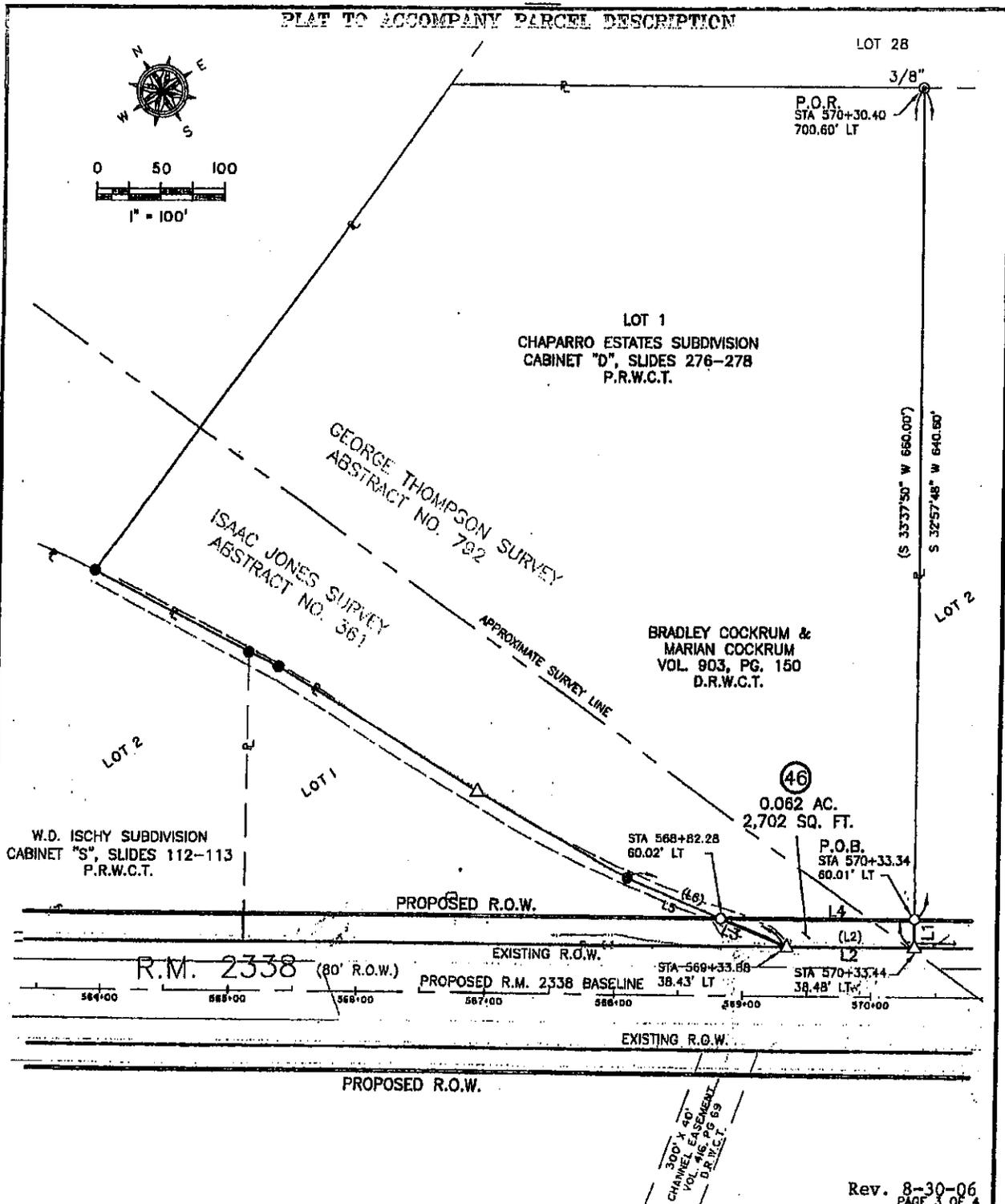
M. Stephen Truesdale

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



WO40-PARCEL-46.doc
June 15, 2005



INLAND CIVIL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL, SUITE 103
ROUND ROCK, TX. 78681
PH. (512) 238-1206, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF
BRADLEY COCKRUM & MARIAN COCKRUM

Texas Department of Transportation
© 2003

SCALE 1" = 100'	CSJ # 2211-01-021	PROJECT RM 2338	COUNTY WILLIAMSON
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PARCEL 46

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
- △ 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
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- LINE BREAK
- ⌞ LAND HOOK

NUMBER	BEARING	DISTANCE
L1	S 32°57'48" W	21.53'
L2	N 56°48'26" W	99.56'
(L2)	(N 56°22'10" W)	(100.00')
L3	N 34°04'11" W	55.93'
L4	S 56°46'26" E	151.06'
L5	N 34°04'11" W	80.20'
(L6)	(N 33°43' W)	(132.30')

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.

M. Stephen Truesdale 1 AUG '05

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



Rev. 8-30-06
PAGE 4 OF 4

INLAND CIVIL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., SUITE 103
ROUND ROCK, TX. 78661
PH. (512) 238-1196, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF
BRADLEY COCKRUM & MARIAN COCKRUM

Texas Department of Transportation
© 2003

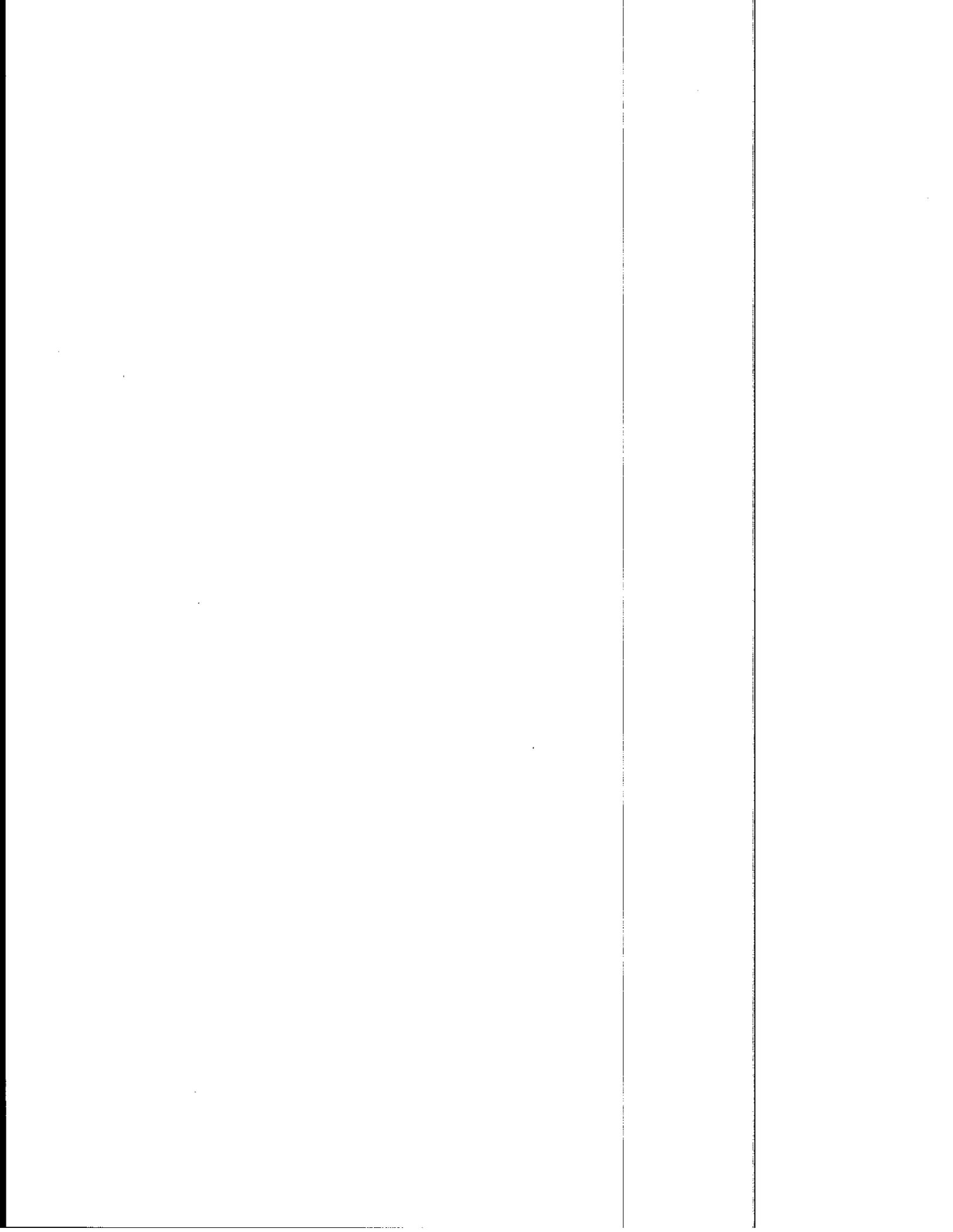
SCALE 1" = 100'	CSJ # 2211-01-021	PROJECT RM 2338	COUNTY WILLIAMSON
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PARCEL 46

(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.: 70
Highway: R.M. 2338
Limits: From: 5.80 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 70

DESCRIPTION OF A 0.263 ACRE (11,464 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 4.75 ACRE TRACT OF LAND CONVEYED TO M.L.O. REVOCABLE TRUST BY INSTRUMENT RECORDED IN DOCUMENT NO. 9720855 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.263 ACRE (11,464 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 the end of a curve to the left in the northerly boundary line of said 4.75 acre tract, same being the existing easterly right-of-way line of Penny Lane (60 foot right-of-way width), 165.98 feet left of proposed R.M. 2338 baseline station 589+40.43;

THENCE, with the northerly boundary line of said 4.75 acre tract and said existing easterly right-of-way line of Penny Lane, **S 36°34'11" W**, a distance of 75.98 feet to a set 1/2" iron rod with TxDOT aluminum cap (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete) in the proposed northerly right-of-way line of R.M. 2338, 90.00 feet left of proposed R.M. 2338 baseline station 589+40.49, being the most northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said existing easterly right-of-way line of Penny Lane, through the interior of said 4.75 acre tract, with said proposed northerly right-of-way line of R.M. 2338, the following two (2) courses:

- 1) **S 08°24'28" E**, a distance of 42.44 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), 60.00 feet left of proposed R.M. 2338 baseline station 589+70.51;
- 2) **S 53°23'02" E**, a distance of 534.45 feet to a set 1/2" iron rod with TxDOT aluminum cap in the northerly boundary line of that called 14.95 acre tract of land conveyed to JER Holdings, LP, by instrument recorded in Document No. 9756751 of the Official Records of Williamson County, Texas, same being the southerly boundary line of said 4.75 acre tract, 60.00 feet left of proposed R.M. 2338 baseline station 595+04.96, being the most easterly corner of the herein described tract, from which a found 1/2" iron rod in the northerly boundary line of said 4.75 acre tract, being the most southerly corner of Lot 4, Block B, Gabriel Estates, according to the plat thereof recorded in Cabinet "G", Slides 313-314 of the plat Records of Williamson County, Texas, and the most easterly corner of said 4.75 acre tract, bears **N 54°38'04" E**, a distance of 273.62 feet;
- 3) **THENCE**, departing said proposed northerly right-of-way line of R.M. 2338, with the common boundary line of said 14.95 acre tract and said 4.75 acre tract, **S 54°38'04" W**, a distance of 22.27 feet to a calculated point in the existing northerly right-of-way line of R.M. 2338, 38.82 feet left of proposed R.M. 2338 baseline station 594+98.07, being the most westerly corner of said 14.95 acre tract and the most southerly corner of said 4.75 acre tract, and being the southeasterly corner of the herein described tract;

PARCEL 70

- 4) THENCE, with the southerly boundary line of said 4.75 acre tract, same being said existing northerly right-of-way line of R.M. 2338, N 53°18'27" W, a distance of 533.05 feet to a calculated point at the intersection of said existing northerly right-of-way line of R.M. 2338 with said existing easterly right-of-way line of Penny Lane, 39.54 feet left of proposed R.M. 2338 baseline station 589+65.02, being the most westerly corner of said 4.75 acre tract and of the herein described tract;

THENCE, departing said existing northerly right-of-way line of R.M. 2338, with the westerly boundary line of said 4.75 acre tract, same being said existing easterly right-of-way line of Penny Lane, the following three (3) courses:

- 5) N 36°44'23" E, a distance of 21.48 feet to a found 1/2" iron rod at the beginning of a curve to the right, 61.01 feet left of proposed R.M. 2338 baseline station 589+65.06;
- 6) Along said curve to the right, having a radius of 25.00 feet, a delta angle of 89°12'16", an arc length of 38.92 feet, and a chord which bears N 07°48'02" W, a distance of 35.11 feet to a calculated point, 86.09 feet left of proposed R.M. 2338 baseline station 589+40.49;
- 7) N 36°34'11" E, a distance of 3.91 feet to the POINT OF BEGINNING, containing 0.263 acres (11,464 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 §

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

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

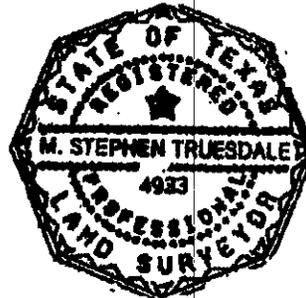
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

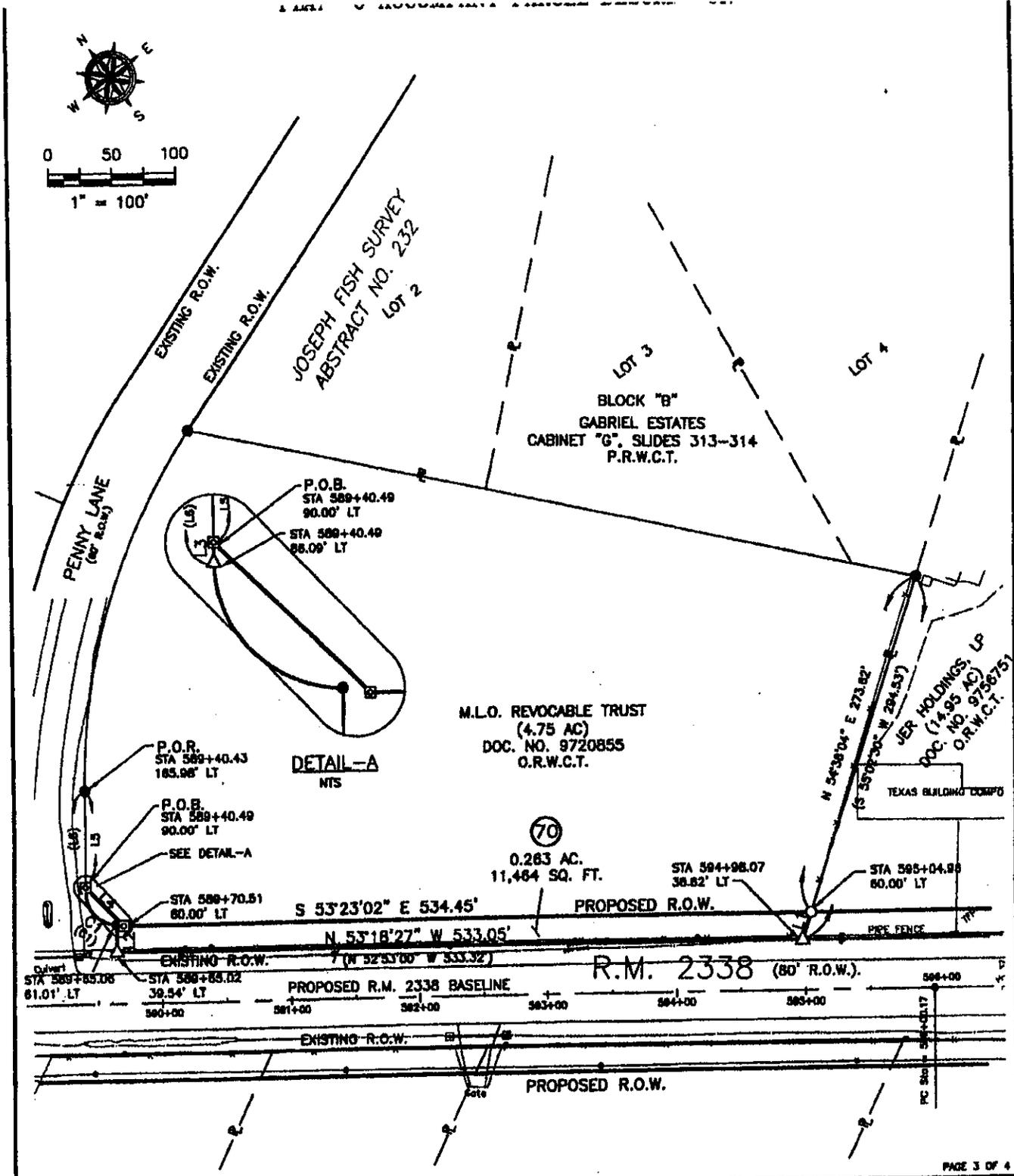
M. Stephen Truesdale

15 FEB 06

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





INLAND CIVIL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1504 CHESTNUT TRAIL RD. SUITE 103
ROUND ROCK, TX. 78681
PH. 512.338-1288, FTX. 512.338-1281

PARCEL PLAT SHOWING PROPERTY OF
M.L.O REVOCABLE TRUST

Texas Department of Transportation
© 2003

SCALE 1" = 100'	CSJ # 2211-01-021	PROJECT RM 2338	COUNTY WILLIAMSON
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PARCEL 70

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
- ⊕ 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	DELTA	RADIUS	ARC	CH. LENGTH	CH. BEARING
C1	89°12'16"	25.00'	38.92'	35.11'	N 07°48'02" W
(C1)	(89°58'58")	(25.00')	(39.26')	(35.35')	(N 07°53'00" W)

NUMBER	BEARING	DISTANCE
L1	S 54°38'04" W	22.27'
L2	N 36°44'23" E	21.48'
L3	N 36°34'11" E	3.91'
L4	S 08°24'25" E	42.44'
L5	S 36°34'11" W	75.98'
(L6)	(N 37°07'00" E)	(80.00')

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.

M. Stephen Truesdale 15 FEB 06

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

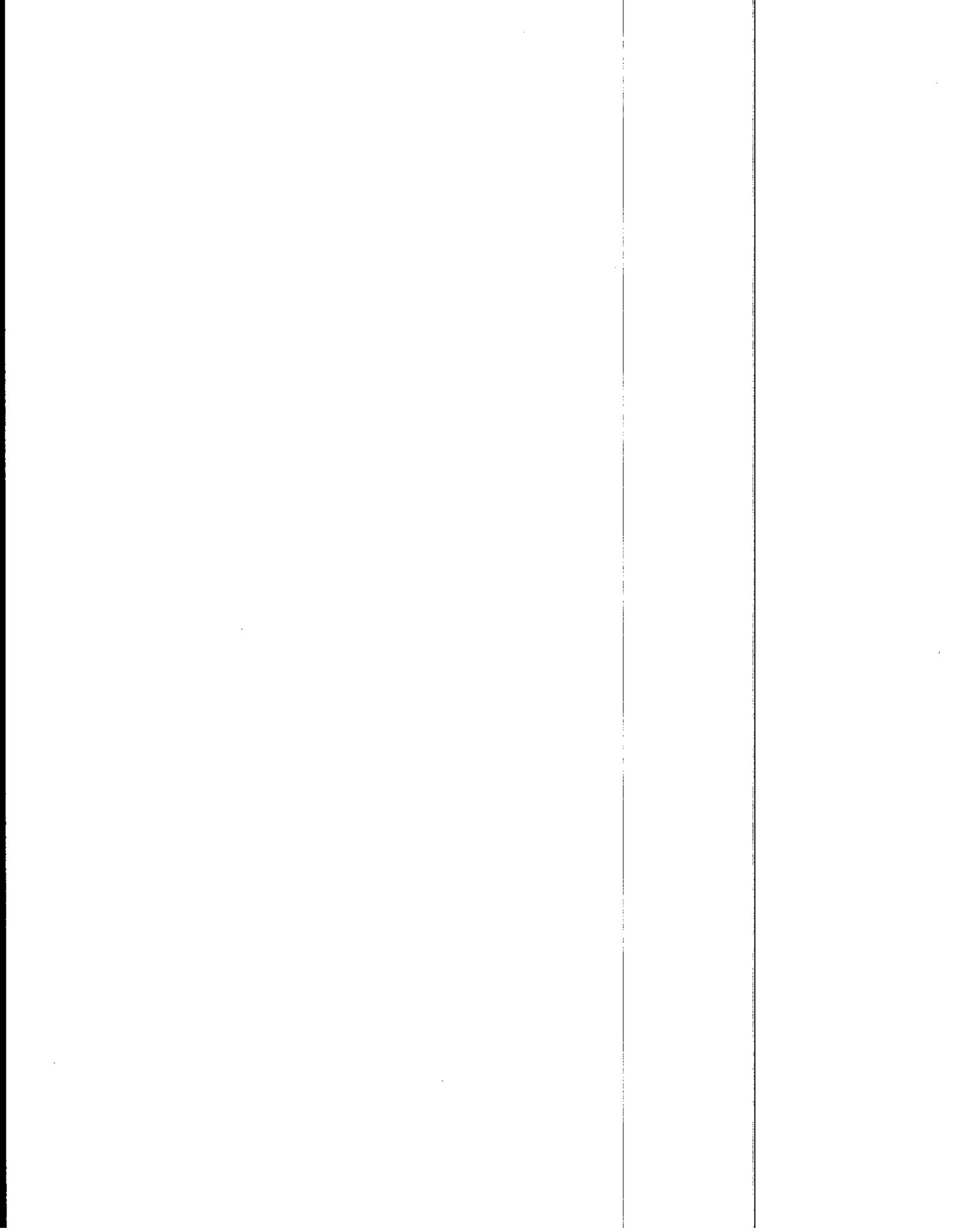


<p>INLAND CIVIL ASSOCIATES PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD. SUITE 103 ROUND ROCK, TX. 78681 PH. (512) 238-1200 FAX (512) 238-1251</p>	PARCEL PLAT SHOWING PROPERTY OF M.L.O REVOCABLE TRUST			<p>Texas Department of Transportation 2003</p>
	SCALE 1" = 100'	CSJ # 2211-01-021	PROJECT RM 2338	

(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 1

BEING all of a 1.566 acre tract of land, of which 0.886 of one acre out of the Isom Clark Survey, Abstract No. 126, and 0.680 of one acre out of the S.W. Alexander Survey, Abstract No. 1088, Lampasas County, Texas, in the City of Copperas Cove, Texas, described in deed to the Mansfield Joint Venture, recorded in Volume 327, Page 686 of the Deed Records of Lampasas County, Texas, said 1.566 acres of land being more particularly described as follows:

Commencing at a 1/2" iron rod found for the southwest corner of the 1.978 acre tract of land described in deed to D.K. Perry, recorded in Volume 254, Page 889 of the Deed Records of Lampasas County, Texas; thence with southwest line of said 1.978 acre tract, North 26°58'32" West, a distance of 236.59 feet to a 1/2" iron rod by deed called for the northwest corner of said 1.978 acre tract and in the south line of the beforementioned 1.566 acre tract of land for the **POINT OF BEGINNING**;

- (1) **THENCE**, with the south line of said 1.566 acre tract, South 59°27'04" West, a distance of 185.22 feet to a 1" square tubing by deed called for the southwest corner of said 1.566 acre tract;
- (2) **THENCE**, with the west line of said 1.566 acre tract, North 25°03'16" West, a distance of 104.25 feet to a TxDOT concrete monument by deed called in the south right-of-way line of US Highway 190 (150' ROW) for the northwest corner of said 1.566 acre tract;
- (3) **THENCE**, with the south right-of-way line of said US Highway 190, the following courses and distances to wit:
North 62°04'55" East, a distance of 162.00 feet to a 1/2" iron rod found for corner;
North 52°11'24" East, a distance of 366.07 feet to a TxDOT concrete monument found broken at the corner of said US Highway 190 and FM Highway 2657 (120' ROW);
- (4) **THENCE**, with the west right-of-way line of said FM Highway 2657, the following courses and distances to wit:
South 72°52'57" East, a distance of 20.71 feet to a 1/2" iron rod by deed called for corner;
South 47°13'06" East, a distance of 98.30 feet to a 1/2" iron rod found, and for the beginning of a curve to the right having a central angle of 03°57'26", a radius of 895.65 feet, and a chord bearing and distance of South 45°14'23" East, 61.84 feet;
Southwesterly with said curve, an arc distance of 61.86 feet to a 1/2" iron rod found for the southeast corner of said 1.566 acre tract, and the northeast corner of said 1.978 acre tract;
- (5) **THENCE**, leaving the west right-of-way line of said FM Highway 2657, with the south line of said 1.566 acre tract and the north line of said 1.978 acre tract, the following courses and distances to wit:
South 64°41'19" West, a distance of 292.56 feet to a 1/2" iron rod found;
South 59°27'04" West, a distance of 116.22 feet to the **POINT OF BEGINNING** and containing 1.566 acres 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.



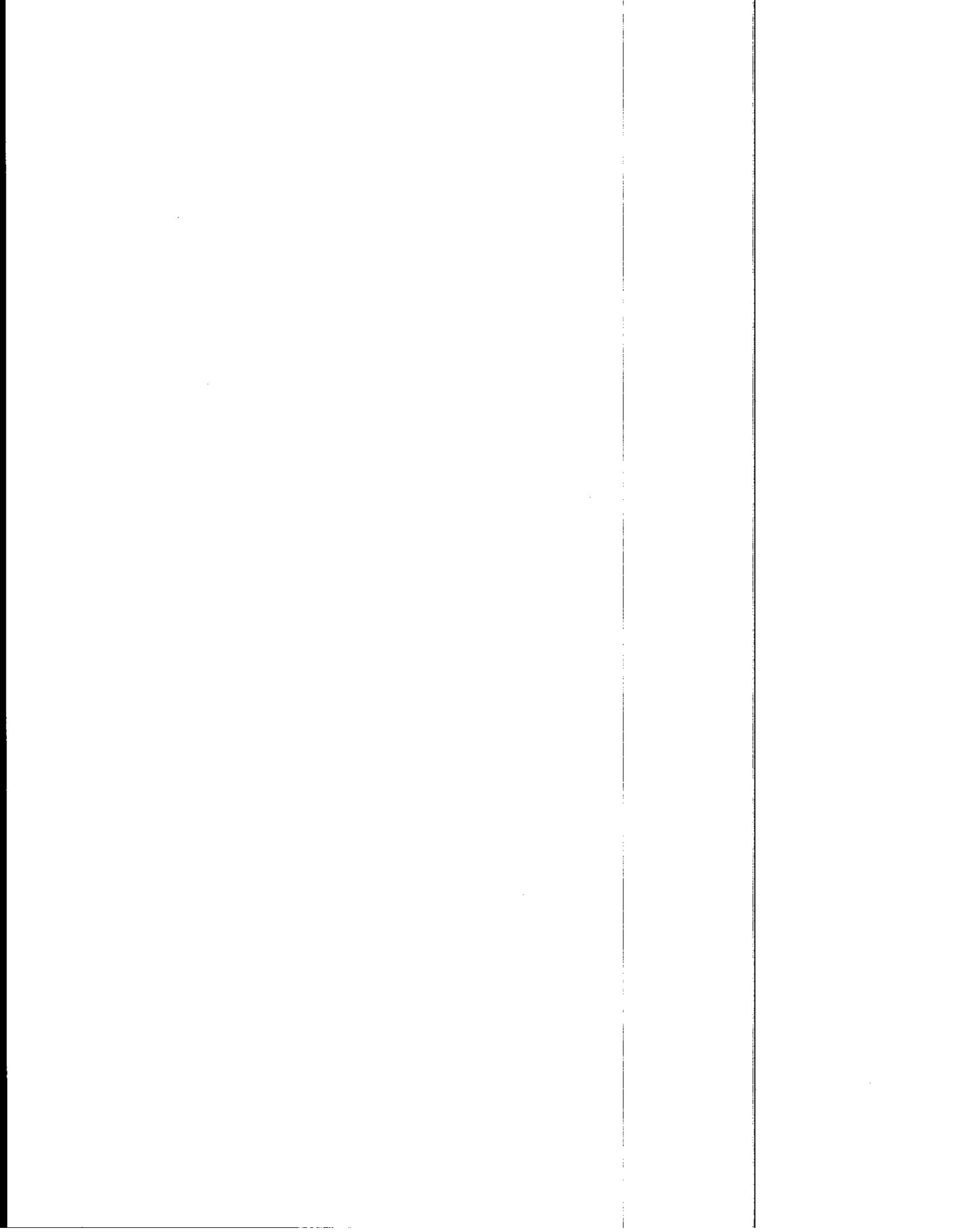
John Vicair
Registered Professional Land Surveyor
of the State of Texas



(Addendum)

Access Clause

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



County: Collin
Highway: U.S. Highway 75
R.O.W. CSJ: 0047-14-057

March, 2004

Description for Parcel 1

BEING A 0.3588 ACRE TRACT OF LAND SITUATED IN THE W. D. THOMPSON & WILLIAM RYAN SURVEY, ABSTRACT NO. 891 & 746 IN COLLIN COUNTY, TEXAS, AND BEING PART OF LOT 3A, BLOCK A OF MCKINNEY PARTNERS PLAZA ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, PER PLAT RECORDED IN CABINET I, SLIDE 567, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING A 2.643 ACRE TRACT OF LAND OWNED BY SHULA NETZER, TRUSTEE AS EVIDENCED BY DEED RECORDED IN FILE NO. 96-0002985 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT). SAID 0.3588 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found 5/8 inch iron rod in the north right-of-way line of Park View Avenue, a called 60 foot wide right-of-way;

THENCE North $24^{\circ}46'53''$ East, along said north right-of-way line, a distance of 114.54 feet to a set 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the new east right-of-way line of U.S. Highway 75 for the POINT OF BEGINNING;**

- (1) THENCE North $21^{\circ}18'41''$ West, along the new east right-of-way line of U.S. Highway 75, a distance of 13.40 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (2) THENCE North $63^{\circ}37'23''$ West, continuing along the new east right-of-way line of U.S. Highway 75, a distance of 223.74 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap at the beginning of a curve to the left having a radius of 276.00 feet;**
- (3) THENCE continuing along the new east right-of-way line of U.S. Highway 75 and along said curve to the left through a delta angle of $16^{\circ}49'13''$, an arc distance of 81.03 feet and having a chord which bears North $72^{\circ}02'00''$ West, a distance of 80.74 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap in the existing east right-of-way line of U.S. Highway 75;**
- (4) THENCE North $00^{\circ}23'39''$ East, along the existing east right-of-way line of U.S. Highway 75, a distance of 48.53 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap in the new east right-of-way line of U.S. Highway 75 at the beginning of a curve to the right having a radius of 324.00 feet;**

County: Collin
Highway: U.S. Highway 75
R.O.W. CSJ: 0047-14-057

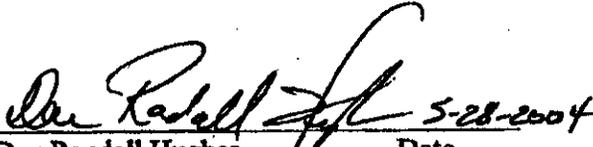
March, 2004

Description for Parcel 1

- (5) THENCE along the new east right-of-way line of U.S. Highway 75 and along said curve to the right through a delta angle of $18^{\circ}11'13''$, an arc distance of 102.84 feet and having a chord which bears South $72^{\circ}42'59''$ East, a distance of 102.41 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (6) THENCE South $63^{\circ}37'23''$ East, continuing along the new east right-of-way line of U.S. Highway 75, a distance of 232.06 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap in the existing north right-of-way line of Park View Avenue;**
- (7) THENCE South $24^{\circ}46'53''$ West, along said north right-of-way line, a distance of 57.04 feet to the POINT OF BEGINNING, and containing 15,627 square feet or 0.3588 acres 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 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.


Don Randall Hughes Date
Texas Registration No. 5345

PBS&J
18383 Preston Road
Suite 500
Dallas, Texas 75252
Phone (972) 818-7275



(Addendum)

Access Clause

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

County Collin

Parcel 5

Highway U.S. 75

Rev. August 29, 2006

From: Wilson Creek

To: U.S. 380

ROW CSJ: 0047-14-057

Acct:

Legal Land Description for Parcel 5

BEING 5,798 square feet of land, more or less, situated in the William Thompson Survey, Abstract Number 891 and in the City of McKinney, Texas and being part of a called 1.682 acre tract of land conveyed to Glida Venture, Ltd., as recorded in Volume 3958, Page 866, of the Deed Records of Collin County, Texas (D.R.C.C.T.), and also being a part of a Plat recorded under Cabinet R, Slide 270, of the Plat Records of Collin County, Texas (P.R.C.C.T.), Lots 2AR and 4 of Block A, the Minor Replat of Lot 2A, Block A of McKinney Partners Plaza, and addition to the City of McKinney, Collin County, Texas, being a Replat of Lot 2A, Block A, McKinney Partners Plaza, Cabinet I, Slide 567, of the Plat Records of Collin County, Texas (P.R.C.C.T.), said 5,798 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 2 inch Texas Utilities (TXU) aluminum cap, being the northeast corner of a tract of land conveyed to Oncor Electric Delivery Company, as recorded in Volume 918, Page 111 (D.R.C.C.T.);

THENCE North 86 degrees 36 minutes 44 seconds West a distance of 587.62 feet across said Oncor tract to a 5/8th inch iron rod set with a TxDOT aluminum cap in the northern line of said Glida tract of land and the southern line of said Oncor tract of land, also being in the new eastern right of way line of U.S. Highway 75, and being the POINT OF BEGINNING;

- 1) THENCE South 00 degrees 33 minutes 24 seconds West, continuing along said new eastern right of way line of U.S. Highway 75, 11.51 feet, to a 5/8th inch iron rod set ** with TxDOT aluminum cap as an angle point;

County Collin
Parcel 5
Highway U.S. 75
From: Wilson Creek
To: U.S. 380
ROW CSI: 0047-14-057
Acct:

Rev. August 29, 2006

Legal Land Description for Parcel 5

- 2) THENCE South 02 degrees 01 minutes 05 seconds West, continuing along said new eastern right of way line of U.S. Highway 75, 286.10 feet to the southern line of said Glida tract of land and in the northern line of a tract of land conveyed to NPDC-RI MCKINNEY TRUST, Volume 4313, Page 513 (D.R.C.C.T.), a found "X-cut" being North 10 degrees 53 minutes 56 seconds West a distance of 0.07 feet;
- 3) THENCE South 89 degrees 14 minutes 07 seconds West, along the common line of said Glida tract of land and said NPDC-RI MCKINNEY TRUST tract of land, 11.99 feet to the existing eastern right of way line of U.S. Highway 75, also being the southwest corner of said Glida tract of land and the northwest corner of said NPDC- RI tract of land;
- 4) THENCE North 01 degrees 49 minutes 35 seconds East, continuing along said existing eastern right of way line of U.S. Highway 75, 93.80 feet to an angle point;
- 5) THENCE North 03 degrees 53 minutes 03 seconds West, along said existing eastern right of way line of U.S. Highway 75, 205.13 feet, to a point being the northwest corner of said Glida tract of land and the southwest corner of said Oncor tract of land;

County Collin
Parcel 5
Highway U.S. 75
From: Wilson Creek
To: U.S. 380
ROW CSJ: 0047-14-057
Acct:

Rev. August 29, 2006

Legal Land Description for Parcel 5

- 6) THENCE South 88 degrees 35 minutes 26 seconds East, along the common line of said Gilda tract of land and said Oncor tract of land, 33.09 feet, to the POINT OF BEGINNING and containing 5,798 square feet, [0.1331 acres] of land, more or less.

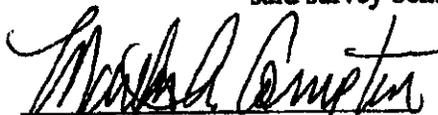
All bearings are on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000152710.

Access is allowed across to the highway facility from the adjacent property.

A survey plat of even 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 an R.P.L.S. either employed or retained by TxDOT.

The above legal description and accompanying plat of even date were prepared after making an actual survey of the premises on the ground, said survey being completed on August 24, 2006.


Martha A. Compton, R.P.L.S.
Texas Registration No. 5338

Texas Department of Transportation
4777 E. Highway 80
Mesquite, Texas 75150
214-320-6100

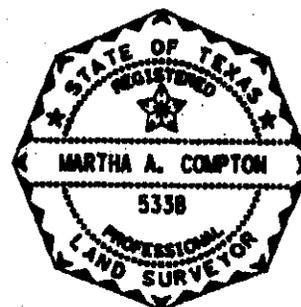


EXHIBIT "A"
Page 4 of 4

P.O.C.
FND. AULM. MON.
TXU ELECTRIC

ONCOR ELECTRIC
DELIVERY COMPANY
VOL. 918, PG. 111
D.R.C.C.T.

PLAT CAB. R, SLIDE 270
P.R.C.C.T.
LOTS 2AR & 4, BLOCK A
MINOR REPLAT OF LOT 2A, BLOCK A
MCKENNEY PARTNERS PLAZA
ADDITION OF CITY OF MCKENNEY
COLLIN COUNTY, TEXAS
REPLAT OF LOT 2A, BLOCK A
MCKENNEY PARTNERS PLAZA
CAB. I, SLIDE 567
P.R.C.C.T.

CITY OF MCKINNEY

BLOCK A

LOT 4

LOT 2AR

GLIDA VENTURE, LTD.
VOL. 3958, PG. 866
D.R.C.C.T.

WILLIAM THOMPSON SURVEY
A-89

NPDC-RI MCKINNEY TRUST
VOL. 4313, PG. 513
D.R.C.C.T.

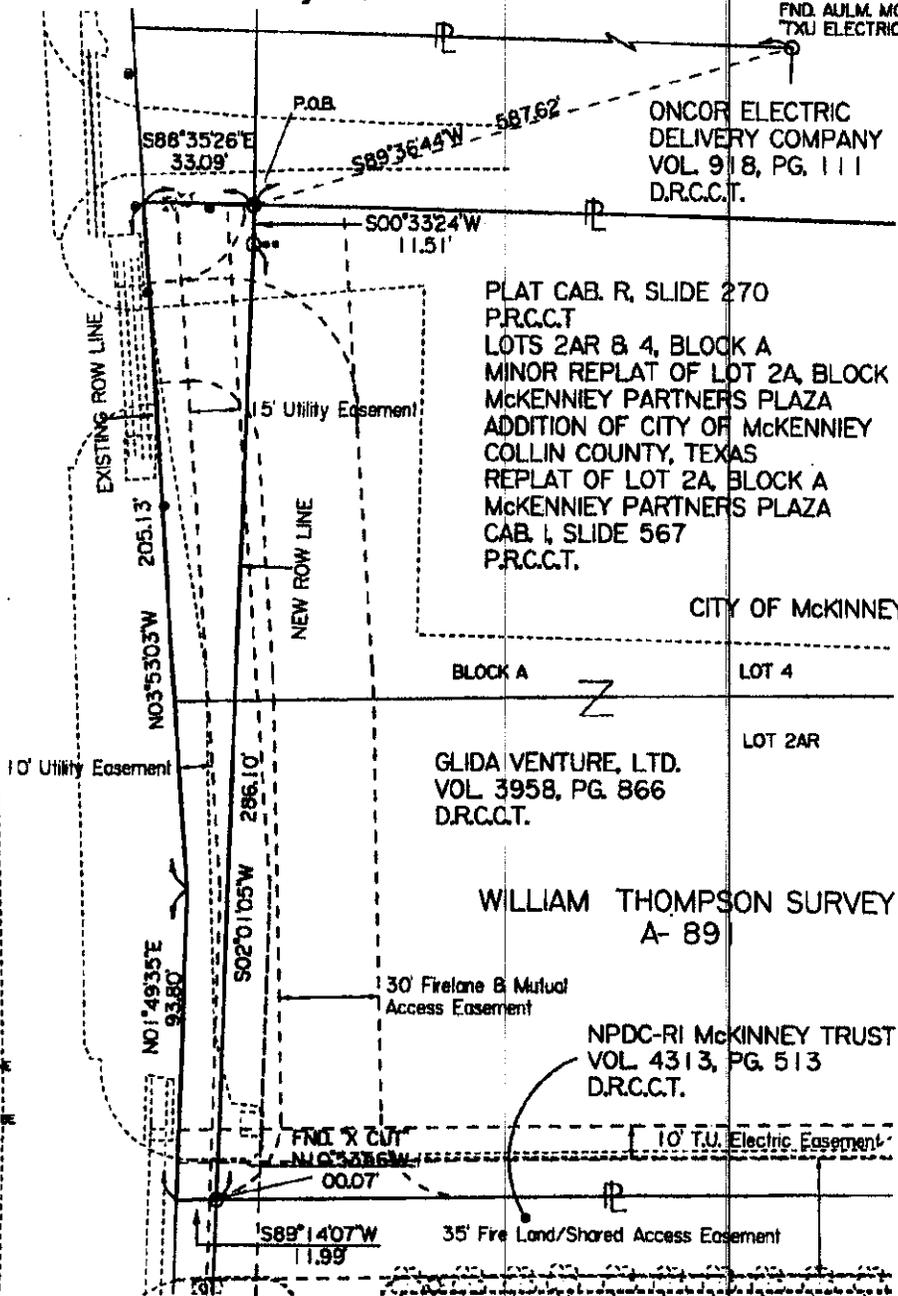
30' Firelane & Mutual
Access Easement

10' T.U. Electric Easement

35' Fire Lane/Shared Access Easement



U. S. 75



ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD, 83
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TDDT
CONVERSION FACTOR OF 1.000192710.



LEGEND

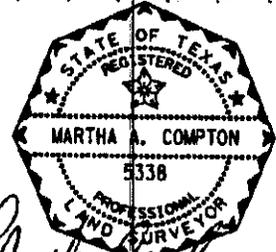
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE

○ TDDT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

BD- TDDT BRONZE DISK SET IN CONCRETE

== THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TDDT TYPE I 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 TDDT.

A PLAT OF A SURVEY OF PARCEL 5
FOR STATE HIGHWAY 75
A 5,798 SQ. FT. [0.1331 AC.]
TRACT OF LAND IN
THE WILLIAM THOMPSON SURVEY
ABSTRACT NUMBER 89 I
CITY OF MCKENNEY,
COLLIN COUNTY, TEXAS



Martha A. Compton
Martha A. Compton, R.P.L.S. No. 5338 August 20, 2006

Revised: July, 2006

ROW CSJ Number: 0086-14-037

County: Webb

Highway: Loop 20

Project Limits: From: 0.20 mi. South of SPUR 400
To: 1.68 mi. North of U.S. 59

FIELD NOTES FOR PARCEL NO. 1

Being 3.5664 acres (155,352 square feet) of land, the grand total of Parts 1, 2, 3 and 4, out of Porcion 29, Abstract No. 3086, Webb County, Texas, Juan B. Villarreal, Original Grantee, and Porcion 28, Abstract No. 241, Webb County, Texas, Eujenio Martines, Original Grantee, being part of the residue of that certain 657.0736 acre tract, conveyed from Killam & Hurd Ltd., to Killam Oil Company, by deed dated December 31, 1981, recorded in Volume 684, Page 459, Deed Records of Webb County, Texas; the subject grand total, 3.5664 acres of land, being more particularly described in four parts by metes and bounds as follows:

PART 1

COMMENCING at a the southwest corner of Lot 1, Block 1, Ponderosa Hills Subdivision, Unit 1, as shown on plat thereof recorded in Volume 21, Page 49, Plat Records of Webb County, Texas, from which a 5/8-inch iron rod found bears, South 05°45'33" East, a distance of 0.33 feet, being on the northerly right of way line of Fairfield Drive, based on an 80 foot width, thence as follows:

South 08°10'49" West, across the right of way of Fairfield Drive, a distance of 80.10 feet, to a point on the southerly right of way line of said Fairfield Drive, being the northwesterly corner of Block 7, Ponderosa Hills Subdivision, also being on a curve to the right, having a radius of 472.21 feet;

In a Westerly direction with said southerly right of way line, along said curve to the right, having a central angle of 24°05'56", a radius of 472.21 feet, an arc length of 198.61 feet, a chord bearing and distance of North 72°19'12" West, 197.15 feet, to the point of tangency;

North 60°16'14" West, continuing with the southerly line of said Fairfield Drive, a distance of 83.86 feet to a point for corner on the northeast end of a cutback line;

South 74°42'23" West, along said cutback line of Fairfield Drive, a distance of 9.97 feet, to the proposed east right of way line of Loop 20 for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of X=677,647.44 and Y=17,080,350.12. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000030;

1. **THENCE, SOUTH 29°46'27" WEST**, continuing with said proposed right of way line, a distance of 487.80 feet, to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner;

Parcel 1

2. **THENCE, SOUTH 29°57'18" WEST**, continuing with said proposed right of way line, a distance of 207.55 feet, to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner;
3. **THENCE, NORTH 60°02'43" WEST**, a distance of 12.19 feet, to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner on the existing easterly right of way line of Loop 20 based on a 120 foot width;
4. **THENCE, NORTH 29°46'01" EAST**, with said existing easterly line of Loop 20, a distance of 682.35 feet to a point for corner on the southwest end of a cutback line from Fairfield Drive;
5. **THENCE, NORTH 74°42'23" EAST**, along said cutback line of Fairfield Drive, a distance of 18.31 feet, to the **POINT OF BEGINNING** and containing 0.2023 of one acre (8,810 square feet) of land in Part 1.

PART 2

COMMENCING at a 5/8-inch iron rod found for the southwest corner of Lot 46, Block 6, Towne East Subdivision, Phase IV, as shown on plat thereof recorded in Volume 13, Page 23, Plat Records of Webb County, Texas, being on the north right of way line of Ramirez Drive based on a 50 foot width, thence as follows:

South 03°10'32" West, across said Ramirez Drive, a distance of 50.00 feet, to a point on the southerly line of said Ramirez Drive;

North 86°49'28" West, with said southerly line of Ramirez Drive, a distance of 150.00 feet, to a point for the northeast end of a cutback line;

South 48°10'32" West, with said cutback line, a distance of 28.28 feet, to a point for the southwest end of said cutback line, being on the southerly right of way line of said Ramirez Drive, based on a 90 foot width;

North 86°49'28" West, continuing with the south line of said Ramirez Drive, a distance of 10.74 feet, to the Beginning of an Access Denial Line and the **POINT OF BEGINNING** of the herein described parcel, being on the proposed right of way line of Loop 20 and having surface coordinates of X=677,830.64 and Y=17,080,936.76 and existing baseline station of 100+02.64 and an offset of 87.26 feet to the right. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000030,

Parcel 1

1. **THENCE, SOUTH 10°05'02" WEST**, with said Access Denial Line and said proposed right of way line, a distance of 274.67 feet, to a point for corner on said proposed right of way line;
2. **THENCE, SOUTH 24°17'55" WEST**, continuing with said Access Denial Line and said proposed right of way line of Loop 20, a distance of 216.63 feet, to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner of the existing easterly right of way of Loop 20, for the end of said Access Denial Line, being on a curve to the left having a radius of 1,346.09 feet and having a existing baseline station of 95+38.69, with an offset of 81.41 feet to the right;
3. **THENCE**, in a northeasterly direction, with said existing right of way line, along said curve to the left having a central angle of 20°40'59", a radius of 1,346.09 feet, an arc length of 485.92 feet, a chord bearing and distance of North 13°57'26" East, a distance of 483.29 feet, to the southerly line of Ramirez Drive;
4. **THENCE, SOUTH 86°49'28" EAST**, with said southerly right of way line, a distance of 20.70 feet to the **POINT OF BEGINNING** and containing 0.1185 of one acre (5,162 square feet) of land in Part 2.

PART 3

COMMENCING at a 5/8-inch iron rod found for the southwest corner of Lot 46, Block 6, Towne East Subdivision, Phase IV, as shown on plat thereof recorded in Volume 13, Page 23, Plat Records of Webb County, Texas, being on the north right of way line of Ramirez Drive based on a 50 foot width, thence as follows:

North 86°49'28"West, with the northerly line of Ramirez Drive, a distance of 150.00 feet, to a point for the southeast end of a cutback line;

North 41°49'28"West, with said cutback line, a distance of 28.28 feet, to a point for the northwest end of said cutback line, being on the northerly right of way line of said Ramirez Drive, based on a 90 foot width and being the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of X=677,846.35 and Y=17,081,026.03. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000030;

1. **THENCE, NORTH 86°49'28" WEST**, continuing with said northerly right of way line, a distance of 31.64 feet, to a point for corner on the existing easterly line of Loop 20 width varies;
2. **THENCE, NORTH 02°59'49" EAST**, with the existing easterly right of way line of Loop 20, a distance of 190.00 feet, to a point for corner on the southerly right of way line

Parcel 1

of Campos Drive based on a 90 foot width, as shown on the Towne East Subdivision, Phase III, recorded in Volume 11, Page 70, Plat Records of Webb County, Texas;

3. **THENCE, SOUTH 86°49'28" EAST**, with said southerly line of Campos Drive, a distance of 32.23 feet, to a point for corner on the southwest end of a cutback line;
4. **THENCE, NORTH 48°10'32" EAST**, with said cutback line, a distance of 28.28 feet, to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner of the proposed easterly right of way of Loop 20;
5. **THENCE, SOUTH 08°36'57" WEST**, with said proposed easterly right of way line, a distance of 210.95 feet to the **POINT OF BEGINNING** and containing 0.1829 of one acre (7,968 square feet) of land in Part 3.

PART 4

COMMENCING at a 5/8-inch iron rod found for the southwest corner of Lot 46, Block 6, Towne East Subdivision, Phase IV, as shown on plat thereof recorded in Volume 13, Page 23, Plat Records of Webb County, Texas, being on the north right of way line of Ramirez Drive based on a 50 foot width, thence as follows:

North 03°10'32" East, with the westerly line of said Block 6, at 230.00 feet passing the south right of way line of Campos Drive, based on a 50 foot width, being the northwest corner of Block 6, Towne East Subdivision, Phase III, as shown on plat thereof recorded in Volume 11, Page 70, Plat Records of Webb County, Texas, a total distance of 280.00 feet, to a point for the southwest corner of Lot 1, Block 5, of said Phase III subdivision, and being on the north right of way line of said Campos Drive;

North 86°49'28" West, with the north line of said Campos Drive, a distance of 142.78 feet, to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of X=677,887.93 and Y=17,081,284.12. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a surface adjustment factor of 1.000030;

1. **THENCE, NORTH 86°49'28" WEST**, continuing with said north line of Campos Drive, a distance of 7.22 feet to the east end of a cut-back;
2. **THENCE, NORTH 41°49'28" WEST**, with said cutback line, a distance of 28.28 feet, to a point for corner on the north line of said Campos Drive based on a 90 foot width;

Parcel 1

3. **THENCE, NORTH 86°49'28" WEST**, with said north right of way line, a distance of 32.51 feet, to a point for corner on the existing east right of way line of Loop 20, based on a 120 foot width;
4. **THENCE, NORTH 02°59'49" EAST**, with said existing east right of way line of Loop 20, a distance of 1089.11 feet, to an angle point for the southwest end of a cutback line from the south right of way line of U.S. Highway 59;
5. **THENCE, NORTH 48°01'39" EAST**, with said cutback line, a distance of 70.67 feet, to a point for corner on the south right of way line of said U.S. Highway 59, based on a 150 foot width;
6. **THENCE, SOUTH 86°56'32" EAST**, with the existing south right of way line of U.S. Highway 59, a distance of 200.50 feet, to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for the northeast corner of the herein described parcel, and being the northeast end of a cutback line from the proposed east right of way of Loop 20, also being the Beginning of an Access Denial Line, having surface coordinates of X= 678,139.09 and Y= 17,082,431.58 and an US59 existing baseline station of 194+53.74, with an offset of 60.00 feet to the right;
7. **THENCE, SOUTH 58°37'46" WEST**, with said cutback line along said proposed east right of way line and said Access Denial Line, a distance of 138.73 feet to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner on the proposed east right of way line of Loop 20, variable width;
8. **THENCE, SOUTH 02°44'32" WEST**, continuing with said Access Denial Line and said proposed east right of way line, at a distance of 224.80 feet, the end of said Access Denial Line, having surface coordinates of X= 678,009.89 and Y= 17,082,134.82 and a Loop 20 existing baseline station of 112+03.39, with an offset of 220.99 feet to the right and continuing a distance of 31.63 feet along the proposed east right of way line, the beginning of a 40 feet access (driveway #2), having surface coordinates of X=678,008.38 and Y=17,082,103.24 and a Loop 20 existing baseline station of 111+71.76 and an offset of 221.13 feet to the right, continuing a distance of 40 feet along said proposed east right of way line, to the end of aforementioned 40 feet access, having surface coordinates of X=678,006.47 and Y=17,082,063.29 and a Loop 20 existing baseline station of 111+31.76 and an offset of 221.30 feet to the right, this driveway is to be used for ingress and egress (Right-in, Right-out) only and continuing for a total distance of 360.59 feet to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner on the proposed east right of way line of Loop 20, variable width;
9. **THENCE, SOUTH 09°10'21" WEST**, continuing with the proposed easterly right of way line of Loop 20, a distance of 362.93 feet along the proposed east right of way line, the beginning of a 40 feet access (driveway #3), having surface coordinates of

Parcel 1

X=677,945.53 and Y=17,081,640.89 and a Loop 20 existing baseline station of 107+06.76 and an offset of 182.53 feet to the right, continuing a distance of 40.23 feet along said proposed east right of way line, to the end of aforementioned 40 feet access, having surface coordinates of X=677,939.12 and Y=17,081,601.17 and a Loop 20 existing baseline station of 106+66.76 and an offset of 178.20 feet to the right, this driveway is to be used for ingress and egress (Right-in, Right-out) only, and continuing for a total distance of 724.33 feet to the **POINT OF BEGINNING** and containing 3.0627 acres (133,412 square feet) of land in Part 4, and a grand total of 3.5664 acres (155,352 square feet) of land.

ACCESS DENIAL LINE DESCRIPTION

Being an Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the common boundary of U.S.59, being part of the residue of that certain 657.0736 acre tract, conveyed from Killam & Hurd Ltd., to Killam Oil Company, by deed dated December 31, 1981, recorded in Volume 684, Page 459, Deed Records of Webb County, Texas; the subject grand total, 3.5664 acres of land, said Access Denial Line being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a TxDOT aluminum disk set for corner at the intersection of the existing southerly right of way line of US59 (based on 175 foot width) with the a cut-back line from the proposed easterly right of way line of Loop 20, (based on variable width), being the northeasterly corner of the above described Parcel 1, Part 4, having surface coordinates of X=678,139.09 and Y=17,082,431.58, having an existing US59 station of 194+53.74, with an offset of 60.00 to the right; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone (4205), North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a reciprocal combined adjustment factor of 1.00003;

THENCE, SOUTH 86° 56' 32" EAST, with said existing south right of way line, a distance of 135.72 feet to the end of said Access Denial Line having an existing US59 baseline of 195+89.45, with an offset of 60.00 to the right and having surface coordinates of X=678,274.62 and Y=17,082,424.34

THENCE, SOUTH 86° 56' 32" EAST, continuing with said existing south right of way line, a distance of 40.00 feet to the beginning of a second Access Denial Line, having an existing US59 baseline of 196+29.45, with an offset of 60.00 to the right and having surface coordinates of X=678,314.60 and Y=17,082,422.21;

THENCE, SOUTH 86° 56' 32" EAST, continuing with said Access Denial Line and said existing south right of way line, a distance of 24.97 feet to the End of said second Access Denial Line, having an existing US59 baseline of 196+54.46, with an offset of 60.00 to the right and having surface coordinates of X=678,339.53 and Y=17,082,420.87

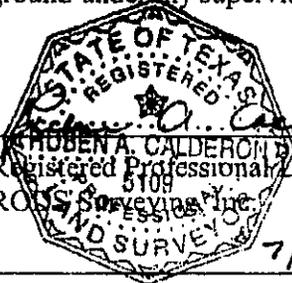
Parcel 1

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

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

STATE OF TEXAS:
COUNTY OF WEBB:

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


Robena A. Calderon
Registered Professional Land Surveyor
ROSS Surveying, Inc.
5109
7/26/06

DATE

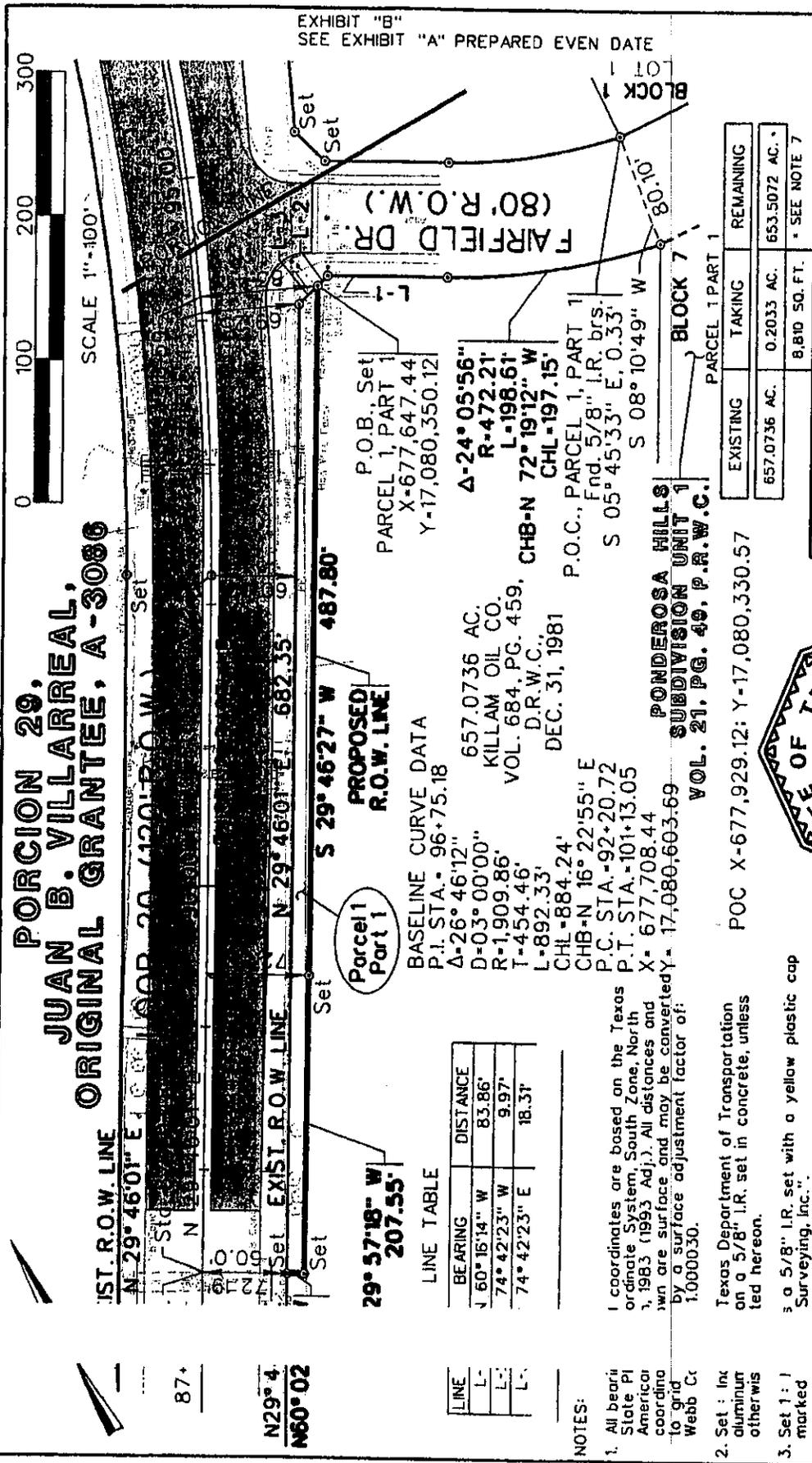


EXHIBIT "B"
SEE EXHIBIT "A" PREPARED EVEN DATE

SCALE 1"=100'

**PORCION 29,
JUAN B. VILLARREAL,
ORIGINAL GRANTEE, A-3086**

IST. R.O.W. LINE
N 29° 46' 01" E 100' 00" (120' P.O.W.)

Loop 20 (120' P.O.W.)

Set EXIST. R.O.W. LINE N 29° 45' 01" E 11' 682.35'

Set S 29° 46' 27" W 487.80'

Parcel 1 Part 1

PROPOSED R.O.W. LINE

P.O.B., Set
PARCEL 1, PART 1
X-677,647.44
Y-17,080,350.12

BASELINE CURVE DATA
P.I. STA. = 96+75.18
D-26° 46' 12" 657.0736 AC.
D-03° 00' 00" KILLAM OIL CO.
R-1,909.86' VOL. 684, PG. 459,
T-454.46' D.R.W.C.,
L-892.33' DEC. 31, 1981
CHL-884.24'

CHB-N 16° 22' 55" E
P.C. STA. = 92+20.72
P.T. STA. = 101+13.05
X = 677,708.44
Y = 17,080,603.69

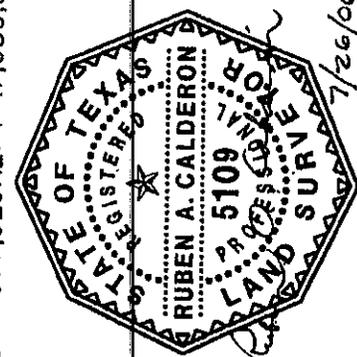
P.O.C., PARCEL 1, PART 1
Fnd 5/8" I.R. brs.
S 05° 45' 33" E, 0.33'
S 08° 10' 49" W

Block 7
Block 1

LINE	BEARING	DISTANCE
L-1	N 29° 46' 01" W	83.86'
L-2	74° 42' 23" W	9.97'
L-3	74° 42' 23" E	18.31'

NOTES:

- All bearings are based on the Texas Coordinate System, South Zone, North American datum (1983 Adj.). All distances and bearings are surface and may be converted by a surface adjustment factor of 1.000030.
- Set in concrete, unless otherwise noted hereon.
- Set with a yellow plastic cap.
- Portion of parcel shown is approximate and based upon the evidence.
- D.R.W.C.
- O.P.R.W.
- Remainder of acreage called for in parts 1, 2, 3, & 4. Remainder reduced to include any other conveyances.
- Access Denial Line: Access is prohibited.
- Access Denial Line

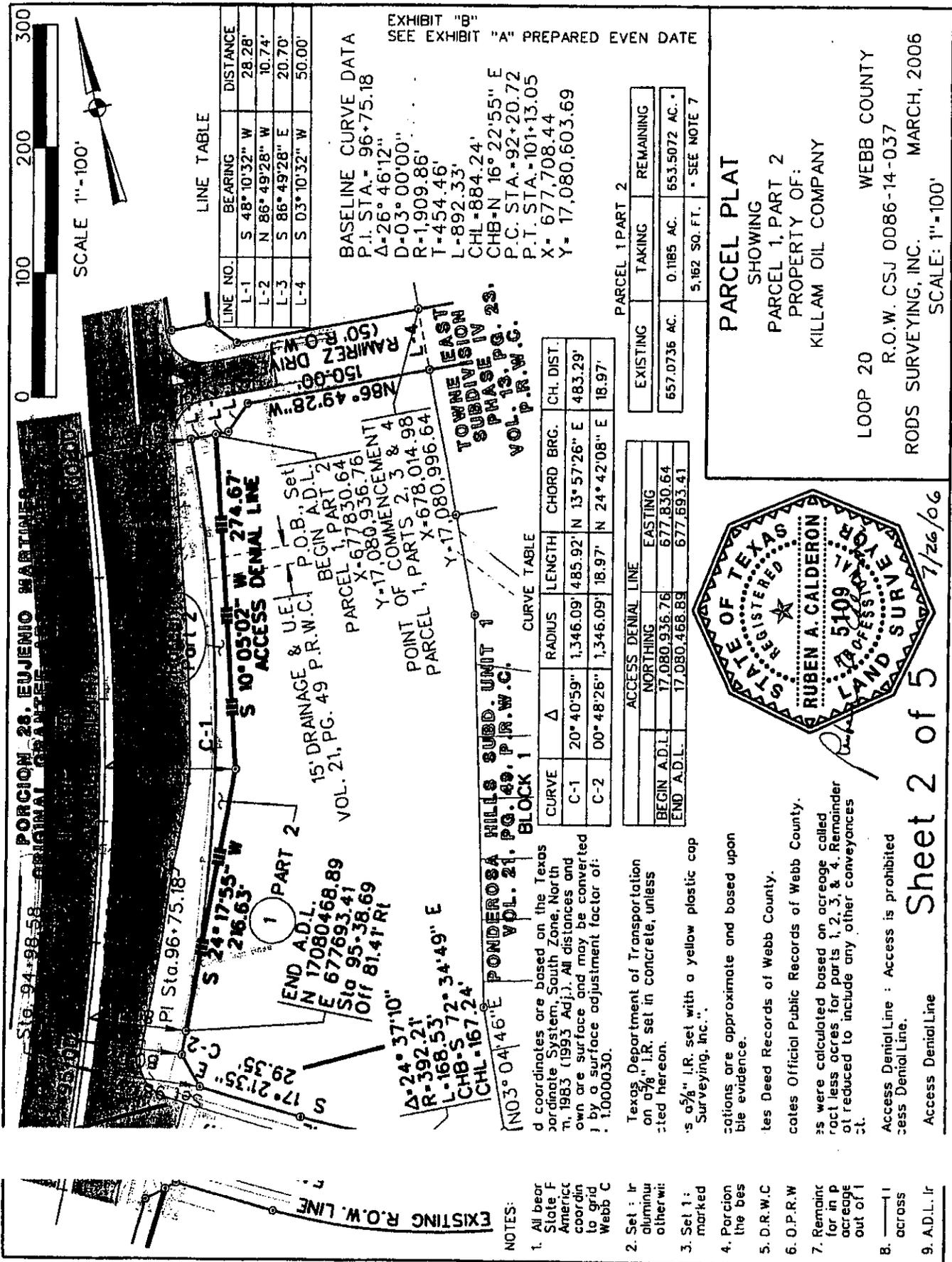


7/26/06
Sheet 1 of 5

EXISTING	TAKING	REMAINING
657.0736 AC.	0.2033 AC.	653.5072 AC.
8,810 SQ. FT.		SEE NOTE 7

PARCEL PLAT

SHOWING
PARCEL 1, PART 1
PROPERTY OF:
KILLAM OIL COMPANY
LOOP 20
R.O.W. CSJ 0086-14-037
RODS SURVEYING, INC.
WEBB COUNTY
MARCH, 2006
SCALE: 1"=100'



LINE TABLE

LINE NO.	BEARING	DISTANCE
L-1	S 48° 10' 32\" W	28.28'
L-2	N 86° 49' 28\" W	10.74'
L-3	S 86° 49' 28\" E	20.70'
L-4	S 03° 10' 32\" W	50.00'

BASELINE CURVE DATA
P.I. STA. = 96+75.18
Δ = 26° 46' 12\"
D = 03° 00' 00\"
R = 1,909.86'
T = 454.46'
L = 892.33'
CHL = 884.24'
CHB-N 16° 22' 55\" E
P.C. STA. = 92+20.72
P.T. STA. = 101+13.05
X = 677.708.44
Y = 17,080.603.69

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

CURVE TABLE

CURVE	Δ	RADIUS	LENGTH	CHORD BRG.	CH. DIST.
C-1	20° 40' 59\"	1,346.09'	485.92'	N 13° 57' 26\" E	483.29'
C-2	00° 48' 26\"	1,346.09'	18.97'	N 24° 42' 08\" E	18.97'

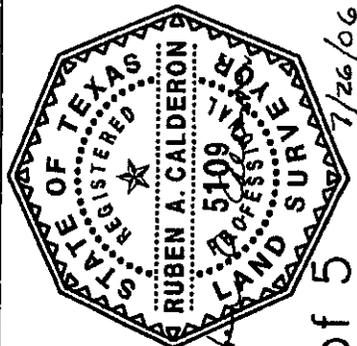
PARCEL 1 PART 2

EXISTING	TAKING	REMAINING
657.0736 AC.	0.1185 AC.	653.5072 AC.
		5,162 SQ. FT. - SEE NOTE 7

PARCEL PLAT

SHOWING
PARCEL 1, PART 2
PROPERTY OF:
KILLAM OIL COMPANY

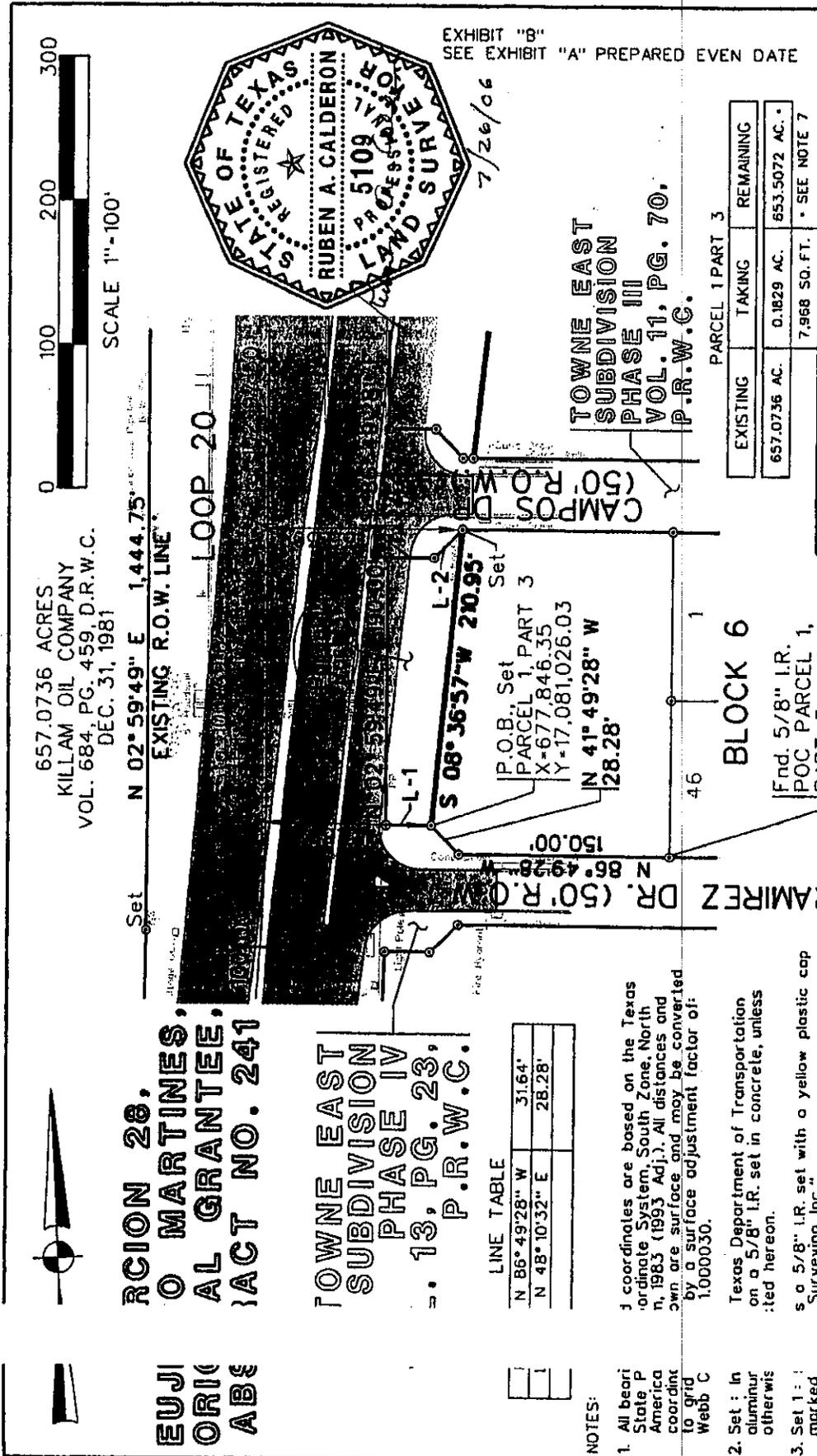
LOOP 20
R.O.W. CSJ 0086-14-037
RODS SURVEYING, INC.
WEBB COUNTY
MARCH, 2006
SCALE: 1"=100'



Sheet 2 of 5
1/26/06

NOTES:

- All bearings are based on the Texas coordinate System, South Zone, North Tm, 1983 (1993 Adj.). All distances and bearings are surface and may be converted to grid by a surface adjustment factor of: 1.000030.
- Set: 1/4" I.R. set with a yellow plastic cap marked with a yellow plastic cap.
- Porcion the bes
- D.R.W.C
- O.P.R.W
- Remainc for in p acreage out of 1
- Access DenialLine : Access is prohibited
- Access DenialLine.
- AD.L. Ir



**SECTION 28,
TOWNE EAST
SUBDIVISION
PHASE IV
TRACT NO. 241
P.R.W.C.**

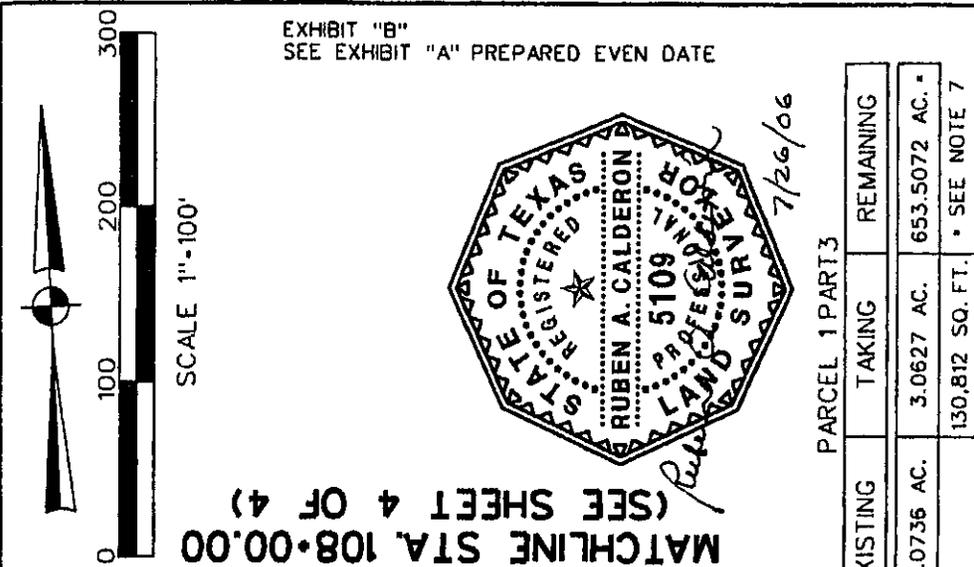
**SECTION 13, PG. 23,
TOWNE EAST
SUBDIVISION
PHASE III
TRACT NO. 241
P.R.W.C.**

LINE TABLE

N 86° 49' 28" W	31.64'
N 48° 10' 32" E	28.28'

- NOTES:
- All bearings are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (1993 Adj.). All distances and bearings are surface and may be converted to grid by a surface adjustment factor of 1.000030.
 - Texas Department of Transportation on a 5/8" I.R. set in concrete, unless noted hereon.
 - 5/8" I.R. set with a yellow plastic cap Surveying, Inc.
 - Distances are approximate and based upon field evidence.
 - D.R.W.C.
 - O.P.R.W.
 - Remainder of acreage called out of tract.
 - Access Denial Line: Access is prohibited unless Denial Line.
 - A.D.L. in

Sheet 3 of 5



PORCION 26, EUJENIO MARTINES, ORIGINAL GRANTEE, ABSTRACT NO. 261

PROPOSED R.O.W. LINE
 N:17081640.89
 E:677945.53
 S 09° 10' 21" W
 Sta 106+66.76
 Offset 178.20 Rt.
 N:17081601.17
 E:677939.12

40.00' Limited Access to be used for Ingress and Egress (Right in, Right out) only.

TOWNE EAST SUBDIVISION PHASE III
 VOL. 11, PG. 70,
 P.R.W.C. DEC. 31, 1981

657.0736 ACRES
 KILLAM OIL COMPANY

POC PARCEL 1, PART 4
 50.0' I.R.
 5/8" I.R.
 50.0' I.R. set with a yellow plastic cap
 Surveying, Inc.

Access Denied Line : Access is prohibited
 Access Denied Line

Access Denied Line : Access is prohibited
 Access Denied Line

Access Denied Line : Access is prohibited
 Access Denied Line

Access Denied Line : Access is prohibited
 Access Denied Line

Access Denied Line : Access is prohibited
 Access Denied Line

Access Denied Line : Access is prohibited
 Access Denied Line

Access Denied Line : Access is prohibited
 Access Denied Line

Access Denied Line : Access is prohibited
 Access Denied Line

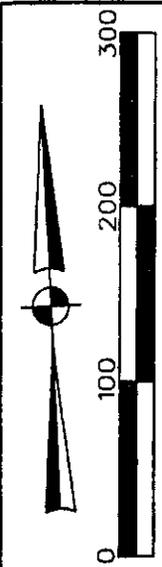


EXHIBIT "B"
 SEE EXHIBIT "A" PREPARED EVEN DATE

MATCHLINE STA. 108+00.00
 (SEE SHEET 4 OF 4)

STATE OF TEXAS
 REGISTERED
 RUBEN A. CALDERON
 5109
 LAND SURVEYOR
 7/26/06

PARCEL 1 PART 3

EXISTING	TAKING	REMAINING
657.0736 AC.	3.0627 AC.	653.5072 AC.
130.812 SQ. FT.		SEE NOTE 7

PARCEL PLAT
 SHOWING
 PARCEL 1, PART 4
 PROPERTY OF:
 KILLAM OIL COMPANY

LOOP 20
 R.O.W. CSJ 0086-14-037
 RODS SURVEYING, INC. MARCH, 2006
 SCALE: 1"=100'

POC X- 678,014.98; Y- 17,080,996.64

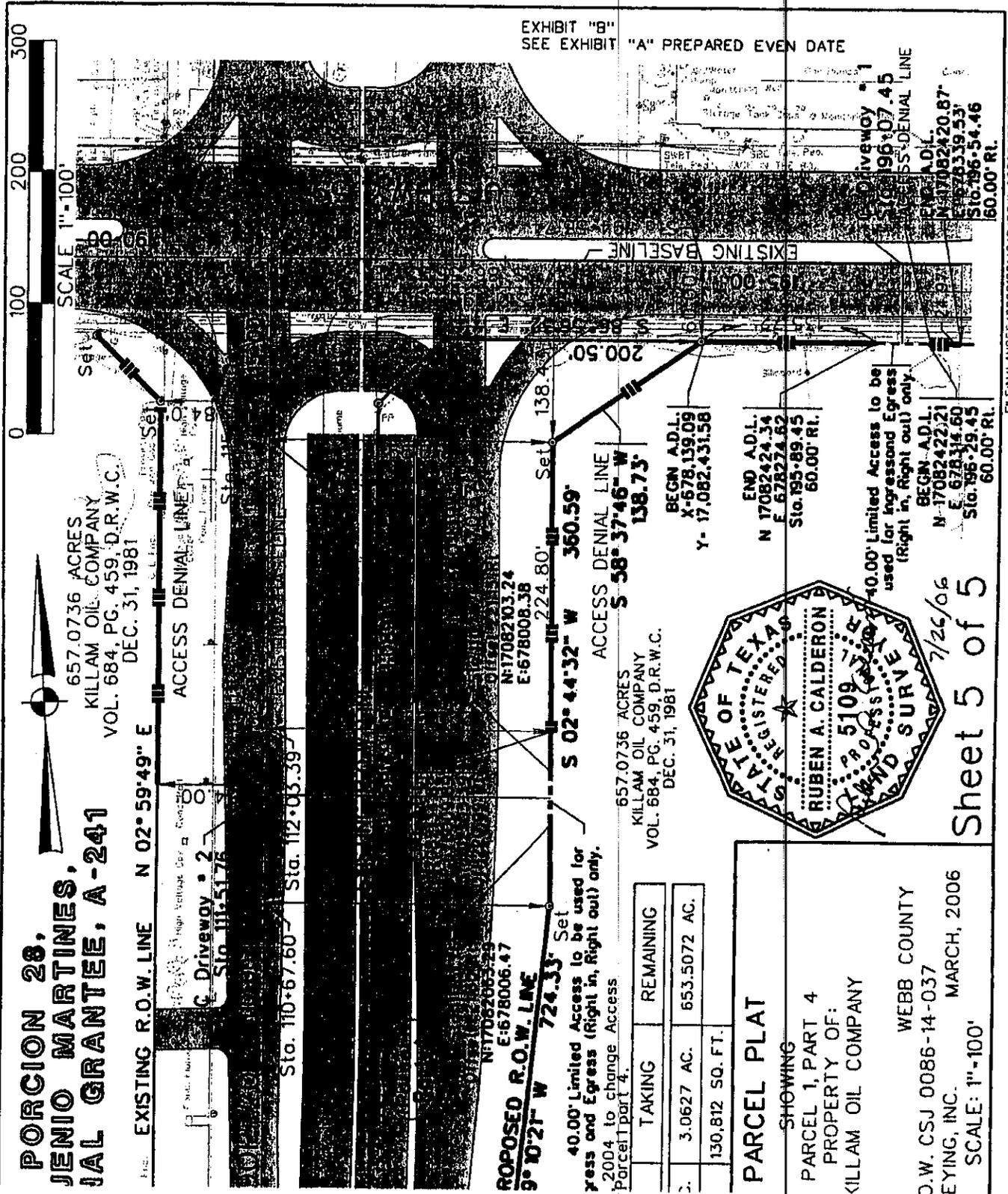
LINE TABLE

LINE NO.	BEARING	DISTANCE
L-1	N 41° 49' 28" W	28.28'
L-2	N 86° 49' 28" W	7.22'

Sheet 4 of 5

FILE N:\LAND55\20221001\CAD\ROWL00P20\20-59PARCEL 1-4.DGN

Notes and other legal text at the bottom of the page.



SCALE 1"=100'

0 100 200 300

**PORCION 28,
JENIO MARTINES,
JIAL GRANTEE, A-241**

657.0736 ACRES
KILLAM OIL COMPANY
VOL. 684, PG. 459, D.R.W.C.
DEC. 31, 1981

EXISTING R.O.W. LINE N 02° 59' 49" E
ACCESS DENIAL LINE

Sta. 110+67.60 Sta. 112+03.39

ROPOSED R.O.W. LINE
9° 10' 21" W 724.33' Set

40.00' Limited Access to be used for
press and Egress (Right in, Right out) only.
2004 to change Access
Parcel part 4.

ACCESS DENIAL LINE
S 02° 44' 32" W 360.59'
S 58° 37' 46" W 138.73'

ACCESS DENIAL LINE
S 86° 56' 30" W 200.50'

EXISTING BASELINE

40.00' Limited Access to be used for
press and Egress (Right in, Right out) only.
2004 to change Access
Parcel part 4.

ACCESS DENIAL LINE
S 02° 44' 32" W 360.59'
S 58° 37' 46" W 138.73'

ACCESS DENIAL LINE
S 86° 56' 30" W 200.50'

EXISTING BASELINE

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657.0736 ACRES
KILLAM OIL COMPANY
VOL. 684, PG. 459, D.R.W.C.
DEC. 31, 1981

EXISTING R.O.W. LINE N 02° 59' 49" E
ACCESS DENIAL LINE

Sta. 110+67.60 Sta. 112+03.39

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9° 10' 21" W 724.33' Set

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Parcel part 4.

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Parcel part 4.

ACCESS DENIAL LINE
S 02° 44' 32" W 360.59'
S 58° 37' 46" W 138.73'

ACCESS DENIAL LINE
S 86° 56' 30" W 200.50'

EXISTING BASELINE

MATCHLINE STA. 108+00.00
(SEE SHEET 3 OF 4)

Revised Denial

EXI

657.0

TAKING REMAINING

3.0627 AC. 653.5072 AC.

130,812 SQ. FT.

PARCEL PLAT

SHOWING

PARCEL 1, PART 4

PROPERTY OF:

KILLAM OIL COMPANY

WEBB COUNTY

J.W. CSJ 0086-14-037

EYING, INC.

MARCH, 2006

SCALE: 1"=100'

1/26/06

RUBEN A. CALDERON

REGISTERED

STATE OF TEXAS

5109

PROFESSIONAL

LAND SURVEYOR

1/26/06

Sheet 5 of 5

657.0736 ACRES

KILLAM OIL COMPANY

VOL. 684, PG. 459, D.R.W.C.

DEC. 31, 1981

40.00' Limited Access to be used for
press and Egress (Right in, Right out) only.
2004 to change Access
Parcel part 4.

ACCESS DENIAL LINE
S 02° 44' 32" W 360.59'
S 58° 37' 46" W 138.73'

EXHIBIT "B"

SEE EXHIBIT "A" PREPARED EVEN DATE

EXHIBIT "A"

PREPARED EVEN DATE

196-07.45

ACCESS DENIAL LINE

END A.D.L.

N 17082420.87'

E 678339.53'

Sta. 196-54.46

60.00' RI.

END A.D.L.

N 17082424.34

E 678339.53'

Sta. 196-54.46

60.00' RI.

657.0736 ACRES

KILLAM OIL COMPANY

VOL. 684, PG. 459, D.R.W.C.

DEC. 31, 1981

40.00' Limited Access to be used for
press and Egress (Right in, Right out) only.
2004 to change Access
Parcel part 4.

ACCESS DENIAL LINE
S 02° 44' 32" W 360.59'
S 58° 37' 46" W 138.73'

ACCESS DENIAL LINE
S 86° 56' 30" W 200.50'

EXISTING BASELINE

40.00' Limited Access to be used for
press and Egress (Right in, Right out) only.
2004 to change Access
Parcel part 4.

ACCESS DENIAL LINE
S 02° 44' 32" W 360.59'
S 58° 37' 46" W 138.73'

ACCESS DENIAL LINE
S 86° 56' 30" W 200.50'

EXISTING BASELINE

40.00' Limited Access to be used for
press and Egress (Right in, Right out) only.
2004 to change Access
Parcel part 4.

ACCESS DENIAL LINE
S 02° 44' 32" W 360.59'
S 58° 37' 46" W 138.73'

ACCESS DENIAL LINE
S 86° 56' 30" W 200.50'

EXISTING BASELINE

County: Collin
Highway: S.H. 289
R.O.W. CSJ: 0091-04-049

March, 2005

Description for Parcel 21

BEING A 1.1313 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN J. NAUGLE SURVEY, ABSTRACT NO. 669 IN COLLIN COUNTY, TEXAS AND BEING A PART OF A CALLED 144.159 ACRE TRACT (FIELDS TRACT II) AND A 136.636 ACRE TRACT (FIELDS SECOND TRACT) OF LAND DESCRIBED IN DEEDS TO BERT FIELDS, JR. AS RECORDED IN VOLUME 796, PAGE 526 AND VOLUME 802, PAGE 326, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT). SAID 1.1313 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found 1/2 inch iron rod at the southwest corner of said Fields tract II;

THENCE North 89°23'56" East, along the south line of said Fields tract II and along the center of County Road 1043, a distance of 4,868.38 feet to a set 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the new west right-of-way line of State Highway 289 for the POINT OF BEGINNING;

- (1) THENCE North 02°38'05" West, along the new west right-of-way line of State Highway 289, a distance of 21.67 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (2) THENCE North 00°24'57" West, continuing along the new west right-of-way line of State Highway 289, a distance of 569.34 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (3) THENCE North 02°53'51" East, continuing along the new west right-of-way line of State Highway 289, a distance of 221.92 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (4) THENCE North 00°26'19" West, continuing along the new west right-of-way line of State Highway 289, a distance of 1,565.36 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (5) THENCE North 18°49'08" West, continuing along the new west right-of-way line of State Highway 289, a distance of 76.11 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (6) THENCE North 00°26'18" West, continuing along the new west right-of-way line of State Highway 289, a distance of 48.51 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**

County: Collin
Highway: S.H. 289
R.O.W. CSJ: 0091-04-049

March, 2005

Description for Parcel 21

- (7) THENCE North 18°03'10" East, continuing along the new west right-of-way line of State Highway 289, a distance of 75.67 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (8) THENCE North 00°26'19" West, continuing along the new west right-of-way line of State Highway 289, a distance of 109.47 feet to a set P.K. Nail in the center of County Road 24, same being the north line of said Fields second tract;
- (9) THENCE North 89°51'47" East, along the center of County Road 24, passing a found 1/2 inch iron rod at a distance of 12.86 feet and continuing along said course for a total distance of 14.58 feet to the northeast corner of said Fields second tract an being in the existing west right-of-way line of State Highway 289;
- (10) THENCE South 00°24'35" East, along the existing west right-of-way line of State Highway 289, a distance of 2,675.94 feet to an existing angle point;
- (11) THENCE South 00°00'35" East, continuing along the existing west right-of-way line of State Highway 289, a distance of 3.78 feet to the center of County Road 1043, same being the southeast corner of said Fields tract II;

County: Collin
Highway: S.H. 289
R.O.W. CSJ: 0091-04-049

March, 2005

Description for Parcel 21

- (12) THENCE South 89°23'56" West, along the center of County Road 1043 and along the south line of said Fields tract II, a distance of 25.52 feet to the POINT OF BEGINNING, and containing 49,281 square feet or 1.1313 acres of land, of which 0.0222 acres or 966 square feet lies within existing roadways, leaving a net area of 1.1092 acres or 48,315 square feet.

**** 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.


Don Randall Hughes Date 4-06-2005
Texas Registration No. 5345

PBS&J
18383 Preston Road
Suite 500
Dallas, Texas 75252
Phone (972) 818-7275



EXHIBIT "A"
Page 5 of 8

**BENJAMIN J. NAUGLE SURVEY
ABSTRACT NO. 669**

TOTAL ROADWAYS. 1,1313 AC., [49,281 SQ. FT.]
0.0222 AC., [966 SQ. FT.]
NET 1.1092 AC., [48,315 SQ. FT.]

COLLIN COUNTY
(UNINCORPORATED)

TRACT II
BERT FIELDS, JR.
CALLED 144.159 ACRES
VOL. 796, PAGE 526
DRCC1

COUNTY ROAD 1043
PRESCRIPTIVE R.O.W.

N 89° 23' 56" E

4,868.38'

CITY OF FRISCO
CORPORATE LIMITS

FRISCO TOWN CENTER PROPERTIES, L.P.
CALLED 495.9937 ACRES
FILE #99-0149401
DRCC1

CITY OF FRISCO

**B. L. ROGERS SURVEY
ABSTRACT NO. 754**

A PLAT OF A SURVEY OF
PARCEL 21
FOR S.H. HIGHWAY 289
A 1,1313 AC., [49,281 SQ. FT.]
TRACT OF LAND IN THE
BENJAMIN J. NAUGLE SURVEY
ABSTRACT NO. 669

COLLIN COUNTY, TEXAS

MATCH LINE SEE PAGE 6 OF 8

MATCH LINE SEE PAGE 4 OF

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

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM UNLESS OTHERWISE NOTED.
CENTRAL ZONE. ALL DISTANCES AND COORDINATES
SHOWN ARE SURFACE AND MAY BE CONVERTED TO
GRID BY DIVIDING BY 1+0001 CONVERSION FACTOR
OF 1.0002176.

O - 1+0001 ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
BD - 1+0001 BRONZE DISK SET IN CONCRETE
P - THE MONUMENT DESCRIBED AND SET IN THIS CALL
REPLACED DURING CONSTRUCTION OF A 1+0001
LANDER UPON THE COMPLETION OF THE HIGHWAY
CONSTRUCTION PROJECT UNDER THE SUPERVISION
OF A REGISTERED PROFESSIONAL LAND SURVEYOR,
OTHER EMPLOYED OR RETIRED BY TxDOT.

GRAPHIC SCALE
0' 100' 200'

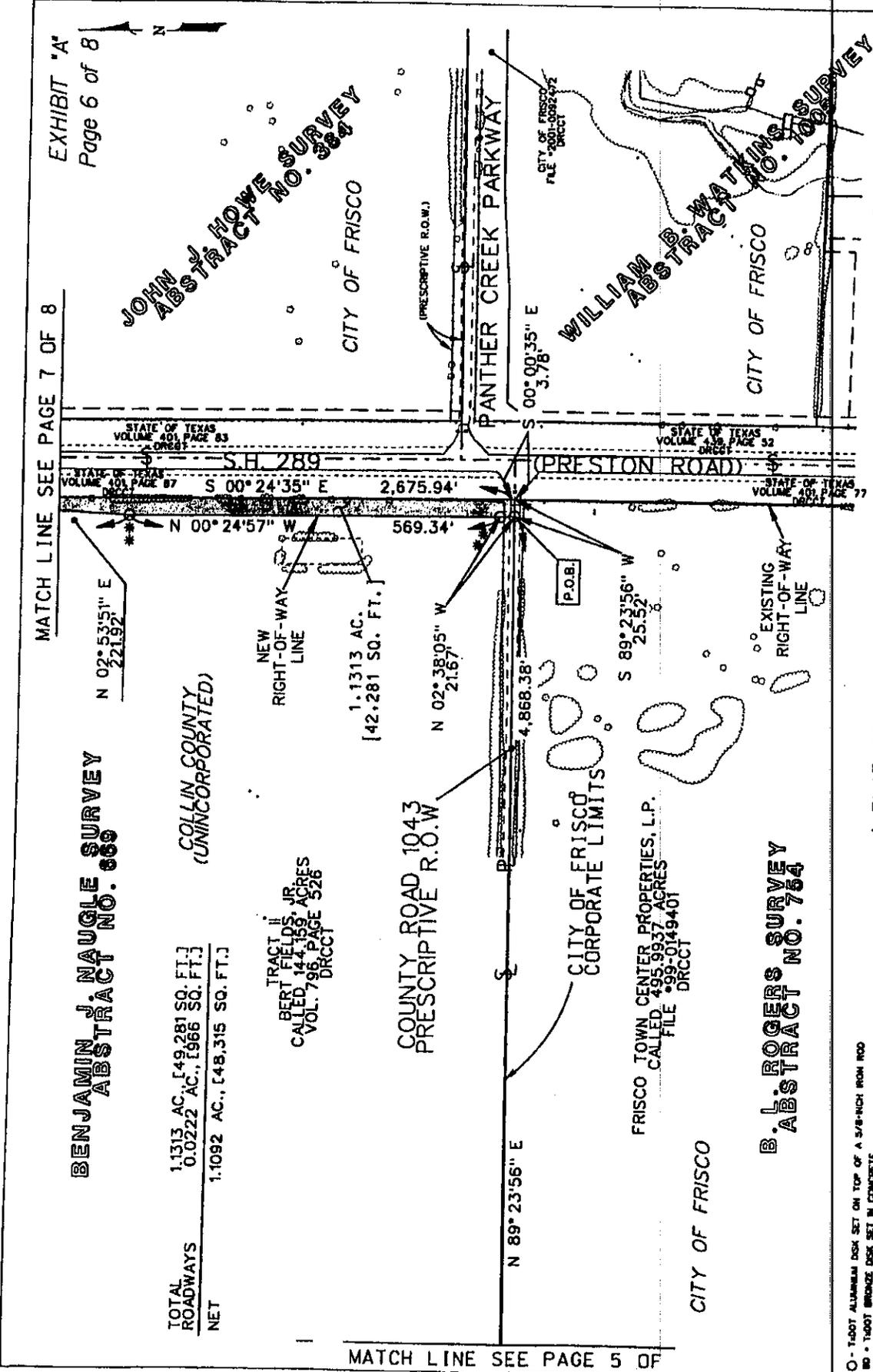


EXHIBIT "A"
Page 6 of 8

MATCH LINE SEE PAGE 7 OF 8

BENJAMIN J. NAUGLE SURVEY
ABSTRACT NO. 669

TOTAL ROADWAYS
1,131.3 AC. [49,281 SQ. FT.]
0.0222 AC. [966 SQ. FT.]

NET
1,109.2 AC. [48,315 SQ. FT.]

COLLIN COUNTY
(UNINCORPORATED)

TRACT II
BERT FIELDS, JR.
CALLED 144.159 ACRES
VOL. 796, PAGE 526
DRCCCT

COUNTY ROAD 1043
PRESCRIPTIVE R.O.W.

CITY OF FRISCO
CORPORATE LIMITS

FRISCO TOWN CENTER PROPERTIES, L.P.
CALLED 495.9937 ACRES
FILE #99-0149401
DRCCCT

B. L. ROGERS SURVEY
ABSTRACT NO. 754

CITY OF FRISCO

A PLAT OF A SURVEY OF
PARCEL 21
FOR S.H. HIGHWAY 289
A 1,131.3 AC. [49,281 SQ. FT.]
TRACT OF LAND IN THE
BENJAMIN J. NAUGLE SURVEY
ABSTRACT NO. 669
COLLIN COUNTY, TEXAS

LEGEND

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

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (883 ADJ.) NORTH. ALL DISTANCES AND COORDINATES SHOWN ARE SUBJECT TO BE CORRECTED TO GROUND BY DIVIDING BY FACTOR CORRECTION FACTOR OF 1.000152778.

Ø - 1/800 ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
Ø - 1/800 BRONZE DISK SET IN CONCRETE
AS THE MONUMENT DESCRIBED AND SET IN THIS CALL.
IF DISK BEING REMOVED OR DESTROYED, THE MONUMENT MAY BE REPLACED WITH AN IRON ROD OR AN IRON PIPE. THE MONUMENT SHALL BE MARKER UPON THE COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, WHOSE NAME AND ADDRESS SHALL BE RETAINED BY T&B.

GRAPHIC SCALE
0' 100' 200'

MATCH LINE SEE PAGE 5 OF 8

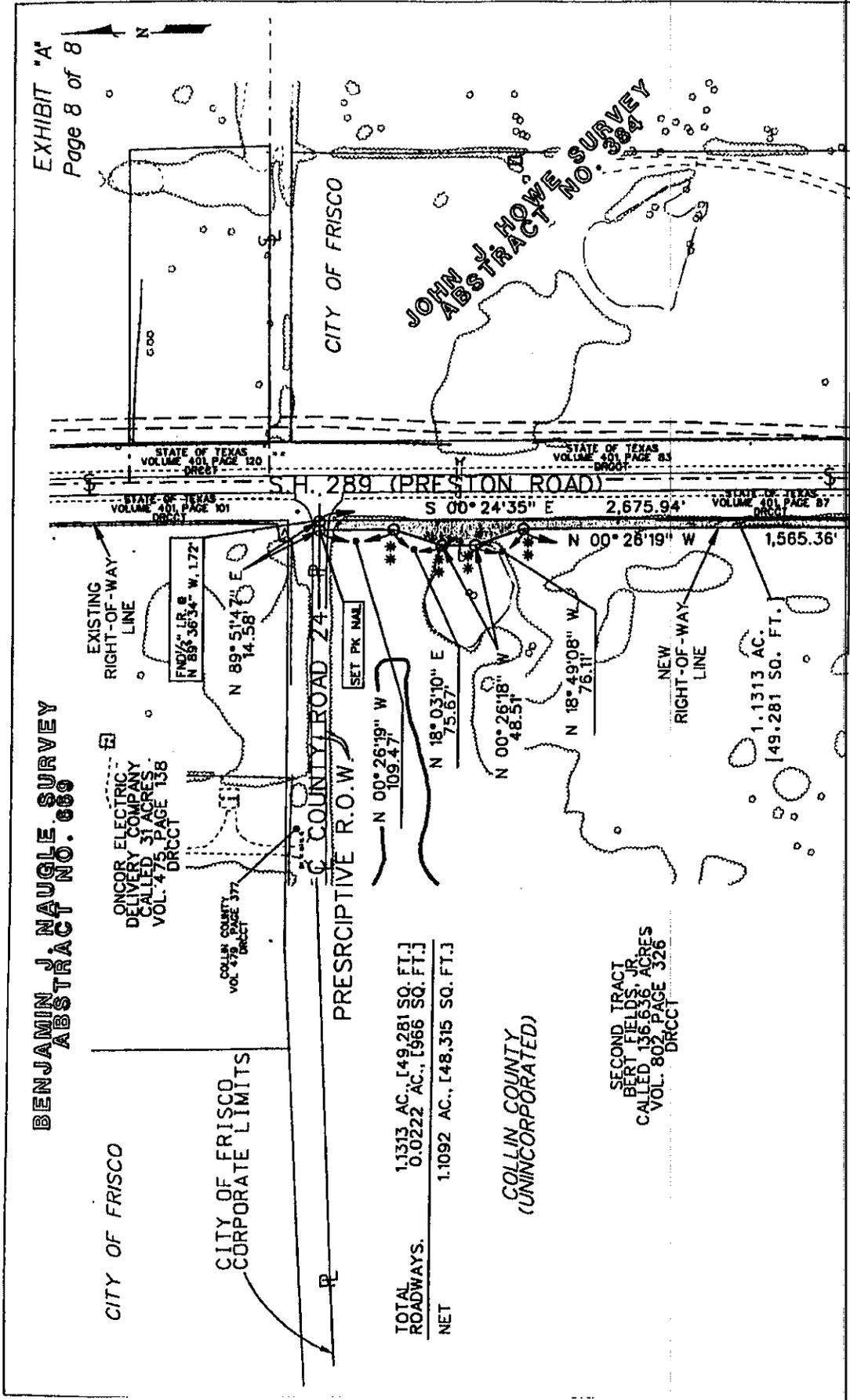


EXHIBIT "A"
Page 8 of 8

BENJAMIN J. NAUGLE SURVEY
ABSTRACT NO. 669

CITY OF FRISCO

CITY OF FRISCO
CORPORATE LIMITS

PRESCRIPTIVE R.O.W.
C. COUNTY ROAD 24

TOTAL ROADWAYS.
1,1313 AC. [49,281 SQ. FT.]
0.0222 AC., [966 SQ. FT.]
NET
1,1092 AC., [48,315 SQ. FT.]

COLLIN COUNTY
(UNINCORPORATED)

SECOND TRACT
BERT FIELDS, JR.
CALLED 136.636 ACRES
VOL. 802 PAGE 326

MATCH LINE SEE PAGE 7 OF 8

0 - 1/8" ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
10 - 1/8" BRONZE DISK SET IN CONCRETE
15 - THE MONUMENT BECOMES AND SET IN THIS CALL.
16 - DESTROYED DURING CONSTRUCTION AND REPLACED WITH A TYPICAL TYPE RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF REGISTERED PROFESSIONAL LAND SURVEYOR. EITHER ERECTED OR RETURNED BY 1500.

GRAPHIC SCALE
0' 100' 200'

A PLAT OF A SURVEY OF
PARCEL 21
FOR S.H. HIGHWAY 289
A 1,1313 AC., [49,281 SQ. FT.]
TRACT OF LAND IN THE
BENJAMIN J. NAUGLE SURVEY
ABSTRACT NO. 669

COLLIN COUNTY, TEXAS

LEGEND
 --- EXIST. ROW LINE
 --- RIGHT-OF-WAY LINE
 --- PROPERTY LINE
 --- SURVEY LINE
 --- TYPICAL TYPE RIGHT-OF-WAY MARKER
 --- CONTROL OF ACCESS LINE
 --- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"

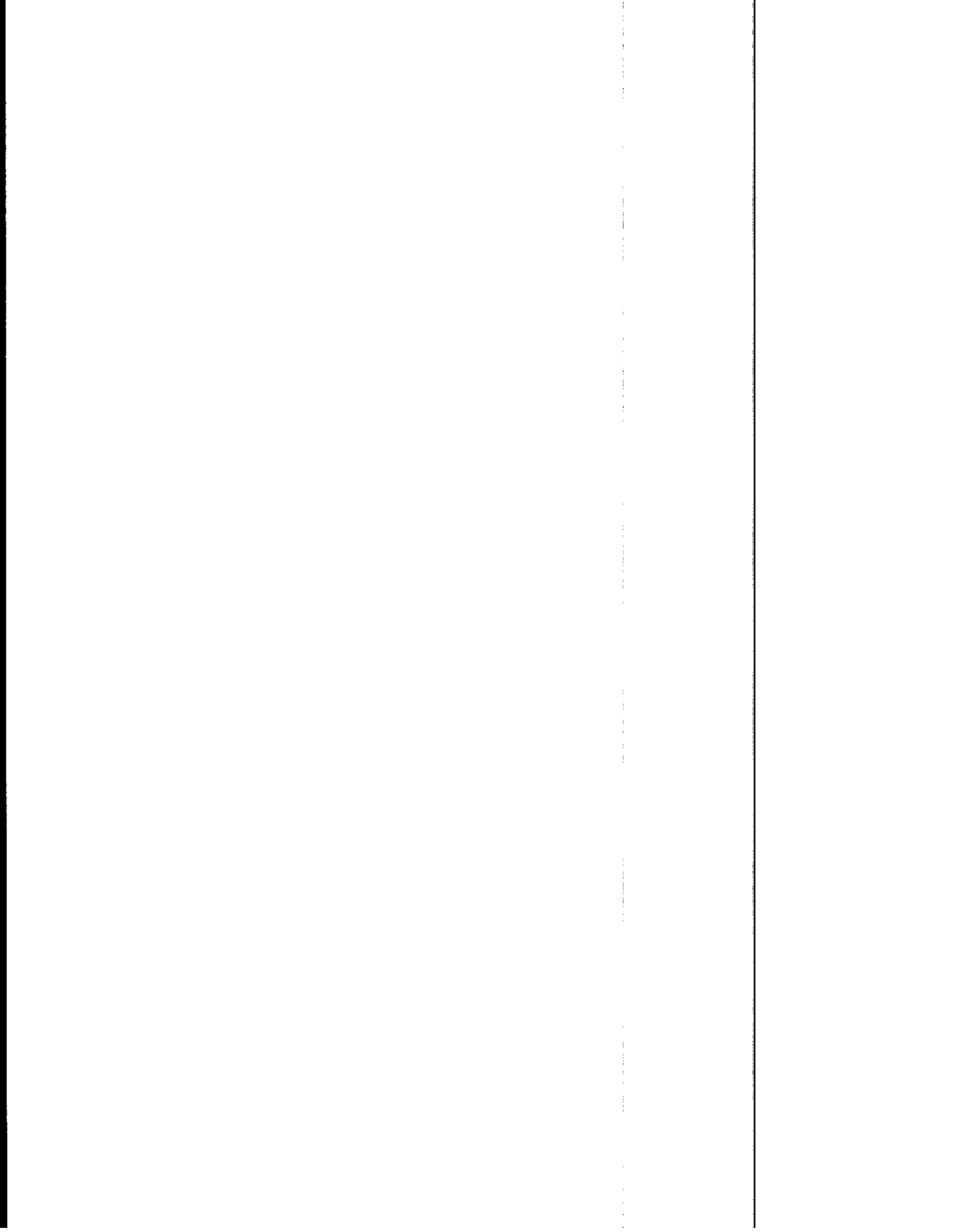
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (83) ALL NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GROUND BY DIVIDING BY TYPICAL COMPRESSION FACTOR OF 1.00002176.

Special Clause Exhibit

County: Collin	District: Dallas
Highway No.: SH 289	Parcel No.: 21
Project Limits: From: US 380	CSJ No.: 0091-04-049
To: Panther Creek	Federal Project No.: N/A

Control of Access

Access will be permitted to the West remainder abutting the highway facility along calls 1 through 8 of the foregoing property description.



County: Collin
Highway: S.H. 289
R.O.W. CSJ: 0091-04-049

March, 2005

Description for Parcel 22

BEING A 0.3855 ACRE TRACT OF LAND SITUATED IN THE JOHN J. HOWE SURVEY, ABSTRACT NO. 384 IN COLLIN COUNTY, TEXAS AND BEING A PART OF A CALLED 105.910 ACRE TRACT OF LAND DESCRIBED IN A DEED TO NEC PRESTON/PANTHER CREEK, LTD. (NEC PRESTON TRACT) AS RECORDED IN FILE NO. 2002-0069235 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT). SAID 0.3855 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCNG at a found 1/2 inch iron rod at the northeast corner of a tract of land described in a deed to the City of Frisco, for Panther Creek Parkway, recorded in file number 2001-0092472 DRCCT, same being in the south line of said NEC Preston tract;

THENCE South 89°38'53" West, along the south line of said NEC Preston tract and along the north line of said City of Frisco tract, a distance of 825.41 feet to a set 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the new east right-of-way line of State Highway 289 for the POINT OF BEGINNING;**

- (1) THENCE South 89°38'53" West, continuing along said common line, a distance of 13.91 feet to the existing east right-of-way line of State Highway 289;
- (2) THENCE North 00°24'35" West, along the existing east right-of-way line of State Highway 289, a distance of 1,742.68 feet to the northwest corner of said NEC Preston tract;
- (3) THENCE North 89°28'34" East, along the north line of said NEC Preston tract, a distance of 5.85 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap in the new east right-of-way line of State Highway 289;
- (4) THENCE South 00°26'19" East, along the new east right-of-way line of State Highway 289, a distance of 636.43 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**

County: Collin
Highway: S.H. 289
R.O.W. CSJ: 0091-04-049

March, 2005

Description for Parcel 22

- (5) THENCE South 03°19'21" East, continuing along the new east right-of-way line of State Highway 289, a distance of 99.40 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (6) THENCE South 00°26'19" East, continuing along the new east right-of-way line of State Highway 289, a distance of 500.00 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap;**
- (7) THENCE South 00°41'06" East, continuing along the new east right-of-way line of State Highway 289, a distance of 507.01 feet to the POINT OF BEGINNING, and containing 16,794 square feet or 0.3855 acres of land, of which 0.0059 acres or 257 square feet lies within the right-of-way of Panther Creek Parkway, leaving a net area of 0.3796 acres or 16,537 square feet.

** 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.

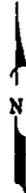
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone.


Don Randall Hughes / 3-16-2005
Date
Texas Registration No. 5345

PBS&J
18383 Preston Road
Suite 500
Dallas, Texas 75252
Phone (972) 818-7275



**JOHN J. HOWE SURVEY
ABSTRACT NO. 384**

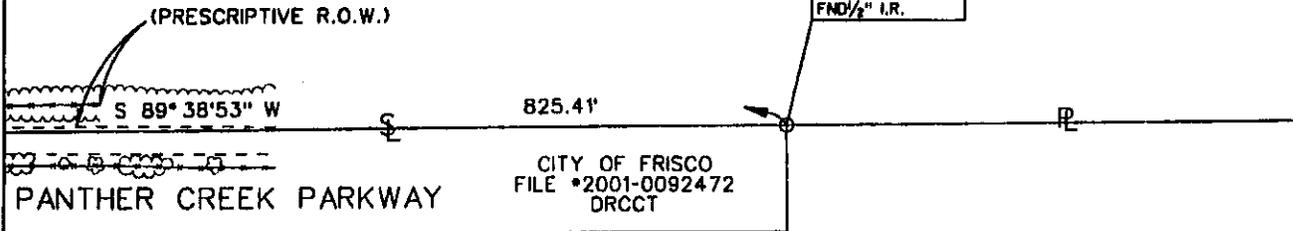


CITY OF FRISCO

NEC PRESTON/PANTHER CREEK, LTD.
CALLED 105.910 ACRES
FILE #2002-0069235
DRCCT

TOTAL ROADWAY	0.3855 AC., [16,794 SQ. FT.]
	0.0059 AC., [257 SQ. FT.]
NET	0.3796 AC., [16,537 SQ. FT.]

MATCH LINE SEE PAGE 4 OF 6



POC PARCEL 22
FND 1/2" I.R.

CITY OF FRISCO
FILE #2001-0092472
DRCCT

SAM ROACH
CALLED 10.74 ACRES
VOL. 667, PAGE 852
DRCCT

**WILLIAM B. WATKINS SURVEY
ABSTRACT NO. 1005**

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

⊙# THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A T&DOT TYPE BRIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, OTHER EMPLOYED OR RETAINED BY T&DOT.

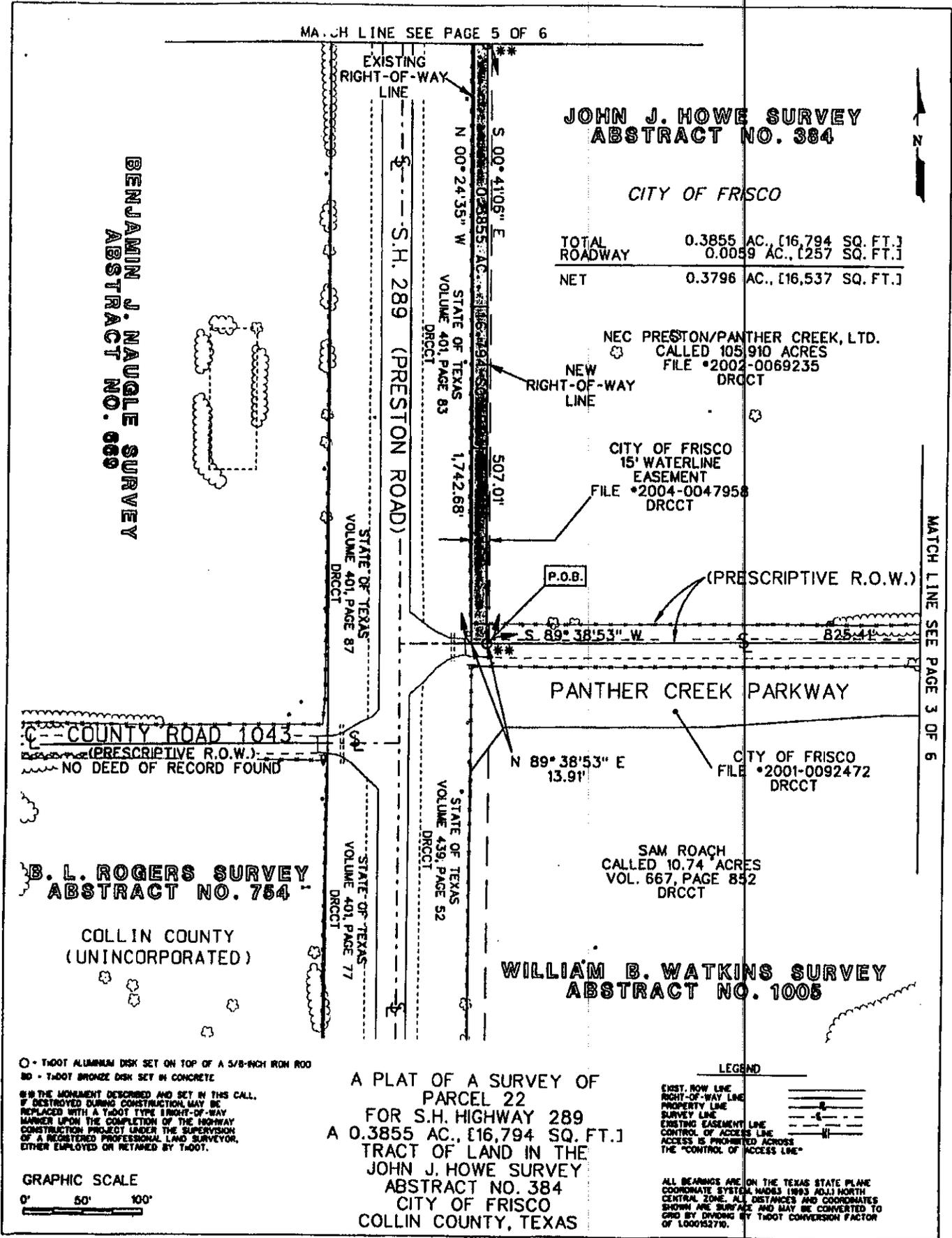
GRAPHIC SCALE
0' 50' 100'

A PLAT OF A SURVEY OF
PARCEL 22
FOR S.H. HIGHWAY 289
A 0.3855 AC., [16,794 SQ. FT.]
TRACT OF LAND IN THE
JOHN J. HOWE SURVEY
ABSTRACT NO. 384
CITY OF FRISCO
COLLIN COUNTY, TEXAS

LEGEND

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

ALL BEARINGS ARE ON THE TEXAS STATE PLANK COORDINATE SYSTEM, MADE 3 1993 ADJ. NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY T&DOT CONVERSION FACTOR OF 1.00013710.



BENJAMIN J. NAUGLE SURVEY
ABSTRACT NO. 669

**JOHN J. HOWE SURVEY
ABSTRACT NO. 384**

CITY OF FRISCO

TOTAL ROADWAY	0.3855 AC. [16,794 SQ. FT.]
NET	0.0059 AC. [257 SQ. FT.]
NET	0.3796 AC. [16,537 SQ. FT.]

NEC PRESTON/PANTHER CREEK, LTD.
CALLED 105.910 ACRES
FILE #2002-0069235
DRCT

CITY OF FRISCO
15' WATERLINE EASEMENT
FILE #2004-0047958
DRCT

(PRESCRIPTIVE R.O.W.)

PANTHER CREEK PARKWAY

CITY OF FRISCO
FILE #2001-0092472
DRCT

SAM ROACH
CALLED 10.74 ACRES
VOL. 667, PAGE 852
DRCT

**WILLIAM B. WATKINS SURVEY
ABSTRACT NO. 1005**

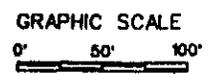
COUNTY ROAD 1043
(PRESCRIPTIVE R.O.W.)
NO DEED OF RECORD FOUND

**B. L. ROGERS SURVEY
ABSTRACT NO. 754**

COLLIN COUNTY
(UNINCORPORATED)

○ - 1/400" ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
● - 1/400" BRONZE DISK SET IN CONCRETE

● - THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION MAY BE REPLACED WITH A 1/400" TYPE 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 TMOOT.

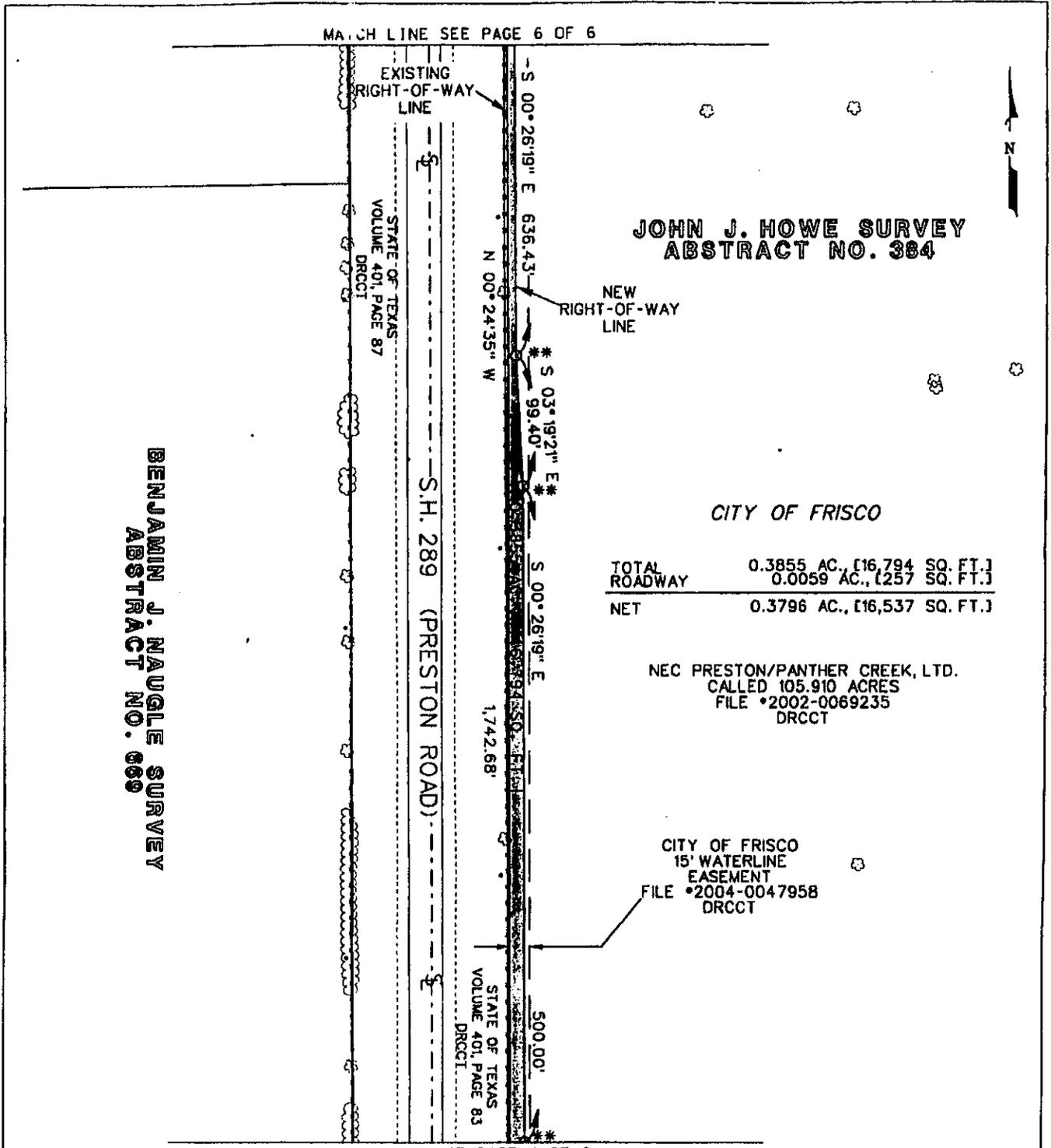


A PLAT OF A SURVEY OF
PARCEL 22
FOR S.H. HIGHWAY 289
A 0.3855 AC. [16,794 SQ. FT.]
TRACT OF LAND IN THE
JOHN J. HOWE SURVEY
ABSTRACT NO. 384
CITY OF FRISCO
COLLIN COUNTY, TEXAS

LEGEND

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

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1983 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GSD BY DIVIDING BY TMOOT CONVERSION FACTOR OF 1.000152710.



BENJAMIN J. NAUGLE SURVEY
ABSTRACT NO. 669

**JOHN J. HOWE SURVEY
ABSTRACT NO. 384**

CITY OF FRISCO

TOTAL ROADWAY	0.3855 AC., [16,794 SQ. FT.]
NET	0.0059 AC., [257 SQ. FT.]
NET	0.3796 AC., [16,537 SQ. FT.]

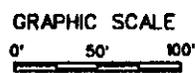
NEC PRESTON/PANTHER CREEK, LTD.
CALLED 105.910 ACRES
FILE #2002-0069235
DRCCT

CITY OF FRISCO
15' WATERLINE
EASEMENT
FILE #2004-0047958
DRCCT

MATCH LINE SEE PAGE 4 OF 6

○ - 1/200T ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
 Ⓢ - 1/200T BRONZE DISK SET IN CONCRETE
 Ⓢ IN THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A 1/200T TYPE 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.

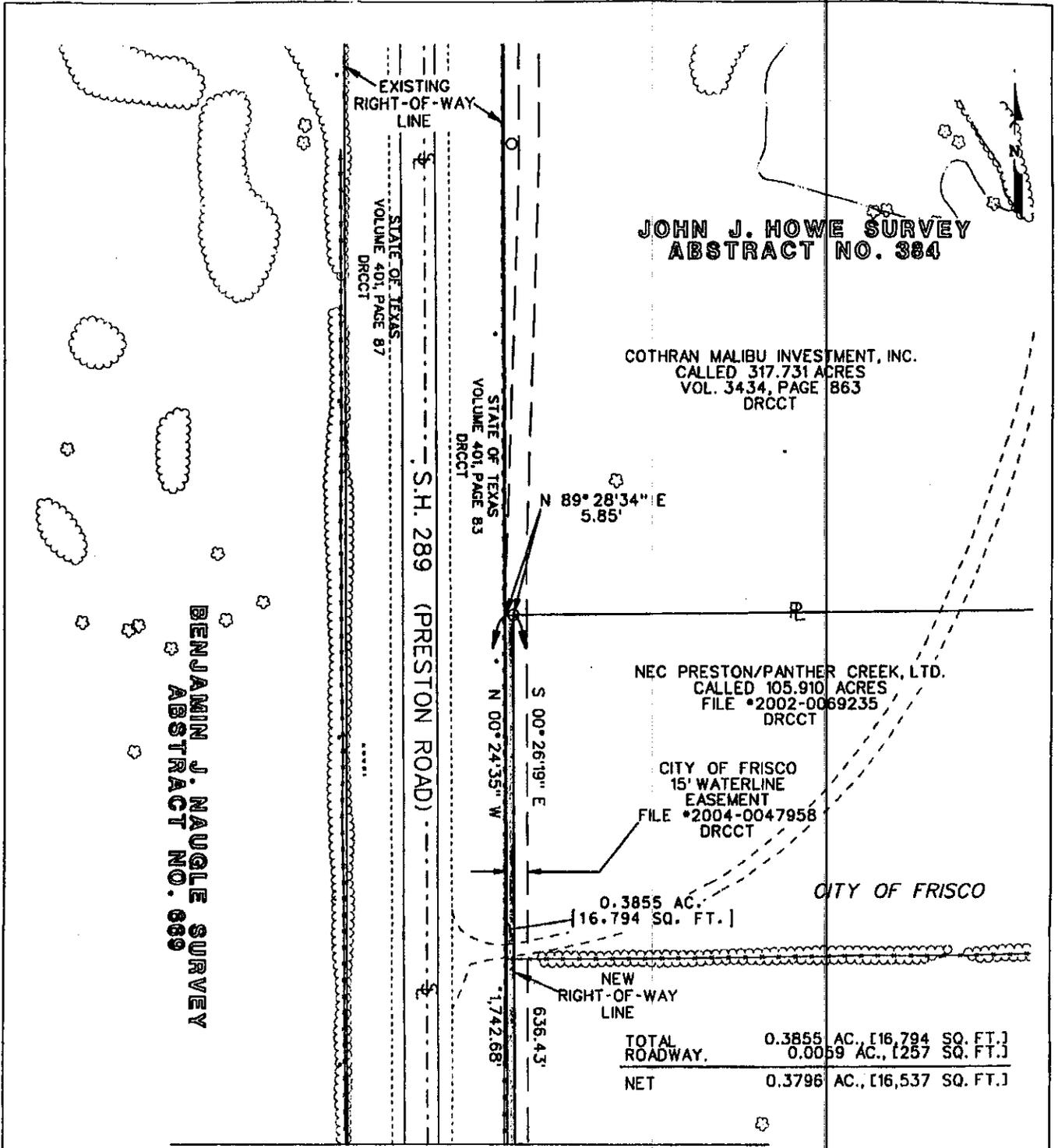
A PLAT OF A SURVEY OF
PARCEL 22
FOR S.H. HIGHWAY 289
A 0.3855 AC., [16,794 SQ. FT.]
TRACT OF LAND IN THE
JOHN J. HOWE SURVEY
ABSTRACT NO. 384
CITY OF FRISCO
COLLIN COUNTY, TEXAS



LEGEND

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

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GND BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.00010270.



**JOHN J. HOWE SURVEY
ABSTRACT NO. 384**

COTHRAN MALIBU INVESTMENT, INC.
CALLED 317.731 ACRES
VOL. 3434, PAGE B63
DRCCT

NEC PRESTON/PANTHER CREEK, LTD.
CALLED 105.910 ACRES
FILE #2002-0069235
DRCCT

CITY OF FRISCO
15' WATERLINE
EASEMENT
FILE #2004-0047958
DRCCT

CITY OF FRISCO

0.3855 AC. [16,794 SQ. FT.]	
TOTAL ROADWAY.	0.3855 AC. [16,794 SQ. FT.]
	0.0059 AC. [257 SQ. FT.]
NET	0.3796 AC. [16,537 SQ. FT.]

MATCH LINE SEE PAGE 5 OF 6

○ - 1/400T ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
● - 1/400T BRONZE DISK SET IN CONCRETE

⊕ THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A 1/400T TYPE 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 1/400T.

GRAPHIC SCALE
0' 50' 100'

A PLAT OF A SURVEY OF
PARCEL 22
FOR S.H. HIGHWAY 289
A 0.3855 AC., [16,794 SQ. FT.]
TRACT OF LAND IN THE
JOHN J. HOWE SURVEY
ABSTRACT NO. 384
CITY OF FRISCO
COLLIN COUNTY, TEXAS

LEGEND

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

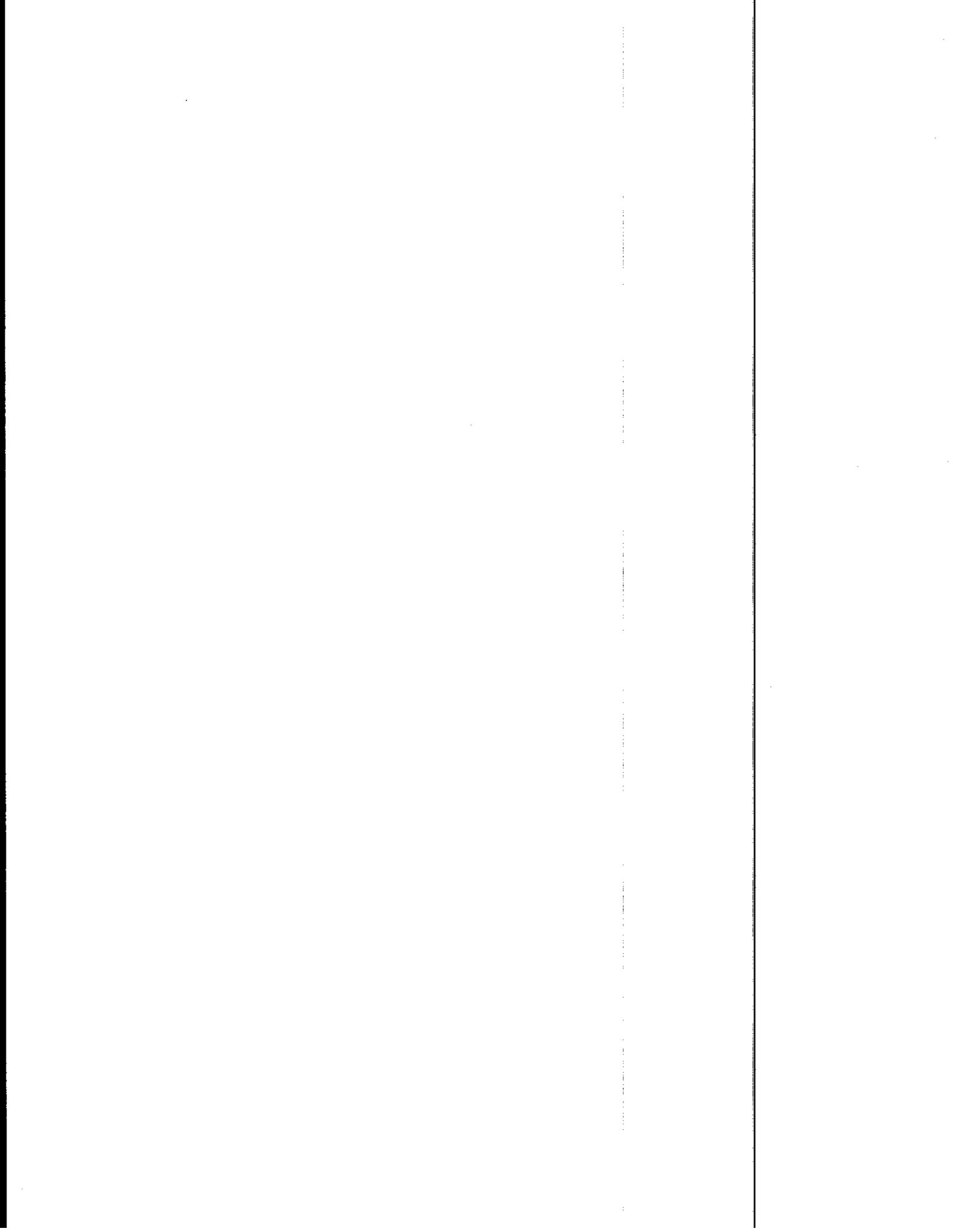
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1983 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY 1/400T CONVERSION FACTOR OF 1.0000276.

County: Collin
Highway No.: SH 289
Project Limits: From: US 380
To: Panther Creek

District: Dallas
Parcel No.: 22
CSJ No.: 0091-04-049
Federal Project No.: N/A

Control of Access

Access will be permitted to the East remainder abutting the highway facility along calls 4, 5, 6, and 7 of the foregoing property description.



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 : 111+78.13 192.48' Right
 To: 113+05.01 179.57' Right
Parcel No.: 18

LEGAL DESCRIPTION FOR PARCEL NO. 18
(0.357 ACRES)

Being all of that certain tract or parcel of land containing 0.357 acres, more or less, situated in the McKinney & Williams Survey, A-463, Angelina County, Texas, and being a part of a called 0.41 acre tract as described in a deed dated April 30, 1996, from Motel Enterprises, Inc. to U.S. Restaurant Properties Operating L.P., and recorded in Volume 1056, Page 757, 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 1.144 acre tract as described in a deed recorded in Volume 1973, Page 248, (RPRACT). Same being the northeast corner of a 0.682 acre tract, recorded in Volume 1779, Page 123, RPRACT. Said point is 192.48 feet right of baseline Station 111+78.13 is at the beginning of an Access Denial Line, and has N.A.D. 83 State Plane Surface coordinate values of X=4046851.9347 and Y=10480661.6634. From said point a 1/2-inch iron rod found for the southeast corner of the referenced tract bears S 63° 35' 47" E 5.75 feet;

1. THENCE N 63° 35' 47" W 141.00 feet with the common line of said tracts to a 1/2-inch iron rod found in the existing right of way of U. S. Highway 59 (120 foot right of way);
2. THENCE N 06° 46' 47" E 117.72 feet with said existing right of way to a 1/2-inch iron rod found for a common westerly corner of the referenced tract and a called 16.8869 acre tract described in a deed recorded in Volume 1920, Page 246, RPRACT;
3. THENCE S 65° 32' 47" E 125.84 feet with the common line of said tracts to a concrete nail set in the proposed right of way of U.S. Highway 59. Same being an Access Denial Line;
4. THENCE in a southerly direction with the proposed right of way and an Access Denial Line, as follows:

S 02° 50' 48" E 92.30 feet to a concrete nail set for angle point, and

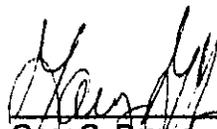
S 10° 48' 02" W 35.96 feet to the POINT OF BEGINNING and containing 0.357 acres, more or less, as shown on the accompanying survey plat of even date herewith.

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 : 111+78.13 192.48' Right
 To: 113+05.01 179.57' Right
Parcel No.: 18

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.

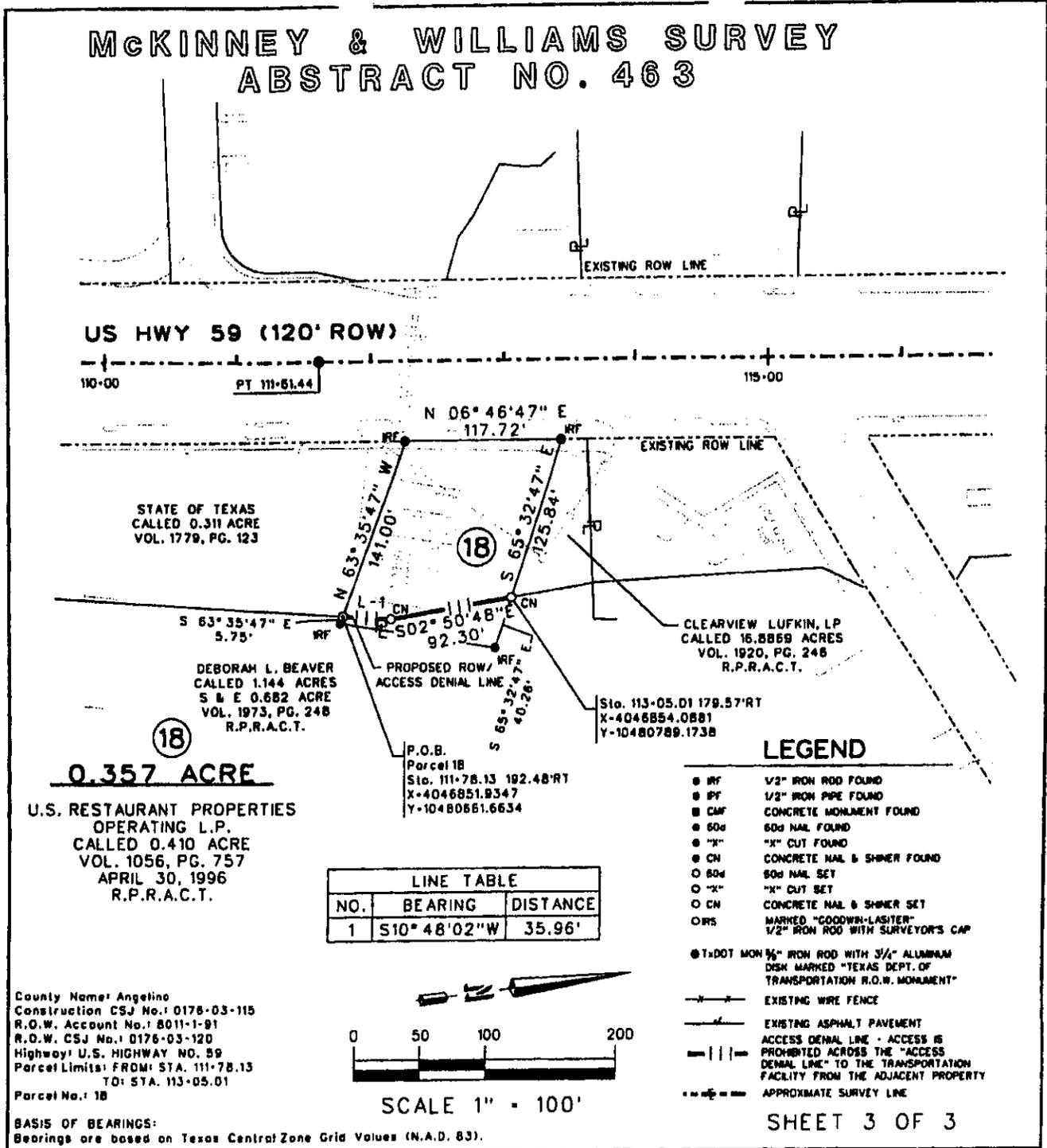
GOODWIN-LASITER, INC.



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



MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 463

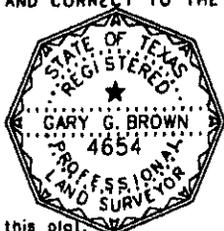


County Name: Angelino
Construction CSJ No.: 0178-03-115
R.O.W. Account No.: 8011-1-91
R.O.W. CSJ No.: 0178-03-120
Highway: U.S. HIGHWAY NO. 59
Parcel Limits: FROM: STA. 111-78.13
TO: STA. 113-05.01
Parcel No.: 18

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
Gary G. Brown
Registered Professional Land Surveyor
No. 4654 - State of Texas
Date: 10/13/2004



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 • clem@goodwinlasiter.com

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

SURVEY PLAT OF A 0.357 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, A-463, ANGELINA COUNTY, TEXAS

PARCEL NO. 18

US 59

Angelina County

ROW CSJ No. 0176-03-120

Parcel 18 & 18TE

Temporary Easement Clause for Parcel 18TE

A TEMPORARY EASEMENT for the duration of 3 years from the date of possession of said easement for the purpose of drainage preparation, in, along, upon, and across the premises described in the foregoing property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of driveway reconstruction and other various construction activities.

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 : 111+78.13 192.48' Right
 To: 112+14.00 195.00' Right
Parcel No.: 18 TE

LEGAL DESCRIPTION FOR PARCEL NO. 18 TE

Being all of that certain tract or parcel of land containing 0.007 acre, more or less, situated in the McKinney & Williams Survey, A-463, Angelina County, Texas, and being a part of a called 0.41 acre tract as described in a deed dated April 30, 1996, from Motel Enterprises, Inc. to U.S. Restaurant Properties Operating L.P., and recorded in Volume 1056, Page 757, 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 1.144 acre tract as described in a deed recorded in Volume 1973, Page 248, (RPRACT). Same being the northeast corner of a 0.682 acre tract, recorded in Volume 1779, Page 123, RPRACT. Said point is 192.48 feet right of baseline Station 111+78.13 is at the beginning of an Access Denial Line, and has N.A.D. 83 State Plane Surface coordinate values of X=4046851.9347 and Y=10480661.6634. From said point a 1/2-inch iron rod found for the southeast corner of the referenced tract bears S 63° 35' 47" E 5.75 feet;

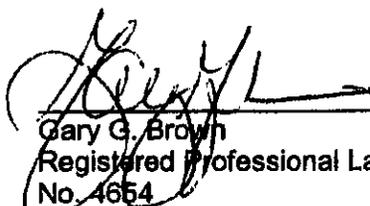
1. THENCE N 10° 48' 02" E 35.96 feet with the proposed right of way and an Access Denial Line, to a concrete nail set for corner;
2. THENCE N 87° 09' 04" E 9.81 feet to a concrete nail set for corner in the common line of the referenced tract and a called 15.5599 acre tract described in a Deed recorded in Volume 2128, Page 106 RPRACT;
3. THENCE S 16° 31' 52" W 40.02 feet with the common line of the referenced tract and the said 15.5599 acre tract to a 1/2-inch iron rod found for the Southeast corner of the referenced tract;
4. THENCE N 63° 35' 47" W 5.75 feet with the common line of the referenced tract and the said 1.144 acre tract to the POINT OF BEGINNING and containing 0.007 acre, more or less, as shown on the accompanying 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 : 111+78.13 192.48' Right
 To: 112+14.00 195.00' Right
Parcel No.: 18 TE

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.

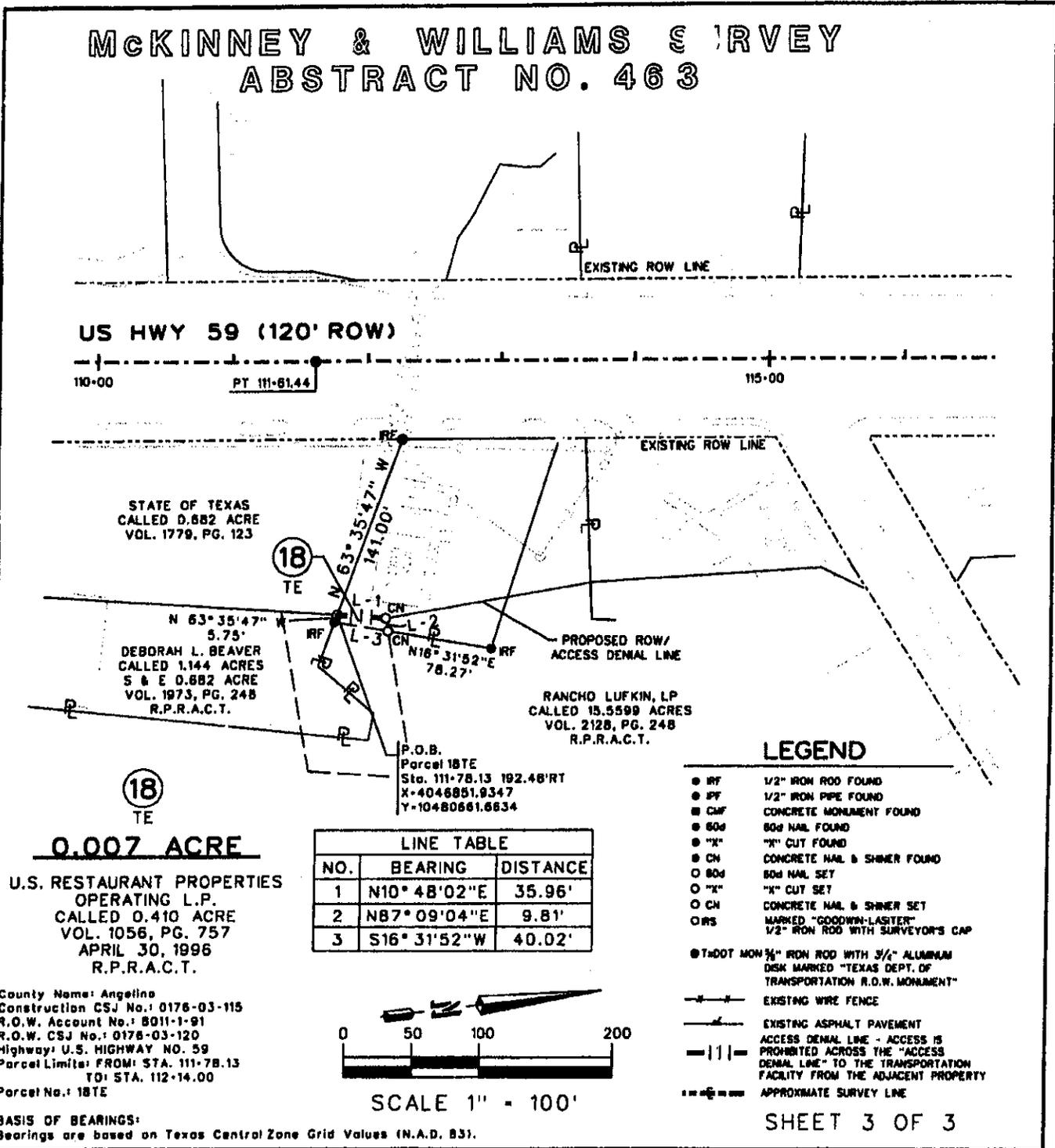
GOODWIN-LASITER, INC.



Gary G. Brown
Registered Professional Land Surveyor
No. 4654
State of Texas
Date: Dec 28, 2015



MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 463

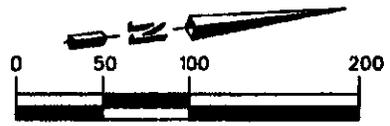


0.007 ACRE

U.S. RESTAURANT PROPERTIES
OPERATING L.P.
CALLED 0.410 ACRE
VOL. 1056, PG. 757
APRIL 30, 1996
R.P.R.A.C.T.

LINE TABLE		
NO.	BEARING	DISTANCE
1	N10° 48' 02" E	35.96'
2	NB7° 09' 04" E	9.81'
3	S16° 31' 52" W	40.02'

County Name: Angelina
Construction CSJ No.: 0178-03-115
R.O.W. Account No.: 8011-1-91
R.O.W. CSJ No.: 0178-03-120
Highway: U.S. HIGHWAY NO. 59
Parcel Limits: FROM: STA. 111+78.13
TO: STA. 112+14.00
Parcel No.: 18TE



SCALE 1" = 100'

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

- ### LEGEND
- RF 1/2" IRON ROD FOUND
 - PF 1/2" IRON PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - 80d 80d NAIL FOUND
 - "X" "X" CUT FOUND
 - CN CONCRETE NAIL & SHINER FOUND
 - 80d 80d NAIL SET
 - "X" "X" CUT SET
 - CN CONCRETE NAIL & SHINER SET
 - ORS MARKED "GOODWIN-LASITER" 1/2" IRON ROD WITH SURVEYOR'S CAP
 - T+DOT MON 3/4" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
 - - - EXISTING WIRE FENCE
 - - - EXISTING ASPHALT PAVEMENT
 - - - ACCESS DEMAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DEMAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY
 - - - APPROXIMATE SURVEY LINE

SHEET 3 OF 3

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
Gary G. Brown
Registered Professional Land Surveyor
No. 4654 - State of Texas
Date: 12/28/2005



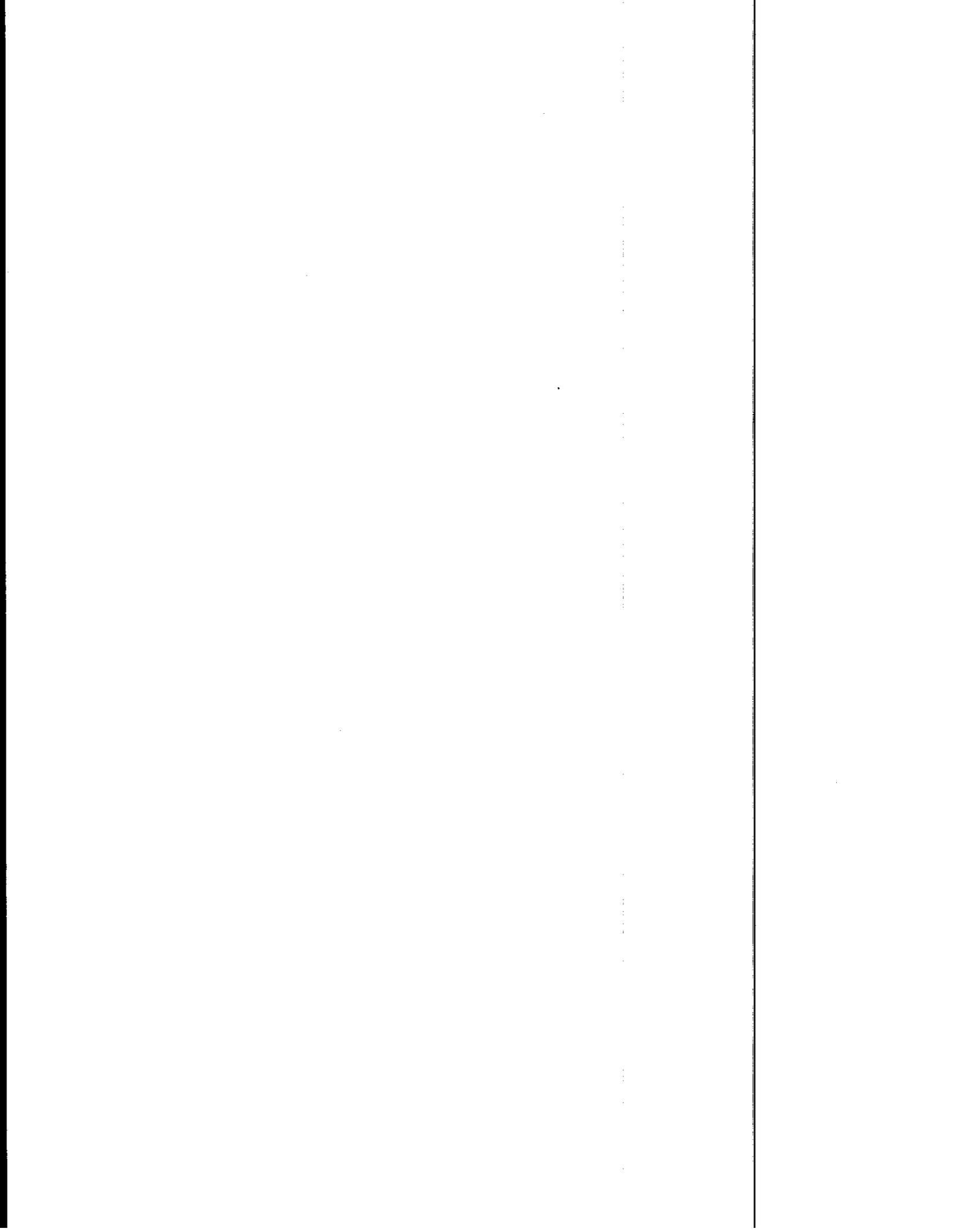
G-L GOODWIN-LASITER, INC.
ENGINEERS-ARCHITECTS-SURVEYORS

1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • cdain@goodwinlasiter.com
1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • ctain@goodwinlasiter.com

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
12-28-2005	KHL	GGB	KR	211008	1" = 100'

SURVEY PLAT OF A 0.007 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, A-463, ANGELINA COUNTY, TEXAS

PARCEL NO.
18 TE



September 2005

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 152+48.31 181.25' Right
To: 161+00.94 265.69' Left

FIELD NOTES FOR PARCEL 9

Being 6.059 acres of land situated in the Solomon Cole Survey, Abstract No. 84, San Jacinto County, Texas, and being all of a 6.059 acre tract described as a 3.109 acre tract called First Tract and a 4 acre tract called Second Tract conveyed in deed from James Bryant and Carol Bryant, to James Nutt, dated March 30, 2001, and recorded in Volume 01-2189, Page 8077, in the Official Public Records of San Jacinto County, Texas, said 6.059 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap set at the South corner of said calculated 6.059 acre tract, the East corner of a calculated 0.0804 acre tract part of a called 65 acre tract described as Parcel 1 of Tract SJ-11 in deed from International Paper Company, to Former Champlands LLC, dated June 25, 2001, and recorded in Volume 01-4045, Page 14813, in the Official Public Records of San Jacinto County, Texas, and being in the Northwesterly right-of-way line (100 foot width) of Old Highway 35, being 181.25 feet right of centerline station 152+48.31 having surface coordinates of X = 3,972,325.15, Y = 10,176,254.12, (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.)

1. THENCE N 22°25'02" W, with the Southwesterly line of said calculated 6.059 acre tract and the Northeasterly line of said calculated 0.0804 acre tract, a distance of 95.43 feet to a 5/8" iron rod with cap set at the West corner of said calculated 6.059 acre tract and the North corner of said calculated 0.0804 acre tract and being in the Southeasterly right-of-way line (100 foot width) of the Southern Pacific Railroad;
2. THENCE N 24°06'55" E, with the Northwesterly line of said calculated 6.059 acre tract and said Southeasterly right-of-way line of the Southern Pacific Railroad, a distance of 778.70 feet to a 5/8" iron rod with cap set at the most Northerly West corner of said calculated 6.059 acre tract, at its intersection with the existing Southeasterly right-of-way line (width varies) of U.S. 59;

September 2005
Parcel 9

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 152+48.31 181.25' Right
To: 161+00.94 265.69' Left

3. THENCE N 61°06'40" E, with said existing Southeasterly right-of-way line of U.S. 59, a distance of 81.53 feet to a 5/8" iron rod with cap set at the North corner of said calculated 6.059 acre tract and the West corner of a called 0.88 acre tract described in deed from Ken Hammond, to Richard Irwin, dated September 5, 2000, and recorded in Volume 210, Page 311, in the Official Public Records of San Jacinto County, Texas;
4. THENCE S 65°51'53" E, with the Northeasterly line of said calculated 6.059 acre tract and the Southwesterly line of said called 0.88 acre tract, a distance of 284.71 feet to a 5/8" iron rod with cap set at the East corner of said calculated 6.059 acre tract and the South corner of said called 0.88 acre tract and being in the Northwesterly right-of-way line (100 foot width) of F.M. 3460;
5. THENCE S 24°10'30" W, with the Southeasterly line of said calculated 6.059 acre tract and said Northwesterly right-of-way line of F.M. 3460, a distance of 365.94 feet to a 5/8" iron rod with cap set at the beginning of a curve to the right;
6. THENCE in a Southwesterly direction continuing with said Southeasterly line of the calculated 6.059 acre tract and said Northwesterly right-of-way line of F.M. 3460, along said curve to the right having a radius of 1,382.39 feet, a central angle of 07°56'44", an arc length of 191.71 feet, and a chord bearing of S 28°08'52" W, and distance of 191.55 feet to a 5/8" iron rod with cap set at its intersection with the Northwesterly right-of-way line of Old Highway 35;
7. THENCE S 32°07'15" W, continuing with said Northwesterly right-of-way line of F.M. 3460, a distance of 35.58' to a 5/8" iron rod with cap set at its intersection of old Hwy 35, in a curve to the right;

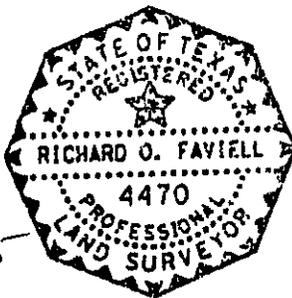
September 2005
Parcel 9

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 152+48.31 181.25' Right
To: 161+00.94 265.69' Left

8. THENCE in a Southwesterly direction continuing with said Southeasterly line of the calculated 6.059 acre tract and said Northwesterly right-of-way line of Old Highway 35, along said curve to the right having a radius of 522.96 feet, a central angle of $45^{\circ}06'26''$, an arc length of 411.71 feet, and a chord bearing of $S 61^{\circ}53'06'' W$, and distance of 401.16 feet to the "POINT OF BEGINNING" and containing within these calls 6.059 acres of land.

(A parcel sketch was prepared in conjunction with this field note description.)

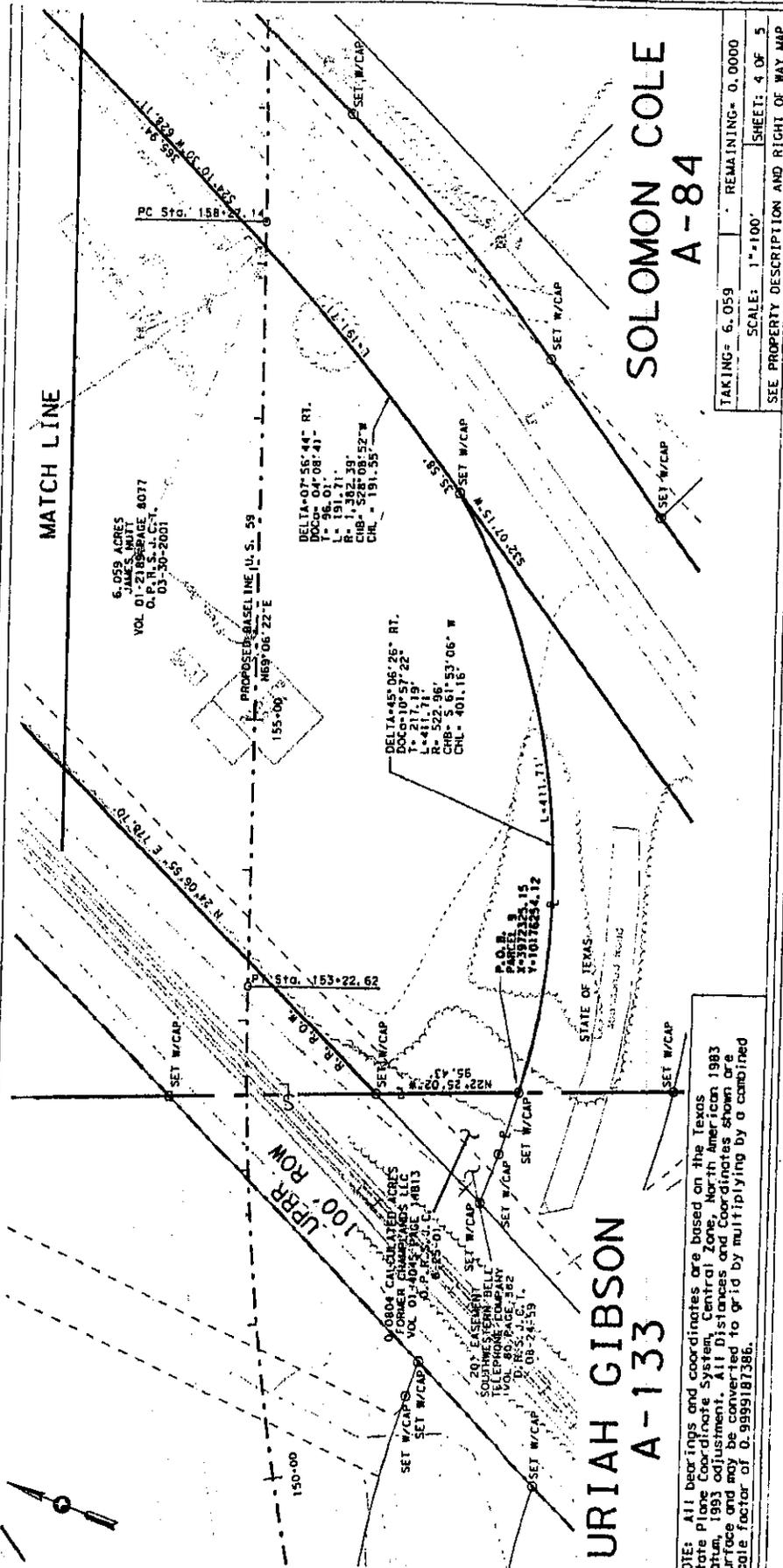

9-30-2005



SOLOMG., COLE
SURVEY A-84

THE TEXAS DEPARTMENT
OF TRANSPORTATION

SAN JACINTO
COUNTY, TEXAS



SOLOMON COLE
A-84

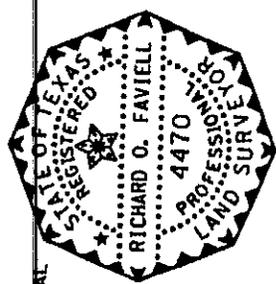
URIAH GIBSON
A-133

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1983 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9998187366.

TAKING= 6.059	REMAINING= 0.0000
SCALE: 1"=100'	SHEET: 4 OF 5
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP	

COUNTY:	SAN JACINTO
CONSTRUCTION CSJ#:	0122-02-053
ROW ACCOUNT NO.:	8011-02-020
ROW CSJ NO.:	0177-02-072
PARCEL NO.:	9
GRANTOR:	JAMES NUTT
HIGHWAY NO.	US 59
PROJECT LIMITS:	FROM: 152+48.31 TO: 161+00.94
PARCEL LIMITS:	FROM: 152+48.31 TO: 161+00.94
BARWIN CONSULTANTS 300 E. MAIN STREET, SUITE 300 MACODOCHES, TEXAS 75961 PHONE: (409) 866-0000	

- LEGEND**
- IRON ROD AS NOTED
 - IRON PIPE AS NOTED
 - △ CONIC MON AS NOTED
 - 5/8" IRON ROD WITH 3/4" ALUMINUM TISS MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
 - EXISTING RIGHT-OF-WAY
 - SURVEY LINE (APPROX.)
 - PROPOSED RIGHT-OF-WAY
 - PROPERTY LINE
 - PROPOSED CENTERLINE



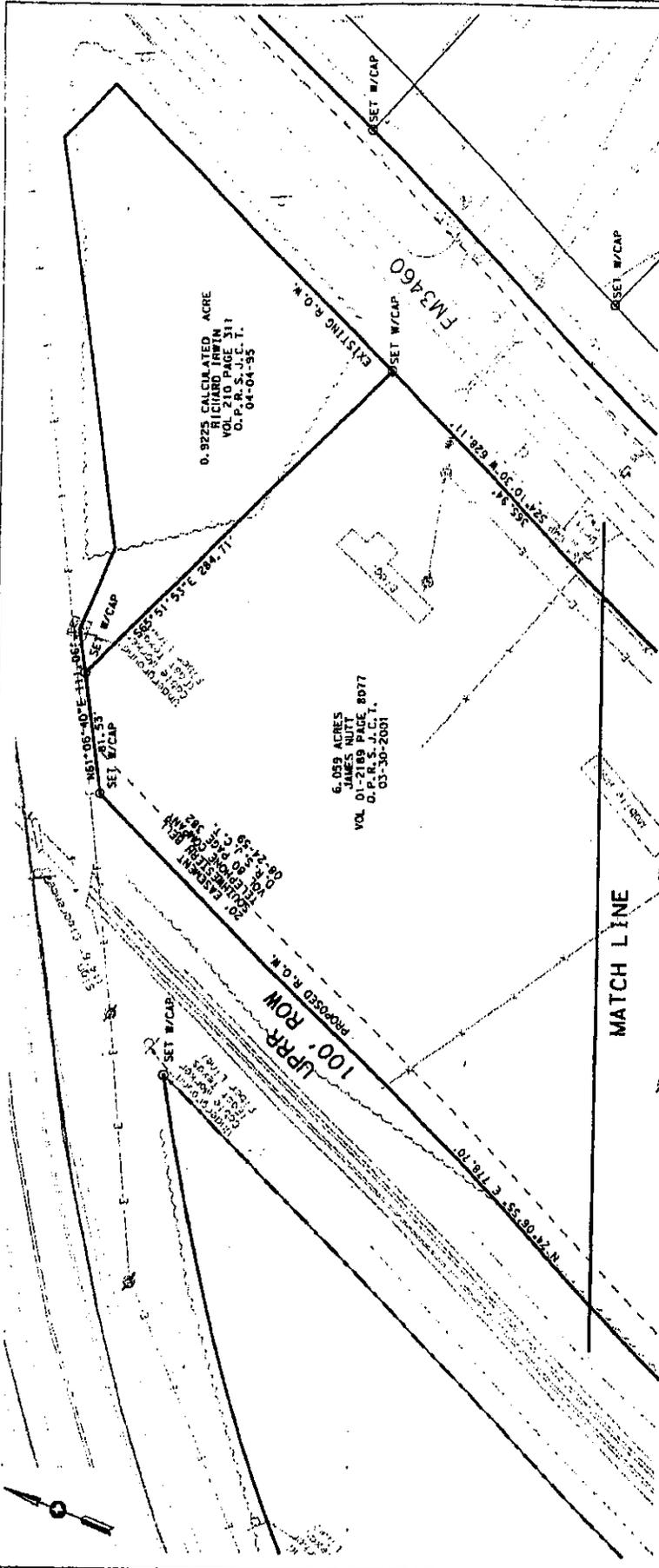
I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

[Signature]
RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470 SEPTEMBER, 2005

SOLOMON COLE
SURVEY A-84

THE TEXAS DEPARTMENT
OF TRANSPORTATION

SAN JACINTO
COUNTY, TEXAS



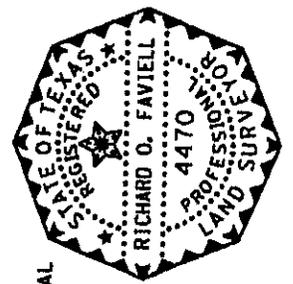
SOLOMON COLE
A-84

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.

TAKING=	6.059	REMAINING=	0.0000
SCALE:	1"=100'	SHEET:	5 OF 5
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP			

COUNTY:	SAN JACINTO
CONSTRUCTION CSJ:	0177-02-053
ROW ACCOUNT NO.:	8011-02-920
ROW CSJ NO.:	0177-02-072
PARCEL NO.:	9
GRANTOR:	JAMES NUTT
HIGHWAY NO.	US 59
PROJECT LIMITS:	
PARCEL LIMITS:	FROM: 152+48.31 TO: 161+00.94
BARWIN CONSULTANTS 300 E. MAIN STREET, SUITE 300 MACODOCHES, TEXAS 75961 PHONE: (936) 569-0668	

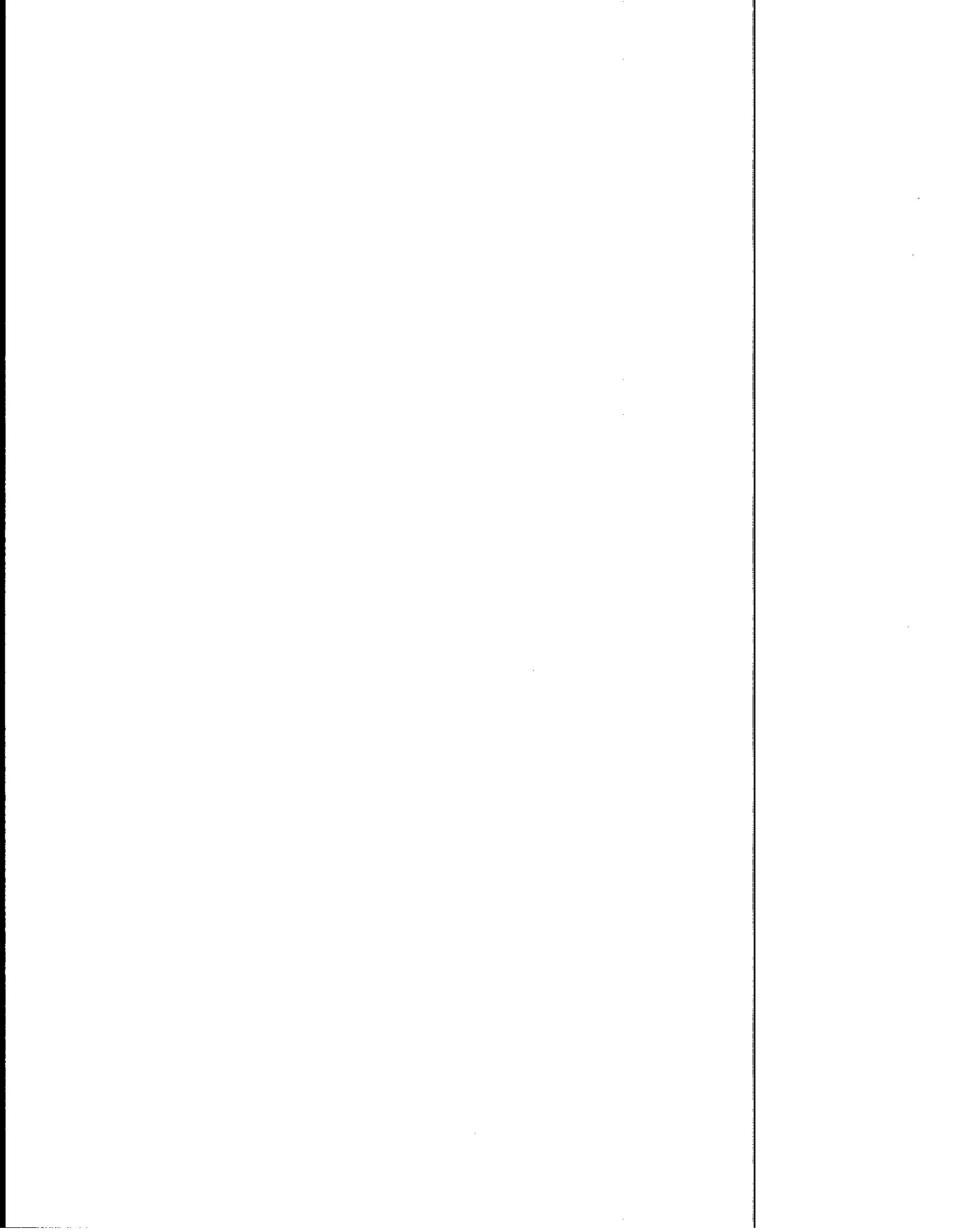
- LEGEND**
- IRON ROD AS NOTED
 - IRON PIPE AS NOTED
 - CONC MON AS NOTED
 - 3/4" IRON ROD WITH 3 1/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
 - SURVEY LINE (APPROX.)
 - PROPOSED RIGHT-OF-WAY
 - PROPERTY LINE
 - PROPOSED CENTERLINE



I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

[Signature]

RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470 SEPTEMBER, 2005



September 2005

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 158+90.23 474.42' Left
To: 163+17.89 434.79' Left

FIELD NOTES FOR PARCEL 15

Being 0.9225 of an acre of land situated in the Solomon Cole Survey, Abstract No. 84, San Jacinto County, Texas, and being all of a called 0.88 acre tract described in deed from Ken Hammond, to Richard Irwin, dated September 5, 2000, and recorded in Volume 210, Page 311, in the Official Public Records of San Jacinto County, Texas, said 0.9225 of an acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the East corner of said called 0.88 acre tract and being in the existing in the Southeasterly right-of-way line of U.S. 59 and the existing Northwesterly right-of-way line of F.M. 3460, being 434.79 feet left of centerline station 163+17.89, having surface coordinates of X = 3,973,045.49, Y = 10,177,215.22, (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.)

1. THENCE S 24°10'30" W, with the Southeasterly line of said called 0.88 acre tract and said existing Northwesterly right-of-way line of F.M. 3460 (100 foot width), a distance of 262.17 feet to a 5/8" iron rod with cap set at the South corner of said called 0.88 acre tract and the East corner of a called 4 acre tract described in deed from James Bryant, to James Nutt, dated March 30, 2001, and recorded in Volume 01-2189, Page 8077, in the Official Public Records of San Jacinto County, Texas;
2. THENCE N 65°51'53" W, with the Southwesterly line of said called 0.88 acre tract and the Northeasterly line of said called 4 acre tract, a distance of 284.71 feet to a 5/8" iron rod with cap set at the most Southerly West corner of said called 0.88 acre tract and the most Northerly West corner of said called 4 acre tract at its intersection with said existing Southeasterly right-of-way line of U.S. 59;

September 2005
Parcel 15

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 158+90.23 474.42' Left
To: 163+17.89 434.79' Left

3. THENCE N 61°06'40" E, with said existing Southeasterly right-of-way line of U.S. 59, a distance of 29.53 feet to a concrete monument found at angle point;
4. THENCE S 87°55'49" E, continuing with said existing Southeasterly right-of-way line of U.S. 59, a distance of 58.79 feet to a concrete monument found at angle point;
5. THENCE N 61°06'22" E, continuing with said existing Southeasterly right-of-way line of U.S. 59, a distance of 271.09 feet to the North corner of said called 0.88 acre tract;
6. THENCE S 65°45'36" E, with the Northeasterly line of said Southeasterly line of the called 0.88 acre tract, a distance of 49.61 feet to the "POINT OF BEGINNING" and containing within these calls 0.9225 acres of land.

(A parcel sketch was prepared in conjunction with this field note description.)

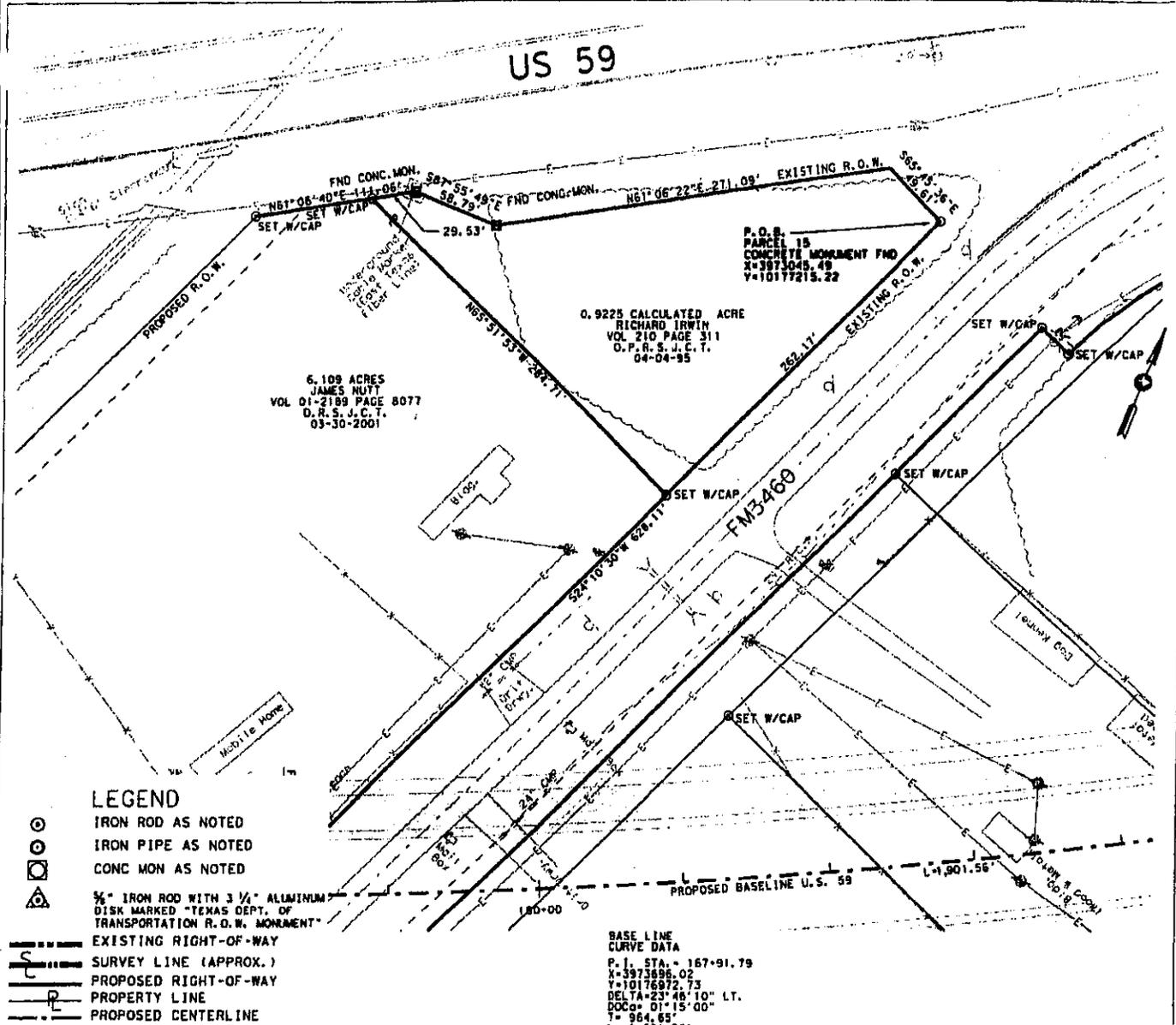

9-30-2005



SOLOMON COLE
SURVEY A-84

THE TEXAS DEPARTMENT
OF TRANSPORTATION

SAN JACINTO
COUNTY, TEXAS



LEGEND

- ⊙ IRON ROD AS NOTED
- IRON PIPE AS NOTED
- ⊠ CONC MON AS NOTED
- ⊙ 3/4" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
- EXISTING RIGHT-OF-WAY
- .-.- SURVEY LINE (APPROX.)
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED CENTERLINE

BASE LINE CURVE DATA
 P. I. STA. = 167+91.79
 X=3973896.02
 Y=10176972.73
 DELTA=23°48'10" LT.
 DOCQ= 01°15'00"
 L= 964.65'
 L= 1,901.56'
 R= 4,583.66'
 CHB= N57°13'17"E
 CHL= 1,887.95'
 P.C. STA. = 188+27.14
 P.T. STA. = 177+28.70

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.

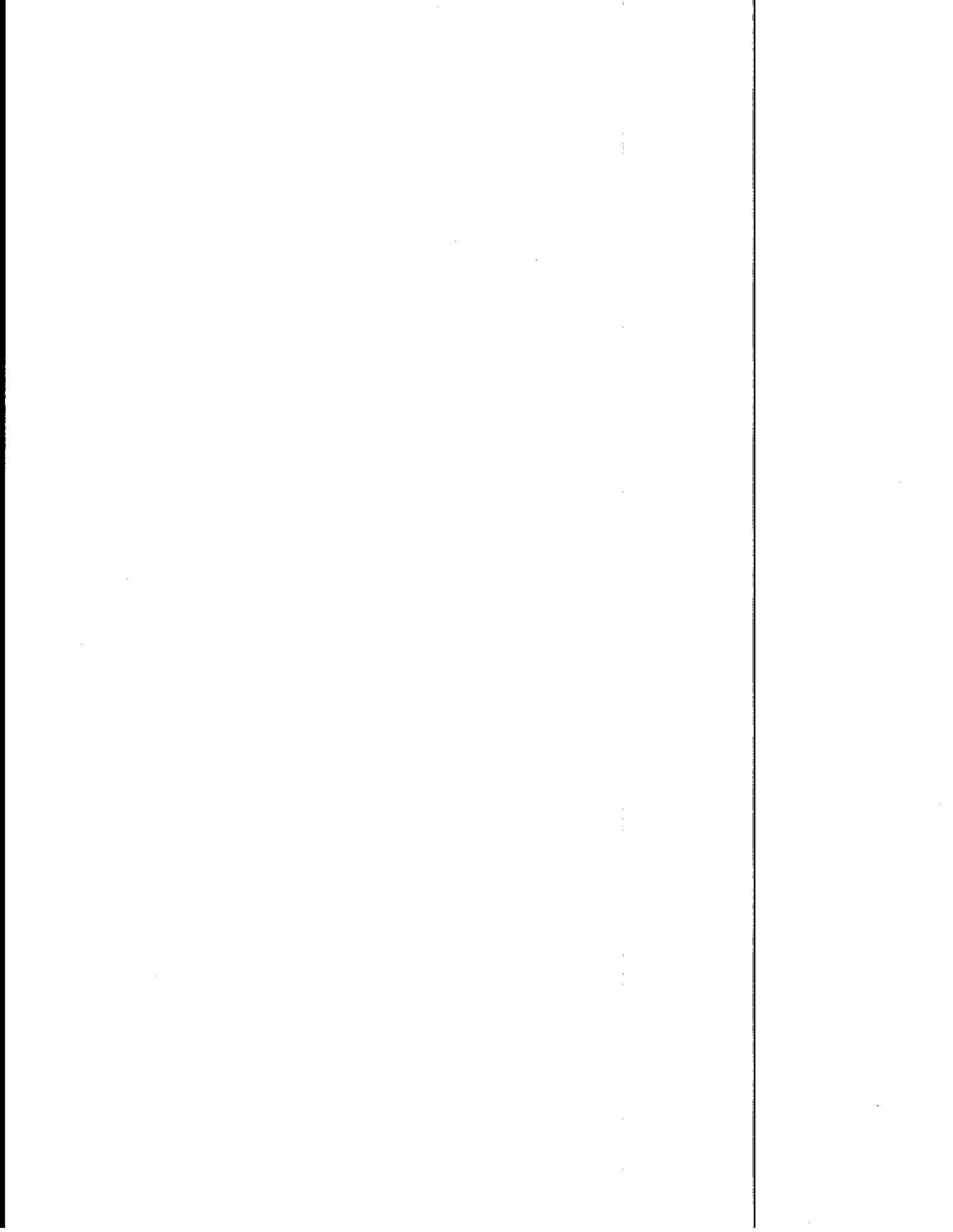
TAKING= 0.9225	REMAINING= 0.0000
SCALE: 1"=100'	SHEET: 3 OF 3
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP	

I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470 SEPTEMBER, 2005



COUNTY:	SAN JACINTO
CONSTRUCTION CSJ:	0177-02-053
ROW ACCOUNT NO.:	8011-02-020
ROW CSJ NO.:	0177-02-072
PARCEL NO.:	15
GRANTOR:	RICHARD IRWIN
HIGHWAY NO.	US 59
PROJECT LIMITS:	
PARCEL LIMITS:	FROM 158+90.23 TO 163+17.89
BARWIN CONSULTANTS 300 E. MAIN STREET, SUITE 300 NACOGDOCHES, TEXAS 75961 PHONE: (936) 569-0668	



September 2005

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 164+17.20 334.25' Right
To: 164+78.62 330.81' Right

FIELD NOTES FOR PARCEL 20:

Being 0.0226 of an acre of land situated in the Solomon Cole Survey, Abstract No. 84, San Jacinto County, Texas and being part of and out of Lots 21 & 22 of the Woodland Lakes Subdivision, as shown on map or plat recorded in Volume 128, Page 197, in the Map Records of San Jacinto County, Texas, Lots 20, 21 & 22 referenced in deed from Barbara Runyon to Edward Allen White, dated October 9, 2001, and recorded in Volume 01-6522, Page 24019, in the Official Public Records of San Jacinto County, Texas, said 0.0226 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at ½" iron rod found for the East corner of said Lot 22 acre tract and the South corner of Lot 23 as shown on said map or plat of Woodland Lakes Subdivision, and referenced as Lots 23 & 24 in deed from Ken Hammond, to Dungan Ltd., dated September 30, 1998, and recorded in Volume 293, Page 478, in the Deed Records of San Jacinto County, Texas;

THENCE N 63°43'05" W, with the Northeasterly line of the said Lot 22 and the Southwesterly line of Lot 23, a distance of 65.08 feet to a 5/8" iron rod with Texas Department of Transportation (TX DOT) aluminum cap set at its intersection with the proposed Southeasterly right-of-way line of U.S. 59 (width varies), in a curve to the right and being the "POINT OF BEGINNING" of the parcel herein described and being 330.81 feet right of centerline station 164+78.62, having surface coordinates of X = 3,973,545.48, Y = 10,176,614.21, (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.)

September 2005
Parcel 20

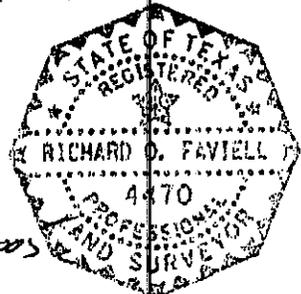
County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 164+17.20 334.25' Right
To: 164+78.62 330.81' Right

1. THENCE in a Southwesterly direction with said proposed Southeasterly right-of-way line of U.S. 59 and with an Access Denial Line, along said curve to the right having a radius of 3,389.04 feet, a central angle of $01^{\circ}06'55''$, an arc length of 65.97 feet, and a chord bearing of $S 58^{\circ}21'35'' W$, and distance of 65.97 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the Northwesterly line of said Lot 21 and the Southeasterly line of a called 5 acre tract described in deed from Thelma Jean Foster, to Pamela Foster Mudd, dated March 30, 1998, and recorded in Volume 277, Page 829, in the Official Public Records of San Jacinto County, Texas;
2. THENCE $N 26^{\circ}16'55'' E$, with said Northwesterly line of Lots 21 and 22 and with said Southeasterly line of the called 5 acre tract, a distance of 55.90 feet to a 5/8" iron rod with cap set at the North corner of said 22 acre tract and the West corner of said Lot 23;
3. THENCE $S 63^{\circ}43'05'' E$, with the Northeasterly line of said Lot 22 and the Southwesterly line of said Lot 23, a distance of 35.04 feet to the "POINT OF BEGINNING" and containing within these calls 0.0226 acres of land.

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

(A parcel sketch was prepared in conjunction with this field note description.)

Richard O. Faviell
9-30-2005

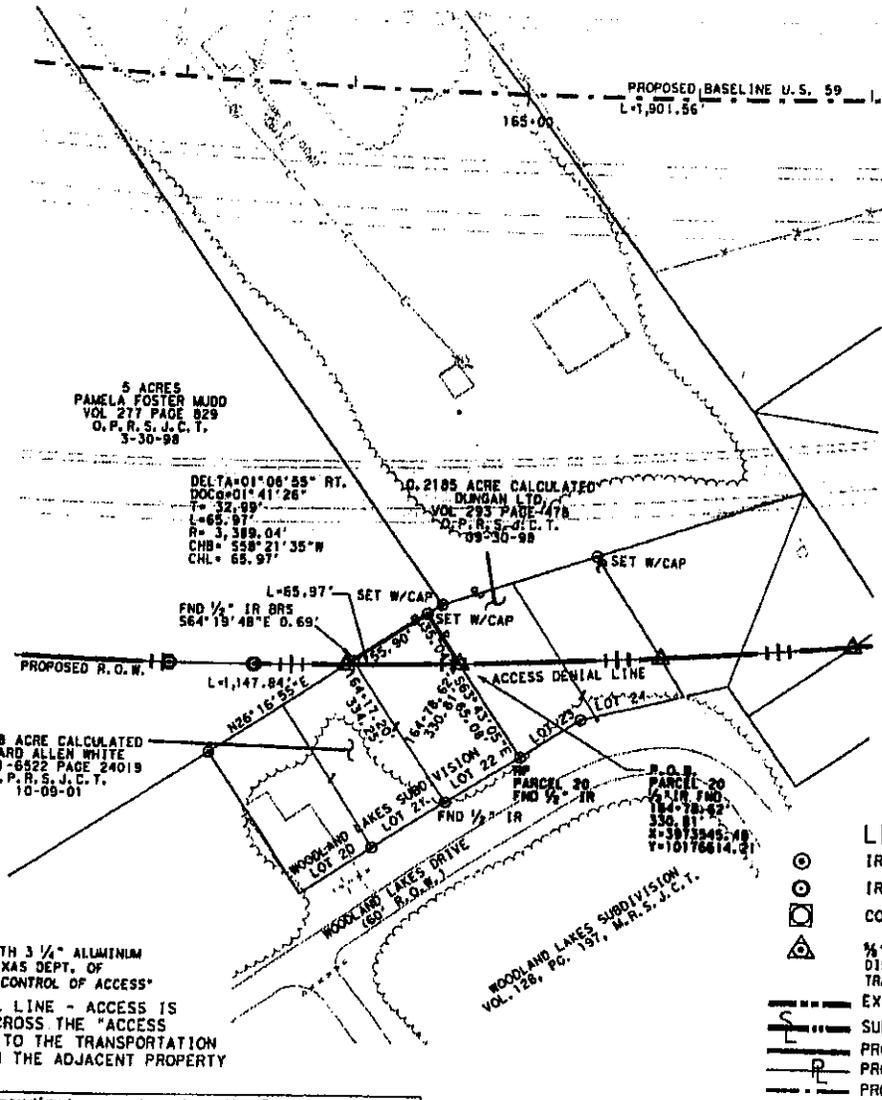


SOLOMON COLE
SURVEY A-84

THE TEXAS DEPARTMENT
OF TRANSPORTATION

SAN JACINTO
COUNTY, TEXAS

BASE LINE
CURVE DATA
P. I. STA. = 167+91.79
X = 3973696.02
Y = 10178972.73
DELTA = 23° 46' 10" LT.
DOC = 01° 15' 00"
T = 964.65'
L = 1,901.56'
R = 4,383.66'
CHB = N57° 13' 17" E
CHL = 1,887.95'
P. C. Sta. = 159+27.14
P. T. Sta. = 177+28.70



○ 3/4" IRON ROD WITH 3 1/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION CONTROL OF ACCESS"
-||- ACCESS DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY

- LEGEND**
- IRON ROD AS NOTED
 - IRON PIPE AS NOTED
 - CONC MON AS NOTED
 - △ 1/4" IRON ROD WITH 3 1/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
 - EXISTING RIGHT-OF-WAY
 - - - SURVEY LINE (APPROX.)
 - PROPOSED RIGHT-OF-WAY
 - P — PROPERTY LINE
 - PROPOSED CENTERLINE

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.

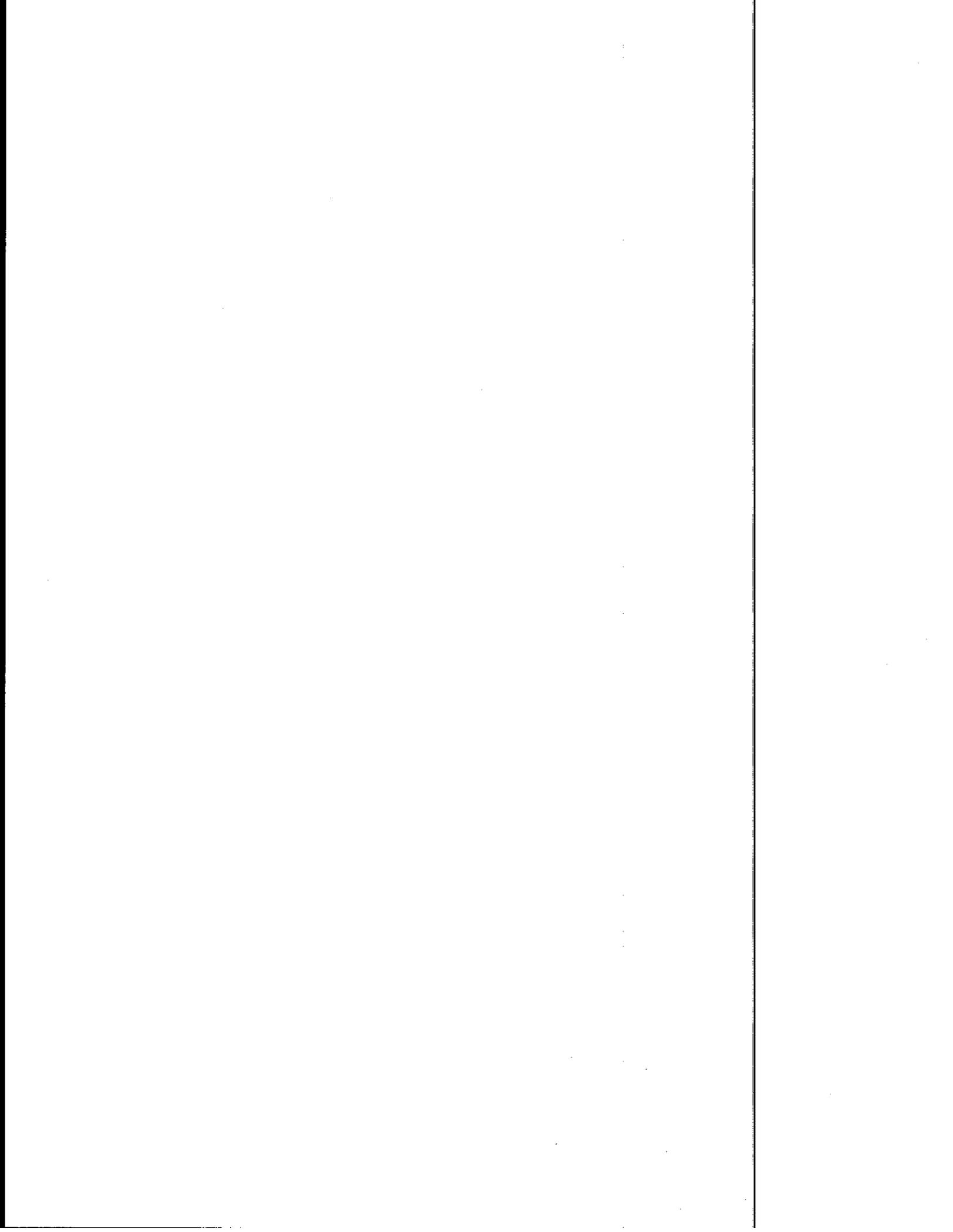
TAKING = 0.0226	REMAINING = 0.3232
SCALE: 1"=100'	SHEET: 3 OF 3
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP	

I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

Richard O. Faviell
RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470 SEPTEMBER, 2005



COUNTY:	SAN JACINTO
CONSTRUCTION CSJ:	0177-02-053
ROW ACCOUNT NO.:	8011-02-020
ROW CSJ NO.:	0177-02-072
PARCEL NO.:	20
GRANTOR:	EDWARD ALLEN WHITE
HIGHWAY NO.	US 59
PROJECT LIMITS:	
PARCEL LIMITS: FROM:	164+17.20
TO:	164+78.62
BARWIN CONSULTANTS	
300 E. MAIN STREET, SUITE 300	
NACOGDOCHES, TEXAS 75961	
PHONE: (936) 569-0668	



September 2005

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 170+86.87 110.48' Left
To: 173+81.11 244.47' Right

FIELD NOTES FOR PARCEL 27

Being 0.9998 of an acre of land situated in the Solomon Cole Survey, Abstract No. 84, San Jacinto County, Texas and being all of Lot 39 of the Cherry Creek Subdivision, as shown on map or plat recorded in Cabinet 2, Sheet 127A, in the Map Records of San Jacinto County, Texas, said Lot 39 referenced in deed from Arrow Investment Co., Inc., to Tommy Ray Reeves, dated May 23, 1983, and recorded in Volume 232, Page 781, in the Official Public Records of San Jacinto County, Texas, said 0.9998 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the East corner of said Lot 39 and the South corner of Lot 38 as referenced on said map or plat of the Cherry Creek Subdivision, and conveyed in deed from Lonnie Frank Hopkins, et al, to Mary Katherine Hopkins, dated February 17, 1982, and recorded in Volume 44, Page 258, in the Deed Records of San Jacinto County, Texas, being in the Northwesterly right-of-way line of Cherry Creek Drive (60' right-of-way) as shown on said map or plat of Cherry Creek Subdivision, from which a 5/8" iron rod found bears N 66°05'49" W, 1.53', being 244.47' right of centerline station 173+81.11 and having surface coordinates of X = 3,974,284.07, Y = 10,177,229.69, (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.)

1. THENCE S 41°09'07" W, with the Southeasterly line of said Lot 39 and said Northwesterly right-of-way line of Cherry Creek Drive, a distance of 103.78 feet to the South corner of said Lot 39 and the East corner of Lot 40 of the said Cherry Creek Subdivision and described in the Deed from Lazy Creek, Inc., to Gregory Ingle & Cynthia Ingle, dated March 17, 2005, and recorded in Volume 05-1794, Page 7751, in the Official Public Records of San Jacinto County, Texas, from which a 5/8" iron rod found bears N 66°13'13" W, 2.18';

cl

September 2005
Parcel 27

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 170+86.87 110.48' Left
To: 173+81.11 244.47' Right

2. THENCE N 66°13'13" W, with the Southwesterly line of said Lot 39 and the Northeasterly line of said Lot 40, a distance of 421.94 feet to the West corner of said Lot 39 and the North corner of said Lot 40 and being in the Southeasterly line of the 2.586 acre remainder of a called 5 acre tract described in a Distribution Deed from Thomas S. Lucksinger to Thomas S. Lucksinger, Joe Ann Whikehart, Depelchin Children's Center, and Lighthouse for the Blind, dated December 31, 2002, and recorded in Volume 03-769, Page 2732, in the Official Public Records of San Jacinto County, Texas, from which a 5/8" iron rod found bears S 66°13'13" E, 1.25';
3. THENCE N 23°44'51" E, with the Northwesterly line of said Lot 39 and said Southeasterly line of the said 2.586 acre remainder tract, a distance of 100.02 feet to the North corner of said Lot 39 and the West corner of said Lot 38, from which a 5/8" iron rod found bears S 66°05'49" W, 0.99;
4. THENCE S 66°05'49" E, with the Northeasterly line of said Lot 39 and the Southwesterly line of said Lot 38, a distance of 452.99 feet to the "POINT OF BEGINNING" and containing within these calls 0.9998 of an acre of land.

(A parcel sketch was prepared in conjunction with this field note description.)


9-30-2005



cd

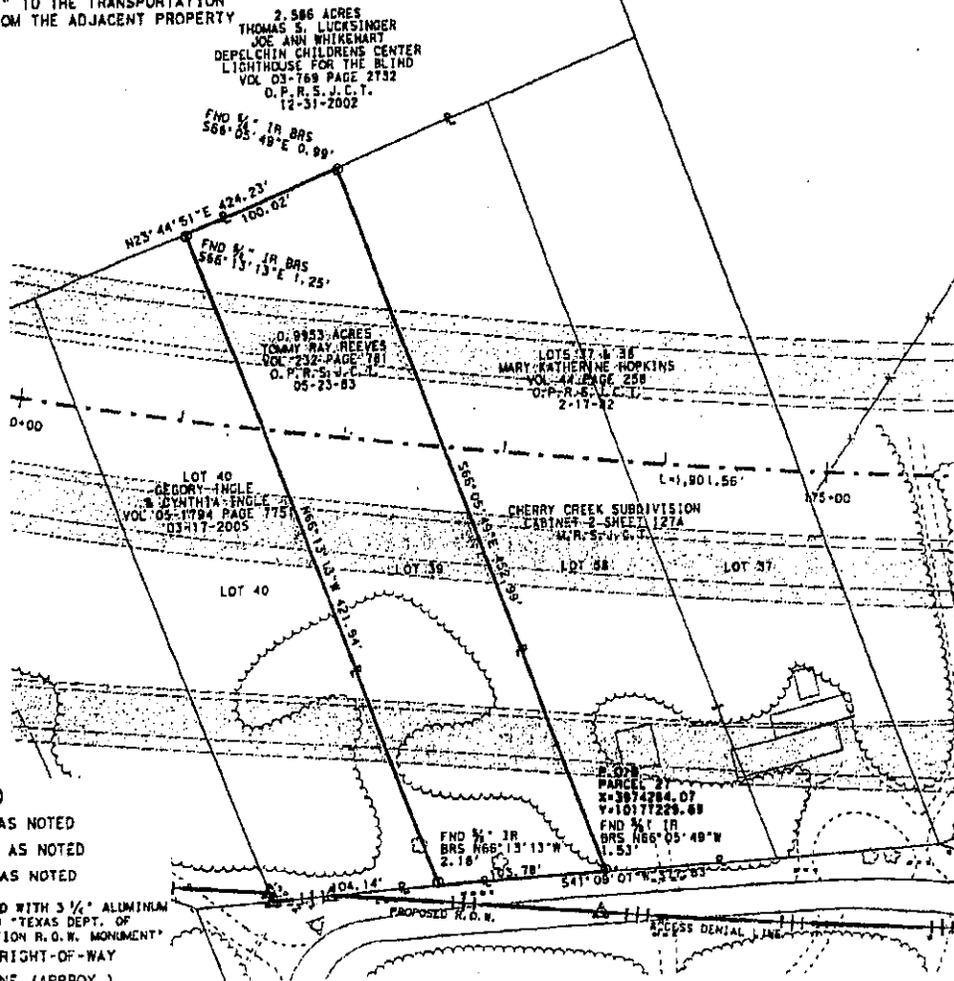
SOLOMON COLE
SURVEY A-84

THE TEXAS DEPARTMENT
OF TRANSPORTATION

SAN JACINTO
COUNTY, TEXAS

- ⊙ 1/4" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION CONTROL OF ACCESS"
- ||— ACCESS DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY

BASE LINE CURVE DATA
P. I. STA. = 167+91.79
X = 3373686.02
Y = 10176972.73
DELTA = 23° 46' 10" LT.
BOCC = 01° 15' 00"
T = 964.65
L = 1,901.56
R = 4,583.86
CHB = 45° 13' 17"E
CHL = 1,887.85
P. C. STA. = 188+27.14
P. T. STA. = 177+26.70



- LEGEND**
- ⊙ IRON ROD AS NOTED
 - ⊙ IRON PIPE AS NOTED
 - ⊙ CONC MON AS NOTED
 - ⊙ 1/4" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
 - ||— EXISTING RIGHT-OF-WAY
 - |— SURVEY LINE (APPROX.)
 - |— PROPOSED RIGHT-OF-WAY
 - |— PROPERTY LINE
 - |— PROPOSED CENTERLINE

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.

TAKING = 0.9998 REMAINING = 0.0000
SCALE: 1"=100' SHEET: 3 OF 3
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP

I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

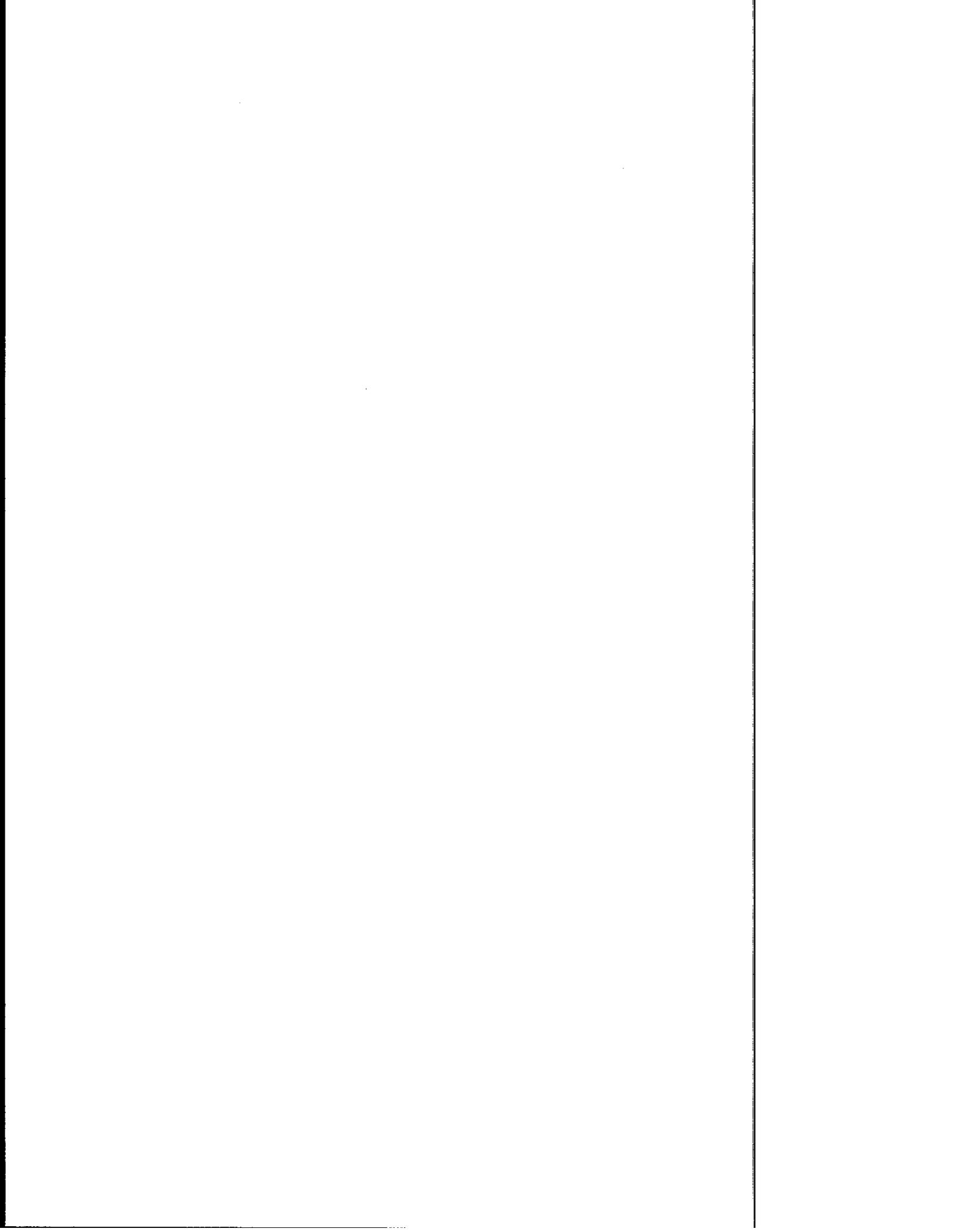
Richard O. Faviell
RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470 SEPTEMBER, 2005



COUNTY:	SAN JACINTO
CONSTRUCTION CSJ:	0177-02-053
ROW ACCOUNT NO.:	801-02-020
ROW CSJ NO.:	0177-02-072
PARCEL NO.:	27
GRANTOR:	TOMMY RAY REEVES
HIGHWAY NO.:	US 59
PROJECT LIMITS:	
PARCEL LIMITS FROM:	170+86.87 TO 173+81.11

BARWIN CONSULTANTS
300 E. MAIN STREET, SUITE 300
NACOGDOCHES, TEXAS 75961
PHONE: (936) 569-0668

cd



September 2005

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 207+02.75 270.00' Right
To: 214+19.22 270.00' Right

FIELD NOTES FOR PARCEL 68

Being 4.408 acres of land situated in the Solomon Cole Survey, Abstract No. 84, San Jacinto County, Texas and being part of and out of a calculated 12.675 acre tract described as Lots 253, 254 and 255, Section 4 of the Rolling Hills Subdivision and conveyed in deed from The Mischer Corporation to James W. Dees and wife, Nancy M. Dees, dated November 20, 1990, and recorded in Volume 118, Page 651, in the Deed Records of San Jacinto County, Texas, and being all of a called 1.018 acre tract described in deed from Laura Elaine Hindman, to James W. Dees and wife Nancy M. Dees, dated November 26, 1996, and recorded in Volume 245, Page 830, in the Deed Records of San Jacinto County, Texas, and being part of and out of a 3.85 acre tract conveyed as Lot 37 of the Ragsdale Springs Subdivision as shown on map or plat recorded in Volume 128, Page 67 of the Deed Records of San Jacinto County, Texas, and conveyed in deed from Vandy S. Pope and wife, Earlanna Pope, to James W. Dees and wife Nancy M. Dees, dated December 16, 1986, and recorded in Volume 43, Page 1377, in the Deed Records of San Jacinto County, Texas, said 4.408 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pipe found for the North corner of said called 3.85 acre tract, Lot 37 of Ragsdale Springs, in the Southerly line of a called 8.47 acre tract described in deed from Adrian L.C. Littlefield, Gary Dell Littlefield and Rickey Dean Littlefield, to Bonnie Ruth Littlefield, dated January 27, 1982, and recorded in Volume 237, Page 85, in the Deed Records of San Jacinto County, Texas;

THENCE S 65°26'01" W, with the Northerly line of said called 3.85 acre tract and the Southerly line of said called 8.47 acre tract, passing at a distance of 291.67 feet to South corner of said called 8.47 acre tract and being the Southeast corner of a called 6.358 acre tract described in deed from Walter B. Sasser, III, to Joel D. Sasser, dated April 19, 2002, and recorded in Volume 02-2960, Page 12435, in the Official Public Records of San Jacinto County, Texas, and continuing with said Northerly line of the called 3.85 acre tract and the Southeasterly line of said called 6.358 acre tract for a total distance of 301.55 feet to a 5/8" iron rod with Texas Department of Transportation (TX DOT) aluminum cap set** at its intersection with the proposed Southeasterly right-of-way line of U.S. 59 (width varies), being the "POINT OF

September 2005
Parcel 68

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 207+02.75 270.00' Right
To: 214+19.22 270.00' Right

BEGINNING" of the parcel herein described, in a curve to the right and being 270.00 feet right of centerline station 214+19.22, having surface coordinates of X = 3,977,071.41, Y = 10,180,256.29, (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.)

1. THENCE in a Southwesterly direction with said proposed Southeasterly right-of-way line of U.S. 59 and an Access Denial Line, along said curve to the right, at an arc distance of 284.26 feet pass a 5/8" iron rod with aluminum cap stamped "Texas Department of Transportation Control of Access Point" set for the beginning of said Access Denial Line at station 211+47.75, continuing with said proposed Southeasterly right-of-way line of U.S. 59, at an additional arc distance of 50.00 feet pass a 5/8" iron rod with aluminum cap stamped "Texas Department of Transportation Control of Access Point" set for the end of an Access Denial Line at station 211+00.00, continuing with said proposed Southeasterly right-of-way line of U.S. 59 and with an Access Denial Line, along said curve to the right, having a radius of 5,999.58 feet, a central angle of 07°09'53", an total arc length of 750.23 feet, and a chord bearing of S 32°54'28" W, and distance of 749.75 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with a Southwesterly line of said Lot 253 and a Northeasterly line of Lot 252, of the Rolling Hills Subdivision, Section 4, and conveyed in deed from Larry E. Clopton and Donna S. Clopton, to Deborah June McDonald, dated June 01, 1988, and recorded in Volume 71, Page 690, in the Deed Records of San Jacinto County, Texas;
2. THENCE N 48°01'07" W, with the Southwesterly line of said Lot 253 and the Northeasterly line of said Lot 252, a distance of 256.79 feet to the most Westerly corner of said Lot 253, the most Northerly corner of said Lot 252, in the existing Southeasterly right-of-way line of U.S. 59 and being in a curve to the left, from which a found concrete monument bears S 61°25'21" W, 0.66';

September 2005
Parcel 68

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 207+02.75 270.00' Right
To: 214+19.22 270.00' Right

3. THENCE in a Northeasterly direction with said existing Southeasterly right-of-way line of U.S. 59, along said curve to the left having a radius of 5,809.57 feet, a central angle of $01^{\circ}00'00''$, an arc length of 101.40 feet, and a chord bearing of $N 34^{\circ}59'35'' E$, and distance of 101.40 feet to a point from which a concrete monument found bears $S 04^{\circ}03'25'' W$, 0.61';
4. THENCE $N 27^{\circ}51'06'' E$, continuing with said existing Southeasterly right-of-way line of U.S. 59, a distance of 203.42 feet to the beginning of a curve to the left, from which a found concrete monument bears $N 65^{\circ}48'40'' W$, 0.48';
5. THENCE in a Northeasterly direction continuing with said existing Southeasterly right-of-way line of U.S. 59, along said curve to the left having a radius of 5,789.56 feet, a central angle of $03^{\circ}00'00''$, an arc length of 303.14 feet, and a chord bearing of $N 30^{\circ}59'35'' E$, and distance of 303.11 feet to a $5/8''$ iron rod with cap set at the end of a curve to the left;
6. THENCE $N 31^{\circ}49'29'' E$, continuing with said existing Southeasterly right-of-way line of U.S. 59, a distance of 57.13 feet, to the most Northerly corner of said 1.018 acre tract and the Southwest corner of a called 6.358 acre tract described in deed from Shepherd Secure-All Storage, Inc., to Walter B. Sasser III, dated August 14, 1997, and recorded in Volume 261, Page 727, in the Deed Records of San Jacinto County, Texas, from which a $3/8''$ iron rod found bears $S 64^{\circ}10'58'' E$, 2.25';
7. THENCE $S 64^{\circ}10'58'' E$, with the Northeasterly line of said 1.018 acre tract and the Southeasterly line of said called 6.358 acre tract, a distance of 273.83 feet to a $3/4''$ iron pipe found for the most Northerly corner of said 12.675 acre tract and the East corner of said called 1.018 acre tract and the Southernmost corner of said called 6.358 acre tract;

September 2005
Parcel 68

County: San Jacinto
Construction CSJ: 0177-02-053
ROW Account No: 8011-02-020
ROW CSJ: 0177-02-072
Highway: U.S. 59
Project Limits: At UPRR in Shepherd
Parcel Limits: From: 207+02.75 270.00' Right
To: 214+19.22 270.00' Right

8. THENCE N 65°26'01" E, with a Northwesterly line of said 12.675 acre tract and a Southerly line of said called 6.358 acre tract, a distance of 13.56 feet to the "POINT OF BEGINNING" and containing within these calls 4.408 acres of land.

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

** "This monument 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, whether employed or retained by TXDOT".

(A parcel sketch was prepared in conjunction with this field note description.)

Richard O. Faytel
9-30-2005



SAN JACINTO
COUNTY, TEXAS

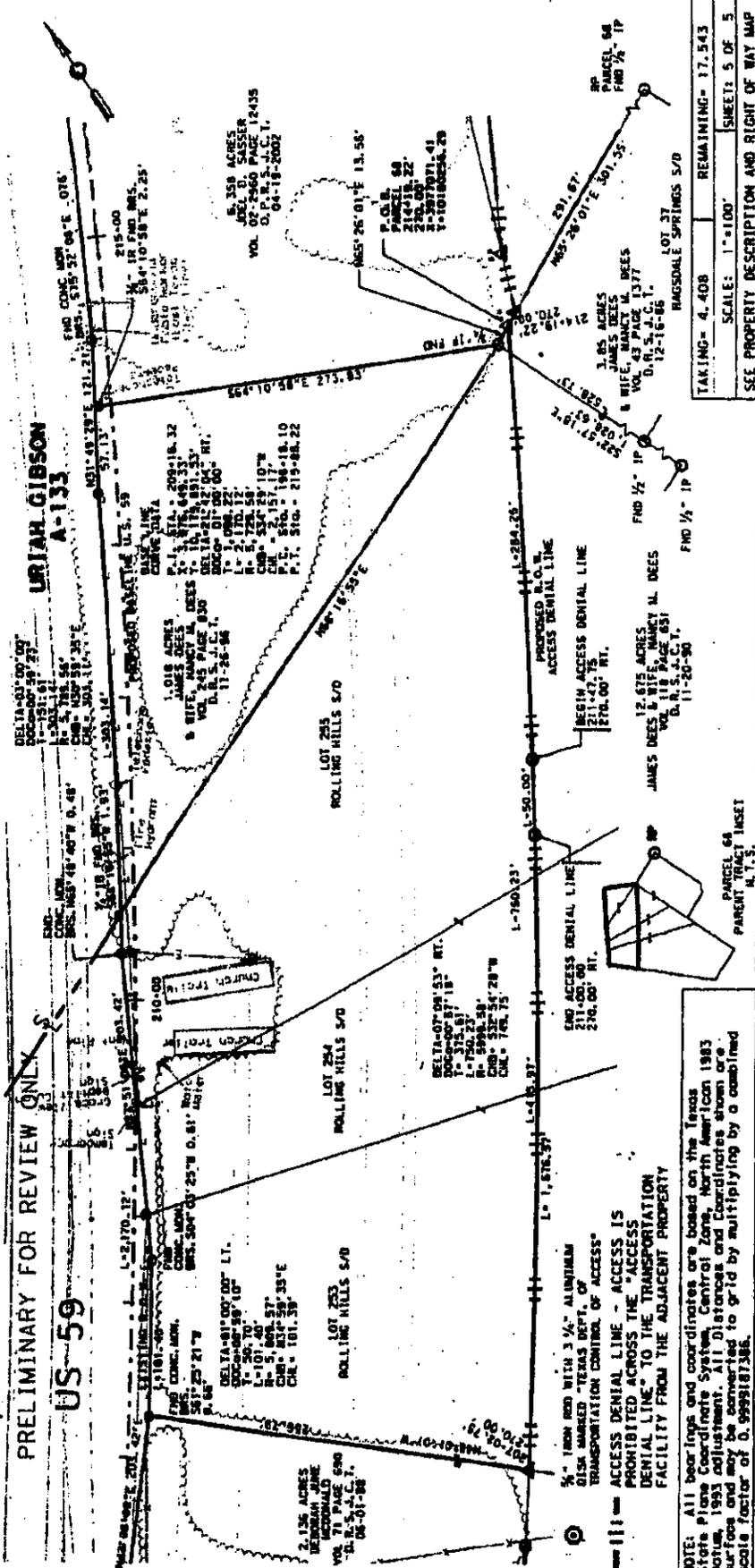
THE TEXAS DEPARTMENT
OF TRANSPORTATION

SOLOMON COLE
A-84

PRELIMINARY FOR REVIEW ONLY

US 59

URIAH GIBSON
A-133



COUNTY:	SAN JACINTO
CONSTRUCTION CSJ:	0177-02-053
ROW ACCOUNT NO.:	8011-02-020
ROW CSJ NO.:	0177-02-012
PARCEL NO.:	68
GRANTOR:	JAMES DEES, ET UX
HIGHWAY NO.:	US 59
PROJECT LIMITS:	FROM 207-02.75 TO 214-19.22
DATE:	SEPTEMBER 2005
SCALE:	1"=100'
TAKING=	4.408
REMAINING=	17.543
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP	SHEETS: 5 OF 5

LEGEND

○ IRON ROD AS NOTED

○ IRON PIPE AS NOTED

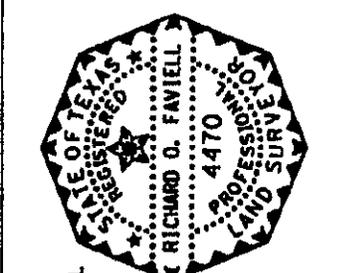
□ CONC MON AS NOTED

△ 3/4" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. ADJUMENT" EXISTING RIGHT-OF-WAY

— SURVEY LINE (APPROX.)

— PROPOSED RIGHT-OF-WAY PROPERTY LINE

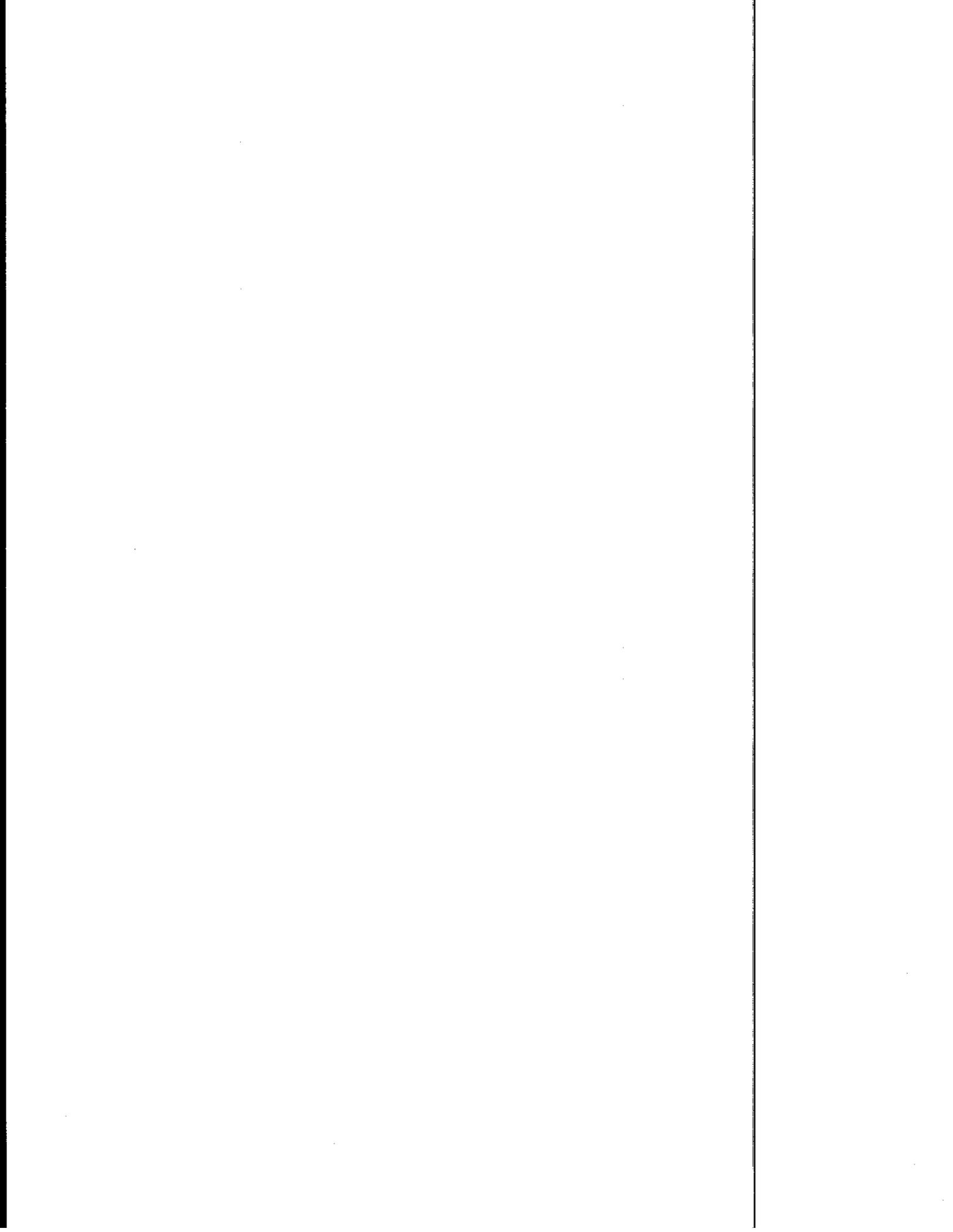
— PROPOSED CENTERLINE



I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470 SEPTEMBER, 2005

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American Datum, 1983 adjustment. All Distances and Coordinates shown on this surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.



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 34

BEING a 0.0877 acre portion of that certain called 1.3535 acre parcel situated in the John L. Hunt Survey, Abstract No. 588, being Lot 5, Block J/6509 of the Revised Final Plat of Walnut Hill East, an addition to the City of Dallas, Texas as recorded in Volume 79069 at Page 17 of the Map Records of Dallas County, Texas which was conveyed to Walnut Hill I-35 Enterprise, LLC, as evidenced by the deed recorded in Volume 2001217 at page 4686 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch steel rod found at the southeast corner of said Walnut Hill I-35 tract and the northeast corner of that tract of land conveyed to ACFI OSF, LLC, as evidenced by the deed recorded in Volume 2003041 at Page 12761 of said Deed Records;

THENCE, along the common line between said Walnut Hill I-35 and ACFI OSF tracts, North 89°20'38" West, a distance of 389.71 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the new east right-of-way line of Interstate Highway 35E, a variable width right-of-way, the POINT OF BEGINNING;

1. THENCE continuing along said common line, North 89°20'38" West, a distance of 22.89 feet to a point being the southwest corner of said Walnut Hill I-35 tract and lying in the existing east right-of-way line of Interstate Highway 35E, a variable width right-of-way;
2. THENCE, along said existing east right-of-way line, North 01°11'53" West, a distance of 140.83 feet to a point for corner;
3. THENCE, continuing along said existing east right-of-way line, North 26°24'05" East, a distance of 31.97 feet to a point for corner;
4. THENCE, continuing along said existing east right-of-way line, North 58°36'24" East, a distance of 30.73 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the new east right-of-way line of Interstate Highway 35E and also being the beginning of a Control of Access Line; **
5. THENCE, along said new east right-of-way line of Interstate Highway 35E, South 41°25'04" West, a distance of 26.45 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

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 34

6. THENCE, continuing along said new east right-of-way line of Interstate Highway 35E, South 00°59'41" East, a distance of 165.90 feet to the POINT OF BEGINNING and also being the end of this Control of Access Line; and containing an area of 3,822 square feet, or 0.0877 acres of land, more or less.

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

Brian C. Wright 2/3/05
Brian C. Wright R.P.L.S. No. 4560
February 3, 2005

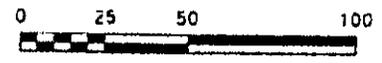
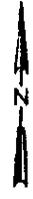


Notes:

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.

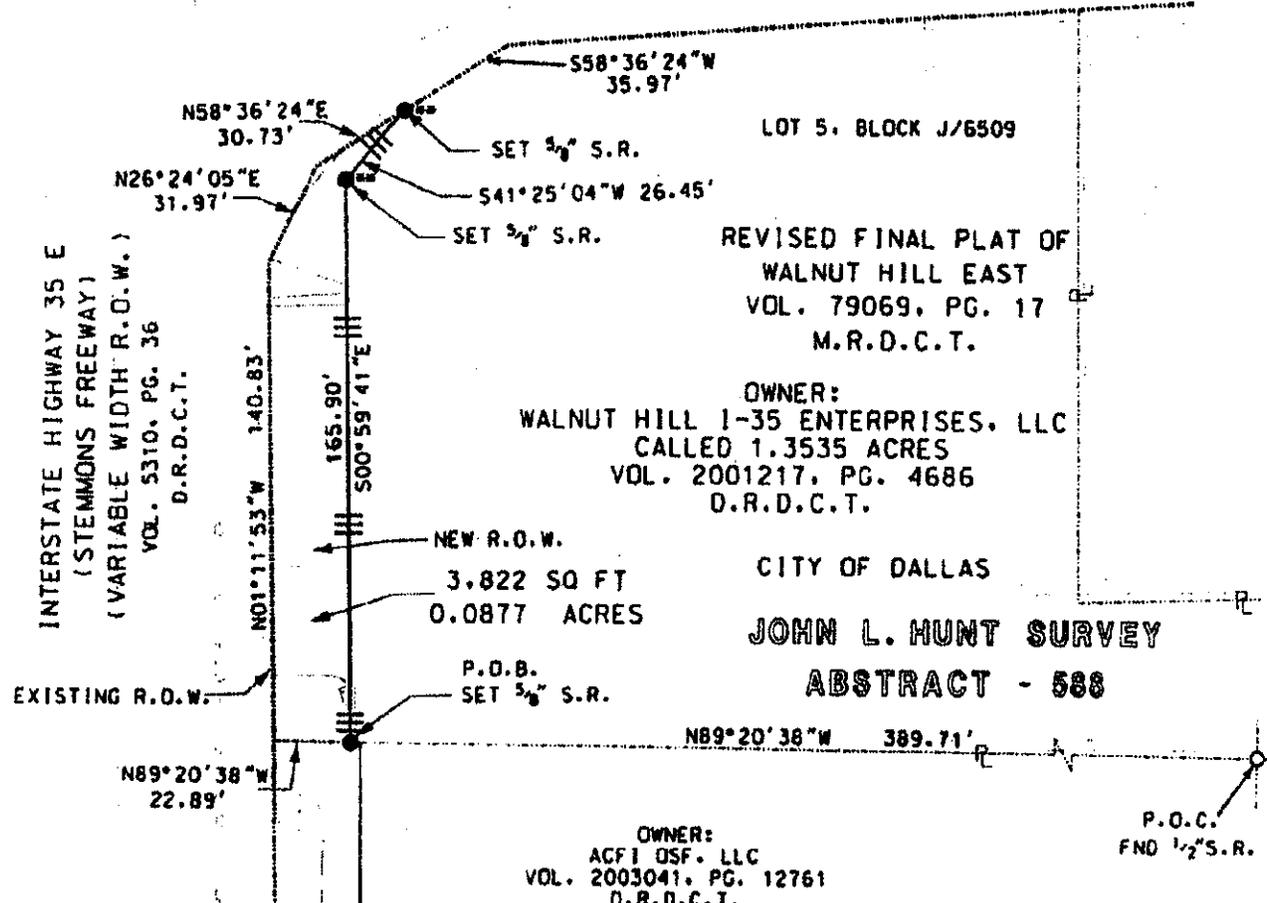
****If destroyed or disturbed during the highway construction project, the monument described in this call may be replaced with a TxDOT Type II Right-of-Way Marker set under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

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



SCALE: 1:50

WALNUT HILL LANE
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO FOUND

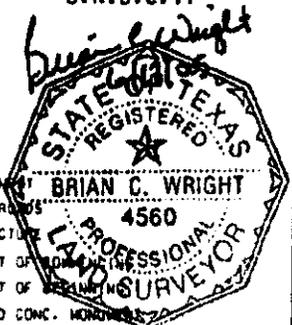


2005-01-31: REVISED PARCEL. CDA

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

LEGEND

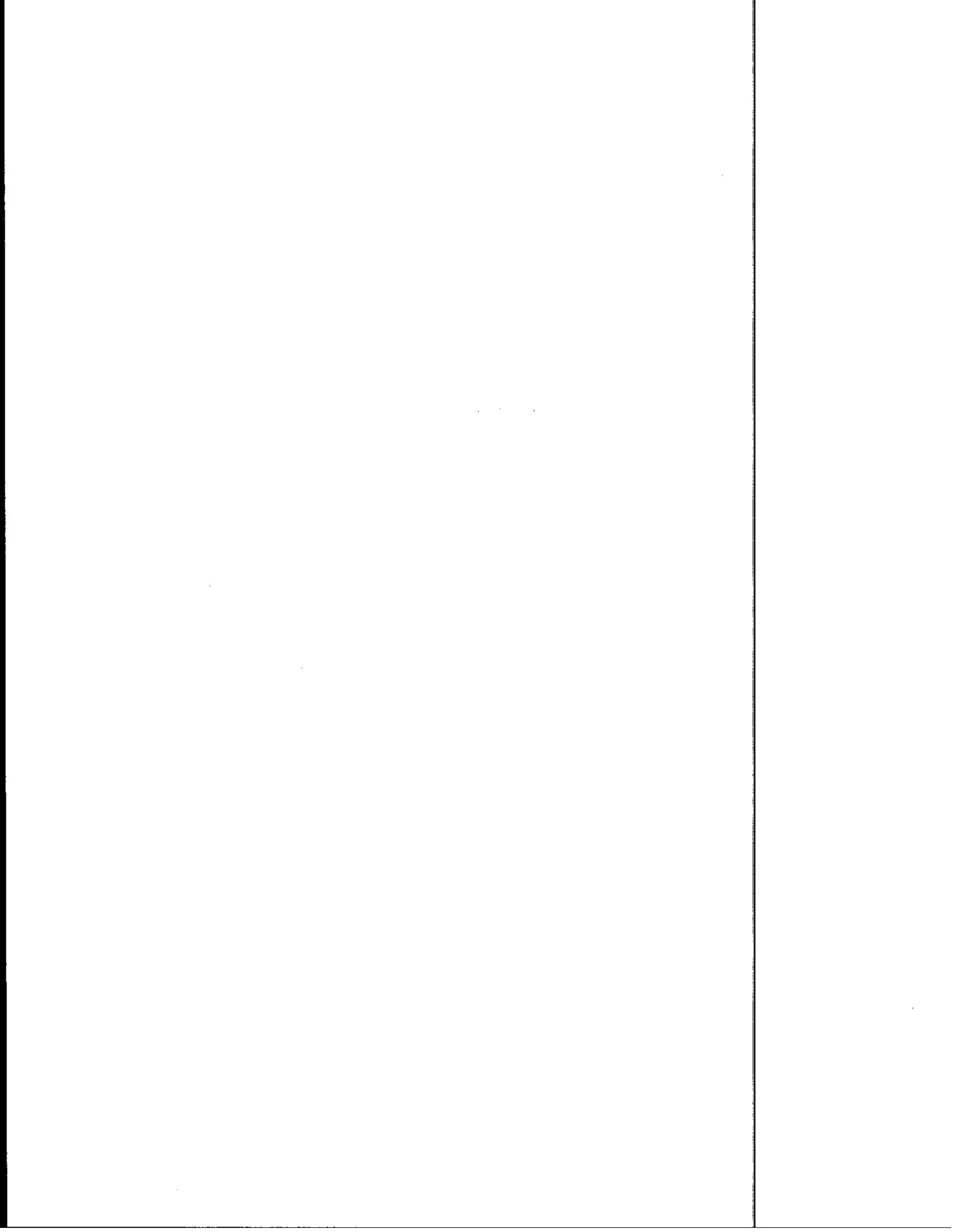
- | | | | |
|-----------|------------------------|--------|--|
| — | PROPOSED ROW | — | EASEMENT |
| - - - - - | EXISTING ROW | — | RAILROADS |
| - - - - - | PROPERTY LINE | — | STRUCTURE |
| — | COUNTY LINE | P.O.C. | POINT OF CORNER |
| — | CONTROL OF ACCESS LINE | P.O.B. | POINT OF BEGINNING |
| —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



NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000126508
A LEGAL DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 3 OF 3

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY WALNUT HILL 1-35 ENTERPRISES, LLC TRACT	COUNTY DALLAS
PARCEL NO. 34	ROW CSD: 0196-03-231 INTERSTATE HIGHWAY 35E	DATE SEPT 30 2003
ROW PARCEL 3.822 SQ FT		0.0877 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

Legal Land Description for Parcel 80

BEING a 0.0033 acre portion of that certain called 1.3535 acre parcel situated in the John L. Hunt Survey, Abstract No. 588, being Lot 5, Block J/6509 of the Revised Final Plat of Walnut Hill East, an addition to the City of Dallas, Texas as recorded in Volume 79069 at Page 17 of the Map Records of Dallas County, Texas which was conveyed to Walnut Hill I-35 Enterprise, LLC, as evidenced by the deed recorded in Volume 2001217 at page 4686 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 interior ell corner of said Walnut Hill I-35 tract and the southwest corner of that tract of land conveyed to Daniel S. and Karen N. Boschert, as evidenced by the deed recorded in Volume 2001224 at Page 5305 of said Deed Records;

THENCE, along the common line between said Walnut Hill I-35 and Boschert tracts, North 00°41'58" West, a distance of 168.69 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the new south right-of-way line of Walnut Hill lane, a variable width right-of-way, the POINT OF BEGINNING; **

1. THENCE along said new south right-of-way line, South 89°20'12" West, a distance of 65.38 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the existing south right-of-way line of Walnut Hill lane, a variable width right-of-way; **
2. THENCE, along said existing south right-of-way line, North 85°26'58" East, a distance of 65.52 feet to a point for the northeast corner of said Walnut Hill I-35 tract and the northwest corner of said Boschert tract; **
3. THENCE, along said common line between the Walnut Hill I-35 and Boschert tracts, South 00°41'58" East, a distance of 4.44 feet to the POINT OF BEGINNING; and containing an area of 145 square feet, or 0.0033 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

Legal Land Description for Parcel 80

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

Brian C. Wright 4/17/05
Brian C. Wright R.P.L.S. No. 4560
February 3, 2005

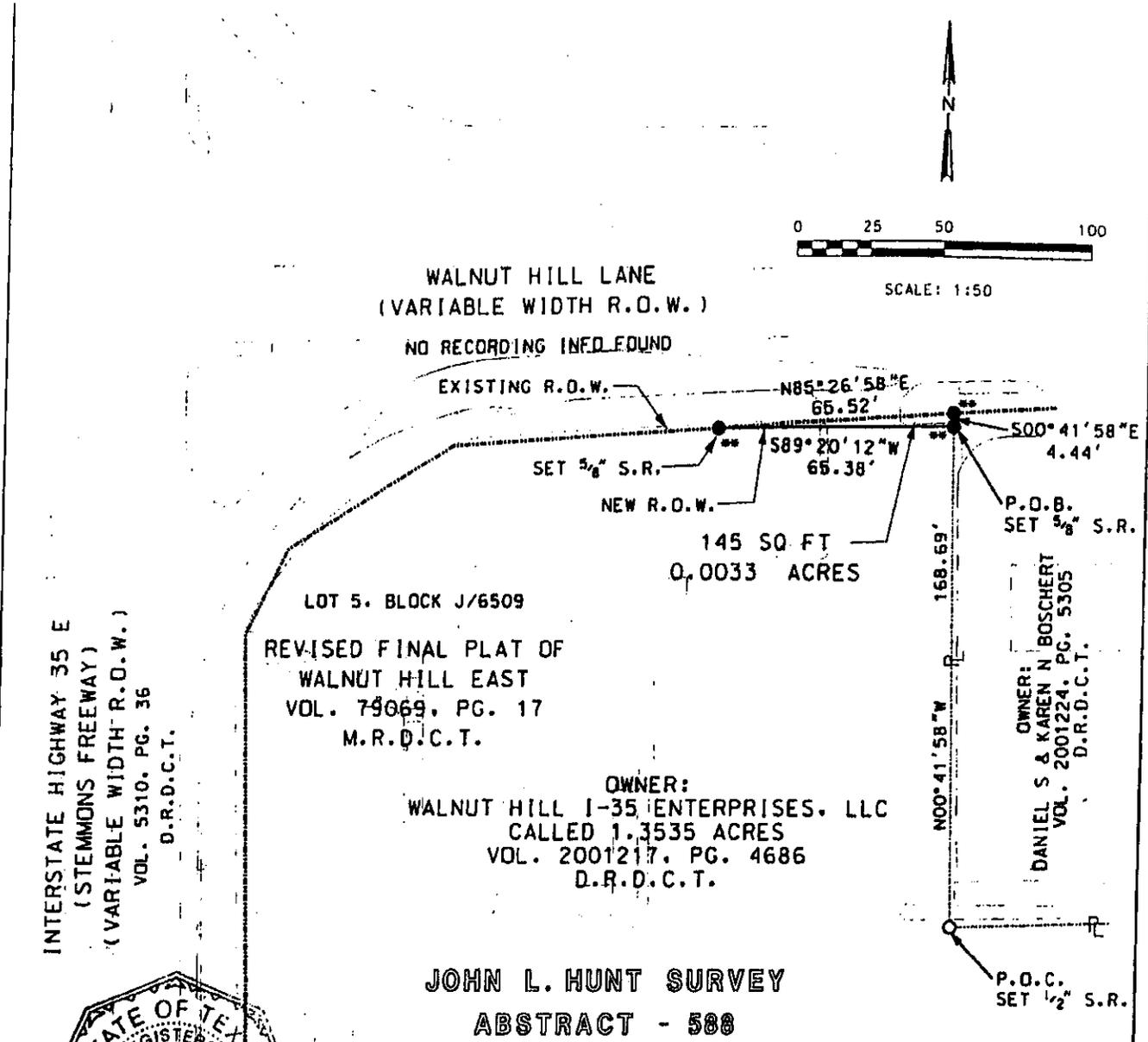


Notes:

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

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

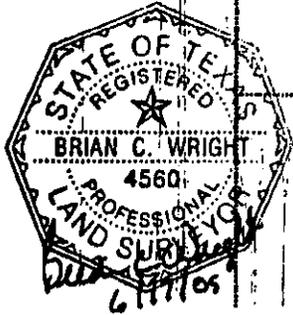
Access is prohibited across the "Control of Access Line" to the highway facility from the adjacent property.



JOHN L. HUNT SURVEY
ABSTRACT - 588

CITY OF DALLAS

OWNER:
ACFI OSF, LLC
VOL. 2003041, PG. 12761
D.R.D.C.T.



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

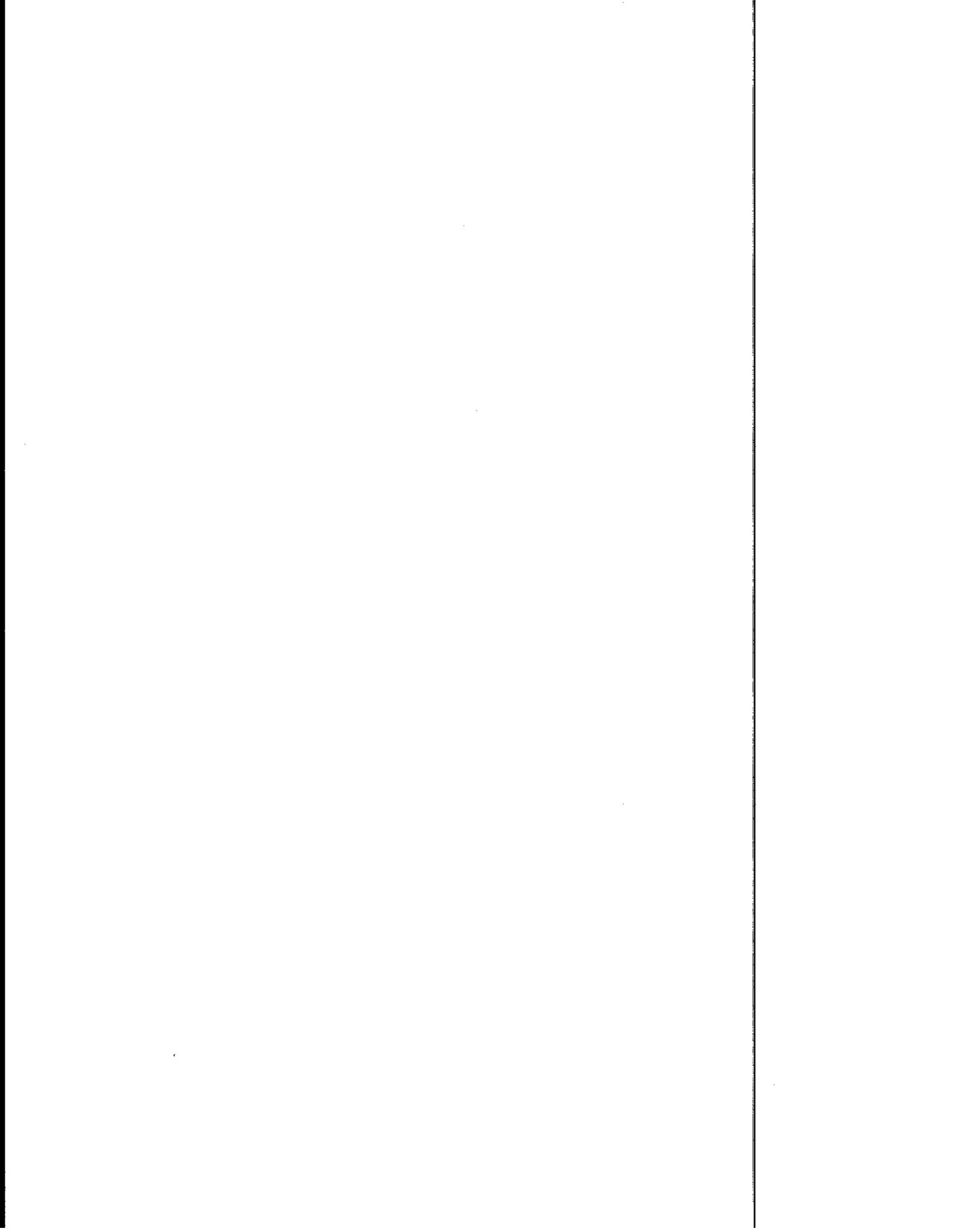
LEGEND

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

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: 3 OF 3

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	WALNUT HILL I-35 ENTERPRISES, LLC TRACT	DALLAS
PARCEL NO.	DATE	
80	SEPT 30 2003	
ROW CSJ: 0196-03-231 INTERSTATE HIGHWAY 35E		
ROW PARCEL	145 SQ FT	0.0033 AC



County:	Travis	Segment:	4
Parcel No.:	422	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 422

DESCRIPTION OF A 454,814 SQUARE FOOT, 10.441 ACRE PARCEL OF LAND SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 14.942 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CNW2 COMPANY TO ATHENA EQUITY PARTNERS-HAYS, L.P., DATED SEPTEMBER 14, 2004 AND RECORDED IN DOCUMENT NO. 2004178412 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), TEXAS, SAID 454,814 SQUARE FOOT, 10.441 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found for the east corner of said 14.942 acre tract, the common south corner of a called 20 acre tract of land described in a deed from Lawrence H. Ehrlich and wife, Mary Cecil Ehrlich to Richard Alan Ehrlich, dated October 10, 1988, recorded in Volume 10795, Page 295 of the Real Property Records of Travis County (R.P.R.T.C.), Texas and being in the northwesterly 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 in Document No. 2005214026 O.P.R.T.C.;

THENCE, North 47° 06' 04" West, with the southwesterly line of said 20 acre tract and the common northeast line of said 14.942 acre tract, a distance of 671.43 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 U.S. 183 (width varies), for the northeast corner and **POINT OF BEGINNING** of the herein described parcel, being 216.67 feet right of and perpendicular to proposed U.S. 183 baseline station 320+26.84;

County: Travis **Segment:** 4
Parcel No.: 422 **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 14.942 acre tract, with the proposed easterly right-of-way line of said U.S. 183, the following two (2) courses:

- 1) South $05^{\circ} 51' 32''$ East, at a distance of 428.50 feet pass a set 1/2-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) set 234.83 feet right of and perpendicular to proposed U.S. 183 baseline PT station 315+98.73, continuing for a total distance of 806.91 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) for a non-tangent angle corner on the arch of a curve to the left and for a corner of the herein described parcel;
- 2) In a southeasterly direction, and with the arc of said curve to the left, having a radius of 774.00 feet, a central angle of $04^{\circ} 48' 41''$, an arc length of 65.00, a chord bearing of South $34^{\circ} 25' 47''$ East and a chord length of 64.98 feet to a 1/2-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set on the northwest line of the aforementioned 97.491 acre tract and the common southeast line of said 14.942 acre tract, being 278.35 feet right of and perpendicular to proposed U.S. 183 baseline station 311+57.23 for a non-tangent angle corner and for the southeasterly corner of the herein described parcel;
- 3) **THENCE**, South $43^{\circ} 02' 05''$ West, with the southeast line of said 14.942 acre tract and the northwest line of said 97.491 acre tract, at a distance of 161.74 feet pass a 1/2-inch iron rod found for the north corner of a called 2.50 acre tract of land described in a deed from William F. Robinson to Karen A. Harris, dated November 15, 2001 and recorded in Document No. 2001200980 O.P.R.T.C., continuing for a total distance of 379.56 feet to a 1/2-inch iron rod found on the northeast line of a called 114 acre tract of land described in Probate Cause No. 23974-2 and conveyed to Lucy Montgomery Lindsay (50% interest) and Ameritrust Texas, N.A. (50% interest) in distribution deed dated October 30, 1992 and recorded in Volume 11814, Page 245 R.P.R.T.C., also being on the southwest line of the said Augustus Kincheloe Survey No. 2, Abstract No. 457 and the common northeast line of the Samuel Little Survey No. 2, Abstract No. 430, for the south corner of said 14.942 acre tract, the common west corner of said 2.50 acre tract and for the south corner of the herein described parcel;

County: Travis **Segment:** 4
Parcel No.: 422 **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: L.H. 10 and U.S. 90, East of Seguin
Federal Aid
Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

- 4) **THENCE**, North 47° 09' 28" West, with the northeast line of said 114 acre tract, the common southwest line of said 14.942 acre tract and with said common survey line, at a distance of 64.32 feet pass a calculated point for the north corner of said 114 acre tract and the common east corner of a called 0.3 acre tract of land described in deed from Roger B. Tyler to Mima L. Perry, dated March 16, 1938 and recorded in Volume 579, Page 551 of the Deed Records of Travis County, Texas, continuing for a total distance of 232.04 feet to a calculated point on the existing easterly right of way line of U.S. 183 (100 foot width) for the southwest corner of said 14.942 acre tract, the common north corner of said 0.3 acre tract and for the southwest corner of the herein described parcel, from which a found Cotton Spindle bears North 33° 46' 52" West, a distance of 0.83 feet;
- 5) **THENCE**, North 01° 59' 47" West, with the existing easterly right of way line of said U.S. 183 and the westerly line of said 14.942 acre tract, a distance of 382.11 feet to the calculated point of curvature of a curve to the left, for a corner of said 14.942 acre tract and for a corner of the herein described parcel;
- 6) **THENCE**, in a northerly direction, continuing with the existing easterly right of way line of said U.S. 183, the westerly line of said 14.942 acre tract and with the arc of said curve to the left, having a radius of 11,433.13 feet, a central angle of 01° 22' 47", an arc length of 275.31, a chord bearing of North 02° 41' 10" West and a chord length of 275.30 feet to a calculated point for the point of tangency of said curve, for a corner of said 14.942 acre tract and for a corner of the herein described parcel, from which a TxDOT Type I monument bears North 05° 27' 47" West, a distance of 0.38 feet;
- 7) **THENCE**, North 03° 22' 33" West, continuing with the existing easterly right of way line of said U.S. 183 and the westerly line of said 14.942 acre tract, a distance of 669.33 feet to a 1/2-inch iron rod with cap found for the southwesterly corner of the aforementioned 20 acre tract, the northwest corner of said 14.942 acre tract and for the northwest corner of the herein described parcel;
- 8) **THENCE**, South 47° 06' 04" East, with the northeast line of said 14.942 acre tract and the common southwest line of said 20 acre tract, a distance of 512.85 feet to the **POINT OF BEGINNING**, containing 454,814 square feet, 10.441 acres of land.

County: Travis
Parcel No.: 422
Highway: S.H. 130
Limits: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin
Segment: 4
From: Sta. 2440+00.00
To: Sta. 2938+00.00

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.

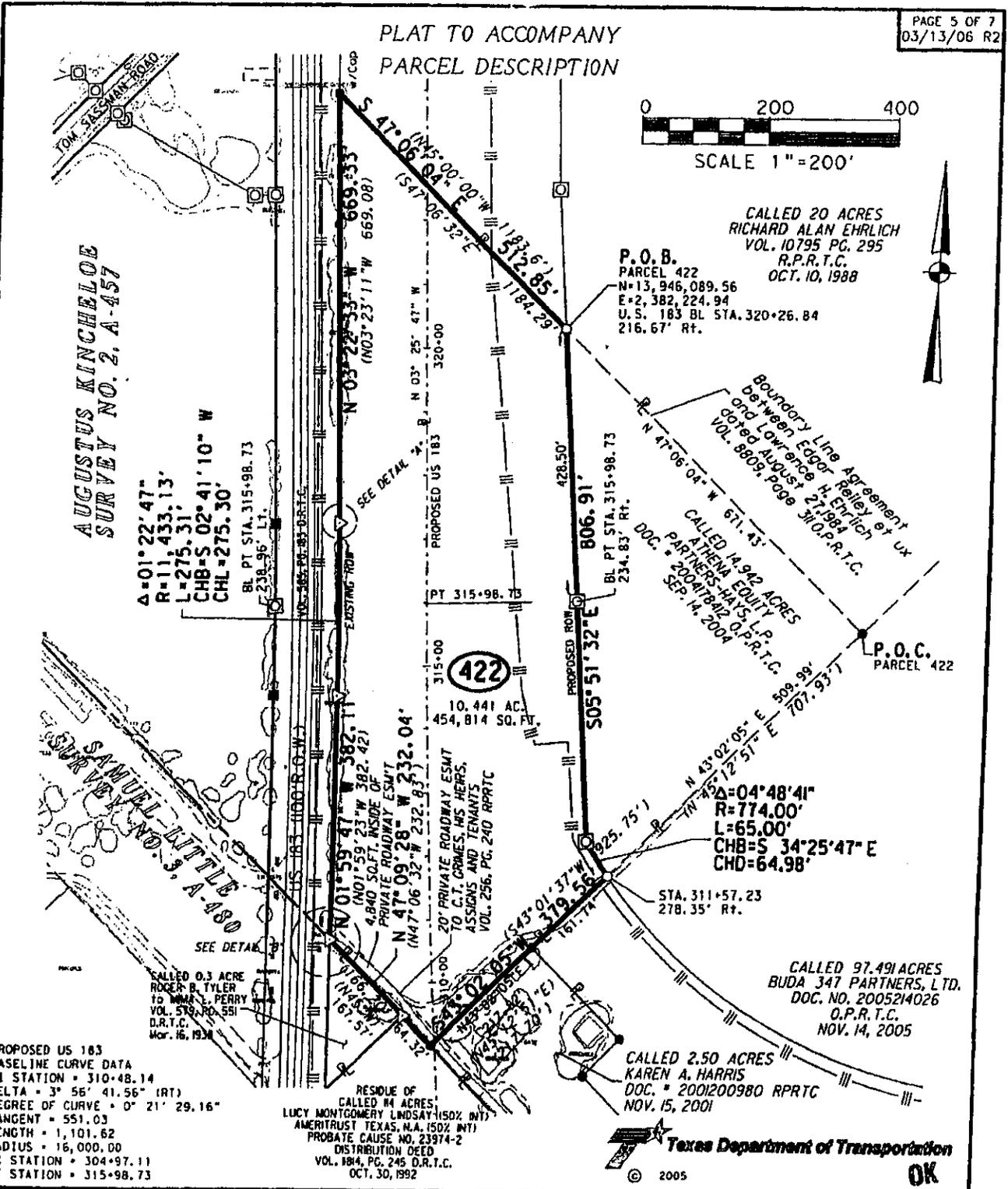
I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 13th day of March, 2006 A.D.



Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279





RODS
Surveying, Inc.

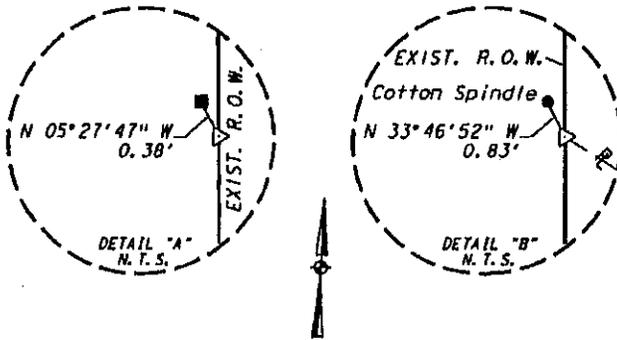
4610 LEE ROAD
SPRING, TEXAS 77319
TEL: 281-319-6200
FAX: 281-319-7602

PARCEL PLAT SHOWING PROPERTY OF ATHENA EQUITY PARTNERS-HAYS, L.P.		PARCEL NUMBER	422	
FILE	PROJECT	DISTRICT	ACQUISITION	ACRES
P422-R2	STATE HIGHWAY 130	AUS	10.441	454.814
SCALE	FEDERAL AID PROJECT NO.	COUNTY	TOTAL ACQUISITION	DEED AREA
1" = 200'	HP 1196 (1)	TRAVIS	10.441	14.942
	R.O.W.-C. S. J. NO.		REMAINDER AREA	SQUARE FEET
	0440-06-008		4.501	196,060

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 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 "A" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006
- 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.
- THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 03060259, EFFECTIVE DATE: JANUARY 6, 2005.
- THIS TRACT IS SUBJECT TO AN AMBIGUOUS 20' WATER PIPELINE EASEMENT GRANTED TO CREEDMOOR-WAHA WATER SUPPLY CORPORATION RECORDED IN VOLUME 556, PAGE 1 OF THE REAL PROPERTY OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY.
- THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: (ITEM 10 C)
- 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
⊙	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 I MONUMENT
▲	CALCULATED POINT
△	60D NAIL FOUND UNLESS NOTED
ℓ	PROPERTY LINE
ℓ	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 this survey.

Larry W. Smith
Larry W. Smith

Texas Department of Transportation
© 2005

OK

RODS Surveying, Inc. 1810 LEE ROAD SPRING, TEXAS 77389 TEL (817) 379-1600 FAX (817) 379-1602	PARCEL PLAT SHOWING PROPERTY OF ATHENA EQUITY PARTNERS-HAYS, L.P.			PARCEL NUMBER 422	ACRES 0.441	SQUARE FEET 454,814
	FILE P422-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	0.441	454,814
	SCALE 1" = 200'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C.S. I NO. 0440-06-00B	TOTAL ACQUISITION DEED AREA	0.442	650,874
				COUNTY TRAVIS	REMAINDER AREA	4.501
						198,060

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 03/13/06 R2
PAGE: 7 of 7

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

**LIMITS: From: L.H. 35 and S.H. 195 North of Georgetown
To: L.H. 10 and U.S. 90, East of Seguin**

PARCEL NO: 422

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 east remainder abutting the highway facility from the beginning of Call 1 to a point located S 05° 51' 32" E, a distance of 650 feet from the beginning of Call 1, of the foregoing property description.

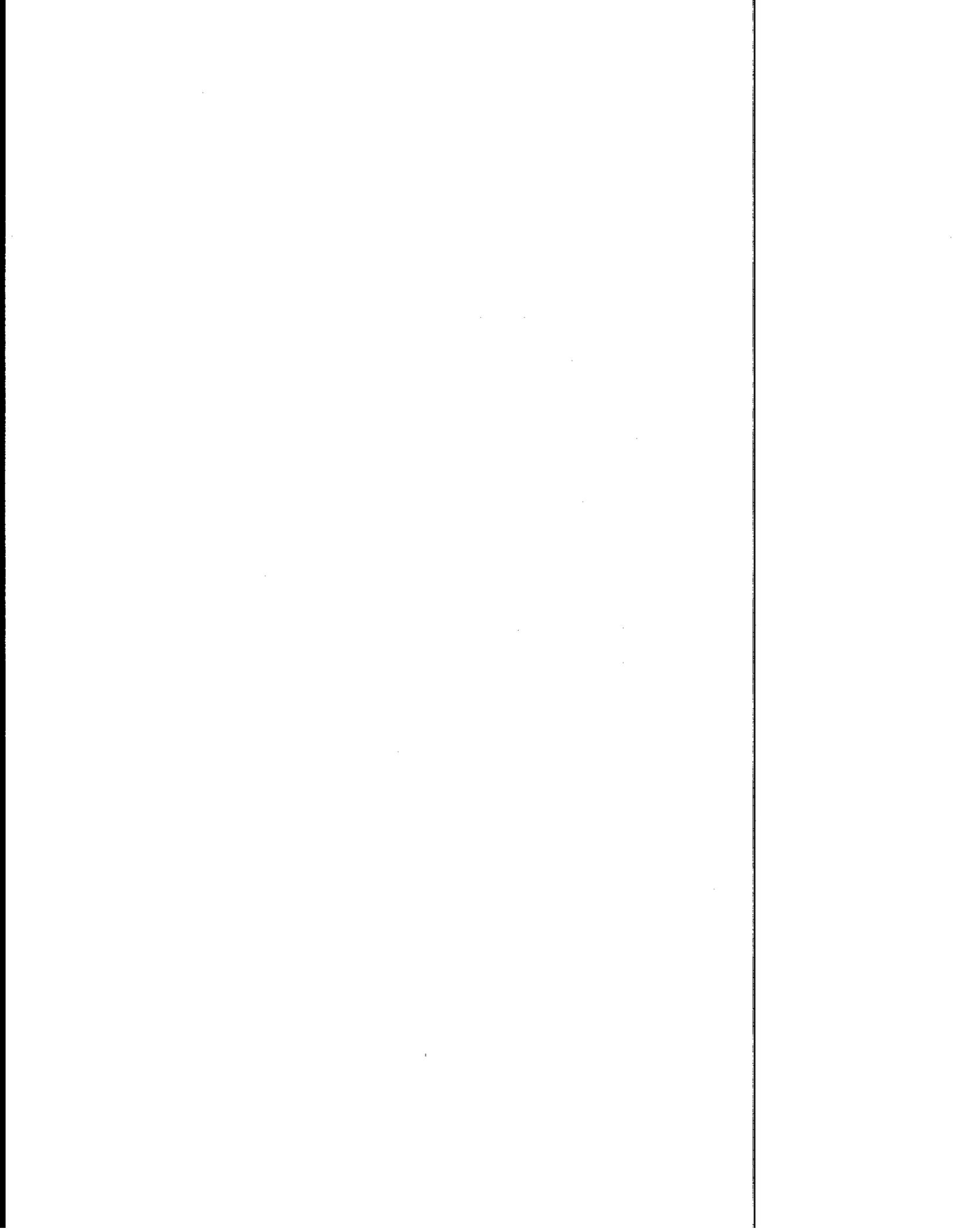
B: ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE S.H. 130 / U.S. 183 SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS:

Access will be denied to the east remainder abutting the highway facility from a point located S 05° 51' 32" E, a distance of 650 feet from the beginning of Call 1 to the end 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 / U.S. 183 FACILITY WILL BE DENIED.

D: AS PART OF THE STATE HIGHWAY 130 / U.S. HIGHWAY 183 INTERSECTION DURING THE INTERIM CONDITION, UNTIL SUCH TIME AS THE ULTIMATE SERVICE / ACCESS ROAD OF U.S. 183 IS COMPLETED, ACCESS TO AND FROM GRANTOR'S EAST REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY, TO THE EXISTING U.S. 183 ROADWAY AND THE INTERIM TRANSITIONING ROADWAY SECTION, WILL NOT BE DENIED.

OK



County: Travis
Parcel No.: 441
Highway: State Highway 130
Limits: From: I.H. 35 and S.H. 195, North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 5
From: Sta. 2938+00
To: Sta. 3376+00

Federal Aid
Project No.: HP1196 (1)
ROW CSJ: 0440-06-008

DESCRIPTION OF PARCEL 441

DESCRIPTION OF A 54,204 SQUARE FOOT, 1.244 ACRE TRACT OF LAND OUT OF THE ALBERT M. LEAVY SURVEY NUMBER 5, ABSTRACT NO. 481, LOCATED WITHIN THE CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A 1.250 ACRE TRACT DESCRIBED BY WARRANTY DEED, DATED DECEMBER 12, 1984 TO DORIS WINN, RECORDED IN VOLUME 8939, PAGE 188, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (R.P.R.T.C.), SAID 54,204 SQUARE FOOT, 1.244 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point for the north corner of a called 25 acre tract of land described in Deed to Abraham Winn and wife, Hazel Winn, recorded in Volume 1408, Page 115 of the Deed Records of Travis County, (D.R.T.C.), same being described in Probate Deed to Juanita Winn Williams, J.D. Winn, Roy Lee Winn, Curtie Mae Winn Morris, Ethelene Winn Black, Abraham Winn, Jr., James Lee Winn and Joseph Winn, recorded in Volume 982, Page 1027, of the Probate Records of Travis County, (hereinafter referred to as a 25 acre tract), said point also being in the south line of a called 39.05 acre tract described by Warranty Deed to Moon Yun Cho and Song Moo Shim, recorded in Volume 8944, Page 358, of the R.P.R.T.C., (hereinafter referred to as a 39.05 acre tract), from which a 1/2-inch iron rod found bears North 74° 46' 59" East, a distance of 0.57 feet;

THENCE South 42° 58' 18" West, along the common line of said 25 acre tract and said 39.05 acre tract, a distance of 1,157.91 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap"), on the east right-of-way line of U.S. Highway 183 (100 foot right-of-way);

THENCE South 02° 00' 13" East, along the east right-of-way line of U.S. Highway 183, a distance of 135.68 feet to a calculated point at the Point of Curvature of a curve to the left, having a delta angle of 00° 41' 30", a radius of 11,409.16 feet, and from which the radius point of the said curve bears North 87° 59' 47" East, and from which a Texas Department of Transportation Type I concrete monument found bears South 81° 17' 09" West, a distance of 1.48 feet;

County: Travis **Segment: 5**
Parcel No.: 441 **From: Sta. 2938+00**
Highway: State Highway 130 **To: Sta. 3376+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.: HP1196 (1)
ROW CSJ: 0440-06-008

THENCE continuing along said east right-of-way line and along said curve to the left, for an arc distance of 137.71 feet, a chord bearing of South 02° 20' 57" East, and chord distance of 137.71 feet to the **POINT OF BEGINNING**** of the herein described tract, said point being located 221.49 feet right of S.H. 130 baseline station 2952+22.67, said point also being the southwest corner of a called 1.250 acre tract of land described in Warranty Deed dated December 29, 1995 to Annie L. Easley and Albert G. Williams recorded in Volume 12593, Page 1060, R.P.R.T.C. (hereinafter referred to as a 1.250 acre Easley tract);

- 1) **THENCE** North 53° 06' 34" East, departing the east right-of-way line of U.S. Highway 183 and along the common line of said 1.250 acre Easley tract and along the north line of the herein described tract, a distance of 483.74 feet to a 1/2-inch iron rod set with cap, said point being located 189.15 feet left of S.H. 130 baseline station 2949+67.14;
- 2) **THENCE** South 01° 59' 26" East, departing said common line and along the east line of the herein described tract, a distance of 137.00 feet to 1/2-inch iron rod set with cap, same being the northeast corner of a 1.250 acre tract of land described in Warranty Deed dated December 12, 1984 to Roy Winn, recorded in Volume 8971, Page 240, R.P.R.T.C. (hereinafter referred to as a 1.250 acre Roy Winn tract);
- 3) **THENCE** South 53° 06' 34" West, along the common line of said 1.250 acre Roy Winn tract and the south line of the herein described tract, a distance of 480.74 feet to a calculated point for corner on the east right-of-way line of said U.S. Highway 183, for the beginning of a non-tangent curve to the right, having a delta angle of 00° 40' 46", a radius of 11,409.16 feet, and from which the radius point of said curve bears North 86° 37' 32" East, from which a 1/2-inch iron pipe found bears North 13° 20' 46" West, a distance of 1.49 feet;

County: Travis
Parcel No.: 441
Highway: State Highway 130
Limits: From: I.H. 35 and S.H. 195, North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 5
From: Sta. 2938+00
To: Sta. 3376+00

Federal Aid
Project No.: HP1196 (1)
ROW CSJ: 0440-06-008

- 4) **THENCE** departing said 1.250 acre Roy Winn tract, and along the common line of U.S. Highway 183 and the west line of the herein described tract, and along said curve to the right, for an arc distance of 135.30 feet, a chord bearing of North 03° 02' 05" West, and a chord distance of 135.30 feet to the **POINT OF BEGINNING**** of the herein described tract and containing 54,204 square feet, 1.244 acres of land, more or less.

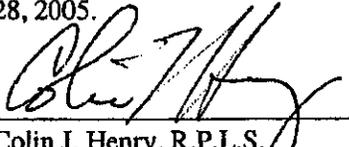
NOTES:

** The Point of Beginning of this description has the S.H. 130 project surface coordinate value of North = 13937789.860, East = 2382172.124.

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 130 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

All stations and offsets shown are calculated relative to the project centerline (S.H. 130 Baseline), unless noted.

That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision on November 28, 2005.

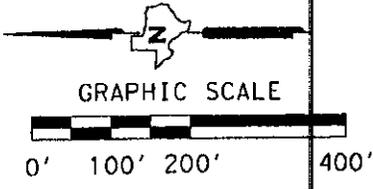
 4/26/06
Colin J. Henry, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 5230
Halff Associates, Inc.,
1421 Wells Branch Parkway
Suite 104
Austin, Texas 78660
512-252-8184



OK

PAGE 4 OF 5
04/26/06

PLAT TO ACCOMPANY PARCEL DESCRIPTION



MOON YUN CHO AND
SONG MOO SHIM
(39.05 AC.)
WARRANTY DEED
V.8944, P.358
R.P.R.T.C.

JUANITA WINN WILLIAMS,
J. D. WINN, ROY
LEE WINN, CURTIE MAE
WINN MORRIS,
ETHELENE WINN BLACK, ABRAHAM WINN,
JR., JAMES LEE WINN AND JOSEPH WINN
PROBATE DEED
V.982, P.1027
PROBATE RECORDS TRAVIS COUNTY
FURTHER DESCRIBED AS
ABRAHAM WINN
AND WIFE, HAZEL WINN
(25 AC.)
V.1408, P.115
D.R.T.C.

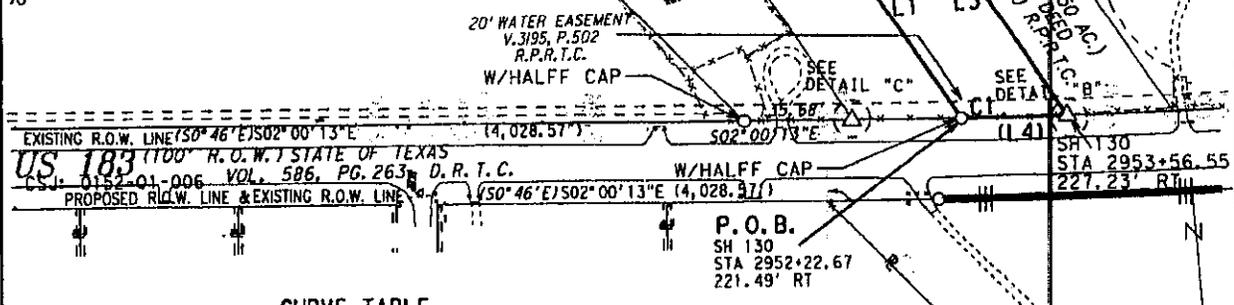
ANNIE L. EASLEY &
ALBERT G. WILLIAMS
(1.250 AC.) DEED
V.12593, P.1060
R.P.R.T.C.

ALBERT M. LEAHY SURVEY NO. 5
ABSTRACT NO. 481

SEE
DETAIL "A"
LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N53°06'34"E	483.74'
L2	S01°59'26"E	137.00'
L3	S53°06'34"W	480.74'
(L1)	(N50°00'E)	(484.72)
(L2)	(S05°06'E)	(136.98')
(L3)	(N50°00'E)	(484.72')
(L4)	(N05°06'W)	(136.98')

PROPOSED CURVE DATA
PI STA. = 2947+53.11
PI N = 13,938,277.532
E = 2,382,338.402
PC STA. = 2939+03.03
PT STA. = 2956+02.41
D.O.C. = 00°14'57"
DELTA = 04°14'00" (LT)
RADIUS = 23000.00'
T = 850.08'
L = 1699.39'
CB = 504°07'37"E
CD = 1698.89'



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	00°40'46"	11,409.16'	135.30'	135.30'	N03°02'05"W

Texas Department of Transportation
© 2005

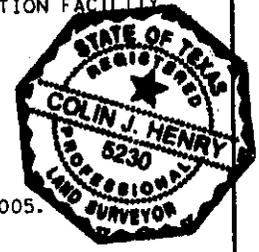
<p>ENGINEERS - ARCHITECTS - SCIENTISTS - PLANNERS - SURVEYORS</p> <p>1611 BELLE MECHANIC HWY., SUITE 104 ALFORD, TEXAS 75820 TEL. 409.836.4544 FAX 409.836.1844</p>	<p>PARCEL PLAT PARCEL 441</p>			<p>PARCEL NUMBER 441</p>		
	FILE	TURNIPIKE PROJECT	DISTRICT	ACQUISITION	ACRES	SQUARE FEET
	P441	STATE HIGHWAY 130	AUS	CALC. DEED AREA	1.244	54,204
	SCALE 1" = 200'	FEDERAL AID PROJECT NO. HP1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	COUNTY	REMAINDER AREA	-0-

LEGEND	
■	TxDOT TYPE I CONCRETE MONUMENT FOUND
□	TxDOT TYPE I MONUMENT SET (UNLESS NOTED)
○	1/2" IRON PIPE FOUND (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TYPE I 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 I MONUMENT
●	FENCE CORNER POST
△	CALCULATED POINT
▲	60D NAL FOUND UNLESS NOTED
—	PROPERTY LINE
—	BASELINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
R.O.W. ESMT.	RIGHT-OF-WAY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PROBATE 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
DOC. #	COUNTY CLERK DOCUMENT NUMBER
---	DENIAL OF ACCESS LINE
N.T.S.	NOT TO SCALE
()	RECORD INFORMATION
---	DISTANCE SHOWN NOT TO SCALE
---	APPROXIMATE SURVEY LINE
---	PROPOSED RIGHT OF WAY LINE
---	EXISTING RIGHT OF WAY LINE
x-x	FENCE LINE
---	PROPOSED EASEMENT LINE

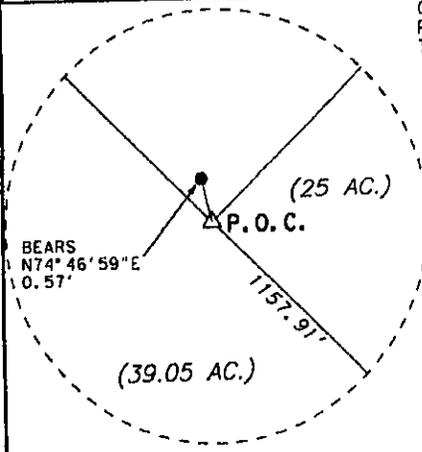
PLAT TO ACCOMPANY PARCEL DESCRIPTION

- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 130 PROJECT VALUES. THE S.H. 130 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006. BASED ON CONTROL MONUMENTS N2270085 AND A2270085 AS PUBLISHED BY TxDOT.
- 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.
- THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY, GF NO. 03070586, EFFECTIVE DATE JANUARY 9, 2006.
- THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ITEM 10.b.
- THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE) UNLESS OTHERWISE NOTED.
- ACCESS TO AND FROM THE S.H. 130 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "DENIAL OF ACCESS LINE".

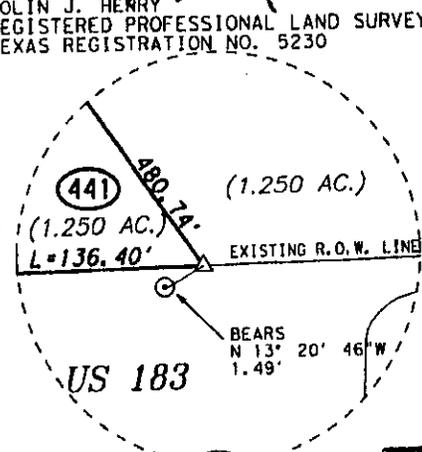
I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON NOVEMBER 28, 2005.



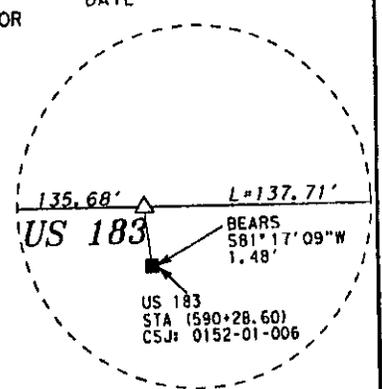
Colin J. Henry 4/26/06
DATE
COLIN J. HENRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



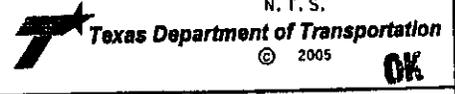
DETAIL "A"
N. T. S.



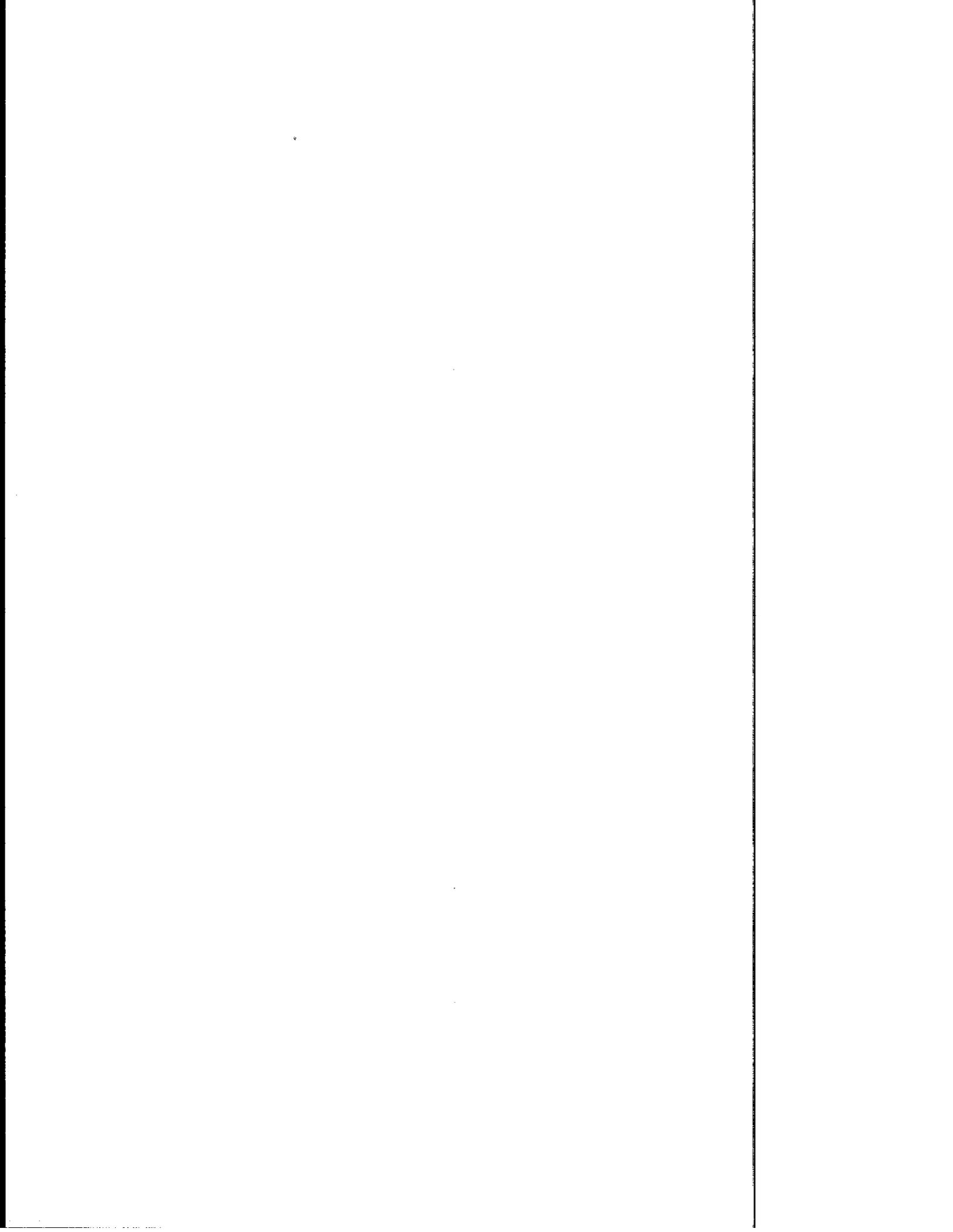
DETAIL "B"
N. T. S.



DETAIL "C"
N. T. S.



<p>1401 WELLS BRANCH PARK, SUITE 400 ALFORD, TEXAS 76009 TEL: 817-230-0000 FAX: 817-230-0000</p>	PARCEL PLAT			PARCEL NUMBER	441		
	PARCEL 441			ACRES	1.244	SQUARE FEET	54,204
	FILE	TURNPIKE PROJECT	DISTRICT	ACQUISITION	1.244	54,204	
	P441-R	STATE HIGHWAY 130	AUS	CALC. DEED AREA	1.244	54,204	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	REMAINDER AREA	-0-	-0-	
NONE	HP1196 (1)	0440-06-008	TRAVIS				



County:	Travis	Segment:	4
Parcel No.:	1425B	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 1425B

DESCRIPTION OF A 57,863 SQUARE FOOT, 1.328 ACRE PARCEL OF LAND SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 5.585 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" IN A DEED FROM ABELARDO ANGUIANO TO ROBERT ANGUIANO, DATED SEPTEMBER 21, 2004, RECORDED UNDER DOCUMENT NO. 2004188547 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), TEXAS, ALSO BEING OUT OF A CALLED 5.585 ACRE TRACT OF LAND DESCRIBED AS "TRACT 3" IN A DEED FROM ABELARDO ANGUIANO TO ROBERT ANGUIANO, DATED SEPTEMBER 21, 2004 AND RECORDED UNDER DOCUMENT NO. 2004188549 O.P.R.T.C., SAID 57,863 SQUARE FOOT, 1.328 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod with aluminum cap found in the northwest line of a called 19.99 acre tract of land described in a deed from Gilbert J. Anguiano as Independent Executor of the estate of Hortencia J. Anguiano, et al to Gilbert J. Anguiano, dated June 16, 1995, recorded in Volume 12463, Page 365 of the Deed Records of Travis County, Texas, for the east corner of said "Tract 3" and the common south corner of a called 5.585 acre tract of land described as "Tract 4" in a deed from Abelardo Anguiano to Gloria Anguiano, dated September 26, 2004 and recorded under Document No. 2004188550 O.P.R.T.C.;

THENCE, North 47° 20' 47" West, with the southwest line of said "Tract 4" and the common northeast line of said "Tract 3", a distance of 1,281.08 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), for the east corner and **POINT OF BEGINNING** of the herein described parcel, being 386.51 feet left of and perpendicular to proposed S.H. 130 baseline station 2882+51.62;

County:	Travis	Segment:	4
Parcel No.:	1425B	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 38° 22' 16" West, across said "Tract 3", said "Tract 2" and with the proposed southeasterly right-of-way line of said S.H. 130, at a distance of 113.55 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 394.27 feet left of and perpendicular to proposed S.H. 130 baseline PC station 2883+64.90, continuing for a total distance of 360.80 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the southwest line of said "Tract 2" and the common northeast line of a called 4.722 acre tract of land described as "Tract 1" in a deed from Abelardo Anguiano to Albert Anguiano, dated September 21, 2004 and recorded under Document No. 2004188538 O.P.R.T.C., being 402.27 feet left of and perpendicular to proposed S.H. 130 baseline station 2886+40.85, for the south corner of the herein described parcel;

- 2) **THENCE**, North 49° 23' 50" West, with the northeast line of said "Tract 1" and the common southwest line of said "Tract 2", a distance of 173.10 feet to a 1/2-inch iron rod with aluminum cap found in the southeast line of a called 97.491 acre tract of land described in a deed from IMEETH, L.P. to Buda 347 Partners, Ltd., dated November 14, 2005 and recorded under Document No. 2005214026 O.P.R.T.C., for the north corner of said "Tract 1", the common west corner of said "Tract 2" and for the west corner of the herein described parcel;

- 3) **THENCE**, North 42° 42' 42" East, with the southeast line of said 97.491 acre tract and the common northwest line of said "Tract 2", at a distance of 195.53 feet pass a calculated point for the north corner of said "Tract 2" and the common west corner of said "Tract 3", from which a found 1/2-inch iron rod with aluminum cap bears South 47° 21' 28" East, a distance of 0.51 feet, continuing with the southeast line of said 97.491 acre tract and the common northwest line of said "Tract 3", a total distance of 365.99 feet to a 1/2-inch iron rod with aluminum cap found for the west corner of the aforementioned "Tract 4", the common north corner of said "Tract 3" and for the north corner of the herein described parcel;

- 4) **THENCE**, South 47° 20' 47" East, with the southwest line of said "Tract 4" and the common northeast line of said "Tract 3", a distance of 145.68 feet to the **POINT OF BEGINNING** and containing 57,863 square feet, 1.328 acres of land.

OK

County: Travis
Parcel No.: 1425B
Highway: S.H. 130
Limits: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin
Segment: 4
From: Sta. 2440+00.00
To: Sta. 2938+00.00
Federal Aid
Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

Notes:

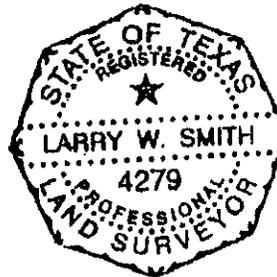
- a) This property description is accompanied by a parcel plat of even date.
- b) All Bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), South Central Zone. All distances shown hereon are surface distances. The T.T.A SH-130 Segment "4" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

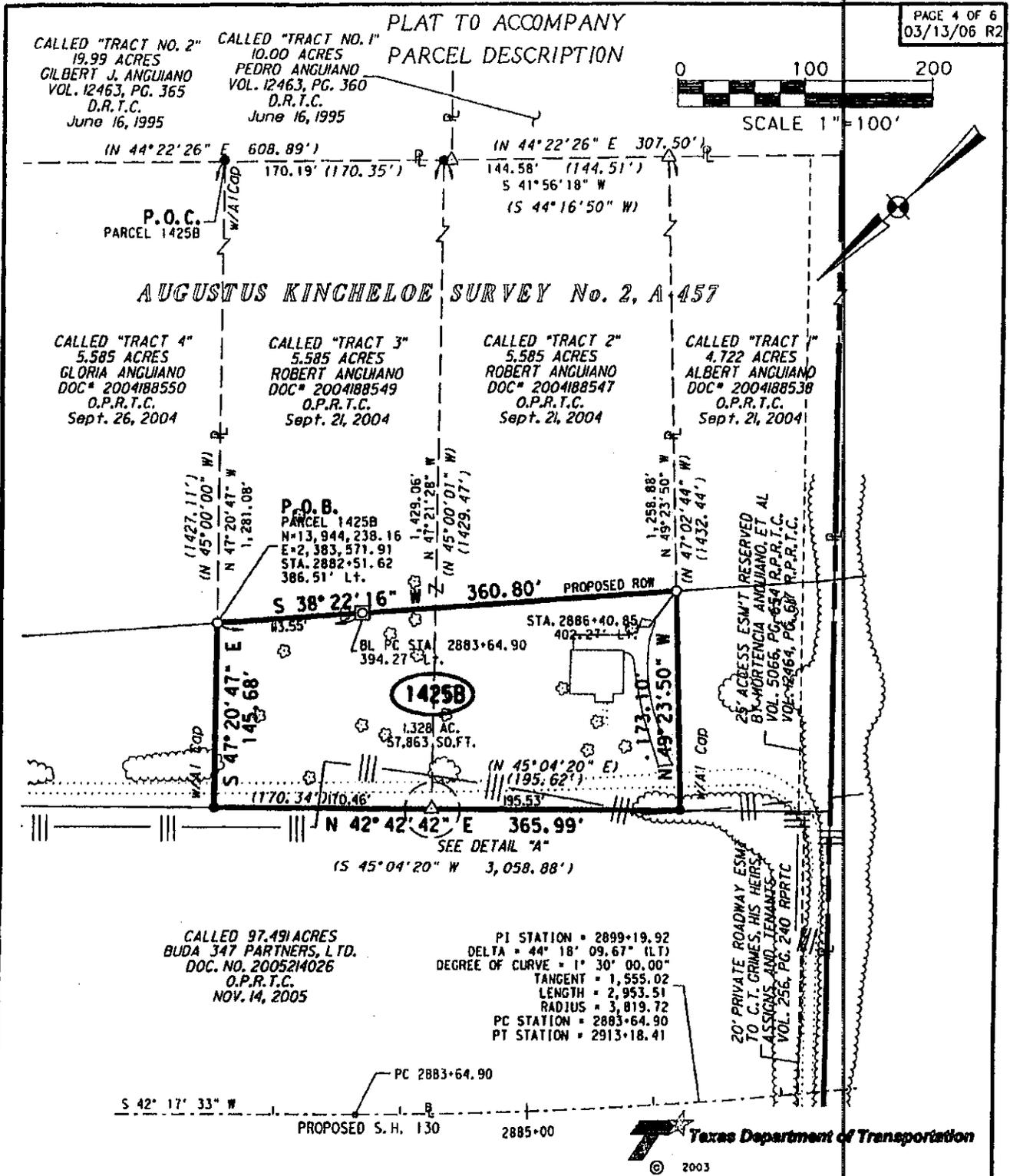
I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 13th day of March, 2006 A.D.



Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279





RODS
Surveying, Inc.

8810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 378-1500
FAX (281) 378-1602

State of Texas
Department of Transportation

PARCEL PLAT SHOWING PROPERTY OF ROBERT ANGUIANO			
FILE P1425B-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS	PARCEL NUMBER 1425BOK
SCALE 1" = 100'	FEDERAL AID PROJECT NO. HP 1196 (1)	COUNTY TRAVIS	ACQUISITION 1.328
	R.O.W.-C.S.J. NO. 0440-06-008		TOTAL ACQUISITION 1.328
			DEED AREA 11.170
			REMAINDER AREA 9.842
			SQUARE FEET 57,863
			486,565
			428,702

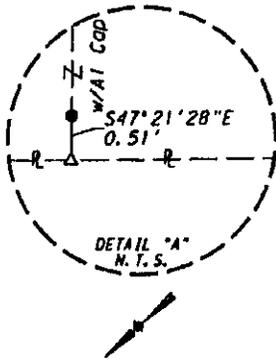
© 2003 Texas Department of Transportation

FILE: N:\Lone Star Infrastructure\130\20544001\CAD\541550RUP\1425B.R2

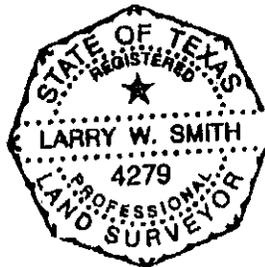
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

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 "A" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006
2. IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
3. THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 5080434, EFFECTIVE DATE: JANUARY 8, 2006.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR THE INFORMATIONAL PURPOSES ONLY.



LEGEND	
■	1xDOT TYPE I CONCRETE MONUMENT FOUND
□	1xDOT TYPE II MONUMENT FOUND
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
•	1/2" IRON ROD FOUND (UNLESS NOTED)
◊	1/2" IRON ROD W/1X 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
LARRY W. SMITH



RODS Surveying, Inc. 8810 LEE ROAD SPRING, TEXAS 77380 TEL: (281) 378-9389 FAX: (281) 378-9388	PARCEL PLAT SHOWING PROPERTY OF ROBERT ANGUIANO			PARCEL NUMBER 1425B OK	
	FILE PI425B-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACRES	SQUARE FEET
	SCALE N. T. S.	FEDERAL AD PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	1.328	57,863
	COUNTY TRAVIS			TOTAL ACQUISITION	1.328 57,863
				DEED AREA	11.170 486,585
			REMAINDER AREA	9.842 428,702	

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 03/13/06 R2
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: 1425B

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 South 38°22'16" West, a distance of 78 feet from the beginning of Call 1, of the foregoing property description.

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

Access will be denied to the east remainder abutting the highway facility from a point located South 38°22'16" West, a distance of 78 feet from the beginning of Call 1 to the end of Call 1, 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.:	1425D	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 1425D

DESCRIPTION OF A 23,965 SQUARE FOOT, 0.550 ACRE PARCEL OF LAND SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 6.240 ACRE TRACT OF LAND DESCRIBED AS "TRACT 5" IN A DEED FROM ABELARDO ANGUIANO TO DIANA E. ANGUIANO, DATED SEPTEMBER 26, 2004 AND RECORDED UNDER DOCUMENT NO. 2004188551 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), TEXAS, SAID 23,965 SQUARE FOOT, 0.550 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod with aluminum cap found in the northwest line of a called 19.99 acre tract of land described in a deed from Gilbert J. Anguiano as Independent Executor of the estate of Hortencia J. Anguiano, et al to Gilbert J. Anguiano, dated June 16, 1995, recorded in Volume 12463, Page 365 of the Deed Records of Travis County, Texas, the common south corner of a called 5.585 acre tract of land described as "Tract 6" in a deed from Abelardo Anguiano to Dora Anguiano, dated September 23, 2004 and recorded under Document No. 2004188557 O.P.R.T.C. and for the common east corner of said "Tract 5";

THENCE, North 47° 21' 05" West, with the southwest line of said "Tract 6" and the common northeast line of said "Tract 5", a distance of 1,303.64 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed southeasterly right of way line of S.H. 130 (width varies), for the east corner and POINT OF BEGINNING of the herein described parcel, being 361.72 feet left of and perpendicular to proposed S.H. 130 baseline station 2878+89.98;

County:	Travis	Segment: 4
Parcel No.:	1425D	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 38° 22' 16" West, across said "Tract 5" and with the proposed southeasterly right of way line of S.H. 130, a distance of 191.50 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the southwest line of said "Tract 5" and the common northeast line of a called 5.585 acre tract of land described as "Tract 4" in a deed from Abelardo Anguiano to Gloria Anguiano, dated September 26, 2004 and recorded under Document No. 2004188550 O.P.R.T.C., being 374.81 feet left of and perpendicular to proposed S.H. 130 baseline station 2880+81.04, for the east corner of said "Tract 4", the common south corner of said "Tract 5" and for the south corner of the herein described parcel;
- 2) **THENCE**, North 47° 21' 06" West, with the southwest line of said "Tract 5" and the common northeast line of said "Tract 4", a distance of 132.74 feet to a 1/2-inch iron rod with aluminum cap found in 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 north corner of said "Tract 4", the common south corner of said "Tract 5" and for the west corner of the herein described parcel;
- 3) **THENCE**, North 42° 42' 42" East, with the southeast line of said 97.491 acre tract and the common northwest line of said "Tract 5", a distance of 190.97 feet to a 1/2-inch iron rod with aluminum cap found for the west corner of the aforementioned "Tract 6", the common north corner of said "Tract 5" and for the north corner of the herein described parcel;
- 4) **THENCE**, South 47° 21' 05" East, with the southwest line of said "Tract 6" and the common northeast line of said "Tract 5", a distance of 118.24 feet to the **POINT OF BEGINNING** and containing 23,965 square feet, 0.550 acre of land, more or less.

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.

P1425D-R2

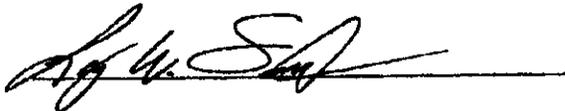
03/13/06

OK

County:	Travis	Segment: 4
Parcel No.:	1425D	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: L.H. 10 and U.S. 90, East of Seguin	
Federal Aid		
Project No.:	HP 1196 (1)	
ROW/CSJ:	0440-06-008	

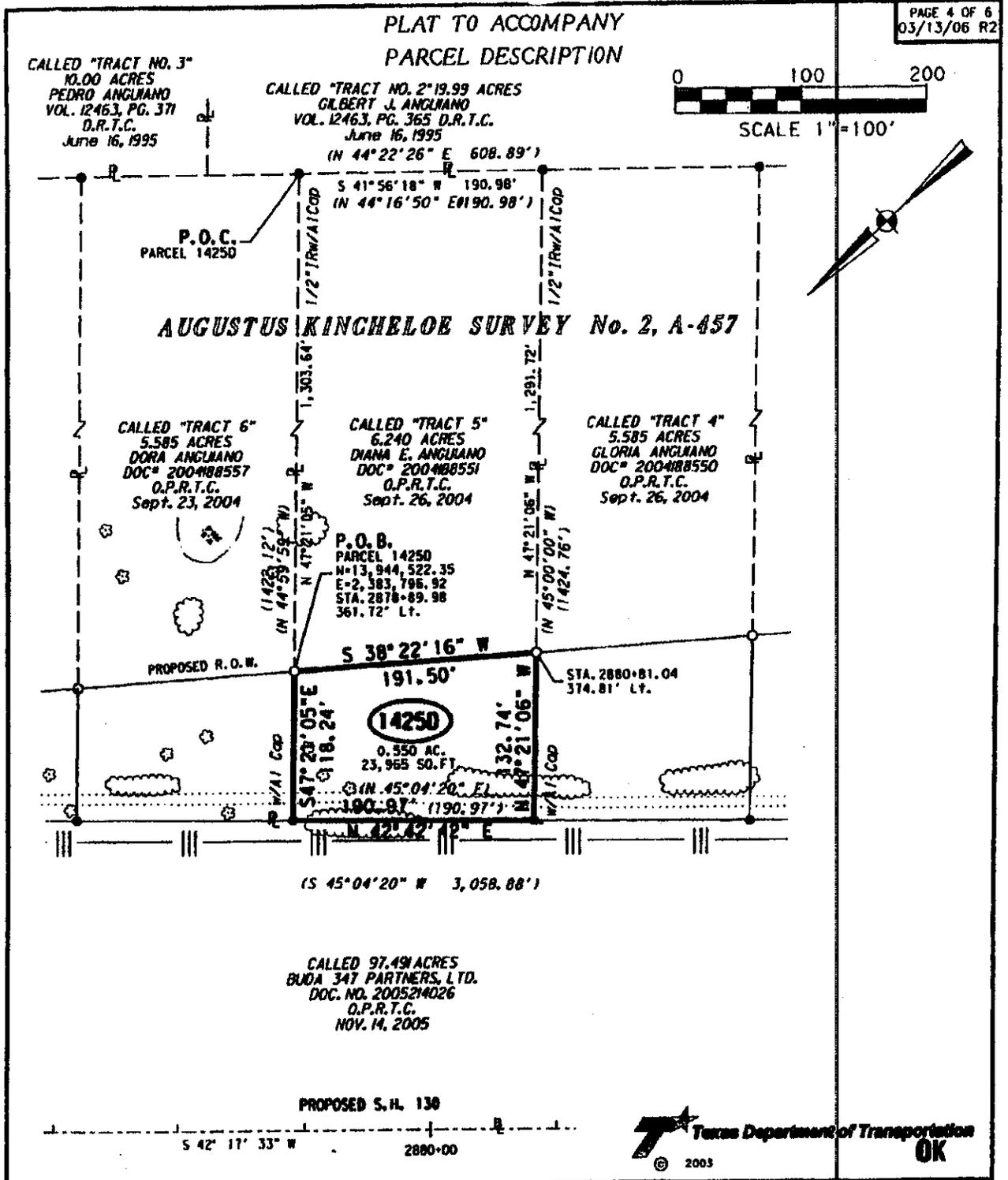
I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

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





RODS
Surveying, Inc.
State of Texas
Professional Land Surveyors

PARCEL PLAT SHOWING PROPERTY OF DIANA E. ANGUIANO			
FILE PM25H-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS	COUNTY TRAVIS
SCALE 1" = 100'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.S.R.-E. & J. NO. B448-06-088	

PARCEL NUMBER 14250	ACRES	SQUARE FEET
	ACQUISITION	0.550 23,965
	TOTAL ACQUISITION	0.550 23,965
	DEED AREA	6.240 271,814
	REMAINDER AREA	5.690 247,849

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 5N-130 SEGMENT "A" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006
2. IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
3. THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, CF NO. 5080437, EFFECTIVE DATE: JANUARY 8, 2006.
4. 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
- ⊙ 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 I MONUMENT
- △ CALCULATED POINT
- ▲ GOD NAIL FOUND UNLESS NOTED
- ℙ PROPERTY LINE
- ℚ 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
LARRY W. SMITH

Texas Department of Transportation
© 2003 **OK**

RODS Surveying, Inc. 5000 LBJ Fwy Suite 1000 Dallas, Texas 75244 Tel: 972-991-1200 Fax: 972-991-1200	PARCEL PLAT SHOWING PROPERTY OF DIANA E. ANGUIANO			PARCEL NUMBER 14250
	FILE P1425H-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION 0.590 23,965
	SCALE N. T. S.	FEDERAL AID PROJECT NO. HP 1196 (1)	R.A.S.-C.E.&J. NO. 0440-06-008	TOTAL ACQUISITION 0.590 23,965
	COUNTY TRAVIS			DEED AREA 6.240 271,814
			REMAINDER AREA 5.680 247,849	

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 03/13/06 R2
PAGE: 6 of 6

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

**LIMITS: From: LH. 35 and S.H. 195 North of Georgetown
To: LH. 10 and U.S. 90, East of Seguin**

PARCEL NO: 1425D

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 the end of Call 1, of the foregoing property description.

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

Access will not be denied.

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.:	1425G	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 1425G

DESCRIPTION OF A 16,935 SQUARE FOOT, 0.389 ACRE PARCEL OF LAND SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 5.585 ACRE TRACT OF LAND DESCRIBED AS "TRACT 7", IN DEED FROM ABELARDO ANGUIANO TO JOE ANGUIANO, DATED SEPTEMBER 23, 2004 AND RECORDED UNDER DOCUMENT NO. 2004188556 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), TEXAS, SAID 16,935 SQUARE FOOT, 0.389 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod with aluminum cap found in the northwest line of a called 10.00 acre tract of land described in a deed from Gilbert J. Anguiano as Independent Executor of the estate of Hortencia J. Anguiano, et al to Pedro Anguiano, dated June 16, 1995, recorded in Volume 12463, Page 371 of the Deed Records of Travis County, Texas for the south corner of a called 5.585 acre tract of land described as "Tract 8" in a deed from Abelardo Anguiano to Alfredo Anguiano, dated September 25, 2004, recorded under Document No. 2004188558 O.P.R.T.C. and for the common east corner of said "Tract 7";

THENCE, North 47° 21' 04" West, with the southwest line of said "Tract 8" and the common northeast line of said "Tract 7", a distance of 1,325.02 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed southeasterly right of way line of S.H. 130 (width varies), for the east corner and **POINT OF BEGINNING** of the herein described parcel, being 338.21 feet left of and perpendicular to proposed S.H. 130 baseline station 2875+47.10;

- 1) **THENCE**, South 38° 22' 16" West, across said "Tract 7", with the proposed southeasterly right-of-way line of said S.H. 130, a distance of 171.99 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the northeast line of a called 5.585 acre tract of land described as "Tract 6" in a deed from Abelardo Anguiano to Dora Anguiano, dated September 23, 2004 and recorded under Document No. 2004188557 O.P.R.T.C. and the common southwest line of said "Tract 7", being 349.98 feet left of and perpendicular to proposed S.H. 130 baseline station 2877+18.69, for the south corner of the herein described parcel;

County: Travis Segment: 4
Parcel No.: 1425G 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 47° 21' 05" West, with the southwest line of said "Tract 7" and the common northeast line of said "Tract 6", a distance of 105.25 feet to a 1/2-inch iron rod with aluminum cap found in the southeast line of a called 97.491 acre tract of land described in a deed from IMEETH, L.P. to Buda 347 Partners, Ltd., dated November 14, 2005 and recorded under Document No. 2005214026 O.P.R.T.C., for the north corner of said "Tract 6", the common west corner of said "Tract 7" and for the west corner of the herein described parcel;
- 3) **THENCE**, North 42° 42' 42" East, with the southeast line of said 97.491 acre tract and the common northwest line of said "Tract 7", a distance of 171.51 feet to a 1/2-inch iron rod with aluminum cap found for the west corner of the aforementioned "Tract 8", the common north corner of said "Tract 7" and for the north corner of the herein described parcel;
- 4) **THENCE**, South 47° 21' 04" East, with the southwest line of said "Tract 8" and the common northeast line of said "Tract 7", a distance of 92.23 feet to the **POINT OF BEGINNING** and containing 16,935 square feet, 0.389 acre of land.

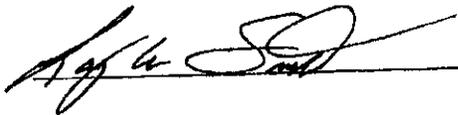
Notes:

- 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.

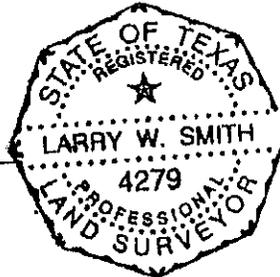
County:	Travis	Segment: 4
Parcel No.:	1425G	From: Sta. 2440+00.00
Highway:	S.H. 130	To: Sta. 2938+00.00
Limits:	From: I.H. 35 and S.H. 195 North of Georgetown To: I.H. 10 and U.S. 90, East of Seguin	
Federal Aid		
Project No.:	HP 1196 (1)	
ROW/CSJ:	0440-06-008	

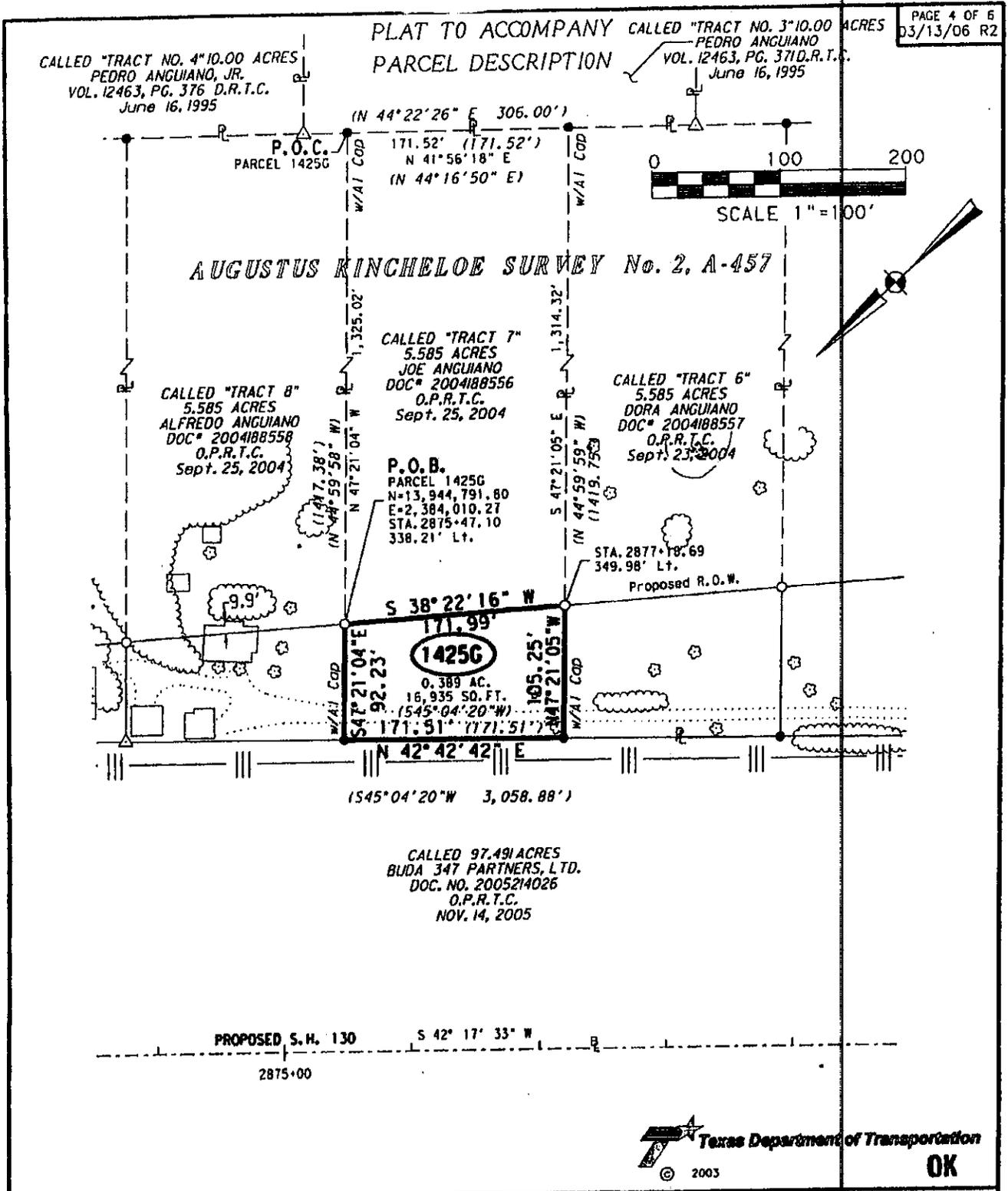
I, Larry W. Smith, a Registered Professional Land Surveyor, do hereby verify that this description is true and correct to the best of my knowledge and that it represents the results of a survey made on the ground, under my supervision.

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





PAGE 4 OF 6
03/13/06 R2

Texas Department of Transportation
© 2003
OK

RODS Surveying, Inc. 6810 LEE ROAD SPRING, TEXAS 77389 TEL: (281) 378-6200 FAX: (281) 378-7422	PARCEL PLAT SHOWING PROPERTY OF JOE ANGUIANO		PARCEL NUMBER 1425G	ACRES 0.389	SQUARE FEET 16,935	
	FILE PI425G-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION 0.389	TOTAL ACQUISITION 0.389	TOTAL ACQUISITION 16,935
	SCALE 1" = 100'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	DEED AREA 3.585	DEED AREA 243,283	DEED AREA 243,283
			COUNTY TRAVIS	REMAINDER AREA 5.196	REMAINDER AREA 226,348	REMAINDER AREA 226,348

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 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
- 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.
- THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 5080439, EFFECTIVE DATE: JANUARY 8, 2006.
- 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
- 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
- ℙ PROPERTY LINE
- ℙ 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
LARRY W. SMITH

Texas Department of Transportation
© 2003 OK

RODS
Surveying, Inc.



6210 LEE ROAD
SPRING, TEXAS 77220
TEL 281 319-1220
FAX 281 319-1000

PARCEL PLAT SHOWING PROPERTY OF
JOE ANGUIANO

FILE PI425G-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS
SCALE N. T. S.	FEDERAL AD PROJECT NO. HP 1196 (1)	R.O.W.-C. S. I. NO. 0440-06-008
		COUNTY TRAVIS

PARCEL NUMBER 1425G	ACRES	SQUARE FEET
ACQUISITION	0.389	16,935
TOTAL ACQUISITION	0.389	16,935
DEED AREA	5.585	243,283
REMAINDER AREA	5.196	226,348

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 03/13/06 R2
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: 1425G

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 the end of Call 1, of the foregoing property description.

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

Access will not be denied.

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.:	1444	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 1444

DESCRIPTION OF A 109,145 SQUARE FOOT, 2.506 ACRE PARCEL OF LAND SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 2.50 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM WILLIAM F. ROBINSON TO KAREN A. HARRIS, DATED NOVEMBER 15, 2001 AND RECORDED IN DOCUMENT NO. 2001200980 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), TEXAS, SAID 109,145 SQUARE FOOT, 2.506 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the northwesterly 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 east corner of a called 14.942 acre tract of land described in a deed from CNW2 Company to Athena Equity Partners-Hays, LP, dated September 14, 2004 and recorded in Document No. 2004178412 O.P.R.T.C. and for the common south corner of a called 20 acre tract of land described in a deed from Lawrence H. Ehrlich and wife, Mary Cecil Ehrlich to Richard Alan Ehrlich, dated October 10, 1988, recorded in Volume 10795, Page 295 of the Real Property Records of Travis County (R.P.R.T.C.), Texas;

THENCE, South 43° 02' 05" West, with the northwesterly line of said 97.491 acre tract and the common southeasterly line of said 14.942 acre tract, at a distance of 546.21 feet pass 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), continuing with said common line, a total distance of 707.95 feet to a 1/2-inch iron rod found for the north corner and **POINT OF BEGINNING** of the herein described parcel and being 157.69 feet right of and radial to proposed U.S. 183 baseline station 310+48.02;

- 1) **THENCE**, South 47° 12' 08" East, with the with the northeasterly line of said 2.50 acre tract and the common southwesterly line of said 97.491 acre tract, a distance of 200.21 feet to a 1/2-inch iron rod found for an interior corner of said 97.491 acre tract, a common exterior corner of said 2.50 acre tract and for an exterior corner of the herein described parcel;

P1444-R2

03/13/06

OK

County: Travis Segment: 4
Parcel No.: 1444 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 43° 10' 14" West, with an interior line of said 2.5 acre tract and a common interior line of said 97.491 acre tract, a distance of 78.58 feet to a 1/2-inch iron rod found for an interior corner of said 2.50 acre tract, a common exterior corner of said 97.491 acre tract and for an interior corner of the herein described parcel;
- 3) **THENCE**, South 47° 10' 59" East, with the northeasterly line of said 2.50 acre tract and the common southwesterly line of said 97.491 acre tract, a distance of 469.86 feet to a 1/2-inch iron rod found for an interior corner of said 97.491 acre tract, the common east corner of said 2.50 acre tract and for the east corner of the herein described parcel;
- 4) **THENCE**, South 42° 58' 41" West, with the southeasterly line of said 2.50 acre tract and a common interior line of said 97.491 acre tract, a distance of 139.60 feet to a calculated point on the northeasterly line of a called 114 acre tract of land described in Probate Cause No. 23974-2 and conveyed to Lucy Montgomery Lindsay (50% interest) and Ameritrust Texas, N.A. (50% interest) by distribution deed dated October 30, 1992 and recorded in Volume 11814, Page 245 R.P.R.T.C. and being in the southwesterly line of the said Augustus Kincheloe Survey No. 2, Abstract No. 457 and the common northeasterly line of the Samuel Little Survey No. 3, Abstract No. 480 (428.35 feet right of and radial to proposed U.S. 183 baseline station 303+91.79), for the south corner of said 2.50 acre tract, a common exterior corner of said 97.491 acre tract and for the south corner of the herein described parcel, from which a found 1/2-inch iron rod bears North 42° 58' 41" East, a distance of 0.34 feet;
- 5) **THENCE**, North 47° 09' 28" West, with the northeasterly line of said 114 acre tract and said Samuel Little Survey No. 3, Abstract No. 480 and the common southwesterly line of said Augustus Kincheloe Survey No. 2, Abstract No. 457 and said 2.50 acre tract, a distance of 670.02 feet to a 1/2-inch iron rod found for the south corner of the aforementioned 14.942 acre tract, the west corner of said 2.50 acre tract and for the west corner of the herein described parcel;
- 6) **THENCE**, North 43° 02' 05" East, with the southeasterly line of said 14.942 acre tract and the common northwesterly line of said 2.50 acre tract, a distance of 217.82 feet to the **POINT OF BEGINNING**, containing 109,145 square feet, 2.506 acres of land.

County: Travis **Segment:** 4
Parcel No.: 1444 **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

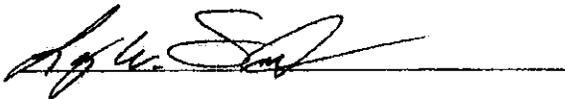
Federal Aid
Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

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.

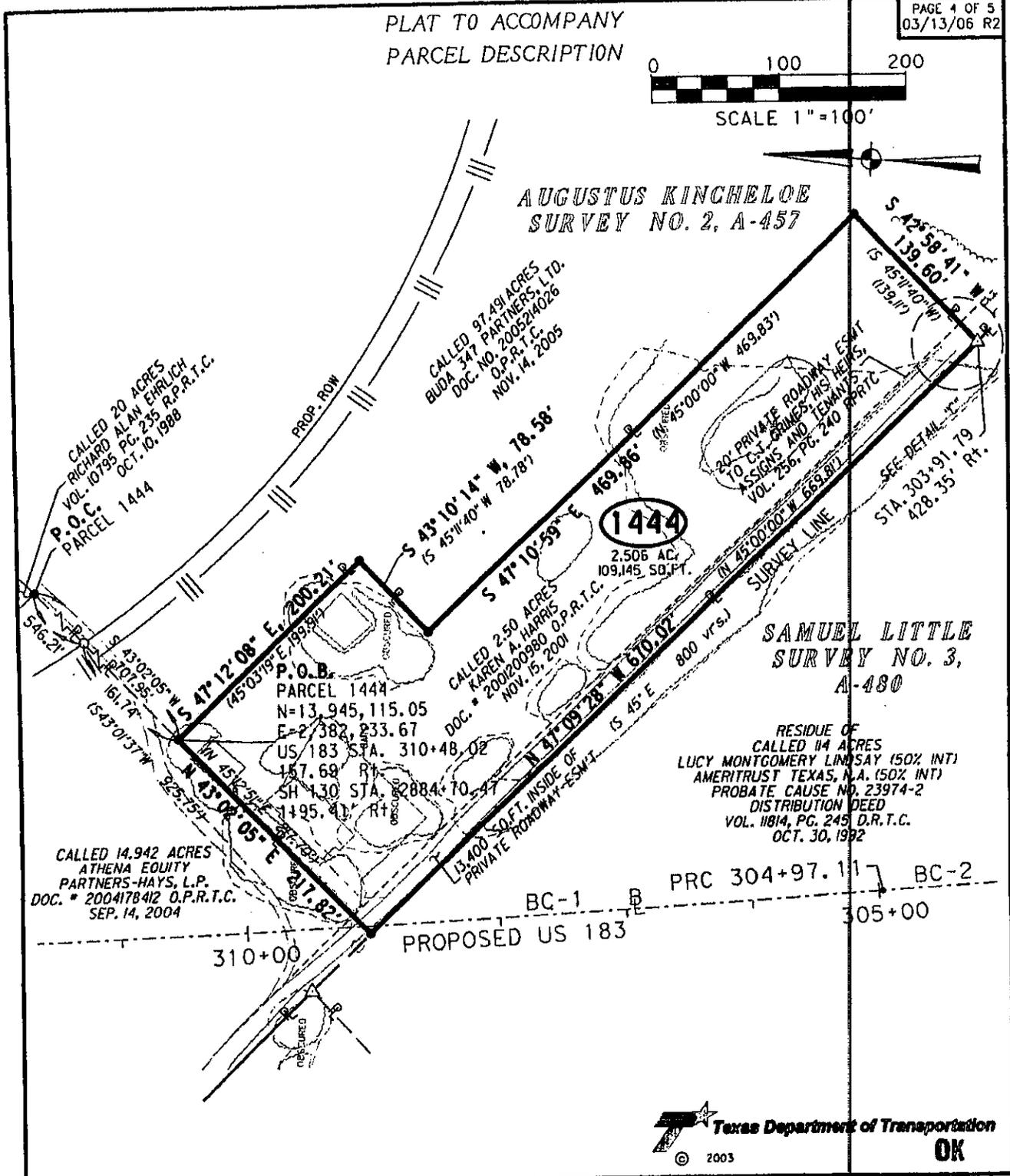
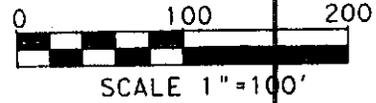
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 13th day of March, 2006 A.D.



Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



Texas Department of Transportation
© 2003
OK

RODS Surveying, Inc. 6810 LEE ROAD SPRING, TEXAS 77389 TEL (281) 378-8389 FAX (281) 378-7400				PARCEL PLAT SHOWING PROPERTY OF KAREN A. HARRIS		PARCEL NUMBER 1444
				FILE P1444-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	TOTAL ACQUISITION 2.506	DEED AREA 2.50	REMAINDER AREA -

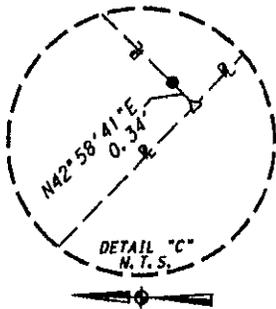
FILE: H:\Cone Star Infrastructure 315\20544001\CAD\3415\CDRUPA1444.dgn

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 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
- 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.
- 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. 4110103, EFFECTIVE DATE: JANUARY 9, 2006.
- THIS TRACT IS SUBJECT TO AN AMBIGUOUS ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 556, PAGE 1 OF THE REAL PROPERTY OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY.
- THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR THE INFORMATIONAL PURPOSES ONLY.

BASELINE CURVE DATA	
BC-1	BC-2
PI STATION = 30+48.4 DELTA = 3° 56' 45.56" (RT) DEGREE OF CURVE = 0° 21' 29.16" TANGENT = 551.03 LENGTH = 1016.2 RADIUS = 15,000.00 PC STATION = 30+97.8 PT STATION = 30+97.8	PI STATION = 297+95.42 DELTA = 5° 21' 52.82" (LT) DEGREE OF CURVE = 00° 22' 55.10" TANGENT = 702.72 LENGTH = 1,404.42 RADIUS = 15,000.00 PC STATION = 290+92.69 PT STATION = 304+97.8



I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

[Signature]
Larry W. Smith

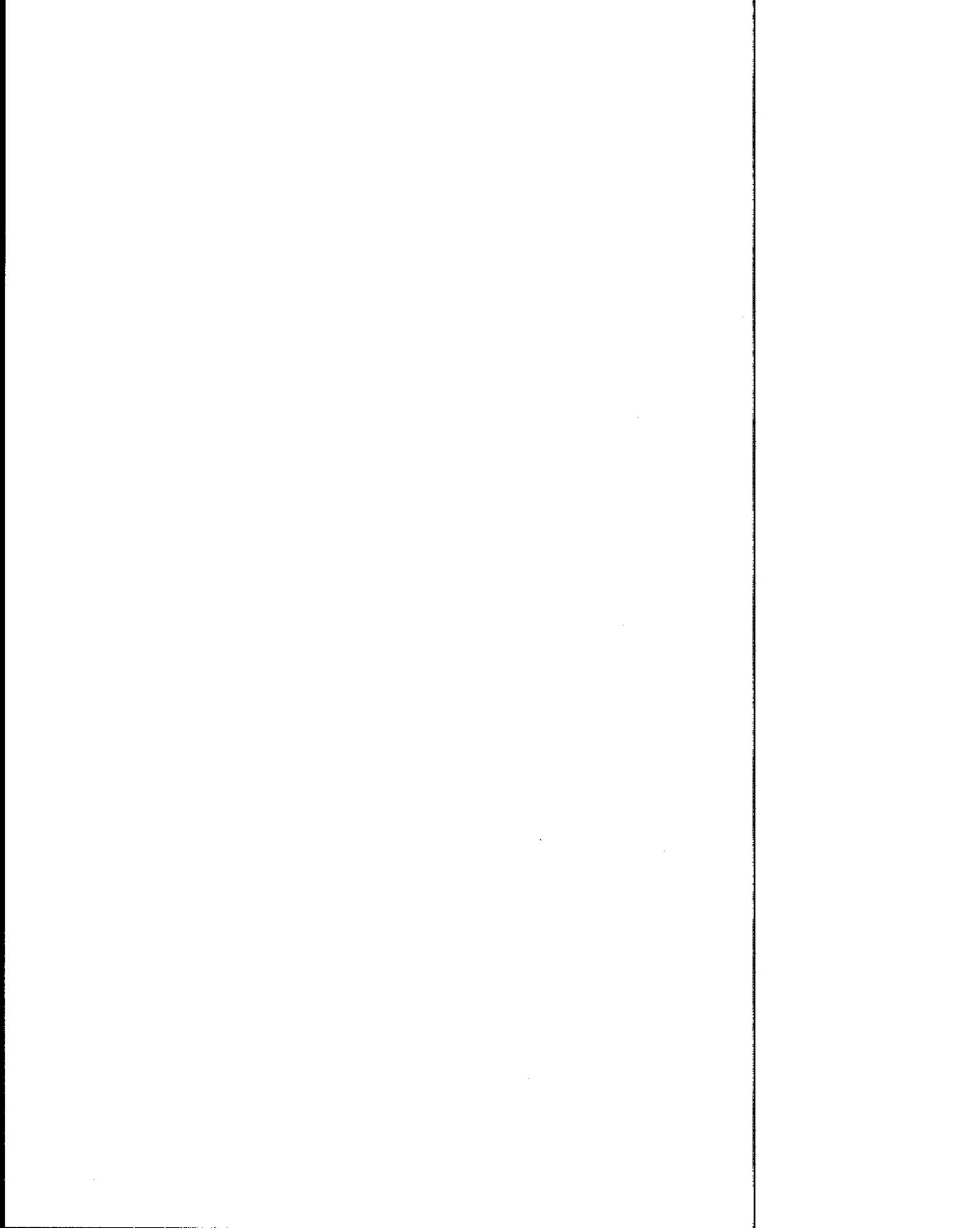
LEGEND	
■	TxDOT TYPE I CONCRETE MONUMENT FOUND
□	TxDOT TYPE II MONUMENT FOUND
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
•	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD W/TX DOT ALUMINUM CAP SET (UNLESS NOTED)
■	SET 1/2" IRON ROD WITH ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TYPE I MONUMENT
△	CALCULATED POINT
▲	WOOD NAIL FOUND UNLESS NOTED
ℙ	PROPERTY LINE
ℙ	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

Texas Department of Transportation
© 2003 **OK**

RODS
Surveying, Inc.
6210 LEE ROAD
SPRING, TEXAS 77379
TEL: (281) 379-5388
FAX: (281) 379-1607



PARCEL PLAT SHOWING PROPERTY OF KAREN A. HARRIS				PARCEL NUMBER	1444	
FILE	PROJECT	DISTRICT	COUNTY	ACQUISITION	ACRES	SQUARE FEET
PI444-R2	STATE HIGHWAY 130	AUS	TRAVIS		2.506	108,145
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J.NO.		TOTAL ACQUISITION	2.506	109,145
1" = 100'	HP 1196 (1)	0440-06-008		DEED AREA	2.50	108,900
				REMAINDER AREA	-	-



SH121
ROW CSJ: 0504-02-018

Parcel No. 29
Date: August 15, 2005

Being all of the remainder of Lot 1 of De Hart Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-99, Page 4 of the Plat Records of Tarrant County, Texas, said remainder of Lot 1 being deeded by Woodcrest Enterprises, Inc. to Homeland Ventures Limited Partnership by Deed dated December 27, 2001 and recorded in Volume 15351, Page 319 of the Deed Records of Tarrant County, Texas, said remainder of Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 1, said 1/2 inch iron rod being the southwest corner of Lot 2 of said De Hart Subdivision, said 1/2 inch iron rod also being in the northwest right-of-way line of West Vickery Boulevard (a 60.0' right-of-way), said 1/2 inch iron rod having grid coordinates of N=6,953,708.36 and E=2,322,473.89 and being 204.85 feet right of and at right angles to centerline station 179+94.03 of the centerline of Interstate Highway 30;

- (1) **THENCE** South 53 degrees 32 minutes 05 seconds West, with the south line of said Lot 1 and with the northwest right-of-way line of said West Vickery Boulevard, a distance of 129.44 feet to a point for the reconstructed southwest corner of said Lot 1, said point being the intersection of the northwest right-of-way line of said West Vickery Boulevard with the east line of a 10.0' alley, from which a railroad spike found for reference bears South 86 degrees 06 minutes 42 seconds East, a distance of 0.40 feet;
- (2) **THENCE** North 00 degrees 40 minutes 03 seconds West, with the west line of said Lot 1 and with the east line of said alley, a distance of 167.88 feet to a TxDOT monument found for the intersection of the west line of said Lot 1 and the east line of said alley with the southeasterly right-of-way line of Interstate Highway 30 (a variable width right-of-way);
- (3) **THENCE** North 75 degrees 54 minutes 13 seconds East, with the southeasterly right-of-way line of said Interstate Highway 30, a distance of 64.97 feet to a TxDOT monument found for corner;
- (4) **THENCE** North 70 degrees 21 minutes 56 seconds East, with the southeasterly right-of-way line of said Interstate Highway 30, a distance of 44.19 feet to a 5/8 inch iron rod found for the intersection of the east line of said Lot 1 and the west line of said Lot 2 with the southeasterly right-of-way line of said Interstate Highway 30;

Parcel No. 29
Date: August 15, 2005

- (5) **THENCE** South 00 degrees 40 minutes 16 seconds East, with the east line of said Lot 1 and with the west line of said Lot 2, a distance of 121.62 feet to the **POINT OF BEGINNING**, and containing 15,058 square feet or 0.346 acres of land, more or less.

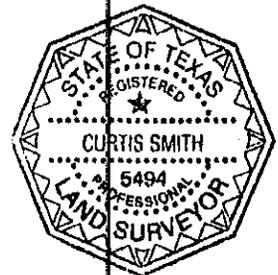
Notes:

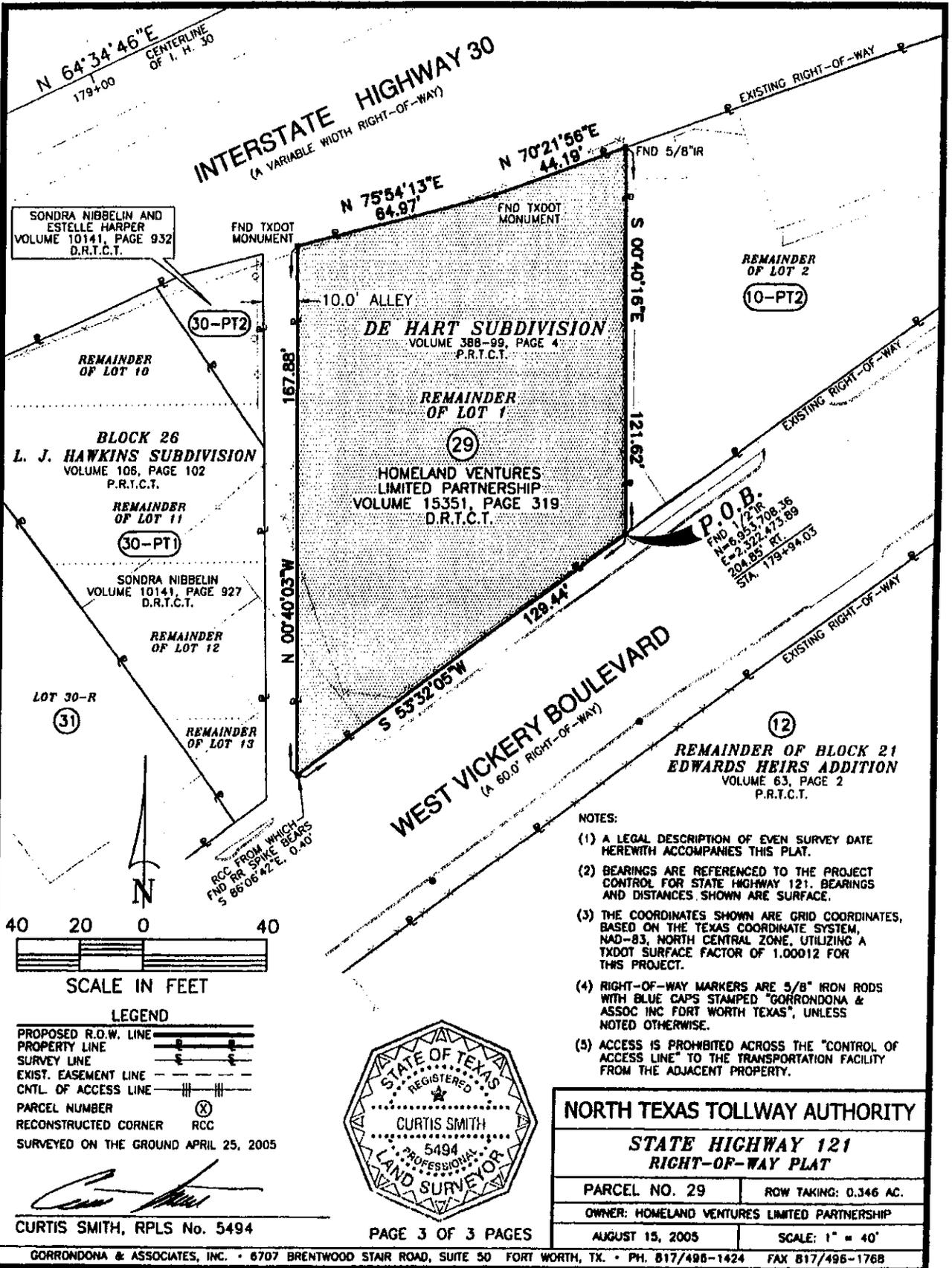
- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDOT Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorrondona & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND April 25, 2005


Curtis Smith
Registered Professional Land Surveyor
No. 5494





SONDRA NIBBELIN AND ESTELLE HARPER
VOLUME 10141, PAGE 932
D.R.T.C.T.

BLOCK 26
L. J. HAWKINS SUBDIVISION
VOLUME 106, PAGE 102
P.R.T.C.T.

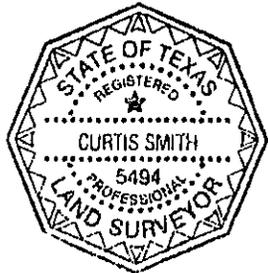
DE HART SUBDIVISION
VOLUME 388-99, PAGE 4
P.R.T.C.T.

REMAINDER OF LOT 1
29
HOMELAND VENTURES LIMITED PARTNERSHIP
VOLUME 15351, PAGE 319
D.R.T.C.T.

SONDRA NIBBELIN
VOLUME 10141, PAGE 927
D.R.T.C.T.

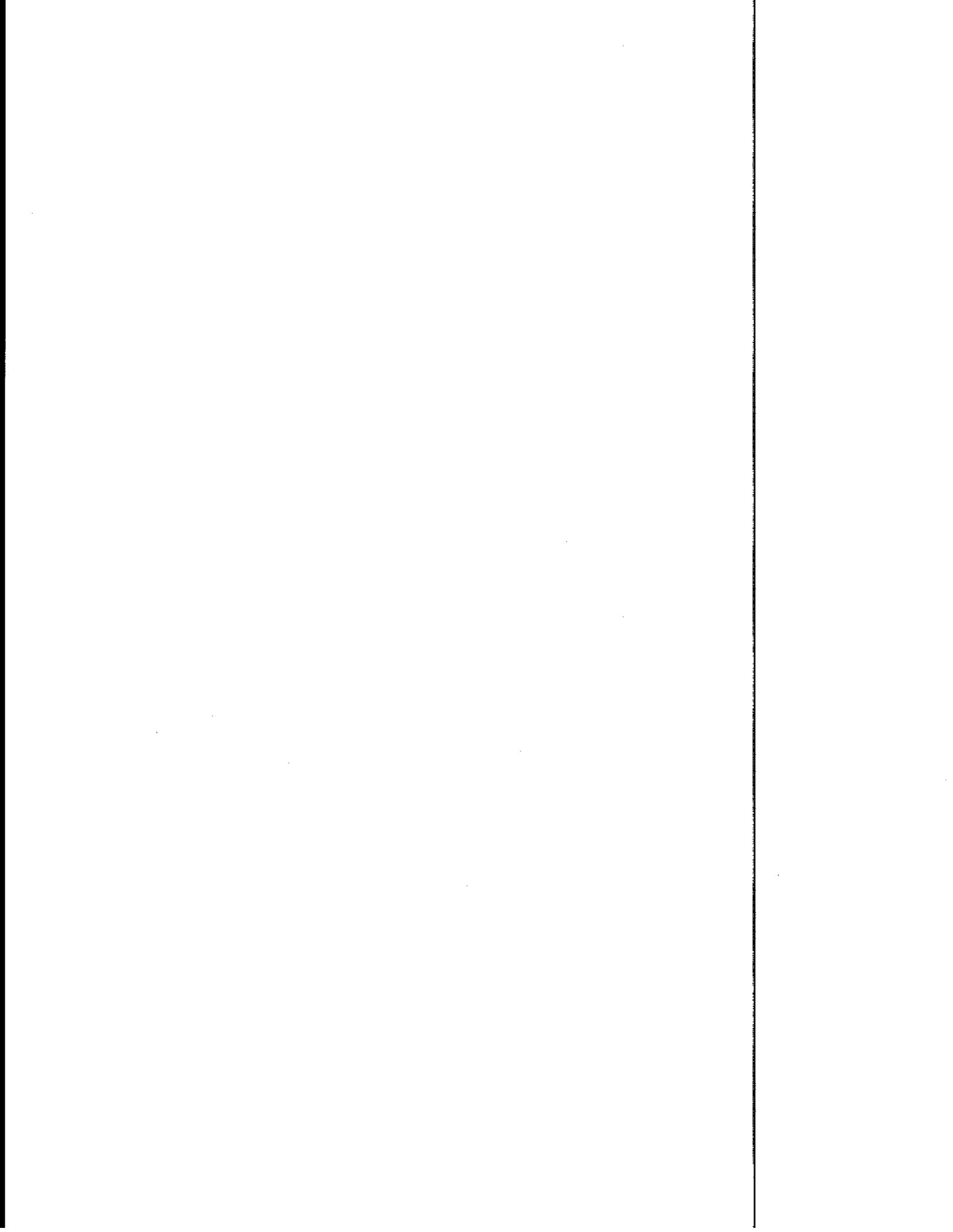
P.O.B.
END 1/2" IR
N=5 953,706.36
E=2,222,475.88
204.85 FT
STA. 179+94.03

- NOTES:
- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
 - (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.
 - (3) THE COORDINATES SHOWN ARE GRID COORDINATES, BASED ON THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE, UTILIZING A TXDOT SURFACE FACTOR OF 1.00012 FOR THIS PROJECT.
 - (4) RIGHT-OF-WAY MARKERS ARE 5/8" IRON RODS WITH BLUE CAPS STAMPED "GORRONDONA & ASSOC INC FORT WORTH TEXAS", UNLESS NOTED OTHERWISE.
 - (5) ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.



Curtis Smith
CURTIS SMITH, RPLS No. 5494

NORTH TEXAS TOLLWAY AUTHORITY	
STATE HIGHWAY 121 RIGHT-OF-WAY PLAT	
PARCEL NO. 29	ROW TAKING: 0.346 AC.
OWNER: HOMELAND VENTURES LIMITED PARTNERSHIP	
AUGUST 15, 2005	SCALE: 1" = 40'



County: Dallas
Highway: Loop 12 (Walton Walker Blvd. N)
R.O.W. CSJ: 0581-02-115
DGN. CSJ: 0581-02-077
ACCOUNT: 9118-01-024

September 26, 2003

Description for Parcel 15

BEING a 15,563 square feet tract of land, more or less, in the Jesse Moon Survey, Abstract No. 879, City of Irving, Dallas County, Texas, and being a part of a called 124,746 square feet as conveyed to Bankston Nissan in Irving as recorded in Volume 97095, Page 1 of the Deed Records of Dallas County, Texas, said 15,563 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Bankston Nissan in Irving tract, said point also being the northeast corner of a called 120,012.36 square feet as conveyed to Insight Capital Realty Company, Ltd. as recorded in Volume 2001021, Page 3430 of said Deed Records, from which a ½" iron rod found bears South 88 degrees 42 minutes 35 seconds West, a distance of 0.81 feet;

THENCE South 88 degrees 42 minutes 35 seconds West, along the southerly line of said Bankston Nissan in Irving tract, a distance of 322.36 feet to a 5/8" iron rod with TxDOT cap set for corner on the new right of way of Loop 12 (Walton Walker Blvd. N) and the POINT OF BEGINNING;

1) THENCE South 88 degrees 42 minutes 35 seconds West, a distance of 33.65 feet to a ½" iron rod found on the existing right of way of Loop 12 (Walton Walker Blvd. N) at the southwest corner of said Bankston Nissan in Irving tract;

2) THENCE North 21 degrees 18 minutes 05 seconds East, along the existing right of way of Loop 12 (Walton Walker Blvd. N), a distance of 259.23 feet to a point from which a 5/8" iron rod found bears South 23 degrees 04 minutes 21 seconds West, a distance of 1.84 feet;

3) THENCE North 18 degrees 18 minutes 05 seconds East, continuing along the existing right of way of Loop 12 (Walton Walker Blvd. N), a distance of 211.24 feet to a 1" iron rod found at the northwest corner of said Bankston Nissan in Irving tract, said point also being the southwest corner of a called 14,587 square feet as conveyed to CLK Property Investments, L.L.C. as recorded in Volume 2003001, Page 14863 of said Deed Records;

4) THENCE North 89 degrees 51 minutes 15 seconds East, leaving the existing right of way of Loop 12 (Walton Walker Blvd. N) and along the southerly line of said CLK Property Investments, L.L.C. tract, a distance of 43.13 feet to a 5/8" iron rod with TxDOT cap set for corner on the new right of way of Loop 12 (Walton Walker Blvd. N);

County: Dallas
Highway: Loop 12 (Walton Walker Blvd. N)
R.O.W. CSJ: 0581-02-115
DGN. CSJ: 0581-02-077
ACCOUNT: 9118-01-024

September 26, 2003

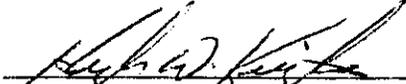
Description for Parcel 15

- 5) THENCE along a curve to the right having a central angle of 01 degrees 04 minutes 41 seconds, a radius of 2881.79 feet, a chord distance of 54.22 feet that bears South 20 degrees 35 minutes 04 seconds West, around said curve an arc distance of 54.22 feet to a magnail set in asphalt for corner on the new right of way of Loop 12 (Walton Walker Blvd. N);
- 6) THENCE South 21 degrees 07 minutes 24 seconds West, continuing along the new right of way of Loop 12 (Walton Walker Blvd. N), a distance of 418.81 feet to the POINT OF BEGINNING and containing 15,563 square feet [0.3573 ac.] of land, more or less.

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

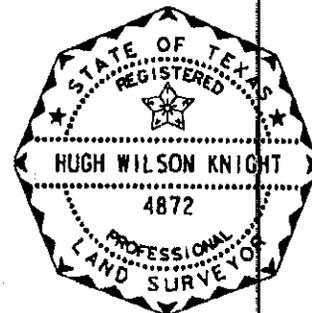
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1998 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.



Hugh Wilson Knight, R.P.L.S. 9-26-03 Date
Texas Registration No. 4872

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



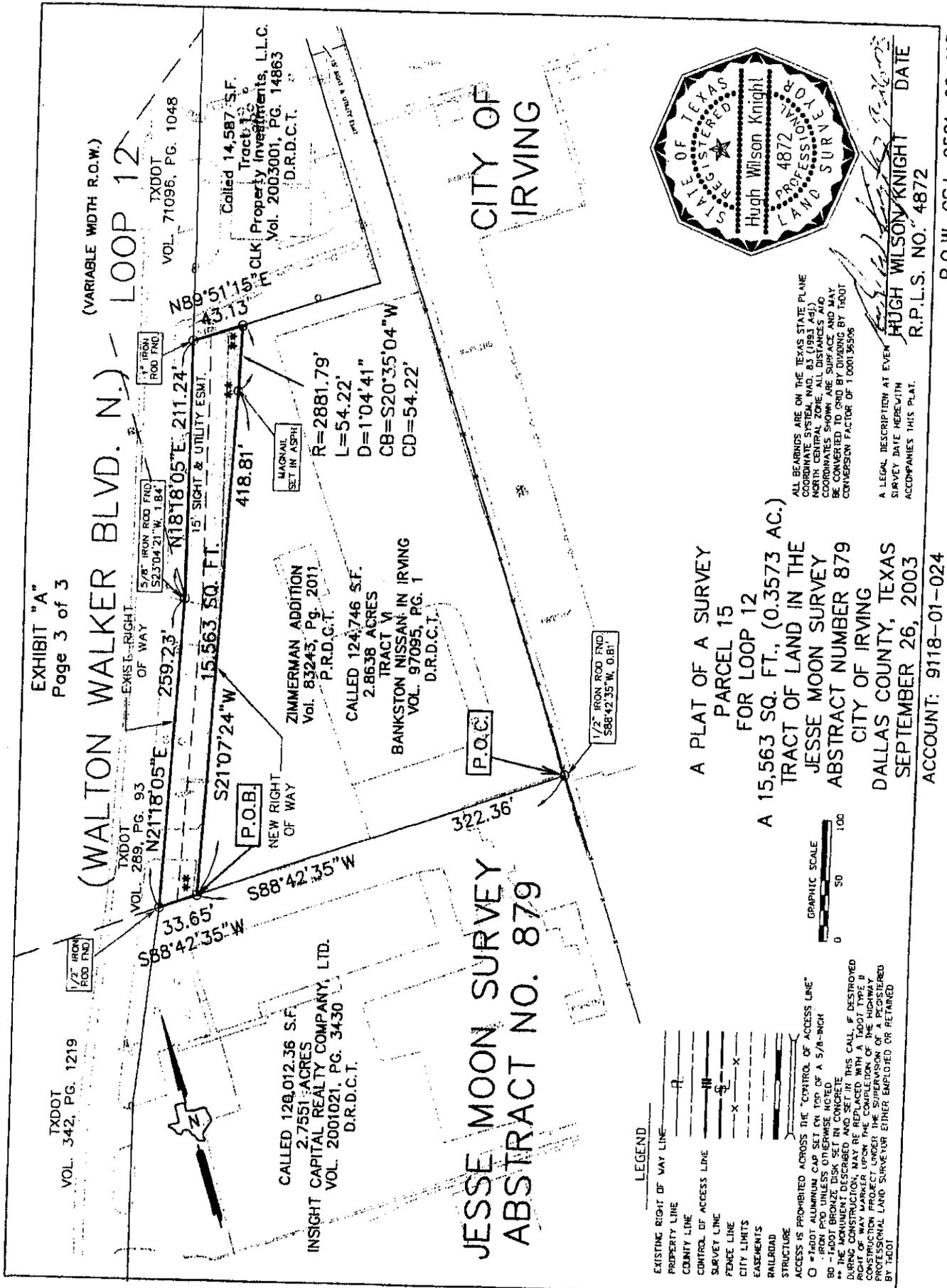


EXHIBIT "A"
Page 3 of 3

(VARIABLE WIDTH R.O.W.)
LOOP 12
TXDOT VOL. 71096, PG. 1048

(WALTON WALKER BLVD. N.)
TXDOT VOL. 289, PG. 93
EXISTING RIGHT OF WAY
5/8" IRON ROD FND
S23°04'21" W, 1.84'
N18°18'05" E, 211.24'
15' SIGHT & UTILITY ESMT.
418.81'

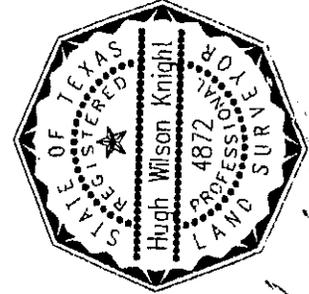
Called 14,587 S.F.
Tract 13
Property Investments, L.L.C.
Vol. 2003001, PG. 14863
D.R.D.C.T.

ZIMMERMAN ADDITION
Vol. 83243, Pg. 2011
P.R.D.C.T.
CALLED 124,746 S.F.
2.8638 ACRES
TRACT V
BANKSTON NISSAN IN IRVING
VOL. 97095, PG. 1
D.R.D.C.T.

Called 120,012.36 S.F.
2.7551 ACRES
INSIGHT CAPITAL REALTY COMPANY, LTD.
VOL. 2001021, PG. 3430
D.R.D.C.T.

JESSE MOON SURVEY
ABSTRACT NO. 879

CITY OF
IRVING



A PLAT OF A SURVEY
PARCEL 15
FOR LOOP 12
A 15,563 SQ. FT., (0.3573 AC.)
TRACT OF LAND IN THE
JESSE MOON SURVEY
ABSTRACT NUMBER 879
CITY OF IRVING
DALLAS COUNTY, TEXAS
SEPTEMBER 26, 2003
ACCOUNT: 9118-01-024

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 AD83)
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TA00T
COMPRESSION FACTOR OF 1.000136506

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

HUGH WILSON KNIGHT
R.P.L.S. NO. 4872
DATE

R.O.W. CSJ: 0581-02-115

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"
- IRON ROD UNLESS OTHERWISE NOTED
- BD - TA00T BRONZE DISK SET IN CONCRETE
- ** THE MONUMENT DESCRIBED MAY BE REPLACED OR DESTROYED DURING CONSTRUCTION, MAY BE REPLACED OR DESTROYED BY THE RIGHT OF WAY MARKER UPON THE COMPLETION OF THE PROJECT BY THE PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TA00T



(Addendum)

Access Clause

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

03/07/05

County: Travis
Parcel No.: 715
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

DESCRIPTION FOR PARCEL 715

DESCRIPTION OF A 247,125 SQUARE FOOT, 5.673 ACRE TRACT OF LAND OUT OF THE ELIJAH CAPLES LEAGUE NO. 7, ABSTRACT NO. 155, LOCATED IN TRAVIS COUNTY, TEXAS, AND OUT OF A 74.785 ACRE TRACT DESCRIBED IN THE DEED DATED OCTOBER 22, 1969, TO BURNICE BURKLUND WALSTON, IN VOLUME 3778, PAGE 1595, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 247,125 SQUARE FOOT, 5.673 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ¾" iron pipe found for the south corner of said Walston's 74.785 acre tract common to the west corner of a 74.785 acre tract conveyed to Humbert R. Ventura in that Last Will of Lillian L. Ventura as recorded in Volume 12557, Page 35 of the Real Property Records of Travis County, Texas and described in the Deed dated October 2, 1969, to Lillian Burklund Ventura, in Volume 3778, Page 1592, of the Deed Records of Travis County, Texas, and falling in the northeast line of a 285.52 acre tract described in a Warranty Deed with Vendor's Lien dated August 2, 1978, to Gordon Swenson and wife Corine B. Swenson, in Volume 6254, Page 2216 of the Deed Records of Travis County, Texas;

THENCE, North 59°14'40" West, a distance of 277.93 feet with the line common to southwest line of said Walston's 74.785 acre tract and the northeast line of said 285.52 acre tract to a ½" iron rod with TxDOT aluminum cap set * on the proposed south right-of-way line of S.H. 45 located 174.50 feet right of proposed S.H. 45 baseline station 1302+67.25 for the southwest corner and **POINT OF BEGINNING**** of the tract herein described;

THENCE, along and with the line common to southwest line of said Walston's 74.785 acre tract and the northeast line of said 285.52 acre tract the following three (3) courses;

- 1) North 59°14'40" West, a distance of 417.30 feet to a calculated point for an angle point;
- 2) North 62°40'40" W, a distance of 155.46 feet to a ¾" iron pipe found for an angle point;
- 3) North 80°31'40" West, a distance of 19.00 feet to a ½" iron rod with TxDOT aluminum cap set on the proposed north right-of-way line of S.H. 45 for the northwest corner of the tract herein described and the beginning of this "Control of Access Line" at 174.50 feet left of proposed S.H. 45 baseline station 1297+91.04;

03/07/05

County: Travis
Parcel No.: 715
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

- 4) **THENCE**, North 82°56'46" East, passing at a distance of 708.96 feet a ½" iron rod with TxDOT aluminum cap set * located at 174.50 feet left of proposed S.H. 45 baseline station 1305+00 and continuing for a total distance of 1,089.44 feet with the proposed north right-of-way line of S.H. 45 to a ½" iron rod with TxDOT aluminum cap set for the northeast corner of the tract herein described on the line common to the southeast line of said Walston's 74.785 acre tract and the northwest line of said Ventura's 74.785 acre tract and the end of this "Control of Access Line" at 174.50 feet left of proposed S.H. 45 baseline station 1308+80.48;
- 5) **THENCE**, South 30°06'20" West, a distance of 437.92 feet with said common line to a ½" iron rod with TxDOT aluminum cap set on the proposed south right-of-way line of S.H. 45 for the southeast corner of the tract herein described and the beginning of this "Control of Access Line" at 174.50 feet right of proposed S.H. 45 baseline station 1306+15.96;
- 6) **THENCE**, South 82°56'46" West, passing at a distance of 115.96 feet to a ½" iron rod with TxDOT aluminum cap set * located at 174.50 feet right of proposed S.H. 45 baseline station 1305+00 and continuing for a total distance of 348.72 feet with the proposed south right-of-way line of S.H. 45 to the end of this "Control of Access Line" and the **POINT OF BEGINNING**, and containing a computed area of 247,125 square feet, 5.673 acres of land.

03/07/05

County: Travis
Parcel No.: 715
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

NOTES:

* This monument will be replaced with a TxDOT Type II right-of-way monument upon completion of right-of-way acquisition and TxDOT notification, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

**The Point of Beginning of this description has S.H. 45 project surface values of:
North = 13,943,618.797, East = 2,373,357.196

Access is denied to and from the transportation facility across the "Control of Access Line."

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances S.H.45 hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

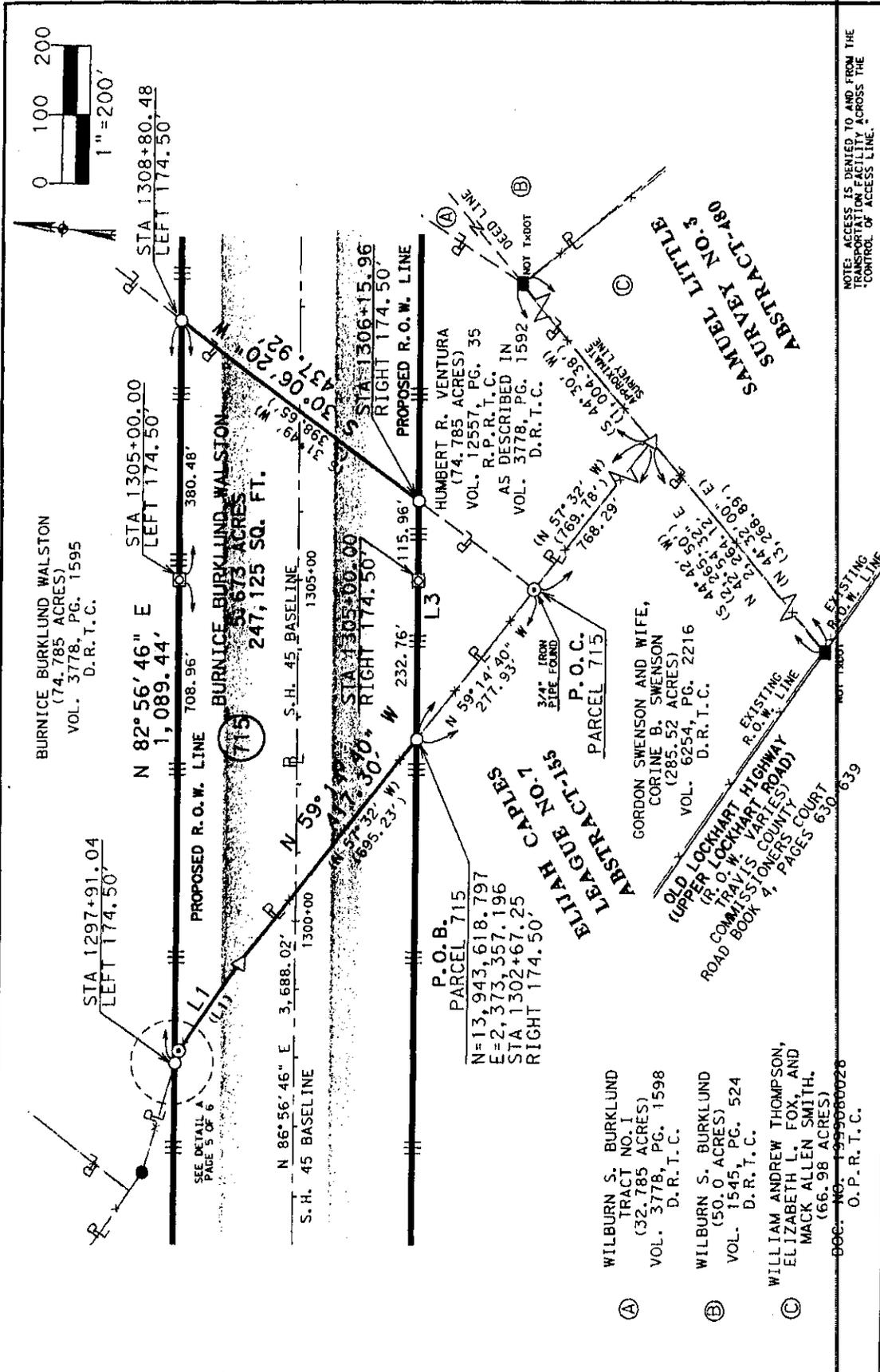
All stations and offsets shown are calculated relative to the project centerline (S.H. 45 baseline), unless noted otherwise.

That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

Neil Hines 7 MARCH 2005
Neil Hines, R.P.L.S. Date
Texas Registration No. 5642
Pate Surveyors
A Division of Pate Engineers, Inc.
7801 North Capital of Texas Highway
Suite 200
Austin, Texas 78731
512-340-0600



RECEIVED MAR 15 2005



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

PAGE 4 OF 6 03/07/05		PARCEL NUMBER 715
PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF BURNICE BURKLAND WALSTON		DISTRICT AUS
FILE PE715.DGN	PROJECT STATE HIGHWAY 45	COUNTY TRAVIS
SCALE 1" = 200'	FEDERAL AID PROJECT NO. MG 2003 (166)	COUNTY PROJECT NO. C. S. J. NO. 1200-05-012
TEXAS DEPARTMENT OF TRANSPORTATION © 2004 by TxDOT		

PATE SURVEYORS
 A DIVISION OF PATE ENGINEERS, INC.
 7801 North Capital of Texas Highway
 Suite 220 Allen, Texas 75015
 Ph 512-340-0600 Fax 512-340-0604 www.pateeng.com

- (A) WILBURN S. BURKLAND
TRACT NO. 1
(32.785 ACRES)
VOL. 3778, PG. 1598
D.R.T.C.
- (B) WILBURN S. BURKLAND
(50.0 ACRES)
VOL. 1545, PG. 524
D.R.T.C.
- (C) WILLIAM ANDREW THOMPSON,
ELIZABETH L. FOX, AND
MACK ALLEN SMITH,
(66.98 ACRES)
D.R.T.C.

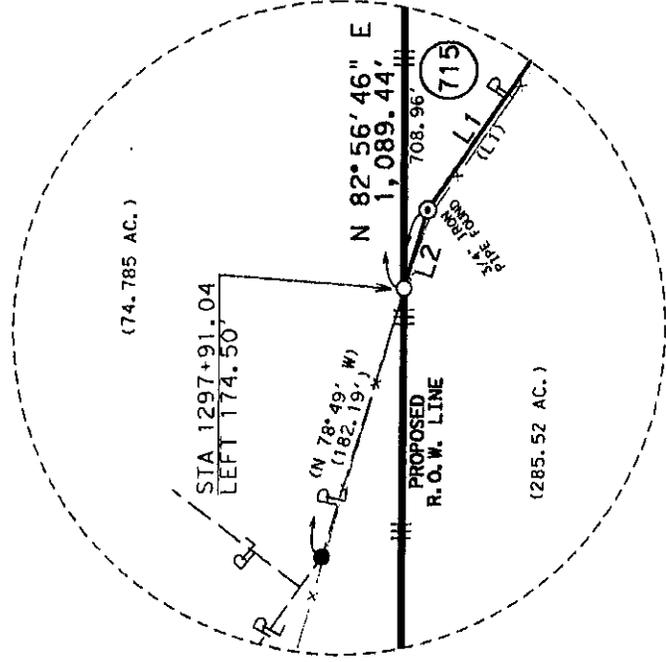
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62° 40' 40" W	155.46'
(L1)	(N 60° 58' W)	(155.46')
L2	N 80° 31' 40" W	19.00'
L3	S 82° 56' 46" W	348.72'

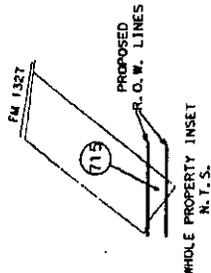
LEGEND

- TxDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
- TxDOT TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET
- ⊗ 1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET, TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE.
- △ CALCULATED POINT
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- CORNER FENCE POST
- BARBED WIRE FENCE
- PROPERTY LINE
- BASELINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- RIGHT-OF-WAY
- EASEMENT
- PUBLIC UTILITY EASEMENT
- DEED RECORDS OF TRAVIS COUNTY
- PLAT RECORDS OF TRAVIS COUNTY
- REAL PROPERTY RECORDS OF TRAVIS COUNTY
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- CONTROL OF ACCESS LINE
- NOT TO SCALE
- RECORD INFORMATION
- DISTANCE NOT SHOWN TO SCALE
- APPROXIMATE SURVEY LINE
- LAND HOOK

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



DETAIL A
N.T.S.
FROM PAGE 4 OF 6



PARCEL NUMBER 715

Texas Department of Transportation
© 2004 by TxDOT

PLAT TO ACCOMPANY PARCEL DESCRIPTION		DISTRICT	TRAVIS
PROPERTY OF BURNICE BURKLUND WALSTON		AUS	
FILE	PROJECT	COUNTY	
PE715.DGN	STATE HIGHWAY 45	TRAVIS	
SCALE	FEDERAL AID PROJECT NO.	R.O.W. C.S.J. NO.	
N.T.S.	MG 2003 (1166)	1200-05-012	

PATE SURVEYORS
A DIVISION OF PATE ENGINEERS, INC.
7601 Worth County Trail, of Texas Highway
Suite 220 Dallas, Texas 75231
PH 512-340-8830 FAX 512-340-8844 www.pateeng.com

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 45 PROJECT SURFACE VALUES. THE S.H. 45 STATE PLANE GRID 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 LITTLE COMPANY, EFFECTIVE DATE JUNE 1, 2004.
98. 20' CREEDMOOR-MAHA WATER SUPPLY CORP. IS CENTERED ON THE LOCATION OF PIPE AS INSTALLED, AS DESCRIBED IN VOL. 3195, PG. 346, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "CONTROL OF ACCESS LINE."
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 45 BASELINE), UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Neil Hines
DATE: **7 MARCH 2005**

NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5642-STATE OF TEXAS

ACQUISITION	ACRES	SQUARE FEET
DEED AREA	5.673	247,125
REMAINDER AREA (LEFT)	74.785	3,257,635
REMAINDER AREA (RIGHT)	68.430	2,980,803
	0.682	29,707

PAGE 6 OF 6 03/07/05	
PARCEL NUMBER 715	
Texas Department of Transportation © 2004 by TxDOT	
PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF BURNICE BURKLUND WALSTON	DISTRICT AUS
FILE PE715.DGN	COUNTY TRAVIS
PROJECT STATE HIGHWAY 45	R.O.W. C.S.J. NO. 1200-05-012
SCALE N.T.S.	FEDERAL AID PROJECT NO. MG 2003 (166)
PATE SURVEYORS A DIVISION OF PATE ENGINEERS, INC. 1800 Capital of Texas Highway Suite 200 West of 7475 Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com	

03/07/05

County: Travis
Parcel No.: 716
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

DESCRIPTION FOR PARCEL 716

DESCRIPTION OF A 428,253 SQUARE FOOT, 9.831 ACRE TRACT OF LAND OUT OF THE ELIJAH CAPLES LEAGUE NO. 7, ABSTRACT NO. 155, LOCATED IN TRAVIS COUNTY, TEXAS, AND OUT OF A 74.785 ACRE TRACT CONVEYED TO HUMBERT R. VENTURA IN THAT LAST WILL OF LILLIAN L. VENTURA AS RECORDED IN VOLUME 12557, PAGE 35 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND AS DESCRIBED IN THE DEED DATED OCTOBER 2, 1969, TO LILLIAN BURKLUND VENTURA, IN VOLUME 3778, PAGE 1592, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 428,253 SQUARE FOOT, 9.831 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ¾" iron pipe found for the west corner said Ventura's 74.785 acre tract common to the south corner of a 74.785 acre tract described in the Deed dated October 2, 1969, to Burnice Burklund Walston in Volume 3778, Page 1595, of the Deed Records of Travis County, Texas, and falling in the northeast line of a 285.52 acre tract described in a Warranty Deed with Vendor's Lien dated August 2, 1978, to Gordon Swenson and wife Corine B. Swenson, in Volume 6254, Page 2216 of the Deed Records of Travis County, Texas;

THENCE, North 30°06'20" East, a distance of 213.79 feet, with the line common to the northwest line of said Ventura's 74.785 acre tract and the southeast line of said Walston's 74.785 acre tract to a ½" iron rod with TxDOT aluminum cap set * on the proposed south right-of-way line of S.H. 45 located 174.50 feet right of proposed S.H. 45 baseline station 1306+15.96 for the southwest corner and the **POINT OF BEGINNING**** of the tract herein described;

- 1) **THENCE**, North 30°06'20" East, a distance of 437.92 feet with said common line to a ½" iron rod with TxDOT aluminum cap set * on the proposed north right-of-way line of S.H. 45 for the northwest corner of the tract herein described and the beginning of this "Control of Access Line" at 174.50 feet left of proposed S.H. 45 baseline station 1308+80.48;
- 2) **THENCE**, North 82°56'46" East, a distance of 1,210.37 feet across said Ventura's 74.785 acre tract with said proposed north right-of-way line of S.H. 45 to a ½" iron rod with TxDOT aluminum cap set * for the northeast corner of the tract herein described and the end of this "Control of Access Line" at 174.50 feet left of proposed S.H. 45 baseline station 1320+90.85 on the line common with the southeast line of said Ventura's 74.785 acre tract and the

03/07/05

County: Travis
Parcel No.: 716
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

northwest line of a 32.785 acre tract described as Tract No. I in the deed dated February 26, 1955, to Wilburn S. Burklund, in Volume 3778, Page 1598, of the Deed Records of Travis County, Texas;

- 3) **THENCE**, South 26°27'10" West, a distance of 412.57 feet with said common line to a concrete monument found (Not TxDOT) for an angle corner of said Ventura's 74.785 acre tract common to the south corner of said 32.785 acre tract, the west corner of a 50.0 acre tract described in the deed dated February 26, 1955, to Wilburn S. Burklund, in Volume 1545, Page 524 of the Deed Records of Travis County, Texas and the north corner of a 66.98 acre tract described in the Warranty Deed dated July 28, 1999, to William Andrew Thompson, Elizabeth L. Fox and Mack Allen Smith, in Document No. 1999080028, of the Official Public Records of Travis County, Texas, for the beginning of this "Control of Access Line" at 169.51 feet right of proposed S.H. 45 baseline station 1318+63.10;
- 4) **THENCE**, South 42°54'32" West, a distance of 7.76 feet with said proposed south right-of-way line of S.H. 45 common to the southeast line of said Ventura's 74.785 acre tract and the northwest line of said 66.98 acre tract to a ½" iron rod with TxDOT aluminum cap set* for an angle point, and from which point a concrete monument found (Not TxDOT) for the west corner of said 66.98 acre tract common to the southeast corner of aforesaid 285.52 acre tract on the north right-of-way line of Old Lockhart Highway (Upper Lockhart Road), a public roadway of varying width recorded in Travis County Commissioners Court Book 4, Pages 630-639, for reference bears South 42°54'32" West, a distance of 3261.13 feet;
- 5) **THENCE**, South 82°56'46" West, a distance of 1,241.19 feet across said Ventura's 74.785 acre tract and with said proposed south right-of-way line of S.H. 45 to the end of this "Control of Access Line" and the **POINT OF BEGINNING**, and containing a computed area of 428,253 square feet, 9.831 acres of land.

03/07/05

County: Travis
Parcel No.: 716
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

NOTES:

* This monument will be replaced with a TxDOT Type II right-of-way monument upon completion of right-of-way acquisition and TxDOT notification, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

**The Point of Beginning of this description has S.H. 45 project surface values of:
North = 13,943,661.620, East = 2,373,703.272

Access is denied to and from the transportation facility across the "Control of Access Line."

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances S.H.45 hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

All stations and offsets shown are calculated relative to the project centerline (S.H. 45 baseline), unless noted otherwise.

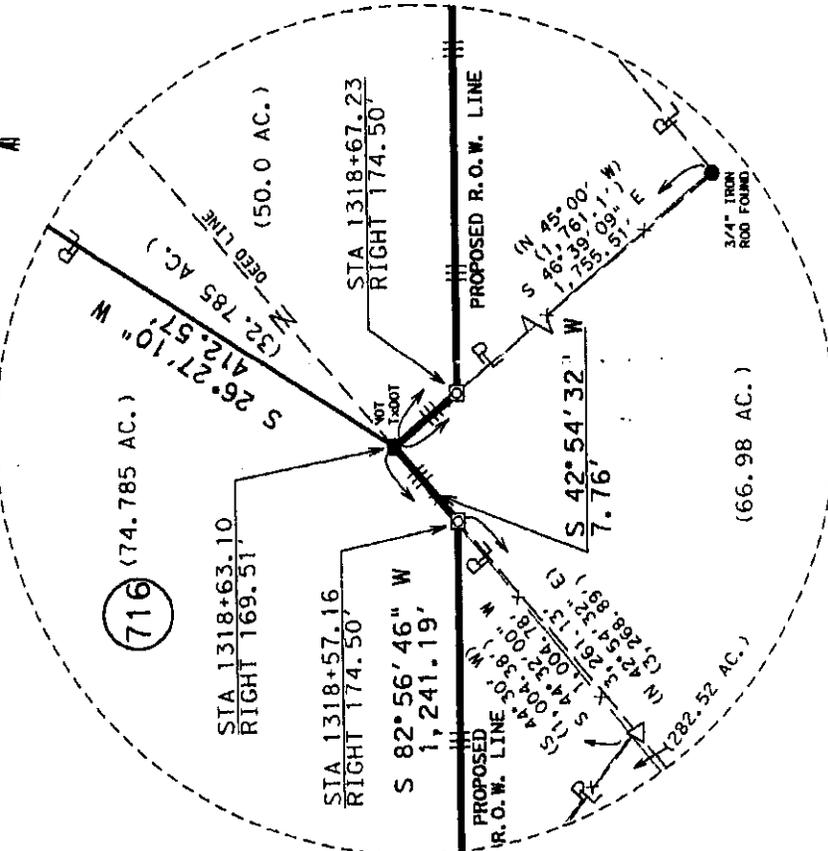
That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

Neil Hines 7 MARCH 2005
Neil Hines, R.P.L.S. Date
Texas Registration No. 5642
Pate Surveyors
A Division of Pate Engineers, Inc.
7801 North Capital of Texas Highway
Suite 200
Austin, Texas 78731
512-340-0600



PARCEL 716 M&B

DETAIL A
N. T. S.
FROM PAGE 4 OF 6



LEGEND

■	1xDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
□	1xDOT TYPE II MONUMENT FOUND (UNLESS NOTED)
○	1/2" IRON PIPE FOUND (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH TxDOT ALUMINIUM CAP SET
⊗	1/2" IRON ROD WITH TxDOT ALUMINIUM CAP SET, TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE.
△	CALCULATED POINT
▲	60D NAIL FOUND (UNLESS NOTED)
○	CORNER FENCE POST
— —	BARBED WIRE FENCE
— —	PROPERTY LINE
— —	BASELINE
— —	POINT OF COMMENCEMENT
— —	POINT OF BEGINNING
— —	RIGHT-OF-WAY
— —	EASEMENT
— —	PUBLIC UTILITY EASEMENT
— —	DEED RECORDS OF TRAVIS COUNTY
— —	PLAT RECORDS OF TRAVIS COUNTY
— —	REAL PROPERTY RECORDS OF TRAVIS COUNTY
— —	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
— —	CONTROL OF ACCESS LINE
— —	NOT TO SCALE
()	RECORD INFORMATION
— —	DISTANCE NOT SHOWN TO SCALE
— —	APPROXIMATE SURVEY LINE
— —	LAND HOOK

NOTE: ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "CONTROL OF ACCESS LINE."

PAGE 5 OF 6
03/07/05

PARCEL NUMBER 716
Texas Department of Transportation
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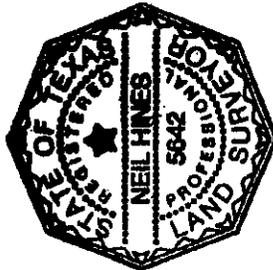
PLAT TO ACCOMPANY PARCEL DESCRIPTION		PROPERTY OF HUMBERT R. VENTURA	
FILE	PROJECT	DISTRICT	AUS
PET16.DGN	STATE HIGHWAY 45	COUNTY	TRAVIS
SCALE	FEDERAL AID PROJECT NO.	R.O.W. C.S. J. NO.	
N. T. S.	MG 2003 (166)	1200-05-012	

PATE SURVEYORS
A DIVISION OF PATE ENGINEERS, INC.
7801 North Capital of Texas Highway
Suite 220 Austin, Texas 78731
Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com

REV. 0

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986) TEXAS SOUTH CENTRAL ZONE (42094). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S. H. 45 PROJECT SURFACE VALUES. THE S. H. 45 STATE PLANE GRID 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 COMPANY, CF NO. 4060024 EFFECTIVE DATE JUNE 1, 2004. THE LOCATION OF THE PIPE AS INSTALLED, AS DESCRIBED 10B, 20, CREEDMOOR-MAHA WATER SUPPLY CORP. IS CENTERED ON THE LOCATION OF THE PIPE AS INSTALLED, AS DESCRIBED IN VOL. 3195, PG. 346, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ACCESS IS OBTAINED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "CONTROL OF ACCESS LINE."
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S. H. 45 BASELINE), UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Neil Hines
7 MARCH 2005

DATE:

NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5842-STATE OF TEXAS

ACQUISITION	ACRES	SQUARE FEET
DEED AREA	9.831	428,253
REMAINDER AREA (LEFT)	74.785	3,257,635
REMAINDER AREA (RIGHT)	53.931	2,349,231
	11.023	480,151

PAGE 6 OF 6
03/07/05

PARCEL NUMBER 716
Texas Department of Transportation
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PLAT TO ACCOMPANY PARCEL DESCRIPTION
PROPERTY OF HUMBERT R. VENTURA
PROJECT STATE HIGHWAY 45
DISTRICT AUS
COUNTY TRAVIS
FILE PE716.DGN
SCALE N. T. S.
GENERAL AID PROJECT NO. JR. O. W. C. S. J. NO. MG 2003 (166) 1200-05-012

PATE & SURVEYORS
A DIVISION OF PATE ENGINEERS, INC.
7801 North Capital of Texas Highway
Suite 200 Dallas, Texas 75241
PH 512-340-0600 Fax 512-340-0604 www.pateandsons.com

REV. 0

06/13/05

County: Travis
Parcel No.: 717
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

DESCRIPTION FOR PARCEL 717

DESCRIPTION OF A 1,202,607 SQUARE FOOT, 27.608 ACRE TRACT OF LAND OUT OF THE ELIJAH CAPLES LEAGUE NO. 7, ABSTRACT NO. 155, AND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480, LOCATED IN TRAVIS COUNTY, TEXAS, A PORTION OF WHICH LIES WITHIN THE CITY OF MUSTANG RIDGE, TEXAS AND OUT OF A 32.785 ACRE TRACT DESCRIBED AS TRACT NO. I IN THE DEED DATED OCTOBER 2, 1969, TO WILBURN S. BURKLUND, IN VOLUME 3778, PAGE 1598, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, A 50.0 ACRE TRACT DESCRIBED IN THE DEED DATED FEBRUARY 26, 1955, TO WILBURN S. BURKLUND, IN VOLUME 1545, PAGE 524, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND A 110.9 ACRE TRACT DESCRIBED IN THE DEED DATED MARCH 19, 1952, TO WILBURN BURKLUND IN VOLUME 1253, PAGE 353, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,202,607 SQUARE FOOT, 27.608 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument found (not TxDOT) for the west corner of a 66.98 acre tract described in the Warranty Deed dated July 28, 1999, to William Andrew Thompson, Elizabeth L. Fox and Mack Allen Smith, in Document No. 1999080028, of the Official Public Records of Travis County, Texas, common to the southeast corner of a 285.52 acre tract described in a Warranty Deed with Vendor's Lien dated August 2, 1978, to Gordon Swenson and wife, Corine B. Swenson, in Volume 6254, Page 2216 of the Deed Records of Travis County, Texas, on the north right-of-way line of Old Lockhart Highway (Upper Lockhart Road), a public roadway of varying width recorded in Travis County Commissioners Court Book 4, Pages 630-639;

THENCE North 42°54'32" East, a distance of 3,268.81 feet with the line common to the northwest line of said 66.98 acre tract and the southeast line of said 285.52 acre tract and the southeast line of a 74.785 acre tract conveyed to Humbert R. Ventura in that Last Will of Lillian L. Ventura as recorded in Volume 12557, Page 35 of the Real Property Records of Travis County, Texas, and as described in the Deed dated October 2, 1969, to Lillian Burkland Ventura, in Volume 3778, Page 1592, of the Deed Records Of Travis County, Texas, to a concrete monument found (not TxDOT) for the north corner of said 66.98 acre tract, common to an angle corner in the southeast line of said 74.785 acre tract, the south corner of said 32.785 acre tract

06/13/05

County: Travis
Parcel No.: 717
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
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Federal Aid Project No: MG 2003 (166)
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and west corner of said 50.0 acre tract, on the proposed south right-of-way line of State Highway 45 (S.H. 45) at 169.51 feet right of proposed S.H. 45 baseline station 1318+63.0 for the most westerly southwest corner and the **POINT OF BEGINNING** ** of the tract herein described;

- 1) **THENCE**, North 26°27'10" East, a distance of 412.57 feet with the line common to the southeast line of said 74.785 acre tract and the northwest line of said 32.785 acre tract to a ½" iron rod with TxDOT aluminum cap set on the proposed north right-of-way line of S.H. 45 for the northwest corner of the tract herein described and the beginning of this "Control of Access Line" at 174.50 feet left of proposed S.H. 45 baseline station 1320+90.85;

THENCE, across said 32.785 acre tract, said 50.0 acre tract, and said 110.9 acre tract with said proposed north right-of-way line of S.H. 45 the following four (4) courses:

- 2) North 82°56'46" East, a distance of 181.68 feet to a ½" iron rod with TxDOT aluminum cap set* at 174.50 feet left of proposed S.H. 45 baseline station 1322+72.53 and the beginning of a non-tangent curve to the right, having a delta angle of 21°47'47", a radius of 4,000.00, and from which point the radius point of said curve bears South 14°48'53" East;
- 3) Along and with said curve to the right, passing at an arc distance of 516.98 feet a ½" iron rod with TxDOT aluminum cap set* at 211.06 feet left of proposed S.H. 45 baseline PC station 1327+87.86 and continuing for a total arc distance of 1,521.67 feet, with a chord bearing of North 86°05'00" East and a chord distance of 1,512.51 feet to a ½" iron rod with TxDOT aluminum cap set* at the non-tangent end of said curve to the right located 198.28 feet left of proposed S.H. 45 baseline station 1337+48.06;
- 4) South 81°28'37" East, passing at a distance of 423.05 feet a ½" iron rod with TxDOT aluminum cap set* at 192.59 feet left of proposed S.H. 45 baseline PT station 1341+53.59, and continuing a distance of 669.78 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 5) South 79°15'28" East, a distance of 678.55 feet to a ½" iron rod with TxDOT aluminum cap set* for the northeast corner of the tract herein described, for the end of this "Control of Access Line" located 195.57 feet left of proposed S.H. 45 baseline station 1350+78.74

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County: Travis
Parcel No.: 717
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

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ROW CSJ: 1200-05-012

on the line common to the southeast line of aforesaid 110.9 acre tract and the northwest line of a 55.6 acre tract described in a Warranty Deed dated September 18, 1978, to James Lee Morris, and wife, Katie Lee Morris in Volume 6503, Page 1386 of the Deed Records of Travis County, Texas;

- 6) **THENCE**, South $43^{\circ}40'25''$ West, a distance of 512.62 feet along said common line to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set* on the proposed south right-of-way line of S.H. 45 for the southeast corner of the tract herein described and the beginning of this "Control of Access Line" located 232.69 feet right of proposed S.H. 45 baseline station 1347+97.01, and from which point a $\frac{3}{8}$ " iron rod found for the south corner of said 110.9 acre tract common to the west corner of said 55.6 acre tract bears for reference South $43^{\circ}40'25''$ West, a distance of 645.43 feet;

THENCE, across said 110.9 acre tract, and said 50.0 acre tract with the said proposed south right-of-way line of S.H. 45 the following four (4) courses:

- 7) North $79^{\circ}34'39''$ West, passing at a distance of 643.42 feet a $\frac{1}{2}$ " iron rod with a TxDOT aluminum cap set* at a distance of 231.71 feet right of proposed S.H. 45 baseline PT station 1341+53.59 and continuing for a total distance of 789.17 feet to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set* for an angle point;
- 8) North $80^{\circ}27'41''$ West, a distance of 379.08 feet to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set* located at 204.58 feet right of S.H. 45 baseline station 1336+02.43 for the beginning of a non-tangent curve to the left, having a delta angle of $15^{\circ}30'26''$, a radius of 4,000.00 feet, and from which point the radius point of said curve bears South $05^{\circ}25'36''$ West;
- 9) Along and with said curve to the left, passing at an arc distance of 780.16 feet a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set* located at 181.28 feet right of S.H. 45 baseline PC bearing of South $87^{\circ}40'23''$ West and a chord distance of 1,079.31 feet to a $\frac{1}{2}$ " iron rod set* at 185.82 feet right of S.H. 45 baseline station 1324+85.52 for the non-tangent end of said curve to the left;

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County: Travis
Parcel No.: 717
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

- 10) South 81°48'21" West, a distance of 599.18 feet to a ½" iron rod with TxDOT aluminum cap set* on the line common to the southwest line of said 50.0 acre tract and northeast line of said 66.98 acre tract for an angle point;
- 11) **THENCE**, North 46°39'09" West, a distance of 36.65 feet continuing with the proposed south right-of-way line of S.H. 45 in common with the southwest line of said 50.0 acre tract and the northeast line of said 66.98 acre tract to the end of this "Control of Access Line" and to the **POINT OF BEGINNING**, and containing a computed area of 1,202,607 square feet, 27.608 acres of land.

AND IN ADDITION THERTO:

Access is denied to and from the Transportation Facility across a portion of the proposed north right-of-way line of S.H. 45 from the beginning of call 6 of the foregoing property description, North 43°40'25" East, a distance of 81.71 feet with the said proposed north right-of-way line of S.H. 45 in common with the west line of said 55.6 acre tract and the east line of said 110.9 acre tract, to a ½" iron rod with TxDOT aluminum cap set* located 263.84 feet left of proposed S.H. 45 baseline station 1351+23.64 for the westerly north corner of said 55.6 acre tract common to the west corner of a 5.54 acre tract described in a Warranty Deed dated August 1, 1989 to Jeanette Louise Allen in Volume 10991, Page 1566 of the Real Property Records of Travis County, Texas and as described in Exhibit "A" in Volume 6503, Page 1386 of the Deed Records of Travis County, Texas.

06/13/05

County: Travis
Parcel No.: 717
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid Project No: MG 2003 (166)
ROW CSJ: 1200-05-012

NOTES:

* This monument will be replaced with a TxDOT Type II right-of-way monument upon completion of right-of-way acquisition and TxDOT notification, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

**The Point of Beginning of this description has S.H. 45 project surface values of:
North = 13,943,819.722, East = 2,374,940.356

Access is denied to and from the transportation facility across the "Control of Access Line."

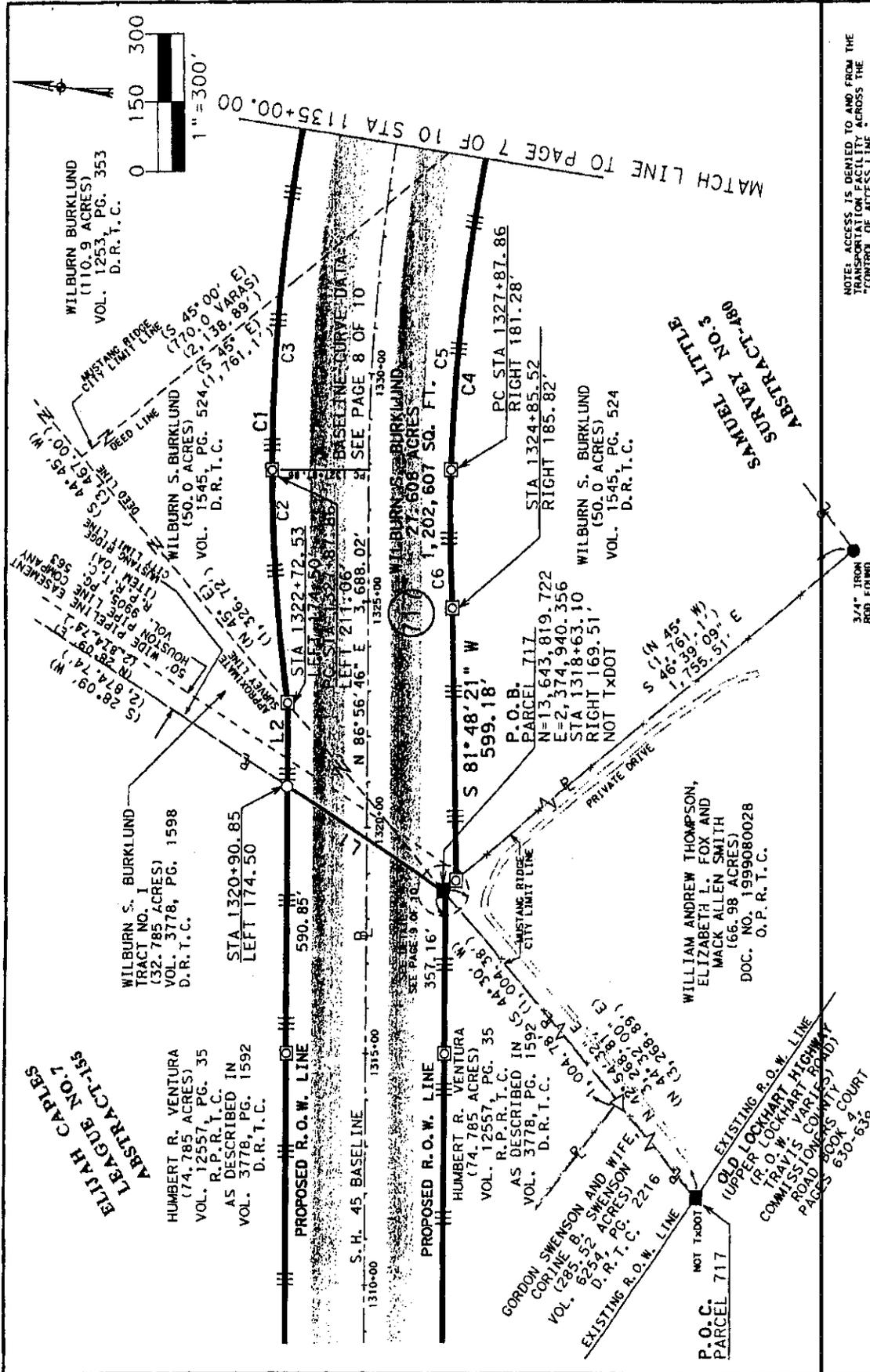
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

All stations and offsets shown are calculated relative to the project centerline (S.H. 45 baseline), unless noted otherwise.

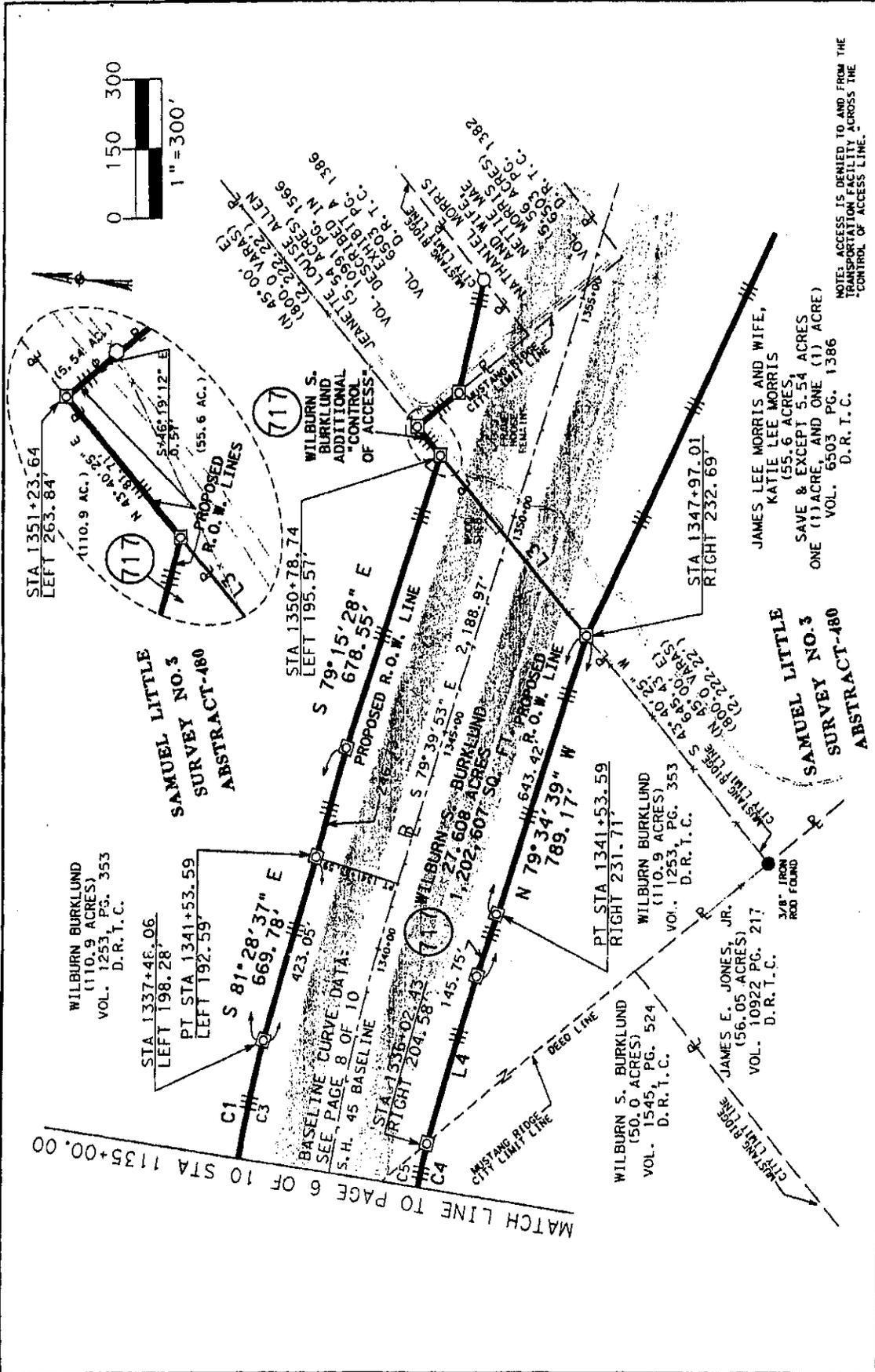
That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

Neil Hines 13 JUNE 2005
Neil Hines, R.P.L.S. Date
Texas Registration No. 5642
Pate Surveyors
A Division of Pate Engineers, Inc.
7801 North Capital of Texas Highway
Suite 200
Austin, Texas 78731
512-340-0600





NOTE: ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "CONTROL OF ACCESS LINE."		PAGE 6 OF 10 06/13/05
PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF WILBURN S. BURKLUND		PARCEL NUMBER 717
FILE PE717A.DGN	PROJECT STATE HIGHWAY 45	DISTRICT AUS
SCALE 1" = 300'	FEDERAL AID PROJECT NO. MG 2003 (166)	COUNTY TRAVIS
PATE SURVEYORS A DIVISION OF PATE ENGINEERS, INC. 7801 Merwin Capital of Texas Highway Suite 220 Austin, Texas 78751 PH 512-340-0800 Fax 512-340-0804 www.pateus.com		Texas Department of Transportation © 2004 by TxDOT



<p>PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF WILBURN S. BURKLAND</p>		<p>PARCEL NUMBER 717</p>
<p>FILE PE717B.DGN</p>	<p>PROJECT STATE HIGHWAY 45</p>	<p>DISTRICT AUS</p>
<p>SCALE 1" = 300'</p>	<p>FEDERAL AID PROJECT NO. MC 2003 (166)</p>	<p>COUNTY TRAVIS</p>
<p>PATE SURVEYORS A DIVISION OF PATE ENGINEERS, INC. 7801 North Central of Texas Highway Suite 220 Austin, Texas 78731 Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com</p>		
<p>TEXAS DEPARTMENT OF TRANSPORTATION © 2004 by TxDOT</p>		

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21° 47' 47"	4,000.00'	1,521.67'	N 86° 05' 00" E	1,512.51'
C2	07° 24' 19"	4,000.00'	516.98'	N 78° 53' 16" E	516.62'
C3	14° 23' 28"	4,000.00'	1,004.69'	N 89° 47' 10" E	1,002.05'
C4	15° 30' 26"	4,000.00'	1,082.61'	S 87° 40' 23" W	1,079.31'
C5	11° 10' 30"	4,000.00'	780.16'	S 89° 50' 21" W	780.16'
C6	04° 19' 56"	4,000.00'	302.45'	S 82° 05' 08" W	302.38'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 26° 27' 10" E	412.57'
L2	N 82° 56' 46" E	181.68'
L3	S 43° 40' 25" W	512.62'
L4	N 80° 27' 41" W	379.08'

S. H. 45 CURVE DATA
 P. I. STATION 1334+76.02 N 13,944, 186.015 E 2,376,520.249
 P. C. STATION 1327+87.86 N 13,944,101.509 E 2,375,837.299
 P. T. STATION 1341+53.59 N 13,944,062.553 E 2,377,197.241
 TANGENT=688.16'
 ARC LENGTH=1,365.74'
 RADIUS=4,500.00
 DEGREE OF CURVATURE=01° 16' 24"
 DELTA=17° 23' 21" RIGHT
 CHORD BEARING=S 88° 21' 33" E
 CHORD DISTANCE=1,360.50'

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 WITH TxDOT ALUMINUM CAP SET
 1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET, TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER ACQUISITION IS COMPLETE
 CALCULATED POINT
 600 NAIL FOUND (UNLESS NOTED)
 CORNER FENCE POST
 BARBED WIRE FENCE
 PROPERTY LINE
 BASELINE
 POINT OF COMMENCEMENT
 POINT OF BEGINNING
 RIGHT-OF-WAY
 EASEMENT
 PUBLIC UTILITY EASEMENT
 DEED RECORDS OF TRAVIS COUNTY
 PLAT RECORDS OF TRAVIS COUNTY
 REAL PROPERTY RECORDS OF TRAVIS COUNTY
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 CONTROL OF ACCESS LINE
 NOT TO SCALE
 RECORD INFORMATION
 DISTANCE NOT SHOWN TO SCALE
 APPROXIMATE SURVEY LINE
 LAND HOOK

PARCEL NUMBER 717

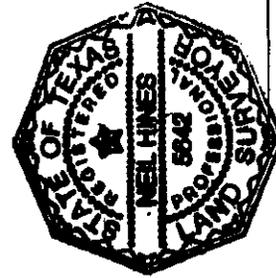
Texas Department of Transportation
 © 2004 by TxDOT

PLAT TO ACCOMPANY PARCEL DESCRIPTION		PROPERTY OF WILBURN S. BURKLUND	
FILE	PROJECT	DISTRICT	
PE717A.DGN	STATE HIGHWAY 45	AUS	
SCALE	FEDERAL AID PROJECT NO.	C. S. J. NO.	COUNTY
N. T. S.	MG 2003 (166)	1200-05-012	TRAVIS

PATE SURVEYORS
 A DIVISION OF PATE ENGINEERS, INC.
 7600 North Capital of Texas Highway
 Suite 220 Dallas, Texas 75241
 Ph 512-340-0600 Fax 512-340-0604 www.pateeng.com

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, MAD83 (1986) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 45 PROJECT SURFACE VALUES. THE S.H. 45 STATE PLANE GRID 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 COMPANY, GF NO. 4060025 EFFECTIVE DATE JUNE 1, 2004 (160.9 ACRES).
10B. AN EASEMENT FOR OIL PIPELINE GRANTED TO UNITED PRODUCERS PIPE LINE COMPANY, AS DESCRIBED IN VOL. 427 PG. 473, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
10C. A 20' PIPELINE EASEMENT LOCATED ACROSS FROM SUBJECT PROPERTY, GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORP. IS CENTERED ON PIPELINE AS INSTALLED AS DESCRIBED IN VOL. 3195, PG. 343, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
- 4) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY, GF NO. 4120143 EFFECTIVE DATE NOVEMBER 29, 2004 (52.785 ACRES).
10A. A 50' PIPELINE EASEMENT LOCATED ACROSS THE SUBJECT PROPERTY GRANTED TO HOUSTON PIPE LINE COMPANY, AS DESCRIBED IN VOL. 9905, PG. 563, R.P.R.T.C. (AS SHOWN HEREON).
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "CONTROL OF ACCESS LINE."
- 7) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 45 BASELINE), UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Neil Hines
DATE: 13 June 2005

NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5642 - STATE OF TEXAS

* INDICATES CALCULATED AREA	
ACRES	SQUARE FEET
27.608	1,202,607
193.685*	8,436,919
124.543	5,425,086
41.554	1,809,226

PAGE 10 OF 10 06/13/05	
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PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF WILBURN S. BURKLUND	PARCEL NUMBER 717
FILE PE717A.DGN	PROJECT STATE HIGHWAY 45
SCALE N. T. S.	DISTRICT AUS
FEDERAL AID PROJECT NO. MC 2003 (166)	COUNTY TRAVIS
N. T. S.	R. O. W. C. S. J. NO. 1200-05-012
PATE SURVEYORS A DIVISION OF PATE ENGINEERS, INC. 7801 North Capital of Texas Highway Suite 220 Allen, Texas 75013 Ph 512-340-0600 Fax 512-340-0604 www.pateeng.com	

03/30/05

County: Travis
Parcel No.: 721
Highway: S.H. 45 Southeast
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

DESCRIPTION FOR PARCEL 721

DESCRIPTION OF A 458,166 SQUARE FOOT, 10.518 ACRE TRACT OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480 AND THE SIENEGAS IRRIGATION AND AGRICULTURE COMPANY SURVEY NO. 52, ABSTRACT NO. 2131 LOCATED IN CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS, AND OUT OF A 224.844 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED DATED JANUARY 18, 2002, FROM WILLIAM M. PRUITT AND EMILY W. PRUITT TO 1MEET1H, L.P., RECORDED IN DOCUMENT NO. 2002012294 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 458,166 SQUARE FOOT, 10.518 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found for the most northerly corner of said 224.844 acre tract, common to the most easterly corner of a called 48.06 acre tract (55.6 acres SAVE AND EXCEPT 1.0 acres, 1.0 acres and 5.54 acres) described in Warranty Deed dated March 16, 1979, to James Lee Morris and wife, Katie Lee Morris in Volume 6503, Page 1386 of the Deed Records of Travis County, Texas, being also a point on the southwest right-of-way line of Evelyn Road, a called 60.00 foot wide right-of-way, as shown on Travis County Road Map No. 4-066;

THENCE, South 47°10'12" East, a distance of 385.76 feet with the line common to a northeast line of said 224.844 acre tract and the southwest right-of-way line of said Evelyn Road to a ½" iron rod with TxDOT aluminum cap set* on the proposed north right-of-way line of State Highway 45 (S.H. 45), located 249.50 feet left of proposed S.H. 45 baseline station 1369+16.44, for the northeast corner and **POINT OF BEGINNING**** of the herein described tract;

THENCE, continuing with the line common to a northeast line of said 224.844 acre tract and the southwest right-of-way line of said Evelyn Road, for the following three (3) courses:

- 1) South 47°10'12" East, a distance of 583.20 feet, to a ½" iron rod with cap found for the beginning of a tangent curve to the left, having a delta angle of 09°59'19", a radius of 674.07 feet, and from which the radius point of the said curve bears North 42°49'48" East;

03/30/05

County: Travis
Parcel No.: 721
Highway: S.H. 45 Southeast
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

- 2) Along and with said curve to the left, for an arc distance of 117.51 feet, a chord bearing of South 52°09'52" East, and chord distance of 117.36 feet to a ½" iron rod found for the non-tangent ending of the said curve to the left, in the fenced and occupied south right-of-way line of said Evelyn Road, common to the south right-of-way line of a 30 wide public roadway, recorded in Volume 178, Page 202 of the Deed Records of Travis County, Texas;
- 3) South 47°07'49" East, a distance of 24.73 feet to a ½" iron rod with TxDOT aluminum cap set* on a curve to the right for the southeast corner of the tract herein described, and the beginning of this "Control of Access Line" located on the proposed south right-of-way line of S.H. 45, and located 230.50 feet right of proposed S.H. 45 baseline station 1374+61.61, having a delta angle of 12°49'24", a radius of 5,230.50 feet, from which the radius point of said curve to the right bears North 02°29'17" West, and from which a ¾" iron pipe found for the most easterly corner of said 224.844 acre tract, common to the said south right-of-way line of a 30 wide public roadway bears South 47°07'49" East, a distance of 1,384.34 feet;

THENCE, across said 224.844 acre tract, along the proposed south right-of-way line of S.H. 45 the following two (2) courses:

- 4) Along and with said curve to the right, an arc distance of 1,170.64 feet, a chord bearing of North 86°04'35" West, and chord distance of 1,168.19 feet to a ½" iron rod with TxDOT aluminum cap set* for the tangent ending of said curve to the right;
- 5) North 79°39'53" West, a distance of 255.86 feet to a ½" iron rod with TxDOT aluminum cap set on the northwest line of the aforesaid 224.844 acre tract, common to the southeast line of said 48.06 acre tract and the end of this "Control of Access Line" located 230.50 feet right of S.H. 45 baseline station 1360+86.71, from which a ½" iron rod found for a common corner of the said 224.844 acre tract and the 48.06 acre tract bears South 43°46'41" West, a distance of 1,349.85 feet;
- 6) **THENCE**, North 43°46'41" East, a distance of 575.71 feet with the line common to the northwest line of said 224.844 acre tract and southeast line of said 48.06 acre tract to a ½" iron rod with TxDOT aluminum cap set on a curve to the left for the northwest corner of the tract herein described on the proposed north right-of-way line of S.H. 45, located 249.50 feet

03/30/05

County: Travis
Parcel No.: 721
Highway: S.H. 45 Southeast
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

left of S.H. 45 baseline station 1364+07.21, for the beginning of this "Control of Access Line", having a delta angle of $05^{\circ}50'07''$, a radius of 4,750.50 feet, and from which the radius point of the said curve to the left bears North $09^{\circ}35'40''$ East;

- 7) **THENCE**, across said 224.844 acre tract, with the proposed north right-of-way line of S.H. 45, along and with said curve to the left, an arc distance of 483.82 feet, a chord bearing of South $83^{\circ}19'23''$ East, and chord distance of 483.61 feet to the end of this "Control of Access Line" and **POINT OF BEGINNING** and containing a computed area of 458,166 square feet, 10.518 acres of land.

03/30/05

County: Travis
Parcel No.: 721
Highway: S.H. 45 Southeast
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

NOTES:

* This monument will be replaced with a TxDOT Type II right-of-way monument upon completion of right-of-way acquisition and TxDOT notification, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The Point of Beginning of this description has S.H. 45 project surface coordinate value of:
North = 13,943,848.427, East = 2,379,936.278

Access is denied to and from the transportation facility across the "Control of Access Line".

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

All stations and offsets shown are calculated relative to the project centerline (S.H. 45 Baseline), unless noted otherwise.

That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

NEIL HINES 30 MARCH 2005

Neil Hines, R.P.L.S. Date

Texas Registration No. 5642

Pate Surveyors

A Division of Pate Engineers, Inc.

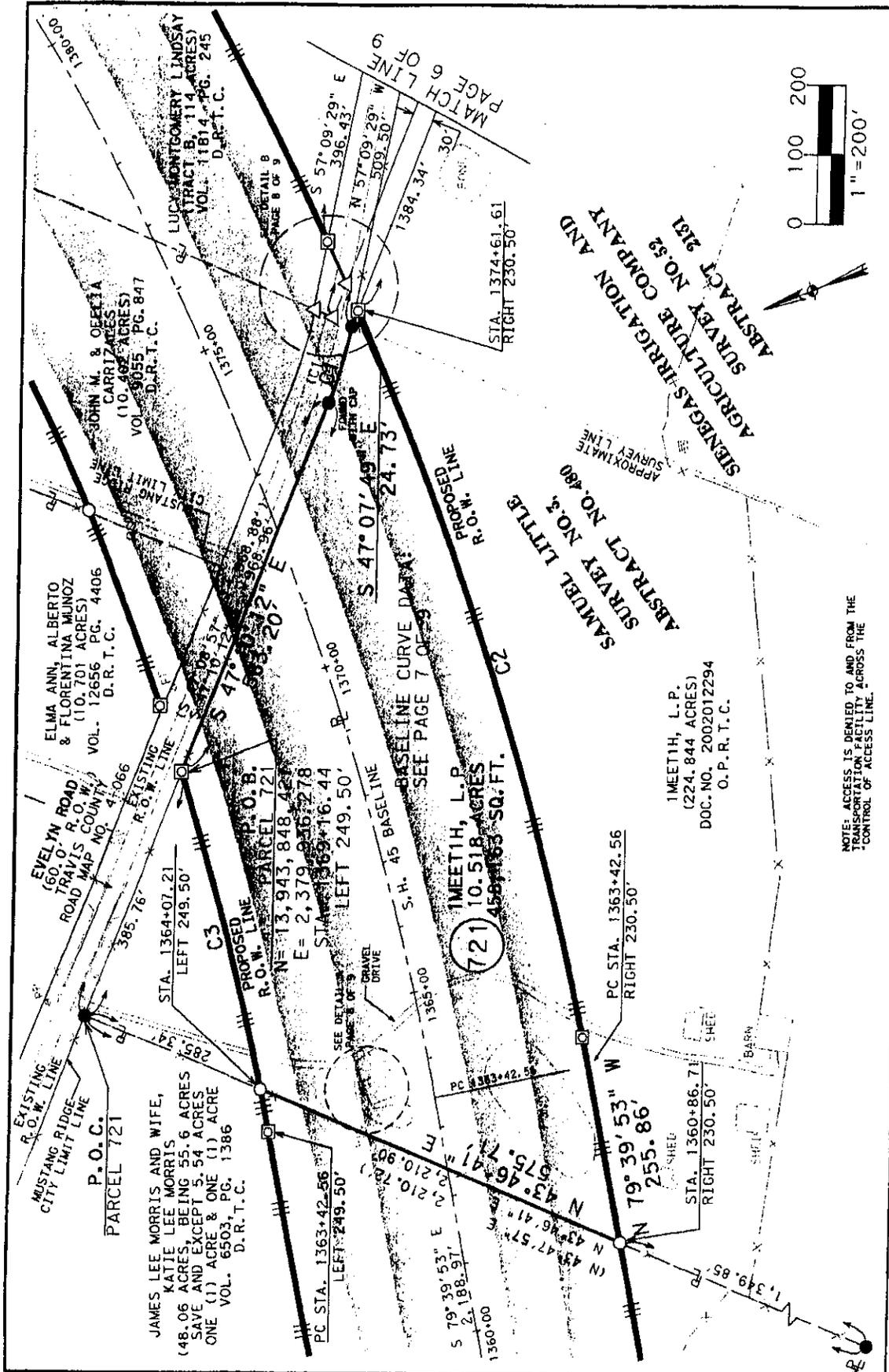
7801 North Capital of Texas Highway

Suite 200

Austin, Texas 78731

512-340-0600





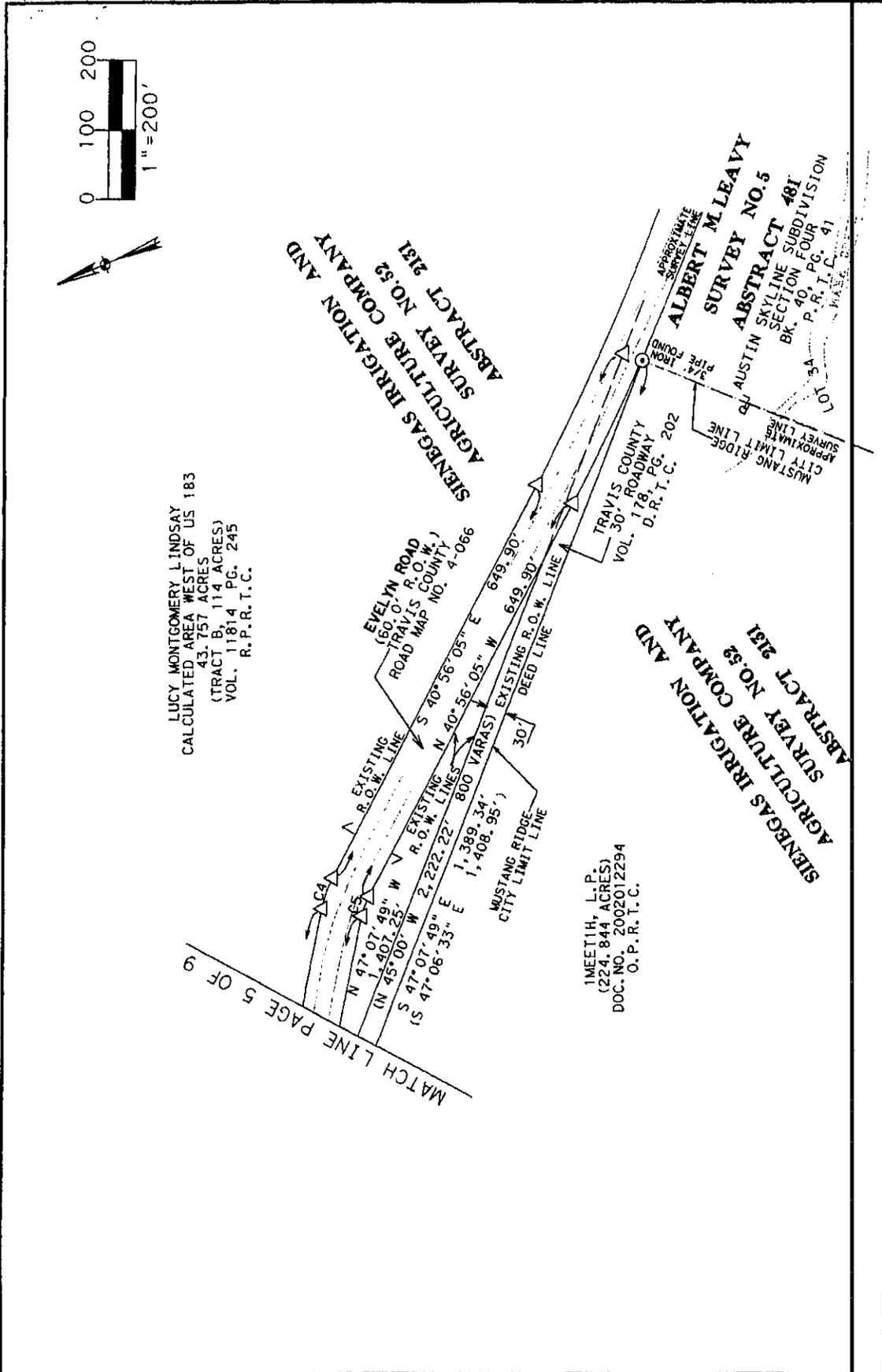
NOTE: ACCESS IS DENIED TO AND FROM THE PROPERTY AT THIS FACILITY ACROSS THE CONTROL OF ACCESS LINE.

PAGE 5 OF 9
03/30/05

PARCEL NUMBER 721
Texas Department of Transportation
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PLAT TO ACCOMPANY PARCEL DESCRIPTION		PROPERTY OF IMEETH, L.P.	
FILE	PROJECT	DISTRICT	
PE721A.dgn	STATE HIGHWAY 45	AUS	
SCALE	FEDERAL AID PROJECT NO.	R.O.W. C.S.J. NO.	COUNTY
1" = 200'	MG 2003 (166)	1200-05-012	TRAVIS

PATE SURVEYORS
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700 North Capitol of Texas Highway
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PAGE 6 OF 9
03/30/05

PARCEL NUMBER 721
Texas Department of Transportation
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PLAT TO ACCOMPANY PARCEL DESCRIPTION		PROPERTY OF MEETH, L.P.	
FILE	PROJECT	DISTRICT	
PE721A.dgn	STATE HIGHWAY 45	AUS	
SCALE	FEDERAL AID PROJECT NO.	R.O.W. C. S. J. NO.	COUNTY
N.T.S.	MG 2003 (1166)	1200-05-012	TRAVIS

PATE SURVEYORS
A DIVISION OF PATE ENGINEERS, INC.
7601 North Capital of Texas Highway
Suite 220 Austin, Texas 78731
Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com

REV. 0

4/1/2005 11:18:25 AM

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	09°59'19"	674.07'	117.51'	S 52°09'52" E	117.36'
(C1)	09°59'17"	674.07'	117.51'	S 52°08'35" E	117.36'
C2	12°49'24"	5,230.50'	1,170.64'	N 86°04'35" W	1,168.19'
C3	05°50'07"	4,750.50'	483.82'	S 83°19'23" E	483.61'
C4	16°13'25"	169.75'	48.07'	S 49°02'47" E	47.91'
C5	16°13'25"	109.75'	31.08'	N 49°02'47" W	30.97'

S. H. 45 @ CURVE DATA
 P. I. STATION 1376+14.00 N 13,943,172.154 E 2,382,079.672
 P. C. STATION 1363+42.56 N 13,943,669.832 E 2,379,350.694
 END STATION 1388+84.60 N 13,943,855.298 E 2,381,858.593
 TANGENT= 1,299.69'
 ARC LENGTH= 2,543.09'
 RADIUS= 5,000.00'
 DEGREE OF CURVATURE= 01°08'45"
 DELTA= 29°08'30" LEFT
 CHORD BEARING= N 85°45'52" E
 CHORD DISTANCE= 2,515.77'

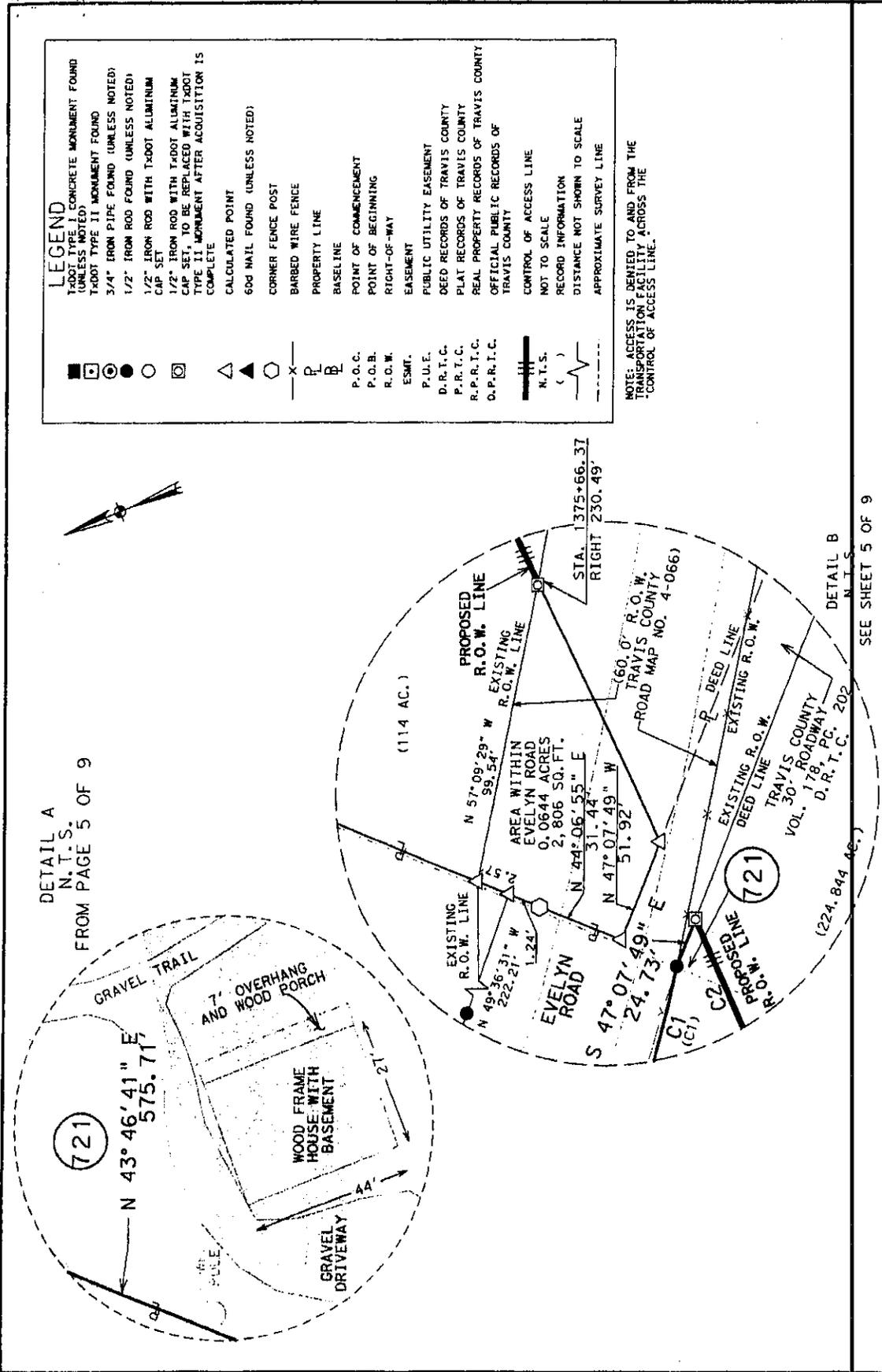
PAGE 7 OF 9
03/30/05

721



PLAT TO ACCOMPANY PARCEL DESCRIPTION
 PROPERTY OF 1MEETH, L.P.
 FILE PROJECT DISTRICT
 PE721A.dgn STATE HIGHWAY 45 AUS
 SCALE FEDERAL AID PROJECT NO. R. O. W. C. S. J. NO. COUNTY
 N. T. S. MG 2003 (166) 1200-05-012 TRAVIS

PATE SURVEYORS
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 Suite 220 Austin, Texas 78731
 Ph 512-340-9600 Fax 512-340-0604 www.pateeng.com



LEGEND

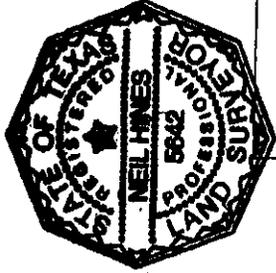
	TxDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
	TxDOT TYPE II MONUMENT FOUND (UNLESS NOTED)
	3/4" IRON PIPE FOUND (UNLESS NOTED)
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET
	1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET, TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER ACQUISITION IS COMPLETE
	CALCULATED POINT
	60D NAIL FOUND (UNLESS NOTED)
	CORNER FENCE POST
	BARBED WIRE FENCE
	PROPERTY LINE
	BASELINE
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	RIGHT-OF-WAY
	EASEMENT
	PUBLIC UTILITY EASEMENT
	DEED RECORDS OF TRAVIS COUNTY
	PLAT RECORDS OF TRAVIS COUNTY
	REAL PROPERTY RECORDS OF TRAVIS COUNTY
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
	CONTROL OF ACCESS LINE
	NOT TO SCALE
	RECORD INFORMATION
	DISTANCE NOT SHOWN TO SCALE
	APPROXIMATE SURVEY LINE

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

PAGE 8 OF 9 03/30/05		REV. 0
PARCEL NUMBER	721	
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PLAT TO ACCOMPANY PARCEL DESCRIPTION	DISTRICT	AUS
PROPERTY OF IMEETH, L.P.	COUNTY	TRAVIS
FILE	PROJECT	STATE HIGHWAY 45
PE721A.dgn	FEDERAL AID-PROJECT NO.	R.O.W. C.S.J. NO.
SCALE	MG 2003 (166)	1200-05-012
N.T.S.		
<p>PATE SURVEYORS A DIVISION OF PATE ENGINEERS, INC. 7801 North Central Expressway Suite 220 Austin, Texas 78731 Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com</p>		
SEE SHEET 5 OF 9		

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 45 PROJECT SURFACE VALUES. THE S.H. 45 STATE PLANE GRID 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 COMPANY, CF NO. 4060062, EFFECTIVE DATE JUNE 1, 2004.
 10B. A PIPELINE EASEMENT FOR THE TRANSPORTATION OF OIL AND OTHER COMMODITIES LOCATED ACROSS THE SUBJECT PROPERTY, GRANTED TO UNITED PRODUCERS PIPELINE COMPANY, AS DESCRIBED IN VOL. 419, PAGE 621, D.R.T.C.
 10C. A WATER LINE EASEMENT GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORP. IS CENTERED ON PIPELINE AS INSTALLED, AS DESCRIBED IN VOL. 3262, PAGE 2054, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
 10D. A 15' WATER PIPELINE EASEMENT LOCATED ACROSS THE SOUTHERN PORTION OF THE SUBJECT PROPERTY, GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, AS DESCRIBED IN VOL. 8772, PAGE 1, D.R.T.C.
 10E. A 20' WATER PIPELINE EASEMENT LOCATED ACROSS THE WESTERN PORTION OF THE SUBJECT PROPERTY, GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, AS DESCRIBED IN VOL. 3262, PAGE 2063, D.R.T.C.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THIS "CONTROL OF ACCESS LINE."
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 45 BASELINE), UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Neil Hines
NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5642-STATE OF TEXAS

30 March 2005
DATE:

ACQUISITION	ACRES	SQUARE FEET
DEED AREA	10.518	458,163
REMAINDER AREA (LEFT)	224.844	9,794,205
REMAINDER AREA (RIGHT)	1.309	57,017
	213.017	9,279,025

PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF IMEETH, L.P.		PARCEL NUMBER 721
FILE PE721A.dgn	PROJECT STATE HIGHWAY 45	DISTRICT AUS
SCALE N. T. S.	FEDERAL AID PROJECT NO. MG 2003 (166)	COUNTY TRAVIS
TEXAS DEPARTMENT OF TRANSPORTATION © 2004 BY TxDOT		

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7801 North Capital of Texas Highway
Suite 250 Austin, Texas 78731
Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com

County: Travis
Parcel No.: 721
ROW CSJ: 1200-05-012
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To.: U.S. 183, at Mustang Ridge

SAVE AND EXCEPT, THAT THERE IS RESERVED TO THE FEE OWNER(S) OF THE FOREGOING PROPERTY (THE OWNER PRIOR TO THE STATE OF TEXAS' ACQUISITION), AND SAID FEE OWNER'S HEIRS AND ASSIGNS, A PERMANENT EASEMENT APPURTENANT, FOR INGRESS AND EGRESS PURPOSES, ON, OVER AND ACROSS THAT CERTAIN STRIP OF REAL PROPERTY ("ACCESS PASSAGE AREA") LOCATED IN TRAVIS COUNTY AND MORE PARTICULARLY DESCRIBED IN THE FOLLOWING "DESCRIPTION OF ACCESS PASSAGE RIGHTS", FOR THE SOLE PURPOSE OF PASSING BENEATH THE ELEVATED PORTIONS OF THE PROPOSED STATE HIGHWAY 45 SOUTHEAST FACILITY'S ELEVATED EXPRESSWAY MAIN LANES AND ELEVATED DIRECT CONNECTORS, AND BETWEEN GRANTORS' REMAINING LANDS ABUTTING THE PREVIOUSLY DESCRIBED 10.518 ACRE TRACT, SUBJECT TO THE FOLLOWING RESTRICTIONS AND/OR CONDITIONS:

1. TXDOT SHALL CONSTRUCT, A DRIVEWAY (WITH A SURFACE MATERIAL OF FLEXIBLE BASE, SIX (6) INCHES THICK) UPON AND ACROSS THE ACCESS PASSAGE AREA, IN ACCORDANCE WITH THE FOLLOWING ATTACHED PLANS AND SPECIFICATIONS, WHICH ARE INCORPORATED HEREIN FOR ALL PURPOSES, BUT TXDOT SHALL NOT THEREAFTER MAINTAIN SUCH DRIVEWAY;
2. PROVIDED, HOWEVER, THAT SHOULD THE STATE IN ITS SOLE DISCRETION DETERMINE THAT THE USE OF THE ACCESS AREA AND/OR ITS MAINTENANCE, OR LACK THEREOF, BECOMES HARMFUL OR CREATES A CONDITION DANGEROUS TO THE HIGHWAY FACILITY OR TO THE TRAVELING PUBLIC, THE STATE MAY, WITHOUT NOTICE TO THE HOLDER(S) OF THE ACCESS PASSAGE RIGHTS, TAKE SUCH ACTION AS IT DEEMS NECESSARY TO CORRECT OR ELIMINATE SUCH CONDITIONS, WITHOUT PRIOR NOTICE TO THE HOLDER OF THE ACCESS PASSAGE RIGHTS;
3. THE HOLDER OF THE ACCESS PASSAGE RIGHTS SHALL NOT HAVE THE RIGHT TO PLACE, CONSTRUCT OR MAINTAIN ANY IMPROVEMENTS WITHIN OR UPON THE ACCESS PASSAGE AREA, OTHER THAN THE ABOVE-DESCRIBED DRIVEWAY; AND

4. TXDOT RESERVES UNTO ITSELF THE RIGHT OF ACCESS TO THE ACCESS PASSAGE AREA FOR THE PURPOSES OF CONSTRUCTING, INSPECTING, MAINTAINING, AND REPAIRING THE HIGHWAY FACILITY, AND NEITHER THE FEE OWNER OF THE PROPERTY NOR HIS HEIRS OR ASSIGNEES SHALL HAVE THE RIGHT TO BLOCK, FENCE OR PLACE GATES UPON THE DESCRIBED EASEMENT AREA, OR TO PERMIT SAME, IN A MANNER WHICH WOULD PREVENT OR RESTRICT ACCESS BY THE TEXAS DEPARTMENT OF TRANSPORTATION OR ITS CONTRACTORS AND AGENTS FOR THE ABOVE-DESCRIBED PURPOSES.

10/03/05

County: Travis
Parcel No.: 721
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

**DESCRIPTION OF RESERVATION
OF ACCESS PASSAGE RIGHTS**

DESCRIPTION OF A STRIP OF LAND FOR A RESERVATION OF ACCESS PASSAGE RIGHTS ACROSS THE PROPOSED STATE HIGHWAY 45 (S.H. 45) RIGHT-OF-WAY, A 27,506 SQUARE FOOT, 0.631 ACRE TRACT OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480 LOCATED IN THE CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS, AND OUT OF A 224.844 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED DATED JANUARY 18, 2002, FROM WILLIAM M. PRUITT AND EMILY W. PRUITT TO 1MEET1H, L.P., RECORDED IN DOCUMENT NO. 2002012294 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 27,506 SQUARE FOOT, 0.631 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found for the most northerly corner of said 224.844 acre tract, common to the most easterly corner of a called 48.06 acre tract (55.6 acres SAVE AND EXCEPT 1.0 acres, 1.0 acres and 5.54 acres) described in Warranty Deed dated March 16, 1979, to James Lee Morris and wife, Katie Lee Morris in Volume 6503, Page 1386 of the Deed Records of Travis County, Texas, being also a point on the southwest right-of-way line of Evelyn Road, a called 60.0 foot wide right-of-way, as shown on Travis County Road Map No. 4-066;

THENCE, South 43°46'41" West, a distance of 285.34 feet with the line common to a northwest line of said 224.844 acre tract and the northeast line of said 48.06 acre tract to a ½" iron rod with TxDOT aluminum cap set* for the beginning of a non-tangent curve to the left on the proposed north right-of-way line of S.H. 45, located 249.50 feet left of proposed S.H. 45 baseline station 1364+07.21, and having a delta angle of 00°15'58", a radius of 4,750.50 feet, and from which the radius point of the said curve bears North 09°19'42" East;

THENCE, departing the said common line and over and across the said 224.844 acre tract with said proposed north right-of-way line of S.H. 45 and with said curve to the left for an arc distance of 22.07 feet, a chord bearing of South 80°32'17" East, and a chord distance of 22.07 feet to a ½" iron rod with TxDOT aluminum cap set located 249.50 feet left of proposed S.H. 45 baseline station 1364+30.45 for the **POINT OF BEGINNING****, of the herein described tract;

10/03/05

County: Travis
Parcel No.: 721
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

1) **THENCE**, continuing with proposed north right-of-way line of S.H. 45 with said curve to the left, having a delta angle of $00^{\circ}42'09''$, a radius of 4,750.50 feet, for an arc distance of 58.25 feet, a chord bearing of South $81^{\circ}01'23''$ East, a chord distance of 58.25 feet to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set located 249.50 feet left of proposed S.H. 45 baseline station 1364+91.74 for the east corner of the tract herein described;

THENCE, departing said proposed north right-of-way line of S.H. 45 and over and across said 224.844 acre tract the following five (5) courses:

- 2) South $39^{\circ}49'09''$ West, a distance of 134.15 feet, to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set for the Point of Curvature of a curve to the left, having a delta angle of $64^{\circ}00'34''$, a radius of 75.00 feet, and from which the radius point of said curve bears South $50^{\circ}10'51''$ East;
- 3) Along and with said curve to the left, for an arc distance of 83.79 feet, a chord bearing of South $07^{\circ}48'52''$ West, a chord distance of 79.50 feet, to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set for the Point of Tangent of the curve herein described;
- 4) South $24^{\circ}11'25''$ East, a distance of 115.35 feet to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set for the Point of Curvature of a curve to the right, having a delta angle of $76^{\circ}04'09''$, a radius of 125.00 feet, from which the radius point of said curve bears South $65^{\circ}48'35''$ West;
- 5) Along and with said curve to the right, for an arc distance of 165.96 feet, a chord bearing of South $13^{\circ}50'39''$ West, a chord distance of 154.03 feet to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set for Point of Tangent of the curve herein described;
- 6) South $51^{\circ}52'44''$ West, a distance of 48.27 feet, to a $\frac{1}{2}$ " iron rod with TxDOT aluminum cap set on the beginning of a non-tangent curve to the right on the proposed south right-of-way line of S.H. 45, located 230.50 feet right of baseline station 1364+41.15, having a delta angle of $00^{\circ}44'26''$, a radius of 5,230.50 feet, from which the radius of said curve to the right bears North $09^{\circ}12'20''$ East;

10/03/05

County: Travis
Parcel No.: 721
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

7) **THENCE**, with said south right-of-way line of S.H. 45 and with said curve to the right an arc distance of 67.60 feet, a chord bearing of North 80°25'28" West, a chord distance of 67.60 feet to a ½" iron rod with TxDOT aluminum cap set for the west corner of the tract herein described located 230.50 feet right of baseline station 1363+76.52;

THENCE, departing the said proposed south right-of-way line of S.H. 45 and over and across said 224.844 acre tract the following five (5) courses:

- 8) North 51°52'44" East, a distance of 93.77 feet to a ½" iron rod with TxDOT aluminum cap set for the Point of Curvature of a curve to the left, having a delta angle of 76°04'09", a radius of 75.00 feet, and from which the radius point of said curve bears North 38°07'16" West;
- 9) Along and with said curve to the left, for an arc distance of 99.57 feet, a chord bearing of North 13°50'39" East, a chord distance of 92.42 feet to a ½" iron rod with TxDOT aluminum cap set for the Point of Tangent of the curve herein described;
- 10) North 24°11'25" West, a distance of 115.35 feet to a ½" iron rod with TxDOT aluminum cap set for the Point of Curvature of a curve to the right, having a delta angle of 64°00'34", a radius of 125.00 feet, and from which the radius of said curve bears North 65°48'35" East;
- 11) Along and with said curve to the right, for an arc distance of 139.65 feet, a chord bearing of North 07°48'52" East, a chord distance of 132.50 feet to a ½" iron rod with TxDOT aluminum cap set for the Point of Tangent of the curve herein described;
- 12) North 39°49'09" East, a distance of 104.29 feet to the **POINT OF BEGINNING** and containing a computed area of 27,506 square feet, 0.631 acres of land.

10/03/05

County: Travis
Parcel No.: 721
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

NOTES:

* This monument will be replaced with a TxDOT Type II right-of-way monument upon completion of right-of-way acquisition and TxDOT notification, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT

** The Point of Beginning of this description has S.H. 45 project surface coordinate value of:
North = 13,943,901.026, East = 2,379,477.726

Access is denied to and from the transportation facility across the "Control of Access Line".

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

All stations and offsets shown are calculated relative to the project centerline (S.H. 45 Baseline), unless noted otherwise.

That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

Neil Hines 3 OCTOBER 2005
Neil Hines, R.P.L.S. Date

Texas Registration No. 5642

Pate Surveyors

A Division of Pate Engineers, Inc.

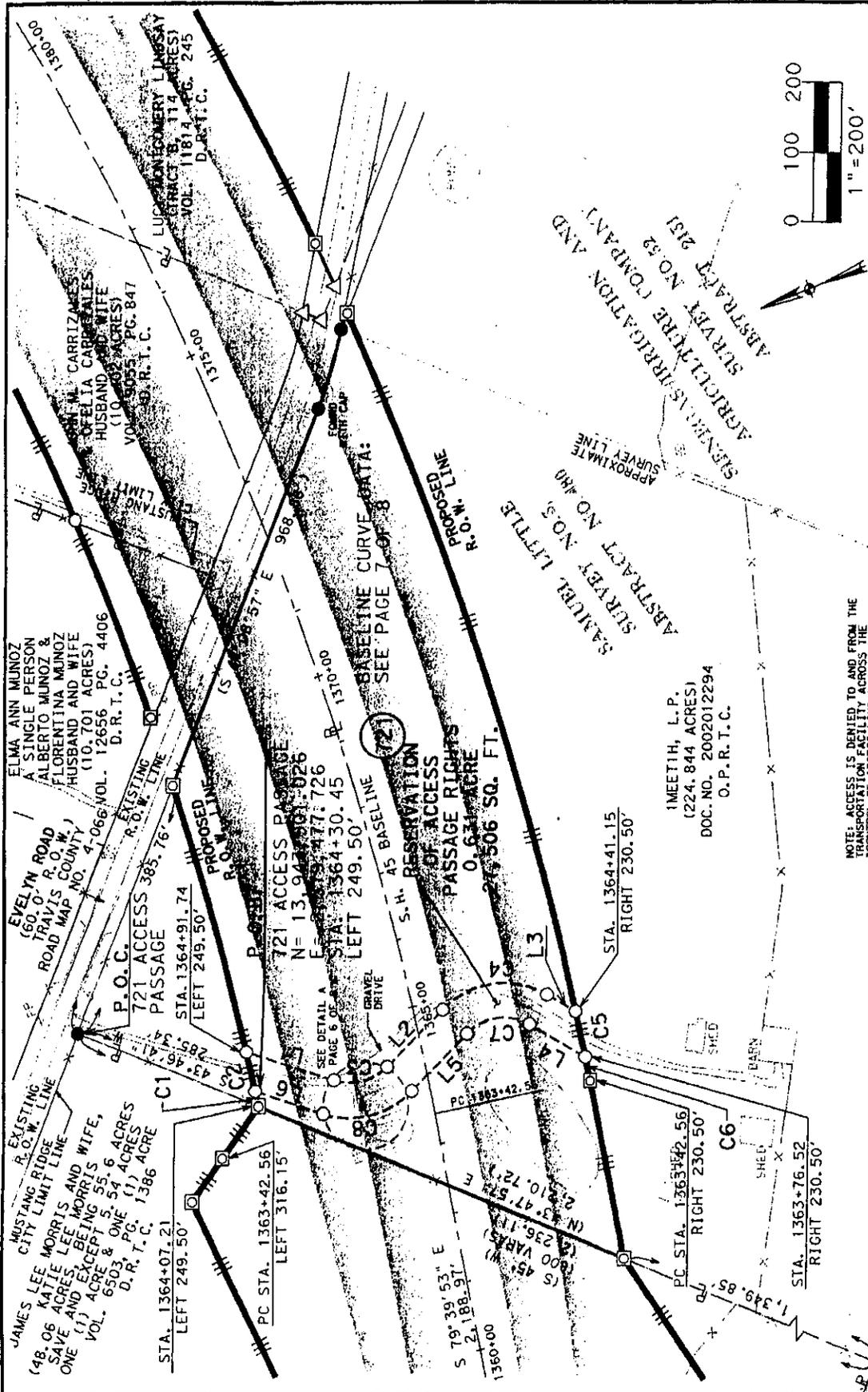
7801 North Capital of Texas Highway

Suite 200

Austin, Texas 78731

512-340-0600





NOTE: ACCESS IS DENIED TO AND FROM THE
TRANSPORTATION FACILITY ACROSS THE
ENTIRE WIDTH OF ACCESS EASEMENT

<p>PATE SURVEYORS A DIVISION OF PATE ENGINEERS, INC. 7601 North Capital of Texas Highway Suite 220 Austin, Texas 78731 PH 512-340-0620 FAX 512-340-0604 www.patesurvey.com</p>		<p>PLAT TO ACCOMPANY DESCRIPTION OF RESERVATION OF ACCESS PASSAGE RIGHTS</p>		<p>PAGE 5 OF 8 10/03/05</p>	
<p>FILE PE721 (APR. 06)</p>	<p>PROJECT STATE HIGHWAY 45</p>	<p>DISTRICT AUS</p>	<p>PARCEL NUMBER 721</p>	<p>Texas Department of Transportation © 2004 by 10001</p>	
<p>SCALE 1" = 200'</p>	<p>FEDERAL AID PROJECT NO. MG 2003 (1166)</p>	<p>R.O.W. C.S.J. NO. 1200-05-012</p>	<p>COUNTY TRAVIS</p>		

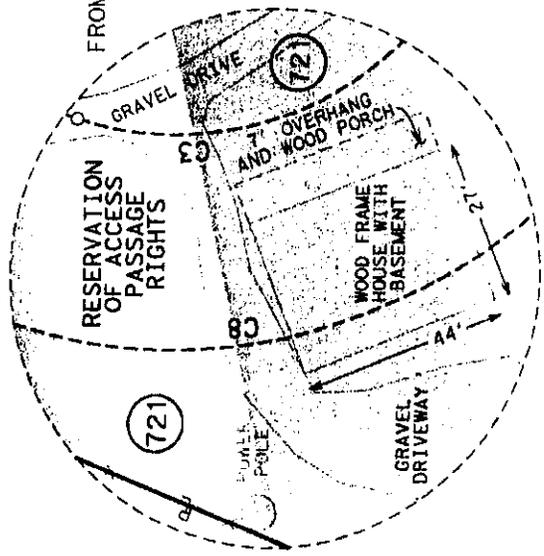
LEGEND

T-XDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
 T-XDOT TYPE II MONUMENT FOUND
 3/4" IRON PIPE FOUND (UNLESS NOTED)
 1/2" IRON ROD FOUND (UNLESS NOTED)
 1/2" IRON ROD WITH T-XDOT ALUMINUM CAP SET
 1/2" IRON ROD WITH T-XDOT ALUMINUM CAP SET, TO BE REPLACED WITH T-XDOT TYPE II MONUMENT AFTER ACQUISITION IS COMPLETE
 CALCULATED POINT
 606 NAIL FOUND (UNLESS NOTED)
 CORNER FENCE POST
 BARBED WIRE FENCE
 PROPERTY LINE
 BASELINE
 POINT OF COMMENCEMENT
 POINT OF BEGINNING
 RIGHT-OF-WAY
 EASEMENT
 PUBLIC UTILITY EASEMENT
 DEED RECORDS OF TRAVIS COUNTY
 PLAT RECORDS OF TRAVIS COUNTY
 REAL PROPERTY RECORDS OF TRAVIS COUNTY
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 CONTROL OF ACCESS LINE
 NOT TO SCALE
 RECORD INFORMATION
 DISTANCE NOT SHOWN TO SCALE
 APPROXIMATE SURVEY LINE

NOTE: ACCESS IS DENIED TO AND FROM THE PROPERTY OF METRY, ACROSS THE CONTROL OF ACCESS LINE.

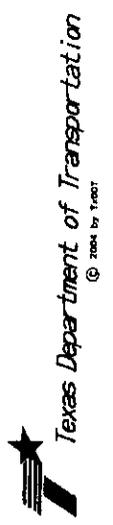


DETAIL A
N. T. S.
FROM PAGE 5 OF 8



PAGE 6 OF 8
10/03/05

721



PLAT TO ACCOMPANY DESCRIPTION OF RESERVATION OF ACCESS PASSAGE RIGHTS		DISTRICT	TRAVIS
FILE	PROJECT	COUNTY	TRAVIS
PE721(APR).dgn	STATE HIGHWAY 45		
SCALE	FEDERAL AID PROJECT NO.	R. O. W.	C. S. J. NO.
N. T. S.	MG 2003 (166)	1200-05-012	

PATE SURVEYORS
A DIVISION OF PATE ENGINEERS, INC.
7801 North Capital of Texas Highway
Suite 220 Austin, Texas 78731
Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 39° 49' 09" W	134.15'
L2	S 24° 11' 25" E	115.35'
L3	S 51° 52' 44" W	48.27'
L4	N 51° 52' 44" E	93.77'
L5	N 24° 11' 25" W	115.35'
L6	N 39° 49' 09" E	104.29'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	00° 15' 58"	4,750.50'	22.07'	S 80° 32' 17" E	22.07'
C2	00° 42' 09"	4,750.50'	58.25'	S 81° 01' 23" E	58.25'
C3	64° 00' 34"	75.00'	83.79'	S 07° 48' 52" W	79.50'
C4	76° 04' 09"	125.00'	165.96'	S 13° 50' 39" W	154.03'
C5	00° 44' 26"	5,230.50'	67.60'	N 80° 25' 28" W	67.60'
C6	00° 23' 21"	5,230.50'	35.52'	N 79° 51' 34" W	35.52'
C7	76° 04' 09"	75.00'	99.57'	N 13° 50' 39" E	92.42'
C8	64° 00' 34"	125.00'	139.65'	N 07° 48' 52" E	132.50'

S. H. 45 **B** CURVE DATA
 P. I. STATION 1376+14.00 N 13, 943, 172.154 E 2, 382, 079.672
 P. C. STATION 1363+42.56 N 13, 943, 669.832 E 2, 379, 350.694
 END STATION 1388+84.60 N 13, 943, 855.298 E 2, 381, 858.593
 TANGENT = 1,299.69'
 ARC LENGTH = 2,543.09'
 RADIUS = 5,000.00'
 DEGREE OF CURVATURE = 01° 08' 45"
 DELTA = 29° 08' 30" LEFT
 CHORD BEARING = N 85° 45' 52" E
 CHORD DISTANCE = 2,515.77'

PARCEL NUMBER **721**



Texas Department of Transportation
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PLAT TO ACCOMPANY DESCRIPTION OF RESERVATION OF ACCESS PASSAGE RIGHTS	
FILE PE721 (APPR.) (dgn)	PROJECT STATE HIGHWAY 45
SCALE N. T. S.	DISTRICT AUS
FEDERAL AID PROJECT NO. R. O. W. C. S. - J. NO. MG 2003 (1166) 1200-05-012	COUNTY TRAVIS

PATE SURVEYORS
 A DIVISION OF PATE ENGINEERS, INC.
 7801 North Capital of Texas Highway
 Suite 230 Austin, Texas 78751
 Ph: 512-340-9600 Fax: 512-340-9604 www.pateeng.com

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 45 PROJECT SURFACE VALUES. THE S.H. 45 STATE PLANE GRID 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 COMPANY, GF NO. 406062, EFFECTIVE DATE JUNE 1, 2004.
 10B. A PIPELINE EASEMENT FOR THE TRANSPORTATION OF OIL AND OTHER COMMODITIES LOCATED ACROSS THE SUBJECT PROPERTY, GRANTED TO UNITED PRODUCERS PIPE LINE COMPANY, AS DESCRIBED IN VOL. 419, PAGE 621, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
 10C. A WATER LINE EASEMENT GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORP. IS CENTERED ON PIPELINE AS INSTALLED, AS DESCRIBED IN VOL. 3262, PAGE 2054, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
 10D. A 15' WATER PIPELINE EASEMENT LOCATED ACROSS THE SOUTHERN PORTION OF THE SUBJECT PROPERTY, GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, AS DESCRIBED IN VOL. 8772, PAGE 1, D.R.T.C. (DOES NOT APPLY TO THIS PARCEL).
 10E. A 20' WATER PIPELINE EASEMENT LOCATED ACROSS THE WESTERN PORTION OF THE SUBJECT PROPERTY, GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, AS DESCRIBED IN VOL. 3262, PAGE 2063, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THIS "CONTROL OF ACCESS LINE."
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 45 BASELINE), UNLESS OTHERWISE NOTED.



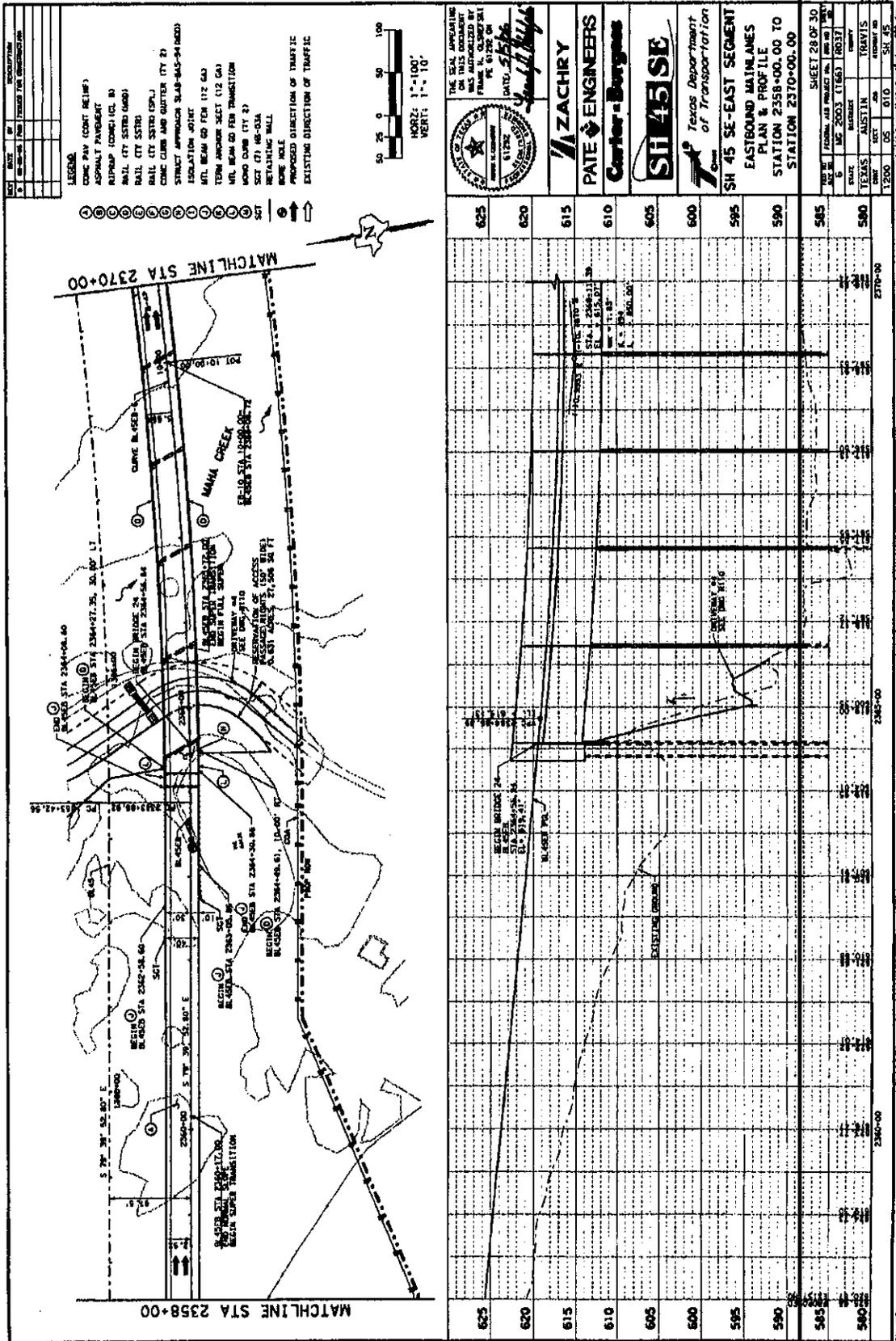
I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

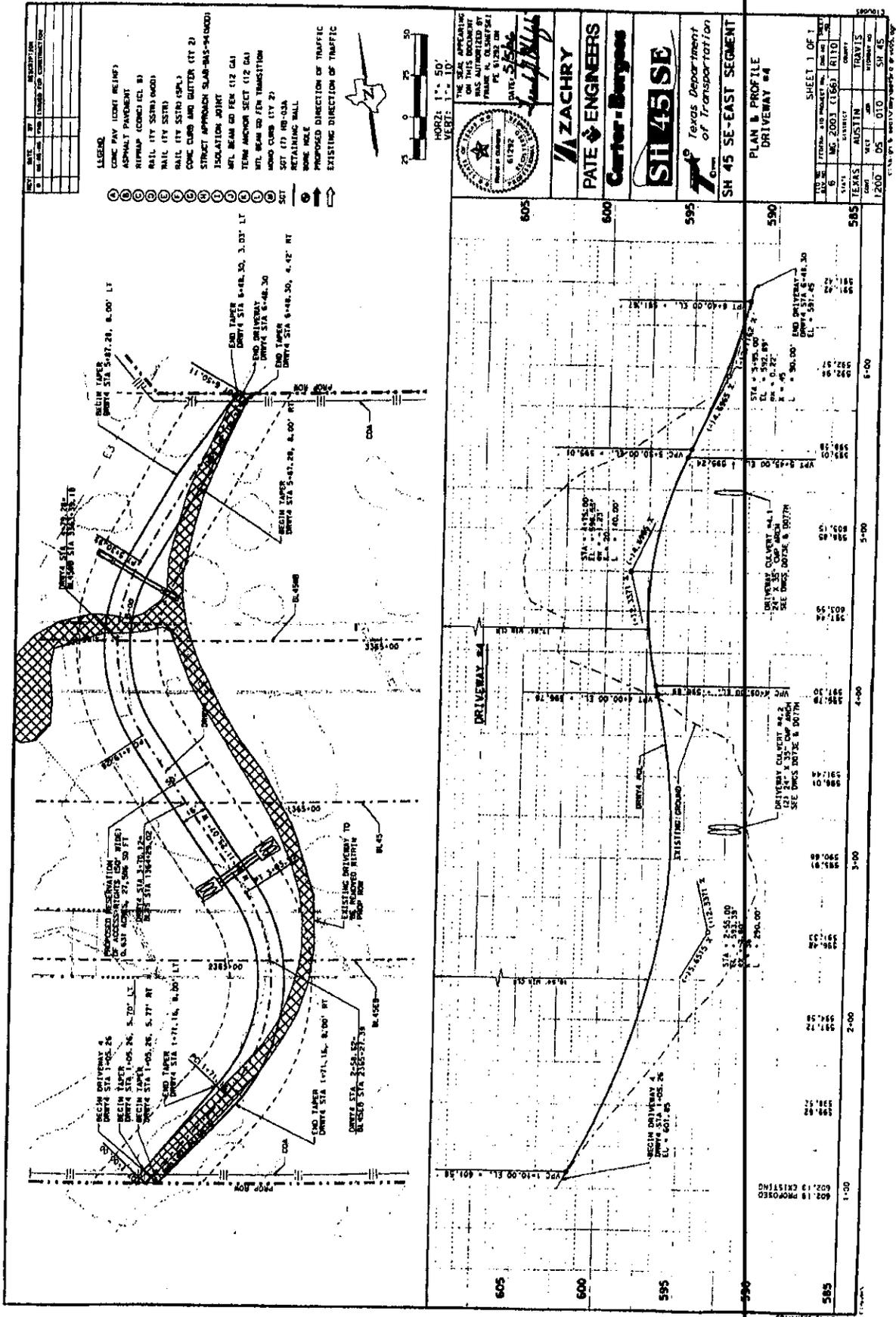
Neil Hines
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5642-STATE OF TEXAS

3 October 2005
 DATE:

ACQUISITION	ACRES	SQUARE FEET
	0.631	27,506
DEED AREA	224,844	9,794,205
REMAINDER AREA (LEFT)	N/A	N/A
REMAINDER AREA (RIGHT)	N/A	N/A

PATE SURVEYORS A DIVISION OF PATE ENGINEERS, INC. <small>7601 North Central Expressway, Suite 220 Houston, Texas 77021 Ph 512-340-0600 Fax 512-340-0804 www.pateeng.com</small>		PLAT TO ACCOMPANY DESCRIPTION OF RESERVATION OF ACCESS PASSAGE RIGHTS		PARCEL NUMBER 721	PAGE 8 OF 8 10/03/05
FILE PET21(MPR).dgn	PROJECT STATE HIGHWAY 45	DISTRICT AUS	Texas Department of Transportation <small>© 2004 by TxDOT</small>		
SCALE N. T. S.	FEDERAL AID PROJECT NO. (R. O. W. C. S. J. NO.) MG 2003 (166) 1200-05-012	COUNTY TRAVIS			





NO.	DATE	BY	DESCRIPTION

- LEGEND**
- CONC PAV (ICRIT REINF)
 - ASPHLT PAVEMENT
 - REINFC CONC (ICRIT)
 - RAIL (TY SSTR) (MOD)
 - RAIL (TY SSTR)
 - RAIL (TY SSTR) (SPL)
 - CONC CURB AND GUTTER (TY 2)
 - STRUCT APPROACH SLAB (AS-94.000)
 - ISOLATION JOINT
 - MTL BEAM WD PER (12 GA)
 - TEMP ANCHOR SECT (12 GA)
 - MTL BEAM TO FEM TRANSITION
 - MONO CURB (TY 2)
 - SET (17) RB-13A
 - RETAINING WALL
 - SOME NOLE
 - PROPOSED DIRECTION OF TRAFFIC
 - EXISTING DIRECTION OF TRAFFIC



THE ENGINEERING
ON THIS DOCUMENT
WAS AUTHORIZED BY
THE BOARD OF ENGINEERING
EXAMINERS OF THE STATE OF
TEXAS ON
DATE: 5/2/07

ZACHRY
PATE ENGINEERS
Carter-Borgers
SH 45 SE
Texas Department
of Transportation

PLAN & PROFILE
DRIVEWAY #4

SHEET 1 OF 1

NO.	DATE	BY	DESCRIPTION

DATE: 5/2/07
SCALE: AS SHOWN
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 5/2/07

05/09/05

County: Travis
Parcel No.: 723
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

DESCRIPTION FOR PARCEL 723

DESCRIPTION OF A 173,493 SQUARE FOOT, 3.983 ACRE TRACT OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480, LOCATED IN CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS AND OUT OF A 10.402 ACRE TRACT DESCRIBED IN WARRANTY DEED DATED FEBRUARY 15, 1985, BY AND BETWEEN AIMEE CRUMLEY TO JOHN M. CARRIZALES AND WIFE, OFELIA CARRIZALES, RECORDED IN VOLUME 9055, PAGE 847 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 173,493 SQUARE FOOT, 3.983 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/8" iron rod found for the most easterly corner of the said 10.402 acre tract, common to the most southerly corner of a called 9.97 acre tract described in Warranty Deed dated February 21, 2003, to Tex Mix Concrete in Document No. 2003040571 of the Official Public Records of Travis County, Texas, and is also a point on the existing northwest line of a called 114 acre tract, described as Tract B in Distribution Deed dated October 30, 1992, to Lucy Montgomery Lindsay in Volume 11814, Page 245 of the Real Property Records of Travis County, Texas;

THENCE, South 44°06'55" West, a distance of 411.02 feet, with the line common to the southeast line of said 10.402 acre tract and the northwest line of said 114 acre tract, to a 1/2" iron rod a 1/2" iron rod with TxDOT aluminum set on the proposed north right-of-way line of State Highway 45 (S.H. 45), located 268.68 feet left of proposed S.H. 45 baseline station 1380+17.68, for the most easterly corner and **POINT OF BEGINNING**** of the herein described tract;

- 1) **THENCE**, South 44°06'55" West, with the line common to the southeast line of said 10.402 acre tract and the northwest line of said 114 acre tract passing at a distance of 683.63 feet a calculated point on the existing northeast right-of-way line of Evelyn Road, a called 60.00 foot wide right-of-way, as shown on Travis County Road Map No. 4-0660, and continuing for a total distance of 686.20 feet, to a calculated point for the most southerly corner of said 10.402 acre tract, from which a fence corner post found bears South 44°06'55" West, a distance of 1.24 feet;

05/09/05

County: Travis
Parcel No.: 723
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

THENCE, with the southwest line of said 10.402 acre tract the following two (2) courses:

- 2) North 49°36'31" West, passing at a distance of 19.40 feet a calculated point falling on the northeast right-of-way line of said Evelyn Road, and continuing with the line common to the southwest line of said 10.402 acre tract, and the northeast right-of-way line of said Evelyn Road for a total distance of 222.21 feet to a ½" iron rod found for an angle point;
- 3) North 46°50'34" West, a distance of 178.08 feet with the line common to the southwest line of said 10.402 acre tract, and the northeast right-of-way line of said Evelyn Road to a ½" iron rod found for the most westerly corner of aforesaid 10.402 acre tract, common to the most southerly corner of a called 10.701 acre tract described in Warranty Deed with Vendor's Lien dated March 14, 1996 to Elma Ann Munoz, a single person, Alberto Munoz and Florentina Munoz, husband and wife, recorded in Volume 12656, Page 4406 of the Real Property Records of Travis County, Texas;
- 4) **THENCE**, North 43°14'59" East, a distance of 208.91 feet, with the line common to the northwest line of said 10.402 acre tract, and the southeast line of said 10.701 acre tract, to a ½" iron rod with TxDOT aluminum set, on a curve to the left, on the proposed north right-of-way line of S.H. 45, located 249.50 feet left of proposed S.H. 45 baseline station 1373+44.54 for the beginning of this "Control of Access Line", said curve to the left having a delta angle of 01°40'17", a radius of 4,750.50 feet, and from which the radius point of said curve bears North 01°08'48" West, also from which a 3/8" iron rod found for the common north corner of said 10.402 acre tract and 10.701 acre tract bears North 43°14'59" East, a distance of 899.46 feet;

THENCE, across said 10.402 acre tract, with the north right-of-way line of proposed S.H. 45, for the following two (2) courses:

- 5) Along and with said curve to the left, for an arc distance of 138.57 feet, a chord bearing of North 88°01'04" East, and chord distance of 138.56 feet to a ½" iron rod with TxDOT aluminum cap set* for the point of compound curvature with a curve to the left having a delta angle of 10°25'56", a radius of 2,750.50 feet and from which the radius point of said curve bears North 02°49'04" West;

05/09/05

County: Travis
Parcel No.: 723
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

- 6) Along and with said curve to the left, for an arc distance of 500.80 feet, a chord bearing of North 81°57'58" East, and a chord distance of 500.11 feet to the end of this "Control of Access Line" and the **POINT OF BEGINNING** and containing a computed area of 173,493 square feet, 3.983 acres of land.

05/09/05

County: Travis
Parcel No.: 723
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

NOTES:

* This monument will be replaced with a TxDOT Type II right-of-way monument upon completion of right-of-way acquisition and TxDOT notification, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The Point of Beginning of this description has S.H. 45 project surface coordinate value of:
North = 13,943,913.842, East = 2,380,976.467

Access is denied to and from the transportation facility across the "Control of Access Line."

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

All stations and offsets shown are calculated relative to the project centerline (S.H. 45 Baseline), unless noted otherwise.

That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

NEIL HINES 9 MAY 2005
Neil Hines, R.P.L.S. Date
Texas Registration No. 5642
Pate Surveyors
A Division of Pate Engineers, Inc.
7801 North Capital of Texas Highway
Suite 200
Austin, Texas 78731
512-340-0600



S.H. 45 B CURVE DATA
 P.I. STATION 1376+14.00 N 13, 943, 172.154 E 2, 382, 079.672
 P.C. STATION 1363+42.56 N 13, 943, 669.832 E 2, 379, 350.694
 END STATION 1388+84.60 N 13, 943, 855.298 E 2, 381, 858.593
 TANGENT = 1, 299.69'
 ARC LENGTH = 2, 543.09'
 RADIUS = 5, 000.00'
 DEGREE OF CURVATURE = 01°08'45"
 DELTA = 29°08'30" LEFT
 CHORD BEARING = N 85°45'52" E
 CHORD DISTANCE = 2, 515.77'

CURVE TABLE

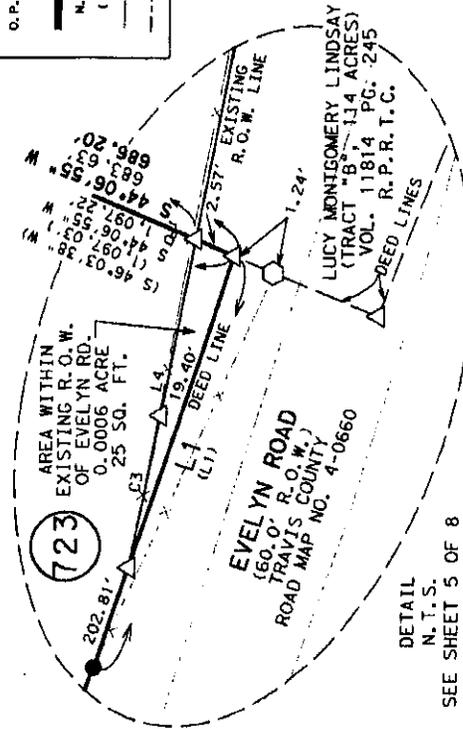
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°40'17"	4,750.50'	138.57'	N 88°01'04" E	138.56'
C2	10°25'56"	2,750.50'	500.80'	N 81°57'58" E	500.11'
C3	00°34'42"	614.13'	6.20'	S 56°52'08" E	6.20'
C4	16°13'25"	169.75'	48.07'	S 49°02'47" E	47.91'
C5	16°13'25"	109.75'	31.08'	N 49°02'47" W	30.97'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 49°36'31" W	222.21'
(L1)	N 47°54'38" W	222.10'
L2	N 46°50'34" W	178.08'
(L2)	N 45°08'41" W	178.12'
L3	N 43°14'59" E	208.91'
L4	S 57°09'29" E	13.53'

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
- TXDOT TYPE II MONUMENT FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH TXDOT ALUMINUM CAP SET
- 1/2" IRON ROD WITH TXDOT ALUMINUM CAP SET, TO BE REPLACED WITH TXDOT TYPE II MONUMENT AFTER ACQUISITION IS COMPLETE
- CALCULATED POINT
- 60# NAIL FOUND (UNLESS NOTED)
- CORNER FENCE POST
- BARBED WIRE FENCE
- PROPERTY LINE
- BASELINE
- POINT OF COMMENCEMENT
- P.O.B.
- R.O.W.
- RIGHT-OF-WAY
- EASEMENT
- P.U.E.
- D.R.T.C.
- P.L.T.C.
- R.P.R.T.C.
- O.P.R.T.C.
- CONTROL OF ACCESS LINE
- NOT TO SCALE
- RECORD INFORMATION
- DISTANCE NOT SHOWN TO SCALE
- APPROXIMATE SURVEY LINE



DETAIL
N.T.S.
SEE SHEET 5 OF 8

PARCEL NUMBER **723**

Texas Department of Transportation
© 2004 by TXDOT

FILE PE723A.dgn	PROJECT STATE HIGHWAY 45	DISTRICT AUS
SCALE N.T.S.	FEDERAL AID PROJECT NO. MG 2003 (1661)	COUNTY TRAVIS
	R.O.W. C.S.J. NO. 1200-05-012	

PATE SURVEYORS
 A DIVISION OF PATE ENGINEERS, INC.
 1801 North Capital of Texas Highway
 Suite 220 Allen, Texas 75013
 Ph 512-340-0660 Fax 512-340-0604 web.pateeng.com

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 45 PROJECT SURFACE VALUES. THE S.H. 45 STATE PLANE GRID 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 COMPANY, GF NO. 4060339, EFFECTIVE DATE JUNE 20, 2004. 10B. A 20' WATER PIPELINE EASEMENT LOCATED ACROSS THE WESTERN PORTION OF THE SUBJECT PROPERTY, GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, AS DESCRIBED IN VOL. 3262, PAGE 2063, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (EASEMENT MAY AFFECT. BLANKET EASEMENT TO BE DEFINED AS 20' WIDE WHEN BUILT.)
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THIS "CONTROL OF ACCESS LINE."
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 45 BASELINE), UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Neil Hines 9 May 2005
DATE:

NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5642 - STATE OF TEXAS

ACQUISITION	ACRES	SQUARE FEET
DEED AREA	3.983	173,493
REMAINDER AREA (LEFT)	10.402	453,111
REMAINDER AREA (RIGHT)	6.419	279,618
	N/A	N/A

PAGE 8 OF 8
05/09/05

PARCEL NUMBER: 723
Texas Department of Transportation
© 2004 by TxDOT

PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF JOHN M. CARRIZALES AND WIFE, OFELIA CARRIZALES	DISTRICT AUS	COUNTY TRAVIS
FILE PET23A.dgn	PROJECT STATE HIGHWAY 45	
SCALE N.T.S.	FEDERAL AID PROJECT NO. MC 2003 (166)	R.O.W. C.S.-J. NO. 1200-05-012

PATE SURVEYORS
A DIVISION OF PATE ENGINEERS, INC.
1801 North Central of Texas Highway
Suite 220 Austin, Texas 78731
Ph 512-340-0800 Fax 512-340-0804 www.patesurvey.com

County: Travis
Parcel No.: 723
ROW CSJ: 1200-05-012
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To.: U.S. 183, at Mustang Ridge

SAVE AND EXCEPT, THAT THERE IS RESERVED TO THE FEE OWNER(S) OF THE FOREGOING PROPERTY (THE OWNER PRIOR TO THE STATE OF TEXAS' ACQUISITION), AND TO SAID FEE OWNER'S HEIRS AND ASSIGNS, A PERMANENT EASEMENT APPURTENANT, FOR INGRESS AND EGRESS PURPOSES, ON, OVER AND ACROSS THAT CERTAIN STRIP OF REAL PROPERTY ("ACCESS PASSAGE AREA") LOCATED IN TRAVIS COUNTY AND MORE PARTICULARLY DESCRIBED IN THE FOLLOWING "DESCRIPTION OF ACCESS PASSAGE RIGHTS", FOR THE SOLE PURPOSE OF PASSING BENEATH THE ELEVATED PORTIONS OF THE PROPOSED STATE HIGHWAY 45 SOUTHEAST FACILITY'S ELEVATED EXPRESSWAY MAIN LANES AND ELEVATED DIRECT CONNECTORS, AND BETWEEN EVELYN ROAD AND GRANTORS' REMAINING LAND ABUTTING ON THE NORTH OF THE PREVIOUSLY DESCRIBED 3.983 ACRE TRACT, SUBJECT TO THE FOLLOWING RESTRICTIONS AND/OR CONDITIONS:

1. TXDOT SHALL CONSTRUCT, A DRIVEWAY (WITH A SURFACE MATERIAL OF FLEXIBLE BASE, SIX (6) INCHES THICK) UPON AND ACROSS THE ACCESS PASSAGE AREA, IN ACCORDANCE WITH THE FOLLOWING ATTACHED PLANS AND SPECIFICATIONS, WHICH ARE INCORPORATED HEREIN FOR ALL PURPOSES, BUT TXDOT SHALL NOT THEREAFTER MAINTAIN SUCH DRIVEWAY;
2. PROVIDED, HOWEVER, THAT SHOULD THE STATE IN ITS SOLE DISCRETION DETERMINE THAT THE USE OF THE ACCESS AREA AND/OR ITS MAINTENANCE, OR LACK THEREOF, BECOMES HARMFUL OR CREATES A CONDITION DANGEROUS TO THE HIGHWAY FACILITY OR TO THE TRAVELING PUBLIC, THE STATE MAY, WITHOUT NOTICE TO THE HOLDER(S) OF THE ACCESS PASSAGE RIGHTS, TAKE SUCH ACTION AS IT DEEMS NECESSARY TO CORRECT OR ELIMINATE SUCH CONDITIONS, WITHOUT PRIOR NOTICE TO THE HOLDER OF THE ACCESS PASSAGE RIGHTS;
3. THE HOLDER OF THE ACCESS PASSAGE RIGHTS SHALL NOT HAVE THE RIGHT TO PLACE, CONSTRUCT OR MAINTAIN ANY IMPROVEMENTS WITHIN

OR UPON THE ACCESS PASSAGE AREA, OTHER THAN THE ABOVE-DESCRIBED DRIVEWAY; AND

4. TXDOT RESERVES UNTO ITSELF THE RIGHT OF ACCESS TO THE ACCESS PASSAGE AREA FOR THE PURPOSES OF CONSTRUCTING, INSPECTING, MAINTAINING, AND REPAIRING THE HIGHWAY FACILITY, AND NEITHER THE FEE OWNER OF THE PROPERTY NOR HIS HEIRS OR ASSIGNEES SHALL HAVE THE RIGHT TO BLOCK, FENCE OR PLACE GATES UPON THE DESCRIBED EASEMENT AREA, OR TO PERMIT SAME, IN A MANNER WHICH WOULD PREVENT OR RESTRICT ACCESS BY THE TEXAS DEPARTMENT OF TRANSPORTATION OR ITS CONTRACTORS AND AGENTS FOR THE ABOVE-DESCRIBED PURPOSES.

10/31/05

County: Travis
Parcel No.: 723
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

**DESCRIPTION OF RESERVATION
OF ACCESS PASSAGE RIGHTS**

DESCRIPTION OF A STRIP OF LAND FOR A RESERVATION OF ACCESS PASSAGE RIGHTS ACROSS THE PROPOSED STATE HIGHWAY 45 (S.H. 45) RIGHT-OF-WAY, A 15,179 SQUARE FOOT, 0.348 ACRE TRACT OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480, LOCATED IN THE CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS AND OUT OF A 10.402 ACRE TRACT DESCRIBED IN WARRANTY DEED DATED FEBRUARY 15, 1985, BY AND BETWEEN AIMEE CRUMLEY TO JOHN M. CARRIZALES AND WIFE, OFELIA CARRIZALES, RECORDED IN VOLUME 9055, PAGE 847 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 15,179 SQUARE FOOT, 0.348 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/8" iron rod found for the most northerly corner of the said 10.402 acre tract, common to the most easterly corner of a called 10.701 acre tract described in Warranty Deed with Vendor's Lien dated March 14, 1996, by and between Richard C. Rivers and wife, Marion S. Rivers to Elma Ann Munoz, a single person, Alberto Munoz and Florentina Munoz, husband and wife, recorded in Volume 12656, Page 4406 of the Real Property Records of Travis County, Texas, and is also a point on the existing southwesterly line of a called 9.97 acre tract described in Warranty Deed dated February 21, 2003, to Tex Mix Concrete in Document No. 2003040571 of the Official Public Records of Travis County, Texas;

THENCE, South 43°14'59" West, a distance of 899.46 feet, with the line common to the southeast line of said 10.701 acre tract and the northwest line of said 10.402 acre tract, to a ½" iron rod with TxDOT aluminum cap set* for the beginning of a non-tangent curve to the left on the proposed north right-of-way line of State Highway 45 (S.H. 45), located 249.50 feet left of proposed S.H. 45 baseline station 1373+44.54, for the most westerly corner and **POINT OF BEGINNING**** of the herein described tract, and having a delta angle of 00°51'01", a radius of 4,750.50 feet, and from which the radius point of the said curve bears North 01°08'47" East;

10/31/05

County: Travis
Parcel No.: 723
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

1) **THENCE**, departing the said common line and over and across the said 10.402 acre tract with said proposed north right-of-way line of S.H. 45 and with said curve to the left for an arc distance of 70.50 feet, a chord bearing of North 88°25'42" East, and a chord distance of 70.50 feet to a ½" iron rod with TxDOT aluminum cap set located 249.50 feet left of proposed S.H. 45 baseline station 1374+18.74 for the northerly corner of the tract herein described;

THENCE, departing said proposed north right-of-way line of S.H. 45 and over and across said 10.402 acre tract the following five (5) courses:

- 2) South 43°14'59" West, a distance of 38.76 feet to a ½" iron rod with TxDOT aluminum cap set for beginning of a tangent curve to the left, and having a delta angle of 61°39'38", a radius of 75.00 feet, and from which the radius point of the said curve bears South 46°45'01" East;
- 3) Along and with said curve to the left, for an arc distance of 80.71 feet, a chord bearing of South 12°25'10" West, a chord distance of 76.87 feet, to a ½" iron rod with TxDOT aluminum cap set for the non-tangent end of the curve herein described;
- 4) South 18°24'43" East, a distance of 57.42 feet to a ½" iron rod with TxDOT aluminum cap set for beginning of a tangent curve to the right, and having a delta angle of 61°09'13", a radius of 125.00 feet, and from which the radius point of the said curve bears South 71°35'17" West;
- 5) Along and with said curve to the right, for an arc distance of 133.42 feet, a chord bearing of South 12°09'54" West, a chord distance of 127.17 feet, to a ½" iron rod with TxDOT aluminum cap set for the non-tangent end of the curve herein described;
- 6) South 40°23'29" West, a distance of 15.98 feet to a ½" iron rod with TxDOT aluminum cap set located 42.96 feet right of proposed S.H. 45 baseline station 1373+47.03 for the southerly corner of the tract herein described on the northeast right-of-way line of Evelyn Road, a 60.0 foot wide right-of-way, as shown on Travis County Road Map No. 4-0660, common to the southwest line of said 10.402 acre tract;

10/31/05

County: Travis
Parcel No.: 723
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

THENCE, with the line common to the northeast right-of-way line of said Evelyn Road and the southwest line of said 10.402 acre tract the following two (2) courses:

- 7) North 49°36'31" West, a distance of 28.36 feet to a ½" iron rod found for an angle point;
- 8) North 46°50'34" West, a distance of 22.45 feet to a ½" iron rod with TxDOT aluminum cap set located 8.60 feet right of proposed S.H. 45 baseline station 1373+09.82 for a corner of the tract herein described;

THENCE, departing the northeast right-of-way line of said Evelyn Road and the southwest line of said 10.402 acre tract and over and across said 10.402 acre tract the following four (4) courses:

- 9) North 43°09'26" East, a distance of 16.96 feet to a ½" iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left having a delta angle of 61°09'13", a radius of 75.00 feet, and from which the radius point of said curve bears North 47°15'30" West;
- 10) Along and with said curve to the left, for an arc distance of 80.05 feet, a chord bearing of North 12°09'54" East, a chord distance of 76.30 feet, to a ½" iron rod with TxDOT aluminum cap set for the end of the curve herein described;
- 11) North 18°24'43" West, a distance of 66.45 feet to a ½" iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the right having a delta angle of 52°43'02", a radius of 125.00 feet, and from which the radius point of said curve bears North 75°33'27" East;
- 12) Along and with said curve to the right, for an arc distance of 115.01 feet, a chord bearing of North 11°54'58" East, and a chord distance of 111.00 feet to the **POINT OF BEGINNING** and containing a computed area of 15,179 square feet, 0.348 acres of land.

10/31/05

County: Travis
Parcel No.: 723
Highway: S.H. 45
Limits: From: I.H. 35, North of Buda
To: U.S. 183, at Mustang Ridge

Federal Aid: MG 2003 (166)
ROW CSJ: 1200-05-012

NOTES:

* This monument will be replaced with a TxDOT Type II right-of-way monument upon completion of right-of-way acquisition and TxDOT notification, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The Point of Beginning of this description has S.H. 45 project surface coordinate value of:
North = 13,943,839.156, East = 2,380,342.792

Access is denied to and from the transportation facility across the "Control of Access Line."

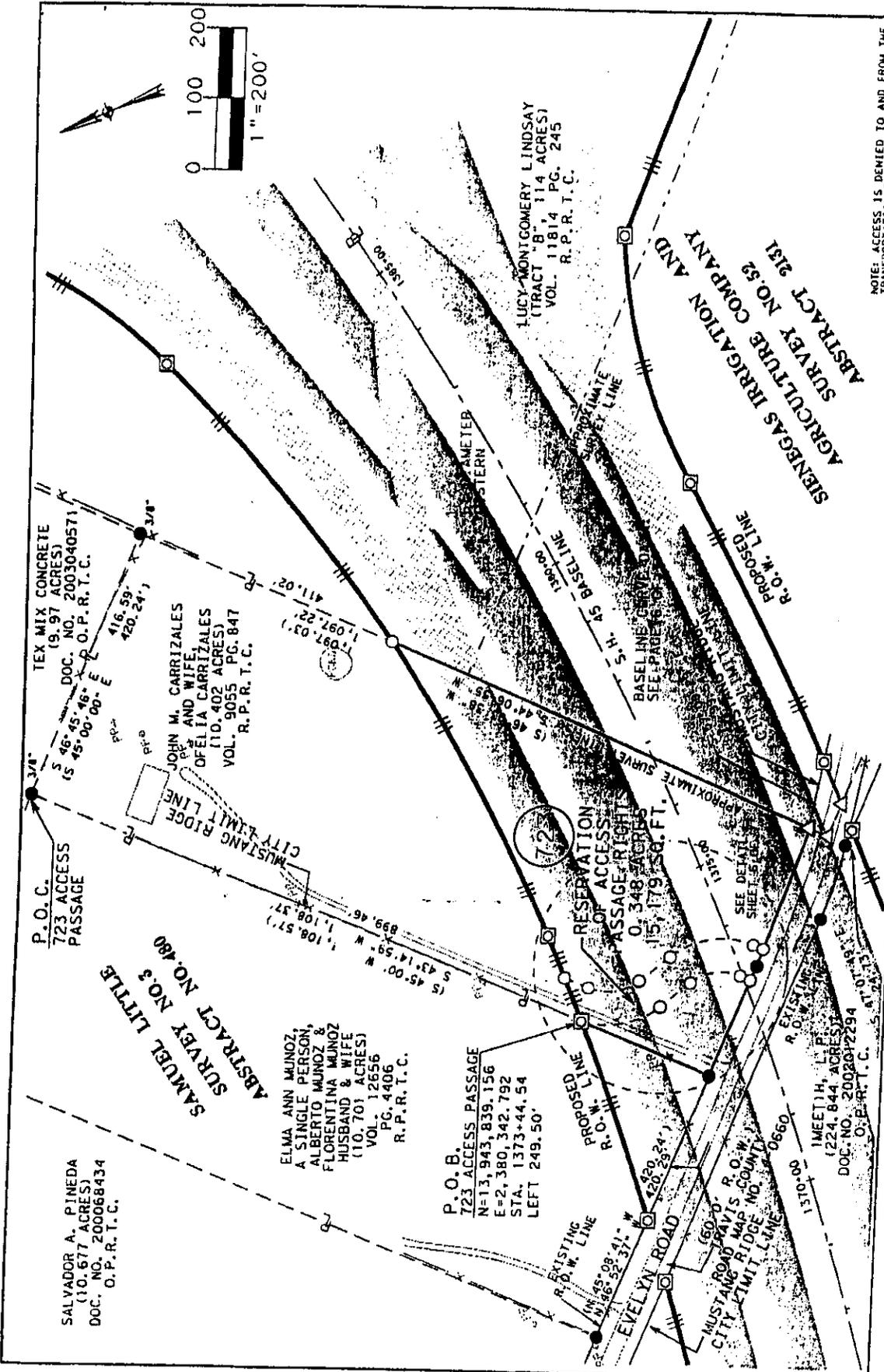
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

All stations and offsets shown are calculated relative to the project centerline (S.H. 45 Baseline), unless noted otherwise.

That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

Neil Hines 31 October 2005
Neil Hines, R.P.L.S. Date
Texas Registration No. 5642
Pate Surveyors
A Division of Pate Engineers, Inc.
7801 North Capital of Texas Highway
Suite 200
Austin, Texas 78731
512-340-0600





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

PAGE 5 OF 7 10/31/05	
PARCEL NUMBER 723	Texas Department of Transportation © 2004 by TxDOT
PLAT TO ACCOMPANY PARCEL DESCRIPTION OF RESERVATION OF ACCESS PASSAGE RIGHTS	
FILE PET23A.dgn	PROJECT STATE HIGHWAY 45
DISTRICT AUS	COUNTY TRAVIS
SCALE 1" = 200'	FEDERAL AID PROJECT NO. R.O.W. C.S.J. NO. 1200-05-012 MG 2003 (166)

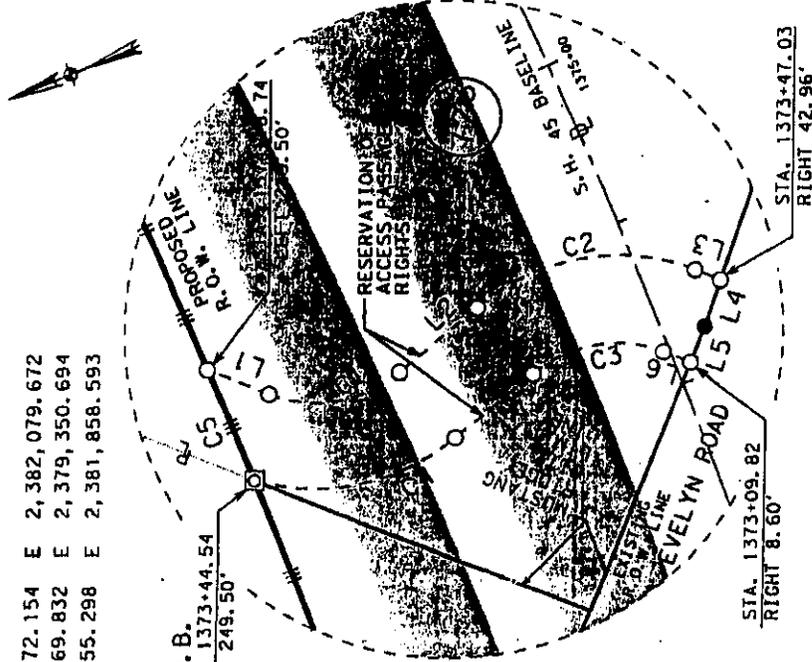
PATE SURVEYORS
A DIVISION OF PATE ENGINEERS, INC.
7801 North Capital of Texas Highway
Suite 220 Austin, Texas 78731
Ph 512-340-0520 Fax 512-340-0604 www.patesurvey.com

11/21/2005 3:15:56 PM

REV. 0

S. H. 45 @ CURVE DATA
 P. I. STATION 1376+14.00 N 13,943,172.154 E 2,382,079.672
 P. C. STATION 1363+42.56 N 13,943,669.832 E 2,379,350.694
 END STATION 1388+84.60 N 13,943,855.298 E 2,381,858.593
 TANGENT= 1,299.69'
 ARC LENGTH= 2,543.09'
 RADIUS= 5,000.00'
 DEGREE OF CURVATURE= 01°08'45"
 DELTA= 29°08'30" LEFT
 CHORD BEARING= N 85°45'52" E
 CHORD DISTANCE= 2,515.77'

P. O. B.
 STA. 1373+44.54
 LEFT 249.50'



DETAIL N.T.S.
 SEE SHEET 5 OF 7

LEGEND

- TADPOD TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
- TADPOD TYPE II MONUMENT FOUND
- 3/4" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH TADPOD ALUMINUM CAP SET
- 1/2" IRON ROD WITH TADPOD ALUMINUM CAP SET, TO BE REPLACED WITH TADPOD TYPE II MONUMENT AFTER ACQUISITION IS COMPLETE
- CALCULATED POINT
- 60# NAIL FOUND (UNLESS NOTED)
- CORNER FENCE POST
- BARBED WIRE FENCE
- PROPERTY LINE
- BASELINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- RIGHT-OF-WAY
- EASEMENT
- PUBLIC UTILITY EASEMENT
- DEED RECORDS OF TRAVIS COUNTY
- PLAT RECORDS OF TRAVIS COUNTY
- REAL PROPERTY RECORDS OF TRAVIS COUNTY
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- CONTROL OF ACCESS LINE
- NOT TO SCALE
- RECORD INFORMATION
- DISTANCE NOT SHOWN TO SCALE
- APPROXIMATE SURVEY LINE

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	61°39'38"	75.00'	80.71'	S 12°25'10" W	76.87'
C2	61°09'13"	125.00'	133.42'	S 12°09'54" W	127.17'
C3	61°09'13"	75.00'	80.05'	N 12°09'54" E	76.30'
C4	52°43'02"	125.00'	115.01'	N 11°54'58" E	111.00'
C5	00°51'01"	4750.50'	70.50'	N 88°25'42" E	70.50'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 43°14'59" W	38.76'
L2	S 18°24'43" E	57.42'
L3	S 40°23'29" W	15.98'
L4	N 49°36'31" W	28.36'
L5	N 46°50'34" W	22.45'
L6	N 43°09'26" E	16.96'
L7	N 18°24'43" W	66.45'

PATE SURVEYORS
 A DIVISION OF PATE ENGINEERS, INC.
 7601 North Capital of Texas Highway
 Suite 220 Austin, Texas 78731
 Ph 512-340-0600 Fax 512-340-0404 www.pateeng.com

PLAT TO ACCOMPANY PARCEL DESCRIPTION OF RESERVATION OF ACCESS PASSAGE RIGHTS	
FILE	PROJECT
PE723A.dgn	STATE HIGHWAY 45
SCALE	FEDERAL SEE PROJECT NO. (R.O.W. C.S.-J. NO.)
N. T. S.	MG 2003 (166) 1200-05-012
DISTRICT	
AUS	
COUNTY	
TRAVIS	

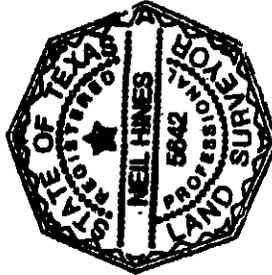
PAGE 6 OF 7
 10/31/05

723

Texas Department of Transportation
 © 2004 by TADPOD

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S. H. 45 PROJECT SURFACE VALUES. THE S.H. 45 STATE PLANE GRID PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
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- 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 COMPANY, GF NO. 4050339, EFFECTIVE DATE JUNE 20, 2004.
10B. A 20' WATER PIPELINE EASEMENT LOCATED ACROSS THE WESTERN PORTION OF THE SUBJECT PROPERTY, GRANTED TO CREEEDMOOR-MAHA WATER SUPPLY CORPORATION, AS DESCRIBED IN VOL. 3262, PAGE 2063, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (EASEMENT MAY AFFECT, BLANKET EASEMENT TO BE DEFINED AS 20' WIDE WHEN BUILT.)
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
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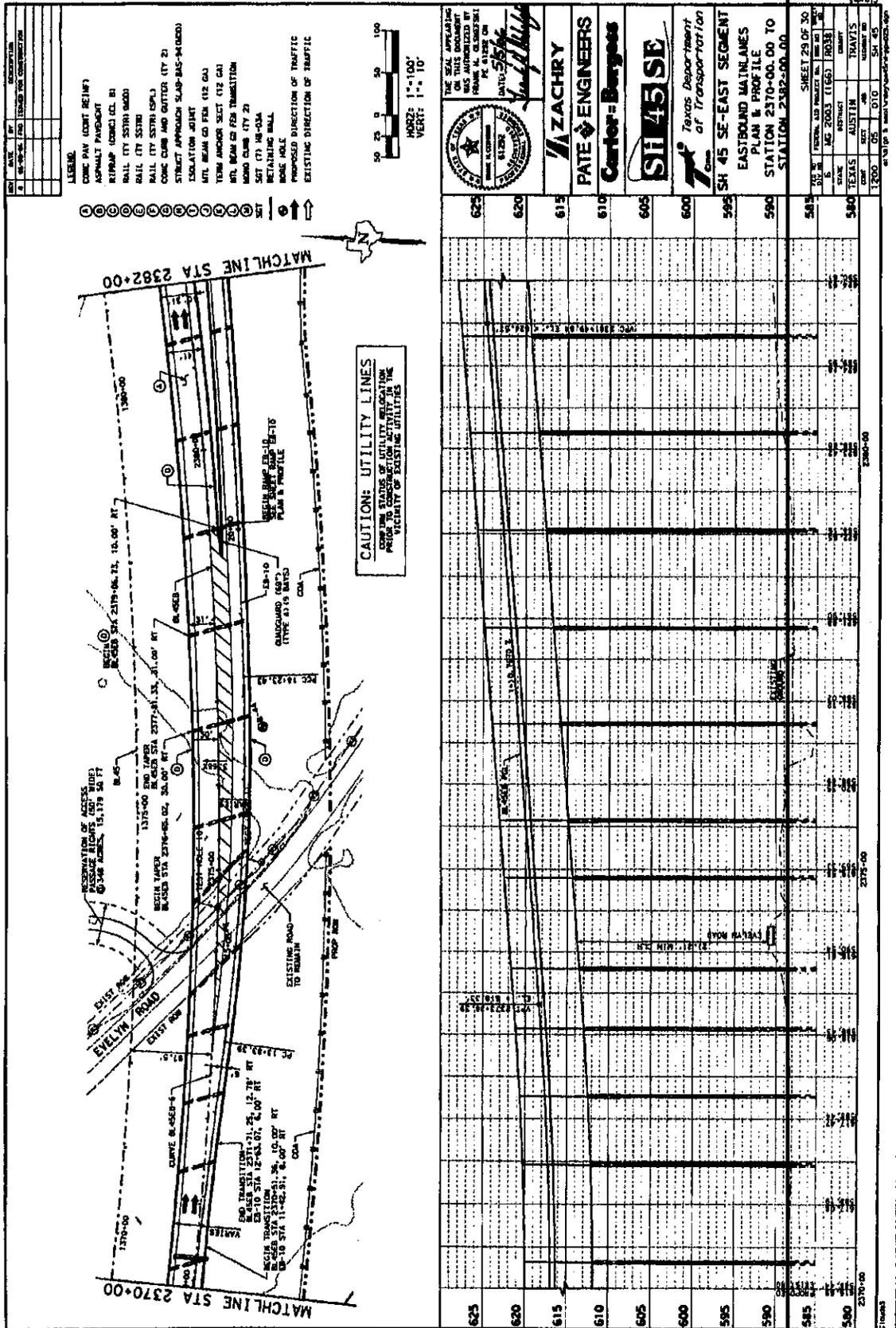
I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

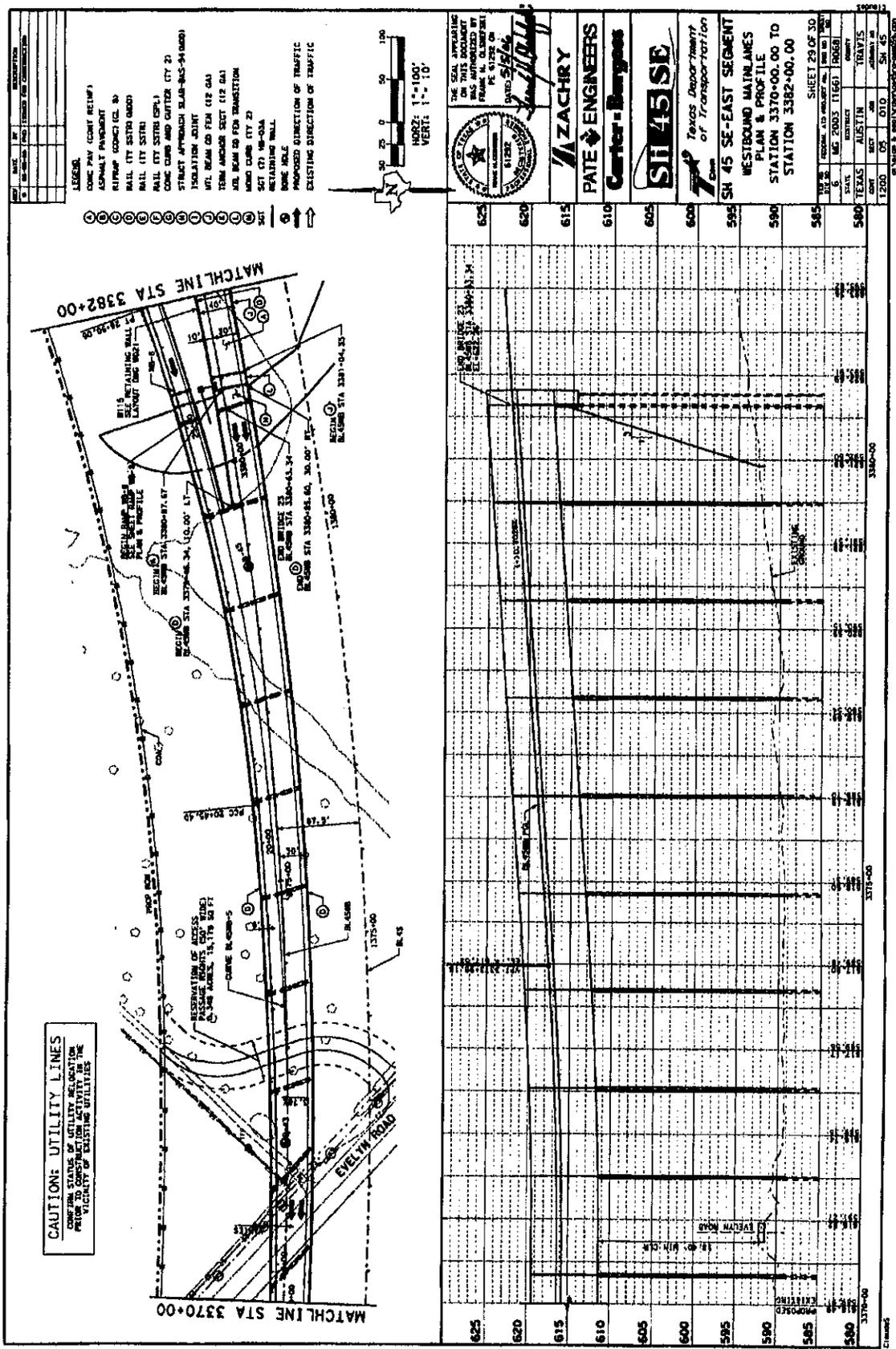
Neil Hines
NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5842-STATE OF TEXAS

31 October 2005
DATE: _____

ACQUISITION	ACRES	SQUARE FEET
DEED AREA	0.348	15,179
REMAINDER AREA (LEFT)	10.402	453,111
REMAINDER AREA (RIGHT)	N/A	N/A
	N/A	N/A

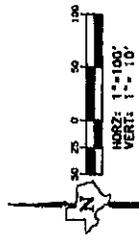
PATE SURVEYORS A DIVISION OF PATE ENGINEERS, INC. 7801 North Capital of Texas Highway Suite 220 Austin, Texas 78723 Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com		PLAT TO ACCOMPANY PARCEL DESCRIPTION OF RESERVATION OF ACCESS PASSAGE RIGHTS		PARCEL NUMBER 723	PAGE 7 OF 7 10/31/05
FILE PET23A.dgn	PROJECT STATE HIGHWAY 45	DISTRICT AUS	Texas Department of Transportation © 2004 by TxDOT		
SCALE N. T. S.	FEDERAL AID PROJECT NO. R. O. W. C. S. J. NO. MG 2003 (166) 1200-05-012	COUNTY TRAVIS			





CAUTION: UTILITY LINES
CONFIRM STATUS OF UTILITY RELOCATION
PRIOR TO CONSTRUCTION OF UTILITY IN THE
VICINITY OF EXISTING UTILITIES.

- LEGEND:**
- CONC CURB (CONTR RETYP)
 - CONCRETE PAVEMENT
 - REINFORCED CONCRETE (C.C.)
 - RAIL (TY SSTR) (CDD)
 - RAIL (TY SSTR)
 - RAIL (TY SSTR) (CPL)
 - CONC CURB AND GUTTER (TY 2)
 - STRAIGHT APPROACH SLAB (MS-94) (CDD)
 - ISOLATION JOINT
 - WFL BEAM ON FEW (12 GAS)
 - TRM ANCHOR SECT (12 GAS)
 - WFL BEAM ON FEW TRANSMISSION
 - WAND CURB (TY 2)
 - SECT (TY) (MS-94)
 - RETAINING WALL
 - BONE HOLE
 - PROPOSED DIRECTION OF TRAFFIC
 - EXISTING DIRECTION OF TRAFFIC



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Center - Engineers

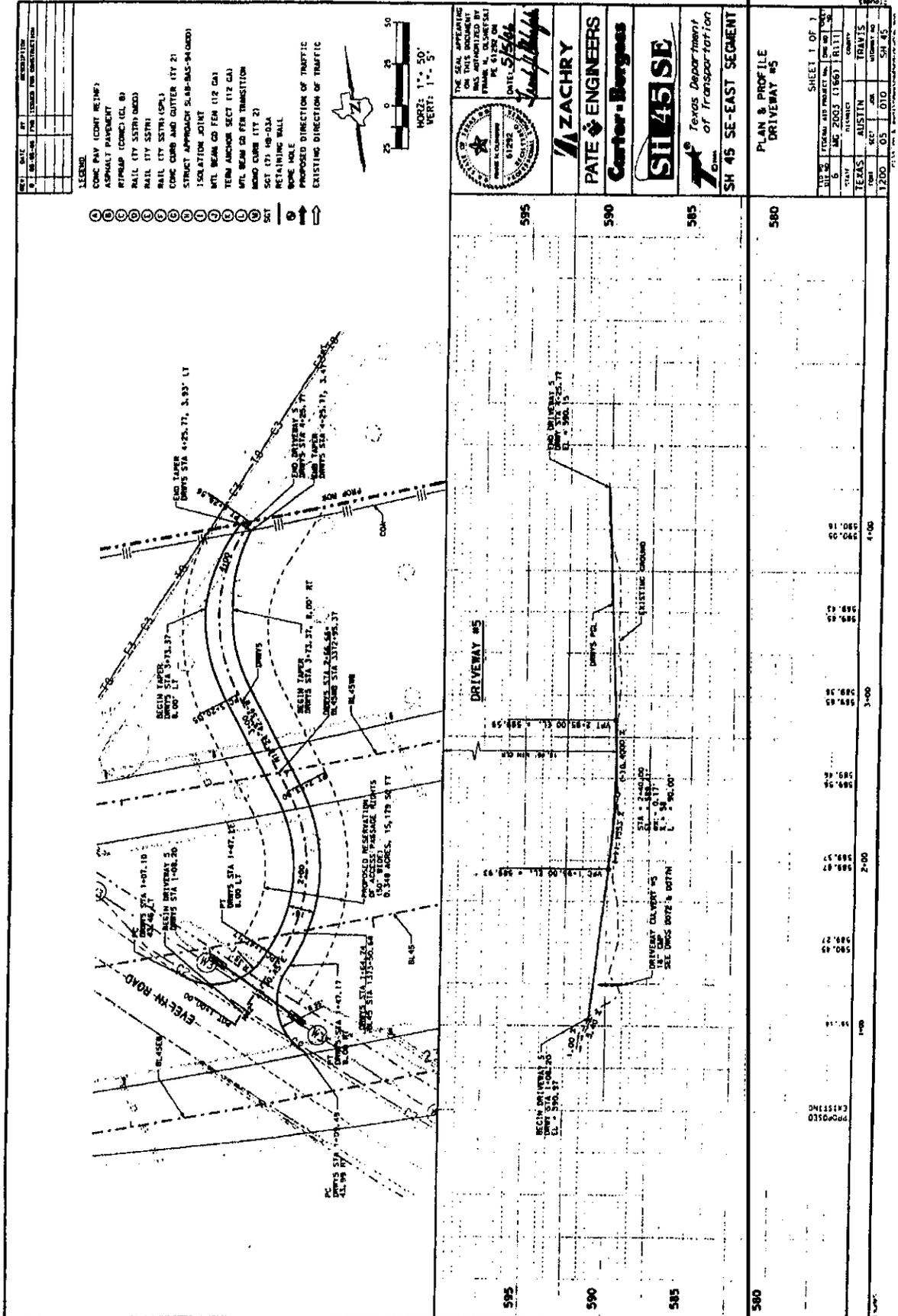
SI 45 SE
Texas Department of Transportation

SN 45 SE-EAST SEGMENT
WESTBOUND MAINLINES
PLAN & PROFILE
STATION 3370+00.00 TO
STATION 3382+00.00

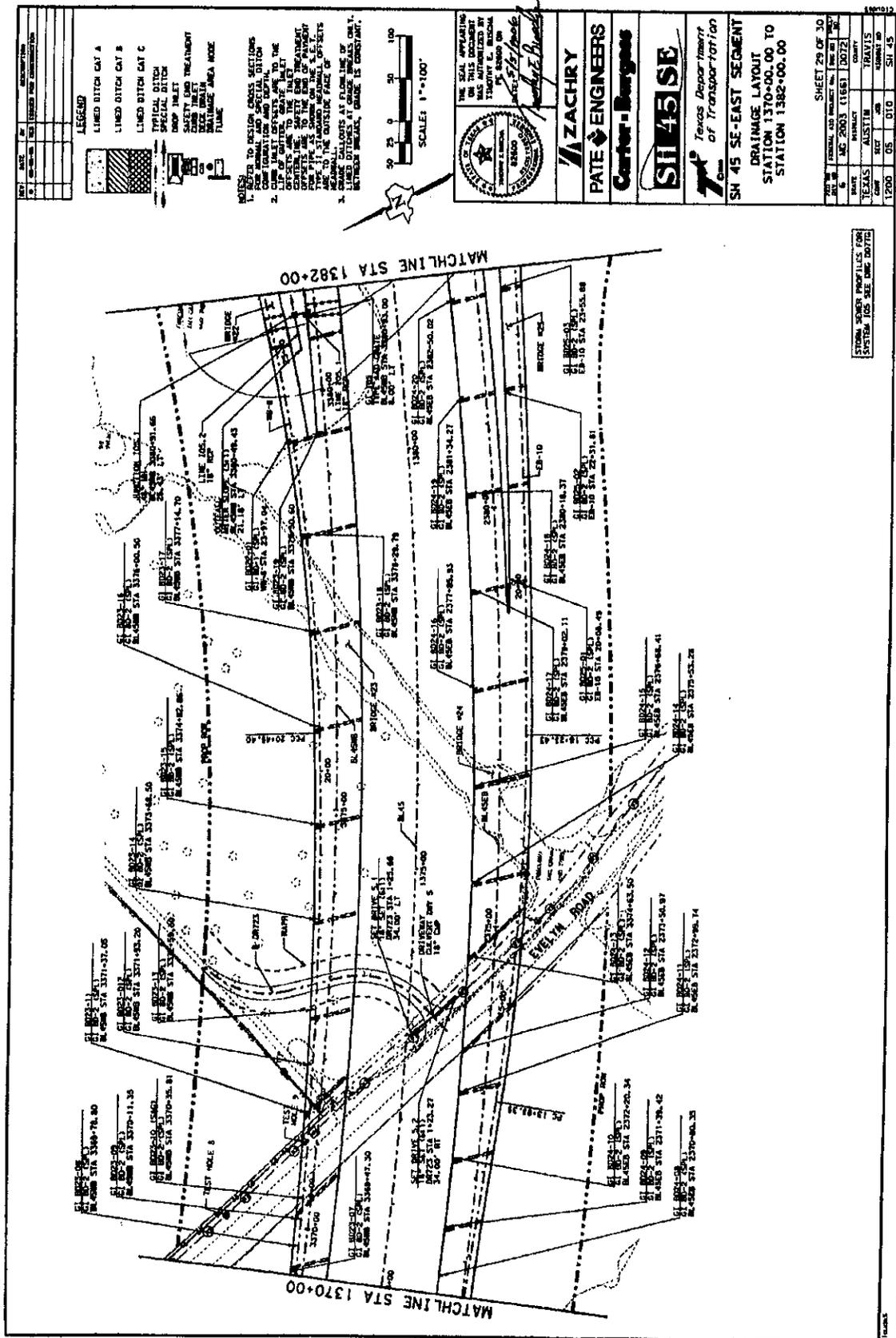
SHEET 29 OF 30

DIST.	6	SECTION	11661	PROJECT NO.	11661
STATE	TEXAS	DISTRICT	AUSTIN	CONTRACT NO.	TRAVIS
CITY	AUSTIN	SECTION	05	DATE	01/10/05
DESIGNED BY	...	DRAWN BY	...	CHECKED BY	...
SCALE	...	DATE	...	PROJECT	...

PATE & ENGINEERS
1100 W. 17th Street, Suite 200
Austin, TX 78703
Tel: 512-476-1100
Fax: 512-476-1101
www.pate-engineers.com



PATE & ENGINEERS
 11000 West Loop West, Suite 1000
 Houston, Texas 77042
 281-416-1000
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 281-416-1003
 281-416-1004
 281-416-1005
 281-416-1006
 281-416-1007
 281-416-1008
 281-416-1009
 281-416-1010



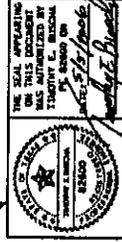
NO.	DATE	BY	REVISION
1	08-28-08	WJ	ISSUED FOR PERMITS

LEGEND

- LINED DITCH CAT A
- LINED DITCH CAT B
- LINED DITCH CAT C
- TYPICAL DITCH
- SPECIAL DITCH
- DROP INLET
- SAFETY LAND TREATMENT
- SIZE DRAIN
- RAINFALL AREA NODE
- TUNE

NOTES

- REFER TO DESIGN CROSS SECTIONS FOR DITCH SIZES, SLOPES, AND TYPICAL CONNECTIONS AND TYPICAL CONNECTIONS TO THE DITCH.
- FOR ALL DITCHES, REFER TO THE OFFICIALS AND TO THE TYPICAL CONNECTIONS TO THE DITCH. OFFICIALS ARE TO THE END OF PARALLEL TO THE DITCH. ALL DITCHES ARE TO BE CONSTRUCTED TO THE OUTSIDE FACE OF THE DITCH.
- GRADE CALLOUTS AT FLOWLINE OF DITCHES SHALL BE GRADE MINUS ONE (1) FOOT UNLESS OTHERWISE NOTED. GRADE IS CONSIDERED.



ZACHRY
PATE ENGINEERS
Carter-Burgess
SIMONSE
 Texas Department of Transportation

SN 45 SE-EAST SEGMENT
 DRAINAGE LAYOUT
 STATION 1370+00.00 TO
 STATION 1382+00.00

SHEET 29 OF 30	
DATE	08-28-08
BY	WJ
CHKD	WJ
APP'D	WJ
DATE	08-28-08
PROJECT	STATE HIGHWAY 160
CITY	AUSTIN
COUNTY	TRAVIS
SCALE	AS SHOWN
DATE	08-28-08
BY	WJ
CHKD	WJ
APP'D	WJ
DATE	08-28-08

FOR ALL DITCHES, REFER TO THE OFFICIALS AND TO THE TYPICAL CONNECTIONS TO THE DITCH. OFFICIALS ARE TO THE END OF PARALLEL TO THE DITCH. ALL DITCHES ARE TO BE CONSTRUCTED TO THE OUTSIDE FACE OF THE DITCH.

PATE ENGINEERS
 1100 N. MOORE AVENUE
 AUSTIN, TEXAS 78701
 TEL: 512-476-1100
 FAX: 512-476-1101
 WWW.PATEENGINEERS.COM

County: DALLAS

Highway: I.H. 635

Project Limits: From: North Dallas Tollway
To: Hillcrest Road

May 31, 2004

ROW CSJ: 2374-01-150

ACCT: 9118-01-037

Legal Land Description for Parcel 12

BEING a 0.144 acre portion of that certain called 38.0542 acre parcel situated in the Hiram Wilburn Survey, Abstract No. 1567, in the City of Dallas, Dallas County, Texas, being part of Lot 3, Block A/7409 of the Valley View Mall Addition, an addition to the City of Dallas, according to the map recorded in Volume 72178 at Page 1879 of the Map Records of Dallas County, Texas, which was conveyed to Macerich Valley View, Ltd., as evidenced by the deed recorded in Volume 96206 at Page 2722 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found for an ell corner lying in the common line between said Macerich Valley View parcel and that certain parcel conveyed to Sears Roebuck & Co., as evidenced by the deed recorded in Volume 494 at Page 224 of said Deed Records;

THENCE, along the common line between said Macerich Valley View and Sears Roebuck parcels, South 88°24'43" West, a distance of 84.07 feet to a point;

THENCE, continuing along said common line, South 01°35'17" East, a distance of 186.94 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, continuing along said common line, South 01°35'17" East, a distance of 17.13 feet to an X cut found for the southeast corner of said Macerich Valley View parcel and lying in the existing northern right-of-way line of Interstate Highway 635, a variable width right-of-way;
2. THENCE, along said existing northern right-of-way line, South 88°24'27" West, a distance of 357.47 feet to a point being the southwest corner of said Macerich Valley View parcel and southeast corner of that certain parcel conveyed to Primary Properties Corp., as evidenced by the deed recorded in Volume 91003 at Page 3233 of said Deed Records;
3. THENCE, along the common line between said Macerich Valley View and Primary Properties Corp. parcels, North 01°35'17" West, a distance of 17.91 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner, lying in said new northern right-of-way line of Interstate Highway 635;

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 12

4. THENCE, along said new northern right-of-way line, North 88°32'00" East, a distance of 357.47 feet to the POINT OF BEGINNING; and containing an area of 6,262 square feet, or 0.144 acres of land, more or less.

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

Brian C. Wright 12/30/04
Brian C. Wright R.P.L.S. No. 4560
December 31, 2003

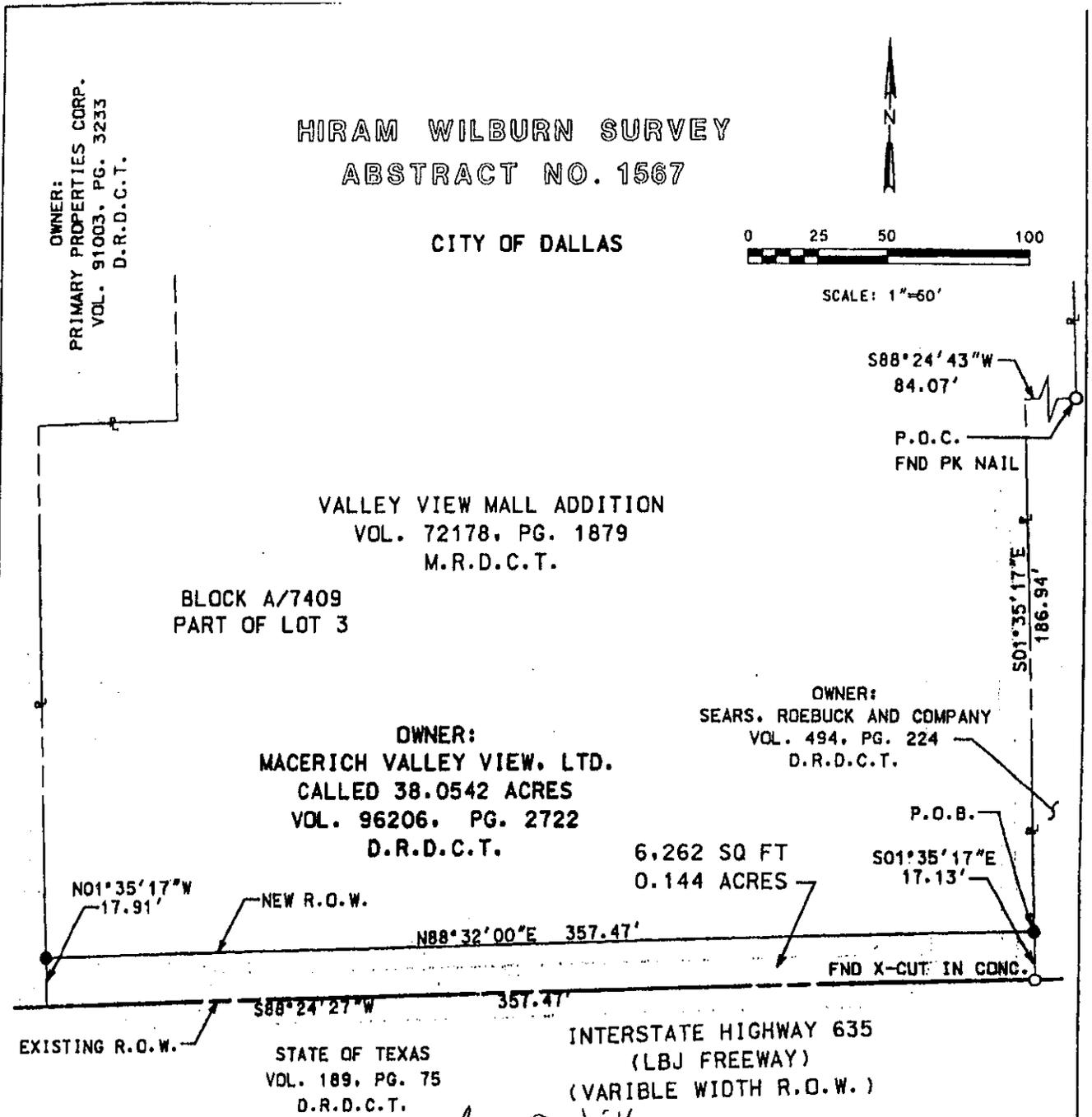


Notes:

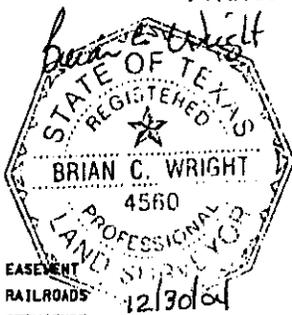
1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000136506
2. A survey plat of even date herewith accompanies this legal description.

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

Access is 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.



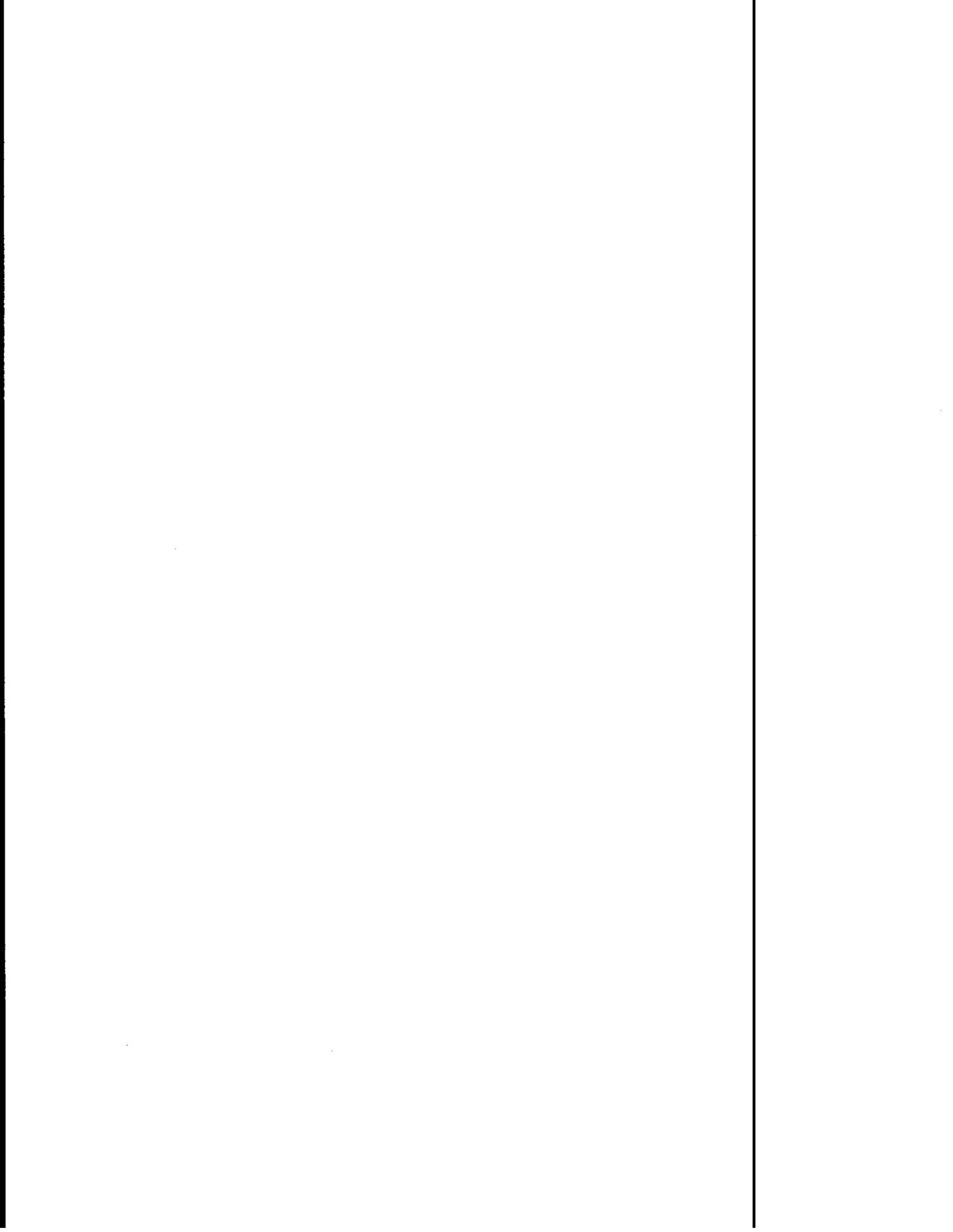
NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.00013804
A LEGAL DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

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 3/4" STEEL ROD WITH ALUMINUM TxDOT CAP
- - - - -	CITY LIMITS	○	SET OR FOUND MONUMENTATION

PAGE 1 3 OF 3

DIST. NAME	PLAY OF A SURVEY OF PROPERTY	COUNTY
DALLAS	MACERICH VALLEY VIEW, LTD. TRACT	DALLAS
PARCEL NO.	DATE	
12	MAY 31 2004	
ROW PARCEL	6.262 SQ FT	0.144 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 13

BEING a 0.033 acre portion of that certain called 1.302 acre parcel situated in the Isaiah Park Survey, Abstract No. 1144, in the City of Dallas, Dallas County, Texas, being in Block 7406, which was conveyed to Valley View MOB, as evidenced by the deed recorded in Volume 91180 at Page 2002 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch steel rod set at the southwest corner of Lot 6-A, Block 7406 of P.A.I. Subdivision, an addition to the City of Dallas according to the map recorded in Volume 75137 at Page 660 of the Map Records of Dallas County, Texas, said corner lying in the common line between said Valley View MOB parcel and said Lot 6-A;

THENCE, along said common line, North 00°25'26" West, a distance of 284.34 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, the POINT OF BEGINNING, same being the beginning of a non-tangent curve to the left having a central angle of 01°02'32", a radius of 5560.69 feet, and a long chord which bears North 89°26'28" West for a distance of 101.15 feet;

1. THENCE, along said new southern right-of-way line and said curve to the left, an arc distance of 101.15 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the common line between said Valley View MOB parcel and Lot 1, Block 7406 of the Hines Park Place Addition, an addition to the City of Dallas, according to the map recorded in Volume 81209 at Page 2579 of said Map Records;
2. THENCE, along said common line, North 00°32'18" West, a distance of 13.06 feet to a point for corner lying in the existing southern right-of-way line of Interstate Highway 635, a variable width right-of-way, from which a 1/2-inch steel rod found bears North 00°32'18" West, a distance of 2.00 feet;
3. THENCE, along said existing southern right-of-way line, North 89°19'28" East, a distance of 101.16 feet to a point for corner lying in said common line between said Valley View MOB parcel and said Lot 6-A;
4. THENCE, along said common line, South 00°25'26" East, a distance of 15.24 feet to the POINT OF BEGINNING; and containing an area of 1,416 square feet, or 0.033 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 13

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



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.

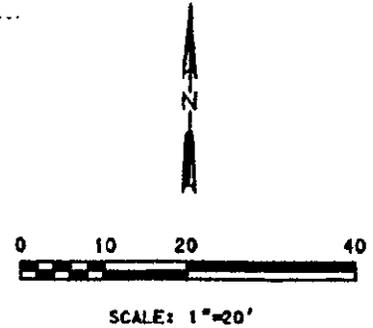
**If destroyed or disturbed during the highway construction project, the monument described in this call may be replaced with a TxDOT Type II Right-of-Way Marker set under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is allowed to the highway facility from the adjacent property.

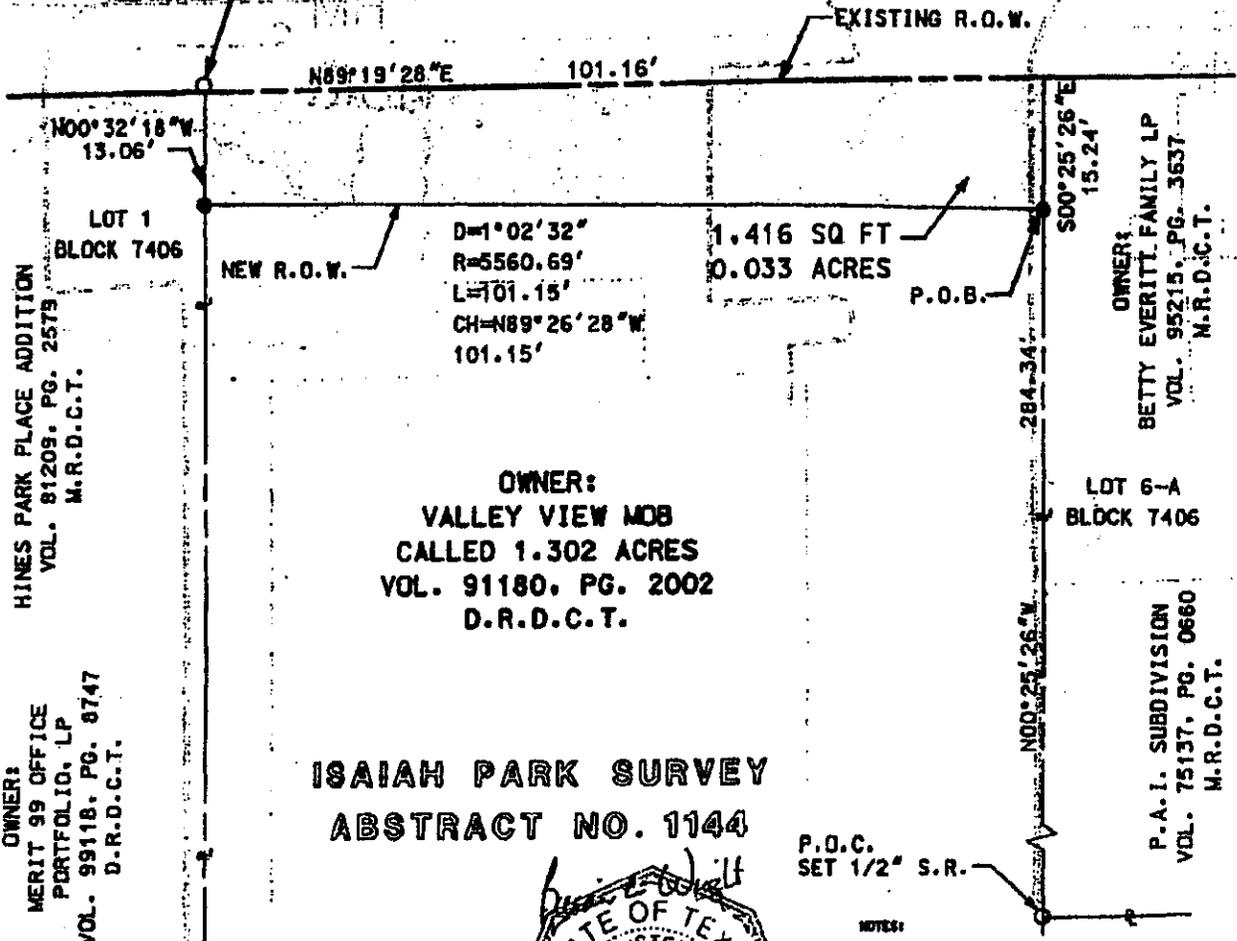
STATE OF TEXAS
VOL. 189, PG. 75, D.R.D.C.T.

CITY OF DALLAS
HIRAM WILBURN
SURVEY
ABSTRACT NO. 1567

INTERSTATE HIGHWAY 635
(LBJ FREEWAY)
(VARIABLE WIDTH R.O.W.)
VALLEY VIEW LANE



FND. 1/2" S.R. BEARS
N00°32'18"W 2.00'



HINES PARK PLACE ADDITION
VOL. 81209, PG. 2579
M.R.D.C.T.

OWNER:
MERIT 99 OFFICE
PORTFOLIO, LP
VOL. 99118, PG. 8747
D.R.D.C.T.

OWNER:
VALLEY VIEW MOB
CALLED 1.302 ACRES
VOL. 91180, PG. 2002
D.R.D.C.T.

ISIAH PARK SURVEY
ABSTRACT NO. 1144

OWNER:
BETTY EVERITT FAMILY LP
VOL. 95215, PG. 3637
M.R.D.C.T.

LOT 6-A
BLOCK T406

P.A.I. SUBDIVISION
VOL. 75137, PG. 0660
M.R.D.C.T.

P.O.C.
SET 1/2" S.R.



AS IF DETROYED OR DISTURBED DURING THE HIGHWAY CONSTRUCTION PROJECT, THE MONUMENT DESCRIBED IN THIS CALL MAY BE REPLACED WITH A TYPED COPY OF THIS MONUMENT SET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THIS.

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

NOTES:

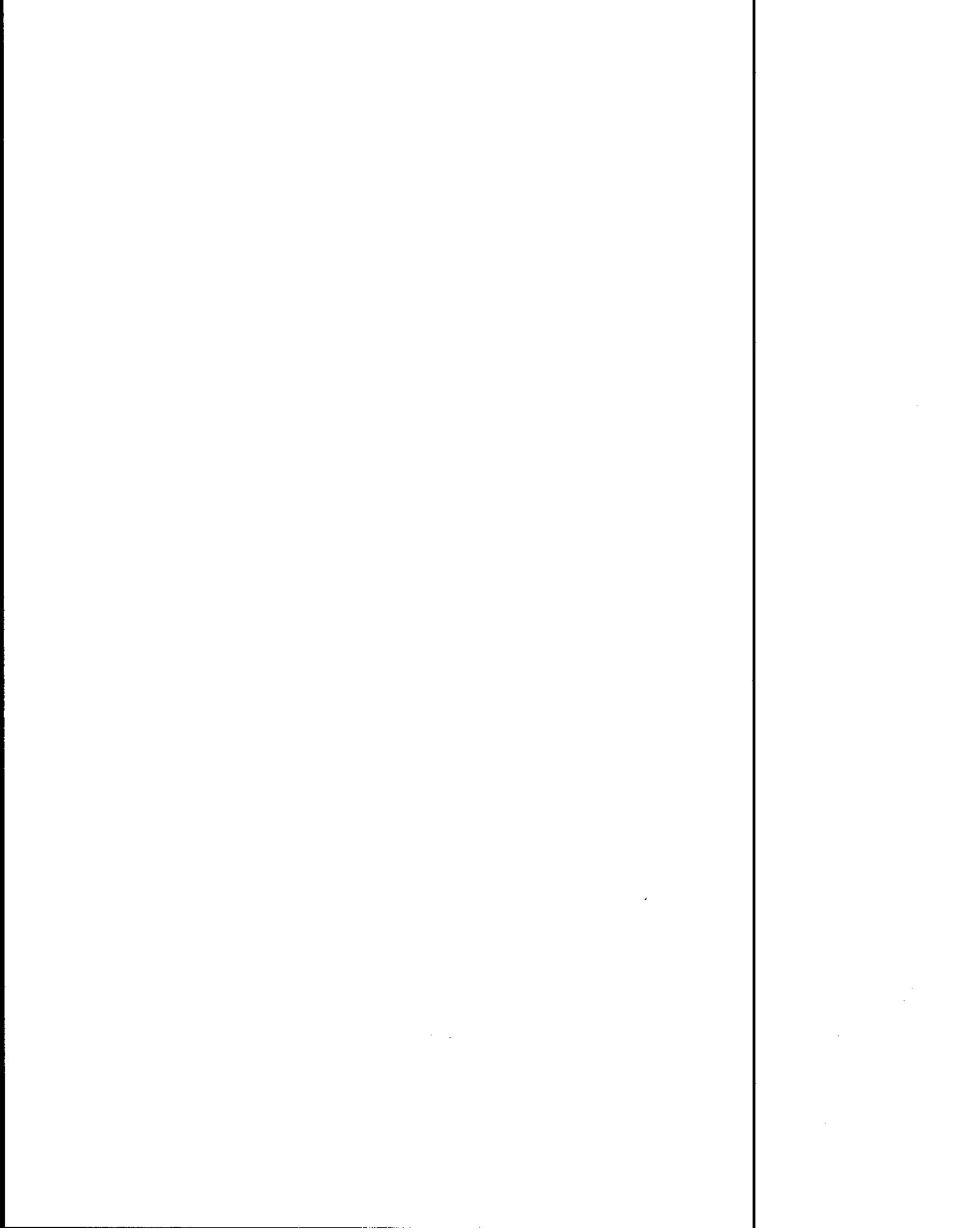
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, HAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000136508

A LEGAL DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE 3 OF 3

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY VALLEY VIEW MOB TRACT	COUNTY DALLAS
PARCEL NO. 13	INTERSTATE HIGHWAY 635 NON CS: 2374-01-150	DATE MAY 31 2004



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 41

BEING a 0.338 acre portion of that certain called 7.791 acre parcel situated in the McKinney & Williams Survey, Abstract No. 1032 and the Thomas Dykes Survey, Abstract No. 405, in the City of Dallas, Dallas County, Texas, being Lot 1, Block B/7447 of Hillcrest Plaza, an addition to the City of Dallas, according to the map recorded in Volume 79047 at Page 3245 of the Map Records of Dallas County, Texas, which was conveyed to US Bank & Trust Company, as described by the deed recorded in Volume 97243 at Page 4328 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 lying in the existing eastern right-of-way line of Hillcrest Plaza Drive, a 56 foot wide right-of-way;

THENCE, along said existing eastern right-of-way line, North 00°17'43" West, a distance of 90.22 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; the POINT OF BEGINNING; **

1. THENCE, continuing along said existing eastern right-of-way line, North 00°17'43" West, a distance of 27.13 feet to a 1/2-inch steel rod with cap found at the northwest corner of said Lot 1 and lying in the existing southern right-of-way line of Interstate Highway 635, a variable width right-of-way;
2. THENCE, along said existing southern right-of-way line, North 89°34'59" East, a distance of 421.84 feet to a TxDOT monument found for corner;
3. THENCE, continuing along said existing southern right-of-way line, South 85°16'24" East, a distance of 314.71 feet to a point being the northeast corner of said Lot 1 and the northwest corner of that certain parcel conveyed to Brinker International Payroll Corporation, as evidenced by the deed recorded in Volume 2000112 at Page 8240 of said Deed Records;
4. THENCE, along the common line between said Lot 1 and Brinker International parcel, South 00°59'12" East, a distance of 5.49 feet to a point for corner lying in said new southern right-of-way line of Interstate Highway 635, said point being the beginning of a non-tangent curve to the left having a central angle of 03°33'48", a radius of 2771.98 feet, and a long chord which bears North 88°08'23" West for a distance of 172.36 feet;

County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
To: Hillcrest Road

May 31, 2004

ROW CSJ: 2374-01-150
ACCT: 9118-01-037

Legal Land Description for Parcel 41

5. THENCE, along said new southern right-of-way line, and said curve to the left, an arc distance of 172.39 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, North $89^{\circ}55'17''$ West, a distance of 360.53 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner at the beginning of a curve to the left having a central angle of $02^{\circ}41'32''$, a radius of 3920.27 feet, and a long chord which bears South $88^{\circ}43'57''$ West for a distance of 184.19 feet; **
7. THENCE, continuing along said new southern right-of-way line and said curve to the left, an arc distance of 184.21 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner at the beginning of a reverse curve to the right having a central angle of $00^{\circ}16'05''$, a radius of 3953.74 feet, and a long chord which bears South $87^{\circ}31'14''$ West for a distance of 18.50 feet; **
8. THENCE, continuing along said new southern right-of-way line and said curve to the right, an arc distance of 18.50 feet to the POINT OF BEGINNING; and containing an area of 14,741 square feet, or 0.338 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 41

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



Notes:

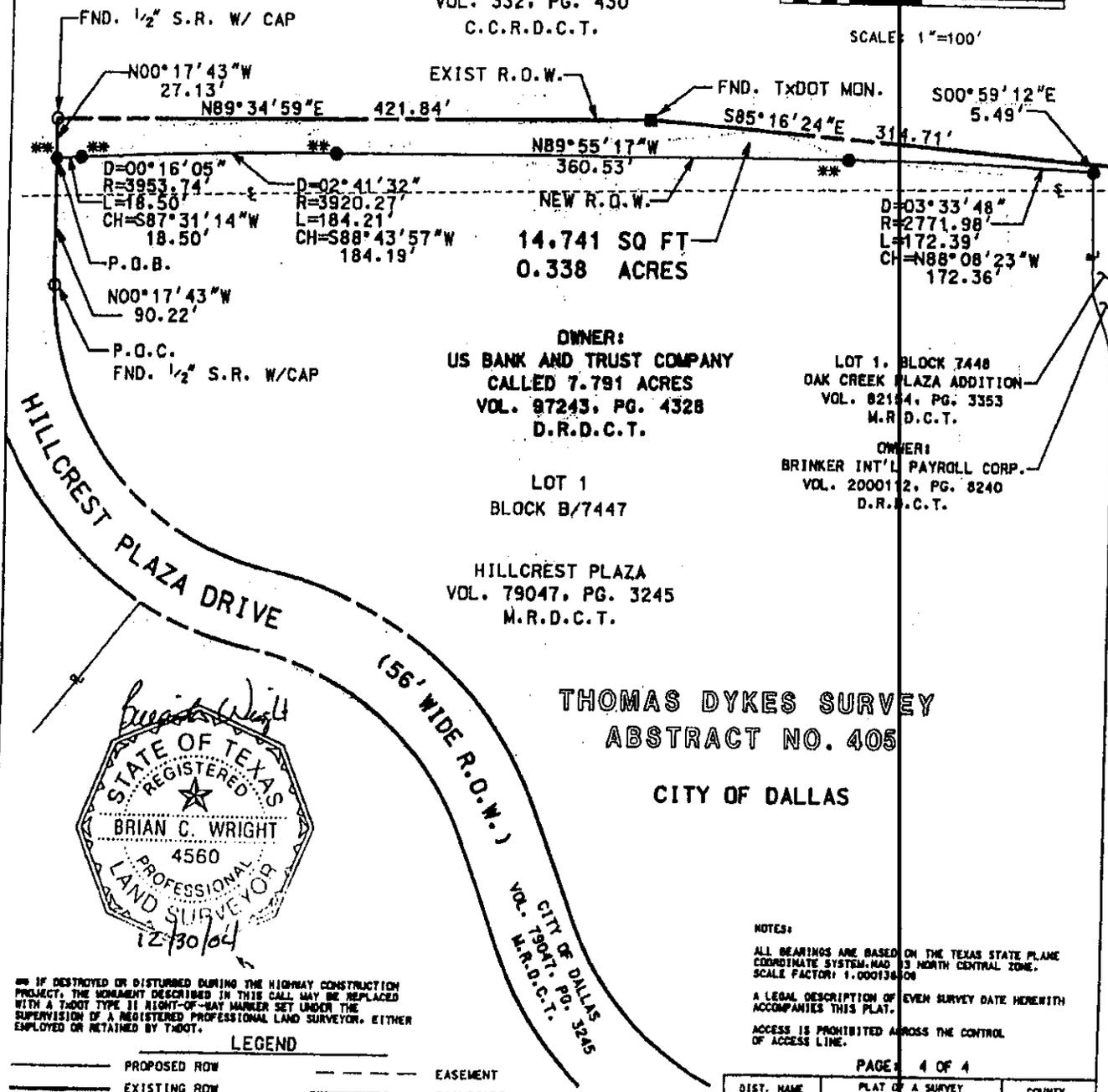
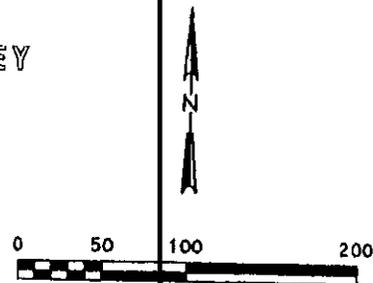
1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000136506
2. A survey plat of even date herewith accompanies this legal description.

**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.

McKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1032
INTERSTATE HIGHWAY 635
(LBJ FREEWAY)
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
VOL. 332, PG. 430
C.C.R.D.C.T.



LOT 1
BLOCK B/7447

HILLCREST PLAZA
VOL. 79047, PG. 3245
M.R.D.C.T.

THOMAS DYKES SURVEY
ABSTRACT NO. 405
CITY OF DALLAS

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.

LEGEND

- PROPOSED ROW
- - - EXISTING ROW
- PROPERTY LINE
- - - COUNTY LINE
- CONTROL OF ACCESS LINE
- - - SURVEY LINE
- x - x - FENCE LINE
- - - CITY LIMITS
- - - EASEMENT
- - - RAILROADS
- - - STRUCTURE
- P.O.C.
- P.O.B.
- FOUND CONC. MONUMENT
- SET 3/8" STEEL ROD WITH ALUMINUM TxDOT CAP

NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000138108
A LEGAL DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 4 OF 4

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY US BANK AND TRUST COMPANY TRACT	COUNTY DALLAS
PARCEL NO. 41	DATE MAY 31 2004	INTERSTATE HIGHWAY 635 ROW CSJ1 2374-01-190

County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
 To: Hillcrest Road
ROW CSJ: 2374-01-150
ACCT: 9118-01-037

February 16, 2006

Legal Land Description for Parcel 45

BEING the entire 0.042 acres of that certain parcel situated in the McKinney & Williams Survey, Abstract No. 1032, in the City of Dallas, Dallas County, Texas, being a part of abandoned Huffhines Hill Road as dedicated by Huffhines Hill Addition, Second Installment, an addition to the City of Dallas, according to the map recorded in Volume 21 at Page 9 of the Map Records of Dallas County, Texas, which was conveyed to Ginette M. Albert & Sylvia Sue Davies, as evidenced by the deed recorded in Volume 80031 at Page 3600 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch steel rod with TxDOT aluminum cap set for the northwest corner of Lot 1, Block 12/7446 of said Huffhines Hill Addition and lying in the new southern right-of-way line of Interstate Highway 635, a variable width right-of-way, the POINT OF BEGINNING; **

1. THENCE, along the west line of said Albert and Davies tract, North 03°30'33" West, a distance of 25.92 feet to a point for the northwest corner of said Albert and Davies tract and lying in the centerline of said abandoned Huffhines Hill Road;
2. THENCE, along the common north line of said Albert and Davies tract and said centerline, North 71°08'25" East, a distance of 10.87 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 01°00'54", a radius of 612.95 feet, and a long chord which bears North 71°38'52" East for a distance of 10.86 feet;
3. THENCE, continuing along said common line and said curve to the right, an arc distance of 10.86 feet to a point for corner;
4. THENCE, continuing along said north line of the Albert and Davies tract, North 87°52'42" East, a distance of 78.89 feet to a point for the northeast corner of said Albert and Davies tract;
5. THENCE, along the east line of said Albert and Davies tract, South 02°07'18" East, a distance of 8.57 feet to a 5/8-inch steel rod found for the southeast corner of said Albert and Davies tract, the northeast corner of said Lot 1 and northwest corner of Lot 2 of said Block 12/7446, said point being the beginning of a curve to the left having a central angle of 08°12'26", a radius of 587.95 feet, and a long chord which bears South 75°14'38" West for a distance of 84.15 feet;

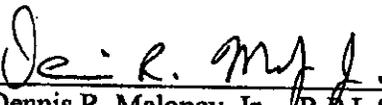
County: DALLAS
Highway: I.H. 635
Project Limits: From: North Dallas Tollway
To: Hillcrest Road
ROW CSJ: 2374-01-150
ACCT: 9118-01-037

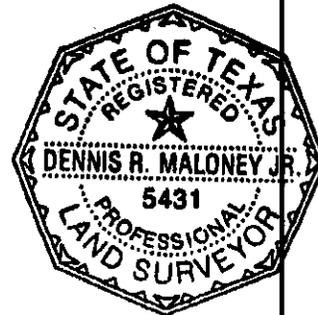
February 16, 2006

Legal Land Description for Parcel 45

6. THENCE, along the common south line of the Albert and Davies tract and north line of said Lot 1 and along said curve to the left, at an arc distance of 80.91 feet passing a 5/8-inch steel rod with TxDOT aluminum cap set for the intersection point of said common line and said new southern right-of-way line of Interstate Highway 635, thence continuing along said common line and said new southern right-of-way line, for a total arc distance of 84.22 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **
7. THENCE, continuing along said common line and said new southern right-of-way line, South 71°08'25" West, a distance of 17.73 feet to the POINT OF BEGINNING and containing an area of 1,825 square feet, or 0.042 acres of land, more or less.

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.


Dennis R. Maloney, Jr. R.P.L.S. No. 5431
February 16, 2006

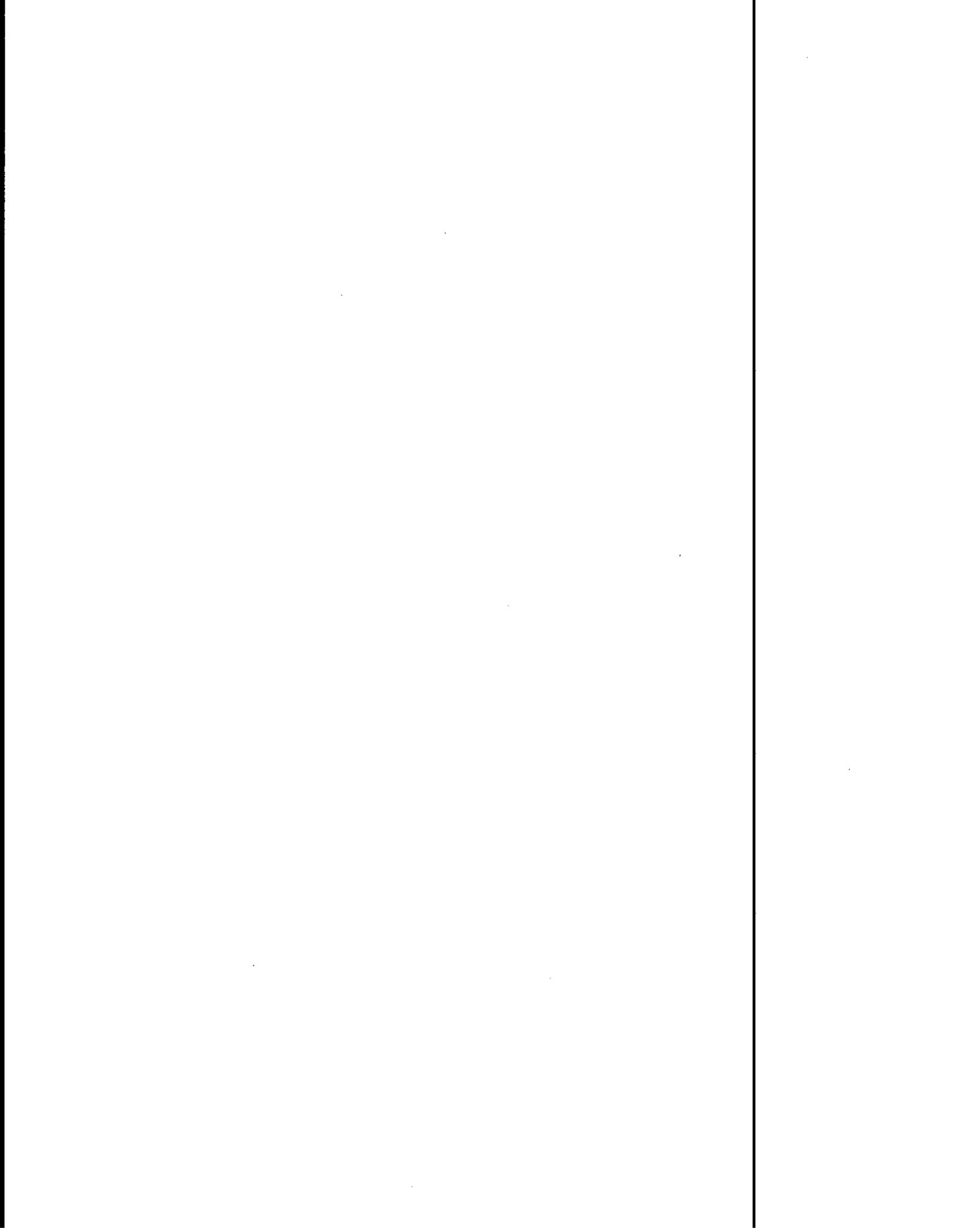


Notes:

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.



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

April 9, 2004

Description for Parcel 52

BEING a 19,841 square feet tract of land, more or less, in the T. Thomas Survey, Abstract No. 1461, Dallas County, Texas, and being Lot 2R, Block 1 of the Revised Plat, Lots 2R and 3, Block 1, Casa View Heights Commercial Addition, an addition to the City of Mesquite as recorded in Volume 2000155, Page 170, of the Deed Records of Dallas County, Texas, and also being a part of that tract as conveyed to Gus Thomasson Road LLC as recorded in Volume 2002068, Page 3193 of said Deed Records, said 19,841 square feet being more particularly described by metes and bounds as follows:

COMMENCING at an angle point on the east line of said Lot 2R, Block 1, said point also being on the west line of a Lot 3, Block 1 of said Revised Plat and also being a tract as conveyed to Gus Thomasson Road LLC as recorded in Volume 2002068, Page 3193 of said Deed Records;

THENCE South 36 degrees 50 minutes 55 seconds East, along the common line of the Gus Thomasson Road LLC tracts, a distance of 63.83 feet to a P.K. nail set for corner on the new right of way line of I.H. 30 and being the POINT OF BEGINNING;

- 1) THENCE South 36 degrees 50 minutes 55 seconds East, continuing along the common line of the said Gus Thomasson Road LLC tracts, a distance of 25.58 feet to the common corner of said LLC tracts, and being on the existing right of way line of I.H. 30;
- 2) THENCE South 54 degrees 00 minutes 53 seconds West, along the existing right of way line of I.H. 30 a distance of 613.06 feet to an angle point;
- 3) THENCE South 77 degrees 59 minutes 44 seconds West, continuing along the existing right of way line of I.H. 30, a distance of 15.57 feet to an "X" found in concrete at the southwest corner of said Lot 2R, Block 1, and also being the southeast corner of a tract as conveyed to John T. Houston III as recorded in Volume 95032, Page 444 of said Deed Records, said tract also being Casa View Heights Commercial Addition, Lot 1, Block 1, as recorded in Volume 88222, Page 4741 of said Deed Records;
- 4) THENCE North 36 degrees 00 minutes 34 seconds West, along the common line of said Gus Thomasson Road LLC tract and said John T. Houston III tract, leaving the existing right of way line of I.H. 30, a distance of 35.54 feet to a "X" in concrete set for corner on the new right of way line of I.H. 30;

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

April 9, 2004

Description for Parcel 52

- 5) THENCE North 54 degrees 01 minutes 46 seconds East, along the new right of way line of I.H. 30, a distance of 41.64 feet to an ** angle point;
- 6) THENCE North 58 degrees 36 minutes 13 seconds East, continuing along the new right of way line of I.H.30, a distance of 145.55 feet to an ** angle point;
- 7) THENCE North 54 degrees 01 minutes 46 seconds East, continuing along the new right of way line of I.H. 30, a distance of 196.27 feet to an **angle point, at the beginning of a curve to the right;
- 8) THENCE continuing along the new right of way line of I.H.30 and a curve to the right having a central angle of 02 degrees 07 minutes 30 seconds, a radius of 6,578.41 feet, a chord distance of 243.96 feet that bears North 55 degrees 05 minutes 30 seconds East, around said curve an arc distance of 243.98 feet to the POINT OF BEGINNING and containing 19,841 square feet [0.4555 ac.] of land, more or less.

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.

Hugh Wilson Knight 4-9-04

 Hugh Wilson Knight, R.P.L.S. Date
 Texas Registration No. 4872



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

(Addendum)

Access Clause

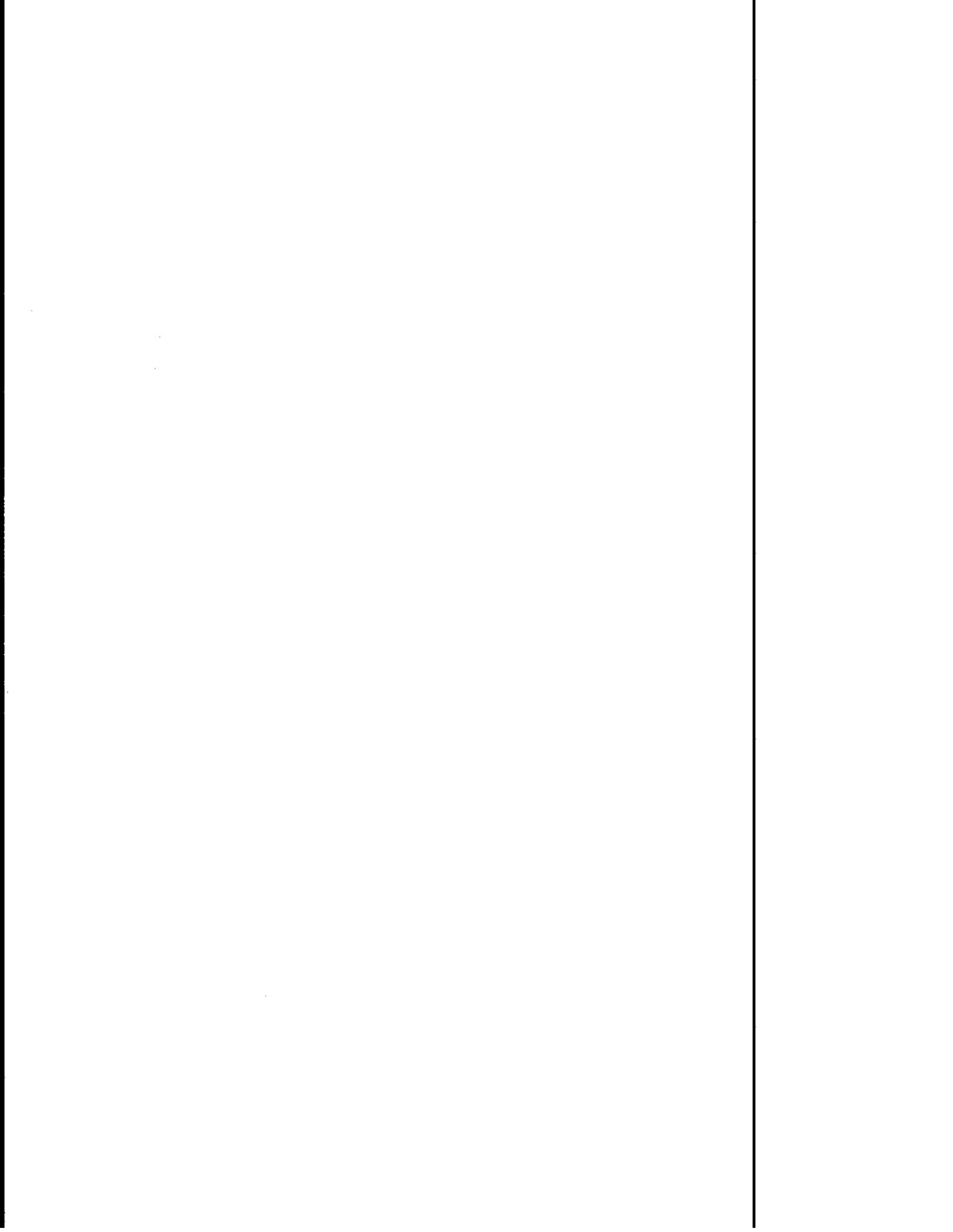
Access will be permitted to the highway facility from the remainder of the property abutting the highway facility.

County: Dallas
Highway No.: IH635: at IH 30
Project Limits: IH635 station 971+00.00
To: IH635 station 1060+72.00

District: Dallas
Parcel No. : 52
CSJ No.: 2374-02-115
Federal Project No.: NH2005 (341)

AND IN ADDITION THERETO:

Title to those three masonry buildings located partially on the remaining property of which the above described property was originally a portion, said masonry buildings being bisected by the proposed right of way line, with the result that the portion of said masonry buildings lying adjacent to said proposed right of way line would be in such condition that they could not be adequately reconstructed at such location; plus the temporary right to enter upon the property remaining for the sole purpose of removing all of said masonry buildings.



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

April 9, 2004

Description for Parcel 53

BEING a 12,628 square feet tract of land, more or less, in the T. Thomas Survey, Abstract No. 1461, Dallas County, Texas, and being part of that tract as conveyed to Gus Thomasson Road LLC as recorded in Volume 2002068, Page 3193 of the Deed Records of Dallas County, Texas, said tract also being Lot 3, Block 1, of a Revised Plat, Lot 2R and 3, Block 1, Casa View Heights Commercial Addition an addition to the City of Mesquite as recorded in Volume 2000155, Page 170, of said Deed Records, said 12,628 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Lot 3, Block 1, said point also being the northwest corner of a tract as conveyed to Nejat Destani as recorded in Volume 2000246, Page 957 of said Deed Records;

THENCE South 35 degrees 54 minutes 31 seconds East, along the common line of said Gus Thomasson Road LLC tract and said Nejat Destani tract, a distance of 275.61 feet to 5/8" iron rod with TxDOT cap set for corner on the new right of way line of I.H. 30 and being the POINT OF BEGINNING;

- 1) THENCE South 35 degrees 54 minutes 31 seconds East, continuing along the common line of said Gus Thomasson Road LLC tract and said Nejat Destani tract, a distance of 33.78 feet to the southeast corner of said Lot 3, Block 1, and the southwest corner of said Nejat Destani tract, and also being on the existing right of way line of I.H. 30;
- 2) THENCE South 54 degrees 00 minutes 53 seconds West, along the existing right of way line of I.H.30, a distance of 28.75 feet to an angle point;
- 3) THENCE South 55 degrees 55 minutes 26 seconds West, continuing along the existing right of way line of I.H. 30, a distance of 300.17 feet to an angle point;
- 4) THENCE South 54 degrees 00 minutes 53 seconds West, continuing along the existing right of way line of I.H.30, a distance of 261.72 feet to the most southwest corner of said Lot 3, Block 1, and also being the southwest corner of Lot 2R, Block 1, of said Revised Plat and a tract as conveyed to Gus Thomasson Road LLC, recorded in Volume 2002068, Page 3193, of said Deed Records;

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

April 9, 2004

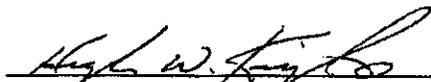
Description for Parcel 53

- 5) THENCE North 36 degrees 50 minutes 55 seconds West, along the common line of Lots 2R and 3, Block 1, leaving the existing right of way line of I.H. 30, a distance of 25.58 feet to a P.K. nail set for corner on the new right of way line of I.H 30;
- 6) THENCE along the new right of way line of I.H. 30 and along a curve to the right having a central angle of 00 degrees 58 minutes 18 seconds, a radius of 6,578.41 feet, a chord distance of 111.56 feet that bears North 56 degrees 38 minutes 24 seconds East, around said curve an arc distance of 111.56 feet to a **5/8" iron rod with TxDOT cap set at a point of reverse curve;
- 7) THENCE continuing along the new right of way line of I.H. 30, and along a reverse curve to the left having a central angle of 07 degrees 00 minutes 43 seconds, a radius of 3,920.27 feet, a chord distance of 479.47 feet that bears North 53 degrees 37 minutes 12 seconds East, around said curve an arc distance of 479.77 feet to the POINT OF BEGINNING and containing 12,628 square feet [0.2899 ac.] of land, more or less.

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.

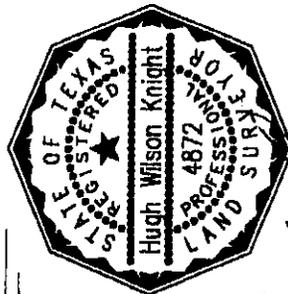
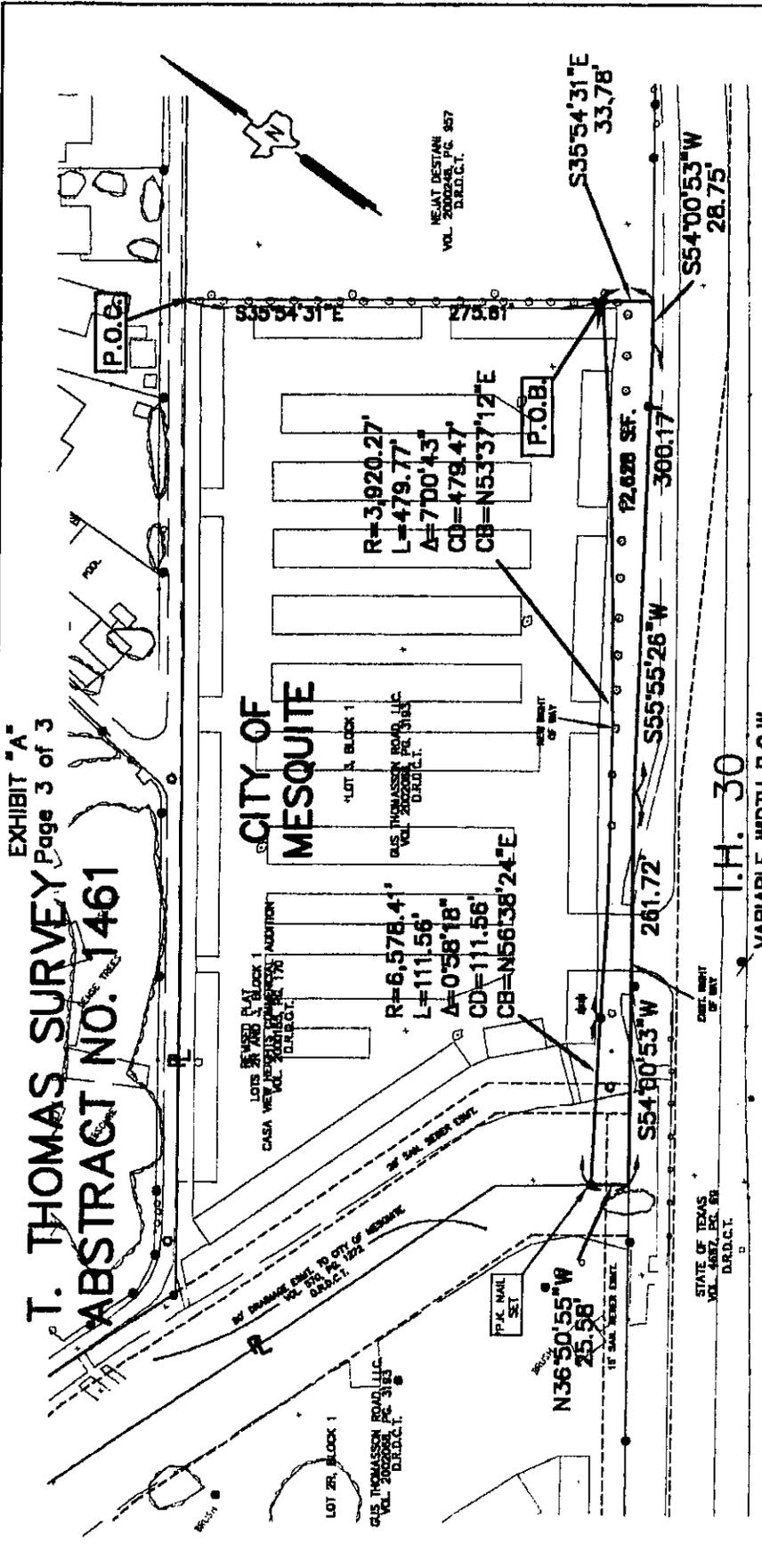
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.


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

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



EXHIBIT "A"
T. THOMAS SURVEY Page 3 of 3
ABSTRACT NO. 1461



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (TMS 83) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY FOOT CONVERSION FACTOR OF 1.00013608.

A LEGAL DESCRIPTION AT EACH SURVEY DATE HEREBY ACCOMPANIES THIS PLAT.

A PLAT OF A SURVEY
PARCEL 53
FOR I.H. 30
A 12,628 SQ. FT., (0.2899 AC.)
TRACT OF LAND IN THE
T. THOMAS SURVEY
ABSTRACT NO. 1461
CITY OF MESQUITE
DALLAS COUNTY, TEXAS
APRIL 9, 2004



- 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"
UNLESS OTHERWISE NOTED.
O - TYPICAL ALUMINUM CAP SET ON TOP OF A 5/8-INCH
IR - TYPICAL IRON SET IN CONCRETE
DURING CONSTRUCTION, THIS LINE SHALL BE DESTROYED
AND THE MONUMENT SET SHALL BE REPLACED WITH A NEW ONE.
CONSTRUCTION SHALL BE UNDER THE SUPERVISION OF A REGISTERED
PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETIRED
BY T. THOMAS.

ACCOUNT: 9118-01-036
R.O.W. CSU: 2374-02-115

(Addendum)

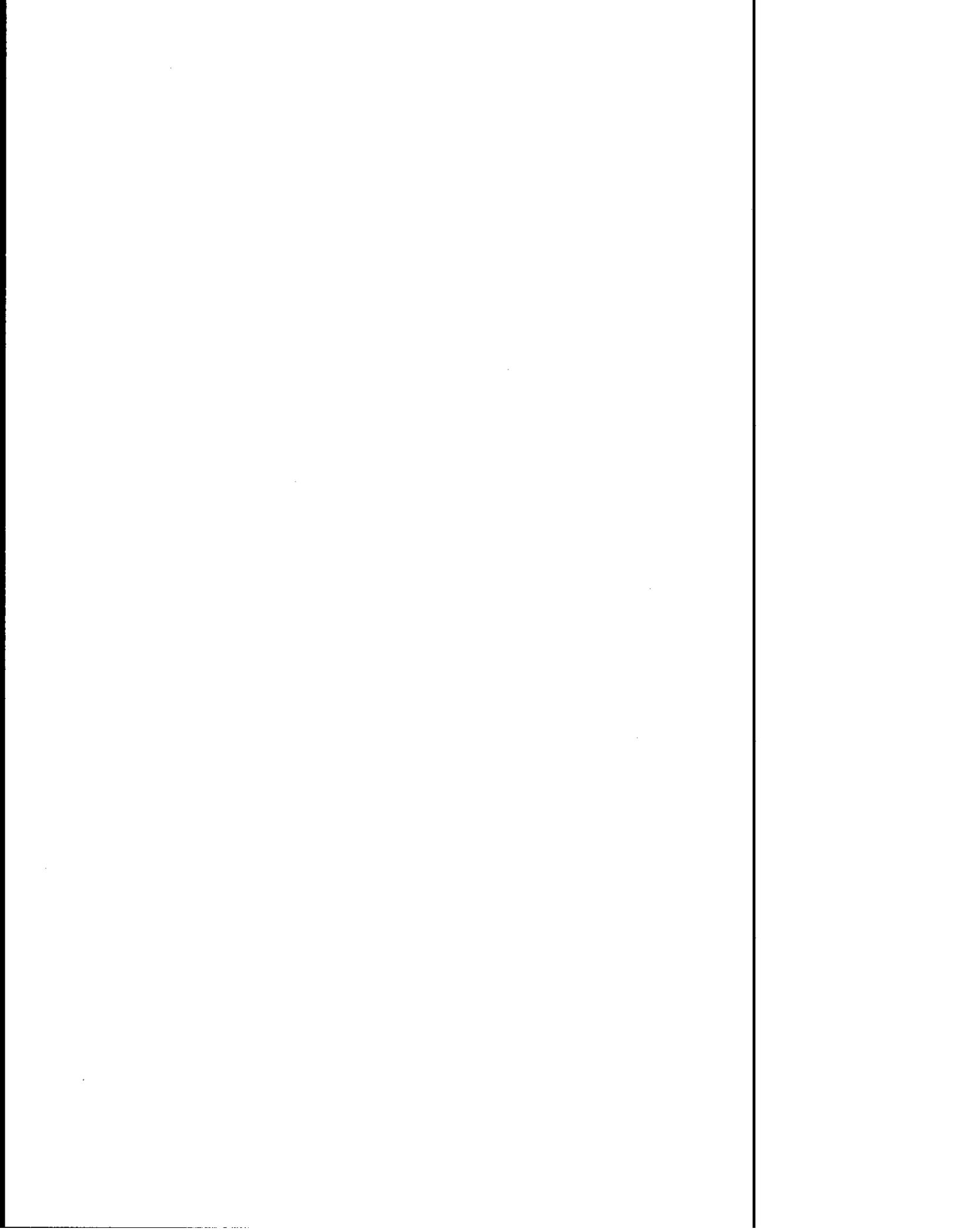
Access Clause

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

County:	Dallas	District:	Dallas
Highway No.:	IH635: at IH 30	Parcel No. :	53
Project Limits:	IH635 station 971+00.00	CSJ No.:	2374-02-115
	To: IH635 station 1060+72.00	Federal Project No.:	NH2005 (341)

AND IN ADDITION THERETO:

Title to those two masonry buildings located partially on the remaining property of which the above described property was originally a portion, said masonry buildings being bisected by the proposed right of way line, with the result that the portion of said masonry buildings lying adjacent to said proposed right of way line would be in such condition that they could not be adequately reconstructed at such location; plus the temporary right to enter upon the property remaining for the sole purpose of removing all of said masonry buildings.



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

Property Description of
Parcel 2

BEING 2.243 acres of land situated in the S.W. Alexander Survey, Abstract No. 101, Coryell County, Texas, in the City of Copperas Cove, Texas, being part of a 4.419 acre tract of land, residue of the 6.662 acre tract of land described in deed to Warren and wife, Phyllis Clark, recorded in Volume 452, Page 70 of the Deed Records of Coryell County, Texas, said 2.243 acres of land being more particularly described as follows:

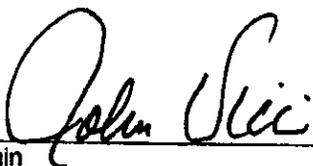
Commencing at a 3/8" iron rod found for the northeast corner of beforementioned 4.419 acre tract, and for the northwest corner of the 4.795 acre tract of land described in deed to Curtis Donaldson, recorded in Clerk's File #110039 of the Deed Records of Coryell County, Texas; thence with the north line of said 4.419 acre tract, North 72°30'49" West, a distance of 389.02 feet to a 1/2" iron rod by deed called in the east right-of-way line of US Highway 190 (150' ROW) for the **POINT OF BEGINNING**;

- (1) **THENCE**, with the north line of said 4.419 acre tract, South 72°30'49" East, a distance of 26.98 feet to a 5/8" iron rod set, for the beginning of a non-tangent curve to the left, having a central angle of 2°49'33", a radius of 1115.49 feet, and a chord bearing and distance of South 3°33'03" East, 55.02 feet, also being 431.84 feet left of and perpendicular to FM Highway 2657 (120' ROW) proposed centerline station 1+21.29, and 155.84 feet left of and radial to said US Highway 190 existing centerline station 1028+57.31;
- (2) **THENCE**, leaving the north line of said 4.419 acre tract, the following courses and distances to wit:
Southeasterly with said curve, an arc distance of 55.02 feet to a 5/8" iron rod set, also being 394.51 feet left of and perpendicular to said FM Highway 2657 proposed centerline station 1+64.69, and 184.35 feet left of and radial to said US Highway 190 existing centerline station 1028+99.43;
South 4°57'51" East, a distance of 304.17 feet to a 1/2" iron rod set, also being 201.17 feet left of and radial to said FM Highway 2657 proposed centerline station 3+67.50;
South 46°10'08" East, a distance of 40.16 feet to a 5/8" iron rod set, and for the beginning of a non-tangent curve to the right, having a central angle of 1°43'53", a radius of 3810.50 feet, and a chord bearing and distance of South 85°24'27" East, 115.14 feet, also being 206.34 feet left of and radial to said FM Highway 2657 proposed centerline station 4+00.33;
Southeasterly with said curve, an arc distance of 115.15 feet to a 5/8" iron rod set in the west line of said 4.795 acre tract, from which a 1/2 iron rod found bears North 30°59'01" East, a distance of 333.81 feet, also being 293.81 feet left of and radial to said FM Highway 2657 proposed centerline station 4+59.71;
- (3) **THENCE**, with the common line of said 4.419 acre tract and said 4.795 acre tract, South 30°59'01" West, a distance of 23.39 feet to a 2.5" pipe post found for a southwest corner of said 4.795 acre tract;
- (4) **THENCE**, with the common line of said 4.419 acre tract and said 4.795 acre tract, South 30°59'01" West, a distance of 242.55 feet to a 3/8" iron rod found in the east right-of-way line of said FM Highway 2657, and for the beginning of a non-tangent curve to the left, having a central angle of 18°59'36", a radius of 1014.93 feet, and a chord bearing and distance of North 37°45'21" West, 334.90 feet;
- (5) **THENCE**, northwesterly with said curve, an arc distance of 336.45 feet to a 1/2" iron rod by deed called in the east right-of-way line of said FM Highway 2657;
- (6) **THENCE**, with the east right-of-way line of said FM Highway 2657, North 47°13'05" West, a distance of 98.46 feet to a TxDOT concrete monument found in the east right-of-way line of said FM Highway 2657, in the east right-of-way line of said US Highway 190, and for the northwest corner of said 4.419 acre tract;

Parcel No.: 2
Account No.: 8023-1-81
C.S.J. No.: 3131-03-008
County: Lampasas
Highway: FM 2657

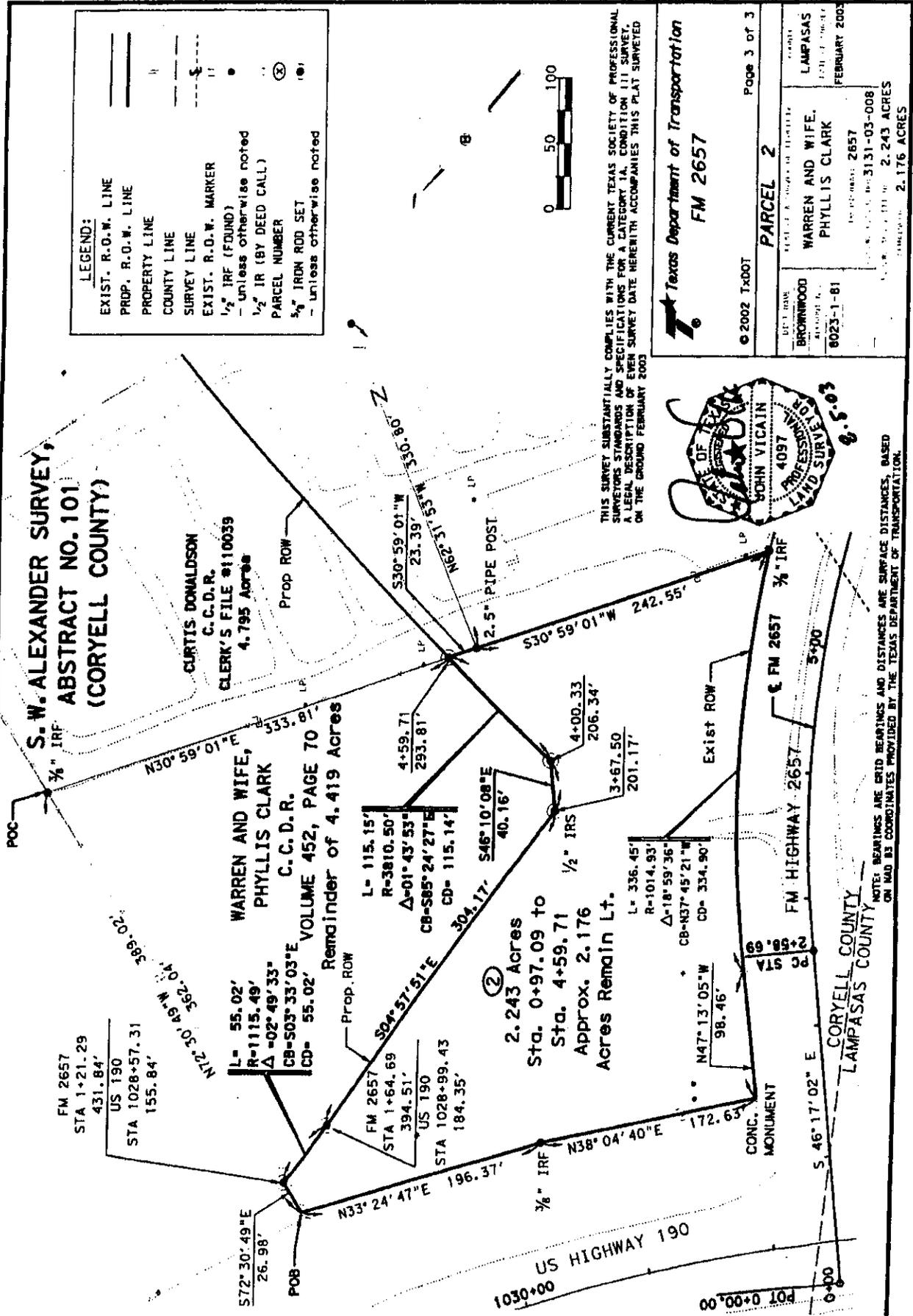
- (7) **THENCE**, with the east right-of-way line of said US Highway 190, the following courses and distances to wit:
North 38°04'40" East, a distance of 172.63 feet to a 3/8" iron rod found in the east right-of-way line of said US Highway 190;
North 33°24'47" East, a distance of 196.37 feet to the **POINT OF BEGINNING** and containing 2.243 acres 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



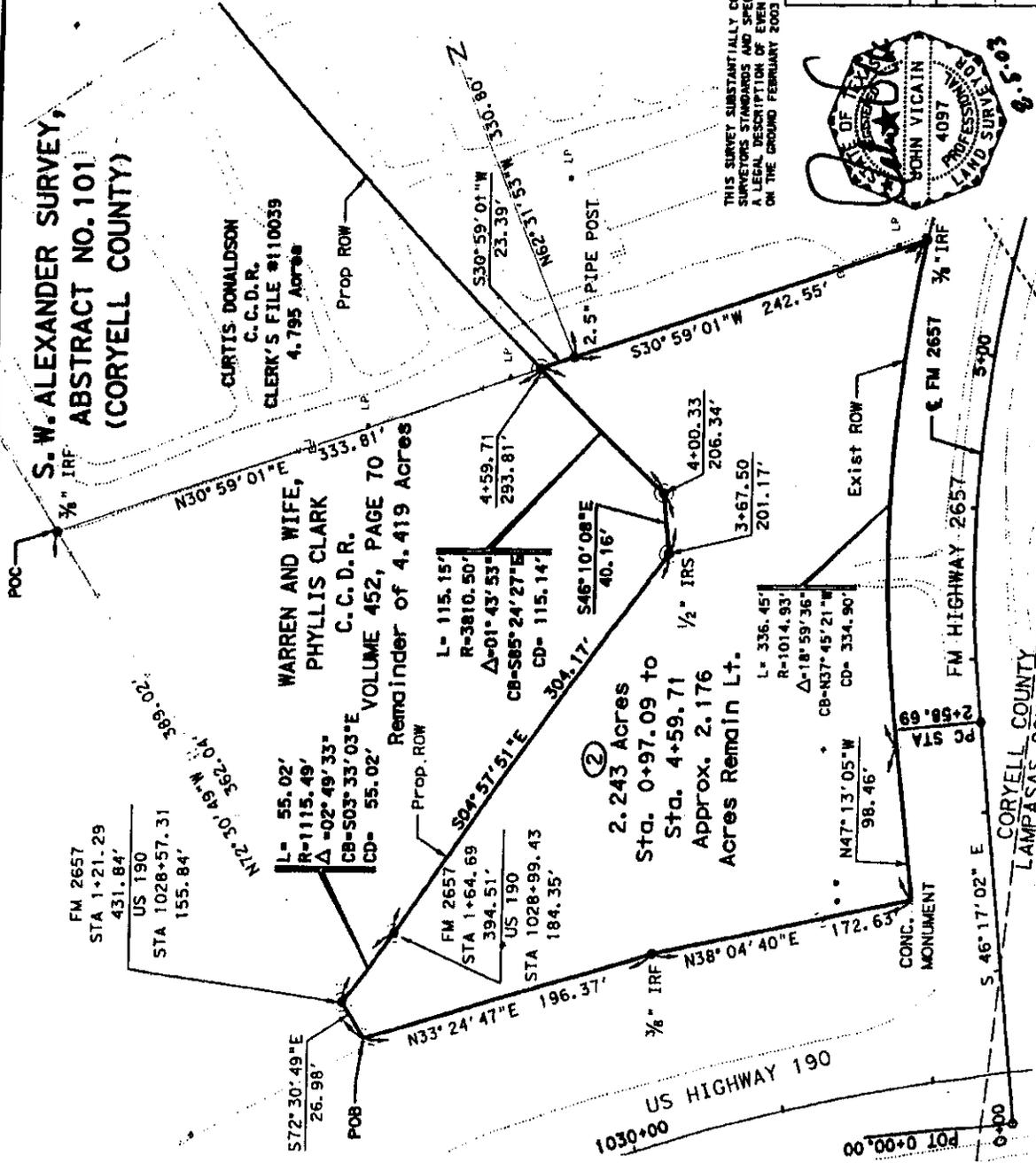


**S.W. ALEXANDER SURVEY,
ABSTRACT NO. 101
(CORYELL COUNTY)**

CURTIS DONALDSON
C.C.D.R.
CLERK'S FILE #110039
4.795 Acres

WARREN AND WIFE,
PHYLLIS CLARK
C.C.D.R.
VOLUME 452, PAGE 70
Remainder of 4.419 Acres

2.243 Acres
Sta. 0+97.09 to
Sta. 4+59.71
Approx. 2.176
Acres Remain Lt.



Texas Department of Transportation
FM 2657

© 2002 TxDOT Page 3 of 3

PARCEL 2

WARREN AND WIFE,
PHYLLIS CLARK

2.243 ACRES

APPROX. 2.176 ACRES

APPROX. 2.176 ACRES



County: Lampasas
RCSJ No. 3131-03-008
Highway FM 2657

**Access Clause for
Parcel 2**

Access will not be permitted to the easterly remainder abutting Farm to Market Highway facility commencing at a 1/2" iron rod with 1 1/2" aluminum cap found; and being 394.51 feet left of and perpendicular to FM Highway 2657 proposed centerline station 1+64.69; **THENCE**, with the proposed southeast right of way of said FM 2657, South 4°57'51" East, a distance of 145.63 feet to a 1/2" iron rod set for the Beginning of the Access Denial Line; **THENCE** South 4°57'51" East, a distance of 158.54 feet to a 3/4" steel rod with 2" aluminum cap found, also being 201.17 feet left of and radial to said FM Highway 2657 proposed centerline station 3+67.50; **THENCE** South 46°10'08" East, a distance of 40.16 feet to a 5/8" iron rod with 1 1/2" aluminum cap found, and for the beginning of a non-tangent curve to the right, having a central angle of 1°43'53", a radius of 3810.50 feet, and a chord bearing and distance of South 85°24'27" East, 115.14 feet, also being 206.34 feet left of and radial to said FM Highway 2657 proposed centerline station 4+00.33; **THENCE** Southeasterly with said curve, an arc distance of 115.15 feet to a 3/4" steel rod with 2" aluminum cap found in the southeasterly line of this parcel, being 293.81 feet left of and radial to said FM Highway 2657 proposed centerline station 4+59.71; and also the End of the Access Denial Line.

Access will be permitted to that part of the remainder lying East and abutting Existing US Highway 190

Bearings are grid bearings and distances are surface distances based on NAD 83 coordinates provided by the Texas Department of Transportation. This survey represents the on-the-ground survey made under my supervision. Fieldwork was completed on October 12, 2006.

Texas Department of Transportation
Sigifredo Bustos, Jr.
Registered Professional Land Surveyor
of the State of Texas No. 4135

