

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	Dallas	SH 289	0091-06-046	1
2	Harris	SH 35	0178-09-001	23
3	Tarrant	SH 26	0363-01-123	110
4	Tarrant	SH 26	0363-01-123	117
5	Tarrant	SH 26	0363-01-123	121
6	Bowie	FM 559	1020-01-045	47
7	Bowie	FM 559	1020-01-045	51 & 51E
8	Bowie	FM 559	1020-01-045	62
9	Tyler	FM 1013	1237-01-024	1
10	Williamson	RM 2338	2211-01-021	50
11	Lampasas	FM 2657	3131-03-008	12
12	Harris	Gulf Bank Road	8003-12-008	116

CONTROLLED ACCESS

<u>EXHIBIT</u>	<u>COUNTY</u>	<u>HIGHWAY</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
A	Fort Bend	US 59	0027-12-124	1
B	Collin	US 75	0047-14-057	12
C	Baylor	US 277	0156-06-043	13
D	Baylor	US 277	0156-06-043	14
E	Baylor	US 277	0156-15-002	15
F	Angelina	US 59	0176-03-120	37
G	Angelina	US 59	0176-03-120	45
H	Angelina	US 59	0176-03-120	59
I	Dallas	IH 35E	0196-03-231	8
J	Dallas	IH 35E	0196-03-231	66
K	Travis	SH 130	0440-06-008	419
L	Travis	SH 130	0440-06-008	1422
M	Travis	SH 45	1200-05-012	711
N	Travis	SH 45	1200-05-012	712
O	Dallas	IH 635	2374-01-150	4
P	Dallas	IH 635	2374-01-150	5
Q	Dallas	IH 635	2374-01-150	11
R	Dallas	IH 635	2374-01-150	35
S	Dallas	IH 635	2374-02-115	41
T	Dallas	IH 635	2374-02-116	8

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

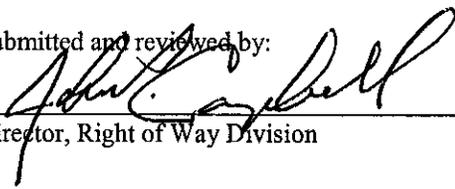
Page 3 of 3

VARIOUS Districts

CONTROLLED ACCESS (continued)

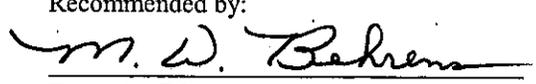
<u>EXHIBIT</u>	<u>COUNTY</u>	<u>HIGHWAY</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
U	Dallas	IH 635	2374-02-116	13
V	Dallas	IH 635	2374-02-116	14
W	Dallas	IH 635	2374-02-116	22
X	Dallas	IH 635	2374-02-116	37

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

110708 SEP 28 06

Minute
Number

Date
Passed

County: DallasParcel: 1Highway: Intersection of Preston Road at Forest Lane

CSJ: 0091-06-046

Account: 9118-00-083

Revised

Revised

Revised

May 10, 1999

Oct 26, 2000

Nov 30, 2000

Jan 22, 2001

Revised: October 03, 2003

Field Note Description for Parcel 1

BEING 74.50 square meters [802 square feet] tract of land, more or less, out of that certain 0.12220 hectares [0.3020 acres] of land, situated in the S. Lockhart Survey, Abstract No. 821, Dallas County, Texas, as conveyed to Hymie Schwartz Trust (Schwartz tract) as recorded in Volume 94154, Page 1469, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at the most northerly northwest corner of said Schwartz tract;

THENCE, North 89 degrees 12 minutes 31 seconds East, along the north property line of said Schwartz tract, a distance of 22.843 meters [74.94 feet] to a point for corner on the new west right of way line of Preston Road (S.H. 289), being the **POINT OF BEGINNING** of the tract of land herein described;

1. **THENCE**, North 89 degrees 12 minutes 31 seconds East, continuing along the north property line of said Schwartz tract, a distance of 3.063 meters [10.05 feet] to an "X" cut in concrete set on the existing west right of way line of Preston Road (S.H. 289) at the northeast property corner of said Schwartz tract;
2. **THENCE**, South 04 degrees 28 minutes 46 seconds West, along the east property line of said Schwartz tract and the existing west right of way line of Preston Road (S.H. 289), a distance of 22.897 meters [75.12 feet] to an "X" cut in concrete found for the southeasterly corner of said Schwartz tract;
3. **THENCE**, South 46 degrees 53 minutes 28 seconds West, along the southeast property line of said Schwartz tract and the existing west right of way line of Preston Road (S.H. 289), a distance of 4.522 meters [14.84 feet] to a "X" cut in concrete set for corner on the new west right of way line of Preston Road [S.H. 289], said point being the most southerly corner of said 74.50 square meter tract;

County: Dallas

Parcel: 1

Highway: Intersection of Preston Road at Forest Lane

CSJ: 0091-06-046

Account: 9118-00-083

Revised

Revised

Revised

May 10, 1999

Oct 26, 2000

Nov 30, 2000

Jan 22, 2001

Revised: October 03, 2003

Field Note Description for Parcel 1

4. **THENCE**, North 04 degrees 28 minutes 46 seconds East, along the new west right of way line of Preston Road (S.H. 289), a distance of 25.953 meters [85.15 feet] to the **POINT OF BEGINNING**, said point being the new northeast corner of said Schwartz tract and the northwest corner of this tract and containing 74.50 square meters [802 square feet] of land, more or less.

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

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

English units are provided for information only.

All dimensions are in meters unless otherwise noted.

Company Name: Arredondo, Brunz & Associates, Inc.

By: John F. Pierce

Date: OCTOBER 03, 2003

Surveyor's Name: John F. Pierce, R.P.L.S.

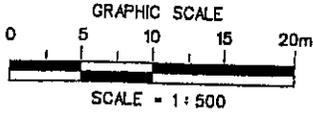
Registered Professional Land Surveyor

Texas Registration No. 2011



S. LOCKHART SURVEY
ABSTRACT NO. 821

NDB COMPANY, INC.,
A TEXAS CORPORATION
VOL. 71114, PG.1801
D.R.D.C.T.



NOTE:
ALL BEARINGS ARE BASED ON
THE NAD 83 TEXAS STATE
PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE.

A FIELD NOTE DESCRIPTION AT
EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

ENGLISH UNITS ARE PROVIDED
FOR INFORMATION ONLY.

03 OCT 2003 13:41:19

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PRESTON ROAD (S.H. 289)

P. BLOCK A / 6379
PRESTON FOREST
PROP. SUBDIVISION

HYMIE SCHWARTZ TRUST
VOL. 94154, PG.1469
D.R.D.C.T.

N89° 12' 31"E
3.063m [10.05']
Set "X" in Conc

PARCEL 1
74.50 s.m.
[802 S.F.]

N 04° 28' 46" E
25.953m [85.15']

S04° 28' 46"W
22.897m [75.12']

Find "X" in Conc

S46° 53' 28"W
4.522m [14.84']

Set "X" in Conc

P.O.C. N89° 12' 31"E
22.843m [74.94']

P.O.B.

15.240m
[50.00']

EXISTING R.O.W.

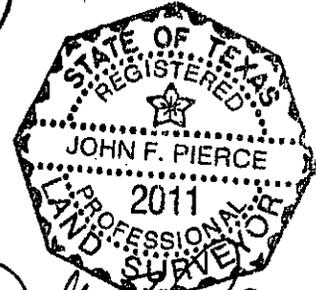
EXISTING R.O.W.

FOREST LANE

LEGEND

EXISTING RIGHT OF WAY LINE	---
PROPERTY LINE	—P—
COUNTY LINE	—C—
CONTROL OF ACCESS LINE	— —
SURVEY LINE	—S—
FENCE LINE	—X—X—
CITY LIMITS	—D—
EASEMENTS	—E—
RAILROAD	—R—
STRUCTURE	—S—
IR SET UNLESS OTHERWISE NOTED	○
SET AD = TIDDY ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD	○
SET BD = TIDDY BRONZE DISK SET IN CONCRETE	○

A PLAT OF A SURVEY OF A 74.50 s.m.
[802 S.F.] TRACT OF LAND
IN THE S. LOCKHART SURVEY
ABSTRACT NUMBER 821
AND BEING PORTION OF A 13,157.5 S.F.
TRACT OF LAND AS RECORDED IN VOL. 94154,
PG. 1469 OF D.R.D.C.T.
CITY OF DALLAS
DALLAS COUNTY, TEXAS



John F. Pierce
10-03-03

REVISED: OCTOBER 03, 2003
REVISED: JANUARY 22, 2001
REVISED: NOVEMBER 24, 2000
REVISED: OCTOBER 28, 2000
MAY 26, 1999

PARCEL 1

CSJ: 0091-06-046

ACCOUNT: 9118-00-083

(Addendum)

Access Clause

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

Rev: August, 2002
Parcel 23

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

PROPERTY DESCRIPTION FOR PARCEL 23

Being a 0.0798 acre (3,478 square feet) parcel of land, more or less, out of the H. B. Prentiss Survey, Abstract 56, Harris County, Texas, and being a portion of Lots 1, 2, 3, and 4, in Block 1 of King's Court Addition, according to the plat or map thereof, recorded in Volume 7, Page 65 of the Harris County, Map Records, and being out of that certain 3.5815 acre tract of land described and conveyed by Special Warranty Deed from Nesmith Steel, Inc., a Texas Corporation to Louis Macey, Trustee, recorded under Harris County Clerk's File Number S 958420, Film Code No. 517-94-3785, Harris County Deed Records. Said 0.0798 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8 inch iron rod at the northwest corner of Lot 1, Block 1, King's Court Addition, same point also being on the southerly right-of-way line of Midvale Avenue (60 feet wide) at the intersection with the westerly right-of-way line of the H. B. & T. R. R. (100 feet wide), thence as follows:

North 88° 04' 33" East, along the south right-of-way line of said Midvale Avenue (60 feet wide), same also being the north line of said King's Court Addition, a distance of 295.38 feet to a set 5/8 inch iron rod with aluminum TxDOT cap for the northwest corner and POINT OF BEGINNING of the herein described parcel, and said point being on the proposed westerly right-of-way line of State Highway 35 (width varies). Said POINT OF BEGINNING having surface coordinates X=3,168,029.17, Y=691,417.10;

- 1.) THENCE, North 88° 04' 33" East, along the northerly line of herein described parcel, a distance of 42.44 feet to a found 5/8 inch iron rod for the northeast corner of said parcel, same point also being the northeast corner of aforesaid Lot 1, Block 1, King's Court Addition and the southwest corner of the intersection of Midvale Avenue (60 feet wide) with Allencrest Avenue (50 feet wide);

Rev: August, 2002
Parcel 23

- 2.) THENCE, South $01^{\circ} 55' 27''$ East, along the east line of the herein described parcel of said Block 1 of King's Court Addition, same being the existing westerly right-of-way line of Allencrest Avenue (50 feet wide), a distance of 163.90 feet to a set $5/8$ inch iron rod with aluminum TxDOT cap on the proposed westerly right-of-way line of State Highway 35 (width varies);
- 3.) THENCE, North $16^{\circ} 26' 27''$ West, along the west line of herein described parcel and the said proposed westerly right-of-way line of State Highway 35 (width varies), a distance of 169.30 feet to the POINT OF BEGINNING, and containing 0.0798 acres (3,478 square feet) of land, more or less. (All bearings and coordinates are based on the Texas State Plane coordinates system, south central zone. All distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.99988152).

A plat has been prepared in conjunction with this property description



Daniel W. Goodale
04-07-03

H. B. PRENTISS SURVEY, A - 56

H.B. & T. RR.
(H.B. ROW)

NEYLAND ST.
(50' ROW)

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

Owner: Louis Macey, Trustee
H.C.L.E. #5958420
F.O. #57794-1785, H.C.D.R.
Harris County, Texas

EXISTING	TAKING	REMAINING
3.5815 AC.	0.0788 AC. 3,478 SF.	3.5027 AC.

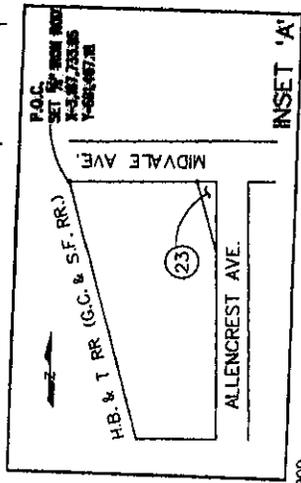
BOUNDARY SKETCH
SHOWING PROPERTY OF
LOUIS MACEY, TRUSTEE
C.S.J. 0178-09-001
ACCOUNT NO. 8012-1-31

SH 35
AUGUST, 2002
SCALE: 1" = 50'
HARRIS COUNTY
KYO & ASSOCIATES, INC.

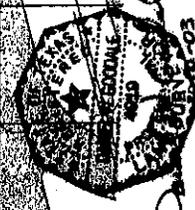
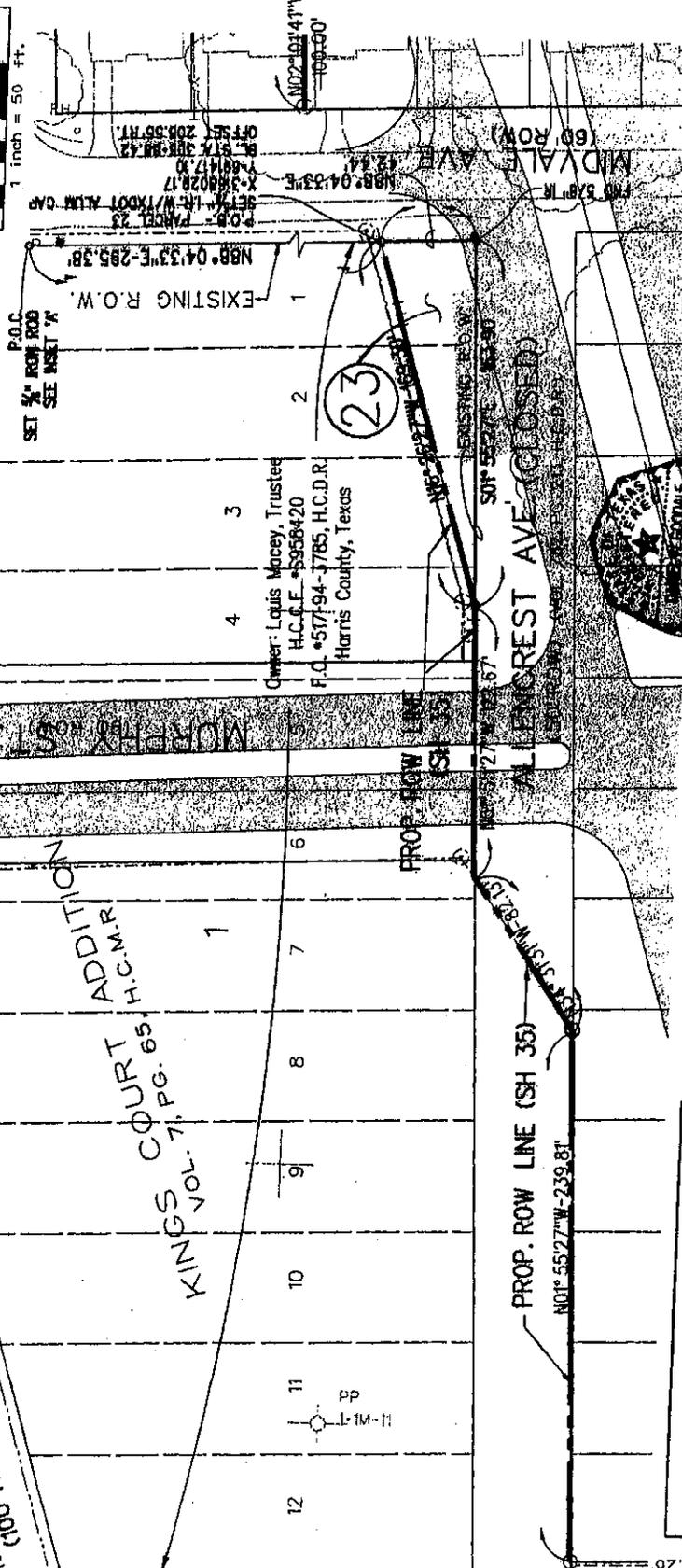
FILE: PAR-23.DGN
DATE: 08-20-02

PARCEL - 23
SHEET 1 OF 1

- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL MAY BE CONVERTED TO GRID BY MULTIPLYING BY A CORNERED ADJUSTMENT FACTOR OF 0.999888152.
 - AS PER F.I.R.M. MAP NO. 4820100890J, DATED NOVEMBER 6, 1996, THE PROJECT SITE IS IN ZONE 'X' WHICH IS DEFINED AS AREAS OUTSIDE OF 500 YEAR FLOODPLAIN.
 - A FIELD NOTE DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS PLAT.



- LEGEND:
- SET 1/4" IRON ROD
 - SET 1/4" IRON ROD W/ TXDOT ALUM. CAP
 - FOUND IRON ROD/PIPE
 - CONTROL OF ACCESS LINE



(Addendum)

Access Clause

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

Parcel 110
S. H. No. 26
CSJ: 0363-01-123
6/23/2005

Being 0.07 of an acre of land, more or less, out of the J. L. Byas Survey, Abstract No. 180 situated in the City of Colleyville, Tarrant County, Texas, same being a portion of a tract of land described to KAC Colleyville Joint Venture according to the deed recorded in volume 12067, page 116 of the Deed Records of Tarrant County, Texas, and is also a portion of Kathleen Art Café Addition according to the plat recorded in cabinet A, slide 3338, Plat Records, Tarrant County, Texas. Said 0.07 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the intersection of the proposed southeasterly right of way line of State Highway No. 26 (a variable width right of way) with the north line of said KAC tract. Said beginning is 64.00 feet right of and at a right angle to the proposed centerline of State Highway No. 26, at station 224+66.90;

- (1) Thence South $28^{\circ}41'19''$ West along said right of way line, a distance of 87.04 feet to a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set. Said iron rod is 64.00 feet right of and at a right angle to said centerline at station 223+79.87; **
- (2) Thence South $14^{\circ}14'06''$ East continuing along said right of way line, 36.71 feet to a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set. Said iron rod is 89.00 feet right of and at a right angle to said centerline at station 223+52.99; **
- (3) Thence South $57^{\circ}09'09''$ East continuing along said right of way, 15.57 feet to a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the beginning of a non-tangent curve to the left whose center bears North $32^{\circ}50'42''$ East, 150.00 feet. Said iron rod is 104.53 feet right of and at a right angle to said centerline at station 223+51.86; **
- (4) Thence along said curve continuing along said right of way in an easterly direction through a central angle of $10^{\circ}55'08''$, a distance of 28.59 feet to a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set in the south line of said KAC tract. Said iron rod is 133.06 feet right of and at a right angle to said centerline at station 223+52.51. Said iron rod is also in a curve to the right whose center bears North $12^{\circ}14'08''$ East, 300.00 feet; **
- (5) Thence along said curve and along said south tract line, in a westerly direction through a central angle of $16^{\circ}37'14''$, a distance of 87.02 feet to the southwest corner of said KAC tract;

Parcel 110
S. H. No. 26
CSJ: 0363-01-123
6/23/2005

- (6) Thence North 28°51'22" East along the northwest line of said KAC tract, 117.60 feet to the northwest corner of same;
- (7) Thence North 89°46'26" East along the aforementioned north line of the KAC tract, 18.78 feet to the Point of Beginning and containing 0.07 of an acre or 2,856 square feet of land.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based on the Texas State Plane Coordinate System, North central zone, NAD 83/93.

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

Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 6-23-05



Conner Lam
Vol. 7225 Page 1257
D.R.T.C.T.

Remainder Tract
Robert G. Bufe and wife
Martha L. Bufe
Vol. 3735 Page 312
D.R.T.C.T.

PC 224+89.63

PT 226+09.32

PROPOSED R.O.W.

PROPOSED CL S.H.26

222+00

64.00' RT

225+00

POINT OF BEGINNING

State of Texas
Vol. 1018, Pg. 201
Vol. 1048, Pg. 504
D.R.T.C.T.

PROPOSED R.O.W.

Realty Capital
Colleyville Square, Ltd.
Vol. 17077 Pg. 82
D.R.T.C.T.

Δ - 10° 55' 08"
R - 150.00'
L - 28.59'

Δ - 12° 14' 08" E
R - 300.00'

Colleyville Shopping
Village Addition
Cabinet A, Slide 5776
P.R.T.C.T.
Bik. 'A'
Lot 2

Lot 1R

Sander's Road

Bik J Lot 1
KAC Colleyville Joint Venture
Vol. 12067 Page 116
D.R.T.C.T.

Kathleen
Art Cafe
Addition
Cab. 'A', Slide 3338
P.R.T.C.T.

Cholla Grande, Inc.
Vol. 12607 Page 588
D.R.T.C.T.

Tinker
Crossing
Cab. 'B', Slide 1564
P.R.T.C.T.

Bik J
Lot 1

W.W. Jesse Vester et ux Linda
Vol. 11465 Page 1531
D.R.T.C.T.

Absalom J. Lott
Survey
Abstract No. 963

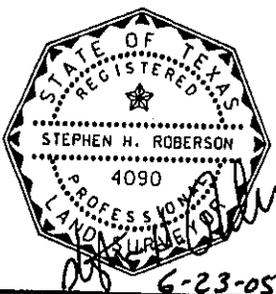
J.L. Byas Survey
Abstract No. 180

Scale ~ IN Feet



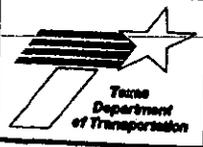
Legend

- - Marker found "as noted"
- - 1/2" smooth iron rod w/ aluminum cap stamped "T=DOT"
- ⊕ - Type II monument to be set at the end of construction
- - 1/2" smooth iron rod w/ aluminum cap stamped "T=DOT" to be replaced with Type II monument at the end of construction
- P.O.B. - Point of Beginning
- - Property Line
- - Survey Line
- - Fee Road
- - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- 1 - Record Information
- - Control of Access



PARCEL 110
KAC COLLEYVILLE
JOINT VENTURE

2,856 Square Feet of Land



ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	⑤	⑨	⑬	TEXAS	FTW	TARRANT	
②	⑥	⑩	⑭	CONT.	SECT.	JOB	HIGHWAY NO.
③	⑦	⑪	⑮	0363	01	123	S.H. 26
④	⑧	⑫	⑯				

(Addendum)

Access Clause

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

Parcel 117
S. H. No. 26
CSJ: 0363-01-123
6/23/2005

Being 0.03 of an acre of land, more or less, out of the Absalom J. Lott Survey, Abstract No. 963 situated in the City of Colleyville, Tarrant County, Texas, same being a portion of a tract of land described to Colleyville - CT/BTS, Ltd., according to the deed recorded in volume 14776, page 171 of the Deed Records of Tarrant County, Texas and is also a portion of Lot 2, Block 1, Winding Creek Addition to the city of Colleyville according to the plat recorded in cabinet A, slide 6587. Said area is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the intersection with the proposed northwesterly right of way line of State Highway No. 26 (a variable width right of way) with a south line of said Spence tract. Said beginning is 69.00 feet left of and at a right angle to the proposed centerline of State Highway No. 26, at station 231+95.15;

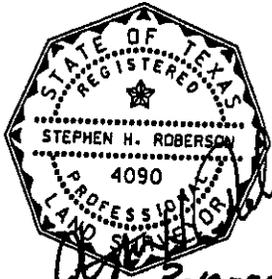
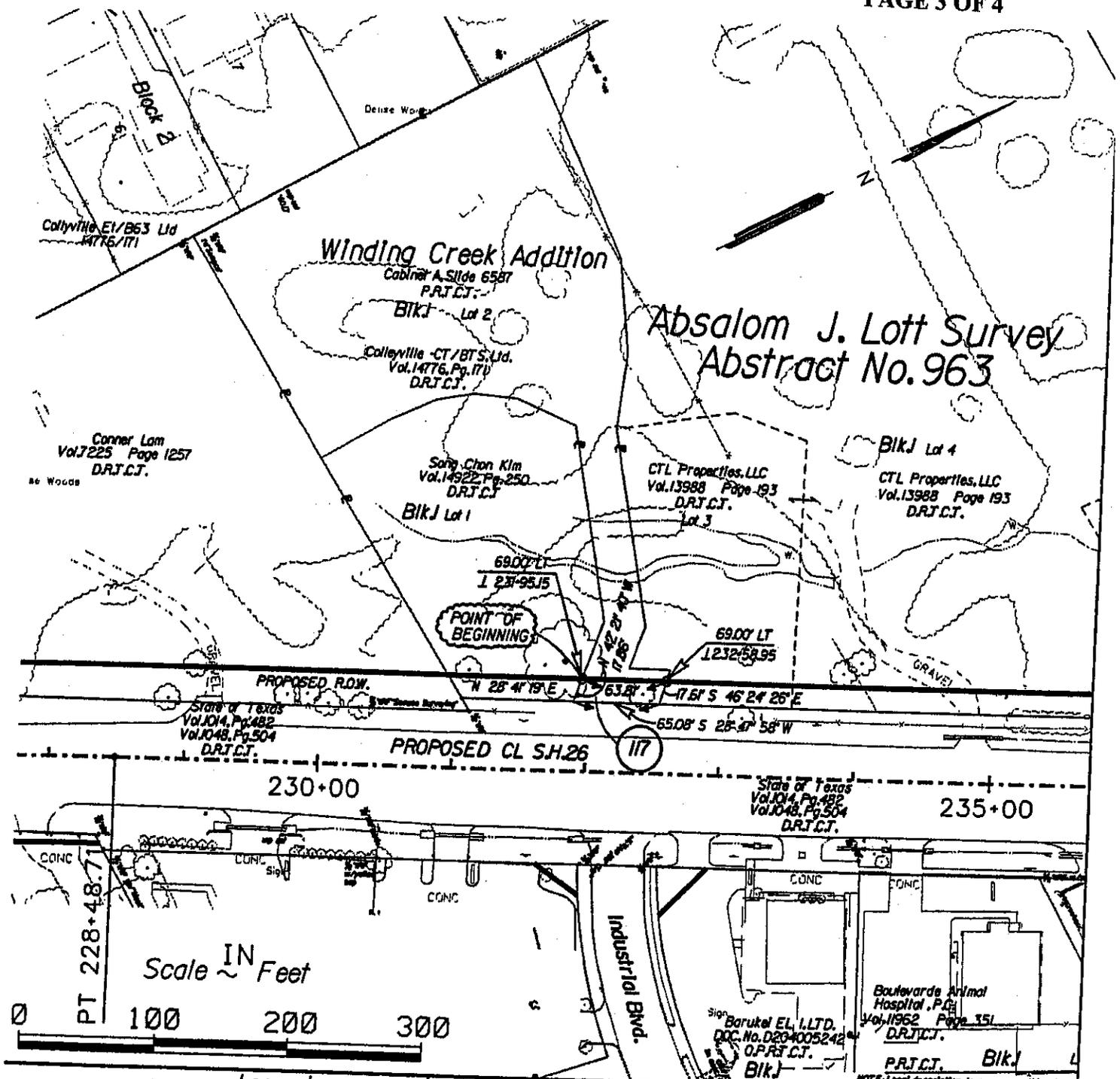
- (1) Thence North 28°41'19" East along said right of way line, a distance of 63.81 feet to a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the intersection with a north line of said Spence tract. Said iron rod is 69.00 feet left of and at a right angle to said centerline at station 232+58.95;
- (2) Thence South 46°24'26" East along said north tract line, 17.61 feet to the northeast corner of said tract;
- (3) Thence South 28°47'58" West along the east line of said Spence tract, 65.08 feet to the most easterly southeast corner of same;
- (4) Thence North 42°21'40" West along the aforementioned south line of the Spence tract, 17.86 feet to the Point of Beginning and containing 0.03 of an acre or 1,093 square feet of land.

Parcel 117
S. H. No. 26
CSJ: 0363-01-123
6/23/2005

- NOTE: Survey sketch to accompany this legal description.
- NOTE: Directional control is based on the Texas State Plane Coordinate System, North central zone, NAD 83/93.
- NOTE: (**) The monuments described and set in this call may be replaced with a TXDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 6-23-05





PARCEL 117
COLLEYVILLE-CT/BTS, LTD.

1,093 Square Feet of Land



ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	⑤	⑨		TEXAS	FTW	TARRANT	
②	⑥	⑩		CONT.	SECT.	JOB	HIGHWAY NO.
③	⑦	⑪		0363	01	123	S.H. 26
④	⑧	⑫					

(Addendum)

Access Clause

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

Parcel 121
S. H. No. 26
CSJ: 0363-01-123
6/23/2005

Being 0.003 of an acre of land, more or less, out of the Absalom J. Lott Survey, Abstract No. 963, and being situated in the City of Colleyville, Tarrant County, Texas, same being a portion of a tract of land conveyed to America's Storage, a Texas Partnership, as described in Volume 12323, Page 2114, Deed Records, Tarrant County, Texas; same being a portion of Lot 1R, Block 1, Ponce Addition, as shown by plat recorded in Cabinet A, Slide 1700 of the Plat Records of Tarrant County, Texas. Said 0.003 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the intersection of the proposed southeasterly right of way line of State Highway No. 26 (Colleyville Boulevard) (a variable width right of way) with the west line of said Lot 1R, Block 1; said iron rod is 70.62 feet right of and at a right angle to the proposed centerline of State Highway No. 26, at station 237+77.56; **

- (1) Thence North $28^{\circ}58'24''$ East, leaving said proposed right of way line, along the northwesterly line of said Lot 1R, a distance of 5.72 feet to the beginning of a non-tangent curve to the right whose center bears South $61^{\circ}02'21''$ East, 25.00 feet;
- (2) Thence along said curve in a northeasterly direction and along said lot line, through a central angle of $61^{\circ}10'50''$, a distance of 26.70 feet same being on the south right of way line of Tarrant Lane (a 50 foot wide right of way);
- (3) Thence South $89^{\circ}14'59''$ East, along said lot line and said Tarrant Lane right of way line, a distance of 5.73 feet to a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the intersection with said proposed right of way line; said iron rod is 88.45 feet right of and at a right angle to said centerline at station 238+07.29; **
- (4) Thence South $59^{\circ}38'26''$ West, along said proposed right of way line, leaving said lot line and said Tarrant Lane right of way line, over and across said Lot 1R, Block 1, a distance of 35.27 feet to the Point of Beginning and containing 0.003 of an acre or 149 square feet of land.

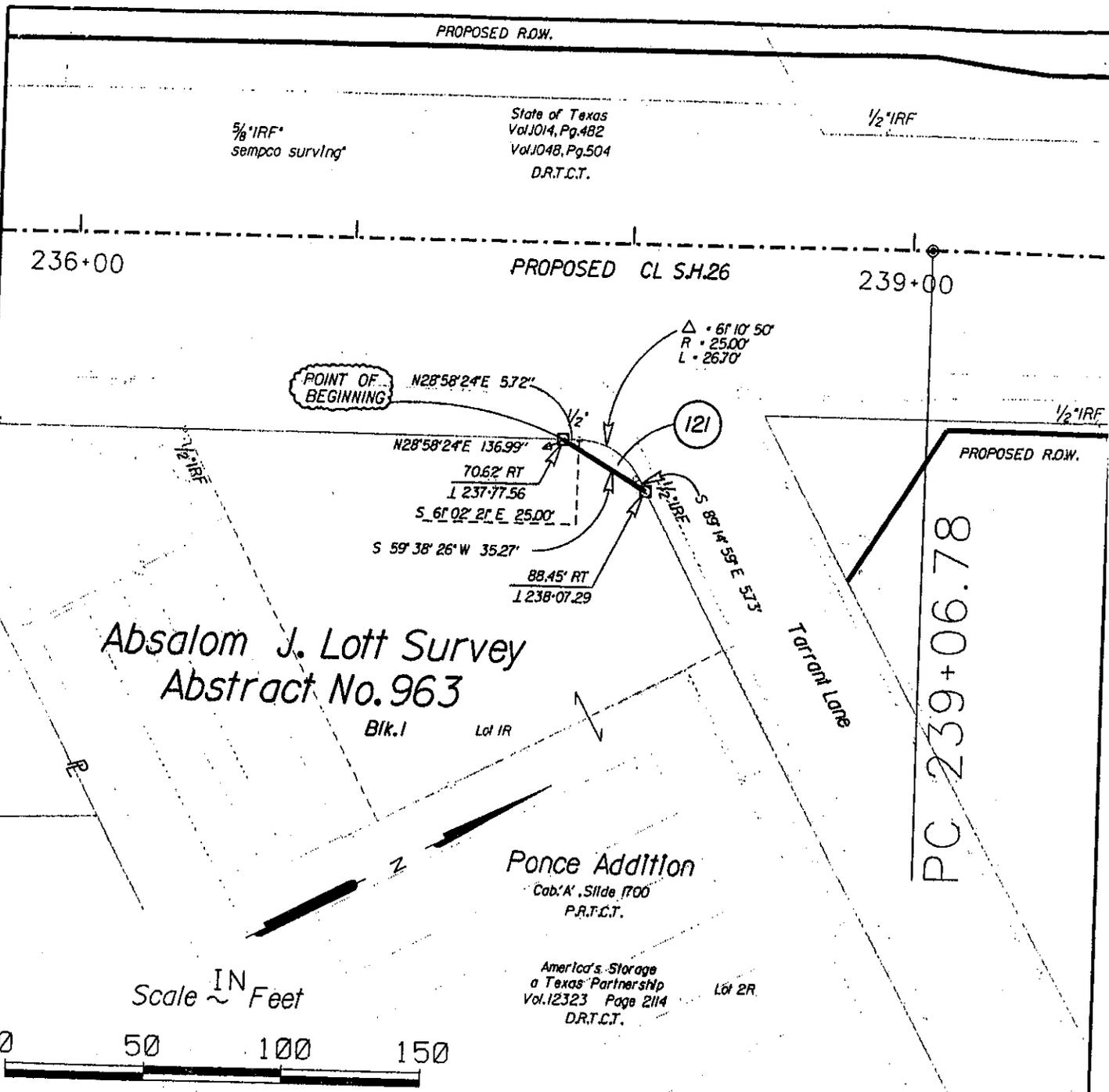
Parcel 121
S. H. No. 26
CSJ: 0363-01-123
6/23/2005

- NOTE: Survey sketch to accompany this legal description.
- NOTE: Directional control is based on the Texas State Plane Coordinate System, North central zone, NAD 83/93.
- NOTE: (**) The monuments described and set in this call may be replaced with a TXDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 6-23-05



A handwritten signature in cursive script, appearing to read "Stephen H. Roberson".

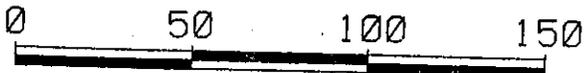


Absalom J. Lott Survey
Abstract No. 963

Ponce Addition
Cob. A, Slide 700
P.R.T.C.T.

America's Storage
a Texas Partnership
Vol. 12323 Page 2114
D.R.T.C.T.

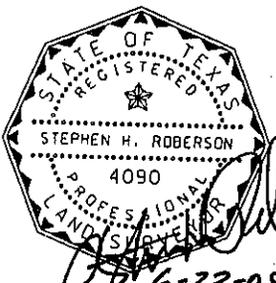
Scale ~ IN Feet



NOTE: Legal description to accompany this plat.

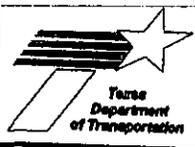
Legend

- - Marker found "as noted"
- - 1/2" smooth iron rod w/ aluminum cap stamped "TxDOT"
- ⊕ - Type II monument to be set at the end of construction
- - 1/2" smooth iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- P.O.B. - Point Of Beginning
- - Property Line
- - Survey Line
- - Fee Hook
- - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- I - Record Information
- - Control of Access



PARCEL 121
AMERICA'S STORAGE
A TEXAS PARTNERSHIP

149 Square Feet of Land



ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
1	5	9		TEXAS	FTW	TARRANT	
2	6	0		CONT.	SECT.	JOB	HIGHWAY NO.
3	7	A		0363	01	123	S.H. 26
4	8	B					

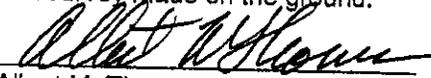
(Addendum)

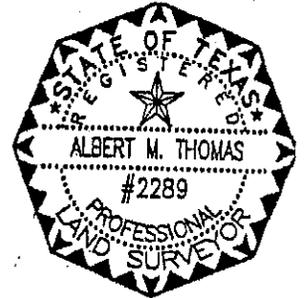
Access Clause

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 DESCRIPTIONS FOR PARCEL 47

Being 0.746 of an acre of land, more or less, being a part of a 1 acre tract of land described in a deed from R. D. Hayes and wife, Minnie Mae Hayes to Jerry L. Clanton and wife, Mary Clanton dated April 19, 1974 and recorded in Volume 572, Page 916 of the Deed Records of Bowie County, Texas, and a part of a 3.38 acre tract of land described in a deed from Gary Hancock to Jerry Clanton dated July 2, 1979 and recorded in Volume 576, Page 504 of the Deed Records of Bowie County, Texas, subject tract being located in the John Warsden Headright Survey, A-743 in Bowie County, Texas, which said 0.746 of an acre of land being more particularly described by metes and bounds:

BEGINNING at a 1/2" iron rod set for corner in the East line of said 3.38 acre tract (N=3957674.6037, E=3034918.0204), same being the West line of a 1.56 acre tract of land described in a deed to Barry Thomas dated October 19, 1994 and recorded in Volume 2222, Page 295 of the Real Property Records of Bowie County, Texas, and being S 43° 58' 46" W, 555.38 feet from a 3/4" iron pipe found at the Northeast corner of said 3.38 acre tract, said point being in the proposed North Right-of-Way line of FM 559 and being 75.00 feet left at right angles from survey centerline of FM 559, hereinafter referred to as the "survey centerline" at survey centerline station 106+04.98;

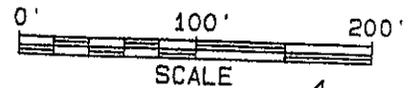
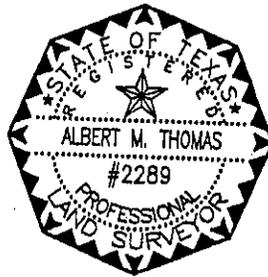
- (1) THENCE: S 43° 58' 46" W, along the East line of said 3.38 acre tract, same being the West line of said 1.56 acre tract, a distance of 51.57 feet to a 1/2" iron rod set in the existing North Right-of-Way line of FM 559;
- (2) THENCE: N 47° 08' 21" W, along the existing North right-of-way line of FM 559, a distance of 580.75 feet to a 1/2" iron rod set in the North line of said 1 acre tract, same being the South line of a 5 acre tract of land described in a deed to D. Ronald Reves, Joe Cheney, and Robert Baxley, as trustees for Beverly Missionary Baptist Church dated June 17, 1981 and recorded in Volume 676, Page 694 of the Deed Records of Bowie County, Texas, and being in the North line of the John Warsden Headright Survey;
- (3) THENCE: N 87° 11' 14" E, along the North line of said 1 acre tract, same being the South line of said 5 acre tract, and being the North line of the John Warsden Headright Survey, a distance of 92.19 feet to a 1/2" iron rod set in the proposed North Right-of-Way line of FM 559, said point being 75.00 feet left at right angles from survey centerline station 100+87.45;
- (4) THENCE: S 45° 32' 44" E, along the proposed North Right-of-Way line of FM 559, a distance of 517.53 feet to the POINT OF BEGINNING and containing 0.746 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 47" made by Albert M. Thomas, Registered Professional Land Surveyor on April 29, 2005.

CONVENTIONAL SIGN

- EXIST. ROW LINE 
- PROP. ROW LINE 
- PROPERTY LINE 
- PARCEL NUMBER 
- TYPE II ROW MARKER WITH BRONZE DISK SET 
- TYPE I ROW MARKER FOUND 
- 1/2" IRON ROD SET 
- PROPERTY CORNER FOUND 



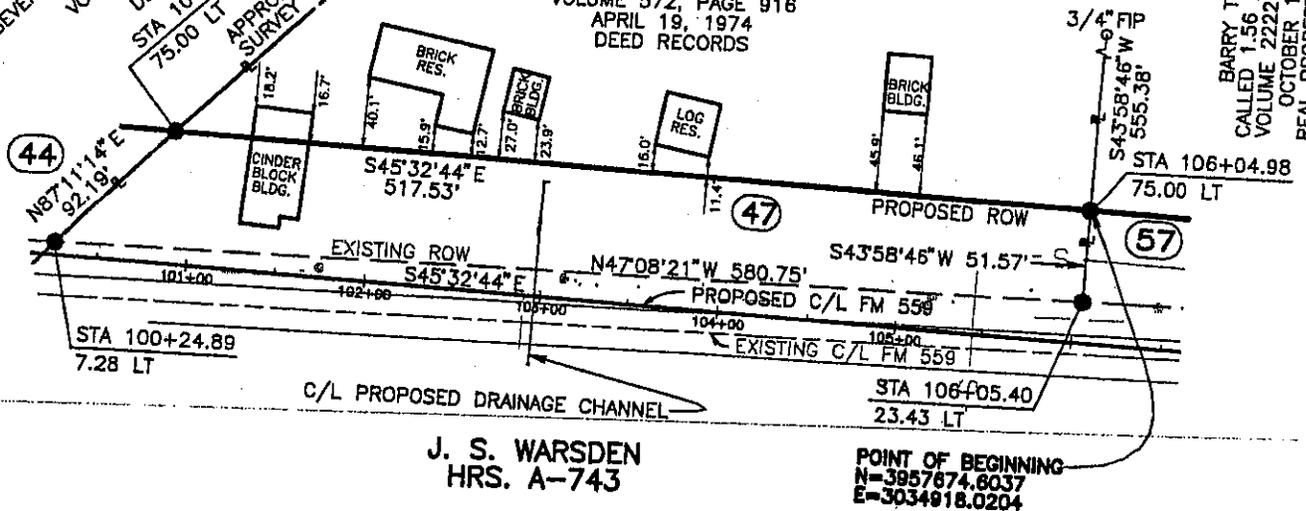
SCALE: 1"=1000'
JERRY L. CLANTON
4.38 ACRES

H. D. COLLINS
HRS. A-824

D. RONALD REEVES, ET AL
AS TRUSTEES FOR
BEVERLY MISSIONARY BAPTIST CHURCH
CALLED 5 ACRE TRACT
VOLUME 876, PAGE 694
JUNE 17, 1981
DEED RECORDS
STA 100+87.45
APPROXIMATE
SURVEY LINE

JERRY L. CLANTON, ET UX
CALLED 3.38 ACRE TRACT
VOLUME 576, PAGE 504
JULY 2, 1979
DEED RECORDS
&
CALLED 1.00 ACRE TRACT
VOLUME 572, PAGE 916
APRIL 19, 1974
DEED RECORDS

BARRY THOMAS
CALLED 1.56 ACRE TRACT
VOLUME 2222, PAGE 295
OCTOBER 19, 1994
REAL PROPERTY RECORDS



J. S. WARSDEN
HRS. A-743

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. 47 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. 47
JERRY L. CLANTON, ET UX
F.M. 559 - BOWIE COUNTY
CONSTRUCTION CSJ 1020-01-038
ROW CSJ 1020-01-045

Called Acres	To Be Acquired	Prescriptive RD. Esm't	Remaining	
			LT	RT
4.38	0.748	0	3.634	N/A

MTG ENGINEERS
CIVIL | ENVIRONMENTAL | SURVEYING
3405 SOWELL LANE, P.O. BOX 3786
TEXARKANA, TEXAS 75501
P 903.836.8533 | F 903.832.4700
www.mtgenineers.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.

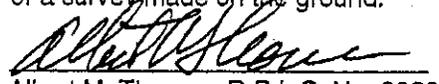
County: Bowie
Highway: FM 559
Account: 1020-01-045
Parcel: 47

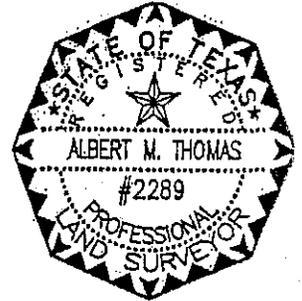
AND IN ADDITION THERETO:

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

COUNTY: 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 51

Being 0.157 of an acre of land, more or less, being a part of the residue of a 1.951 acre tract of land described in a Deed from S. W. Turner and wife, Brenda Myers Turner to Jan Morphew dated January 4, 1994 and recorded in Volume 2069, Page 271 of the Real Property Records of Bowie County, Texas, subject tract being located in the J. S. Warsden Headright Survey, A-743 in Bowie County, Texas, which said 0.157 of an acre being more particularly described by metes and bounds:

BEGINNING at a 1/2" iron rod set in the proposed South Right-of-way line of FM 559 (N=3957583.9608, E=3034803.3638) and in the North line of said 1.951 acre tract and in the South line of a 0.195 acre tract described in a Deed to Aven C. Williamson dated May 11, 1998 and recorded in Volume 2843, Page 537 of the Real Property Records of Bowie County, Texas, said POINT OF BEGINNING being N 87° 59' 17" E, 202.14 feet from a 1/2" iron rod set at the Northwest corner of said 1.951 acre tract 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 105+86.62;

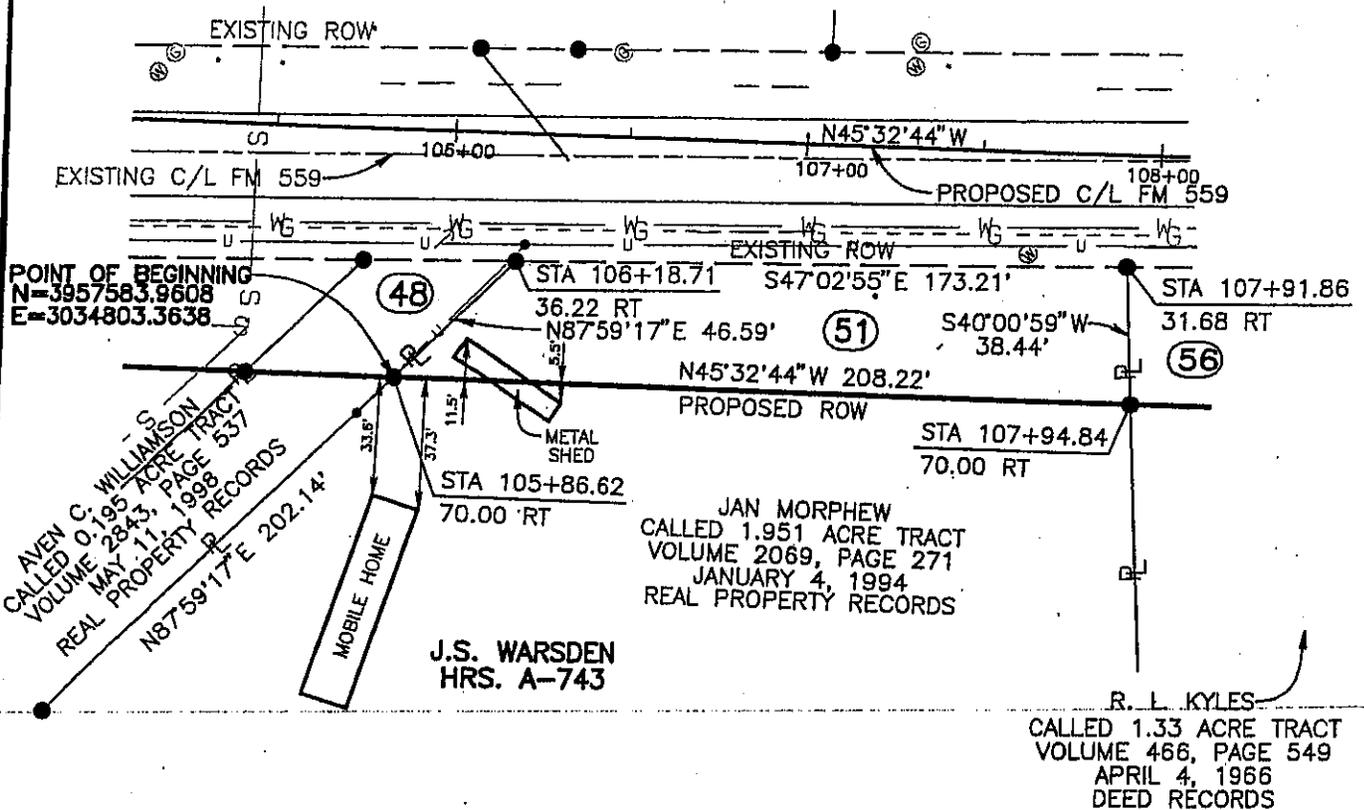
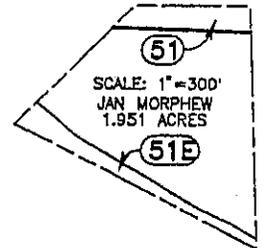
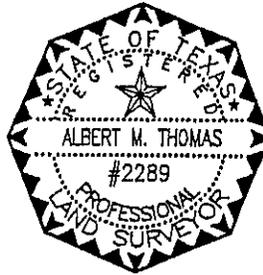
- (1) THENCE: N 87° 59' 17" E, along the common line between said 0.195 acre tract and the residue of said 1.951 acre tract, a distance of 46.59 feet to a 1/2" iron rod set in the existing South Right-of-Way line of FM 559;
- (2) THENCE: S 47° 02' 55" E, along said existing South Right-of-Way line, a distance of 173.21 feet to a 1/2" iron rod set in the South line of said 1.951 acre tract and in the North line of a 1.33 acre tract described in a Deed to R. L. Kyles dated April 4, 1966 and recorded in Volume 466, Page 549 of the Deed Records of Bowie County, Texas;
- (3) THENCE: S 40° 00' 59" W, along the common line between said 1.951 acre tract and said 1.33 acre tract, a distance of 38.44 feet to a 1/2" iron rod set in the proposed South Right-of-Way line of FM 559 at 70.00 feet right at right angles from survey centerline station 107+94.84;
- (4) THENCE: N 45° 32' 44" W, along said proposed South Right-of-Way line, a distance of 208.22 feet to the PLACE OF BEGINNING and containing 0.157 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 51" 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 **(51)**
- TYPE II ROW MARKER WITH BRONZE DISK SET 
- TYPE I ROW MARKER FOUND 
- 1/2" IRON ROD SET 
- PROPERTY CORNER FOUND 



POINT OF BEGINNING
N=3957583.9608
E=3034803.3638

AVENUE C. WILLIAMSON
CALLED 0.195 ACRE TRACT
VOLUME 2843, PAGE 537
MAY 11, 1998
REAL PROPERTY RECORDS

MOBILE HOME

J.S. WARSDEN
HRS. A-743

JAN MORPHEW
CALLED 1.951 ACRE TRACT
VOLUME 2069, PAGE 271
JANUARY 4, 1994
REAL PROPERTY RECORDS

R. L. KYLES
CALLED 1.33 ACRE TRACT
VOLUME 466, PAGE 549
APRIL 4, 1966
DEED RECORDS

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. 51 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

4-24-05
DATE

PARCEL NO. 51
JAN MORPHEW
F.M. 559 - BOWIE COUNTY
CONSTRUCTION CSJ 1020-01-038
ROW CSJ 1020-01-045

Called Acres	To Be Acquired	Prescriptive RD. Earn't	Remaining	
			LT	RT
1.951	0.157	0	N/A	1.794

MTG
engineers

CIVIL | ENVIRONMENTAL | SURVEYING
3405 SOWELL LANE | P.O. BOX 3786
TEXARKANA, TEXAS 75501
P. 903.838.8533 | F. 903.832.4700
www.mtgenr.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.

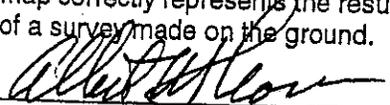
County: Bowie
Highway: FM 559
Account: 1020-01-045
Parcel: 51E

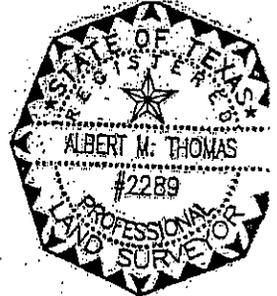
AND IN ADDITION THERETO:

An EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon, and across the following described property with the right and privilege at all times of having ingress, egress, and regress in, along, upon and across such property for the purpose of making additions to, improvements on, and repairs to the said drainage channel or any part thereof, said property being described as follows:

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 51E

Being 0.304 of an acre of land, more or less, being a part of the residue of a 1.951 acre tract of land described in a Deed from S. W. Turner and wife, Brenda Myers Turner to Jan Morphew dated January 4, 1994 and recorded in Volume 2069, Page 271 of the Real Property Records of Bowie County, Texas, subject tract being located in the J. S. Warsden Headright Survey, A-743 in Bowie County, Texas, which said 0.304 of an acre being more particularly described by metes and bounds:

BEGINNING at a 1/2" iron rod set for corner in the South line of said 1.951 acre tract, (N=3957220.7490, E=3034769.4810) same being the North line of the residue of a 1.33 acre tract and a 0.80 acre tract described in deeds to R. L. Kyles and recorded in Volume 466, Page 549 and Volume 498, Page 776 of the Deed Records of Bowie County, Texas, and being S 40° 00' 59" W, a distance of 283.84 feet from a 1/2" iron rod set for corner at the intersection of the South line of said 1.951 acre tract and the proposed South right-of-way line of FM 559, said point being in the East line of Proposed Drainage Easement No. 2 and being 24.62 feet left at right angles from survey centerline of Proposed Drainage Easement No. 2, hereinafter referred to as the "survey centerline" at survey centerline station 7+30.03, and also being 352.99 feet right at right angles from survey centerline of FM 559 at survey centerline station 108+16.80;

- (1) THENCE: S 40° 00' 59" W, along the South line of said 1.951 acre tract, same being the North line of the R. L. Kyles tract, a distance of 34.28 feet to a 1/2" iron rod found for corner at the Southwest corner of said 1.951 acre tract and being in the East line of Pleasant Grove Central Addition according to the plat thereof recorded in Volume 2916, Page 223 of the Real Property Records of Bowie County, Texas;
- (2) THENCE: N 20° 54' 43" W, along the West line of said 1.951 acre tract, same being the East line of Pleasant Grove Central Addition, a distance of 409.33 feet to a 1/2" iron rod set for corner at the Southwest corner of a 0.195 acre tract of land described in a deed to Aven C. Williamson dated May 11, 1998 and recorded in Volume 2843, Page 537 of the Real Property Records of Bowie County, Texas;
- (3) THENCE: N 87° 59' 17" E, along the South line of said 0.195 acre tract, a distance of 45.43 feet to a 1/2" iron rod set in the East line of Proposed Drainage Easement No. 2, said point being 27.90 feet left at right angles from survey centerline station 3+47.85;
- (4) THENCE: S 06° 42' 11" E, along the East line of Proposed Drainage Easement No. 2, a distance of 45.85 feet to a 1/2" iron rod set at an angle point, said point being 21.44 feet left at right angles from survey centerline station 4+00;
- (5) THENCE: S 21° 26' 15" E continuing along the East line of said proposed Easement, a distance of 300.01 feet to a 1/2" iron rod set at an angle point, said point being 24.22 feet left at right angles from survey centerline station 7+00;

- (6) THENCE: S 13° 13' 32" E, continuing along said line, a distance of 33.83 feet to the POINT OF BEGINNING and containing 0.304 of an acre of land, more or less.

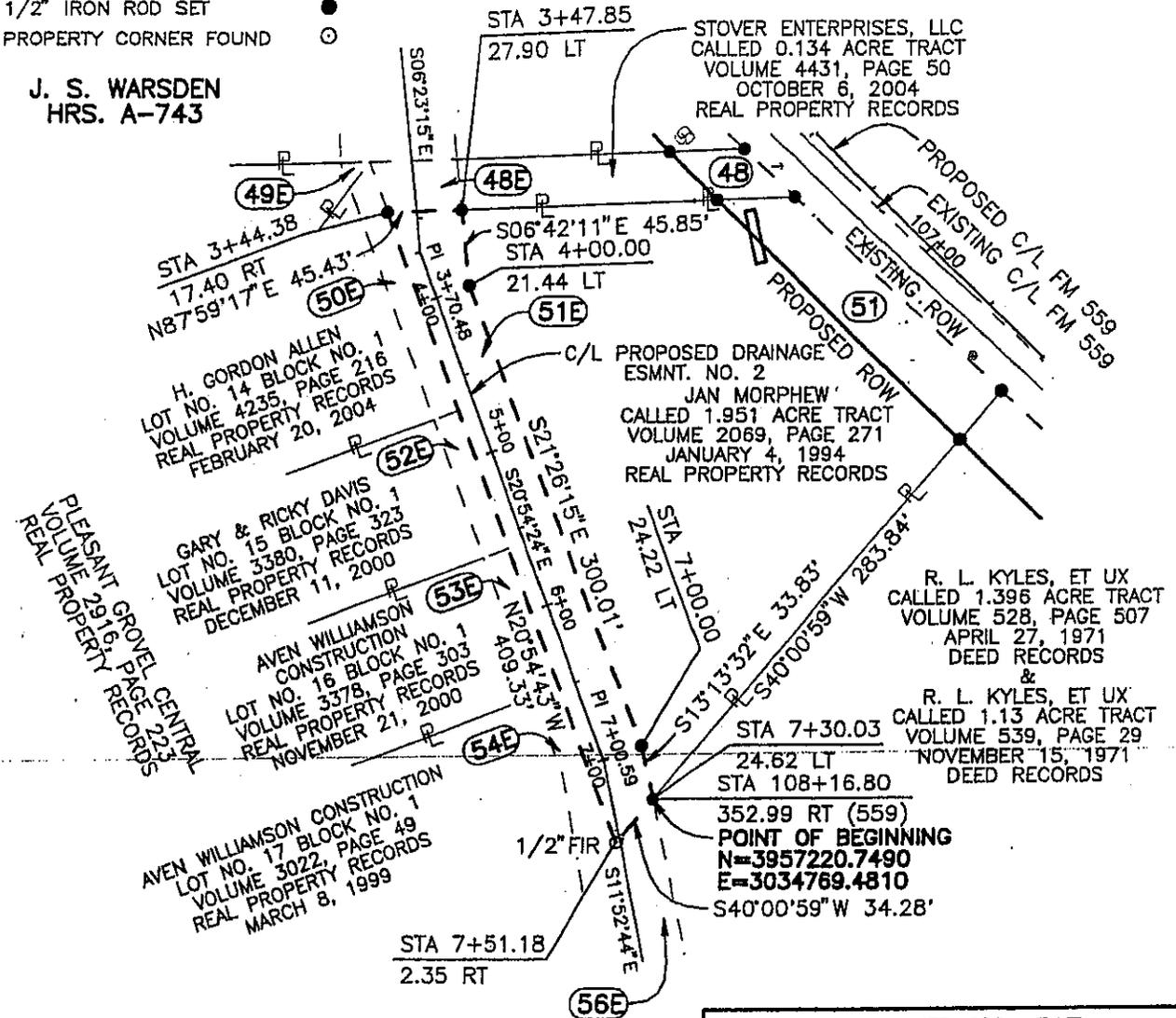
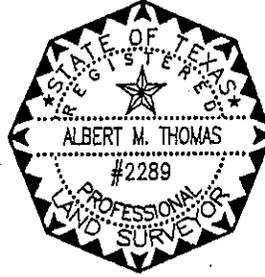
BASIS OF BEARING- Texas Department of Transportation Right-of-Way Map of FM 559.

This description is based on the Right-of-Way Map of FM 559 and the individual plat titled "PARCEL 51E" 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 51E
- TYPE II ROW MARKER WITH BRONZE DISK SET
- TYPE I ROW MARKER FOUND
- 1/2" IRON ROD SET
- PROPERTY CORNER FOUND

J. S. WARSDEN
HRS. A-743



NOTES:

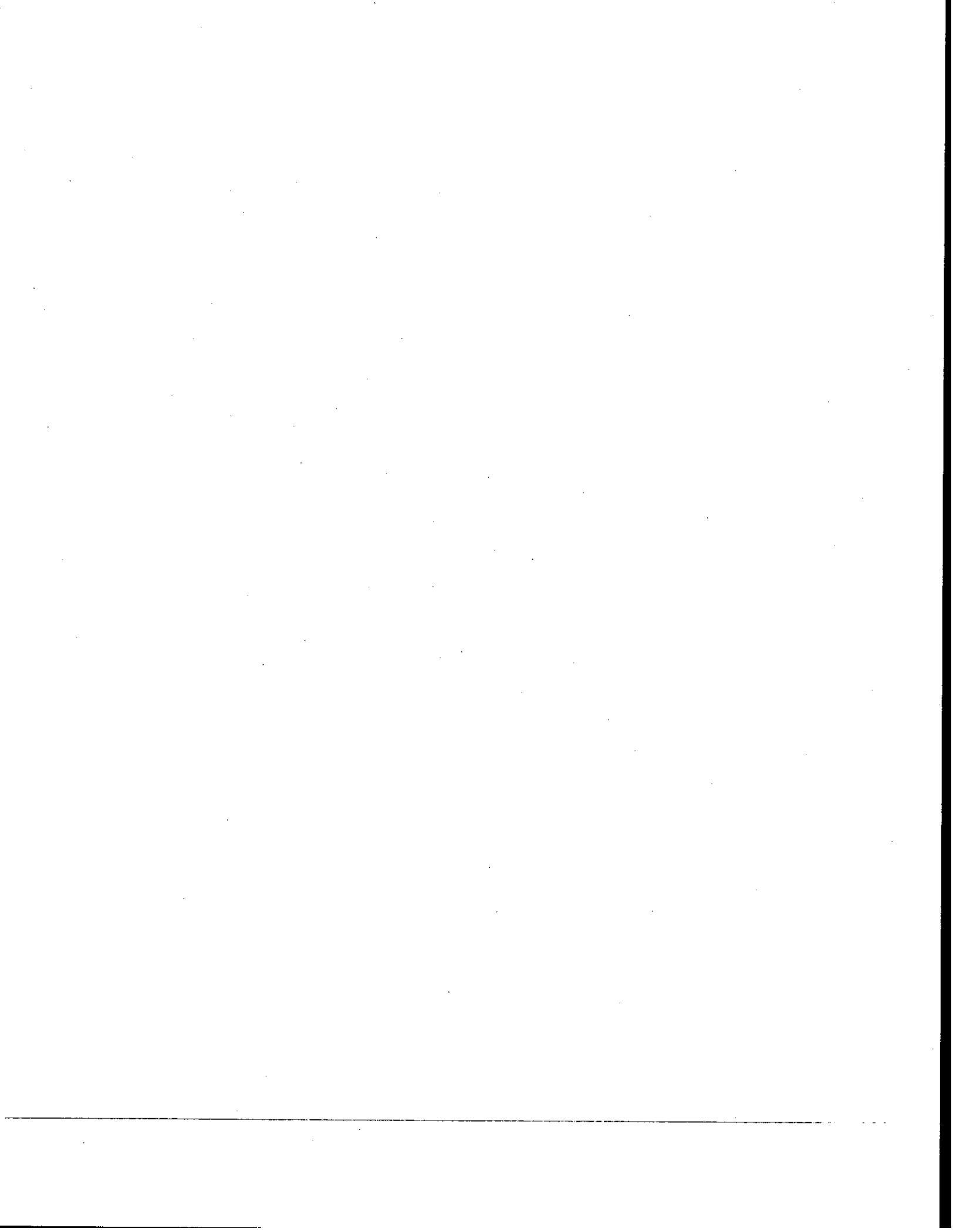
1. BASIS OF BEARING FURNISHED BY: TEXAS DEPARTMENT OF TRANSPORTATION. (UNITS = U.S. FEET)
2. REFER TO F.M. 559 RIGHT-OF-WAY MAP AND PROPERTY DESCRIPTION TITLED PARCEL NO. 51E PREPARED BY THE UNDERSIGNED.
3. NO RECORDING DATA AVAILABLE FOR EXISTING ROW.

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

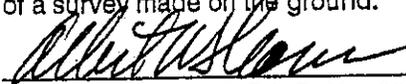
4-29-05
DATE

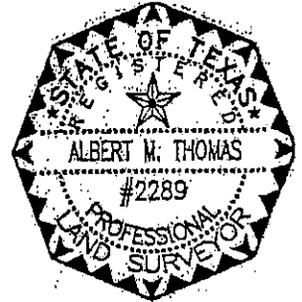
PARCEL NO. 51E				
JAN MORPHEW				
F.M. 559 - BOWIE COUNTY				
CONSTRUCTION CSJ 1020-01-038				
ROW CSJ 1020-01-045				
Called Acres	To Be Acquired	Prescriptive RD. Esm't	Remaining	
1.951	0.304	0	LT	RT
			N/A	N/A
MTG <i>engineers</i>		CML ENVIRONMENTAL SURVEYING 3403 SOWELL LANE P.O. BOX 3786 TEXARKANA TEXAS 75501 P. 903.838.8533 F. 903.832.4700 www.mtgenr.com		
TEXAS DEPARTMENT OF TRANSPORTATION P. O. BOX 1210 ATLANTA, TEXAS 75551 (903) 796-2851.				



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 62

Being 0.401 of an acre of land, more or less, being a part of a 7-1/4 acre tract of land described in a Deed from Leta Mae Dudley to Duane Lee Phillips and wife, Ennis Lee Phillips dated April 1, 1961 and recorded in Volume 395, Page 412 of the Deed Records of Bowie County, Texas, subject tract being located in the J.S. Warsden Headright Survey A-743 in Bowie County, Texas, which 0.401 acre of land being more particularly described by metes and bounds;

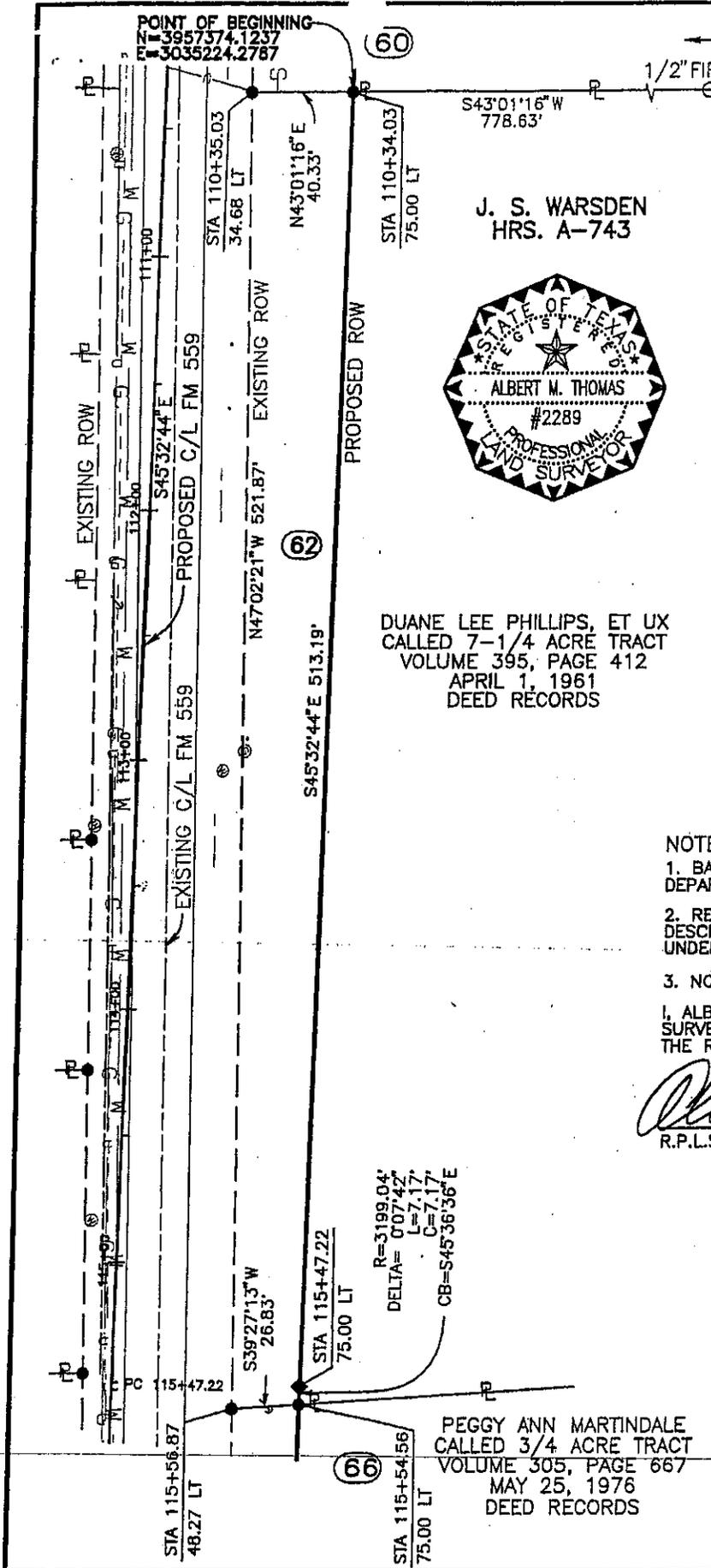
BEGINNING at a 1/2" iron rod set for corner in the West line of said 7-1/4 acre tract, (N=3957374.1237, E=3035224.2787) same being the East line of a 2.15 acre tract of land described in a deed to Earl B. Redd Sr. and Marjorie N. Redd dated October 18, 1996 and recorded in Volume 2632, Page 91 of the Real Property Records of Bowie County, Texas, and being S 43° 01' 16" W, 778.63 feet from a 1/2" iron rod found at the Northerly corner of said 7-1/4 acre tract, said point being in the proposed North Right-of-Way line of FM 559 and being 75.00 feet left at right angles from survey centerline of FM 559, hereinafter referred to as the "survey centerline" at survey centerline station 110+34.03;

- (1) THENCE: S 45° 32' 44" E, along said proposed North Right-of-Way line, a distance of 513.19 feet to a TxDOT Type II Concrete Right-of-Way Marker with Bronze Disk set at the beginning of a curve to the left, said point being 75.00 feet left at right angles from survey centerline station 115+47.22;
- (2) THENCE: in a Southeasterly direction along said proposed Right-of-Way line, said line being a curve to the left having a radius of 3199.04 feet, a central angle of 00° 07' 42", an arc length of 7.17 feet, chord length of 7.17 feet, bearing S 45° 36' 36" E to a 1/2" iron rod set in the West line of a 3/4 acre tract of land described in a deed from J. M. Honnoll and wife Rosalind M. Honnoll to Peggy Ann Martindale dated May 25, 1976 and recorded in Volume 305, Page 667 of the Deed Records of Bowie County, Texas, said point being 75.00 feet left at right angles from survey centerline station 115+54.56;
- (3) THENCE: S 39° 27' 13" W, along the West line of said 3/4 acre tract, a distance of 26.83 feet to a 1/2" iron rod set for corner in the existing North Right-of-Way line of FM 559;
- (4) THENCE: N 47° 02' 21" W, along the existing North Right-of-Way line of FM 559, a distance of 521.87 feet to a 1/2" iron rod set for corner in the West line of said 7-1/4 acre tract, same being the East line of said 2.15 acre tract;
- (5) THENCE: N 43° 01' 16" E, along the West line of said 7-1/4 acre tract, same being the East line of said 2.15 acre tract, a distance of 40.33 feet to the POINT OF BEGINNING and containing 0.401 of an acre of land, more or less.

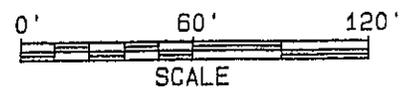
BASIS OF BEARING- Texas Department of Transportation Right-of-Way Map of FM 559.

This description is based on the Right-of-Way Map of FM 559 and the individual plat titled "PARCEL 62" made by Albert M. Thomas, Registered Professional Land Surveyor on April 29, 2005.

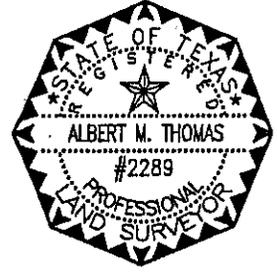
PARCEL 62



L. R. B. REDD, SR.
CALLED 2.15 ACRE TRACT
VOLUME 2632, PAGE 91
OCTOBER 18, 1996
REAL PROPERTY RECORDS



J. S. WARSDEN
HRS. A-743



SCALE: 1"=600'
DUANE LEE
PHILLIPS
7 1/4 ACRES
62

- CONVENTIONAL SIGNS**
- EXIST. ROW LINE
 - PROP. ROW LINE
 - PROPERTY LINE
 - PARCEL NUMBER **62**
 - TYPE II ROW MARKER WITH BRONZE DISK SET
 - TYPE I ROW MARKER FOUND
 - 1/2" IRON ROD SET
 - PROPERTY CORNER FOUND

DUANE LEE PHILLIPS, ET UX
CALLED 7-1/4 ACRE TRACT
VOLUME 395, PAGE 412
APRIL 1, 1961
DEED RECORDS

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. 62 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 REPRESENT 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. 62
DUANE LEE PHILLIPS, ET UX
F.M. 559 - BOWIE COUNTY
CONSTRUCTION CSJ 1020-01-038
ROW CSJ 1020-01-045

Called Acres	To Be Acquired	Prescriptive RD. Earn't	Remaining	
			LT	RT
7-1/4	0.401	0	6.849	N/A

MTG ENGINEERS
CML | ENVIRONMENTAL | SURVEYING
3405 SOWELL LANE | P.O. BOX 3786
TEXARKANA TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgenineers.com

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

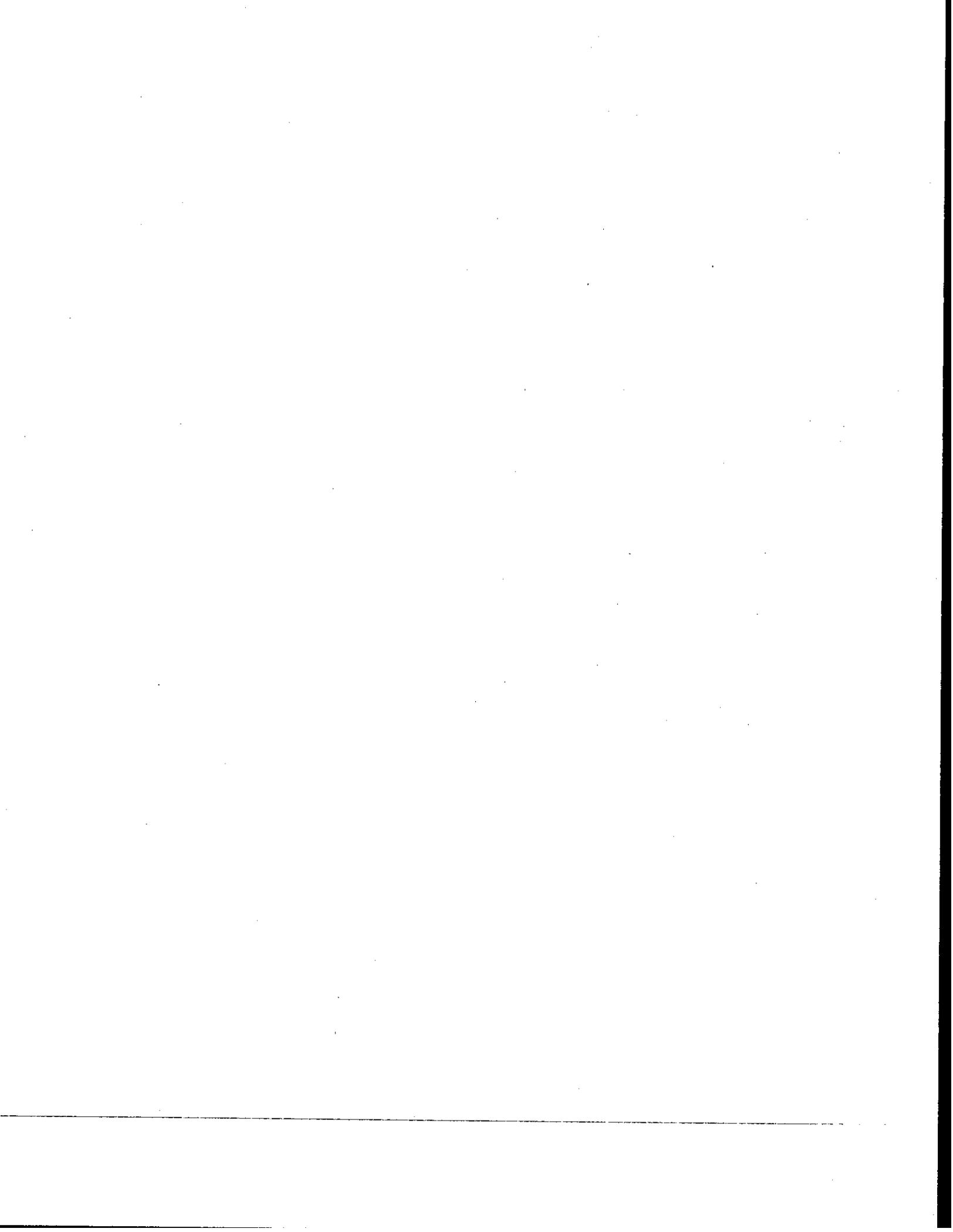
PEGGY ANN MARTINDALE
CALLED 3/4 ACRE TRACT
VOLUME 305, PAGE 667
MAY 25, 1976
DEED RECORDS

R=3199.04'
DELTA= 0°07'42"
L=7.17'
C=7.17'
CB=S45°36'36"E

(Addendum)

Access Clause

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



County: Tyler
RCSJ.: 1237-01-024
CCSJ No.: 1237-01-022
Highway No.: FM 1013
Parcel No.: 01

BEING a 0.9080 acre tract or parcel of land, 0.2788 acres located in the John S. Hooper Survey, Abstract No. 351, and 0.6292 acres located in the Leroy H. Smith Survey, Abstract No. 589, Tyler County, Texas, being out of and a part of that certain 9.01 acre tract of land described in General Warranty Exchange Deed dated October, 11, 1993 from Walter Umphrey to William Sidney Allison and wife, Belinda Allison, recorded in Volume 553 Page 544, Deed Records, Tyler County, Texas, and also being out of and a part of that certain called 4.263 acre tract of land described in Warranty Deed dated August 11, 1998 from Collie Webster Tubbs and wife, Doris Tubbs to William Sidney Allison and wife, Belinda Allison, recorded in Volume 643 Page 587, Deed Records, Tyler County, Texas, said 0.9080 acre tract being more particularly described as follows:

Note: All bearings are referenced to the Texas State Plane Coordinate System, Central Zone, Lambert Projection, NAD 83 (HARN). All distances and acreage shown are surface. The surface adjustment factor is 1.000120 and Convergence Angle is 03°04'51".

COMMENCING at a found 4" iron pipe which marks the most Westerly Northeast corner of said 9.01 acre tract, said iron rod being located on an interior "Eil" corner of said 9.01 acre tract and being the Northwest corner of that certain called 4.263 acre Allison tract;

THENCE NORTH 84°30'49" EAST along the boundary between said 9.01 acre Allison tract and the said called 4.263 acre tract acre, the same being the North line of the said Leroy H. Smith Survey, Abstract No. 589 and the most Northerly South line of the John S. Hooper Survey, Abstract No. 351 for a distance of 369.46 feet to a set 5/8" iron rod with TxDOT aluminum cap for corner, the same being the **PLACE OF BEGINNING** of the tract herein described, said corner being located on the proposed South right-of-way line of Texas Farm to Market Road No. 1013 (T.S.C.: X=4176892.6104, Y=10261313.9403)(Engineer's Station 119+82.92, 57.27 feet right)

1. **THENCE** NORTH 69°01'17" WEST continuing along said proposed South right of way line of FM Highway No. 1013, for a distance of 177.61 feet to a set TxDOT concrete monument with brass cap for angle point;
2. **THENCE** NORTH 88°19'40" WEST, continuing along said proposed South right of way line of FM Highway No. 1013 for a distance of 245.51 feet to a TxDOT concrete monument with brass cap set for the intersection of the existing and the proposed South right of way line of FM Highway No. 1013;

County: Tyler
RCSJ.: 1237-01-024
CCSJ No.: 1237-01-022
Highway No.: FM 1013
Parcel No.: 01

3. **THENCE** NORTH $75^{\circ}19'20''$ EAST along said existing South right of way line of FM Highway No. 1013 for a distance of 28.94 feet to a existing TxDOT concrete monument for angle point; said monument also being located on a curve to the right in the existing South right of way line of FM Highway No. 1013 whose radius is 612.19 feet, central angle is $31^{\circ}41'58''$, and chord bears South $86^{\circ}22'47''$ East 334.39 feet;
4. **THENCE** in an Easterly direction along said existing South right of way line of FM Highway No. 1013 for an arc distance of 338.70 feet to a calculated point for the point of tangency;
5. **THENCE** SOUTH $70^{\circ}17'14''$ EAST along said existing South right of way line of FM Highway No. 1013 at a distance of 144.32 feet pass a calculated point for Northeast corner of said 9.01 acre Allison tract, and being on the boundary between the said 9.01 acre tract and the called 4.263 acre tract from which a 2" iron pipe found (disturbed) bears South $84^{\circ}30'59''$ West a distance of 0.83 feet, the same being the North line of the said Leroy H. Smith Survey, Abstract No. 589 and the most Northerly South line of the John S. Hooper Survey, Abstract No. 351 and continuing for a total distance of 830.59 feet to a calculated point for corner, said point being located on the South line of the aforesaid Allison called 4.263 acre tract, the same being the North line of that certain 240 acre tract described in Deed from J. A. Mooney to John H. Kirby, dated December 7, 1921, recorded in Volume 49 Page 118, Deed Records, Tyler County, Texas, and the same tract of land conveyed by Special Warranty Deed from Louisiana-Pacific Corporation to ETT Acquisition Company, LLC., dated October 17, 2003, described as 320 acres, save and except 20 acres and 0.804 acres of land, recorded in Volume 756 Page 285, Official Public Records, Tyler County, Texas;
6. **THENCE** SOUTH $87^{\circ}36'38''$ WEST along the common boundary between said called 4.263 acre Allison tract and the ETT Acquisition Company, LLC tract for a distance of 90.49 feet to a set $5/8''$ iron rod with TxDOT Aluminum Cap for corner, said iron rod with TxDOT Aluminum Cap being located on the proposed Southerly right of way line of FM Highway No. 1013;
7. **THENCE** NORTH $72^{\circ}16'02''$ WEST along the proposed South right of way line of FM Highway No. 1013 for a distance of 316.45 feet to a TxDOT concrete monument with brass cap set for angle point in the proposed South right of way line of said FM Highway No. 1013;

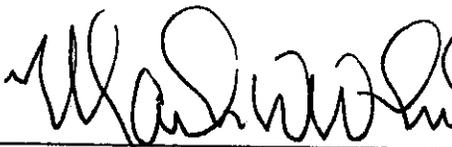
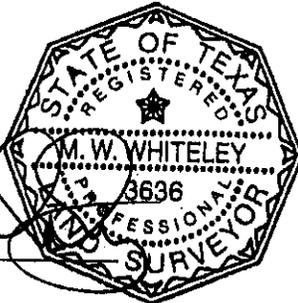
County: Tyler
RCSJ.: 1237-01-024
CCSJ No.: 1237-01-022
Highway No.: FM 1013
Parcel No.: 01

8. **THENCE** NORTH 69°01'17" WEST continuing along said proposed South right of way line of FM Highway No. 1013 a distance of 364.74 feet to the **PLACE OF BEGINNING** and containing 0.9080 acres of land, more or less.

I, Mark W. Whiteley, Registered Professional Land Surveyor No. 3636, in the State of Texas, do hereby certify that the above field notes correctly reflect an actual survey made under my supervision and the limits, boundaries and corners are truly shown just as found at the time of the survey.

Surveyed August, 2005.

GIVEN UNDER MY HAND AND SEAL THIS THE 15th DAY OF AUGUST, 2005.

Mark W. Whiteley, RPLS

Z:\03-803\TXDOT BEAUMONT WA #29 FM 1013 @ TURKEY CREEK\Parcel 01 rev.doc

LINE TABLE		POINT OF BEGINNINGS	
LINE NO.	BEARING	FEET	X-EAST
C1	N75°19'20"E	28.94'	
P.O.B.		10251313.9403	4176892.6104

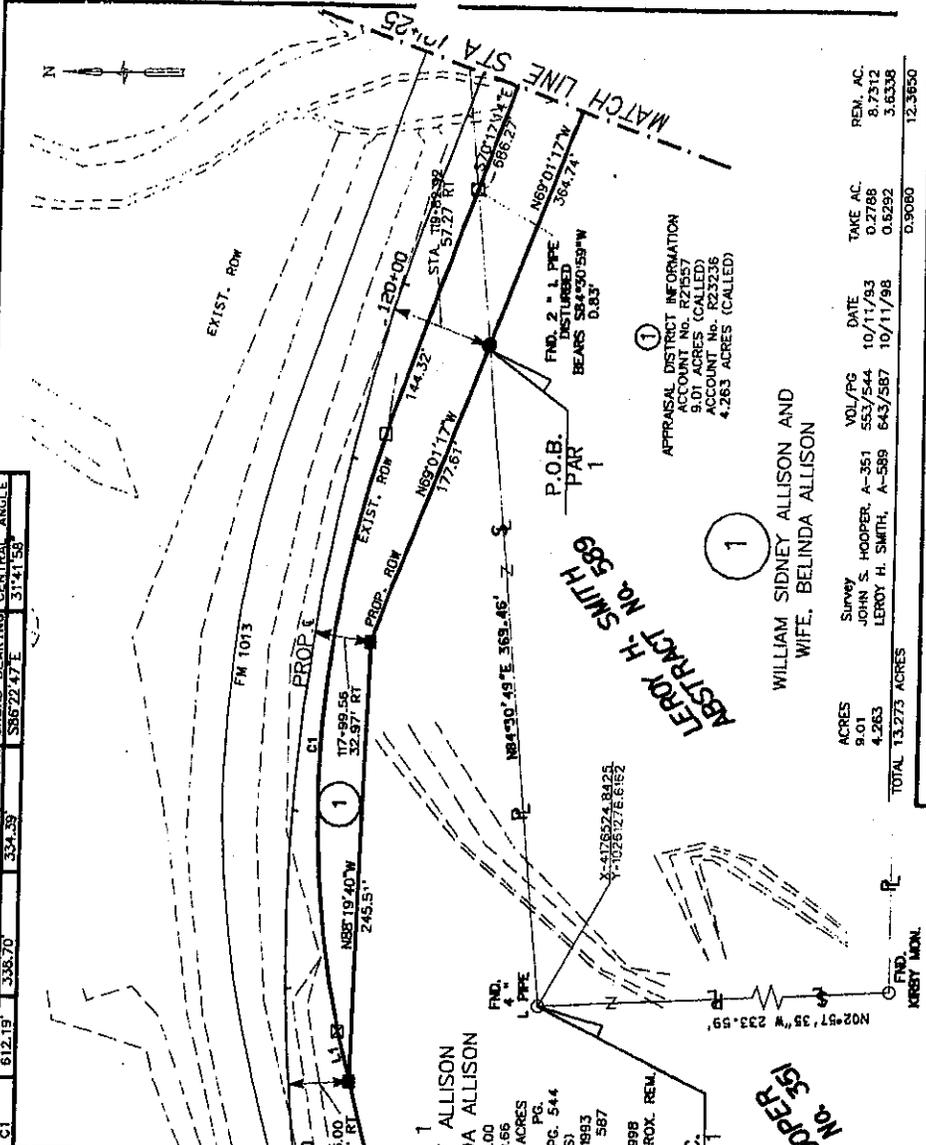
LEGEND:

- FOUND PROPERTY CORNERS
- () CALCULATED POINT
- ⊗ FOUND TxDOT CONC. MON.
- SET 3/8" INCH IRON ROD WITH TxDOT ALUMINUM CAP
- SET TxDOT CONC. MONUMENT WITH BRASS CAP
- PROP. ROW
- EXIST. ROW

NOTES:

- 1) THE BEARINGS, ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, LAMBERT PROJECTION, NAD 83. ALL DISTANCES AND ACREAGE SHOWN ARE SURFACE. THE SURFACE ADJUSTMENT FACTOR IS 1.000120. CONVERGENCE ANGLE IS 03°04'51". ALL COORDINATES ARE IN FEET.
- 2) UNLESS NOTED, SURVEY LINE LOCATIONS ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE EVIDENCE.
- 3) ONLY STRUCTURES WITHIN 50.00' OF PROPOSED RIGHT-OF-WAY ARE SHOWN WITH TIES.
- 4) ALL REMAINING ACREAGES ARE APPROXIMATE FROM INFORMATION OBTAINED FROM THE TYLER COUNTY APPRAISAL DISTRICT AND TYLER COUNTY DEED RECORDS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	612.19'	336.70'	334.33'	S86°22'47"E	31°41'58"



PARCEL 1
WILLIAM SIDNEY ALLISON
and wife, BELINDA ALLISON

STA. 105+46.00
DEED 0.9080 ACRES
VOL. 553, PG. 544
REF. VOL. 553, PG. 544
(19.01 ACRES)
OCTOBER 11, 1993
VOL. 643, PG. 587
(4.263)
AUGUST 11, 1998
12.3650 ACRES APPROX. REM.
D.R.T.C.

P.O.C.
PAR 1

JOHN S. HOOPER
ABSTRACT NO. 591

LEROY H. SMITH
ABSTRACT NO. 599

WILLIAM SIDNEY ALLISON AND
WIFE, BELINDA ALLISON

APPRAISAL DISTRICT INFORMATION
ACCOUNT NO. 223760
ACCOUNT NO. 223760
4.263 ACRES (CALLED)
4.263 ACRES (CALLED)

ACRES	SURVEY	VOL./PG.	DATE	TAKE AC.	REV. AC.
9.01	JOHN S. HOOPER, A-351	553/544	10/11/93	0.2788	8.7312
4.263	LEROY H. SMITH, A-589	643/587	10/11/98	0.6292	3.6338
TOTAL 13.273 ACRES					12.3650

CONVEYANCE DATA CHART		STATION	FROM	TO	CURRENT TRACT	R.O.W.	ACQUIRED APPROX.	REMAINDER
STA.	175+46.00	127+49.66	13.273 ACS.	0-9080 ACS.	ENGLISH	ENGLISH	ENGLISH	12.3650
DR. BY:	JMK	LAST UPDATE BY:	VER: V 7	FIELD BOOK:				
CD BY:	MWW	SCALE:	1"=100'	FILE: ZA000003-003				
APPD BY:	MWW	PARCEL/DIGN.	REV.					
JOB NO.	03-803	PARCEL/DIGN.	REV.					

PARCEL PLAT
SHOWING PROPERTY
OF
WILLIAM SIDNEY ALLISON
& BELINDA ALLISON
PARCEL 1

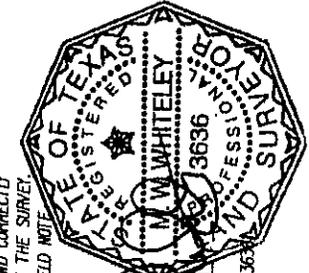
PAGE 4 OF 5
FM 1073
TYLER COUNTY, TEXAS

MARK W. WHITELEY
AND ASSOCIATES
INCORPORATED
CONSULTING ENGINEERS,
SURVEYORS, AND PLANNERS

P. O. BOX 5482
BAIRDOUNT, TEXAS 77813-7782
PHONE: 409.862.1942

3850 ZAITEY FRY,
BAIRDOUNT, TEXAS 77813-7780
PHONE: 409.862.1942

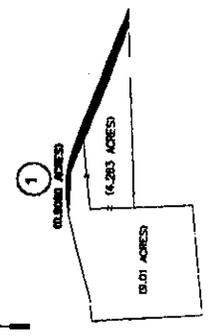
R.C.S.-J. No. 1237-01-024



DATE SURVEYED: AUGUST, 2005

Mark W. Whiteley

MARK W. WHITELEY
REGISTERED PROFESSIONAL LAND SURVEYOR No. 3636



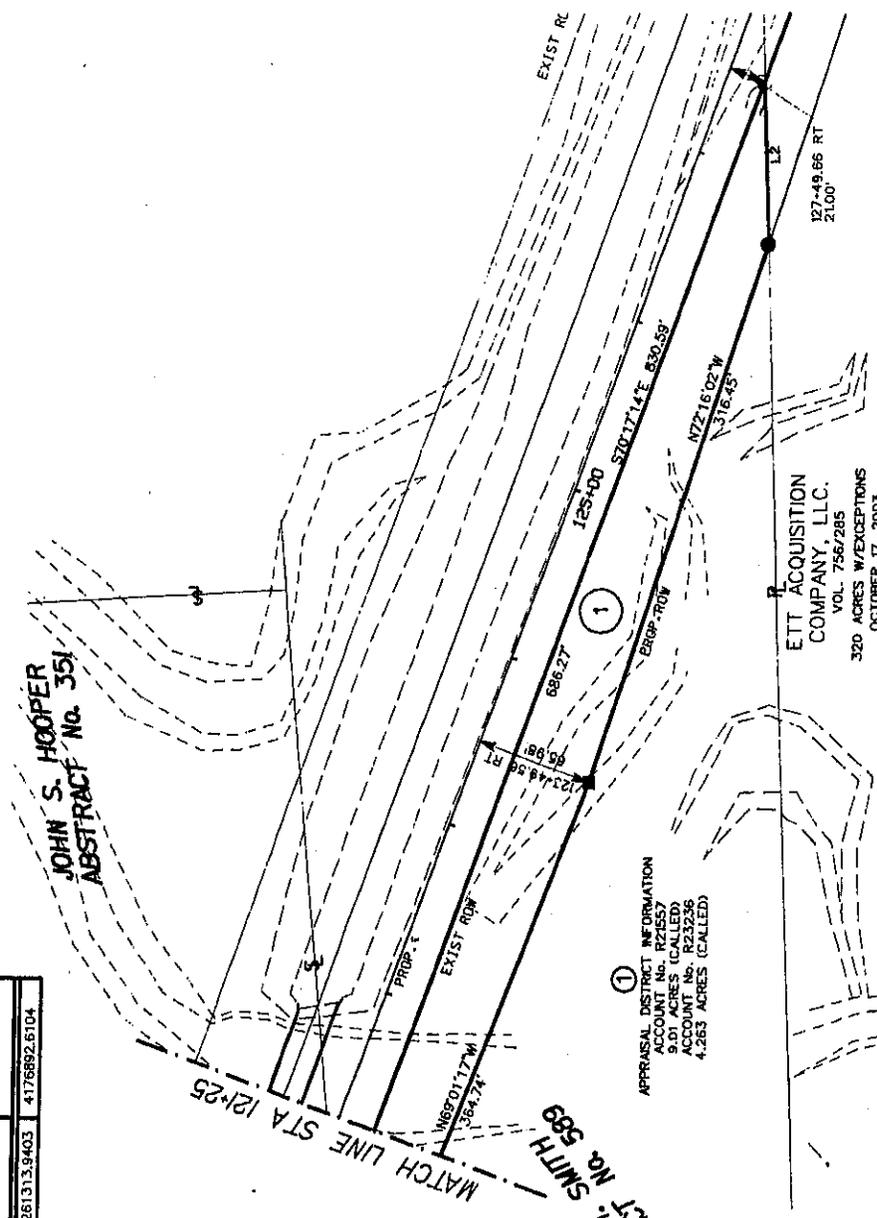
903020

LINE NO.	BEARING	FEET	POINT OF BEGINNINGS
L2	S87°36'36"W	80.49'	P.O.B. 102613.3, 9403 4176892.5104

- LEGEND:
- FOUND PROPERTY CORNERS
 - CALCULATED POINT
 - ⊗ FOUND TXDOT CONC. MON.
 - SET 5/8 INCH IRON ROD WITH TXDOT ALUMINUM CAP
 - SET TXDOT CONC. MONUMENT WITH BRASS CAP
 - PROP. ROW
 - EXIST. ROW

PARCEL 1
WILLIAM SIDNEY ALLISON
and wife, BELINDA ALLISON

STA. 127+49.66
DEED 0.9080 ACRES
VOL. 553, PG. 544
REF. VOL. 553, PG. 544
(9.01 ACRES)
OCTOBER 11, 1993
VOL. 643, PG. 587
(4.263)
AUGUST 11, 1998
12.3650 ACRES APPROX. REM.
D.R.T.C.



① APPRAISAL DISTRICT INFORMATION
ACCOUNT NO. R21657
9.01 ACRES (CALLED)
ACCOUNT NO. R23236
4.263 ACRES (CALLED)

CONVEYANCE DATA CHART

STATION	FROM	TO	CURRENT TRACT	R.D.N. ACQUIRED	APPROX.	REMAINING
STA. 115+46.00		STA. 127+49.66	ENGLISH	ENGLISH	ENGLISH	ENGLISH
DR BY: JMK			LAST UPDATE BY: VER: V.7			
CREATED: JMK			PLOT: 07-29-05			
CXD BY: MNW			SCALE: 1"=100'			
APPD BY: MNW			FIELD BOOK:			
JOB NO. 03-803			FILE: 2420203-003			
REV. 0			PARCEL01 SHI 2.DGN			

**PARCEL PLAT
SHOWING PROPERTY
OF
WILLIAM SIDNEY ALLISON
& BELINDA ALLISON
PARCEL 1**

PAGE 5 OF 5
FM 1013
TYLER COUNTY, TEXAS

R.C.S.J. No. 1237-01-024

**MARK W. WHITELEY
AND ASSOCIATES
INCORPORATED**

CONSULTING ENGINEERS,
SURVEYORS, AND PLANNERS

P. O. BOX 5108
BEAUMONT, TEXAS 77705-5108
(409) 882-0421
(409) 882-1316

920206

(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.: 50 – Part 1
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 50 PART 1

DESCRIPTION OF A 0.057 ACRE (2,495 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GEORGE THOMPSON SURVEY, ABSTRACT NO. 792, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 3.24 ACRE TRACT OF LAND OUT OF LOT 6, 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 898, PAGE 719 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.057 ACRE (2,495 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 beginning of a curve to the right in the westerly boundary line of said Lot 6, same being the existing easterly right-of-way line of Sedro Trail (60 foot right-of-way width), 262.12 feet left of proposed R.M. 2338 baseline station 580+63.91;

THENCE, with said westerly boundary line of Lot 6 and the existing easterly right-of-way line of Sedro Trail, along said curve to the right, having a radius of 279.01 feet, a delta angle of 35°14'19", an arc length of 171.60 feet, and a chord which bears **S 07°30'27" W**, a distance of **168.91** 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, 109.95 feet left of proposed R.M. 2338 baseline station 581+37.21, being the most northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said existing easterly right-of-way line of Sedro Trail, through the interior of said Lot 6, with said proposed northerly right-of-way line of R.M. 2338, the following two (2) courses:

- 1) **S 13°15'12" E**, a distance of **72.53** 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 581+89.81;
- 2) **S 56°48'26" E**, a distance of **50.24** feet to a set 1/2" iron rod with TxDOT aluminum cap in the common boundary line of said Lot 6 and that called 0.27 acre tract of land conveyed to Bradley Cockrum by instrument recorded in Volume 2363, Page 762 of the Official Records of Williamson County, Texas, 60.00 feet left of proposed R.M. 2338 baseline station 582+40.05; being the southeasterly corner of the herein described tract;
- 3) **THENCE**, departing the proposed northerly right-of-way line of R.M. 2338, with said common boundary line, **S 71°28'42" W**, a distance of **26.50** feet to a calculated point in the existing northerly right-of-way line of R.M. 2338, 39.18 feet left of proposed R.M. 2338 baseline station 582+23.65, being the most westerly corner of said 0.27 acre tract and the most southerly corner of said Lot 6, and of the herein described tract;
- 4) **THENCE**, with the southerly boundary line of said Lot 6, same being said existing northerly right-of-way of R.M. 2338, **N 56°48'26" W**, a distance of **63.83** feet to a calculated point in said existing easterly right-of-way line of Sedro Trail, 39.14 feet left of proposed R.M. 2338 baseline station 581+59.82, being the most southwesterly corner of said Lot 6, for an angle point of the herein described tract;

PARCEL 50 – Part 1

THENCE, departing said existing northerly right-of-way line of R.M. 2338, with the westerly boundary line of said Lot 6, same being said existing easterly right-of-way line of Sedro Trail, the following three (3) courses:

- 5) N 33°24'52" E, a distance of 31.55 feet to a found 1/2" iron rod, 70.69 feet left of proposed R.M. 2338 baseline station 581+59.93, being an angle point of the herein described tract;
- 6) N 55°59'30" W, a distance of 19.93 feet to a found 5/8" iron rod at the beginning of a curve to the left, 70.96 feet left of proposed R.M. 2338 baseline station 581+39.99, being an angle point of the herein described tract;
- 7) Along said curve to the left, having a radius of 279.01 feet, a delta angle of 8°01'57", an arc length of 39.11 feet, and a chord which bears N 29°08'35" E, a distance of 39.08 feet to the POINT OF BEGINNING, containing 0.057 acres (2,495 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

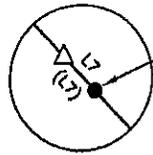
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Civil Associates, LLC
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

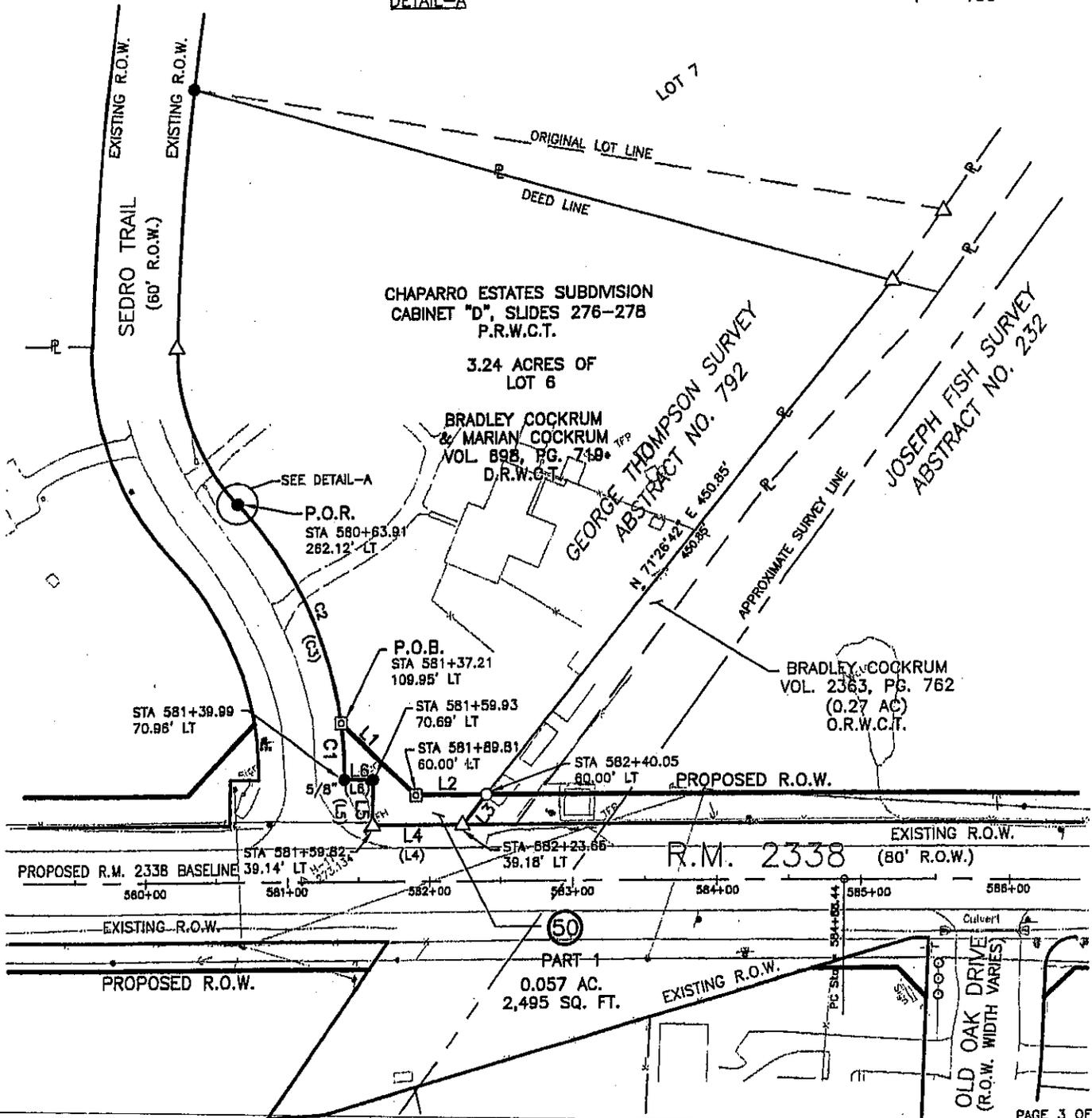
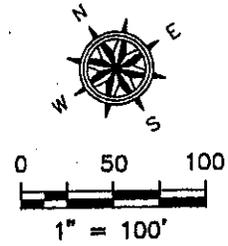


WO40-PARCEL-50-PART-1.doc
June 15, 2005

PLAT TO ACCOMPANY PARCEL DESCRIPTION



P.O.R.
STA 580+63.91
262.12' LT



PAGE 3 OF 4

INLAND CIVIL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., SUITE 103
COURTNEY, TX 76841

PARCEL PLAT SHOWING PROPERTY OF
BRADLEY COCKRUM & MARIAN COCKRUM

SCALE	CSJ #	PROJECT	COUNTY
-------	-------	---------	--------

Texas Department of Transportation
© 2003

PARCEL 50

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
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- LINE BREAK
- ⌒ LAND HOOK

NUMBER	DELTA	RADIUS	ARC	CH. LENGTH	CH. BEARING
C1	08'01'57"	279.01'	39.11'	39.08'	N 29'08'35" E
C2	35'14'19"	279.01'	171.60'	168.91'	S 07'30'27" W
(C3)	(43'17'57")	(279.01')	(210.85')	(205.87')	(N 11'58'51" E)

NUMBER	BEARING	DISTANCE
L1	S 13'15'12" E	72.53'
L2	S 56'46'26" E	50.24'
L3	S 71'26'42" W	26.50'
L4	N 56'48'26" W	63.83'
(L4)	(N 56'22'10" W)	(65.00')
L5	N 33'24'52" E	31.55'
(L5)	(N 33'37'50" E)	(30.02')
L6	N 55'59'30" W	19.93'
(L6)	(S 56'22'10" E)	(20.00')
L7	N 10'19'49" W	0.39'
(L7)	(N 09'53'35" W)	(0.39')

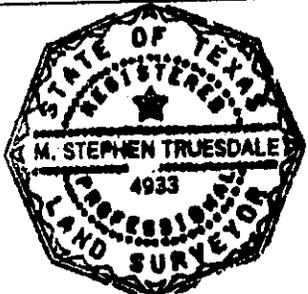
NOTES:
ALL BEARING ARE BASED ON GRID BEARINGS.
DISTANCES ARE SURFACE DISTANCES. COORDINATES
ARE SURFACE VALUES BASED ON THE TEXAS STATE
PLANE COORDINATES SYSTEM, NAD 83, CENTRAL ZONE,
USING A COMBINED SURFACE ADJUSTMENT FACTOR OF
1.00014.

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 AUG 05

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



INLAND CIVIL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. SUITE 103
DALLAS, TEXAS 75244

PARCEL PLAT SHOWING PROPERTY OF
BRADLEY COCKRUM & MARIAN COCKRUM

SCALE	CSJ #	PROJECT	COUNTY
-------	-------	---------	--------

Texas Department of Transportation
© 2003

**PARCEL 50
PART 1**

County: Williamson
Parcel No.: 50 – Part 2
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 50 PART 2

DESCRIPTION OF A 0.017 ACRE (738 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GEORGE THOMPSON SURVEY, ABSTRACT NO. 792, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 0.27 ACRE TRACT OF LAND CONVEYED TO BRADLEY COCKRUM BY INSTRUMENT RECORDED IN VOLUME 2363, PAGE 762 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.017 ACRE (738 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found 60d nail at an angle point in the northerly boundary line of that called 4.76 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, same being the southerly boundary line of said 0.27 acre tract, 267.49 feet left of proposed R.M. 2338 baseline station 584+28.49;

THENCE, with the common boundary line of said 4.76 acre tract and said 0.27 acre tract, **S 69°42'45" W**, a distance of **258.08** feet to a set 1/2" iron rod with TxDOT aluminum cap in the proposed northerly right-of-way line of R.M. 2338, 60.00 feet left of proposed R.M. 2338 baseline station 582+75.03, 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, with said common boundary line, **S 69°42'45" W**, a distance of **25.87** feet to a calculated point in the existing northerly right-of-way line of R.M. 2338, 39.20 feet left of proposed R.M. 2338 baseline station 582+59.64, being the most westerly corner of said 4.76 acre tract and the most southerly corner of said 0.27 acre tract, and being the southwesterly corner of the herein described tract;
- 2) **THENCE**, with the southerly boundary line of said 0.27 acre tract, same being said existing northerly right-of-way line of R.M. 2338, **N 56°48'26" W**, a distance of **35.99** feet to a calculated point, 39.18 feet left of proposed R.M. 2338 baseline station 582+23.65, being the most southerly corner of a 3.24 acre portion of Lot 6, Chaparro Estates Subdivision, as described in Volume 898, Page 719 of the Deed Records of Williamson County, Texas, and being the northwesterly corner of the herein described tract;
- 3) **THENCE**, departing said existing northerly right-of-way line of R.M. 2338, with the common boundary line of said 3.24 acre tract and said 0.27 acre tract, **N 71°26'42" E**, a distance of **26.50** feet to a set 1/2" iron rod with TxDOT aluminum cap in said proposed northerly right-of-way line of R.M. 2338, 60.00 feet left of proposed R.M. 2338 baseline station 582+40.05, being the northeasterly corner of the herein described tract;

PARCEL 50 - Part 2

- 4) **THENCE**, departing said common boundary line, through the interior of said 0.27 acre tract, with said proposed northerly right-of-way line of R.M. 2338, **S 56°46'26" E**, a distance of **34.98** feet to the **POINT OF BEGINNING**, containing 0.017 acres (738 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-50-PART-2.doc
June 15, 2005

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

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

NUMBER	BEARING	DISTANCE
L1	S 69°42'45" W	25.87'
L2	N 56°48'26" W	35.99'
(L2)	(N 56°23'30" W)	(35.90')
L3	N 71°26'42" E	26.50'
L4	S 56°46'26" E	34.98'

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

INLAND CIVIL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., SUITE 103
ROUND ROCK, TX. 78681
PH (512) 238-1000 FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF
BRADLEY COCKRUM

SCALE	CSJ #	PROJECT	COUNTY
			WILLIAMSON

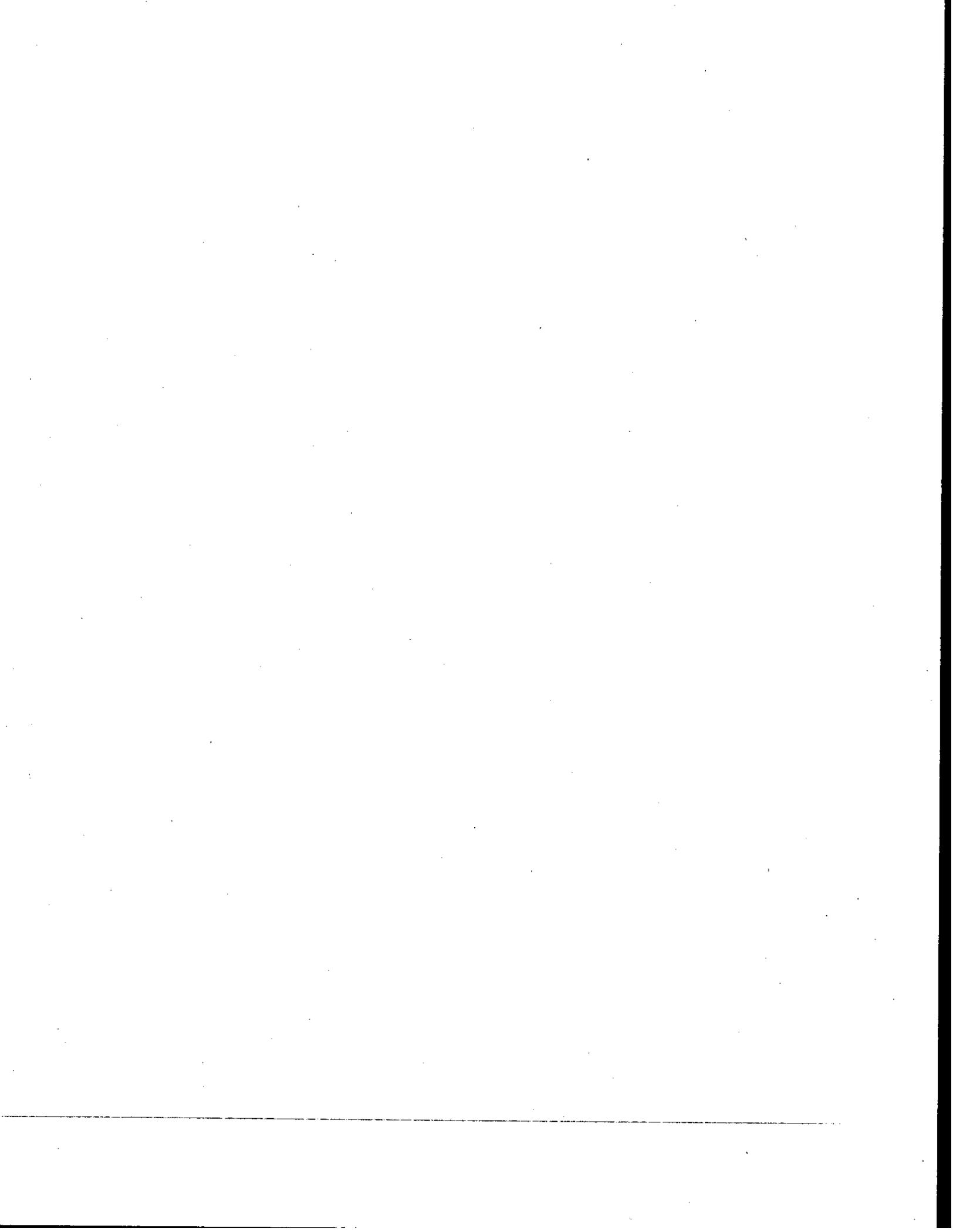
Texas Department of Transportation
© 2003

**PARCEL 50
PART 2**

(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 12

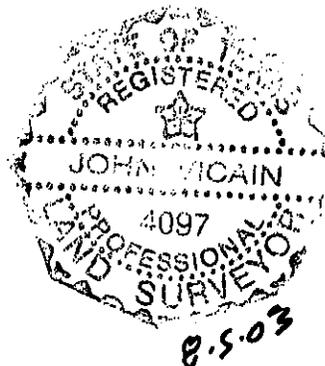
BEING 0.030 of one acre of land situated in the Isom Clark Survey, Abstract No. 126, Lampasas County, Texas, and being part of Tract 16 and 17 of Rolling Hills Estates, an addition to Lampasas County, according to the plat thereof recorded in Cabinet 1, Slide 194-195 of the Plat Records of Lampasas County, Texas, and described in a deed to Tommy J. Kriska, et ux., recorded in Volume 348, Page 345 of the Deed Records of Lampasas County, Texas, said 0.030 acre of land being more particularly described as follows:

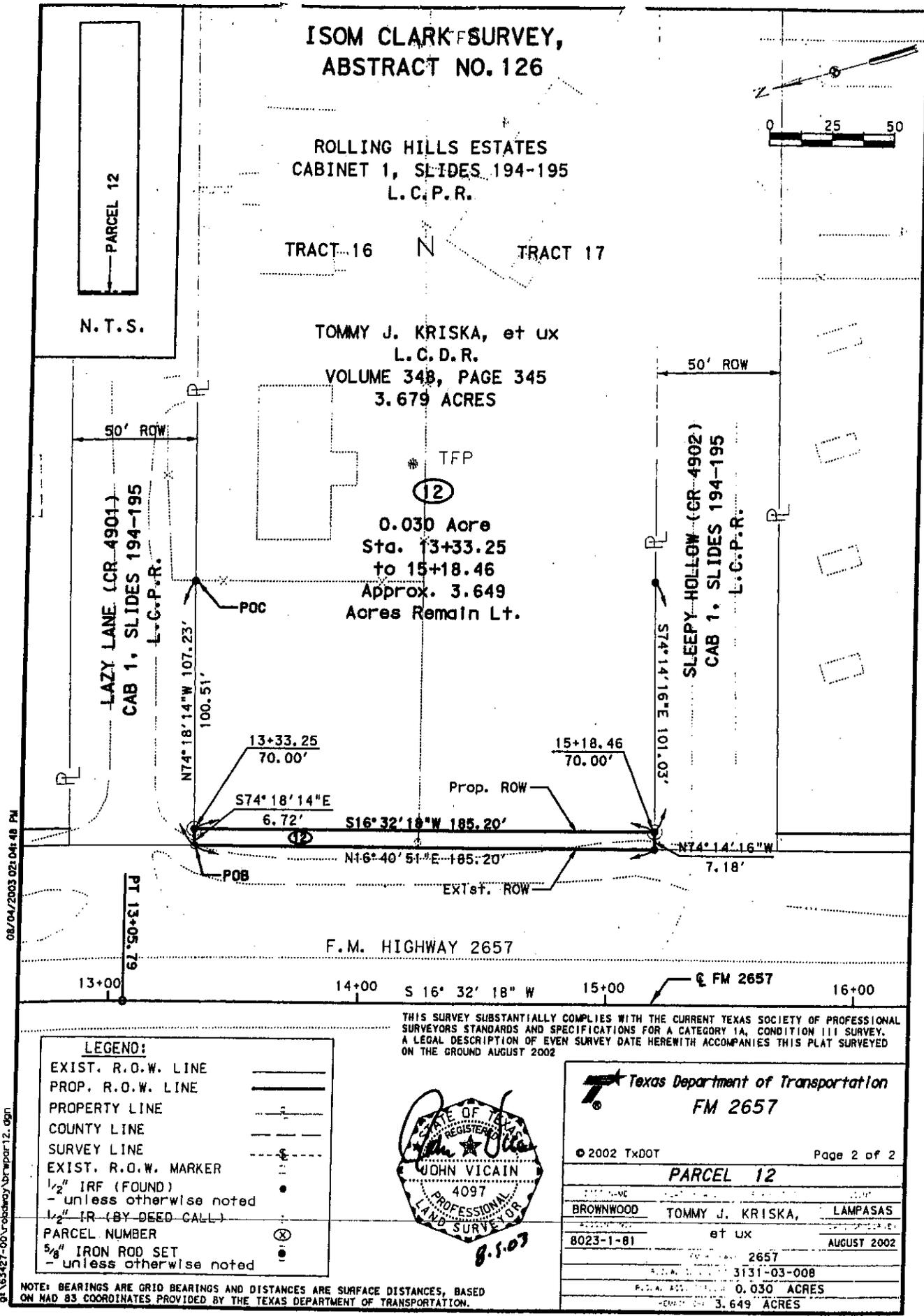
Commencing at a 1/2" iron rod found in the south right-of-way line of Lazy Lane (CR 4901, 50' ROW) and in the north line of beforementioned Tract 16; thence with the south right-of-way line of said Lazy Lane, North 74°18'14" West, a distance of 107.23 feet to a 1/2" iron rod by deed call in the east right-of-way line of FM Highway 2657 (120' ROW) for the **POINT OF BEGINNING**;

- 1) **THENCE**, with the said south right-of-way line of Lazy Lane, South 74°18'14" East, a distance of 6.72 feet to a 5/8" iron rod set for corner, also being 70.00 feet left of and perpendicular to said FM Highway 2657 proposed centerline station 13+33.25;
- 2) **THENCE**, leaving the south right-of-way line of said Lazy Lane, South 16°32'18" West, a distance of 185.20 feet to a 5/8" iron rod set in the north right-of-way line of Sleepy Hollow (CR 4902, 50' ROW), from which a 1/2" iron rod found bears South 74°14'16" East, a distance of 101.03 feet, also being 70.00 feet left of and perpendicular to said FM Highway 2657 proposed centerline station 15+18.46;
- 3) **THENCE**, with the north right-of-way line of said Sleepy Hollow, North 74°14'16" West, a distance of 7.18 feet to a 1/2" iron rod found in the east right-of-way line of said FM Highway 2657;
- 4) **THENCE**, with the east right-of-way line of said FM Highway 2657, North 16°40'51" East, a distance of 185.20 feet to the **POINT OF BEGINNING** and containing 0.030 acre of land.

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

John Vicain
Registered Professional Land Surveyor
of the State of Texas





ISOM CLARK SURVEY,
ABSTRACT NO. 126

ROLLING HILLS ESTATES
CABINET 1, SLIDES 194-195
L.C.P.R.

TRACT 16 N TRACT 17

PARCEL 12
N.T.S.

TOMMY J. KRISKA, et ux
L.C.D.R.
VOLUME 34B, PAGE 345
3.679 ACRES

TFP
⑫

0.030 Acre
Sta. 13+33.25
to 15+18.46
Approx. 3.649
Acres Remain Lt.

LAZY LANE (CR 4901)
CAB 1, SLIDES 194-195
L.C.P.R.

SLEEPY HOLLOW (CR 4902)
CAB 1, SLIDES 194-195
L.C.P.R.

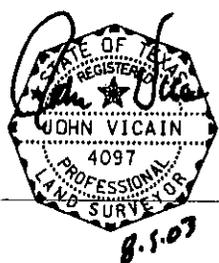
08/04/2003 02:04:48 PM

91163427-00 v:\dodway\brw\p012.dgn

LEGEND:

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

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT SURVEYED ON THE GROUND AUGUST 2002



Texas Department of Transportation
FM 2657

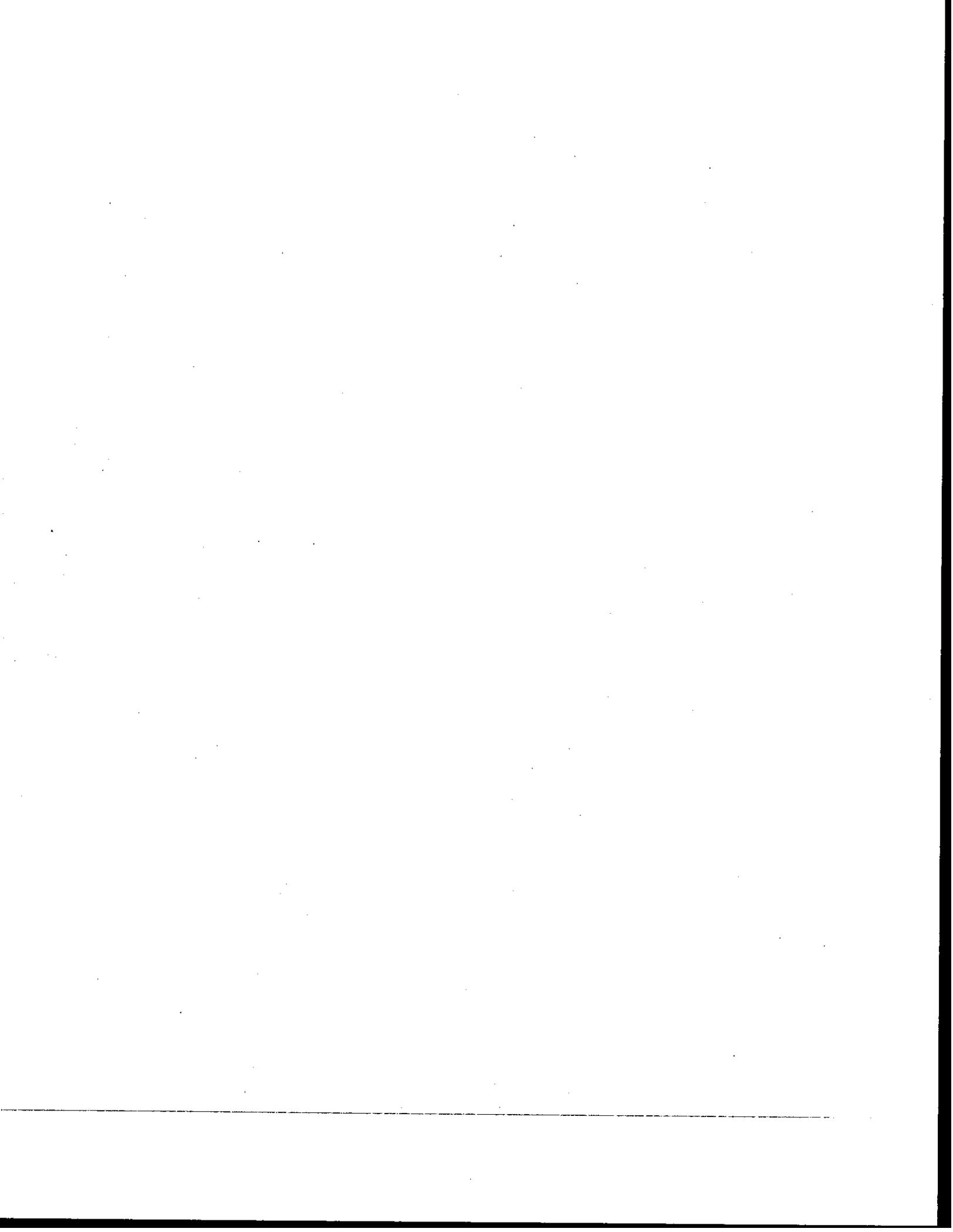
© 2002 TxDOT Page 2 of 2

PARCEL 12		
BROWNWOOD	TOMMY J. KRISKA,	LAMPASAS
8023-1-81	et ux	
2657		
3131-03-008		
0.030 ACRES		
3.649 ACRES		

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

ACCESS CLAUSE

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



May, 2001
Parcel No. 116

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

PROPERTY DESCRIPTION FOR PARCEL NO. 116

Being 0.0401 of one acre (1,746 square feet) of land, more or less, situated in the A.C. Allen Survey, Abstract No. 1295, Harris County, Texas, being part of and out of a 0.2190 acre tract being Lot 9, Block 4, of North Shepherd Manor Section 1, a subdivision as shown on map or plat and recorded in the Harris County Map Records (H.C.M.R.) in Volume 35, Page 44, and being part of that certain tract of land conveyed in deed from Maurice W. Williamson to Alena M. Williamson, dated September 1, 1983, as recorded in the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), Texas, under County Clerk's File No. J135508, Film Code No. 058-91-1686, said 0.0401 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found (Point of Reference) being the southwest corner of Lot 11 as conveyed in deed to Norman M. Henley and Don G. Harmel under County Clerk's File No. F551034, Film Code No. 192-02-0918 and County Clerk's File No. H627442, Film Code No. 025-00-0243 in the O.P.R.R.P.H.C. and the southeast corner of Lot 10, Block 4 as conveyed in deed to Lonnell Gibson and Patty M. Gibson under County Clerk's File No. F950356, Film Code No. 119-81-1707 in the O.P.R.R.P.H.C., thence as follows:

South 87° 50' 12" West, along the south line of said Lot 10, a distance of 69.97 feet to southwest corner of said Lot 10 and the southeast corner of said Lot 9;

North 02° 08' 39" West, along the common line of said Lots 9 and 10, a distance of 110.40 feet to a 5/8-inch iron rod with TxDOT aluminum cap found in the proposed south right-of-way line of Gulf Bank Road (100.00 feet in width), and being the POINT OF BEGINNING of the parcel herein described and having surface coordinates of X=3,139,045.83, Y=764,819.32; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone; all distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870;

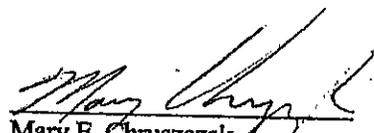
- 1) THENCE, South 89° 19' 14" West, along the proposed south right-of-way line of Gulf Bank Road, a distance of 70.02 feet to a 5/8-inch iron rod with TxDOT aluminum cap found in the west line of herein described tract and also being the northeast corner of Lot 8 as conveyed in deed to Nuong Thi Tran Nguyen under (H.C.C.F.) Harris County Clerk's File No. S203862, Film Code No. 510-75-3788 O.P.R.P.P.H.C.;

May, 2001
Parcel No. 116

- 2) THENCE, North 02° 08' 39" West, along the common line of said Lots 8 and 9, a distance of 24.01 feet to the existing south right-of-way line of Gulf Bank Road (50.00 feet in width) from which a 3/4-inch iron pipe bears South 02° East, a distance of 0.20 feet;
- 3) THENCE, North 87° 47' 26" East, along the existing south right-of-way line of Gulf Bank Road, a distance of 70.00 feet to a 3/4-inch iron pipe found for the northeast corner of herein described tract and the northwest corner of Lot 10;
- 4) THENCE, South 02° 08' 39" East, along the common line of said Lots 9 and 10, a distance of 25.88 feet to the POINT OF BEGINNING, and containing 0.0401 of one acre (1,746 square feet) of land, more or less.

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



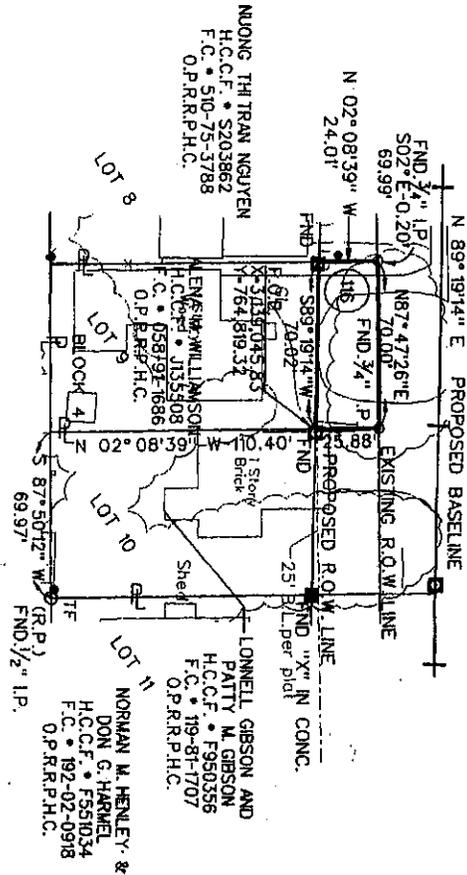

Mary E. Chruszczak
Registered Professional
Land Surveyor No. 4968

Prepared by:

Edwards and Kelcey
654 E. North Belt, Suite 144
Houston, Texas 77060
Job No. 26599-4018

5-22-01

GULF BANK ROAD
(50 WIDE)

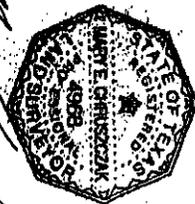


NORTH SHEPHERD MANOR
SECTION 1
VOL. 35 PG. 44
H.C.M.R.

A.C. ALLEN SURVEY
ABSTRACT 1295

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

PARCEL 116
ACCOUNT NO. 6012-50-2



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

EXISTING	TAKING	REMAINING
0.2190 Ac.	0.0401 Ac.	0.1789 Ac.
	1,746 Sq. Ft.	

PARCEL PLAT
SHOWING PROPERTY OF
ALENA M. WILLIAMSON

PROPOSED GULF BANK ROAD HARRIS COUNTY
C.S.J. 8003-12-008
SCALE 1" = 50'
prepared by:
EDWARDS AND KELCEY
Tel. (281) 931-9920 Fax (281) 931-8929
MAY, 2001

(Addendum)

Access Clause

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

October, 2004

Parcel 1

County: Fort Bend
Highway: US 59
Project Limits: At SH 99
R.C.S.J.: 0027-12-124

PROPERTY DESCRIPTION OF PARCEL 1

Being a 1.981 acre (86,286 square feet) parcel of land out of a 47.879 acre tract of land in the Joseph Kuykendall Survey, Abstract 49, Fort Bend County, Texas; a 14.6665 percent interest in said 47.879 acre tract being conveyed to Grand Ransom Corp. from Y. Frank Jungman, Trustee by deed dated February 1, 1999 and recorded under County Clerk's File No. 1999008935 of the Official Public Records of Fort Bend County, (O.P.R.F.B.C.) Texas; a 28.4445 percent interest in said 47.879 acre tract being conveyed to Grand Ransom Corp. from Robert Beamon, Trustee by deed dated February 1, 1999 and recorded under County Clerk's File No. 1999008936 of the O.P.R.F.B.C.; a 28.4445 percent interest in said 47.879 acre tract being conveyed to Grand Ransom Corp. from Keenan Family Interests by deed dated February 2, 1999 and recorded under County Clerk's File No. 2000014709 of the O.P.R.F.B.C.; the remaining 28.4445 percent interest in said 47.879 acre tract being vested in other parties; said 1.981 acre parcel being more particularly described as follows:

COMMENCING at a five-eighths inch iron rod found at the most Southerly Northwest corner of said 47.879 acre tract; same being an interior corner of a 92.8875 acre tract conveyed to River Pointe Community Church from Joe C. Wessendorff and wife, Loise H. Wessendorff by deed dated May 1, 2000 and recorded under County Clerk's File No. 2000035660 of the O.P.R.F.B.C.; thence as follows:

South $22^{\circ}45'49''$ West (called South $26^{\circ}06'27''$ West), along the Southerly West line of said 47.879 acre tract and the Southerly East line of said 92.8875 acre tract, a distance of 433.14 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for the POINT OF BEGINNING of the herein described parcel on the proposed North right-of-way line of US 59 (426 feet width) and having coordinates $X=3,018,114.74$ and $Y=13,767,830.99$, same being the Access Denial line for US 59 at this point (All bearings and coordinates stated are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.);

October, 2004
Parcel 1

- 1) THENCE North $75^{\circ} 14' 50''$ East, along the proposed North right-of-way line of US 59, same being the Access Denial line for US 59, at 287.60 feet pass a five-eighths inch iron rod with a TxDOT aluminum cap set on line for Engineer's Station 1545+00.00, at 1,787.60 feet pass a five-eighths inch iron rod with a TxDOT aluminum cap set on line for Engineer's Station 1560+00.00, and continuing for a total distance of 2,103.07 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the southeast line of said Grand Ransom Corp. 47.879 acre tract; same being the existing North right-of-way line of US 59 (width varies) conveyed to the State of Texas from Robert Beamon, Trustee and W. H. Keenan, Trustee by deed dated September 1, 1966 and recorded in Volume 479, Page 246 of the Deed Records of Fort Bend County, Texas; said right-of-way being on a non-tangent curve to the right having a radius length of 877.19 feet; **
- 2) THENCE in a Southwesterly direction, along the Southeast line of said Grand Ransom Corp. 47.879 tract and the existing North right-of-way line of US 59, along said curve to the right having a radius of 877.19 feet, a central angle of $08^{\circ} 49' 50''$, an arc distance of 135.19 feet, and a chord bearing and distance of South $59^{\circ} 45' 05''$ West and 135.06 feet, to a five-eighths inch iron rod found at the end of said curve;
- 3) THENCE South $75^{\circ} 14' 07''$ West, along the Southeast line of said Grand Ransom Corp. 47.879 acre tract and the existing North right-of-way line of US 59, at 29.63 feet pass a five-eighths inch iron rod with Reliant cap found on at the west line of a Houston Lightning and Power Company 180 feet wide easement as recorded in Volume 419, Page 76 of the Deed Records of Fort Bend County, Texas; same being the east line of a Reliant Energy H. L. & P. 80 feet wide easement as recorded under County Clerk's File No. 2000013238 of the O.P.R.F.B.C., at 111.14 feet pass a five-eighths inch iron rod with Reliant cap found on at the west line of said 80 feet wide easement, and continuing for a total distance of 1,131.18 feet (called South $78^{\circ} 34' 22''$ West, 1,131.45 feet) to a bent five-eighths inch iron rod found at an angle point in the Southeast line of said 48.879 acre tract and the existing North right-of-way line of US 59; from which a found three-fourths inch iron rod bears North $76^{\circ} 24'$ East, 0.28 feet;
- 4) THENCE South $70^{\circ} 56' 59''$ West, along the Southeast line of said Grand Ransom Corp. 47.879 acre tract and the existing North right-of-way line of US 59, a distance of 200.00 feet (called South $74^{\circ} 20' 51''$ West, 199.74 feet) to a broken concrete right-of-way monument found at an angle point in the Southeast line of said 48.879 acre tract and the existing North right-of-way line of US 59; from which a found bent five-eighths inch iron rod bears South $03^{\circ} 52'$ East, 0.25 feet;

October, 2004
Parcel 1

- 5) THENCE South $75^{\circ} 14' 07''$ West, along the Southeast line of said Grand Ransom Corp. 47.879 acre tract and the existing North right-of-way line of US 59, a distance of 681.81 feet (called South $78^{\circ} 34' 22''$ West, 681.58 feet) to a point at the Southwest corner of said 47.879 acre tract and the Southeast corner of said River Pointe Community Church 92.8875 acre tract; from which a found five-eighths inch iron rod bears South $22^{\circ} 45' 49''$ West, 0.29 feet;
- 6) THENCE North $22^{\circ} 45' 49''$ East (called North $26^{\circ} 06' 27''$ East), along the Southerly West line of said Grand Ransom Corp. 47.879 acre tract and the Southerly East line of said River Pointe Community Church 92.8875 acre tract, a distance of 64.87 feet to the POINT OF BEGINNING and containing 1.981 acres (86,286 square feet) of land, of which 0.756 acre lies within the City of Sugar Land city limits.

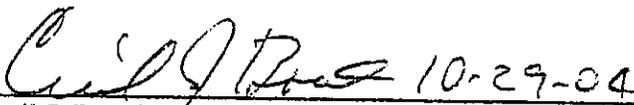
Access is prohibited across the Access Denial line to the transportation facility from the adjacent property along Call 1 of the foregoing property description.

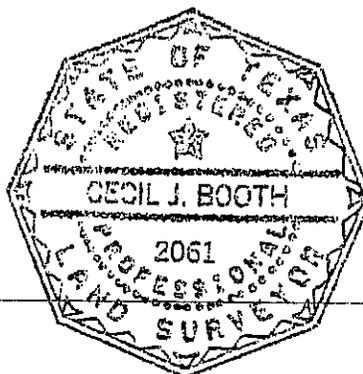
A parcel plat of even survey date accompanies this property description.

Survey completed in February, 2004.

Areas given for parent tract and adjoining tracts are approximate.

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


Cecil J. Booth
Registered Professional Land Surveyor
Texas Reg. No. 2061



LEGEND

- - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- ^{CDA} - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP MARKED C.O.A.
- ⊠ - FOUND CONC. MONUMENT
- ⊙ - BACK PROPERTY CORNER
- - EXISTING RIGHT-OF-WAY
- - PROPOSED RIGHT-OF-WAY
- ||| - ACCESS DENIAL LINE COINCIDENT WITH EXISTING RIGHT-OF-WAY
- ||| - ACCESS DENIAL LINE COINCIDENT WITH PROPOSED RIGHT-OF-WAY
- - - - - CITY LIMITS LINE

LEGEND:

- D.R.F.B.C. DEED RECORDS OF FORT BEND COUNTY
- P.R.F.B.C. PLAT RECORDS OF FORT BEND COUNTY
- O.R.F.B.C. OFFICIAL RECORDS OF FORT BEND COUNTY
- C.C.F.NO. COUNTY CLERK FILE NUMBER
- O.P.R.F.B.C. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- (F) DATE FILED
- (E) DATE EXECUTED

NOTES:

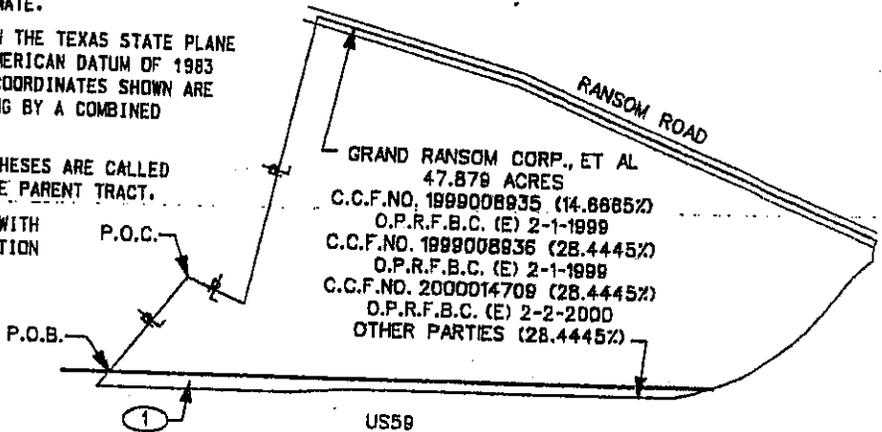
EXISTING AND REMAINING AREAS SHOWN ARE APPROXIMATE.
ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

**THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

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

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.



EXISTING ACRES	TAKING ACRES/S.F.	REMAINING ACRES
47.879	1.981/86,286	45.898 LT

NOTE: 0.756 ACRE OF PROPOSED R.O.W. TAKING LIES WITHIN CITY OF SUGAR LAND CITY LIMITS.

Cecil J. Booth 10-29-04
CECIL J. BOOTH
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 2061

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979)849-6681 (713)222-7451

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 1
US 59
CSJ-0027-12-124 FORT BEND COUNTY
SCALE: 1" = 50' OCTOBER, 2004
SHEET 4 OF 9

RIVER POINTE COMMUNITY CHURCH
92.8875 ACRES
C.C.F.NO. 2000035660
D.P.R.F.B.C.
(E) 5-01-2000

P.D.C. PARCEL 1
FND 5/8" IR

JOSEPH KUYKENDALL SURVEY
A-49

GRAND RANSOM CORP., ET AL
47.879 ACRES

C.C.F.NO. 1999008935 (14.6665%)
D.P.R.F.B.C. (E) 2-1-1999
C.C.F.NO. 1999008936 (28.4445%)
D.P.R.F.B.C. (E) 2-1-1999
C.C.F.NO. 2000014709 (28.4445%)
D.P.R.F.B.C. (E) 2-2-2000
OTHER PARTIES (28.4445%)

STA. 1542+12.40
213.00' LT

S 22° 45' 49" W 433.14'
(S 26° 06' 27" W)

P.D.B. PARCEL 1
X= 3,018,114.74
Y= 13,767,830.99

STA. 1545+00.00
213.00' LT

ACCESS DENIAL LINE

N 75° 14' 50" E 2,103.07'
PROPOSED R.O.W. 287.67'

1,500.00'

N 22° 45' 49" E (N 26° 06' 27" E)
64.87'
EXISTING R.O.W.

S 75° 14' 07" W 681.81' (S 78° 34' 22" W 681.58')

FND 5/8" IR
BEARS S 22° 45' 49" W, 0.29'

CAPROCK FIBER OPTICS (UG)

STATE OF TEXAS
55.935 ACRES (R.O.W.)
VOL. 479, PG. 246
D.R.F.B.C.
(E) 9-1-1966

PROPOSED BASELINE US 59
(WIDTH VARIES)

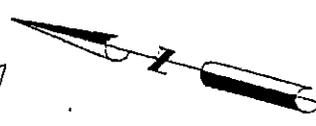
N 75° 14' 50" E

1545+00

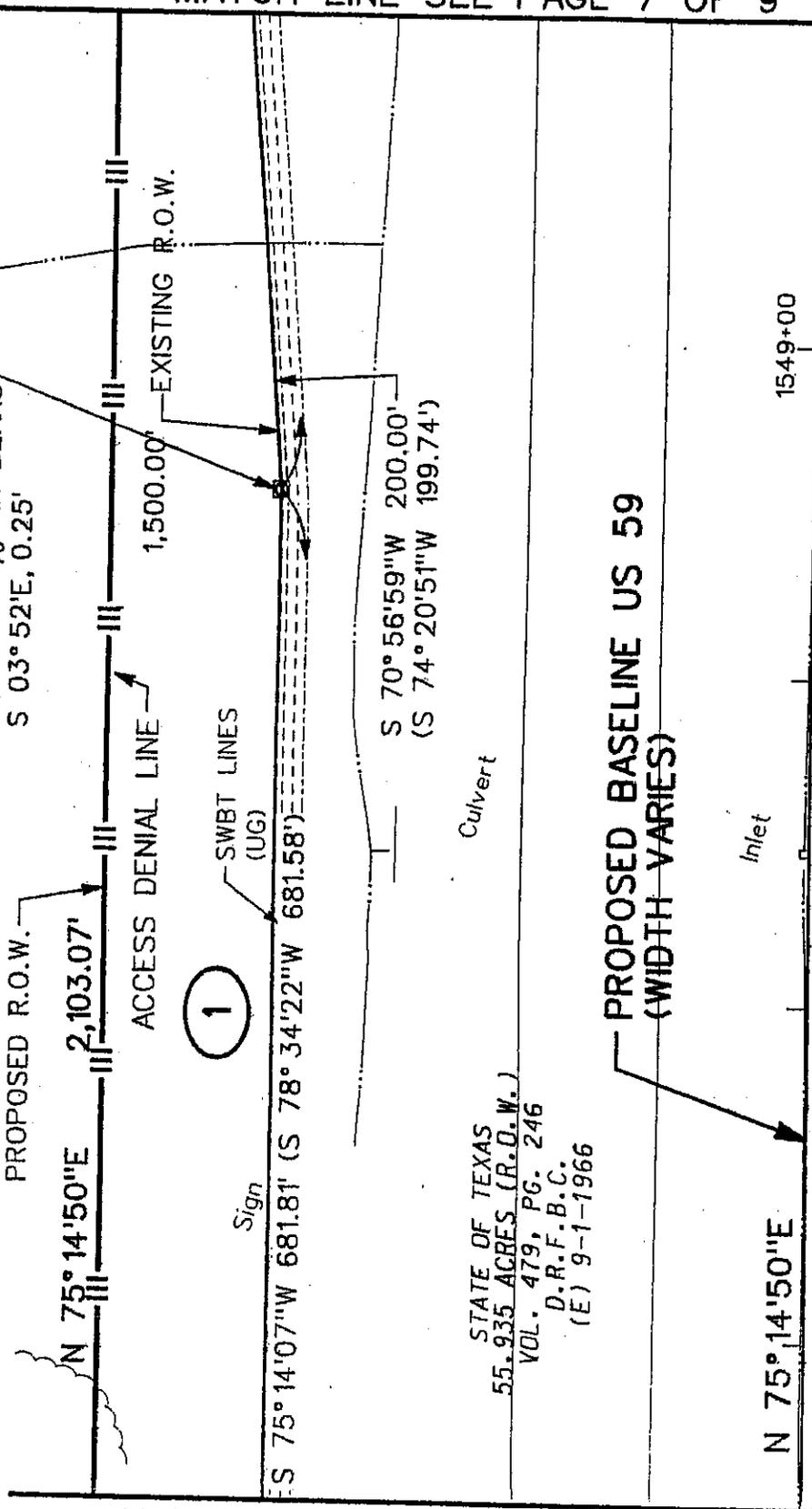
PARCEL 1
SHEET 5 OF 9

MATCH LINE SEE PAGE 6 OF 9

MATCH LINE SEE PAGE 7 OF 9



GRAND RANSOM CORP., ET AL, 47.879 ACRES
 C.C.F. NO. 1999008935 (14.6665%) D.P.R.F.B.C. (E) 2-1-1999
 C.C.F. NO. 1999008936 (28.4445%) D.P.R.F.B.C. (E) 2-1-1999
 C.C.F. NO. 2000014709 (28.4445%) D.P.R.F.B.C. (E) 2-2-2000
 OTHER PARTIES (28.4445%)
 FND BRKN CONC. MON
 FND BENT 5/8" IR BEARS
 S 03°52'E, 0.25'



MATCH LINE SEE PAGE 5 OF 9

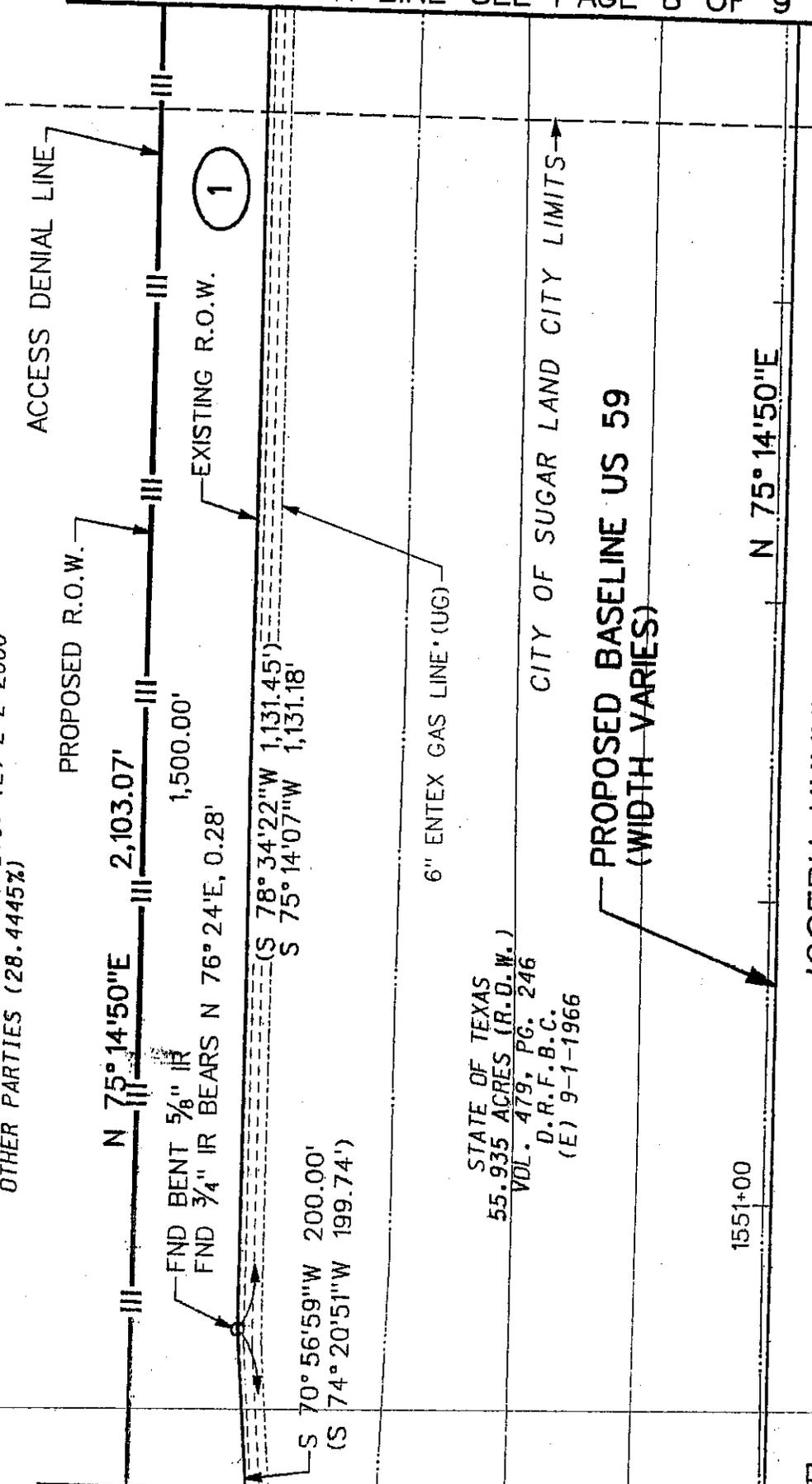
JOSEPH KUYKENDALL SURVEY
A-49

PARCEL 1
SHEET 6 OF 9

MATCH LINE SEE PAGE 8 OF 9



GRAND RANSOM CORP., ET AL, 47.879 ACRES
 C.C.F. NO. 1999008935 (14.6665%) D.P.R.F.B.C. (E) 2-1-1999
 C.C.F. NO. 1999008936 (28.4445%) D.P.R.F.B.C. (E) 2-1-1999
 C.C.F. NO. 2000014709 (28.4445%) D.P.R.F.B.C. (E) 2-2-2000
 OTHER PARTIES (28.4445%)



STATE OF TEXAS
 55.935 ACRES (R.D.W.)
 VOL. 479, PG. 246
 D.R.F.B.C.
 (E) 9-1-1966

JOSEPH KUYKENDALL SURVEY
 A-49

MATCH LINE SEE PAGE 6 OF 9
 PARCEL 1
 SHEET 7 OF 9

MATCH LINE SEE PAGE 9 OF 9

GRAND RANSOM CORP., ET AL, 47.879 ACRES
C.C.F. NO. 1999008935 (14.6665%) O.P.R.F.B.C. (E) 2-1-1999
C.C.F. NO. 1999008936 (28.4445%) D.P.R.F.B.C. (E) 2-1-1999
C.C.F. NO. 2000014709 (28.4445%) D.P.R.F.B.C. (E) 2-2-2000
OTHER PARTIES (28.4445%)

ACCESS DENIAL LINE

PROPOSED R.O.W.

N 75° 14' 50" E

2,103.07'

EXISTING R.O.W.

1

(S 78° 34' 22" W 1,131.45')
(S 75° 14' 07" W 1,131.18')

STATE OF TEXAS
55.935 ACRES (R.O.W.)
VOL. 479, PG. 246
D.R.F.B.C.
(E) 9-1-1966

PROPOSED BASELINE US 59
(WIDTH VARIES)

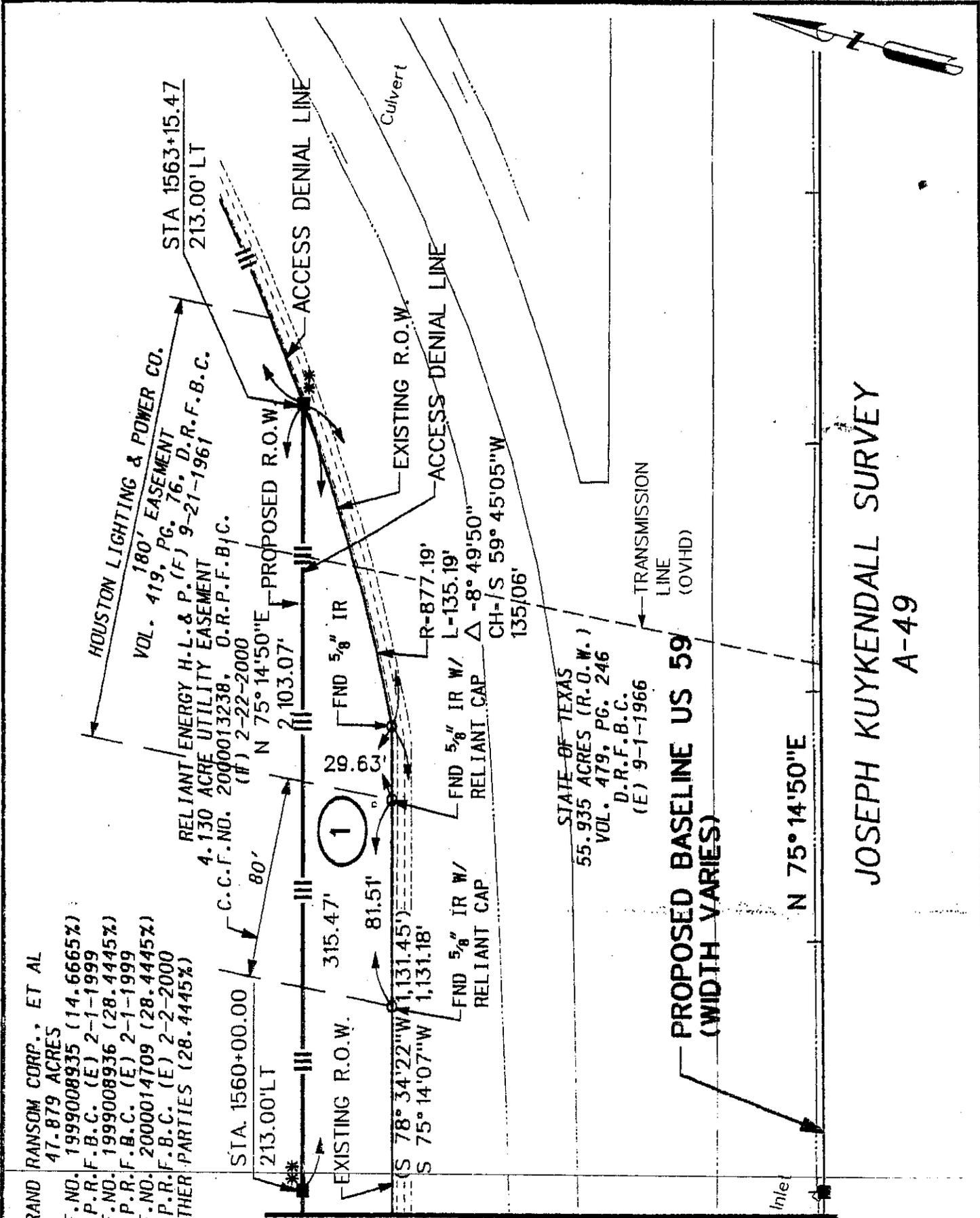
N 75° 14' 50" E



JOSEPH KUYKENDALL SURVEY
A-49

MATCH LINE SEE PAGE 7 OF 9

PARCEL 1
SHEET 8 OF 9



GRAND RANSOM CORP., ET AL
47.879 ACRES
C.C.F.NO. 1999008935 (14.6665%)
O.P.R.F.B.C. (E) 2-1-1999
C.C.F.NO. 1999008936 (28.4445%)
O.P.R.F.B.C. (E) 2-1-1999
C.C.F.NO. 2000014709 (28.4445%)
O.P.R.F.B.C. (E) 2-2-2000
OTHER PARTIES (28.4445%)

HOUSTON LIGHTING & POWER CO.
VOL. 419, PG. 76, D.R.F.B.C.
180' EASEMENT
STA 1563+15.47
213.00' LT

RELIAINT ENERGY H-L & P. (F)
4.130 ACRE UTILITY EASEMENT
C.C.F.NO. 2000013238, O.R.P.F.B.C.
(#) 2-22-2000

STA. 1560+00.00
213.00' LT
EXISTING R.O.W.
N 75° 14' 50" E 103.07'
PROPOSED R.O.W.
FND 5/8" IR
FND 5/8" IR W/ RELIANT CAP
FND 5/8" IR W/ RELIANT CAP
R-877.19' L-135.19'
CH-/S 59° 45' 05" W 135/06'
EXISTING R.O.W.
ACCESS DENIAL LINE
ACCESS DENIAL LINE
Culvert
TRANSMISSION LINE (OVHD)

STATE OF TEXAS
55.935 ACRES (R.O.W.)
VOL. 479, PG. 246
D.R.F.B.C.
(E) 9-1-1966

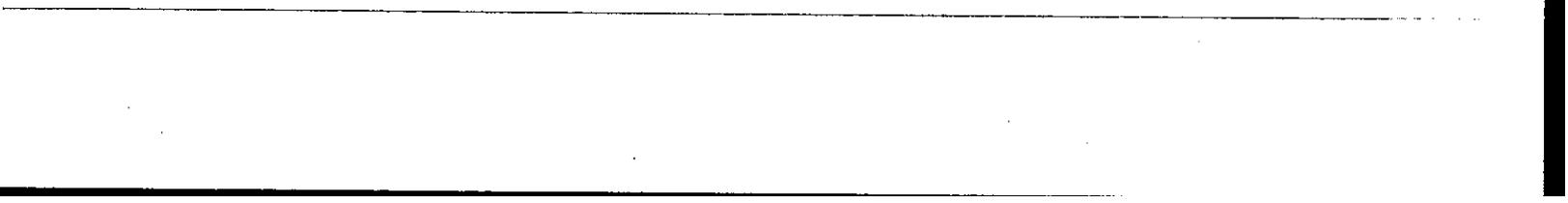
PROPOSED BASELINE US 59
(WIDTH VARIES)

N 75° 14' 50" E

JOSEPH KUYKENDALL SURVEY
A-49

MATCH LINE SEE PAGE 8 OF 9

PARCEL 1
SHEET 0 OF 0



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

March, 2004

Description for Parcel 12

BEING A 0.2844 ACRE TRACT OF LAND SITUATED IN THE WILLIAM D. THOMPSON SURVEY, ABSTRACT NO. 891 IN COLLIN COUNTY, TEXAS AND BEING LOT 1, BLOCK A OF THE MCKINNEY DODGE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, PER PLAT RECORDED IN CABINET L, SLIDE 112, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING OWNED BY CHRYSLER REALTY CORPORATION AS EVIDENCED BY DEED RECORDED IN VOLUME 5450, PAGE 6063, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT). SAID 0.2845 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found ½ inch iron rod with cap at a southwest corner of said Lot 1, same being in the north line of Lot 2R of North Brook Addition Replat, an addition to the City of McKinney, per plat recorded in Cabinet L, Slide 334 of the Plat Records of Collin County, Texas;

THENCE South 88°47'34" East, along the common line of said Lots 1 and 2R, a distance of 478.55 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 U.S. Highway 75 for the POINT OF BEGINNING;

- (1) THENCE North 01°40'54" East, along the new west right-of-way line of U.S. Highway 75, a distance of 517.75 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap in the common line of said Lot 1 and a called 3.9171 acre tract of land described in deed to Charles Bradford Wysong (Wysong tract) in Volume 3190, Page 675 DRCCT;
- (2) THENCE North 89°05'00" East, along said common line, a distance of 31.00 feet to the existing west right-of-way line of U.S. Highway 75, same being the common east corner of said Lot 1 and said Wysong tract;
- (3) THENCE South 01°49'35" West, along the existing west right-of-way line of U.S. Highway 75, a distance of 154.24 feet;

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

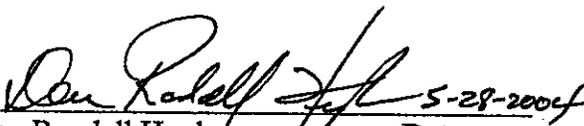
March, 2004

Description for Parcel 12

- (4) THENCE South $04^{\circ}41'19''$ West, continuing along the existing west right-of-way line of U.S. Highway 75, a distance of 365.32 feet to the common east corner of said Lots 1 and 2R;
- (5) THENCE North $88^{\circ}47'34''$ West, along the common line of said Lots 1 and 2R, a distance of 11.42 feet to the POINT OF BEGINNING, and containing 12,386 square feet or 0.2844 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

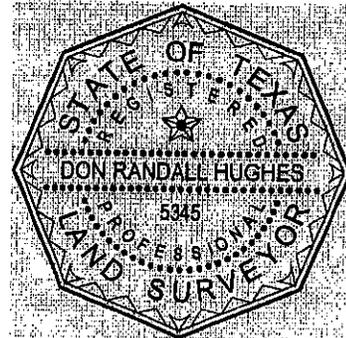


EXHIBIT "A"
Page 3 of 3

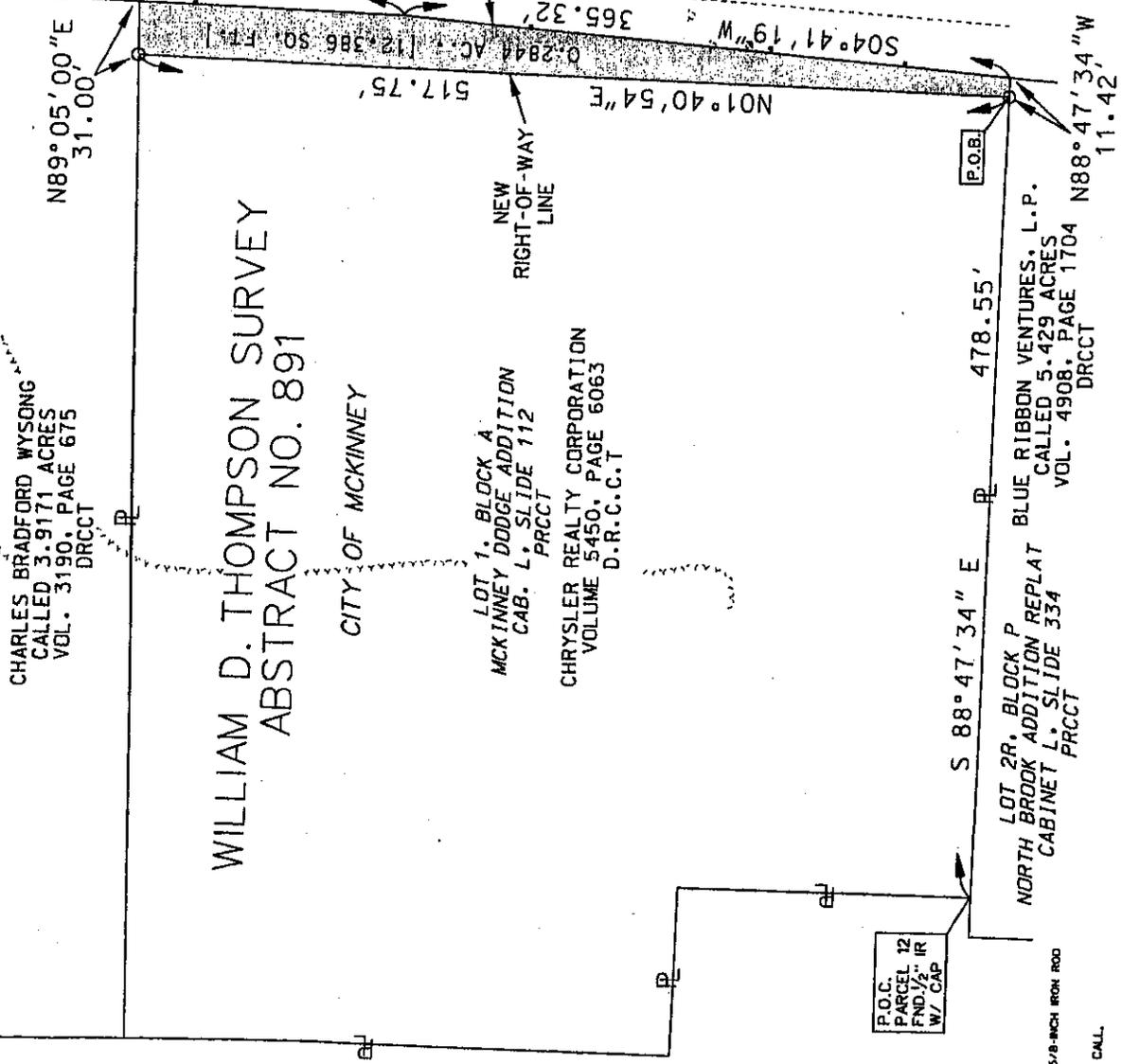
U.S. HIGHWAY 75
(VARIABLE WIDTH RIGHT OF WAY)

STATE OF TEXAS
VOL. 599, PAGE 438
DRCCT

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 GIVEN BY ARE SURFACE AND MAY BE CONVERTED TO GRID BY APPLYING BY TLOOT CONVERSION FACTOR OF 1.00002716.

R O W C.S.I. 0047-14-05



CHARLES BRADFORD WYSONG
CALLED 3.9171 ACRES
VOL. 3190, PAGE 675
DRCCT

WILLIAM D. THOMPSON SURVEY
ABSTRACT NO. 891

CITY OF MCKINNEY

LOT 1, BLOCK A
MCKINNEY DODGE ADDITION
CAB. L. SLIDE 112
PRCCT
CHRYSLER REALTY CORPORATION
VOLUME 5450, PAGE 6063
D.R.C.C.T

LOT 2R, BLOCK P
NORTH BROOK ADDITION REPLAT
CABINET L. SLIDE 334
PRCCT
478.55'
S 88° 47' 34" E
P.O.B.
BLUE RIBBON VENTURES, L.P.
CALLED 5.429 ACRES
VOL. 4908, PAGE 1704
DRCCT
N88° 47' 34" W
11.42'

A PLAT OF A SURVEY OF PARCEL 12 FOR U.S. HIGHWAY 75
A 0.2844 AC., [12,386 SQ. FT.] TRACT OF LAND IN THE
WILLIAM D. THOMPSON SURVEY, ABSTRACT NO. 891
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

P.O.C.
PARCEL 12
FND. 1/2" IR
W/ CAP

O • TLOOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
 50 • TLOOT BRONZE DISK SET IN CONCRETE
 ** THE MONUMENT DESCRIBED AND SET IN THIS CALL
 F DESTROYED IN ANY CONSTRUCTION, IT SHALL BE
 REPLACED WITH A TLOOT TYPE MONUMENT. THE
 MARKER UPON THE COMPLETION OF THE HIGHWAY
 CONSTRUCTION PROJECT UNDER THE SUPERVISION
 OF A REGISTERED PROFESSIONAL LAND SURVEYOR,
 EITHER EMPLOYED OR RETAINED BY TLOOT.

GRAPHIC SCALE
 0' 50' 100'

(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. 75
Project Limits: From Wilson Creek to US 380
CSJ: 0047-14-057
Parcel: 12

AND IN ADDITION THERETO:

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

COUNTY: BAYLOR
RIGHT-OF-WAY CSJ NO.: 0156-06-043, etc.
CONSTRUCTION CSJ NO: 0156-06-045, etc. 039
PARCEL: 13
HIGHWAY NO.: U.S. HIGHWAY 277
Parcel Limits - From: 1303 + 99.49
To: 1317 + 70.71

FIELD NOTES OF A 0.159 ACRE, A 0.288 ACRE, AND A 1.861 ACRE PARCEL OF LAND OUT OF THE T & N.O.R.R.CO. SURVEY, ABSTRACT NO. 338, BAYLOR COUNTY, TEXAS, AND BEING A PART OF A 18.870 ACRE PARCEL CONVEYED FROM R. J. BALCH TO CLYDE BLANKENSHIP BY DEED RECORDED AT VOLUME 165, PAGE 508, BAYLOR COUNTY DEED RECORDS, AND BEING A PART OF BLOCK 27 AND 28, AND PART OF A 60.00' STREET IN THE ORIGINAL TOWNSITE OF MABELLE AS RECORDED IN VOLUME 1, PAGE 91, PLAT RECORDS, BAYLOR COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

Part 1

COMMENCING at a ½ inch iron rod found at the southwest corner of said T & N.O.R.R.Co. Survey, Abstract No. 338, said point also being the southwest corner of that parcel conveyed to Clay W. Mims by deed recorded at Volume 182, Page 363, Baylor County Deed Records;

1. THENCE S 89°45'34"E - 246.29 feet to the north line of that parcel of land conveyed by deed to the State of Texas recorded at Volume 281, Page 517, Baylor County Deed Records ;
2. THENCE N 67°44'55"E - 1087.63 feet with said north line of said State of Texas parcel to the east right-of-way line of F.M. 1790 (100' in width);
3. THENCE N 17°56'42"E - 684.23 feet continuing with the east right-of-way line of F.M. 1790 (100' in width) to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277 and the POINT OF BEGINNING, said point also being 203.74 feet right of Engineers Station 1303+99.49 on U.S. Highway No. 277;
4. THENCE N 17°56'42"E - 214.14 feet continuing with the east right-of-way line of F.M. 1790 (100' in width) to a 5/8 inch iron rod with yellow cap set on the existing south right-of-way line of U.S. Highway No. 277;
5. THENCE N 89°54'39"E - 12.52 feet with the existing south right-of-way line of U.S. Highway No. 277 to a 5/8 inch iron rod with yellow cap set;

6. **THENCE** S 00°09'05"W - 144.59 feet to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277, said point also being the beginning of a control of access line, and being 148.76 feet right of Engineers Station 1304+83.18 on U.S. Highway No. 277;
7. **THENCE** S 52°51'52"W - 97.99 feet, also being a control of access line, to the **POINT OF BEGINNING** and containing 6,911 square feet or 0.159 acres of land more or less.

Part 2

COMMENCING at a ½ inch iron rod found at the southwest corner of said T & N.O.R.R.Co. Survey, Abstract No. 338, said point also being the southwest corner of that parcel conveyed to Clay W. Mims by deed recorded at Volume 182, Page 363, Baylor County Deed Records;

1. **THENCE** S 89°45'34"E - 246.29 feet to the north line of that parcel of land conveyed by deed to the State of Texas recorded at Volume 281, Page 517, Baylor County Deed Records ;
2. **THENCE** N 67°44'55"E – 1087.63 feet with said north line of said State of Texas parcel to the east right-of-way line of F.M. 1790 (100' in width);
3. **THENCE** N 17°56'42"E – 684.23 feet with the east right-of-way line of F.M. 1790 (100' in width) to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277;
4. **THENCE** N 52°51'52"E – 165.86 feet continuing with said proposed south right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set at the beginning of a curve to the right;
5. **THENCE** 189.39 feet along the arc of said curve to the right, and continuing with said proposed south right-of-way line of U.S. Highway No. 277, through a central angle of 01°55'52", having a radius of 5619.58 feet, and a long chord which bears N 88°56'50"E – 189.38 feet to a 5/8" rebar with 3" TxDOT aluminum cap set;
6. **THENCE** N 89°54'45"E - 56.66 feet continuing with said proposed south right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set at the **POINT OF BEGINNING**, said point also being 110.00 feet right of Engineers Station 1307+89.93 on U.S. Highway No. 277;
7. **THENCE** N 00°09'05"E - 100.52 feet to a 5/8 inch iron rod with yellow cap set on the existing south right-of-way line of U.S. Highway No. 277;
8. **THENCE** N 89°54'39"E - 125.00 feet with the existing south right-of-way line of U.S. Highway No. 277 to a 5/8 inch iron rod with yellow cap set;
9. **THENCE** S 00°09'05"W - 100.52 feet to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277, said point also being the 110.00 feet right of Engineers Station 1309+14.93 on U.S. Highway No. 277;

10. **THENCE** S 89°54'45"W - 125.00 feet with said proposed south right-of-way line of U.S. Highway No. 277, to the POINT OF BEGINNING and containing 12,565 square feet or 0.288 acres of land more or less.

Part 3

COMMENCING at a ½ inch iron rod found at the southwest corner of said T & N.O.R.R.Co. Survey, Abstract No. 338, said point also being the southwest corner of that parcel conveyed to Clay W. Mims by deed recorded at Volume 182, Page 363, Baylor County Deed Records;

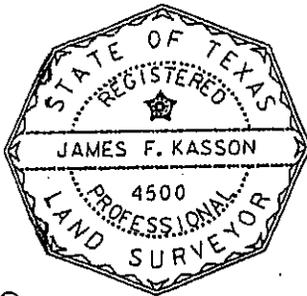
1. **THENCE** S 89°45'34"E - 246.29 feet to the north line of that parcel of land conveyed by deed to the State of Texas recorded at Volume 281, Page 517, Baylor County Deed Records ;
2. **THENCE** N 67°44'55"E - 1087.63 feet with said north line of said State of Texas parcel to the east right-of-way line of F.M. 1790 (100' in width);
3. **THENCE** N 17°56'42"E - 684.23 feet with the east right-of-way line of F.M. 1790 (100' in width) to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277;
4. **THENCE** N 52°51'52"E - 165.86 feet continuing with said proposed south right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set at the beginning of a curve to the right;
5. **THENCE** 189.39 feet along the arc of said curve to the right, and continuing with said proposed south right-of-way line of U.S. Highway No. 277, through a central angle of 01°55'52", having a radius of 5619.58 feet, and a long chord which bears N 88°56'50"E - 189.38 feet to a 5/8" rebar with 3" TxDOT aluminum cap set;
6. **THENCE** N 89°54'45"E - 231.65 feet continuing with said proposed south right-of-way line of U.S. Highway No. 277 to a 5/8" rebar with 3" TxDOT aluminum cap set at the POINT OF BEGINNING, said point also being 110.00 feet right of Engineers Station 1309+64.94 on U.S. Highway No. 277;
7. **THENCE** N 00°09'05"E - 100.52 feet to a 5/8 inch iron rod with yellow cap set on the existing south right-of-way line of U.S. Highway No. 277;
8. **THENCE** N 89°54'39"E - 806.67 feet with the existing south right-of-way line of U.S. Highway No. 277 to a 5/8 inch iron rod with yellow cap set;
9. **THENCE** S 00°39'42"W - 100.55 feet to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277, said point also being 110.00 feet right of Engineers Station 1317+70.71 on U.S. Highway No. 277;
10. **THENCE** S 89°54'45"W - 805.78 feet with said proposed south right-of-way line of U.S. Highway No. 277, to the POINT OF BEGINNING and containing 81,052 square feet or 1.861 acres of land more or less.

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

This property description is accompanied by a plat.

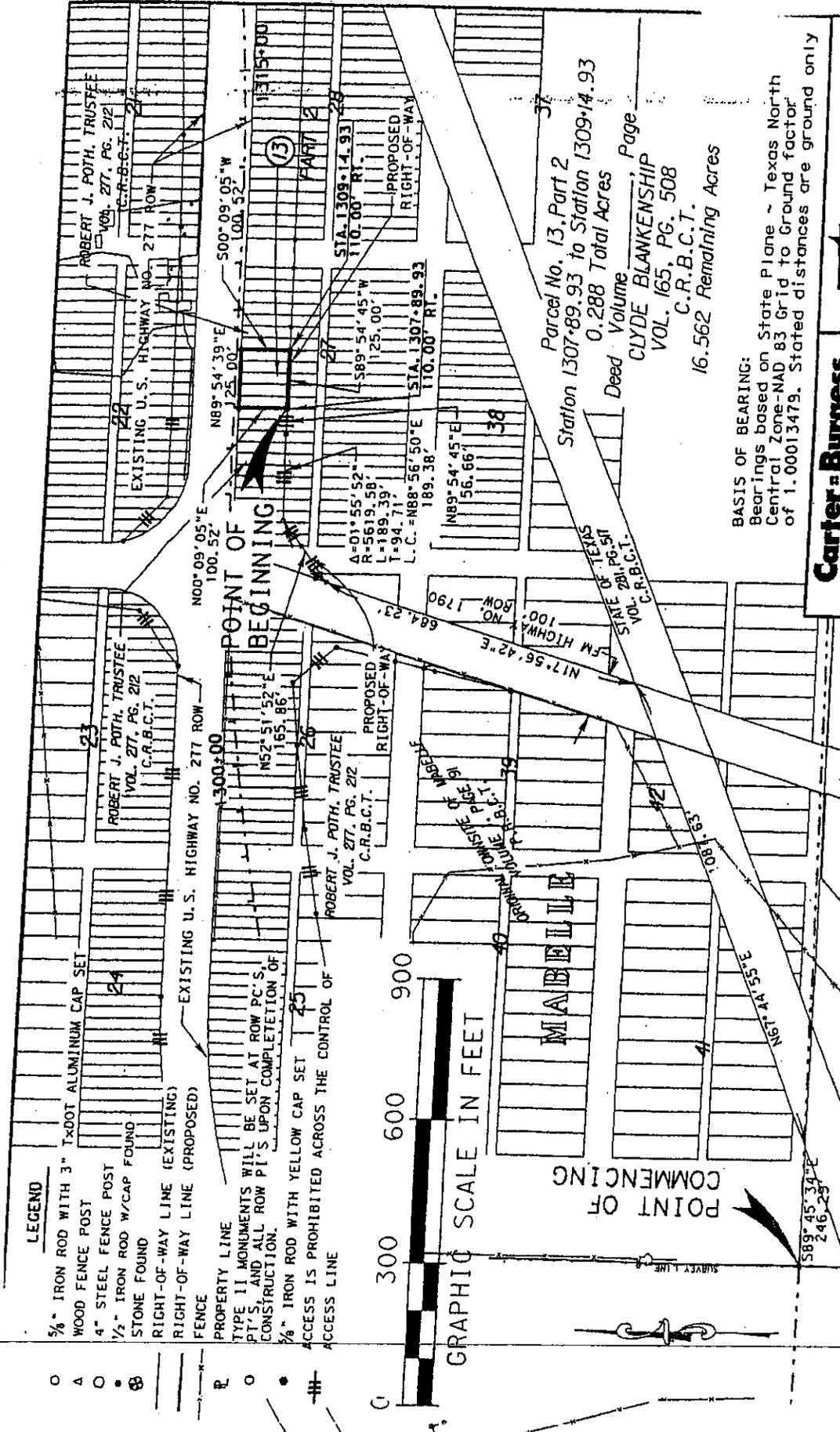
STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS, that I James F. Kasson,
COUNTY OF TARRANT: Registered Professional Land Surveyor, do hereby certify that I did
cause to be surveyed on the ground the parcel of land shown on this plat, and to the best of my
knowledge and belief, the said description is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

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



James F. Kasson

JAMES F. KASSON
REGISTERED PROFESSIONAL
LAND SURVEYOR #4500



Carter Burgess
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735-0880 FAX (817) 735-8148

STATE: TEXAS COUNTY: BAYLOR

ROW CSI NO. 0156-06-043, ETC. HIGHWAY NO. 277

DATE 3/30/01 DRAWN SMB CHECKED JFK APPROVED SCALE 300

Plot of a 0.288 Acre Parcel
out of the
T & N.O.R.R. CO. Survey
Abstract 338,
Baylor County, Texas

PARCEL NO. 13

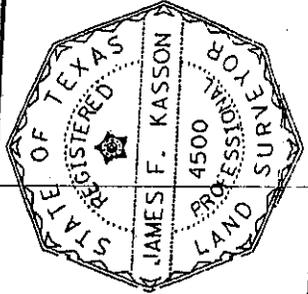
STATE OF TEXAS:
COUNTY OF TARRANT:
certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

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

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

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

FILE: j:\JOB\9818501\ASUR\155-pl3p2.dgn



Parcel No. 13, Part 2
Station 1307-89.93 to Station 1309/14.93
0.288 Total Acres
Deed Volume
CLYDE BLANKENSHIP
VOL. 165, PG. 508
C.R.B.C.T.
16.562 Remaining Acres

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

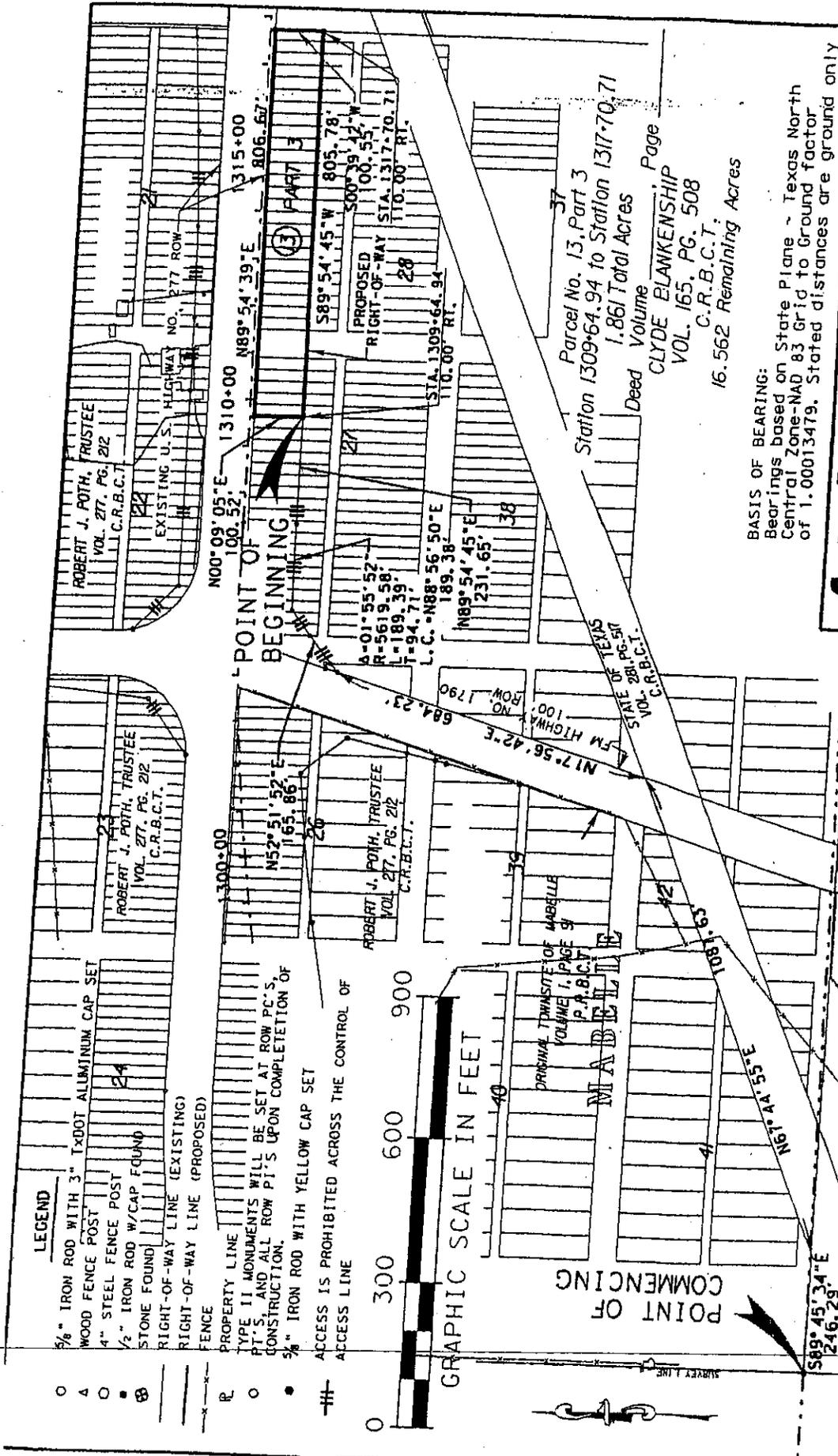
POINT OF BEGINNING COMMENCING

LEGEND

- 3/4" IRON ROD WITH 3" T-XDOT ALUMINUM CAP SET
- WOOD FENCE POST
- 4" STEEL FENCE POST
- 1/2" IRON ROD W/CAP FOUND
- STONE FOUND
- RIGHT-OF-WAY LINE (EXISTING)
- RIGHT-OF-WAY LINE (PROPOSED)
- FENCE
- PROPERTY LINE
- TYPE II MONUMENTS WILL BE SET AT ROW PC'S, PT'S, AND ALL ROW PT'S UPON COMPLETION OF CONSTRUCTION.
- 3/8" IRON ROD WITH YELLOW CAP SET
- ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE

GRAPHIC SCALE IN FEET

0 300 600 900



Carter = Burgess
777 MAIN STREET
FORT WORTH, TX 76102
(817) 725-6888 FAX (817) 725-6148

STATE 1 TEXAS
COUNTY : BAYLOR
ROW CSJ NO. 0156-06-043, ETC.
DATE 3/30/01
CHECKED JFK
DRAWN SMB
APPROVED
HIGHWAY NO. 2177
SCALE 300

Parcel No. 13, Part 3
Station 1309+64.94 to Station 1317+70.71
1.861 Total Acres
Deed Volume
CLYDE BLANKENSHIP
VOL. 165, PG. 508
C.R.B.C.T.
16.562 Remaining Acres

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

Plot of a 1.861 Acre Parcel
out of the
T & N.O.R.R. CO. Survey
Abstract 338,
Baylor County, Texas

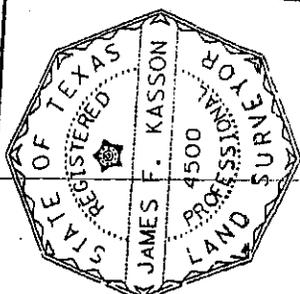
PARCEL NO. 13

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

IN WITNESS THEREOF, my hand and seal, this the 21 day of December, 2003

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

FILE: J:\JOB\98185014\SURV156-p13p3.dgn



COUNTY: BAYLOR
RIGHT-OF-WAY CSJ NO.: 0156-06-043, etc.
CONSTRUCTION CSJ NO.: 0156-06-045, etc. 039
PARCEL: 14
HIGHWAY NO.: U.S. HIGHWAY 277
Parcel Limits - From: 1310 + 16.75
To: 1317 + 69.56

FIELD NOTES OF A 0.835 ACRE PARCEL OF LAND OUT OF THE T & N.O.R.R.CO. SURVEY, ABSTRACT NO. 338, BAYLOR COUNTY, TEXAS, AND BEING A PART OF A 21.977 ACRE PARCEL CONVEYED FROM ROBERT J. POTH, TRUSTEE TO ELMER GRESTER, ET UX RECORDED AT VOLUME 286, PAGE 242, BAYLOR COUNTY DEED RECORDS, AND BEING A PART OF BLOCK 21 AND 22, AND PART OF A 60.00' STREET IN THE ORIGINAL TOWNSITE OF MABELLE AS RECORDED IN VOLUME 1, PAGE 91, PLAT RECORDS, BAYLOR COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

COMMENCING at a fence corner found at the northeast corner of said Elmer Grestner, et ux parcel;

1. **THENCE** S 00°26'23"W - 1224.60 feet with the east line of said Elmer Grestner, et ux parcel to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277, said point also being 161.98 feet left of Engineers Station 1317+69.56 on U.S. Highway No. 277 and the POINT OF BEGINNING;
2. **THENCE** S 00°26'23"W - 71.44 feet continuing with the east line of said Elmer Grestner, et ux parcel to a 1/2 inch iron rod found in the existing north right-of-way line of U.S. Highway No. 277;
3. **THENCE** S 89°54'39"W - 752.30 feet with the existing north right-of-way line of U.S. Highway No. 277 to a 1/2 inch iron rod found;
4. **THENCE** N 00°07'39"E - 39.48 feet to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277, said point also being 130.00 feet left of Engineers Station 1310+16.75 on U.S. Highway No. 277;
5. **THENCE** N 89°54'45"E - 155.18 feet, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;
6. **THENCE** N 88°55'24"E - 193.38 feet, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;
7. **THENCE** N 86°56'40"E - 193.38 feet, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;

8. THENCE N 84°57'56"E - 193.38 feet, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277;
9. THENCE N 83°52'52"E, 18.60 feet, also being a control of access line, to the POINT OF BEGINNING and containing 36,378 square feet or 0.835 acres of land more or less.

This property description is accompanied by a plat.

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

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



James F. Kasson

JAMES F. KASSON
REGISTERED PROFESSIONAL
LAND SURVEYOR #4500

LEGEND

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

ILLAND
I.D. PG. 352
VOL. C.R.B.C.T.

POINT OF BEGINNING



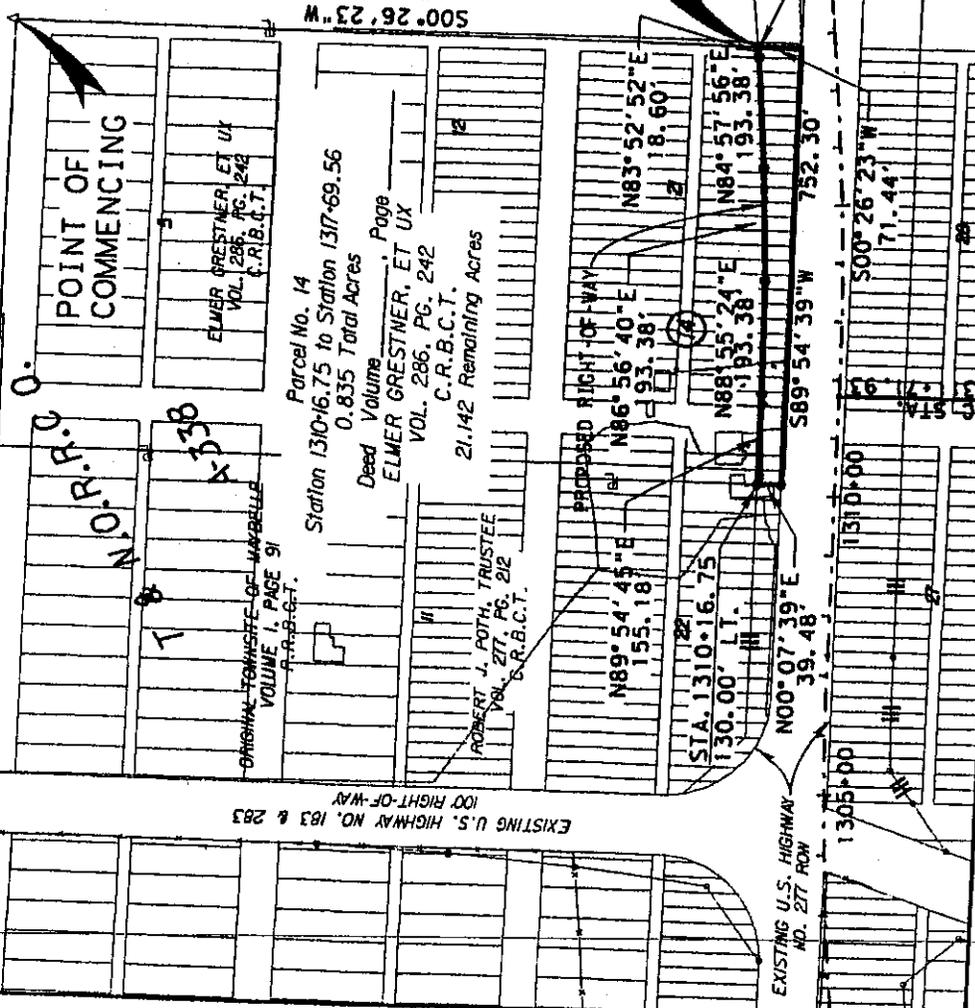
BASIS OF BEARING:
Bearings based on State Plane - Texas North Central Zone-NAD 83 Grid to Ground factor of 1.00013479. Stated distances are ground only

Carter Burgess
777 MAIN STREET
FORT WORTH, TX 76182
(817) 725-6888 FAX (817) 725-6148



STATE: TEXAS	COUNTY: BAYLOR
ROW CSJ NO. 0156-06-043, ETC.	HIGHWAY NO. 277
DATE 3/30/01	CHECKED JFK
DRAWN SMB	APPROVED
SCALE 300	PARCEL NO. 14

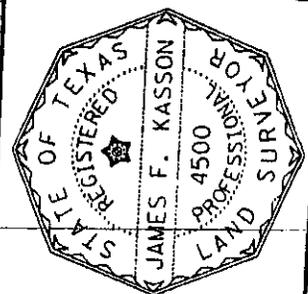
PLOT of a 0.835 Acre Parcel
out of the
T & N.O.R.R.C O. Survey
Abstarct 338
Baylor County, Texas



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

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

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



(Addendum)

Access Clause

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

COUNTY: BAYLOR
RIGHT-OF-WAY CSJ NO.: 0156-15-002
CONSTRUCTION CSJ NO: 0156-15-001
HIGHWAY NO.: U.S. HIGHWAY 277
PARCEL: 15
Parcel Limits From: 769 + 85.67
To: 772 + 04.08

FIELD NOTES OF 2.410 ACRE PARCEL OF LAND OUT OF THE T & N.O. RR. CO. SURVEY, ABSTRACT 431, BAYLOR COUNTY, TEXAS, AND BEING PART OF A 3 ACRE PARCEL OF LAND CONVEYED FROM MACK FERRIER, ET AL TO OTHO FERRIER BY DEED RECORDED AT VOLUME 151, PAGE 608, COUNTY RECORDS, BAYLOR COUNTY, TEXAS, BEING THE SAME LAND AS CONVEYED TO BERNICE FRANCES FERRIER BY DEED RECORDED AT VOLUME 39, PAGE 133, PROBATE RECORDS, BAYLOR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

COMMENCING at a 1/2" rebar found in the northeast corner of said 3 acre parcel;

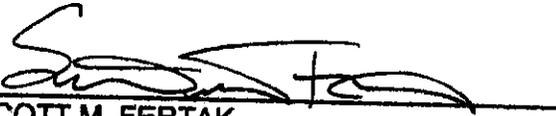
1. THENCE S 00° 30' 39" W – 66.66 feet with the east line of said 3 acre parcel to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277 and the Point of Beginning, said point also being 250.00 feet left of Engineers Station 772+04.63 on U.S. Highway No. 277;
2. THENCE S 00° 30' 39" W – 500.05 feet continuing with the east line of said 3 acre parcel to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277, said point also being the beginning of a control of access line, and being 250.00 feet right of Engineers Station 771+97.34 on U.S. Highway No. 277;
3. THENCE S 89° 40' 33" W – 211.67 feet with said proposed south right-of-way line of U.S. Highway No. 277, also being a control of access line, to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed south right-of-way line of U.S. Highway No. 277, and on the west line of said 3 acre parcel, at the end of a control of access line, said point also being 250.00 feet right of Engineers Station 769+85.67 on U.S. Highway No. 277;
4. THENCE N 00° 54' 41" E – 500.12 feet with the west line of said 3 acre parcel to a 5/8" rebar with 3" TxDOT aluminum cap set on the proposed north right-of-way line of U.S. Highway No. 277, said point also being the beginning of a control of access line, and being 250.00 feet left of Engineers Station 769+96.45 on U.S. Highway No. 277;
5. THENCE N 89° 40' 33" E – 208.18 feet said proposed north right-of-way line of U.S. Highway No. 277, also being a control of access line, to the Point of Beginning and containing 104,962 square feet or 2.410 acres of land more or less.

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

This property description is accompanied by a plat

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

IN WITNESS THEREOF, my hand and seal, this 30th day of November, 2004.

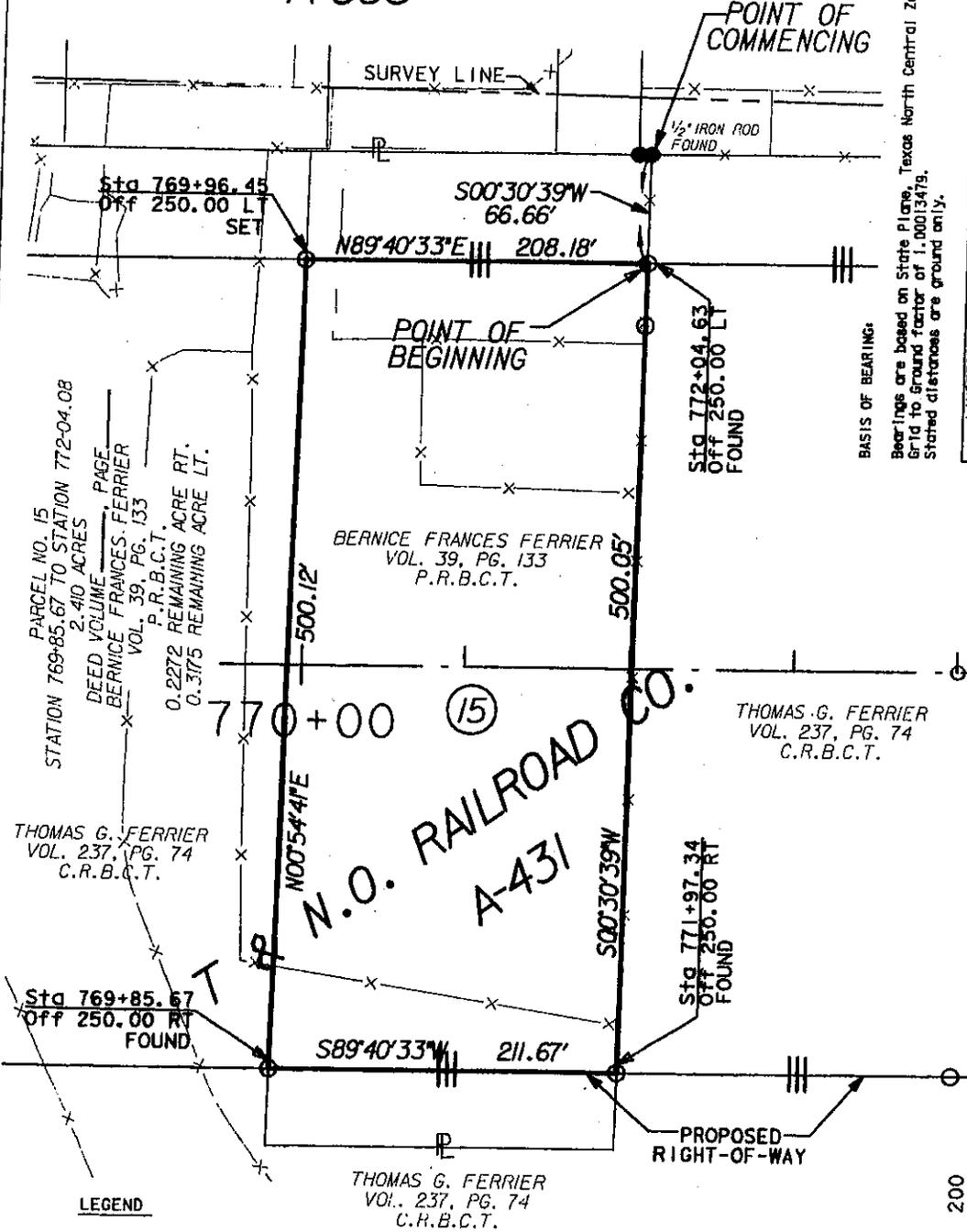


SCOTT M. FERTAK
REGISTERED PROFESSIONAL
LAND SURVEYOR # 5257



T & N.O. RAILROAD CO.

A-663



LANDTECH CONSULTANTS, INC. CIVIL ENGINEERING - LAND SURVEYING 2027 NORTH LOOP WEST SUITE 224 HOUSTON, TEXAS 77004 TEL. NO. 282-9817-7888 FAX NO. (713) 861-4131		STATE: TEXAS	COUNTY: BAYLOR
R.O.W. CSJ. NO. 0156-15-002		DATE: NOV.-2004	HIGHWAY NO. U.S. NO. 277
DRAWN: LCR	CHECKED: SS	APPROVED:	SCALE: 1"=100'
Plat of a 2.409 Acre Parcel out of the T & N.O. Railroad Co. Survey Abstract 431, Baylor County, Texas			
			PARCEL NO. 15

BASIS OF BEARINGS:
Bearings are based on State Plane, Texas North Central Zone - NAD 83.
Grid to ground factor of 1.0003479.
Stated distances are ground only.

PARCEL NO. 15
STATION 769+85.67 TO STATION 772+04.08
2.410 ACRES
DEED VOLUME PAGE
BERNICE FRANCES FERRIER
VOL. 39, PG. 133
P.R.B.C.T.
0.2272 REMAINING ACRE RT.
0.3175 REMAINING ACRE LT.

BERNICE FRANCES FERRIER
VOL. 39, PG. 133
P.R.B.C.T.

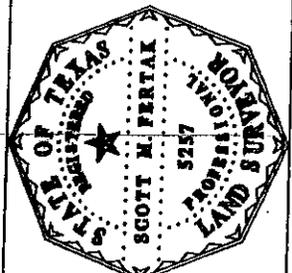
THOMAS G. FERRIER
VOL. 237, PG. 74
C.R.B.C.T.

THOMAS G. FERRIER
VOL. 237, PG. 74
C.R.B.C.T.

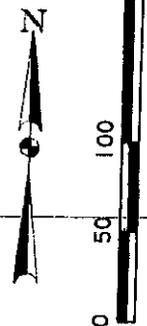
KNOW ALL MEN BY THESE PRESENTS,
that I, Scott M. Fertak, Registered Professional
Land Surveyor, do hereby certify that I did
cause to be surveyed on the ground the tract of land shown on this plat, and to the best of
my knowledge and belief, the said description is true and correct.
IN WITNESS THEREOF, my hand and seal, this the 30th day of November, 2004.

STATE OF TEXAS,
COUNTY OF HARRIS:

SCOTT M. FERTAK
REGISTERED PROFESSIONAL
LAND SURVEYOR # 5257



- LEGEND**
- 5/8" IRON ROD WITH 3" TXDOT ALUMINUM CAP SET (UNLESS OTHERWISE NOTED)
 - ◻ WOOD FENCE POST
 - 4" STEEL FENCE POST
 - ◐ 1/2" IRON ROD W/CAP FOUND
 - ⊙ STONE FOUND
 - RIGHT-OF-WAY LINE (EXISTING)
 - - - RIGHT-OF-WAY LINE (PROPOSED)
 - x - FENCE
 - P - PROPERTY LINE
 - ⊕ CONTROL POINT
 - TYPE II MONUMENTS WILL BE SET AT ROW PC'S, PT'S, AND ALL ROW PI'S UPON COMPLETION OF CONSTRUCTION.
 - ||| ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE



CSJ No.: 0156-15-002

County: Baylor

Highway No.: US 277

Parcel No.: 15

District: Wichita Falls

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

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

County 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 : 131+30.60 112.00' Right
 To: 132+89.42 115.96' Right
Parcel No.: 37

LEGAL DESCRIPTION FOR PARCEL NO. 37
(0.190 ACRES)

Being all of that certain tract or parcel of land containing 0.190 acres, more or less, situated in the McKinney & Williams Survey, A-463, Angelina County, Texas, and being a part of a called 1.787 acre tract as described in a deed, from TESMOF Corp.f/k/a Texas Smokehouse Foods, Inc. to Great Texas Food Corporation, and recorded in Volume 1110, Page 1, 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 an "x" cut in concrete at the point of intersection of the proposed right-of-way of U.S. Highway 59 with the common line of the referenced tract and a called 2.087 acre tract as described in a deed recorded in Volume 953, Page 435 RPRACT. Said point is 112.00 feet right of baseline Station 131+30.60, is at the end of an Access Denial Line and has N.A.D. 83 State Plane Surface coordinate values of X=4047002.5451 and Y=10482609.9705. From which an "x" in concrete found for the southeast corner of the referenced tract bears S 81° 57' 32" E 286.57 feet;

1. THENCE N 81° 57' 32" W 53.14 feet with the common line of said tracts to an "x" in concrete found in the curving / existing right of way of U.S. Highway 59 (120' right of way);
2. THENCE in a northerly direction with the curving right of way and a curve to the left (having a radius of 2924.79 feet, a central angle of 02° 33' 17", and a long chord of N 04° 11' 38" E 130.39 feet), at 130.40 feet a 1/2-inch iron rod found for corner in the common line of the referenced tract and a called 0.4019 acre tract described in a Deed recorded in Volume 683, Page 699, RPRACT;
3. THENCE N 66° 32' 32" E 67.65 feet with the common line of said tracts to 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" aluminum disk) set in the proposed right of way of U.S. Highway 59. Same being in an Access Denial Line;
4. THENCE in a southerly direction with the proposed right of way, as follows:

With a curve to the right (having a radius of 2526.00 feet, a central angle of 01° 13' 15", and a long chord of S 06° 10' 13"W 53.82 feet) at 53.82 feet a point in building for the end of the curve, and

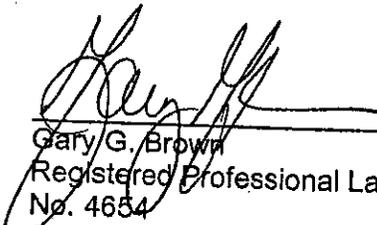
S 06° 46' 51" W, passing at 81.64 feet an "x" cut in concrete for the end of Access Denial at Station 131+59.79, continuing for a total distance of 111.68 feet to the POINT OF BEGINNING and containing 0.190 acres, more or less, as shown on the accompanying survey plat of even date herewith.

County Name: Angellina
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 : 131+30.60 112.00' Right
 To: 132+89.42 115.96' Right
Parcel No.: 37

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

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

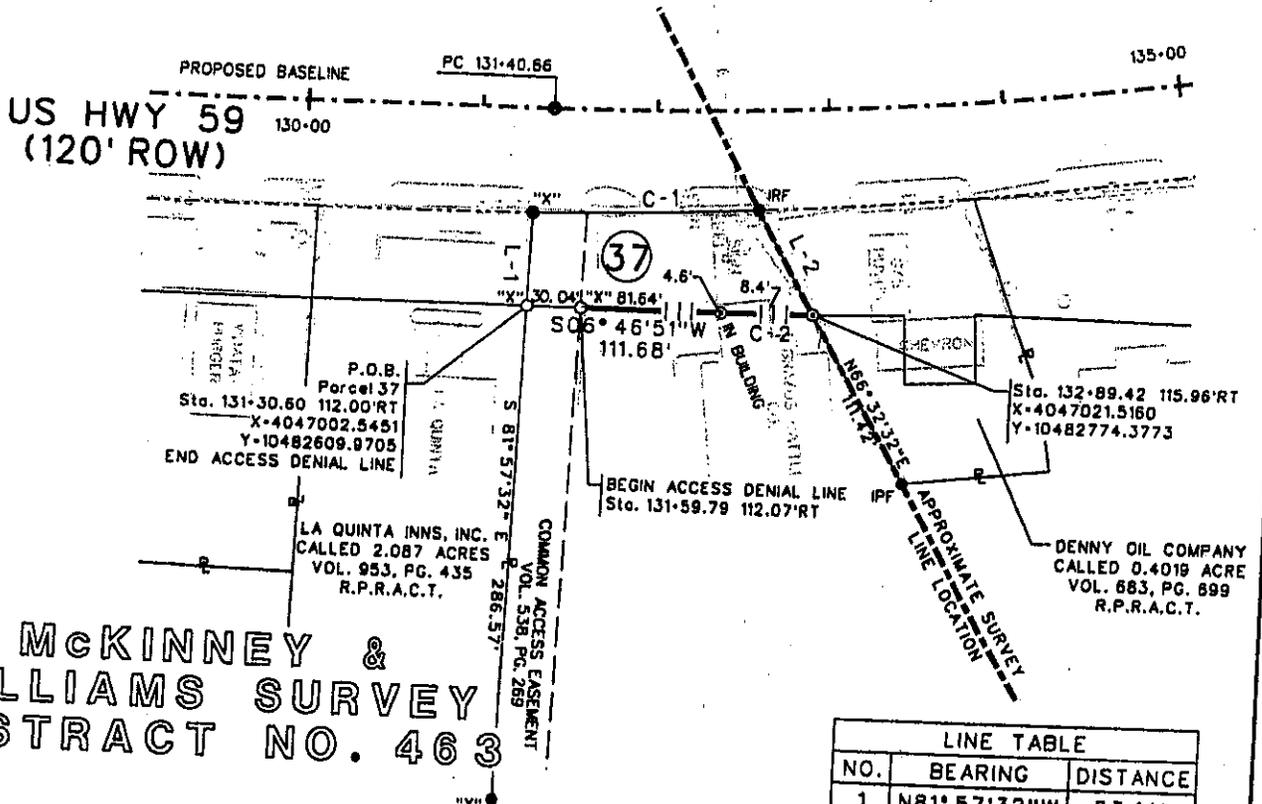
GOODWIN-LASITER, INC.



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



ALLEN PROCTOR SURVEY ABSTRACT NO. 510



McKINNEY & WILLIAMS SURVEY ABSTRACT NO. 463

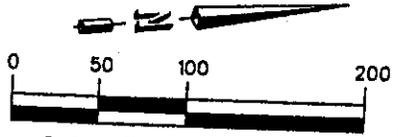
37
0.190 ACRE
GREAT TEXAS FOODS CORPORATION
CALLED 1.787 ACRES
VOL. 1110, PG. 01
JULY 11, 1997
R.P.R.A.C.T.

LINE TABLE		
NO.	BEARING	DISTANCE
1	N81° 57' 32" W	53.14'
2	N66° 32' 32" E	67.65'

LEGEND

- IRF 1/2" IRON ROD FOUND
- IPF 1/2" IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- 60d 60d NAL FOUND
- "X" "X" CUT FOUND
- CN CONCRETE NAL & SHNER FOUND
- 60d 60d NAL SET
- "X" "X" CUT SET
- CN CONCRETE NAL & SHNER SET
- ORS MARKED "GOODWIN-LASITER" 1/2" IRON ROD WITH SURVEYOR'S CAP
- TxDOT 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 DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY
- - - - - APPROXIMATE SURVEY LINE

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
1	02° 33' 17"	2924.79'	130.40'
LONG CHORD			
		N04° 11' 38" E	130.39'
2	01° 13' 15"	2526.00'	53.82'
LONG CHORD			
		S06° 10' 13" W	53.82'



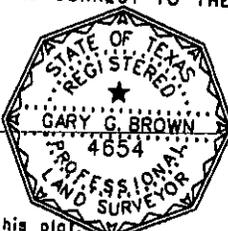
SCALE 1" = 100'
SHEET 3 OF 3

County Name: Angelina
Construction CSJ No.: 0176-03-115
R.O.W. Account No.: 8011-1-91
R.O.W. CSJ No.: 0176-03-120
Highway: U.S. HIGHWAY NO. 59
Parcel Limits: FROM: STA. 131-30.60
TO: STA. 132-89.42
Parcel No.: 37

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: Nov 22, 2004



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 • ctext@goodwinlasiter.com

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

SURVEY PLAT OF A 0.190 ACRE TRACT OF LAND SITUATED IN THE McKINNEY & WILLIAMS SURVEY, A-463, ANGELINA COUNTY, TEXAS

PARCEL NO.
37

County: Angelina
Highway: U.S. 59
Project Limits: U.S. 59 Near Term
CSJ: 0176-03-120
Account No.: 8011-1-91
Parcel: 37

AND IN ADDITION THERETO:

Title to a portion of that Wood/Masonry Building located on the remainder of the herein described parcel, said improvement being bisected by the proposed east right of way line, with the result that the portion of the said improvement lying between the hereinafter described cut line and the new east right of way line would be in such a condition that it could not be adequately reconstructed at such location, said cut line being located on the western exterior wall of the main dining building of said improvement, plus the temporary right to enter upon the said remaining property for the sole purpose of making the necessary cut along said cut line and removing all of the described portion of the said improvement.

County name: Angellina
Construction CSJ No.: 0176-03-115
ROW Account No.: 8011-1-91
ROW CSJ No.: 0176-13-120
Highway No.: U.S. Highway 59
Parcel Limit: From : 139+56.52 104.29' Left
To: 142+08.85 97.01' Left
Parcel No.: 45

MINUTE ORDER EXHIBIT G
PAGE 1 OF 3

LEGAL DESCRIPTION FOR PARCEL NO. 45
(0.198 ACRES)

Being all of that certain tract or parcel of land containing 0.198 acres, more or less, situated in the Allen Proctor Survey, A-510, Angellina County, Texas, and being a part of a called 3.827 acre tract as described in a deed dated December 31, 2000, from U.S. Restaurant Properties Operating L.P. to USRP Funding 2001-A, L.P., and recorded in Volume 1347, Page 275, of the Real Property Records of Angellina 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 0.8080 acre tract as described in a deed recorded in Volume 1138, Page 669, (RPRACT). Said point is 104.29 feet left of baseline Station 139+56.52, is the beginning of an Access Denial Line, and has N.A.D. 83 State Plane Surface coordinate values of X=4046756.5344 and Y=10483423.9847. From which a 1/2-inch iron pipe found for the northwest corner of said 0.8080 acre tract bears S 66° 51' 32" W 238.54 feet;

1. THENCE in a northerly direction with the proposed right of way and an Access Denial Line, as follows:
 - N 12° 18' 33" W, passing at 22.12 feet a concrete nail set for the end of an Access Denial Line, at Station 139+79.58, passing at 52.12 feet a concrete nail set for the beginning of an Access Denial Line at Station 140+10.86, continuing a total distance of 242.96 feet to a typical TxDOT monument set for angle point, and
 - N 19° 43' 04" W 2.72 feet continuing with an Access Denial Line to a typical TxDOT monument set for corner in the common line of the referenced tract and a called 1.232 acre tract described in a deed recorded in Volume 1578, Page 126 RPRACT;
2. THENCE N 66° 48' 43" E 31.79 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 (right of way varies);
3. THENCE in a southerly direction with the existing right of way, as follows:
 - S 15° 02' 03" E 73.45 feet to a TxDOT Type II concrete monument found for the beginning of a curve to the right;
 - With said curve to the right (having a radius of 2804.79 feet, a central angle of 03° 30' 05", and a long chord of S 12° 53' 46" E 171.38 feet), at 171.41 feet to an iron rod found for corner in the common line of the referenced tract and a called 0.121 acre tract described in a deed recorded in Volume 1726, Page 105 RPRACT;

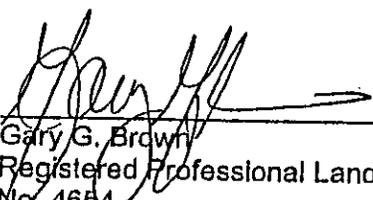
County Name: Angelina
Construction CSJ No.: 0176-03-115
ROW Account No.: 8011-1-91
ROW CSJ No.: 0176-13-120
Highway No.: U.S. Highway 59
Parcel Limit: From : 139+56.52 104.29' Left
 To: 142+08.85 97.01' Left
Parcel No.: 45

4. THENCE S 66° 51' 32" W 36.77 feet with the common line of said tracts to the POINT OF BEGINNING and containing 0.198 acre, more or less, as shown on the accompanying survey plat of even date herewith.

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

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.

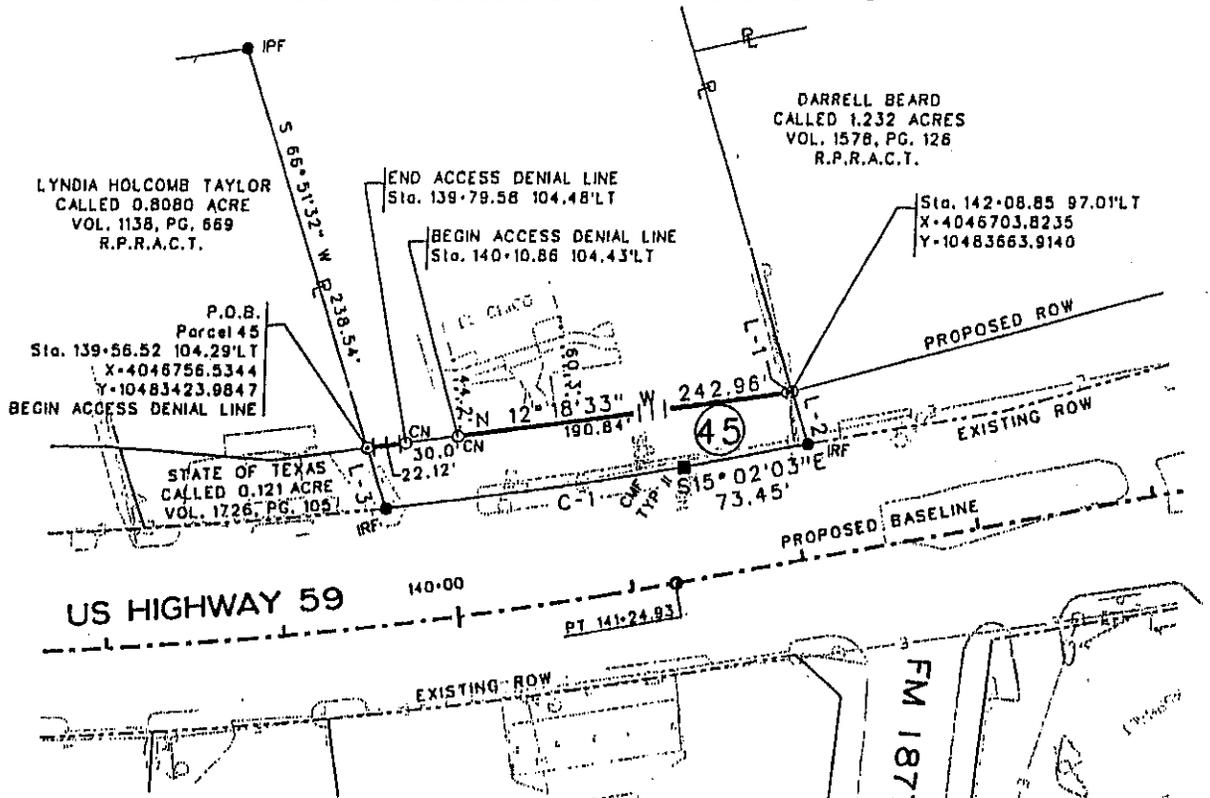
GOODWIN-LASITER, INC.



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



ALLEN PROCTOR SURVEY ABSTRACT NO. 510

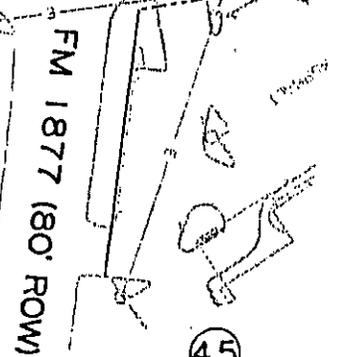


NO.	BEARING	DISTANCE
1	N19° 43' 04\"W	2.72'
2	N66° 48' 43\"E	31.79'
3	S66° 51' 32\"W	36.77'

NO.	DELTA	RADIUS	LENGTH
1	03° 30' 05\"	2804.79'	171.41'
LONG CHORD			
S12° 53' 46\"E			171.38'

LEGEND

- IRF 1/2" IRON ROD FOUND
- PF 1/2" IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- 60d 60d NAIL FOUND
- "X" "X" CUT FOUND
- CN CONCRETE NAIL & SHNER FOUND
- 60d 60d NAIL SET
- "X" "X" CUT SET
- CN CONCRETE NAIL & SHNER SET
- IRS MARKED "GOODWIN-LASITER" 1/2" IRON ROD WITH SURVEYOR'S CAP
- T-DOT MON 3/8" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
- EXISTING WIRE FENCE
- EXISTING ASPHALT PAVEMENT
- ACCESS DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY
- APPROXIMATE SURVEY LINE



0.198 ACRE
 USRP FUNDING 2001-A, L.P.
 CALLED 3.827 ACRES
 VOL. 1347, PG. 275
 DECEMBER 31, 2000
 R.P.R.A.C.T.

SCALE 1" = 100'
SHEET 3 OF 3

County Name: Angelina
 Construction CSJ No.: 0176-03-115
 R.O.W. Account No.: 8011-1-91
 R.O.W. CSJ No.: 0176-03-120
 Highway: U.S. HIGHWAY NO. 59
 Parcel Limits: FROM: STA. 139+56.52
 TO: STA. 142+08.85
 Parcel No.: 45

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: 11/22/2004

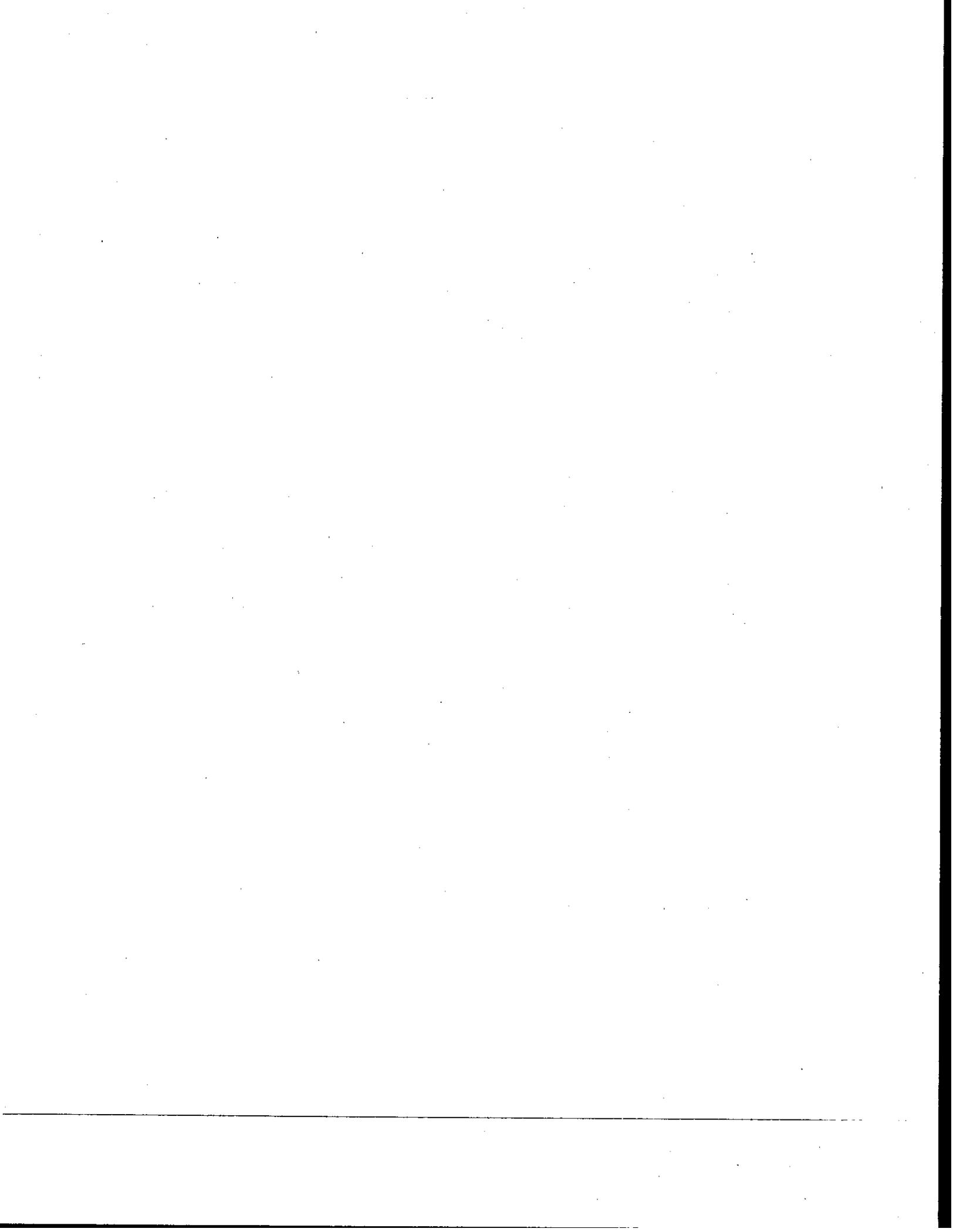


G-L GOODWIN-LASITER, INC.
 ENGINEERS-ARCHITECTS
 SURVEYORS
 1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com
 1529 LINDA RD. SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • csta@goodwinlasiter.com

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

SURVEY PLAT OF A 0.198 ACRE TRACT OF LAND SITUATED IN THE ALLEN PROCTOR SURVEY, A-510 ANGELINA COUNTY, TEXAS

PARCEL NO. **45**



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 : 304+39.96 273.03' Right
 To: 307+55.81 108.70' Right
 Parcel No.: 59

LEGAL DESCRIPTION FOR PARCEL NO. 59
 (0.392 ACRE)

Being all of that certain tract or parcel of land containing 0.392 acre, more or less, situated in the Allen Proctor Survey, A-510 and the C.H. McClung Survey, A-474, Angelina County, Texas, and being a part of a called 1.43 acre tract as described in a deed dated June 18, 1993, from Lufkin Federal Savings and Loan Association to Larry Choate, and recorded in Volume 922, Page 341, 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 east right-of-way of Tulane Drive with the common line of the referenced tract and a called 1.415 acre tract as described in a deed recorded in Volume 1245, Page 432, RPRACT. Said point is 273.03 feet right of baseline Station 304+39.96, is in an Access Denial Line, and has N.A.D. 83 State Plane Surface coordinate values of X=4048383.0381 and Y=10484966.1581. From which a chainlink fence corner found for the northeast corner of the said 1.415 acre tract bears N 67° 08' 18" E 198.98 feet;

1. THENCE S 67° 08' 18" W 114.32 feet with the common line of said tracts to a 1/2-inch iron rod found in the existing east right of way of Tulane Drive;

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

N 17° 12' 19" E 212.22 feet to a 1/2-inch iron rod found for angle point in the south line of a 0.0078 acre tract conveyed to the State of Texas by deed of record in Volume 614, Page 411, RPRACT;

N 39° 31' 59" E 25.74 feet with the southeast line of said 0.0078 acre tract to a Type II TxDOT concrete monument found in the existing right of way of U. S. Highway 59 / SH Loop 287 (200' right of way);

2. THENCE in a easterly direction with the existing right of way of U. S. Highway 59 / SH Loop 287 as follows:

With a curve to the right (having a radius of 5629.58 feet, a central angle of 01° 22' 05", and a long chord of N 66° 26' 11" E 134.41 feet) at 134.41 feet a 1/2-inch iron rod set for the end of the curve, and

N 67° 07' 18" E 127.30 feet to a 1/2-inch iron rod found for corner in the common line of the referenced tract and a called 1.641 acre tract described in a deed recorded in Volume 1769, Page 193 RPRACT;

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 : 304+39.96 273.03' Right
 To: 307+55.81 108.70' Right
 Parcel No.: 59

- THENCE S 22° 51' 28" E 8.68 feet with the common line of said tracts to a typical TxDOT monument set in the proposed right of way of U.S. Highway 59 / SH Loop 287. Same being the beginning of an Access Denial Line;

THENCE in a southwesterly direction with the proposed right of way, as follows:

S 61° 24' 26" W 3.19 feet to a typical TxDOT monument set for the beginning of a curve,

With a curve to the left (having a radius of 6178.00 feet, a central angle of 01° 59' 46", and a long chord of S 65° 58' 51" W 215.22 feet), passing at 30.00 feet a typical Control of Access monument (typical Control of Access monument is a 5/8-inch by 24-inch iron rod with a "Texas Department of Transportation Control of Access point" disk) set for the end of Access Denial at Station 307+22.63, passing at 60.00 feet a typical Control of Access monument set for the beginning of Access Denial at Station 306+92.63, continuing a total distance of 215.23 feet to a concrete nail for an angle point,

S 23° 08' 26" W 47.98 feet to a concrete nail set for angle point,

S 13° 02' 01" E 38.59 feet to a point within a building,

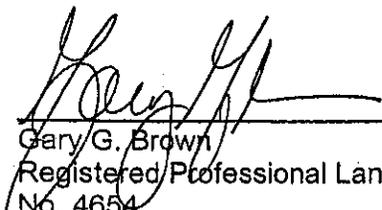
S 00° 30' 36" W 60.06 feet to a concrete nail set for angle point, and

S 10° 09' 20" W 43.15 feet to the POINT OF BEGINNING and containing 0.392 acre, more or less, as shown on the accompanying survey plat of even date herewith.

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

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.



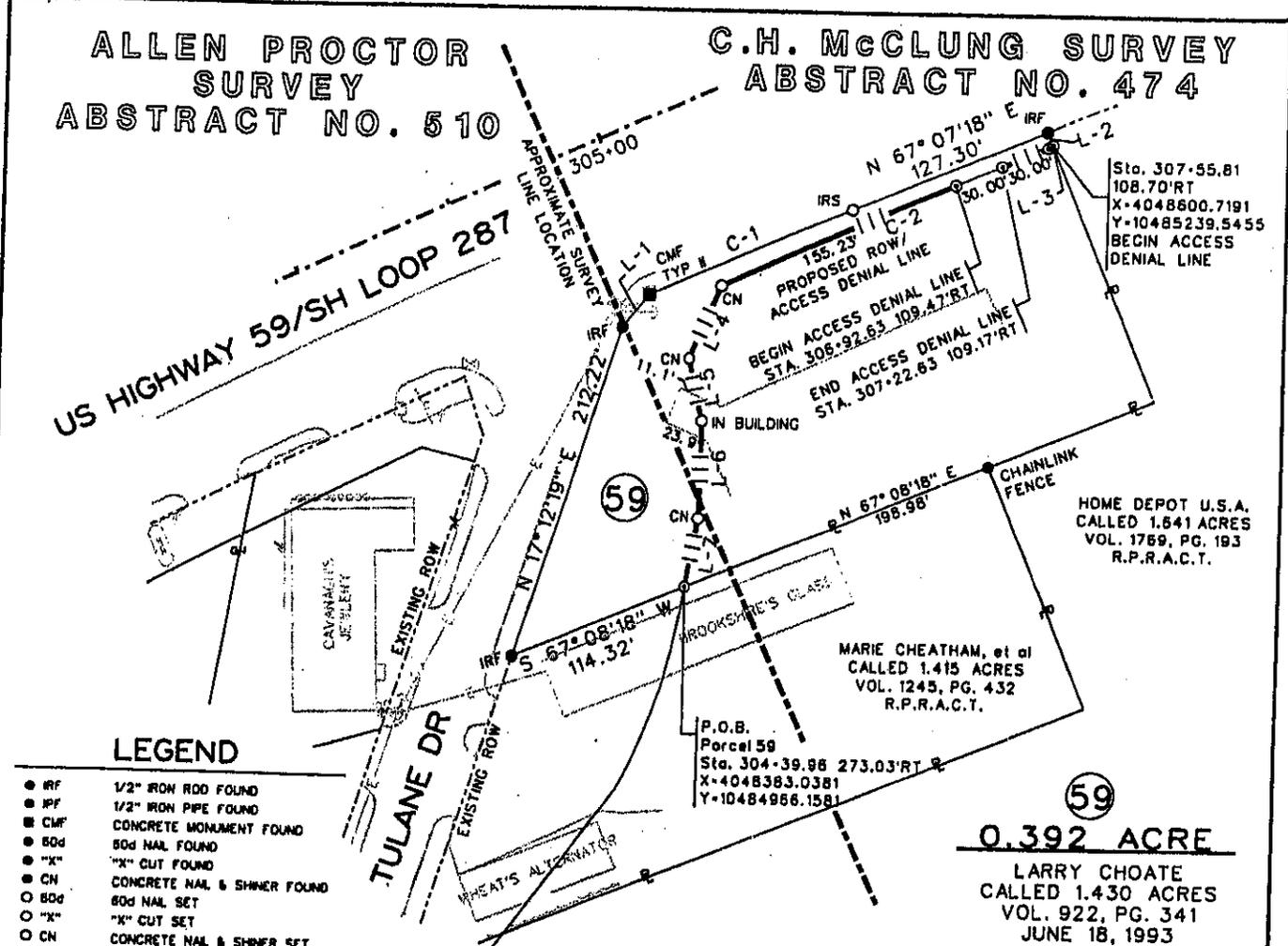
 Gary G. Brown
 Registered Professional Land Surveyor
 No. 4654
 State of Texas
 Date: Nov 22, 2009



ALLEN PROCTOR
SURVEY
ABSTRACT NO. 510

C.H. McCLUNG SURVEY
ABSTRACT NO. 474

US HIGHWAY 59/SH LOOP 287

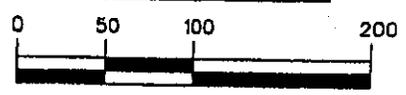


LEGEND

- IRF 1/2" IRON ROD FOUND
- IPF 1/2" IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- 80d 80d NAIL FOUND
- "X" "X" CUT FOUND
- CN CONCRETE NAIL & SHNER FOUND
- 80d 80d NAIL SET
- "X" "X" CUT SET
- CN CONCRETE NAIL & SHNER 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 DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE "TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY
- - - - - APPROXIMATE SURVEY LINE

LINE TABLE		
NO.	BEARING	DISTANCE
1	N39° 31' 59" E	25.74'
2	S22° 51' 28" E	8.68'
3	S61° 24' 26" W	3.19'
4	S23° 08' 26" W	47.98'
5	S13° 02' 01" E	38.59'
6	S00° 30' 36" W	60.06'
7	S10° 09' 20" W	43.15'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
1	01° 22' 05"	5629.58'	134.41'
LONG CHORD			
	N66° 26' 11" E	134.41'	
2	01° 59' 46"	6178.00'	215.23'
LONG CHORD			
	S65° 58' 51" W	215.22'	



SCALE 1" = 100'
SHEET 3 OF 3

County Name: Angelina
Construction CSJ No.: 0176-03-115
R.O.W. Account No.: 8011-1-91
R.O.W. CSJ No.: 0176-03-120
Highway: U.S. HIGHWAY NO. 59
Parcel Limits: FROM: STA. 304-39.98 TO: STA. 307-55.81
Parcel No.: 59

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: 11/22/2004



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) 696-6167 • ctext@goodwinlasiter.com

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

SURVEY PLAT OF A 0.392 ACRE TRACT OF LAND SITUATED IN THE ALLEN PROCTOR SURVEY, A-510 & C.H. McCLUNG SURVEY, A-474, ANGELINA COUNTY, TEXAS

PARCEL NO. **59**

County: Angelina
Highway: U.S. 59
Project Limits: U.S. 59 Near Term
CSJ: 0176-03-120
Account No.: 8011-1-91
Parcel: 59

AND IN ADDITION THERETO:

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

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

Legal Land Description for Parcel 8, Part 1

BEING a 0.2327 acre portion of that certain called 10.7872 acre parcel situated in the Benjamin Merrell Survey, Abstract No. 932, in the City of Dallas, Dallas County, Texas, and being a portion of Lot 1, Block B/6497 as shown on the plat of Stemmons 348 Addition, An Industrial Subdivision, an addition to the City of Dallas, recorded in Volume 84194 at Page 4586 of the Map Records of Dallas County, Texas, which was conveyed to PHCG Investments, as evidenced by the deed recorded in Volume 91182 at Page 2938 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 found at a southwestern corner of said Lot 1, lying in the existing northern right-of-way line of Loop 12, a variable width right-of-way, and being by plat reference South 20°19'57" West, a distance of 15.00 feet from the southeastern corner of that certain parcel shown as Lot 2, on the plat of Taco Bell / Northwest Highway Addition, an addition to the City of Dallas, recorded in Volume 94155 at Page 2009 of said Map Records;

THENCE, along said existing northern right-of-way line of Loop 12, South 69°34'07" East, a distance of 166.72 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner at the intersection of said existing northern right-of-way line of Loop 12 with the new northern right-of-way line of Loop 12, a variable width right-of-way, being the POINT OF BEGINNING and also being the beginning of a Control of Access Line;**

1. THENCE, along said new northern right-of-way line of Loop 12, North 87°24'33" East, a distance of 15.91 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner;**
2. THENCE, continuing along said new northern right-of-way line of Loop 12, South 72°16'16" East, a distance of 69.56 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for the southwestern end of a new corner clip line between said new northern right-of-way line of Loop 12 and the new western right-of-way line of Interstate Highway 35E, a variable width right-of-way;**
3. THENCE, along said new corner clip line, North 43°22'34" East, a distance of 87.92 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for the northeastern end of said corner clip line in said new western right-of-way line of Interstate Highway 35E;**

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

September 30, 2003
Revised: February 3, 2005

Legal Land Description for Parcel 8, Part 1

4. THENCE, along said new western right-of-way line of Interstate Highway 35E, North $24^{\circ}56'39''$ West, a distance of 265.64 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner at the intersection of said new western right-of-way line of Interstate Highway 35E with the common eastern line of said Lot 1 and southern line of that certain parcel conveyed to Outdoor Systems, Inc. as evidenced by the deed recorded in Volume 97112 at Page 3200 of said Deed Records;
5. THENCE, continuing along said new western right-of-way line of Interstate Highway 35E and along said common line, North $58^{\circ}28'28''$ East, at a distance of 3.45 feet passing a 5/8-inch steel rod with TxDOT aluminum cap set for a corner of said new western right-of-way line of Interstate Highway 35E and also being the end of this Control of Access Line, continuing along said common line a total distance of 10.87 feet to a point for the southeastern corner of said Outdoor Systems, Inc. parcel at the intersection of said common line with the existing western right-of-way line of Interstate Highway 35E, a variable width right-of-way;
6. THENCE, along said existing western right-of-way line of Interstate Highway 35E and said eastern line of Lot 1, South $24^{\circ}33'47''$ East, a distance of 382.79 feet to a 1/2-inch steel rod found for the northern end of an existing corner clip line between said existing western right-of-way line of Interstate Highway 35E and said existing northern right-of-way line of Loop 12;
7. THENCE, along said existing corner clip line and said eastern line of Lot 1, South $11^{\circ}13'32''$ West, a distance of 15.13 feet to a TxDOT concrete monument with brass disk found for the southern end of said existing corner clip line and the most southerly southeastern corner of said Lot 1;
8. THENCE, along said existing northern right-of-way line of Loop 12 and said southern line of Lot 1, North $69^{\circ}34'07''$ West, a distance of 209.10 feet to the POINT OF BEGINNING; and containing an area of 10,137 square feet, or 0.2327 acres of land, more or less.

BENJAMIN MERRELL SURVEY

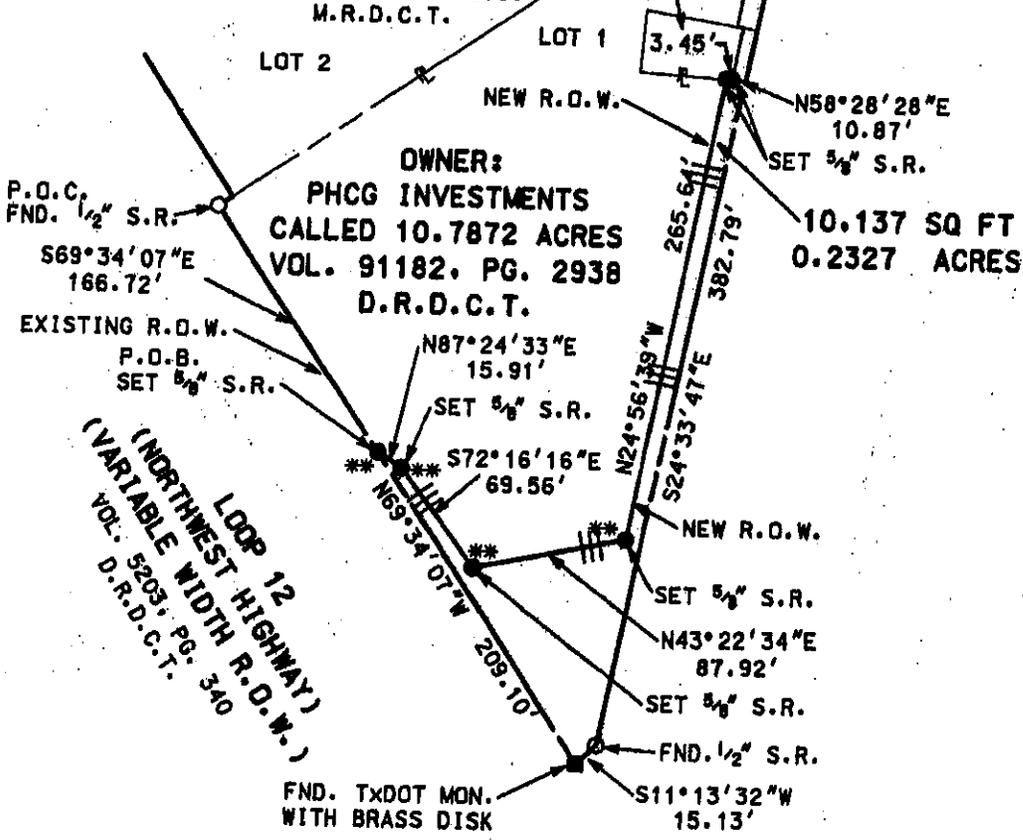
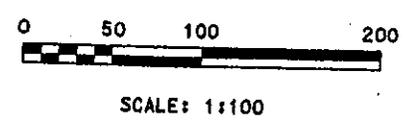
ABSTRACT - 932

CITY OF DALLAS

STEMMONS 348 ADDITION
AN INDUSTRIAL SUBDIVISION
VOL. 84194, PG. 4586
M.R.D.C.T.

OUTDOOR SYSTEMS, INC.
VOL. 97112, PG. 3200
D.R.D.C.T.
BLOCK B/6497

TACO BELL/NORTHWEST
HIGHWAY ADDITION
VOL. 94155, PG. 2009
M.R.D.C.T.



INTERSTATE HIGHWAY 35 E
(STEMMONS' FREEMWAY)
(VARIABLE WIDTH R.O.W.)
VOL. 5203, PG. 342
VOL. 5310, PG. 185
D.R.D.C.T.

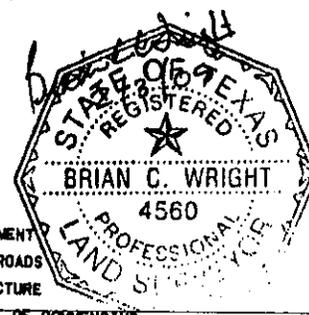
LOOP 12
(NORTHWEST HIGHWAY)
(VARIABLE WIDTH R.O.W.)
VOL. 5203, PG. 340
D.R.D.C.T.

2005-01-31: REVISED COA

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

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. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- FOUND. CONC. MONUMENT
- SET 5/8" STEEL ROD WITH ALUMINUM TXDOT CAP
- SET OR FOUND MONUMENTATION



NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE. SCALE FACTOR: 1.000156608
A LEGAL DESCRIPTION OF EVEN 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 PHCG INVESTMENTS TRACT	COUNTY DALLAS
PARCEL NO. 8 PART 1	ROW CSJ10194-03-231 INTERSTATE HIGHWAY 35E	DATE SEPT 30, 2003
ROW PARCEL	10.137 SQ FT	0.2327 AC

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

September 30, 2003
Revised: February 3, 2005

Legal Land Description for Parcel 8, Part 2

BEING a 0.1652 acre portion of that certain called 10.7872 acre parcel situated in the Benjamin Merrell Survey, Abstract No. 932, in the City of Dallas, Dallas County, Texas, and being a portion of Lot 1, Block B/6497 as shown on the plat of Stemmons 348 Addition, an Industrial Subdivision, an addition to the City of Dallas, recorded in Volume 84194 at Page 4586 of the Map Records of Dallas County, Texas, which was conveyed to PHCG Investments, as evidenced by the deed recorded in Volume 91182 at Page 2938 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 northwestern corner of that certain parcel conveyed to Outdoor Systems, Inc. as evidenced by the deed recorded in Volume 97112 at Page 3200 of said Deed Records, said corner lying in the eastern line of said Lot 1;

THENCE, along the common northern line of said Outdoor Systems, Inc. parcel and eastern line of said Lot 1, North 63°48'51" East, a distance of 52.16 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner in the new western right-of-way line of Interstate Highway 35E, a variable width right-of-way, being the POINT OF BEGINNING and also being a point for corner on a Control of Access Line;

1. THENCE, along said new western right-of-way line of Interstate Highway 35E, North 24°56'39" West, a distance of 580.51 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner;**
2. THENCE, continuing along said new western right-of-way line of Interstate Highway 35E, North 62°22'41" East, a distance of 9.47 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner at the intersection of said new western right-of-way line of Interstate Highway 35E, and the existing western right-of-way line of Interstate Highway 35E, a variable width right-of-way and also being the end of this Control of Access Line, said corner being the beginning of a non-tangent curve to the right which has a central angle of 01°17'14", a radius of 5,561.58 feet, and a chord which bears South 27°02'25" East for a distance of 124.94 feet;**
3. THENCE, along said existing western right-of-way line of Interstate Highway 35E, said eastern line of Lot 1, and said curve to the right, an arc distance of 124.94 feet to a point 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

Legal Land Description for Parcel 8, Part 2

4. THENCE, continuing along said existing western right-of-way line of Interstate Highway 35E and said eastern line of Lot 1, South 24°33'47" East, a distance of 455.87 feet to a point for the northeastern corner of said Outdoor Systems, Inc. parcel;
5. THENCE, along said common line between the Outdoor Systems, Inc. parcel and Lot 1, South 63°48'51" West, at a distance of 7.56 feet passing a 5/8-inch steel rod with TxDOT aluminum cap set for a corner of said new western right-of-way line of Interstate Highway 35E and also being the beginning of this Control of Access Line, continuing along said common line and along said new western right-of-way line of Interstate Highway 35E, a total distance of 11.00 feet to the POINT OF BEGINNING; and containing an area of 7,198 square feet, or 0.1652 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.

**BENJAMIN MERRELL SURVEY
ABSTRACT - 932
CITY OF DALLAS**

**STEMMONS 348 ADDITION
AN INDUSTRIAL SUBDIVISION
VOL. 84194, PG. 4586
M.R.D.C.T.**

BLOCK B/6497

LOT 1

**OWNER:
PHCG INVESTMENTS
CALLED 10.7872 ACRES
VOL. 91182, PG. 2938
D.R.D.C.T.**

**OUTDOOR SYSTEMS, INC.
VOL. 97112, PG. 3200
D.R.D.C.T.**

**LOOP 12
(NORTHWEST HIGHWAY)
(VARIABLE WIDTH R.O.W.)
STATE OF TEXAS
NO RECORDING INFO FOUND**

2005-01-31: REVISED COA

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

LEGEND

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

N62°22'41"E
9.47'

SET 5/8" S.R.

SET 5/8" S.R.



SCALE: 1:100

7.198 SQ FT
0.1652 ACRES

D=1°17'14"
R=5561.58'
L=124.94'
CH=S27°02'25"E
124.94'

EXISTING R.O.W.

580.51'

455.87'

**INTERSTATE HIGHWAY 35 E
(STEMMONS FREEWAY)
(VARIABLE WIDTH R.O.W.)
VOL. 5310, PG. 185
D.R.D.C.T.**

NEW R.O.W.

N24°56'39"W

S24°33'47"E

N63°48'51"E
52.16'

P.O.C.
SET 1/2" S.R.

S63°48'51"W
11.00'



NOTES:

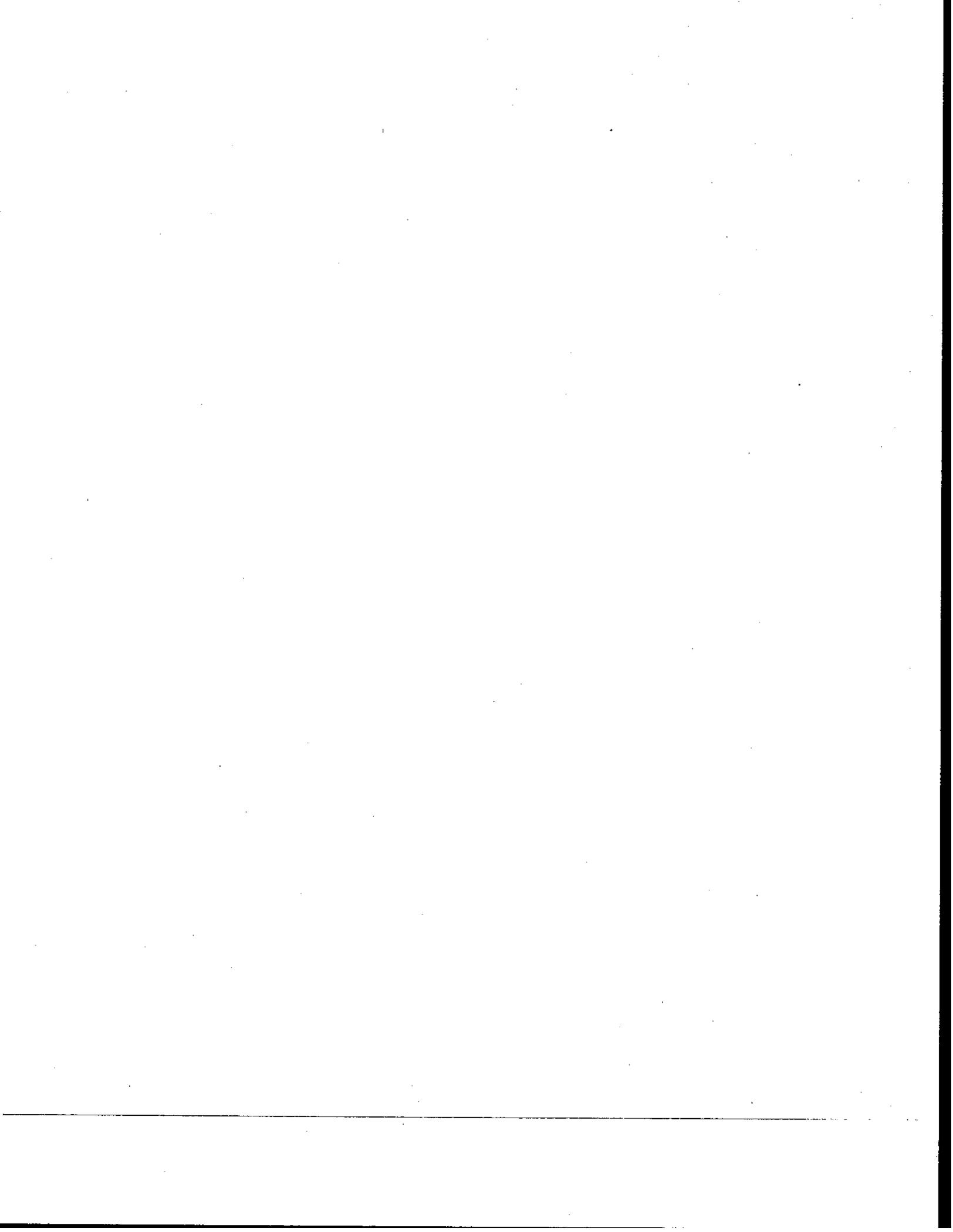
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE. SCALE FACTOR: 1.000136506

A LEGAL DESCRIPTION OF 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 PHCG INVESTMENTS TRACT	COUNTY DALLAS
PARCEL NO. 8 PART 2	ROW CS110186-05-231 INTERSTATE HIGHWAY 35E	DATE SEPT 30, 2003
ROW PARCEL	7.198 SQ FT	0.1652 AC



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

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

Legal Land Description for Parcel 56

BEING a 0.0998 acre portion of that certain called 0.5707 acre parcel situated in the William Cochran Survey, Abstract No. 279, in the City of Dallas, Dallas County, Texas, shown as Lot 1A, Block 6547 of the Harris - Reeder Road Addition, an addition to the City of Dallas, according to the plat recorded in Volume 88045 at Page 3576 of the Map Records of Dallas County, Texas, which was conveyed to Ellen Gimbel Revocable Trust, as evidenced by the deed recorded in Volume 98017 at Page 1848 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 for the southeast corner of said Lot 1A and the southwest corner of Lot 2, Block 6547 of said Harris - Reeder Road;

THENCE, along the common line between said Lots 1A and 2, North 01°09'56" West, a distance of 164.27 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner in the new eastern right-of-way line of Interstate Highway 35E, a variable width right-of-way, the POINT OF BEGINNING;**

1. THENCE, along said new eastern right-of-way line of Interstate Highway 35E, South 79°37'35" West, a distance of 93.16 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for the corner and also being the beginning of a Control of Access Line;**
2. THENCE, continuing along said new eastern right-of-way line of Interstate Highway 35E, South 41°30'07" West, a distance of 41.91 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for the corner;**
3. THENCE, continuing along said new eastern right-of-way line of Interstate Highway 35E, South 00°37'41" East, a distance of 83.15 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner;**
4. THENCE, continuing along said new eastern right-of-way line of Interstate Highway 35E, South 04°30'38" West, a distance of 34.87 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner in the common south line of said Lot 1A and north line of Lot 3, Block 6547 of the Replat of Pilgrim - Reeder Road Addition, an addition to the City of Dallas, according to the plat recorded in Volume 80220 at Page 835 of said Map Records and also being the end of this Control of Access Line;

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 66

5. THENCE, along said common line, South 89°09'19" West, a distance of 14.63 feet to a point for the common southwest corner of said Lot 1A and northwest corner of said Lot 3 in the existing eastern right-of-way line of Interstate Highway 35E, a variable width right-of-way;
6. THENCE, along said existing eastern right-of-way line of Interstate Highway 35E, North 00°13'11" West, a distance of 146.22 feet to a point for the southwest end of an existing corner clip line between said existing eastern right-of-way line of Interstate Highway 35E and the existing southern right-of-way line of Royal Lane, a variable width right-of-way;
7. THENCE, along said existing corner clip line, North 33°20'27" East, a distance of 14.95 feet to a point for the northeast end of said existing corner clip line and in said existing southern right-of-way line of Royal Lane, being the beginning of a non-tangent curve to the right having a central angle of 4°10'08", a radius of 1770.45 feet, and a long chord which bears North 84°03'43" East for a distance of 128.79 feet;
8. THENCE, along said existing southern right-of-way line of Royal Lane and said curve to the right, an arc distance of 128.82 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for the northeast corner of said Lot 1A and in said new eastern right-of-way line of Interstate Highway 35E;
9. THENCE, along said new eastern right-of-way line of Interstate Highway 35E, South 01°09'56" East a distance of 5.74 feet to the POINT OF BEGINNING; and containing an area of 4,349 square feet, or 0.0998 acres of land, more or less.

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

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

Legal Land Description for Parcel 66

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 6/17/05
Brian C. Wright R.P.L.S. No. 4560
September 30, 2003



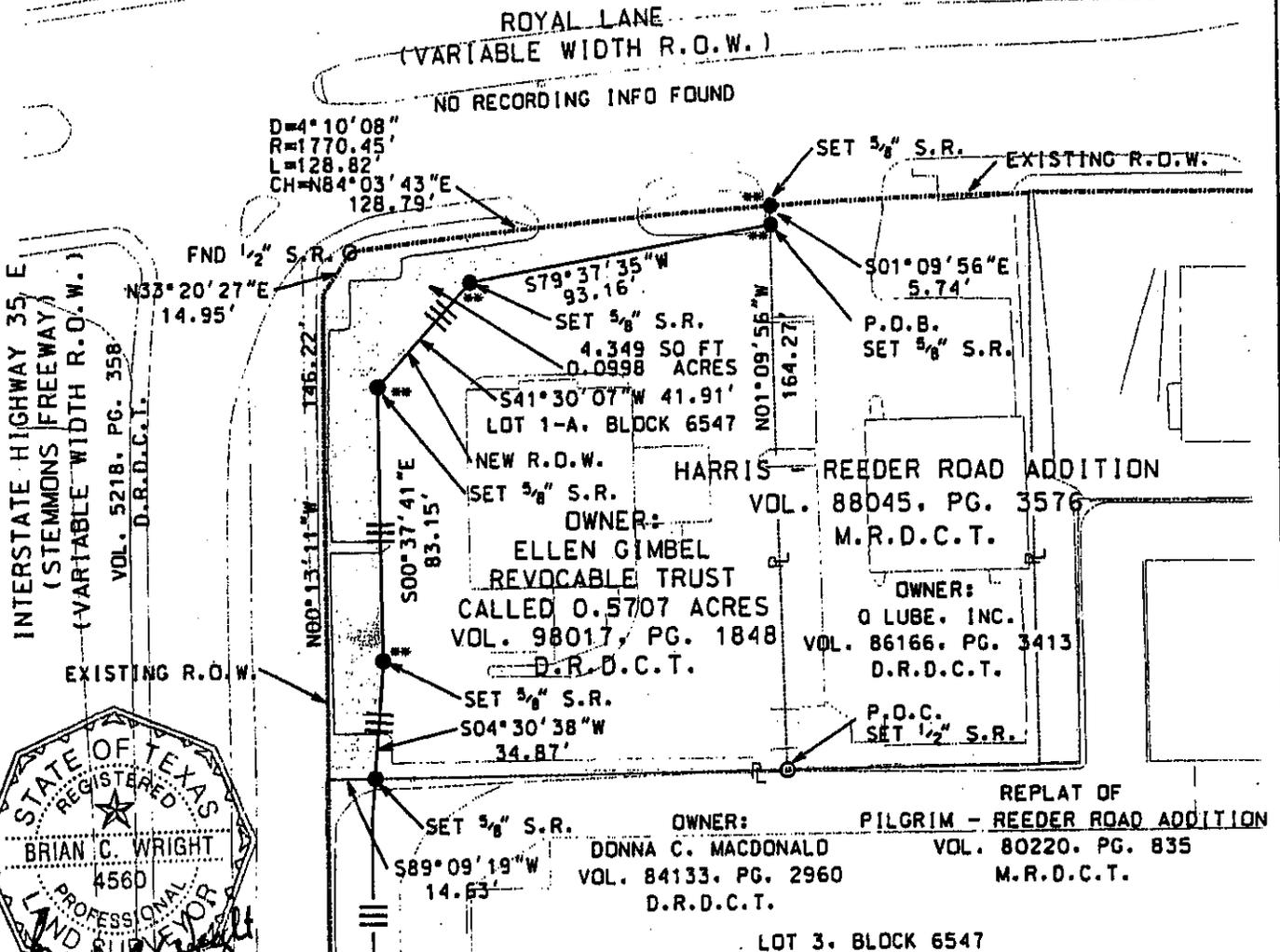
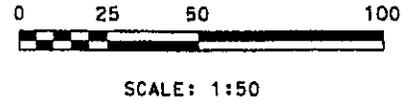
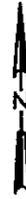
Notes:

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

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

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

WILLIAM COCHRAN SURVEY
ABSTRACT - 279
CITY OF DALLAS



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

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

LEGEND

—	PROPOSED ROW	- - - - -	EASEMENT
- - - - -	EXISTING ROW	- - - - -	RAILROADS
- - - - -	PROPERTY LINE	- - - - -	STRUCTURE
- - - - -	COUNTY LINE	- - - - -	POINT-OF-BEGINNING
	CONTROL OF ACCESS LINE	●	POINT OF BEGINNING
- - - - -	SURVEY LINE	●	FOUND CONC. MONUMENT
- x - x -	FENCE LINE	●	SET 5/8" STEEL ROD WITH
- - - - -	CITY LIMITS	○	ALUMINUM TXDOT CAP
			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: 4 OF 4

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY OF ELLEN GIMBEL REVOCABLE TRUST TRACT	COUNTY DALLAS
PARCEL NO. 66	ROW CS: 0196-03-231 INTERSTATE HIGHWAY 35E	DATE SEPT 30 2003
ROW PARCEL 4.349 SO FT		0.0998 AC

County: Travis
Parcel No.: 419
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

DESCRIPTION FOR PARCEL 419

DESCRIPTION OF A 2,492,106 SQUARE FOOT, 57.211 ACRE PARCEL, SITUATED IN THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480 AND THE SIENEGRAS IRRIGATION & AGRICULTURE CO. SURVEY NO. 52, ABSTRACT NO. 2131, TRAVIS COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF A CALLED 114 ACRE TRACT OF LAND, SAID RESIDUE LYING ON THE EAST SIDE OF U.S. 183, AND BEING OUT OF A 111.4 ACRE TRACT OF LAND, BOTH TRACTS 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 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS, SAID 2,492,106 SQUARE FOOT, 57.211 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set on the existing northeasterly right of way line of Evelyn Road (60 foot occupied R.O.W.), the northerly 30 feet of said Evelyn Road being described as a 30 foot wide strip in a deed from E. C. Bartholomew, Trustee for Fannie Montgomery and L. B. Rector to Travis County, Texas, dated January 3, 1902 and recorded in Volume 178, Page 205 of the Deed Records of Travis County (D.R.T.C.), Texas, being on the southeast line of said Sienegras Irrigation & Agriculture Co. Survey and the common northwest line of the John Chubb Survey No. 44, for the south corner of said 111.4 acre tract and for the west corner of a called 1.02 acre tract of land described in deed from Sammy C. Cutts to Kenneth J. Smith and wife Geraldine Smith, dated September 28, 1978 and recorded in Volume 6450, Page 1336 D.R.T.C. and for the west corner of Lot 22 of El Rancho subdivision as shown on the plat thereof, recorded in Volume 55, Page 42 of the Plat Records of Travis County, Texas, from which a fence corner post bears South 23° 47' 13" West, a distance of 3.91 feet;

County: Travis **Segment:** 4
Parcel No.: 419 **From:** Sta. 2440+00.00
Highway: S.H. 130 **To:** Sta. 2938+00.00
Limits: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin
Federal Aid
Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

THENCE, North 46° 50' 45" West, with the southwesterly line of said 111.4 acre tract and with the existing northeasterly right of way line of Evelyn Road, a distance of 1,385.25 feet to set a 1/2-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum disk (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) on the proposed easterly right of way line of S.H. 130 (width varies) for the south corner and **POINT OF BEGINNING** of the herein described parcel, being 460.73 feet left of and perpendicular to proposed S.H. 130 baseline station 2916+75.30;

- 1) **THENCE**, North 46° 50' 45" West, continuing with said common line, at a distance of 49.40 feet pass a calculated point for the occupied northerly right of way line of Evelyn road (50 foot width), continuing with the southwesterly line of said 111.4 acre tract and said 114 acre tract and the common northeasterly line of said 30 foot wide strip, a total distance of 814.73 feet to a calculated point on the existing easterly right of way line U.S. 183 (width varies) for the east corner of a called 0.081 acre tract of land described in deed from Fannie Hunt, et ux, to the State of Texas, dated April 12, 1938 and recorded in Volume 588, Page 106 D.R.T.C., the most southerly southwest corner of the residue of said 114 acre tract and for the most southerly southwest corner of the herein described parcel;
- 2) **THENCE**, North 24° 25' 16" West, with the existing easterly right of way line of said U.S. 183, the common northeast line of said 0.081 acre tract and the southwest line of the residue of said 114 acre tract, a distance of 184.88 feet to a calculated point on the existing easterly right of way line U.S. 183 (100 foot R.O.W.) for the most northerly southwest corner of the residue of said 114 acre tract and for the most northerly southwest corner of the herein described parcel;
- 3) **THENCE**, North 01° 59' 47" West, with the existing easterly right of way line of said U.S. 183, a distance of 2,788.28 feet to a calculated point on the northwest line of said 114 acre tract, for the south corner of a called 0.3 acre tract described in deed from Roger B. Tyler to Mima L. Perry, dated March 16, 1938 and recorded in Volume 579, Page 551 D.R.T.C., for the common northwest corner of the residue of said 114 acre tract and for the northwest corner of the herein described parcel;

County: Travis
Parcel No.: 419
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

- 4) **THENCE**, North 44° 17' 10" East, with the northwest line of said 114 acre tract and the common southeast line of said 0.3 acre tract, a distance of 164.56 feet to a calculated point on the southwest line 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 of the Official Public Records of Travis County (R.P.R.T.C.), Texas, for the north corner of said 114 acre tract and for the north corner of the herein described parcel;
- 5) **THENCE**, South 47° 09' 28" East, with the northeast line of said 114 acre tract and the common southeast line of said 14.942 acre tract, at a distance of 64.32 feet pass a 1/2-inch iron rod found for the south corner of said 14.942 acre tract and for the common west 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 R.P.R.T.C., continuing with the northeast line of said 114 acre tract and the common southwest line of said 2.50 acre tract, at a distance of 734.34 feet pass a calculated point for the south corner of said 2.50 acre tract and a common exterior corner of a called 97.491 acre tract of land described in a deed from 1MEET1H, L.P. to Buda 347 Partners, Ltd., dated November 14, 2005 and recorded under Document No. 2005214026 R.P.R.T.C., from which a found 1/2-inch iron rod bears North 43° 02' 12" East, a distance of 0.34 feet, continuing with the northeast line of said 114 acre tract and the common southwest line of said 97.491 acre tract, a total distance of 1,497.98 feet to a 5/8-inch iron rod found for the south corner of said 97.491 acre tract, the common west corner 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. and for a corner of the herein described parcel;
- 6) **THENCE**, South 47° 21' 47" East, continuing with the northeast line of said 114 acre tract and the common southeast line of said 4.722 acre tract, a distance of 183.03 feet to a set 1/2-inch iron rod with a TxDOT aluminum disk on the proposed easterly right of way line of S.H. 130 (width varies), being 400.10 feet left of and perpendicular to proposed S.H. 130 baseline station 2887+80.39, for a non-tangent point on the arc of a curve to the left and for the northeast corner of the herein described parcel;

County: Travis Segment: 4
Parcel No.: 419 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 114 acre tract and said 111.4 acre tract and with the proposed easterly right of way line of said S.H. 130 the following three (3) courses:

- 7) In a southerly direction, with the arc of said curve to the left, having a radius of 4,000.00 feet, at an arc length of 2,287.39 feet pass a 1/2-inch iron rod with a TxDOT aluminum disk (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) set 324.62 feet left of and perpendicular to proposed S.H. 130 baseline PT station 2913+18.41, continuing with said curve to the left for a total arc length of 2,489.26, a central angle of $35^{\circ} 39' 21''$, a chord bearing of South $17^{\circ} 23' 29''$ West and a chord length of 2,449.28 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), for a non-tangent angle point in said proposed right of way and for an interior corner of the herein described parcel;
- 8) South $46^{\circ} 40' 39''$ East, a distance of 213.61 feet to a set 1/2-inch iron rod with a TxDOT aluminum disk (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), for the southeasterly corner of the herein described parcel;
- 9) South $43^{\circ} 09' 15''$ West, a distance of 4.83 feet to the **POINT OF BEGINNING**, containing 2,492,106 square feet, 57.211 acres of land.

Notes:

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

County: Travis
Parcel No.: 419
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

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.

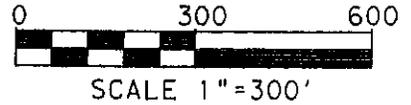
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 5th day of September, 2006 A.D.



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



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



MATCHLINE STA. 2898+00 - PAGE 6

RESIDUE OF
CALLED 1/4 ACRES
LUCY MONTGOMERY LINDSAY (50% INT)
AMERITRUST TEXAS, N.A. (50% INT)
PROBATE CAUSE NO. 23974-2
DISTRIBUTION DEED
VOL. 11814, PG. 245 D.R.T.C.
OCT. 30, 1992

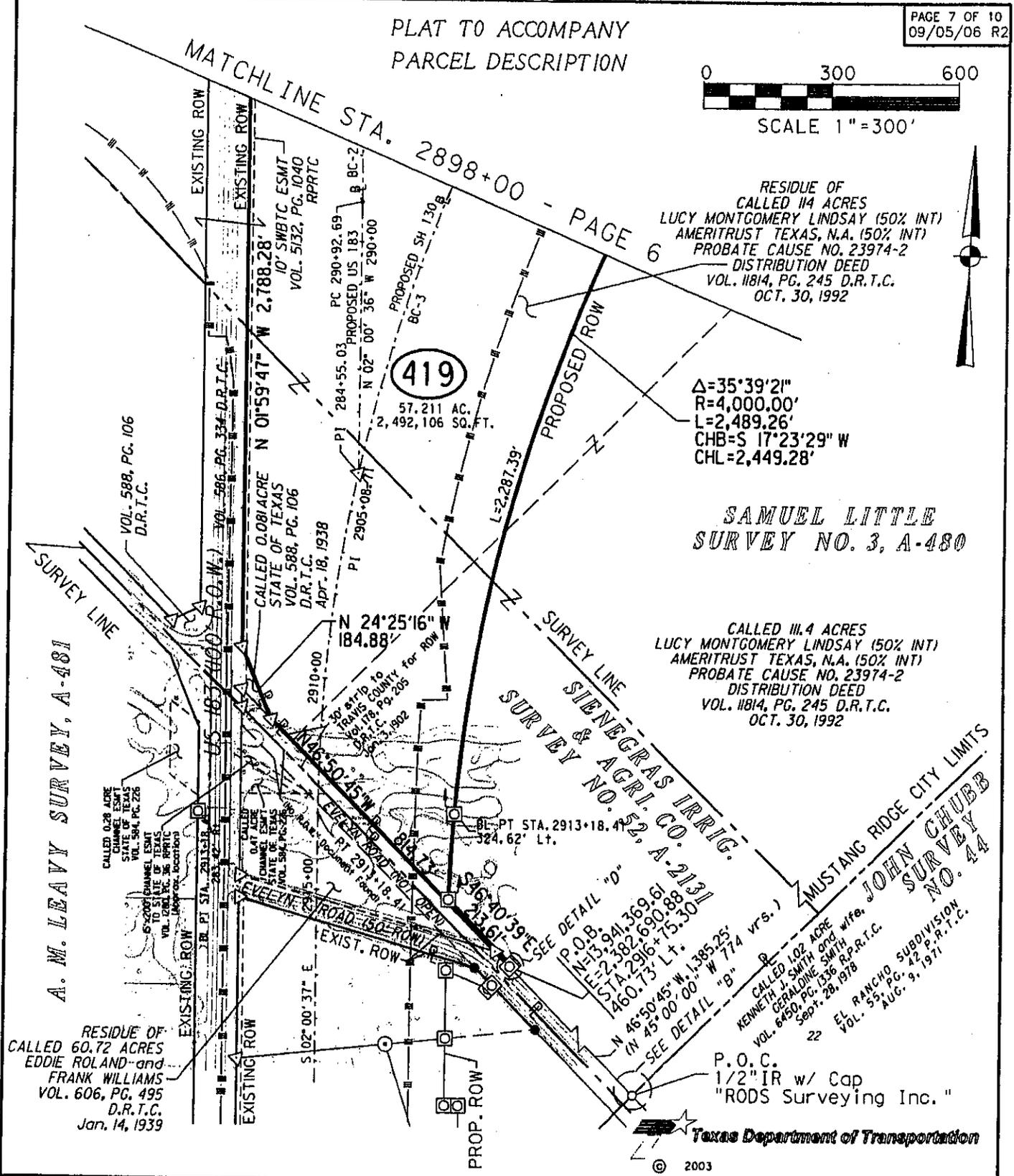
$\Delta = 35^{\circ}39'21''$
 $R = 4,000.00'$
 $L = 2,489.26'$
 $CHB = S 17^{\circ}23'29'' W$
 $CHL = 2,449.28'$

**SAMUEL LITTLE
SURVEY NO. 3, A-480**

CALLLED 1/4 ACRES
LUCY MONTGOMERY LINDSAY (50% INT)
AMERITRUST TEXAS, N.A. (50% INT)
PROBATE CAUSE NO. 23974-2
DISTRIBUTION DEED
VOL. 11814, PG. 245 D.R.T.C.
OCT. 30, 1992

SIENEGRAS IRRIG.
SURVEY NO. 52, A-213

MUSTANG RIDGE CITY LIMITS
JOHN CHUBB
SURVEY NO. 44



RESIDUE OF
CALLED 60.72 ACRES
EDDIE ROLAND and
FRANK WILLIAMS
VOL. 606, PG. 495
D.R.T.C.
Jan. 14, 1939

P.O.C.
1/2" IR w/ Cap
"RODS Surveying Inc."

Texas Department of Transportation

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RODS
Surveying, Inc.

8810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6300
FAX (281) 379-1602

PARCEL PLAT SHOWING PROPERTY OF LUCY MONTGOMERY LINDAY and AMERITRUST TEXAS, N.A.			
FILE P419-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS	
SCALE 1" = 300'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	COUNTY TRAVIS

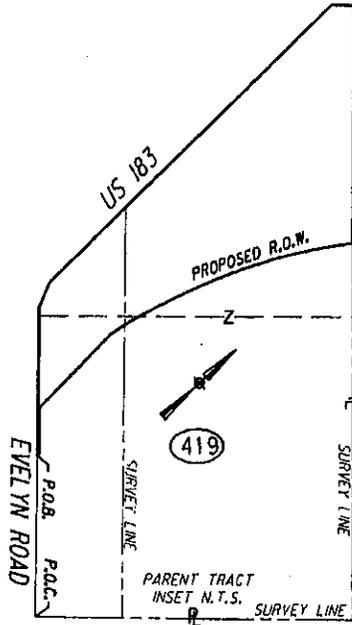
PARCEL NUMBER	419 OK	
ACQUISITION	ACRES	SQUARE FEET
	57.211	2,492,106
TOTAL ACQUISITION	57.211	2,492,106
SURVEYED AREA	173.307	7,549,268
REMAINDER AREA	116.096	5,057,162

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

BASELINE CURVE DATA		
BC-1	BC-2	BC-3
PISTATION = 30+48.14 DELTA = 3° 56' 45.6" (RT) DEGREE OF CURVE = 0° 21' 29.16" TANGENT = 534.03 LENGTH = 1,046.2 RADIUS = 15,000.00 PC STATION = 304+97.11 PT STATION = 315+98.73	PISTATION = 297+95.42 DELTA = 5° 21' 52.12" (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+97.11	PISTATION = 2899+19.92 DELTA = 44° 18' 09.61" (LT) DEGREE OF CURVE = 1° 30' 00.00" TANGENT = 4595.02 LENGTH = 2,953.51 RADIUS = 3,819.72 PC STATION = 2883+64.90 PT STATION = 2913+18.41

① CALLED III.4 ACRES
LUCY MONTGOMERY LINDSAY (50% INT)
AMERITRUST TEXAS, N.A. (50% INT)
PROBATE CAUSE NO. 23974-2
DISTRIBUTION DEED
VOL. 11814, PG. 245 D.R.T.C.
OCT. 30, 1992

⚠ 25' ACCESS ESMT
VOL. 5066, PG. 654
R.P.R.T.C.
VOL. 12464, PG. 617
R.P.R.T.C.

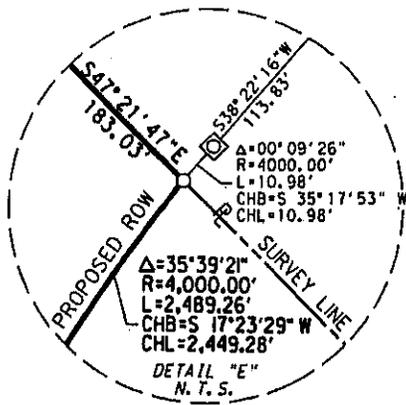
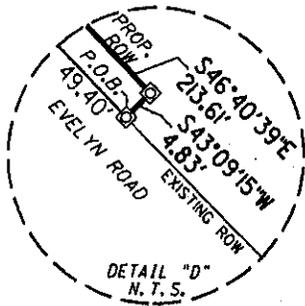
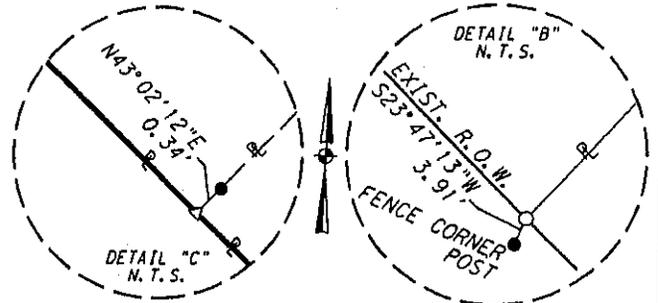


RODS Surveying, Inc. 6810 LEE ROAD SPRING, TEXAS 77379 TEL (281) 370-6289 FAX (281) 370-1909	PARCEL PLAT SHOWING PROPERTY OF LUCY MONTGOMERY LINDAY and AMERITRUST TEXAS, N.A.			PARCEL NUMBER 419 OK
	FILE P419-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION 57.211 2,492,106
	SCALE 1" = 300'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	TOTAL ACQUISITION 57.211 2,492,106
				SURVEYED AREA 173.307 7,549,268
			REMAINDER AREA 116.096 5,057,162	

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAT83 (1986), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A SH-130 SEGMENT "4" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006
2. IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGAMMETRY WAS DEVELOPED.
3. THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 03060257, EFFECTIVE DATE: JANUARY 5, 2006.
4. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR THE INFORMATIONAL PURPOSES ONLY.

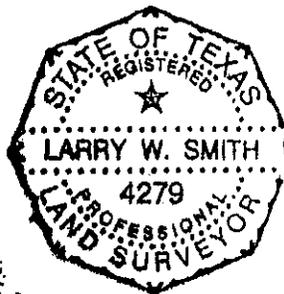


LEGEND

- 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 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 the survey.

Larry W. Smith
Larry W. Smith



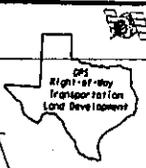
Texas Department of Transportation

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RODS

Surveying, Inc.

6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 379-6388
FAX (281) 379-1602



PARCEL PLAT SHOWING PROPERTY OF
LUCY MONTGOMERY LINDAY and
AMERITRUST TEXAS, N.A.

PARCEL
NUMBER

419 OK

FILE PA19-R2	PROJECT STATE HIGHWAY 130	DISTRICT AUS
SCALE 1" = 300'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008
	COUNTY TRAVIS	

ACQUISITION	57.211	2,492.106
TOTAL ACQUISITION	57.211	2,492.106
SURVEYED AREA	173.307	7,549.268
REMAINDER AREA	116.096	5,057.162

PREPARED BY: RODS Surveying, Inc.
SURVEYOR: Larry W. Smith #4279
DATE: 09/05/06 R2
PAGE: 10 of 10

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: 419

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 a point located an arc length of 2,022 feet from the beginning of Call 7 to the end of Call 8, of the foregoing property description.

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

Access will be denied to the east remainder abutting the highway facility from the beginning of Call 7 to a point located an arc length of 2,022 feet from the beginning of Call 7, 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
Parcel No.: 1422
Highway: S.H. 130
Limits: From: L.H. 35 and S.H. 195 North of Georgetown
To: L.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

DESCRIPTION FOR PARCEL 1422

DESCRIPTION OF A 106,512 SQUARE FOOT, 2.445 ACRE PARCEL OF LAND SITUATED IN THE AUGUSTUS KINCHELOE SURVEY NO. 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 6.43 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM MARY E. GILLAR TO GEORGE GILLAR, DATED DECEMBER 3, 1997 AND RECORDED IN VOLUME 13077, PAGE 546 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, (R.P.R.T.C.) TEXAS, SAID 106,512 SQUARE FOOT, 2.445 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found bent for the south corner of said 6.43 acre tract and for an interior corner of a called 46.641 acre tract of land described as a called 42.177 acre tract and a 4.464 acre tract in a deed from Richard Alan Dressen and wife, Lois Lynn Dressen to Ervin Ray Homann and wife, Terry Jane Homann, dated November 2, 1983 and recorded in Volume 8323, Page 632 of the Deed Records of Travis County, (D.R.T.C.) Texas;

THENCE, North 38° 42' 02" West, with an interior line of said 6.43 acre tract and a common interior line of said 42.177 acre tract, a distance of 230.88 feet to a calculated point for an interior corner of said 6.43 acre tract and for the common north corner of said 42.177 acre tract;

THENCE, South 42° 50' 29" West, with an interior line of said 6.43 acre tract and the common northwest line of said 42.177 acre tract, a distance of 177.22 feet to a calculated point for a corner of a called 91 acre tract of land conveyed to Kenneth C. Nelson in Probate Cause No. 69,601, Probate Court No. 1, recorded in Volume 2228, Page 1016 of the Probate Records of Travis County, Texas, said 91 acre tract being described as a 96 acre tract of land, save & except a 5 acre tract of land, in a deed from Theodore Olle to Willie Heine, dated April 18, 1929 and recorded in Volume 441, Page 332 D.R.T.C. and for the common southwest corner of said 6.43 acre tract;

THENCE, North 00° 16' 58" East, with the easterly line of said 91 acre tract and the common westerly line of said 6.43 acre tract, a distance of 275.64 feet to a set 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (855.47 feet left of and perpendicular to S.H. 130 proposed baseline station 2840+82.88) on the proposed easterly right of way line of S.H. 130 (width varies), for a corner and **POINT OF BEGINNING** of the herein described parcel;

County: Travis Segment: 4
Parcel No.: 1422 From: Sta. 2440+00.00
Highway: S.H. 130 To: Sta. 2938+00.00
Limits: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin
Federal Aid
Project No.: HP 1196 (1)
ROW/CSJ: 0440-06-008

- 1) THENCE, North 00° 16' 58" East, continuing with said common line, a distance of 223.07 feet to a calculated point for an interior corner of said 6.43 acre tract, a common exterior corner of said 91 acre tract and for an interior corner of the herein described parcel;
- 2) THENCE, North 46° 51' 42" West, with an interior line of said 6.43 acre tract and a common interior line of the residue of said 91 acre tract, a distance of 91.35 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the proposed easterly right of way line of said S.H. 130, for a corner of the herein described parcel;
- 3) THENCE, North 12° 55' 49" West, across said 6.43 acre tract, with the proposed easterly right of way line of said S.H. 130, a distance of 22.42 feet to a set 1/2-inch iron rod with TxDOT aluminum cap on the northwest line of said 6.43 acre tract and a common interior line of said 91 acre tract, for the west corner of the herein described parcel;
- 4) THENCE, North 42° 22' 41" East, with the northwest line of said 6.43 acre tract and a common interior line of the residue of said 91 acre tract, a distance of 297.78 feet to a 1/2-inch iron rod found on the occupied southwest right of way line of Maha Loop (70 foot width), no documentation found, for the north corner of said 6.43 acre tract, the common east corner of said 91 acre tract and for the north corner of the herein described parcel;
- 5) THENCE, South 47° 27' 19" East, with the occupied southwest right of way line of said Maha Loop and the common northeast line of said 6.43 acre tract, a distance of 28.45 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete) on the proposed easterly right of way line of said S.H. 130, being 625.31 feet left of and perpendicular to S.H. 130 proposed baseline station 2836+05.34, for a corner of the herein described parcel;

THENCE, back across said 6.43 acre tract, with the proposed easterly right-of-way line of said S.H. 130, the following six (6) courses:

- 6) South 43° 05' 15" West, a distance of 75.66 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), for an interior corner of the herein described parcel;

County: Travis Segment: 4
Parcel No.: 1422 From: Sta. 2440+00.00
Highway: S.H. 130 To: Sta. 2938+00.00
Limits: From: I.H. 35 and S.H. 195 North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

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

- 7) South 12° 55' 49" East, a distance of 164.41 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), for an interior corner of the herein described parcel;
- 8) South 47° 38' 07" East, a distance of 232.11 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), for the east corner of the herein described parcel;
- 9) South 42° 48' 13" West, a distance of 367.97 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), being 988.13 feet left of and perpendicular to S.H. 130 proposed baseline station 2841+43.02, for the south corner of the herein described parcel;
- 10) North 34° 25' 16" West, a distance of 71.72 feet to a set 1/2-inch iron rod with TxDOT aluminum cap (to be replaced with a TxDOT Type II monument after right-of-way acquisition is complete), for a corner of the herein described parcel;
- 11) North 12° 55' 49" West, a distance of 76.53 feet to the **POINT OF BEGINNING**, containing 106,512 square feet, 2.445 acres of land.

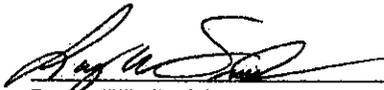
Notes:

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

County: Travis
Parcel No.: 1422
Highway: S.H. 130
Limits: From: L.H. 35 and S.H. 195 North of Georgetown
To: L.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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of February, 2006 A.D.



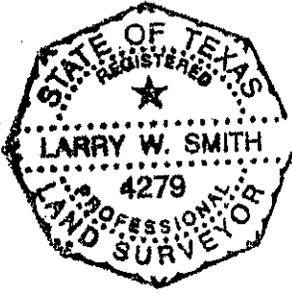
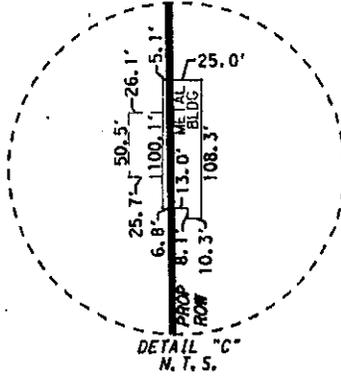
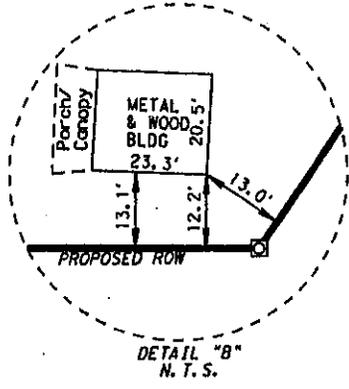
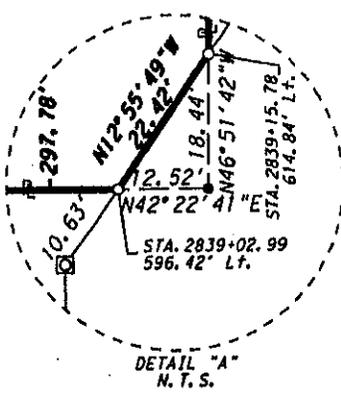
Larry W. Smith
Registered Professional Land Surveyor
Texas Registration Number 4279



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 5H-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. 4020426, EFFECTIVE DATE: DECEMBER 13, 2005.
- 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 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.



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
—	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

Texas Department of Transportation
© 2003 OK

RODS Surveying, Inc. 6810 LEE ROAD SPRING, TEXAS 77379 TEL (281) 378-1300 FAX (281) 378-1300	PARCEL PLAT SHOWING PROPERTY OF GEORGE GILLAR		PARCEL NUMBER 1422									
	FILE P1422-R1	PROJECT STATE HIGHWAY 130	DISTRICT AUS	<table border="1"> <tr> <td>ACRES</td> <td>106.512</td> </tr> <tr> <td>SQUARE FEET</td> <td>11,312,000</td> </tr> </table>	ACRES	106.512	SQUARE FEET	11,312,000				
ACRES	106.512											
SQUARE FEET	11,312,000											
SCALE N.T.S.	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008	<table border="1"> <tr> <td>TOTAL ACQUISITION</td> <td>2.445</td> <td>106,512</td> </tr> <tr> <td>DEED AREA</td> <td>7.33</td> <td>319,295</td> </tr> <tr> <td>REMAINDER AREA</td> <td>4.88</td> <td>212,783</td> </tr> </table>	TOTAL ACQUISITION	2.445	106,512	DEED AREA	7.33	319,295	REMAINDER AREA	4.88	212,783
TOTAL ACQUISITION	2.445	106,512										
DEED AREA	7.33	319,295										
REMAINDER AREA	4.88	212,783										

PREPARED BY: RODS Surveying, Inc.

SURVEYOR: Larry W. Smith #4279

DATE: 02/27/06 R1

PAGE: 7 of 7

CONTROL OF ACCESS CLAUSE

ROW CSJ: 0440-06-008

COUNTY: Travis

HIGHWAY: SH 130

LIMITS: From: I.H. 35 and S.H. 195 North of Georgetown

To: I.H. 10 and U.S. 90, East of Seguin

PARCEL NO: 1422

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 6 to the end of Call 11, of the foregoing property description.

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

Access will be 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

Parcel 1422

S.H. 130

CSJ 0440-06-008

Travis County

Limits: From I.H. 35 North of Georgetown
To I.H. 10 Near Seguin

AND IN ADDITION THERETO:

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

06/03/05

County: Travis
Parcel No.: 711
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 711

DESCRIPTION OF A 1,066,413 SQUARE FOOT, 24.481 ACRE TRACT OF LAND OUT OF THE ELIJAH CAPLES LEAGUE NO. 7, ABSTRACT NO. 155, LOCATED IN THE VILLAGE OF CREEDMOOR, TRAVIS COUNTY, TEXAS, AND OUT OF A 109.27 ACRE TRACT AS DESCRIBED BY A SPECIAL WARRANTY DEED DATED JANUARY 26, 1983, TO CARL W. COLE AS RECORDED IN VOLUME 11889, PAGE 41, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,066,413 SQUARE FOOT, 24.481 ACRE TRACT, AND MORE PARTICULARLY DESCRIBED AS SHOWN ON THE ACCOMPANYING PARCEL PLAT AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 60D nail in a fence corner post found for the southeast corner of said 109.27 acre tract common to the southwest corner of a 78.53 acre tract described by Deed of Gift dated September 29, 1998, to Lloyd Lippe, in Volume 13284, Page 23, of the Real Property Records of Travis County, Texas, and on the fenced and occupied north right-of-way line of Wright Road (Carl & Kyle Road), a public roadway of varying width recorded in Travis County Commissioners Court Road Book 4, Pages 720-723;

THENCE, North 10°08'02" East, a distance of 588.77 feet with the line common to the east line of said 109.27 acre tract and the west line of said 78.53 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 206.62 feet right of proposed S.H. 45 baseline station 1196+17.29 for the southeast corner and **POINT OF BEGINNING**** of the tract herein described and the beginning of this "Control of Access Line";

THENCE, across said 109.27 acre tract and with said proposed south right-of-way line of S.H. 45 the following seven (7) courses:

- 1) North 72°41'56" West, passing at a distance of 184.47 feet a ½" iron rod with TxDOT aluminum cap set* at 219.55 feet right of proposed S.H. 45 PC baseline station 1194+30.44, and continuing for a total distance of 520.53 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;

06/03/05

County: Travis
Parcel No.: 711
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

- 2) North 80°06'48" West, a distance of 681.49 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 3) North 70°34'02" West, a distance of 347.69 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point and the end of this "Control of Access Line" located 380.66 feet right of proposed S.H. 45 baseline station 1180+78.63 for an angle point;
- 4) South 22°29'55" West, a distance of 137.87 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 5) South 48°36'04" East, a distance of 176.04 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 6) South 27°56'49" West, a distance of 23.43 feet to a ½" iron rod with TxDOT aluminum cap set* on the existing fenced and occupied north right-of-way line of said Wright Road for the most southerly southeast corner of the tract herein described;

THENCE, continuing with the fenced and occupied common southwest and northwest lines of said 109.27 acre tract in common with the northeast right-of-way line of Wright Road the following eight (8) courses:

- 7) North 62°03'11" West, a distance of 92.84 feet to a ¾" iron pipe found for an angle point;
- 8) North 60°25'27" West, a distance of 37.31 feet to a ½" iron rod found for an angle point;
- 9) North 46°28'59" West, a distance of 23.76 feet to a ¾" iron pipe found for an angle point;
- 10) North 33°49'49" West, a distance of 27.10 feet to a ½" iron rod found for an angle point;

06/03/05

County: Travis
Parcel No.: 711
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

- 11) North 21°36'56" West, a distance of 39.72 feet to a ½" iron rod found for an angle point;
- 12) North 08°54'36" West, a distance of 20.42 feet to a ¾" iron pipe found for an angle point;
- 13) North 03°17'22" East, a distance of 20.56 feet to a ¾" iron pipe found for an angle point;
- 14) North 09°31'59" East, a distance of 1,441.07 feet to a ½" iron rod found at the southwest corner of a called 5.134 acre tract described by Special Warranty Deed to Carl W. Cole and wife, Lola L. Cole, dated April 17, 1991, recorded in Volume 11419, Page 572, of the Real Property Records of Travis County, Texas for the northwest corner of the tract herein described located 917.59 feet left of proposed S.H. 45 baseline station 1177+35.59;
- 15) **THENCE**, South 80°28'23" East, a distance of 38.23 feet with the south line of said 5.134 acre tract common to the north line of said 109.27 acre tract and the proposed north right-of-way line of S.H 45 to a ½" iron rod with TxDOT aluminum cap set* for an angle point;

THENCE, across said 109.27 acre tract and continuing with the proposed north right-of-way line of S.H. 45 the following eight (8) courses:

- 16) South 09°07'25" West, a distance of 229.84 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 17) South 02°36'05" East, a distance of 311.78 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point and the beginning of this "Control of Access Line" located at 374.55 feet left of proposed S.H. 45 baseline station 1178+94.00
- 18) South 65°38'08" East, a distance of 196.66 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 19) South 51°09'21" East, a distance of 346.63 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;

06/03/05

County: Travis
Parcel No.: 711
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

- 20) South 69°03'40" East, a distance of 467.23 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 21) South 60°24'25" East, a distance of 223.06 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 22) South 69°29'22" East, a distance of 271.90 feet to a ½" iron rod with TxDOT aluminum cap set* for the beginning of a non-tangent curve to the right located at 264.50 feet left of proposed S.H. 45 PC baseline station 1194+30.44, having a delta angle of 00°22'30", a radius of 14,264.50 feet, and from which point the radius point of said curve bears South 20°56'20" West;
- 23) Along and with said curve to the right an arc distance of 93.34 feet, a chord bearing of South 68°52'25" East, and a chord distance of 93.34 feet to a ½" iron rod with TxDOT aluminum cap set for the end of this "Control of Access Line" located 264.50 feet left of proposed S.H. 45 baseline station 1195+22.05 on the said common line of said 109.27 acre tract and said 78.53 acre tract for the northeast corner of the herein described tract from which point a 60D nail in a fence corner post found for the common northwest corner of said 78.53 acre tract and the southwest corner of a called 90 acre tract, "Tract B", described by Distribution Deed to Lucy Montgomery Lindsay dated October 30, 1992, recorded in Volume 11814, Page 245 of the Real Property Records of Travis County, Texas, for reference bears North 09°55'51" East, a distance of 363.58 feet;

THENCE, with the fenced and occupied line common to the east line of said 109.27 acre tract and the west line of said 78.53 acre tract the following two (2) courses:

- 24) South 09°55'51" West, a distance of 183.04 feet to a ¾" iron pipe found for an angle point;
- 25) South 10°08'02" West, passing at a distance of 264.86 feet a ½" iron rod with TxDOT aluminum cap set* on the proposed south right-of-way line of S.H. 45 and continuing for a total distance of 297.64 feet to the **POINT OF BEGINNING**, and containing a computed area of 1,066,413 square feet, 24.481 acres of land.

06/03/05

County: Travis
Parcel No.: 711
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 value of:
North = 13,946,964.204 East = 2,363,421.978

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

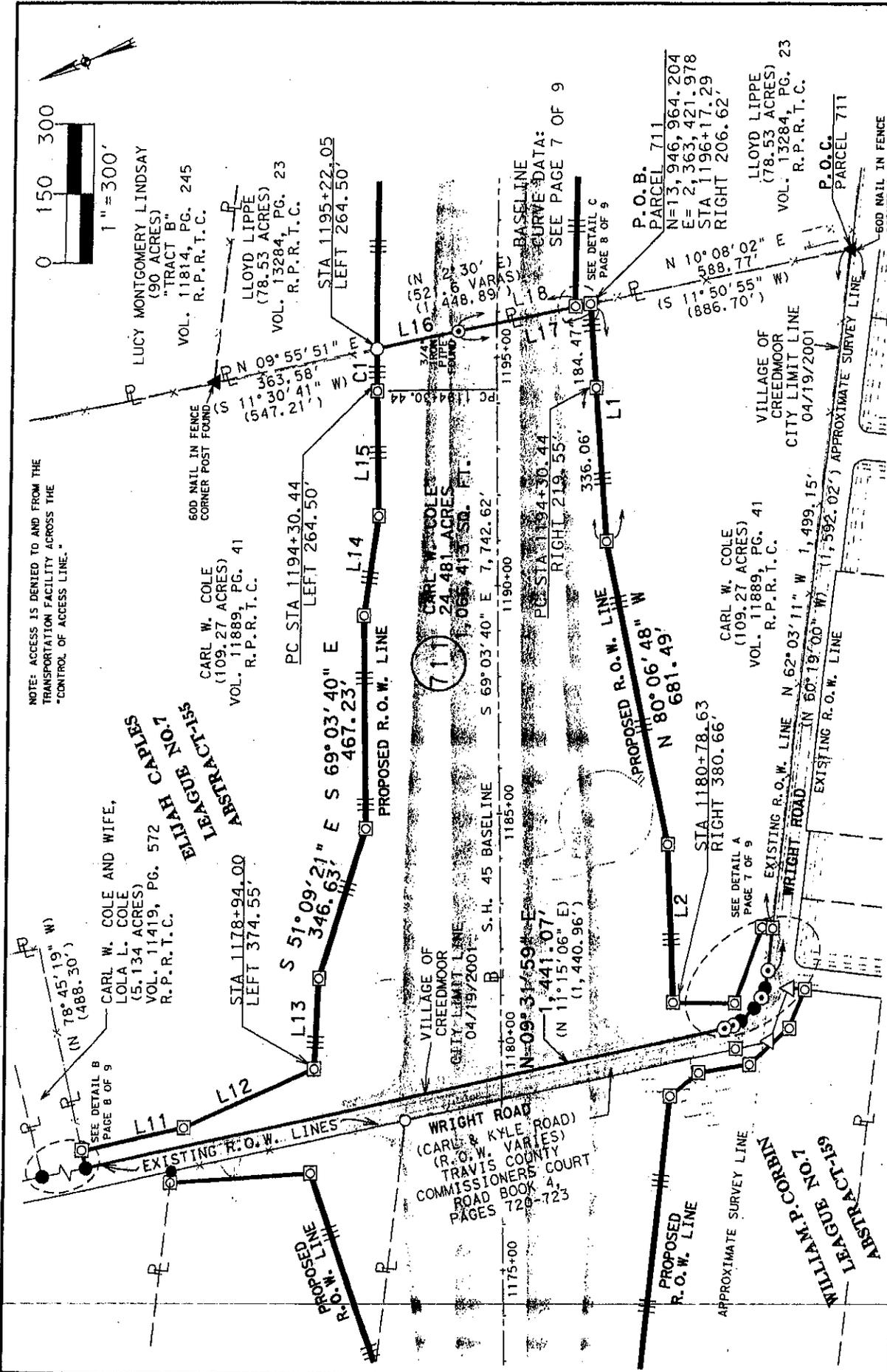
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances S.H.45 hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

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 3 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





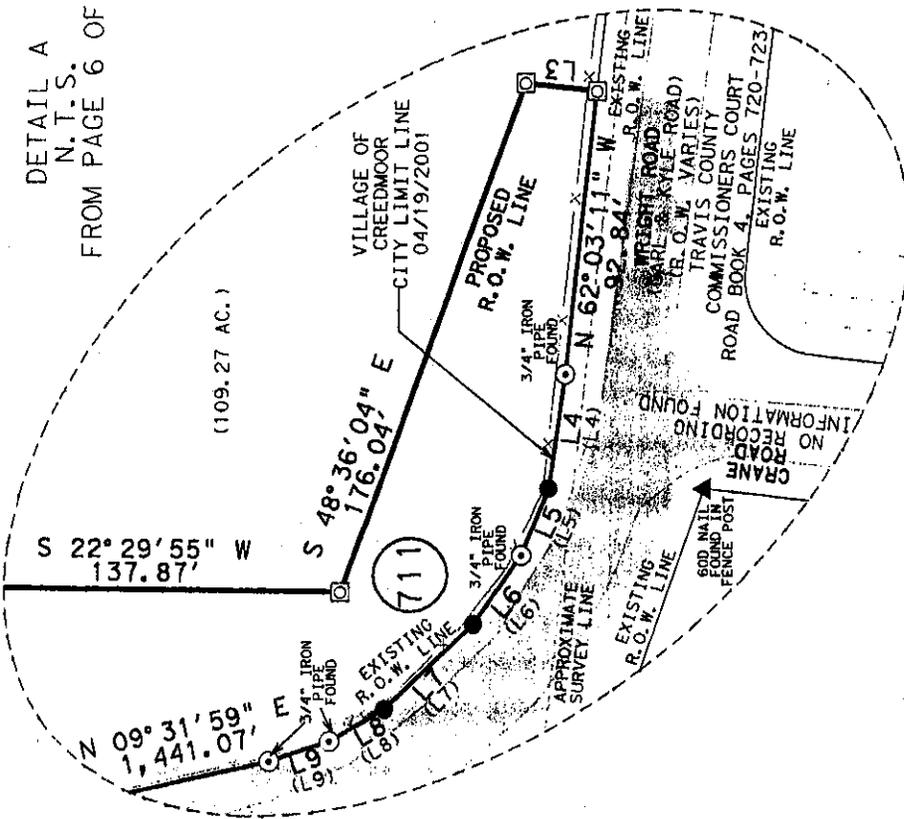
NOTE: ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "CONTROL OF ACCESS LINE."

PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF CARL W. COLE	
FILE PE711.dgn	DISTRICT AUS
SCALE 1"=300'	COUNTY TRAVIS
PROJECT STATE HIGHWAY 45	FEDERAL AID PROJECT NO. R.O.W. C.S.J. NO. MG 2003 (166) 1200-05-012
PARCEL NUMBER 711	

PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF CARL W. COLE	
FILE PE711.dgn	DISTRICT AUS
SCALE 1"=300'	COUNTY TRAVIS
PROJECT STATE HIGHWAY 45	FEDERAL AID PROJECT NO. R.O.W. C.S.J. NO. MG 2003 (166) 1200-05-012
PARCEL NUMBER 711	

PATE SURVEYORS
 A DIVISION OF PATE ENGINEERS, INC.
 7801 North Capital of Texas Highway
 Suite 220 West of Texas 7021
 Ph 512-340-0600 Fax 512-340-0604 www.pateeng.com

DETAIL A
N.T.S.
FROM PAGE 6 OF 9



S. H. 45 CURVE DATA
 P. I. STATION 1201+97.36 N 13,946,650.036 E 2,364,040.598
 P. L. C. STATION 1194+30.44 N 13,947,224.115 E 2,363,324.320
 P. T. STATION 1209+62.75 N 13,946,599.356 E 2,364,722.651
 TANGENT=766.93'
 ARC LENGTH=1,532.32'
 RADIUS=14,000.00'
 DEGREE OF CURVATURE=00° 24' 33"
 DELTA=06° 16' 16" RIGHT
 CHORD BEARING=S 65° 55' 32" E
 CHORD DISTANCE=1,531.55'

LEGEND

■	TxDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
□	TxDOT 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 ALUMINUM CAP SET
○	1/2" IRON ROD WITH TxDOT ALUMINUM CAP, 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

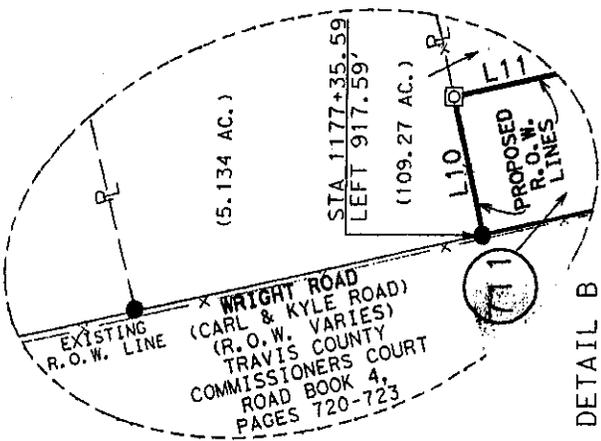
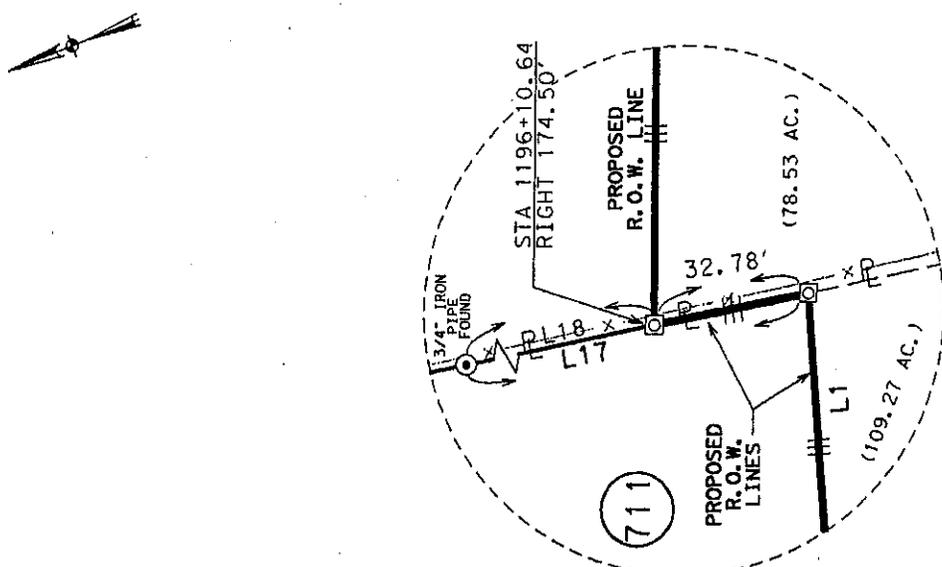
PAGE 7 OF 9
06/03/05

PARCEL NUMBER: 711

Texas Department of Transportation
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PLAT TO ACCOMPANY PARCEL DESCRIPTION		PROPERTY OF CARL W. COLE	
FILE	PROJECT	DISTRICT	COUNTY
PET11.dgn	STATE HIGHWAY 45	AUS	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 512-340-0800 Fax 512-340-0604 www.patesurvey.com



DETAIL B
N.T.S.
FROM PAGE 6 OF 9

DETAIL C
N.T.S.
FROM PAGE 6 OF 9

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 72° 41' 56" W	520.53'
L2	N 70° 34' 02" W	347.69'
L3	S 27° 56' 49" W	23.43'
L4	N 60° 25' 27" W	37.31'
(L4)	(N 58° 05' 04" W)	(36.41')
L5	N 46° 28' 59" W	23.76'
(L5)	(N 46° 30' 44" W)	(24.55')
L6	N 33° 49' 49" W	27.10'
(L6)	(N 31° 29' 03" W)	(26.91')
L7	N 21° 36' 56" W	39.72'
(L7)	(N 19° 52' 00" W)	(39.68')
L8	N 08° 54' 36" W	20.42'
(L8)	(N 07° 21' 27" W)	(20.25')
L9	N 03° 17' 22" E	20.56'
(L9)	(N 04° 44' 45" E)	(20.70')
L10	S 80° 28' 23" E	38.23'
L11	S 09° 07' 25" W	229.84'
L12	S 02° 36' 05" E	311.78'
L13	S 65° 38' 08" E	196.66'
L14	S 60° 24' 25" E	223.06'
L15	S 69° 29' 22" E	271.90'
L16	S 09° 55' 51" W	183.04'
L17	S 10° 08' 02" W	297.64'
L18	S 10° 08' 02" W	264.86'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	00° 22' 30"	14,264.50'	93.34'	S 68° 52' 25" E	93.34'

PATE SURVEYORS
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7801 North Capital of Texas Highway
Suite 220 Austin, Texas 78731
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PLAT TO ACCOMPANY PARCEL DESCRIPTION
PROPERTY OF CARL W. COLE

FILE	PROJECT	DISTRICT
PE711.dgn	STATE HIGHWAY 45	AUS
SCALE	FEDERAL AID PROJECT NO.	COUNTY
N. T. S.	MG 2003 (166) 1200-05-012	TRAVIS

PARCEL NUMBER 711

Texas Department of Transportation
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NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986) 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. 4050237, EFFECTIVE DATE JUNE 1, 2004.
10B. PIPELINE EASEMENT GRANTED TO CREEDMOOR-MAHA WATER SUPPLY CORP. IS CENTERED ON PIPELINE AS INSTALLED AS DESCRIBED IN VOL. 4614, PAGE 2014, D.R.T.C. (UNABLE TO LOCATE PER DESCRIPTION).
10F. TRACT MAY BE SUBJECT TO RIGHTS OF TENANTS, AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS, INCLUDING, BUT NOT LIMITED TO, THOSE LEASES REFERENCED IN DOCUMENT(S) OF RECORD IN DOC. NO. 2001084355, R.P.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 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
NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5842-STATE OF TEXAS

3 June 2005
DATE:

	ACRES	SQUARE FEET
ACQUISITION	24.481	1,066,413
DEED AREA	109.27	4,759,801
REMAINDER AREA (LEFT)	70.69	3,079,392
REMAINDER AREA (RIGHT)	14.10	613,996

PARCEL NUMBER 711

Texas Department of Transportation
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PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF CARL W. COLE		DISTRICT AUS	COUNTY TRAVIS
FILE PE711.dgn	PROJECT STATE HIGHWAY 45	FEDERAL AID PROJECT NO. R.O.W. C.S.-J. NO.	
SCALE N. T. S.	FEDERAL AID PROJECT NO. R.O.W. C.S.-J. NO. MG 2003 (166) 1200-05-012		

PATE SURVEYORS
A DIVISION OF PATE ENGINEERS, INC.
7807 North Capital of Texas Highway
Suite 220 Austin, Texas 78731
Ph 512-340-0600 Fax 512-340-0604 www.patesurvey.com

06/17/05

County: Travis
Parcel No.: 712
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 712

DESCRIPTION OF A 1,013,152 SQUARE FOOT, 23.259 ACRE TRACT OF LAND OUT OF THE ELIJAH CAPLES LEAGUE NO. 7, ABSTRACT NO. 155, LOCATED IN THE VILLAGE OF CREEDMOOR, TRAVIS COUNTY, TEXAS, AND OUT OF A 78.53 ACRE TRACT DESCRIBED BY DEED OF GIFT DATED SEPTEMBER 29, 1998, TO LLOYD LIPPE, IN VOLUME 13284, PAGE 23 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,013,152 SQUARE FOOT, 23.259 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 60D nail in a fence corner post found for the southwest corner of said 78.53 acre tract common to the southeast corner of a called 109.27 acre tract described by a Special Warranty Deed dated January 26, 1983, to Carl W. Cole as recorded in Volume 11889, Page 41 of the Real Property Records of Travis County, Texas, and on the fenced and occupied north right-of-way line of Wright Road (Carl & Kyle Road), a public roadway of varying width recorded in Travis County Commissioners Court Road Book 4, Pages 720-723;

THENCE, North 10°08'02" East, a distance of 621.55 feet with the fenced and occupied line common to the west line of said 78.53 acre tract and the east line of said 109.27 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 1196+10.63 for the southwest corner and **POINT OF BEGINNING**** of the tract herein described;

THENCE, continuing with the common line of said 78.53 acre and 109.27 acre tracts the following two (2) courses:

- 1) North 10°08'02" East, a distance of 264.86 feet to a ¾" iron pipe found for an angle point;
- 2) North 09°55'51" East, a distance of 183.04 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" located 264.50 feet left of proposed S.H. 45 baseline station 1195+22.05 falling on the arc of a non-tangent curve to the right, having a delta angle of 05°53'46", a radius of 14,264.50 feet, and from which point the radius point of the

06/17/05

County: Travis
Parcel No.: 712
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ROW CSJ: 1200-05-012

said curve bears South 21°18'50" West, and from which point a 60D nail in a fence corner post found for the corner common to the north corner of said 78.53 acre tract and the west corner of a called 90 acre tract, "Tract B", described by Distribution Deed to Lucy Montgomery Lindsay, dated October 30, 1992, recorded in Volume 11814, page 245 of the Real Property Records of Travis County, Texas, bears North 09°55'51" East, a distance of 363.58 feet;

THENCE, continuing across said 78.53 acre tract with the proposed north right-of-way line of S.H. 45 the following three (3) courses:

- 3) Along and with said curve to the right an arc distance of 1,467.91 feet, a chord bearing of South 65°44'17" East, and a chord distance of 1,467.26 feet to a ½" iron rod with TxDOT aluminum cap set* for the non-tangent end of this curve located 264.50 feet left of proposed S.H. 45 PT baseline station 1209+62.75;
- 4) South 53°41'37" East, a distance of 569.28 feet to a ½" iron rod with TxDOT aluminum cap set* for an angle point;
- 5) South 62°47'24" East, a distance of 451.93 feet to a ½" iron rod with TxDOT aluminum cap set for the northeast corner of the herein described tract, same being the end of this "Control of Access Line" located 174.50 feet left of proposed S.H. 45 baseline station 1219+76.80 on the line common to the east line of said 78.53 acre tract and the west line of a called 108.337 acre tract described by Warranty Deed dated October 10, 1996, to Joseph A. Crotty and wife, Kathleen E. Crotty, in Volume 12791, Page 1187 of the Real Property Records of Travis County, Texas, and from which point a ½" iron rod found at the corner common to the east corner of said 78.53 acre tract and the north corner of said 108.337 acre tract bears North 10°06'22" East, a distance of 351.26 feet;
- 6) **THENCE**, South 10°06'22" West, with the said common line of said 78.53 acre and 108.337 acre tracts, a distance of 365.15 feet to a ½" iron rod with TxDOT aluminum cap set for the southeast corner of the herein described tract, same being the beginning of this "Control of Access Line" located 174.50 feet right of proposed S.H. 45 baseline station 1220+84.19;

THENCE, across said 78.53 acre tract and with said proposed south right-of-way line of S.H. 45 the following two (2) courses:

06/17/05

County: Travis
Parcel No.: 712
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ROW CSJ: 1200-05-012

- 7) North 62°47'24" West, a distance of 1,121.44 feet to a ½" iron rod with TxDOT aluminum cap set* for the beginning of a tangent curve to the left having a delta of 05°32'01", a radius of 13,825.50 feet, and from which the radius point of said curve bears South 27°12'36" West;
- 8) Along and with said curve to the left, an arc distance of 1,335.26 feet, a chord bearing of North 65°33'24" West, and a chord distance of 1,334.74 feet to the **POINT OF BEGINNING**, and the end of this "Control of Access Line" and containing a computed area of 1,013,152 square feet, 23.259 acres of land.

AND IN ADDITION THERTO:

Access is denied to and from the Transportation Facility across a portion of the proposed south right-of-way line of S.H. 45 from the beginning of call 1 of the foregoing property description, South 10°08'02" West, a distance of 32.78 feet with the said proposed south right-of-way line of S.H. 45 in common with the west line of said 78.53 acre tract and the east line of said 109.27 acre tract, to a ½" iron rod with TxDOT aluminum cap set* located 206.62 feet right of proposed S.H. 45 baseline station 1196+17.29.

06/17/05

County: Travis
Parcel No.: 712
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 coordinate value of:
North = 13,946,996.475, East = 2,363,427.746

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

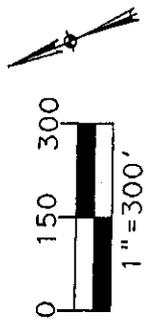
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone (4204). All distances S.H.45 hereon are surface distances. The S.H. 45 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

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 17-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





JOSEPH A. CROTTY AND WIFE,
KATHLEEN E. CROTTY
(108.337 ACRES)
VOL. 12791, PG. 1187
R.P.R.T.C.

LUCY MONTGOMERY LINDSAY
(90 ACRES)
TRACT B
VOL. 11814, PG. 245
R.P.R.T.C.

LLOYD LIPPE
(78.53 ACRES)
VOL. 13284, PG. 23
R.P.R.T.C.

CARL W. COLE
(109.27 ACRES)
VOL. 11889, PG. 41
R.P.R.T.C.

P.O.C. PARCEL 712
600' NAIL FOUND IN
FENCE CORNER POST

P.O.B. PARCEL 712
N=13,946.996.475
E=2,363,427.746
STA 1196+10.63
RIGHT 174.50'

VILLAGE OF
CREEDMOOR
CITY LIMIT LINE
04/19/2001
WRIGHT ROAD
(CARL & KYLE ROAD)
(R.O.W. VARTES)
TRAVIS COUNTY
COMMISSIONER'S COURT
ROAD/BOOK 4
PAGES/ 720-723

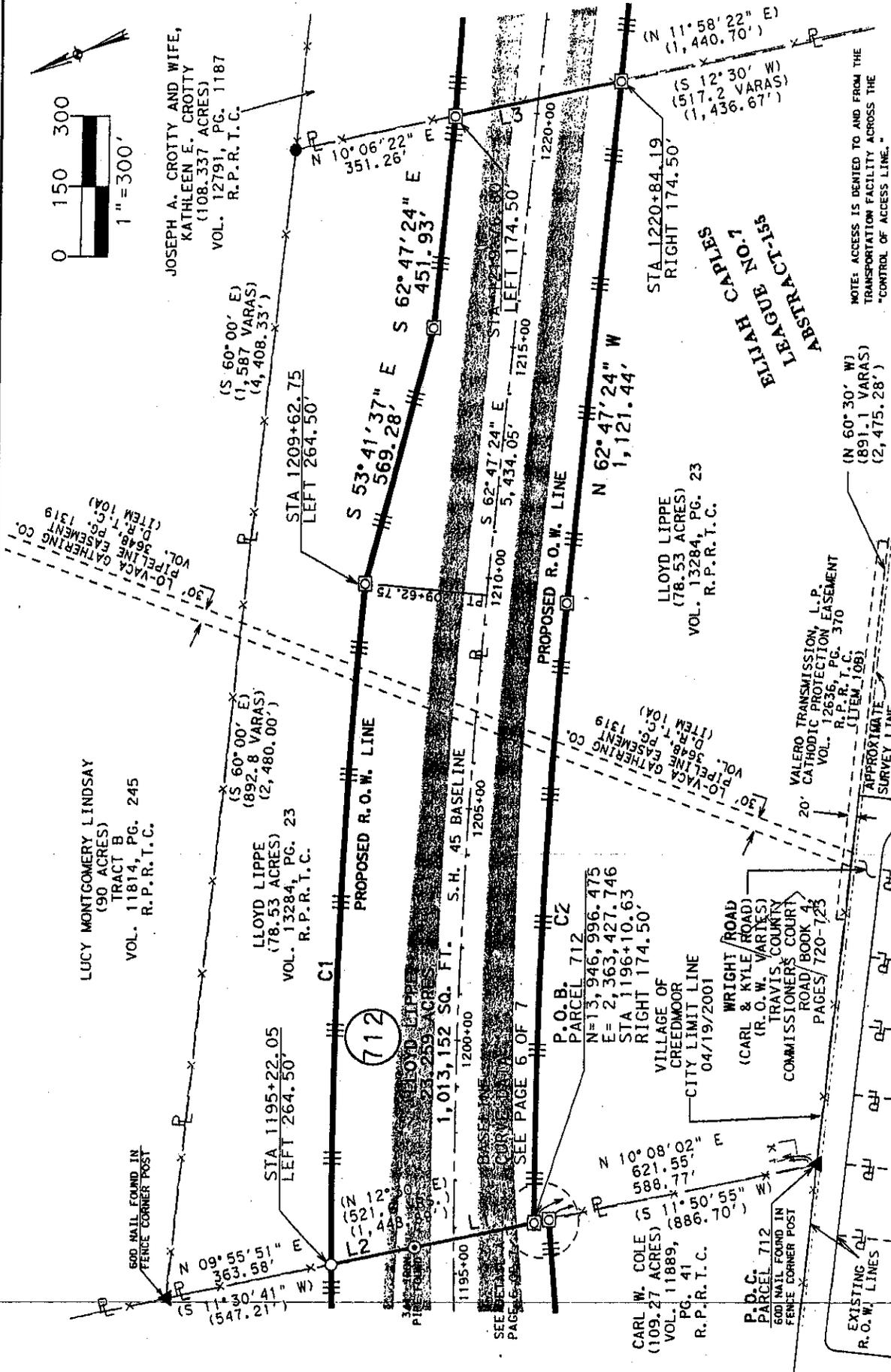
LLOYD LIPPE
(78.53 ACRES)
VOL. 13284, PG. 23
R.P.R.T.C.

ELIASH CARLES
ABSTRACT NO. 7

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

(N 60° 30' W)
(891.1 VARAS)
(2,475.28')

VALERO TRANSMISSION, L.P.
CATHODIC PROTECTION EASEMENT
VOL. 12636, PG. 370
R.P.R.T.C.

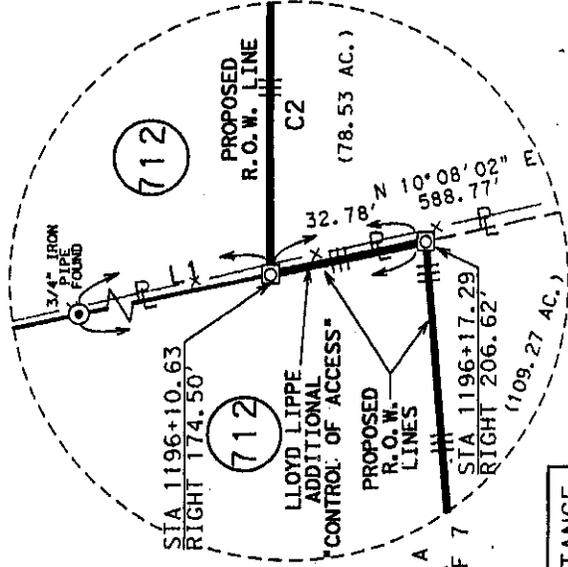


PLAT TO ACCOMPANY PARCEL DESCRIPTION		PROPERTY OF LLOYD LIPPE	
FILE	PROJECT	DISTRICT	
PE712.dgn	STATE HIGHWAY 45	AUS	
SCALE	FEDERAL AID PROJECT NO.	COUNTY	
1" = 300'	MG 2003 (166)	TRAVIS	
	R.O.W. C.S.-J. NO.		
	1200-05-012		

PATE SURVEYORS
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7801 North Capital of Texas Highway
Suite 220 Austin, Texas 78751
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TEXAS
Department of Transportation
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S.H. 45 **B** CURVE DATA
 P. I. STATION 1201+97.36 N 13,946,950.036 E 2,364,040.598
 P. C. STATION 1194+30.44 N 13,947,224.115 E 2,363,324.320
 P. T. STATION 1209+62.75 N 13,946,599.356 E 2,364,722.651
 TANGENT=766.92'
 ARC LENGTH=1,532.32'
 RADIUS=14,000.00'
 DEGREE OF CURVATURE=00°24'33"
 DELTA=06°16'16" RIGHT
 CHORD BEARING=S 65°55'32" E
 CHORD DISTANCE=1,531.55'



LEGEND

T-ROOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
 T-ROOT 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 T-ROOT ALUMINUM CAP SET
 1/2" IRON ROD WITH T-ROOT ALUMINUM CAP, TO BE REPLACED WITH T-ROOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE
 CALCULATED POINT
 600 MAIL 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

P.O.C.
 P.O.B.
 R.O.W.
 ESMT.
 P.U.E.
 D.R.T.C.
 R.P.T.C.
 O.P.R.T.C.
 N.T.S.
 ()

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

DETAIL A
N.T.S.
PAGE 5 OF 7

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 10°08'02" E	264.86'
L2	N 09°55'51" E	183.04'
L3	S 10°06'22" W	365.15'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	05°53'46"	14,264.50'	1,467.91'	S 65°44'17" E	1,467.26'
C2	05°32'01"	13,825.50'	1,335.26'	N 65°33'24" W	1,334.74'

PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF LLOYD LIPPE		PROJECT STATE HIGHWAY 45		DISTRICT AUS
FILE PE712.dgn	SCALE N. T. S.	FEDERAL AID PROJECT NO. MG 2003 (166)	R. O. W. C. S. - J. NO. 1200-05-012	COUNTY TRAVIS

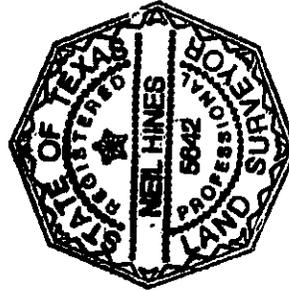
PARCEL NUMBER 712

Texas Department of Transportation
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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.pateseng.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. 4030573 (NO EFFECTIVE DATE GIVEN)
10A. A PIPELINE EASEMENT GRANTED TO LO-VACA GATHERING COMPANY, AS DESCRIBED IN VOL. 3648, PAGE 1319, R.P.R.T.C.
10B. A CATHODIC PROTECTION EASEMENT GRANTED TO VALERO TRANSMISSION, L.P., AS DESCRIBED IN VOL. 12636, PAGE 370, R.P.R.T.C.
10D. TRACT MAY BE SUBJECT TO RIGHTS OF TENANTS AND ASSIGNS, AS TENANTS ONLY, INCLUDING BUT NOT LIMITED TO, RIGHTS HELD BY PHIL LIPPE, AS REFERENCED IN DOCUMENT OF RECORD IN VOL. 12284, PAGE 3309, R.P.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 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

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

17 June 2005

DATE:

ACQUISITION	ACRES	SQUARE FEET
DEED AREA	23.259	1,013,152
REMAINDER AREA (LEFT)	78.53	3,420,767
REMAINDER AREA (RIGHT)	17.59	766,149
	37.68	1,641,466

PLAT TO ACCOMPANY PARCEL DESCRIPTION PROPERTY OF LLOYD LIPPE		PARCEL NUMBER	712
FILE PE712.dgn	PROJECT STATE HIGHWAY 45	DISTRICT AUS	
SCALE N.T.S.	FEDERAL AID PROJECT NO. MG 2003 (166)	COUNTY TRAVIS	
	R.O.W. C.S.J. NO. 1200-05-012		

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PH 512-340-0600 FAX 512-340-0604 www.pateeng.com



Texas Department of Transportation
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County: DALLAS
Highway: L.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 4

BEING a 0.017 acre portion of that certain called 6.0987 acre parcel situated in the Isaiah Park Survey, Abstract No. 1144, being part of Block 6999, in the City of Dallas, Dallas County, Texas, which was conveyed to LBJ Financial Center I, Ltd., as evidenced by the deed recorded in Volume 94188 at Page 621 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 found at the northwest corner of said LBJ Financial Center parcel, lying in the existing southern right-of-way line of Interstate Highway 635; a variable width right-of-way, and the eastern right-of-way line of Noel Road, a variable width right-of-way;

THENCE, along said existing southern right-of-way line of Interstate Highway 635, North 89°20'07" East, a distance of 452.53 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 southern right-of-way line of Interstate Highway 635, North 89°20'07" East, a distance of 216.17 feet to a point being the common northeast corner of said LBJ Financial Center parcel and northwest corner of that certain 2.6121 acre parcel conveyed to 5580 LBJ, Ltd., as evidenced by the deed recorded in Volume 2000231 at Page 2325 of said Deed Records;
2. THENCE, along the common line between said LBJ Financial Center and 5580 LBJ parcels, South 00°31'50" East, a distance of 7.04 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in said new southern right-of-way line of Interstate Highway 635;
3. THENCE, along said new southern right-of-way line of Interstate Highway 635, North 88°47'57" West, a distance of 216.26 feet to the POINT OF BEGINNING; and containing an area of 761 square feet, or 0.017 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 4

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.

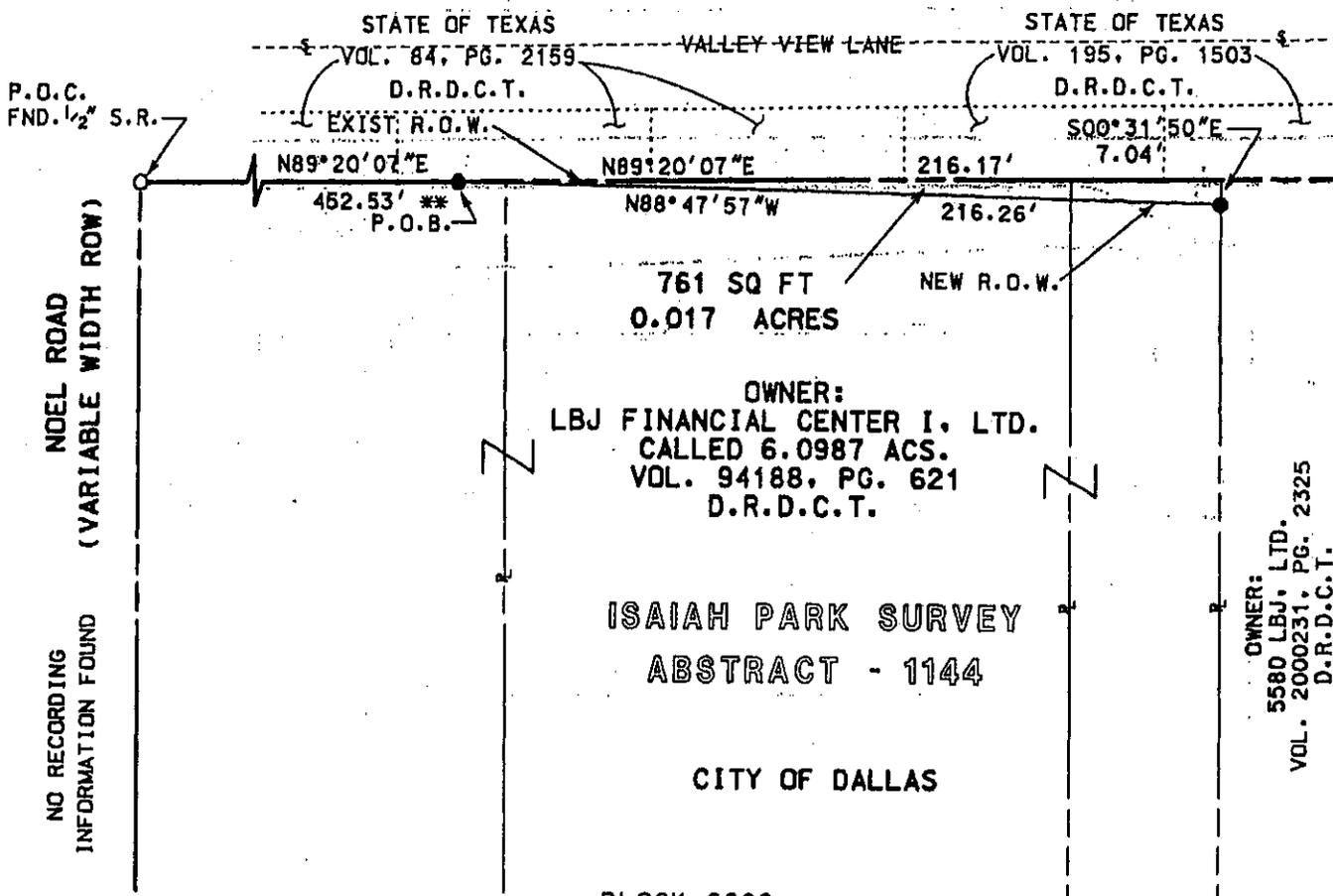
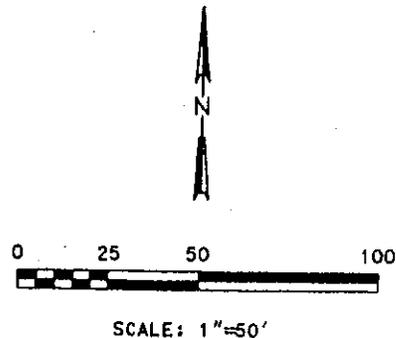
**If destroyed or disturbed during the highway construction project, the monument described in this call may be replaced with a TxDOT Type II Right-of-Way Marker set under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

INTERSTATE HIGHWAY 635
(LBJ FREEWAY)
(VARIABLE WIDTH R.O.W.)

JESSE OVERTON SURVEY
ABSTRACT - 1109

STATE OF TEXAS
VOL. 189, PG. 75
D.R.D.C.T.



NOEL ROAD
(VARIABLE WIDTH ROW)
NO RECORDING
INFORMATION FOUND

OWNER:
5580 LBJ, LTD.
VOL. 2000231, PG. 2325
D.R.D.C.T.

OWNER:
LBJ FINANCIAL CENTER I, LTD.
CALLED 6.0987 ACS.
VOL. 94188, PG. 621
D.R.D.C.T.

ISAIAH PARK SURVEY
ABSTRACT - 1144

CITY OF DALLAS

BLOCK 6999



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

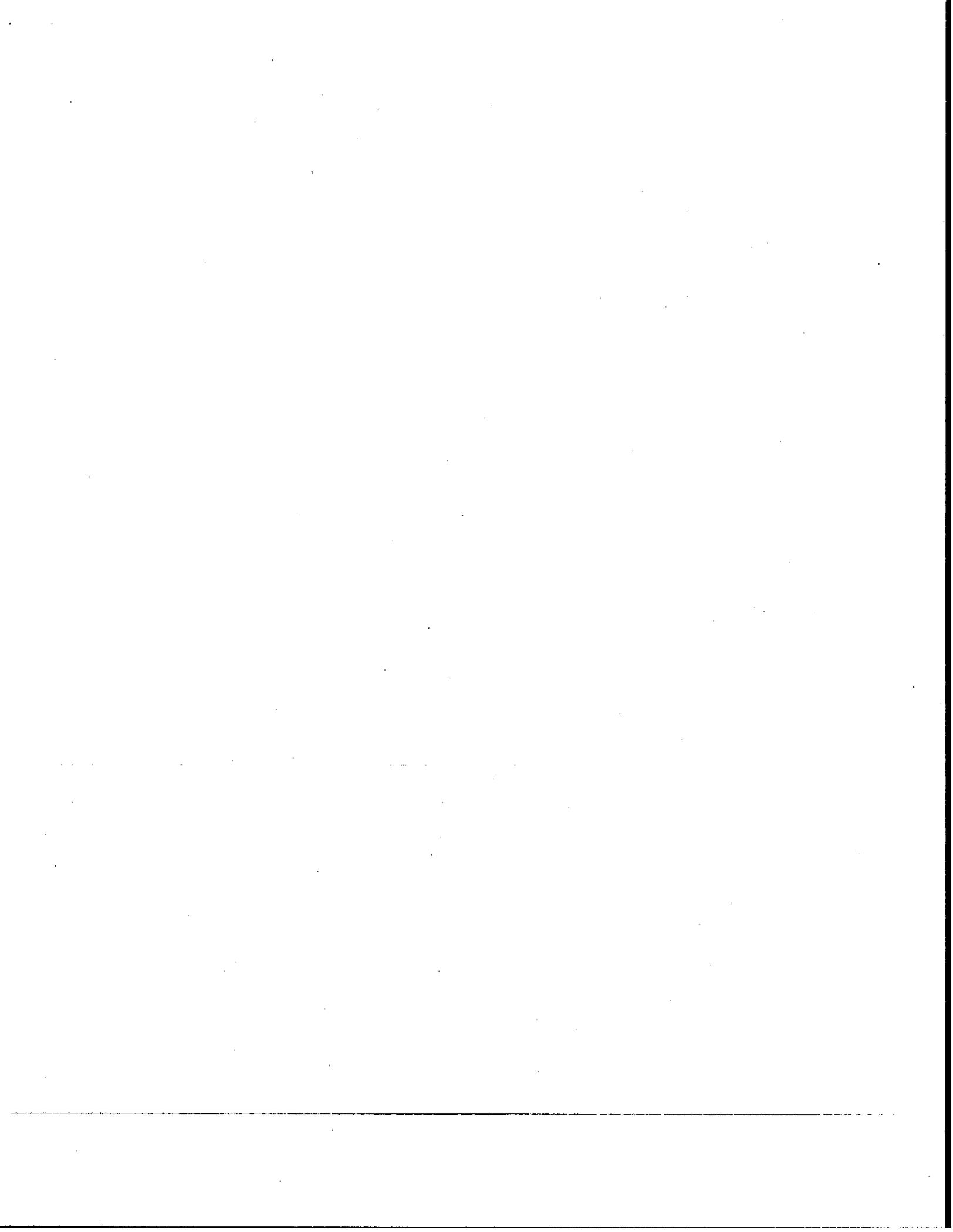
LEGEND

—	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

NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE, SCALE FACTOR: 1.000136508
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	LBJ FINANCIAL CENTER I, LTD. TRACT	DALLAS
PARCEL NO.	DATE	
4	MAY 31 2004	
ROW PARCEL 761 SQ FT 0.017 AC		



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 5

BEING a 0.093 acre portion of that certain called 2.6440 acre parcel situated in the Isaiah Park Survey, Abstract No. 1144 being Lot 1, Block 6999, in the City of Dallas, Dallas County, Texas, which was conveyed to 5580 LBJ, Ltd., as evidenced by the deed recorded in Volume 2000231 at Page 2325 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 southeast corner of said Lot 1, and lying in the existing western right-of-way line of Montfort Drive, a variable width right-of-way;

THENCE, along said existing western right-of-way line, North 00°32'46" West, a distance of 182.08 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner 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 said new southern right-of-way line, North 07°58'11" West, a distance of 89.19 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **
2. THENCE, continuing along said new southern right-of-way line, North 37°23'59" West, a distance of 27.62 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **
3. THENCE, continuing along said new southern right-of-way line, North 71°10'20" West, a distance of 28.09 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **
4. THENCE, continuing along said new southern right-of-way line, South 88°50'55" West, a distance of 337.74 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **
5. THENCE, continuing along said new southern right-of-way line, North 88°47'57" West, a distance of 41.23 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the common line between said Lot 1 and that certain parcel conveyed to LBJ Financial Center I, Ltd., as evidenced by the deed recorded in Volume 94188 at Page 621 of said Deed Records;

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 5

6. THENCE, along said common line, North $00^{\circ}31'50''$ West, a distance of 7.04 feet to a point for corner 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;
7. THENCE, along said existing southern right-of-way line, North $89^{\circ}20'07''$ East, a distance of 284.01 feet to a point for corner;
8. THENCE, continuing along said existing southern right-of-way line, North $87^{\circ}28'50''$ East, a distance of 129.73 feet to a point for corner at the northwestern end of a corner clip line at the intersection of said existing southern right-of-way line of Interstate Highway 635 and said existing western right-of-way line of Montfort Drive, from which a 1/2-inch steel rod found bears North $46^{\circ}30'52''$ West, a distance of 0.38 feet;
9. THENCE, along said corner clip, South $46^{\circ}30'52''$ East, a distance of 20.51 feet to an X cut found in concrete at the southeastern end of said corner clip and lying in said western right-of-way line of Montfort Drive;
10. THENCE, along said western right-of-way line of Montfort Drive, South $00^{\circ}33'50''$ East, a distance of 34.99 feet to a point lying at the beginning of a non-tangent curve to the left having a central angle of $07^{\circ}24'11''$, a radius of 608.00 feet, and a long chord which bears South $04^{\circ}16'18''$ East for a distance of 78.50 feet;
11. THENCE, continuing along said western right-of-way line of Montfort Drive and said curve to the left, an arc distance of 78.56 feet to a point for corner;
12. THENCE, continuing along said western right-of-way line of Montfort Drive, South $00^{\circ}32'46''$ East, a distance of 2.06 feet to the POINT OF BEGINNING; and containing an area of 4,033 square feet, or 0.093 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 5

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.

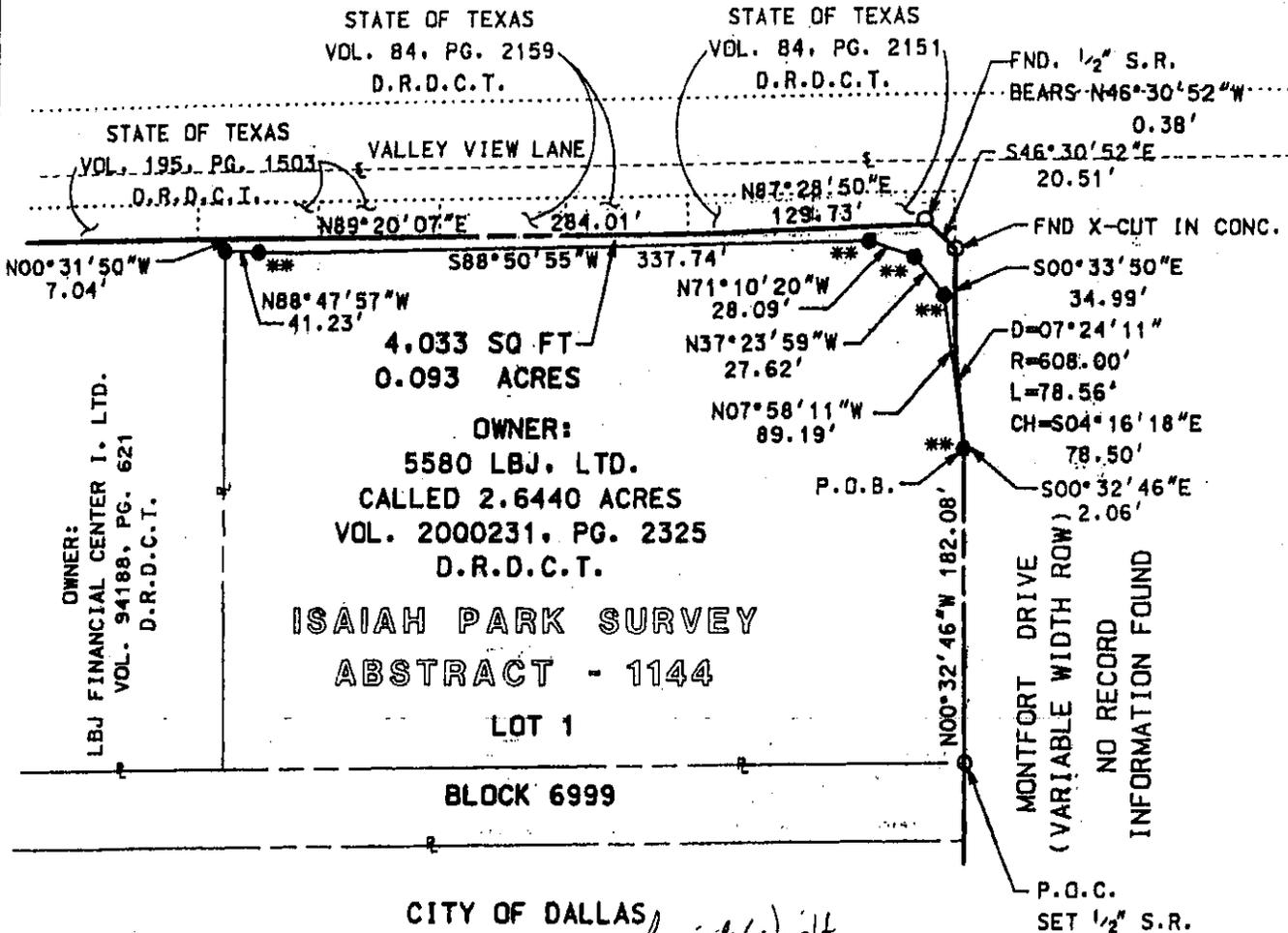
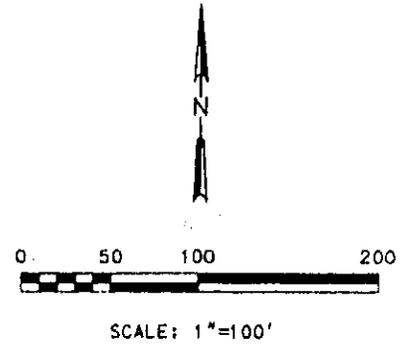
**If destroyed or disturbed during the highway construction project, the monument described in this call may be replaced with a TxDOT Type II Right-of-Way Marker set under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

INTERSTATE HIGHWAY 635
(LBJ FREEWAY)
(VARIABLE WIDTH R.O.W.)

HIRAM WILBURN SURVEY
ABSTRACT NO. 1567

STATE OF TEXAS
VOL. 189, PG. 75
D.R.D.C.T.



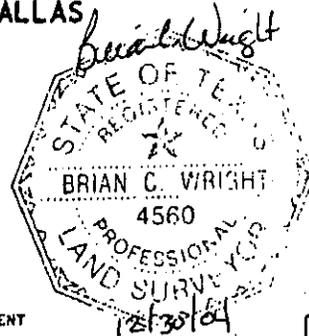
OWNER:
LBJ FINANCIAL CENTER I. LTD.
VOL. 94188, PG. 621
D.R.D.C.T.

OWNER:
5580 LBJ, LTD.
CALLED 2.6440 ACRES
VOL. 2000231, PG. 2325
D.R.D.C.T.

ISAIAH PARK SURVEY
ABSTRACT - 1144
LOT 1

BLOCK 6999

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 | --- | 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 |

NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000138806
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 4 OF 4

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	5580 LBJ, LTD. TRACT	DALLAS
PARCEL NO.	DATE	
5	MAY 31 2004	
ROW PARCEL	4.033 SQ FT	0.093 AC

County: DALLAS

Highway: I.H. 635

Project Limits: From: North Dallas Tollway

May 31, 2004

To: Hillcrest Road

ROW CSJ: 2374-01-150

ACCT: 9118-01-037

Legal Land Description for Parcel 11

BEING a 0.147 acre portion of that certain called 7.6417 acre parcel situated in the Isaiah Park Survey, Abstract No. 1144, in the City of Dallas, Dallas County, Texas, being Lots 1 and 2, 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 the Map Records of Dallas County, Texas, which was conveyed to Merit 99 Office Portfolio LP, as evidenced by the deed recorded in Volume 99118 at Page 8747 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 for the southeast corner of Goldwaite Drive, a 53 foot wide right-of-way, also being an ell corner in the western line of said Lot 2;

THENCE, along the existing eastern right-of-way line of said Goldwaite Drive, North 00°34'32" West, a distance of 184.17 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°34'32" West, a distance of 15.58 feet to a found TxDOT monument lying in the existing southern right-of-way line of Interstate Highway 635, a variable width right-of-way;
2. THENCE, along said existing southern right-of-way line, North 89°19'28" East, a distance of 462.83 feet to a point for corner at the northeast corner of said Lot 1 and northwest corner of that certain parcel conveyed to Valley View MOB, as evidenced by the deed recorded in Volume 91180 at Page 2002 of said Deed Records, from which a 1/2-inch steel rod found bears North 00°32'18" West, a distance of 2.00 feet;
3. THENCE, along the common line between said Lot 1 and Valley View MOB parcel, South 00°32'18" East, a distance of 13.06 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in said new southern right-of-way line of Interstate Highway 635, at the beginning of a non-tangent curve to the left having a central angle of 01°10'08", a radius of 5560.69 feet, and a long chord which bears South 89°27'13" West for a distance of 113.43 feet;
4. THENCE, along said new southern right-of-way line and said curve to the left, an arc distance of 113.43 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner; **

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 11

5. THENCE, continuing along said new southern right-of-way line, South 88°52'09" West, a distance of 349.41 feet to the POINT OF BEGINNING; and containing an area of 6,405 square feet, or 0.147 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.

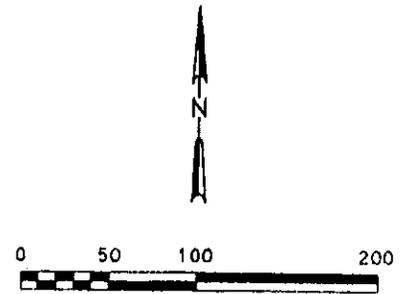
**If destroyed or disturbed during the highway construction project, the monument described in this call may be replaced with a TxDOT Type II Right-of-Way Marker set under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

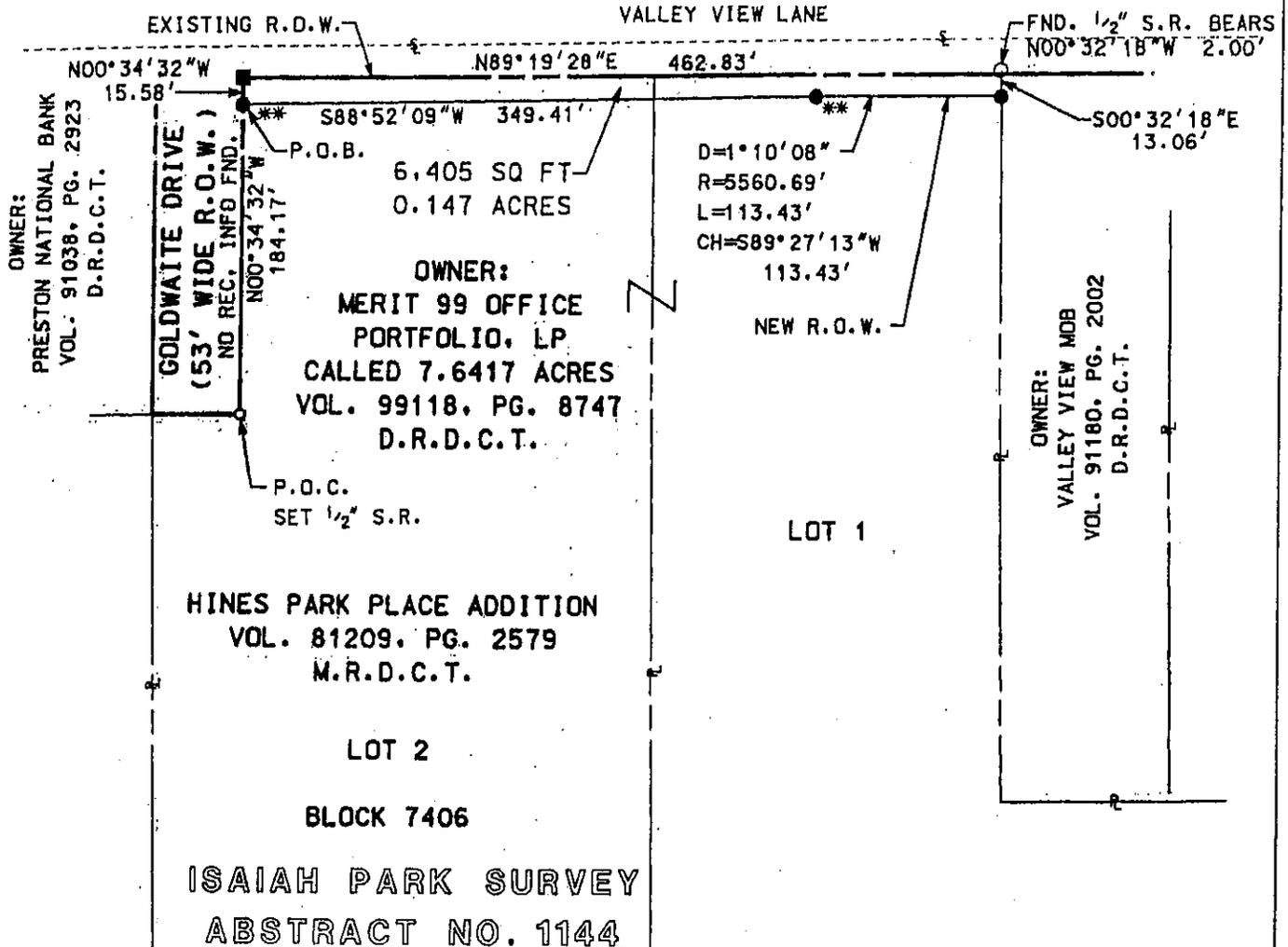
HIRAM WILBURN SURVEY
ABSTRACT NO. 1567

CITY OF DALLAS
STATE OF TEXAS
VOL. 189, PG. 75
D.R.D.C.T.

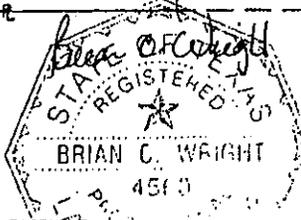
INTERSTATE HIGHWAY 635
(LBJ FREEWAY)
(VARIABLE WIDTH R.O.W.)



SCALE: 1"=100'



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: 1.000138506

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

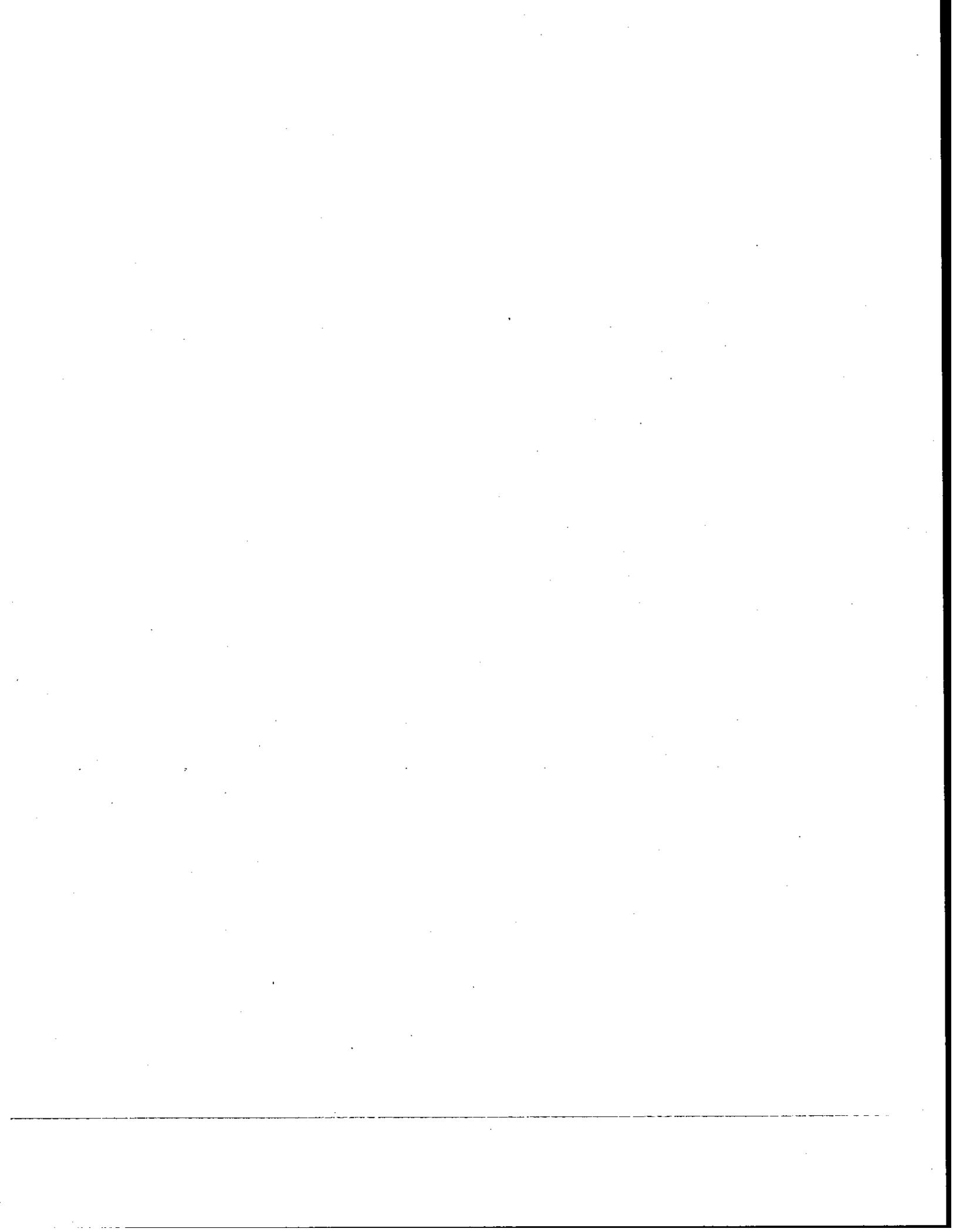
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

LEGEND

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

PAGE: 3 OF 3

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY MERIT 99 OFFICE PORTFOLIO, LP TRACT	COUNTY DALLAS
PARCEL NO. 11	INTERSTATE HIGHWAY 635 ROW CSJ: 2374-01-150	DATE MAY 31 2004
ROW PARCEL	6,405 SQ FT	0.147 AC



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 35

BEING a 0.019 acre portion of that certain 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 12/7446 of the 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 David Albert & John M. Davies, as evidenced by the deed recorded in Volume 75221 at Page 299 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 for the southeast corner of said Lot 1 and the southwest corner of Lot 2 of said Block 12/7446;

THENCE, along the common line between said Lots 1 and 2, North 02°07'18" West, a distance of 121.70 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, along said new southern right-of-way line, South 89°25'48" West, a distance of 78.97 feet to a 5/8-inch steel rod with TxDOT aluminum cap set for corner lying in the existing southern right-of-way line of Interstate Highway 635, a variable width right-of-way, said point being the beginning of a non-tangent curve to the right having a central angle of 07°53'04", a radius of 587.95 feet, and a long chord which bears North 75°24'19" East for a distance of 80.84 feet; **
2. THENCE, along said existing southern right-of-way line and said curve to the right, an arc distance of 80.91 feet to a 5/8-inch steel rod found for the northeast corner of said Lot 1 and northwest corner of said Lot 2;
3. THENCE, along said common line between Lots 1 and 2, South 02°07'18" East, a distance of 19.60 feet to the POINT OF BEGINNING and containing an area of 849 square feet, or 0.019 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 35

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.~~

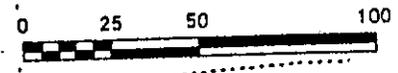
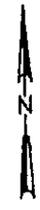
Access is allowed to the highway facility from the adjacent property.

ALLEY
INTERSTATE HIGHWAY 635
(LBJ FREEWAY)
(VARIABLE WIDTH R.O.W.)
STATE OF TEXAS
VOL. 401, PG. 883
C.C.R.D.C.T.

MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1032

STATE OF TEXAS
VOL. 401, PG. 883
C.C.R.D.C.T.

STATE OF TEXAS
VOL. 401, PG. 883
C.C.R.D.C.T.



SCALE: 1"=50'

CITY OF DALLAS

HUFFINES HILL ROAD

D=07°53'04"
R=587.95'
L=80.91'
CH=N75°24'19"E
80.84'

FND 5/8" S.R.

EXIST R.O.W.

S02°07'18"E
19.60'

** 589°25'48"W
78.97'
849 SQ. FT.
0.019 ACRES

P.O.B.
NEW R.O.W.

LOT 1

LOT 2

BLCK 12/7446
OWNER:
DAVID ALBERT &
JOHN M. DAVIES
VOL. 75221, PG. 299
D.R.D.C.T.

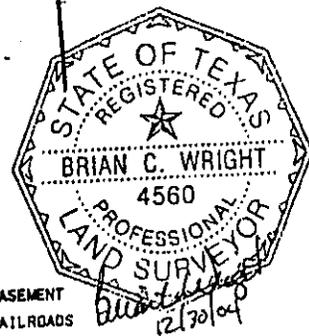
OWNER:
SAID NASSER
VOL. 2001008 PG. 7944
D.R.D.C.T.

HUFFINES HILL ADDITION
SECOND INSTALLMENT
VOL. 21, PG. 9
M.R.D.C.T.

P.O.C.
SET 1/2" S.R.

CRIM DRIVE
(50' WIDE R.O.W.)
(NO RECORD INFO)

THOMAS DYKES SURVEY
ABSTRACT NO. 405



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

NOTES:

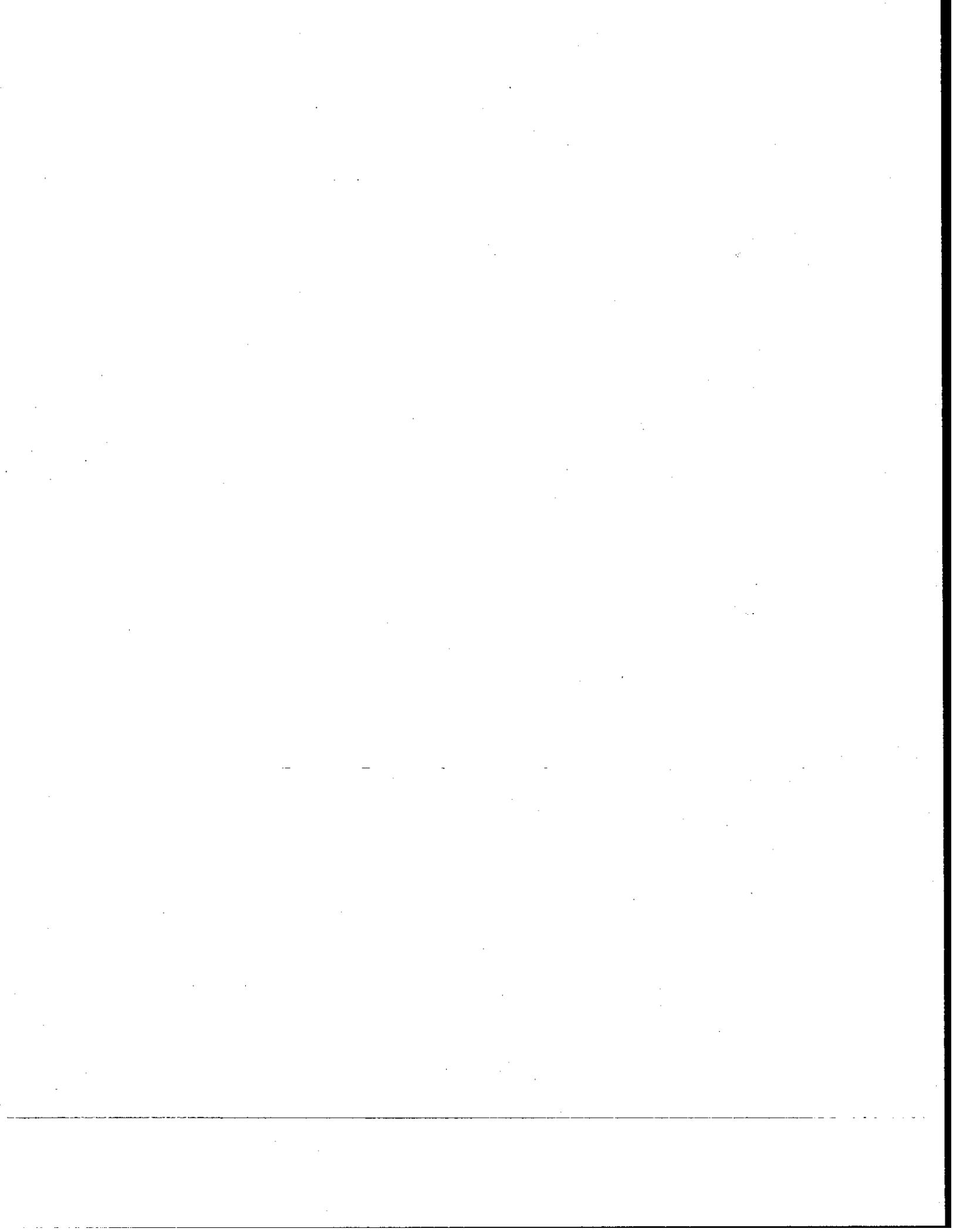
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000136504

A LEGAL DESCRIPTION OF EACH 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 OF DAVID ALBERT & JOHN M. DAVIES	COUNTY DALLAS
PARCEL NO. 35	TRACT INTERSTATE HIGHWAY 635 ROW CS: 2374-01-150	DATE MAY 31 2004
ROW PARCEL 849 SQ FT 0.019 AC		



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

April 9, 2004

Description for Parcel 41

BEING a 2,122 square feet tract of land, more or less, in the T.D. Sackett Survey, Abstract No. 1362, Dallas County, Texas, and being part of Lot 23R, Block 5 of a Correction Plat, Casa View Heights No. 17, Lot 22-R, 23-R and 23-RA, Block 5, an addition to the City of Mesquite, as recorded in Volume 99157, Page 93 of the Deed Records of Dallas County, Texas and also being a part of that tract as conveyed to Todd Willis as recorded in Volume 2003232, Page 9163, of the Deed Records of Dallas County, Texas, said 2,122 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of said Todd Willis tract, said point also being an interior ell corner of a tract as conveyed to Brenda Jordan as recorded in Volume 99039, Page 385, of said Deed Records;

THENCE South 29 degrees 59 minutes 04 seconds East, along the common line of said Brenda Jordan tract and said Todd Willis tract, a distance of 138.62 feet to a PK nail set for corner on the new right of way line of I.H. 30 and being the POINT OF BEGINNING;

- 1) THENCE along the new right of way line of I.H. 30 and a curve to the left having a central angle of 00 degrees 27 minutes 18 seconds, a radius of 11,335.63 feet, a chord distance of 90.01 feet that bears North 59 degrees 05 minutes 33 seconds East, around said curve an arc distance of 90.02 feet to a PK nail set for corner on the common line of said Todd Willis tract and said Brenda Jordan tract;
- 2) THENCE South 29 degrees 59 minutes 04 seconds East, along said common line a distance of 24.25 feet to the southeast corner of said Todd Willis tract and also being a corner of said Brenda Jordan tract and being on the existing right of way line of I.H. 30;
- 3) THENCE South 60 degrees 00 minutes 53 seconds West, along the existing right of way line of I.H. 30, a distance of 90.00 feet to the southwest corner of said Todd Willis tract, and being a corner of said Brenda Jordan tract;
- 4) THENCE North 29 degrees 59 minutes 04 seconds West, along the common line of said Todd Willis tract and said Brenda Jordan tract, leaving the existing right of way line of I.H. 30, a distance of 22.80 feet to the POINT OF BEGINNING and containing 2,122 square feet [0.0487 ac.] of land, more or less.

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

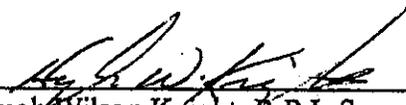
April 9, 2004

Description for Parcel 41

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.
Texas Registration No. 4872

4-9-04
Date

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

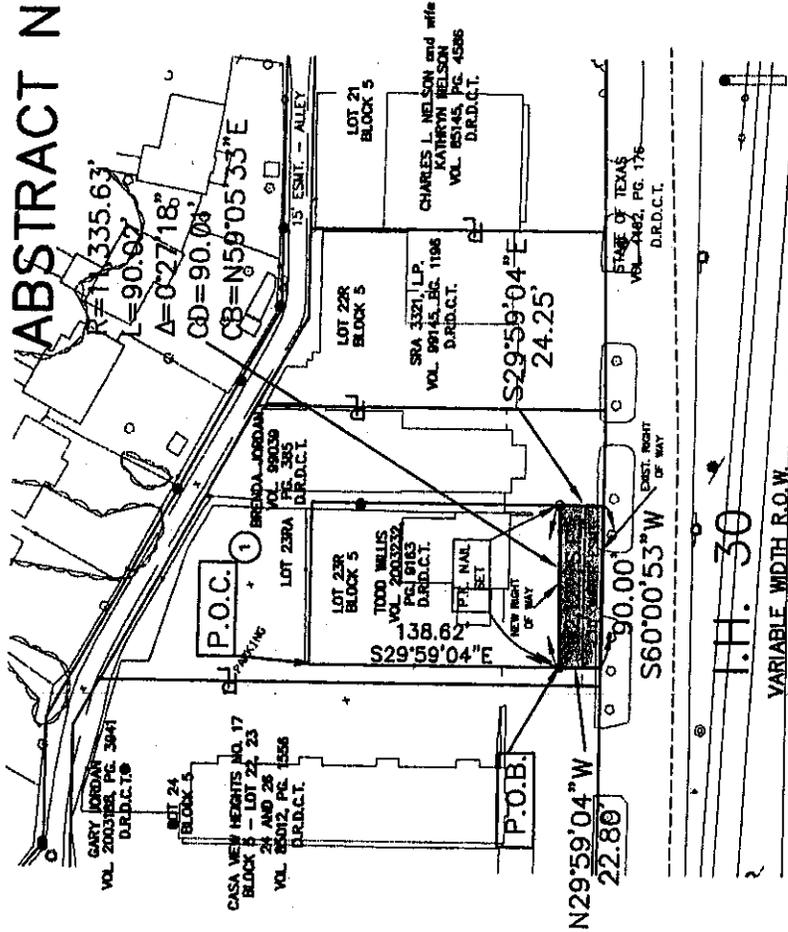


EXHIBIT "A"
Page 3 of 3

T.D. SACKETT SURVEY
ABSTRACT NO. 1362

CITY OF
MESQUITE

1 BRENDA JORDAN
VOL. 200326, PG. 345
D.R.D.C.T.
CORRECTION PLAT
CASA NUEVA HEIGHTS NO. 17
LOTS 22R, 23R AND 23RA, BLOCK 5
VOL. 89157, PG. 83
D.R.D.C.T.



LEGEND

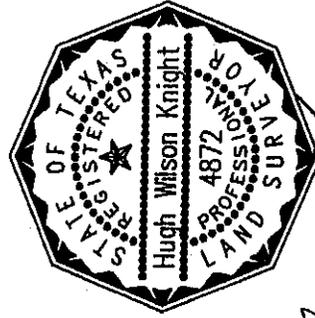
- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- TADPOD ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- ⊙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



A PLAT OF A SURVEY
PARCEL 41
FOR I.H. 30
A 2,122 SQ. FT., (0.0487 AC.)
TRACT OF LAND IN THE
T.D. SACKETT SURVEY
ABSTRACT NO. 1362
CITY OF MESQUITE
DALLAS COUNTY, TEXAS
APRIL 9, 2004
ACCOUNT: 9118-01-036

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 ADJ) CURRIR CENTRAL ZONE. ALL DISTANCES AND COURSES SHOWN ARE SURFACE AND MAY BE CORRECTED TO GRID BY ORDERING BY TADPOD CONVERSION FACTOR OF 1.000135508.

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



Hugh Wilson Knight
HUGH WILSON KNIGHT
R.P.L.S. NO. 4872
DATE

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

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 8

BEING A 393 SQUARE FEET PARCEL OF LAND IN THE W.W. KEEN SURVEY, ABSTRACT NUMBER 740, DALLAS COUNTY, TEXAS, BEING PART OF LOT 2 OF TXI ADDITION, AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 81250, PAGE 2711, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT), AND BEING OUT OF A TRACT OF LAND AS DEEDED TO TXI AND RECORDED IN VOLUME 98087, PAGE 8888, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found for the southwest corner of TXI, being the northwest corner of Lot 1 of Brown Subdivision, an addition to the City of Garland as recorded in Volume 76048, Page 0365, PRDCT, and being on the east line of the Right of Way for the K.C.S. Railroad;

THENCE North 89°00'02" East, with the north line of Lot 1, being the south line of said TXI tract, a distance of 390.17 feet to an "X" cut set on the new R.O.W. line to mark the POINT OF BEGINNING;

1. THENCE North 01°04'25" West, departing said common line and crossing said TXI tract with said new R.O.W. line, a distance of 9.30 feet to an "X" cut set to mark the point; **
2. THENCE North 01°58'39" East, with said new R.O.W. line, a distance of 113.22 feet to a point on the east line of said TXI tract, being the west line of the Right of Way for Shiloh Road; **
3. THENCE South 01°02'41" East, with said Right of Way, a distance of 122.37 feet to a point being the southeast corner of said TXI tract;
4. THENCE South 89°00'02" West, with the line common to said TXI tract and Brown Subdivision, a distance of 5.96 feet to the POINT OF BEGINNING, and containing 393 square feet (0.0090 acre) of land.

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

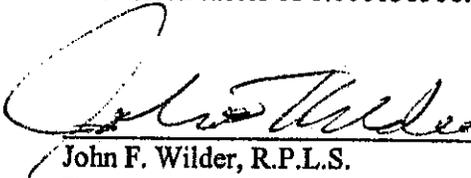
July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 8

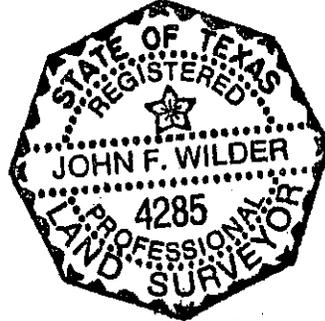
**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional surveyor, either employed or retained by TxDOT.

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

 07-28-04
Date

John F. Wilder, R.P.L.S.
Texas Registration No. 4285

BW2 Engineers, Inc.
1919 South Shiloh Road, Suite 500
Garland, TX 75042

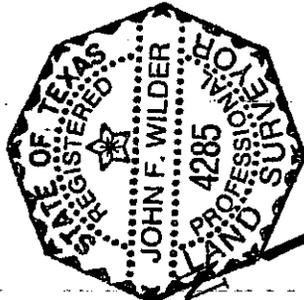


W.W. KEEN SURVEY
ABSTRACT NUMBER 740

LOT 2
TXI ADDITION
VOL. 81250, PG. 2711

LINE TABLE

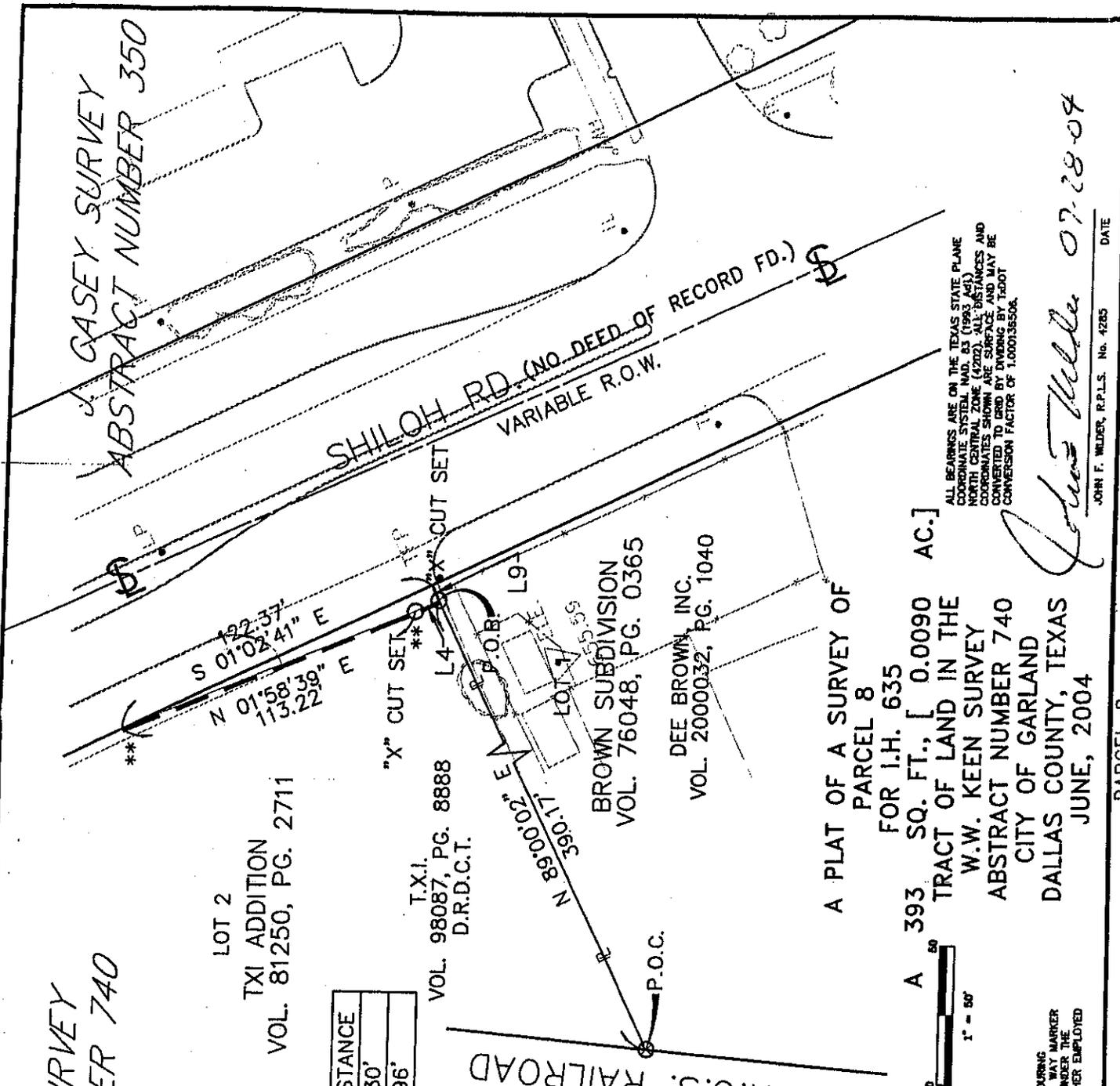
NUMBER	DIRECTION	DISTANCE
L4	N 01°04'25" W	9.30'
L9	S 89°00'02" W	5.96'



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- F/W = FROM WHICH
- ⊕ = IRON ROD FOUND UNLESS OTHERWISE NOTED
- = TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = TADOT MONUMENT FOUND

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



A PLAT OF A SURVEY OF
PARCEL 8
FOR I.H. 635
SQ. FT., [0.0090 AC.]
TRACT OF LAND IN THE
W.W. KEEN SURVEY
ABSTRACT NUMBER 740
CITY OF GARLAND
DALLAS COUNTY, TEXAS
JUNE, 2004

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 AGI),
SOUTH CENTRAL ZONE (4202). ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONSIDERED TO BE ON A HORIZONTAL PLANE.
CONVERSION FACTOR OF 1.00036506.

John F. Wilder
DATE 07-28-09

JOHN F. WILDER, R.P.L.S. No. 4285

Parcel 8

I.H. 635

CSJ 2374-02-116

Dallas County

Limits: From West of AT&SF RR

To Oates Drive

Access Clause

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

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
 To Oates Drive
CSJ: 2374-02-116
Account: 9118-01-035

July 15, 2004

Description for Parcel 13 Part 1

BEING A 172 SQUARE FEET PARCEL OF LAND OUT OF THE J. CASEY SURVEY, ABSTRACT NO. 350, DALLAS COUNTY, TEXAS, BEING OUT OF LOT 1, BENNIGAN'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 84148, PAGE 6032 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT) BEING PART OF A TRACT OF LAND AS DEEDED TO McCOY FAMILY TRUST, AND RECORDED IN VOLUME 84204, PAGE 1737, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a half inch iron rod found marking the southwest corner of said Lot 1, being on the north line of the Right of Way for Northwest Highway, and being on the east line of the curving Right of Way for Shiloh Road, said curve to the right, having a radius of 5267.66 feet;

THENCE with the line common to Lot 1 and said curving Right of Way, through a central angle of $02^{\circ}56'29''$, an arc distance of 270.41 feet, and having a chord which bears North $00^{\circ}26'42''$ East, a distance of 270.38 feet to a Mag Nail set to mark the POINT OF BEGINNING; **

1. THENCE continue with said curving common line, through a central angle of $00^{\circ}13'31''$, an arc distance of 20.72 feet, and having a chord which bears North $02^{\circ}01'42''$ East, a distance of 20.72 feet to a point of tangent;
2. THENCE North $02^{\circ}08'27''$ East, continue with said common line, a distance of 63.50 feet to a half inch iron rod found marking the northwest corner of Lot 1, being on the east line of the Right of Way for Shiloh Road, and being the southwest corner of a remainder tract of land as deeded to Bromac Corporation and recorded in Volume 4459, Page 586, DRDCT;
3. THENCE South $54^{\circ}05'33''$ East, with the line common to Lot 1 and said Bromac tract, a distance of 4.89 feet to a TxDOT monument set on the new R.O.W. line;
4. THENCE South $04^{\circ}57'57''$ West, departing said common line and crossing Lot 1 with said new R.O.W. line, a distance of 81.61 feet to the POINT OF BEGINNING, and containing 172 square feet (0.0040 acre) of land.

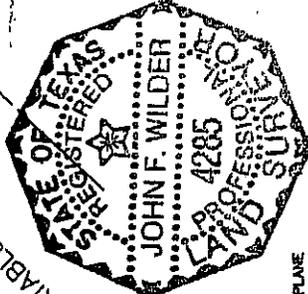
J. CASEY SURVEY
ABSTRACT NUMBER 350

CURVE TABLE

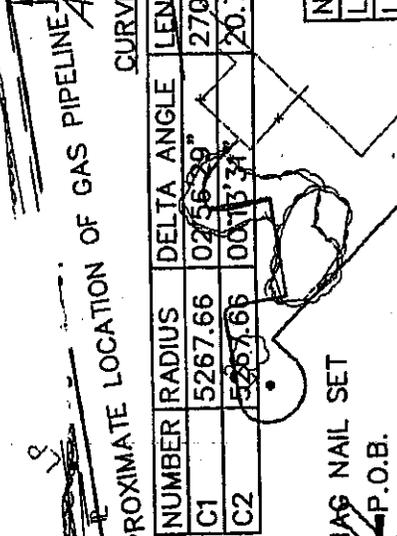
NUMBER	RADIUS	DELTA ANGLE	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	5267.66	02°56'29"	270.41	N 00°26'42" E	270.38 S
C2	5267.66	00°13'31"	20.72	N 02°01'42" E	20.72

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L4	S 54°05'33" E	4.89
L7	N 02°08'27" E	63.50
L8	S 04°57'57" W	81.61



ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM AS (1983) AND
NORTH ARCTIC GRID (NAD83). ALL DISTANCES AND
NORTH ARCTIC GRID SURFACE ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TAQOT
CONVERSION FACTOR OF 1.000134506.



LOT 1
BENNIGAN'S ADDITION
VOL. 84148, PG. 6032

MCCOY FAMILY TRUST
VOL. 84204, PG. 1737
D.P.C.T.
CALLED 2.00 ACRES
DALLAS
BLOCK 8047

A PLAT OF A SURVEY OF
PARCEL 13 PART 1
FOR I.H. 635
A 172 SQ. FT., [0.0040 AC.]
TRACT OF LAND IN THE
J. CASEY SURVEY
ABSTRACT NUMBER 350
CITY OF DALLAS
DALLAS COUNTY, TEXAS
JUNE, 2004

John F. Wilder
DATE

ACCT: 9118-01-035

OMAC CORPORATION
VOL. 4459, PG. 580
CALLED 1.10 ACRES
DRAINAGE EASEMENT
VOL. 653 PG. 55

SHILOH ROAD (NO DEED OF RECORD FD.)
VARIABLE R.O.W.

W.W. KEEN SURVEY
ABSTRACT NUMBER 740

LEGEND

- STRING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXPOSED RIGHT OF WAY LINE
- PROPERTY LINE
- DRIVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- CROSS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- FROM WHICH
- IRON ROD FOUND UNLESS OTHERWISE NOTED
- TAQOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- TAQOT MONUMENT FOUND

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

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 13 Part 2

BEING A 268 SQUARE FEET PARCEL OF LAND OUT OF THE J. CASEY SURVEY, ABSTRACT NO. 350, DALLAS COUNTY, TEXAS, BEING OUT OF LOT 1, BENNIGAN'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 84148, PAGE 6032 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT) BEING PART OF A TRACT OF LAND AS DEEDED TO McCOY FAMILY TRUST, AND RECORDED IN VOLUME 84204, PAGE 1737, DRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a half inch iron rod found marking the southwest corner of said Lot 1, being on the north line of the Right of Way for Northwest Highway, and being on the east line of the curving Right of Way for Shiloh Road;

THENCE North 89°22'27" East, with the line common to Lot 1 and the Right of Way for Northwest Highway, a distance of 396.13 feet to a TxDOT monument set to mark the POINT OF BEGINNING; **

1. THENCE North 85°21'12" East, departing said common line and crossing Lot 1 along the new R.O.W. line, a distance of 83.68 feet to a TxDOT monument set on the east line of Lot 1, being the west line of a remainder tract of land as deeded to Bromac Corporation and recorded in Volume 4459, Page 586, DRDCT;
2. THENCE South 54°05'33" East, with the line common to Lot 1 and said Bromac tract, a distance of 9.86 feet to a point being the southeast corner of Lot 1, being on the south line of said Bromac remainder tract, and being on the north line of the Right of Way for Northwest Highway;
3. THENCE South 89°22'27" West, with the line common to Lot 1 and said Right of Way, a distance of 91.39 feet to the POINT OF BEGINNING, and containing 268 square feet (0.0062 acre) of land.

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

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 13 Part 2

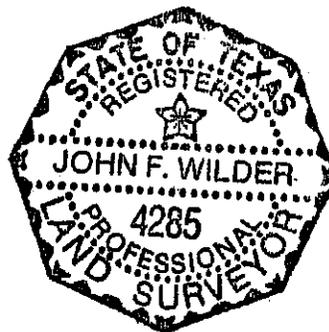
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

John F. Wilder 07-28-04

John F. Wilder, R.P.L.S.
Texas Registration No. 4285

Date

BW2 Engineers, Inc.
1919 South Shiloh Road, Suite 500
Garland, TX 75042



J. CASEY SURVEY
BSTRACT NUMBER 350

TEXAS UTILITIES ELECTRIC COPORATION

TEXAS UTILITIES ELECT. CORP.
PER TAX RECORDS
CALLED 2.35 ACRES

STATE OF TEXAS
DRAINAGE EASEMENT
VOL. 653, PG. 55

BROMAC CORPORATION
VOL. 4459, PG. 588
OBSOLETE CALLED 1.10 ACRES

MBER	DIRECTION	DISTANCE
5	N 85°21'12" E	83.68'
7	S 54°05'33" E	9.86'
3	S 89°22'27" W	91.39' &

APPROXIMATE LOCATION OF GAS PIPELINE

DALLAS
MCCOY FAMILY TRUST
VOL. 84204, PG. 1737
D.R.D.C.T.
CALLED 2.00 ACRES
LOT 1

BENNIGAN'S ADDITION
VOL. 84148, PG. 6032

SHILOH RD.
DEED OF RECORD
VARIABLE R.O.W. FD.)

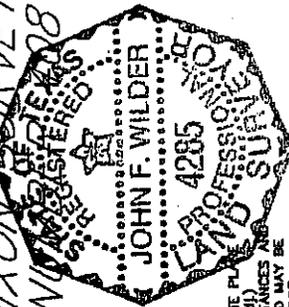
LEGEND

- ISING ROADWAY RIGHT OF
- BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPERTY LINE
- DRIVEY LINE
- EASING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- FROM WHICH
- IRON ROD FOUND UNLESS OTHERWISE NOTED
- TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH
- IRON ROD UNLESS OTHERWISE NOTED
- TADOT MONUMENT FOUND
- HE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING
- CONSTRUCTION, MAY BE REPLACED WITH A TADOT 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 TADOT.

A PLAT OF A SURVEY OF
PARCEL 13 PART 2
FOR I.H. 635
A 268 SQ. FT., [0.0062 AC.]
TRACT OF LAND IN THE
J. CASEY SURVEY
ABSTRACT NUMBER 350
CITY OF DALLAS
DALLAS COUNTY, TEXAS
JUNE, 2004



SOLOMON DIXON SURVEY
ABSTRACT NUMBER 350



ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD, 83 (1983 ADJ.)
NORTH CENTRAL ZONE (4202). ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TADOT
CONVERSION FACTOR OF 1.000136506.

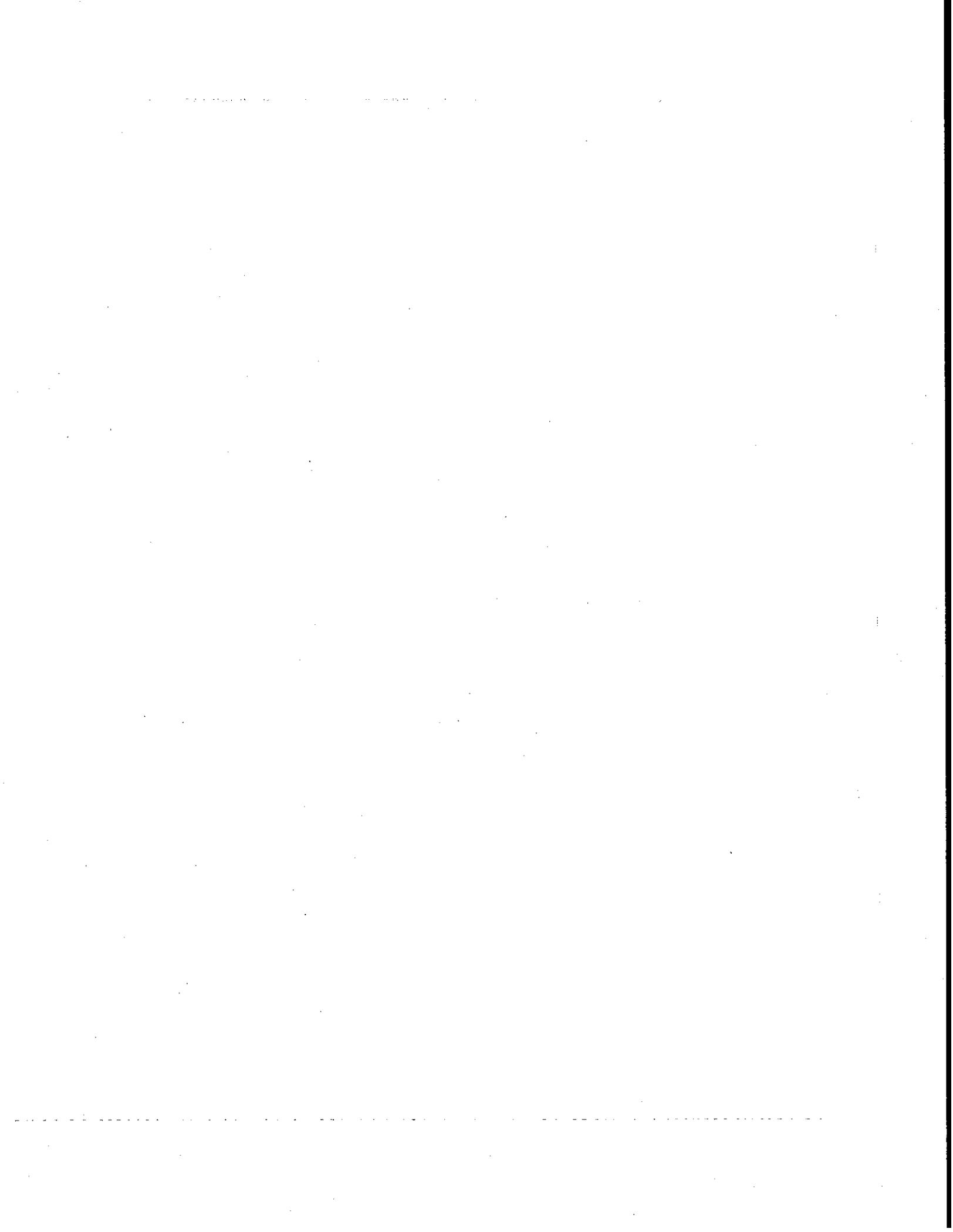
John F. Wilder
DATE 07-28-04

JOHN F. WILDER, R.P.L.S. No. 4285

Parcel 13
I.H. 635
CSJ 2374-02-116
Dallas County
Limits: From West of AT&SF RR
To Oates Drive

Access Clause

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



County: Dallas

Highway: IH 635

July 15, 2004

Project Limits: From West of AT&SF RR
To Oates Drive

CSJ: 2374-02-116

Account: 9118-01-035

Description for Parcel 14 Part 1

BEING A 325 SQUARE FEET PARCEL OF LAND OUT OF THE J. CASEY SURVEY, ABSTRACT NO. 350, DALLAS COUNTY, TEXAS, BEING PART OF A REMAINDER TRACT OF LAND AS DEEDED TO BROMAC CORPORATION, AND RECORDED IN VOLUME 4459, PAGE 586, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a point of intersection on the north line of a Texas Utilities Electric Corporation (TU) tract, being on the south line of the Right of Way for IH-635, from which point a found TxDOT monument bears South 20°50'10" West, a distance of 0.78 feet;

THENCE North 89°55'33" West, with the line common to said TU tract and said Right of Way and along an existing Control of Access line, a distance of 53.30 feet to a point, being the northwest corner of said TU tract, and being on the east line of the Right of Way for Shiloh Road;

THENCE South 02°09'06" West, with the line common to said TU tract and said Right of Way, a distance of 125.10 feet to a point being the southwest corner of said TU tract, being on the north line of said Bromac Remainder tract, and being a southeast corner of said Right of Way;

THENCE North 89°55'36" West, with the line common to said Bromac remainder tract and said Right of Way, a distance of 16.62 feet to a point on the new R.O.W. line and in a creek, being the POINT OF BEGINNING;

1. THENCE South 02°06'15" West, departing said common line and crossing said Bromac remainder tract and with said new R.O.W. line, a distance of 35.48 feet to a TxDOT monument set to mark the point; **
2. THENCE South 04°57'57" West, with said new R.O.W. line, a distance of 29.26 feet to a TxDOT monument set to mark the point on the south line of said Bromac tract, being the north line of Lot 1, Bennigan's Addition, an addition to the City of Dallas as recorded in Volume 84148, Page 6032, DRDCT;
3. THENCE North 54°05'33" West, with the line common to said Bromac remainder tract and Lot 1, a distance of 4.89 feet to a half inch iron rod found for the southwest corner of said Bromac tract, being the northwest corner of Lot 1, and being on the east line of the Right of Way for Shiloh Road;

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 14 Part 1

4. THENCE North $02^{\circ}14'34''$ East, with the line common to said Bromac tract and said Right of Way, a distance of 61.79 feet to a point being the northwest corner of said Bromac tract and being an interior ell corner of said Right of Way;
5. ~~THENCE South $89^{\circ}55'36''$ East, with the line common to said Bromac tract and said Right of Way, a distance of 5.38 feet to the POINT OF BEGINNING, and containing 325 square feet (0.0075 acre) of land.~~

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

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

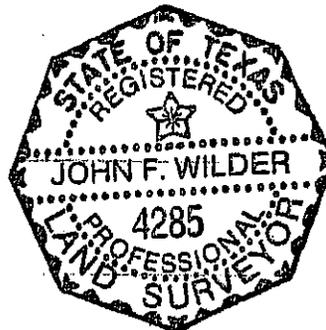
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

 07-28-04

John F. Wilder, R.P.L.S.
Texas Registration No. 4285

Date

BW2 Engineers, Inc.
1919 South Shiloh Road, Suite 500
Garland, TX 75042



I.H. 635 CC# 50019-A, PG. 55

(VARIABLE R.O.W.)

J. CASEY SURVEY
ABSTRACT NUMBER 350

NUMBER	DIRECTION	DISTANCE
L1	N 89°55'36" W	16.62'
L2	S 89°55'36" E	5.38'
L3	N 02°14'34" E	61.79'
L4	N 54°05'33" W	4.89'
L5	S 04°57'57" W	29.26'
L6	S 02°06'15" W	35.48'

F.O.C.
F/W MONUMENT
S 20°50'10" W
0.78'

EXISTING C.O.A. LINE

TEXAS UTILITIES ELECT. CORP.
PER TAX RECORDS DALLAS CO.
CALLED 2.35 ACRES

STATE OF TEXAS
DRAINAGE EASEMENT
VOL. 653, PG. 55
D.R.D.C.T.

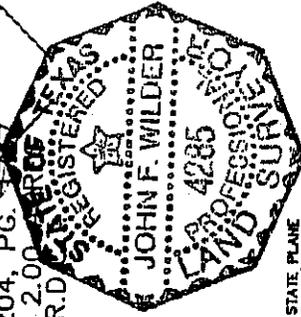
BROMAC CORPORATION
VOL. 4459, PG. 586
CALLED 1.10 ACRES
D.R.D.C.T.

LOT 1

BENNIGAN'S ADDITION
VOL. 84148, PG. 6032
P.R.D.C.T.

McCOY FAMILY TRUST
VOL. 84204, PG. 417
CALLED 2.00 ACRES
D.R.D.C.T.

DALLAS
BLOCK 8047



ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1993 ADJ)
WITH CENTRAL ZONE (4200'). ALL DISTANCES AND
CORNER STATIONS ARE SURFACE AND MAY BE
CONVERTED TO SUBSTRATA BY DIVIDING BY 1.000136506.
CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF
PARCEL 14 PART 1
FOR I.H. 635
SQ. FT., [0.0075 AC.]
TRACT OF LAND IN THE
J. CASEY SURVEY
ABSTRACT NUMBER 350
CITY OF DALLAS
DALLAS COUNTY, TEXAS
JUNE, 2004

John F. Wilder 07-28-04

JOHN F. WILDER, R.P.L.S. No. 4285 DATE

PARCEL 14 PART 1

ACCT: 9118-01-035



- LEGEND
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PROPOSED RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - CONTROL OF ACCESS LINE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE" FROM WHICH
 - ⊙ - IRON ROD FOUND UNLESS OTHERWISE NOTED
 - ⊙ - TADPO ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - ⊗ - TADPO MONUMENT FOUND

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

C.S. 0774 00 11C

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 14 Part 2

BEING A 2,099 SQUARE FEET PARCEL OF LAND OUT OF THE J. CASEY SURVEY, ABSTRACT NO. 350, DALLAS COUNTY, TEXAS, BEING PART OF A REMAINDER TRACT OF LAND AS DEEDED TO BROMAC REMAINDER CORPORATION, AND RECORDED IN VOLUME 4459, PAGE 586, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a half inch iron rod found for the southwest corner of Lot 1, Bennigan's Addition, an addition to the City of Dallas as recorded in Volume 84148, Page 6032, of the Plat Records of Dallas County, Texas (PRDCT), said point being on the north line of the right of Way for Northwest Highway, and being on the east line of the Right of Way for Shiloh Road;

THENCE North 89°22'27" East, with the line common to Lot 1 and the north line of the Right of Way for Northwest Highway, a distance of 487.52 feet to a point, being the POINT OF BEGINNING, said point being on the west line of said Bromac remainder tract, being a northeast corner of said Right of Way, and being the southeast corner of Lot 1;

1. THENCE North 54°05'33" West, with the line common to said Bromac remainder tract and Lot 1, a distance of 9.86 feet to a TxDOT monument set on the new R.O.W. line to mark the point;
2. THENCE North 85°21'12" East, departing said common line and crossing said Bromac remainder tract, with said new R.O.W. line, a distance of 24.73 feet to a point in creek to mark the point; **
3. THENCE North 88°55'46" East, with said new R.O.W. line, a distance of 97.13 feet to a TxDOT monument set on the east line of said Bromac remainder tract, being the west line of a tract of land as deeded to Texas Utilities Electric Corporation (TU);
4. THENCE South 54°05'33" East, with the line common to said Bromac remainder tract and said TU tract, a distance of 28.47 feet to a found concrete monument;
5. THENCE South 88°56'28" West, with the line common to said Bromac remainder tract and the Right of Way for Northwest Highway, a distance of 123.89 feet to a point being the southwest corner of said Bromac remainder tract, and being an interior ell corner on the Right of Way for Northwest Highway;

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 14 Part 2

6. THENCE North 54°05'33" West, with the line common to said Bromac remainder tract and said Right of Way, a distance of 16.01 feet to the POINT OF BEGINNING, and containing 2,099 square feet (0.0482 acre) of land.

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

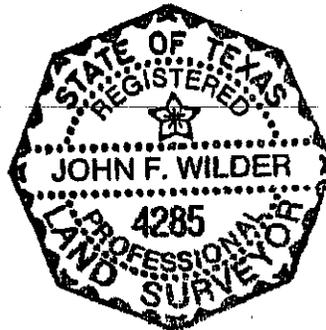
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

John F. Wilder 07-28-04

John F. Wilder, R.P.L.S.
Texas Registration No. 4285

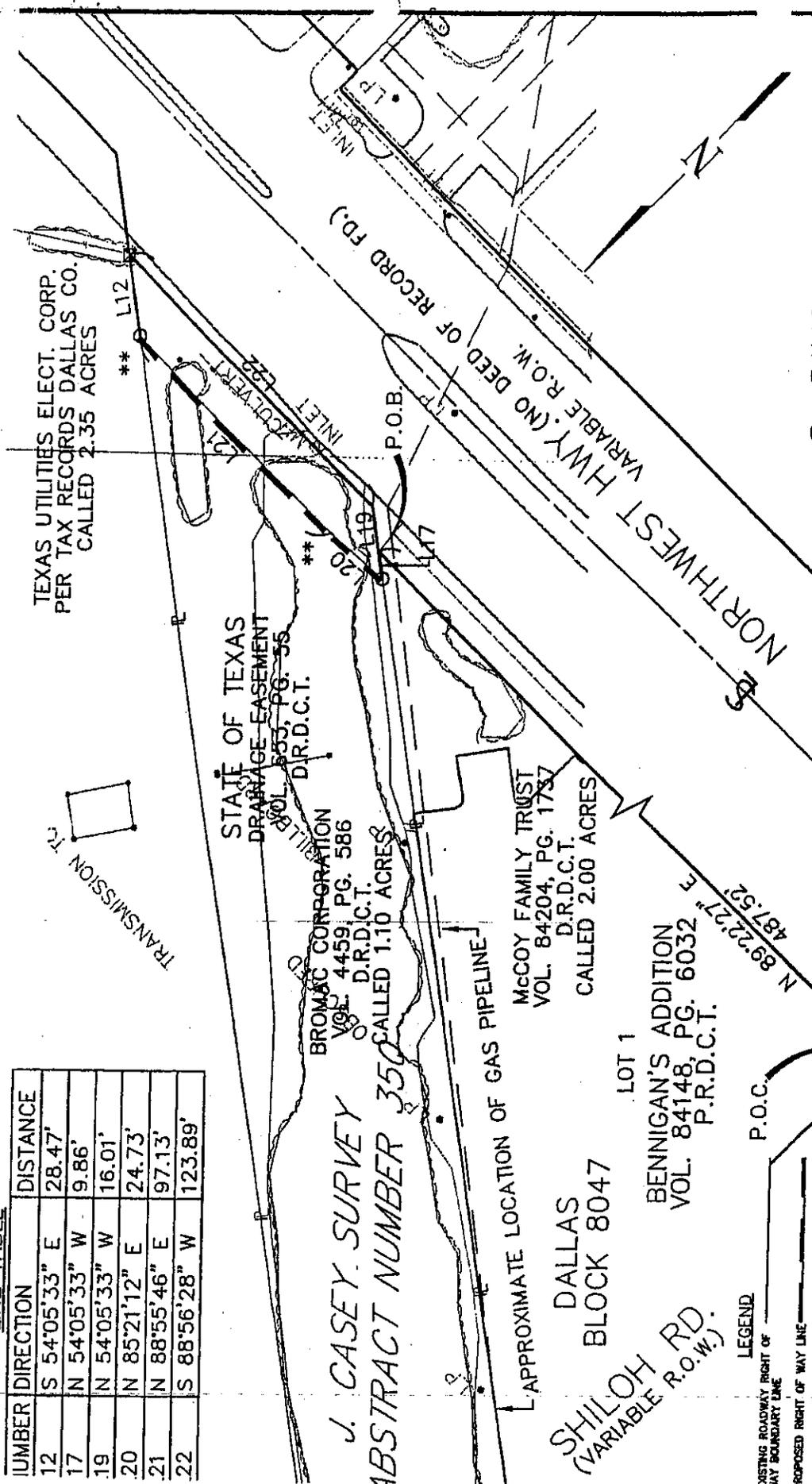
Date

BW2 Engineers, Inc.
1919 South Shiloh Road, Suite 500
Garland, TX 75042



LINE TABLE

NUMBER	DIRECTION	DISTANCE
12	S 54°05'33" E	28.47'
17	N 54°05'33" W	9.86'
19	N 54°05'33" W	16.01'
20	N 85°21'12" E	24.73'
21	N 88°55'46" E	97.13'
22	S 88°56'28" W	123.89'



S. DIXON SURVEY
ABSTRACT NUMBER 350 REGISTERED

JOHN F. WILDER
REGISTERED PROFESSIONAL SURVEYOR
NO. 4285

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 ADJ) NORTH CENTRAL ZONE (4202). ALL DISTANCES CORRECTED TO SEA LEVEL. BEARINGS AND DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.000136306.

DATE: *John Wilder 07-28-04*

JOHN F. WILDER, R.P.L.S. No. 4285

A PLAT OF A SURVEY OF
PARCEL 14 PART 2
FOR I.H. 635
A 2099 SQ. FT., [0.0482 AC.]
TRACT OF LAND IN THE
J. CASEY SURVEY
ABSTRACT NUMBER 350
CITY OF DALLAS
DALLAS COUNTY, TEXAS
JUNE, 2004

PARCEL 14 PART 2

ACCT: 9118-01-035

S.I. 9374-02-116

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- F/W = FROM WHICH
- ⊕ = IRON ROD FOUND UNLESS OTHERWISE NOTED
- = IRON ROD ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = TADOT MONUMENT FOUND

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

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 22

BEING A 2,347 SQUARE FEET PARCEL OF LAND IN THE J. CASEY SURVEY, ABSTRACT NUMBER 350, DALLAS COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK 1, FREEWAY INDUSTRIAL PARK NO. 3, AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 78155, PAGE 721, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, (PRDCT), BEING PART OF A TRACT OF LAND AS DEEDED TO USRP FUNDING 2002A LP AND RECORDED IN VOLUME 2002132, PAGE 1434 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a point on the south line of said USRP tract, being the northeast corner of Lot 1, Block 1 in said Freeway Industrial Park No. 1, an addition to the City of Garland as recorded in Volume 621, Page 1817, DRDCT, from which a found half inch iron rod bears North 43°35'49" West, 0.53 feet;

THENCE South 01°03'32" East, continue with the line common to said Freeway Industrial Park No. 1 and said Freeway Industrial Park No. 3, a distance of 46.40 feet to the POINT OF BEGINNING being on the new R.O.W. line;

1. THENCE North 88°55'47" East, departing said common line and crossing said USRP tract, with said new R.O.W. line, a distance of 16.76 feet to a TxDOT monument set at the beginning of a curve to the right, having a radius of 305.12 feet; **
2. THENCE with said curve and said new R.O.W. line, through a central angle of 11°28'59", an arc distance of 61.15 feet, and having a chord which bears South 85°19'44" East, a distance of 61.05 feet to a mag nail at the beginning of a reverse curve to the left, having a radius of 285.43 feet; **
3. THENCE with said curve and said new R.O.W. line, through a central angle of 11°28'57", an arc distance of 57.20 feet, and having a chord which bears South 85°19'43" East, a distance of 57.11 feet to a point of tangent;
4. THENCE North 88°55'48" East, with said new R.O.W. line, a distance of 16.57 feet to a point in a creek, said point being on the west line of a tract of land as deeded to Q- Lube, Inc. and recorded in Volume 88040, Page 3029 DRDCT and the east line of said Industrial Park No. 3;

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

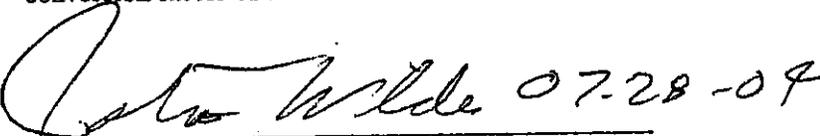
CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 22

5. THENCE South $31^{\circ}09'45''$ East, with said common line, a distance of 19.01 feet to a half inch iron rod found being the southeast corner of said USRP tract, being the southwest corner of said Q-Lube tract, and being on the north Right Of Way for Northwest Highway;
6. THENCE South $88^{\circ}52'35''$ West, with the line common to said USRP tract and said Right of Way, a distance of 46.01 feet to a point;
7. THENCE North $01^{\circ}07'25''$ West, with said common line, a distance of 9.84 feet to a point;
8. THENCE South $88^{\circ}52'35''$ West, with said common line, a distance of 114.41 feet to a point;
9. THENCE North $01^{\circ}03'32''$ West, with said common line, passing at 4.92 feet, the southeast corner of Lot 1, Block 1 of said Freeway Addition, continue with the line common to said USRP and said Lot 1, in all, a distance of 18.58 feet to the POINT OF BEGINNING, and containing 2,347 square feet (0.0539 acre) of land.

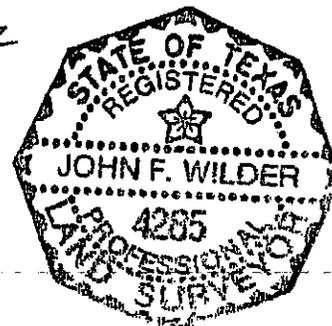
**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional surveyor, either employed or retained by TxDOT.

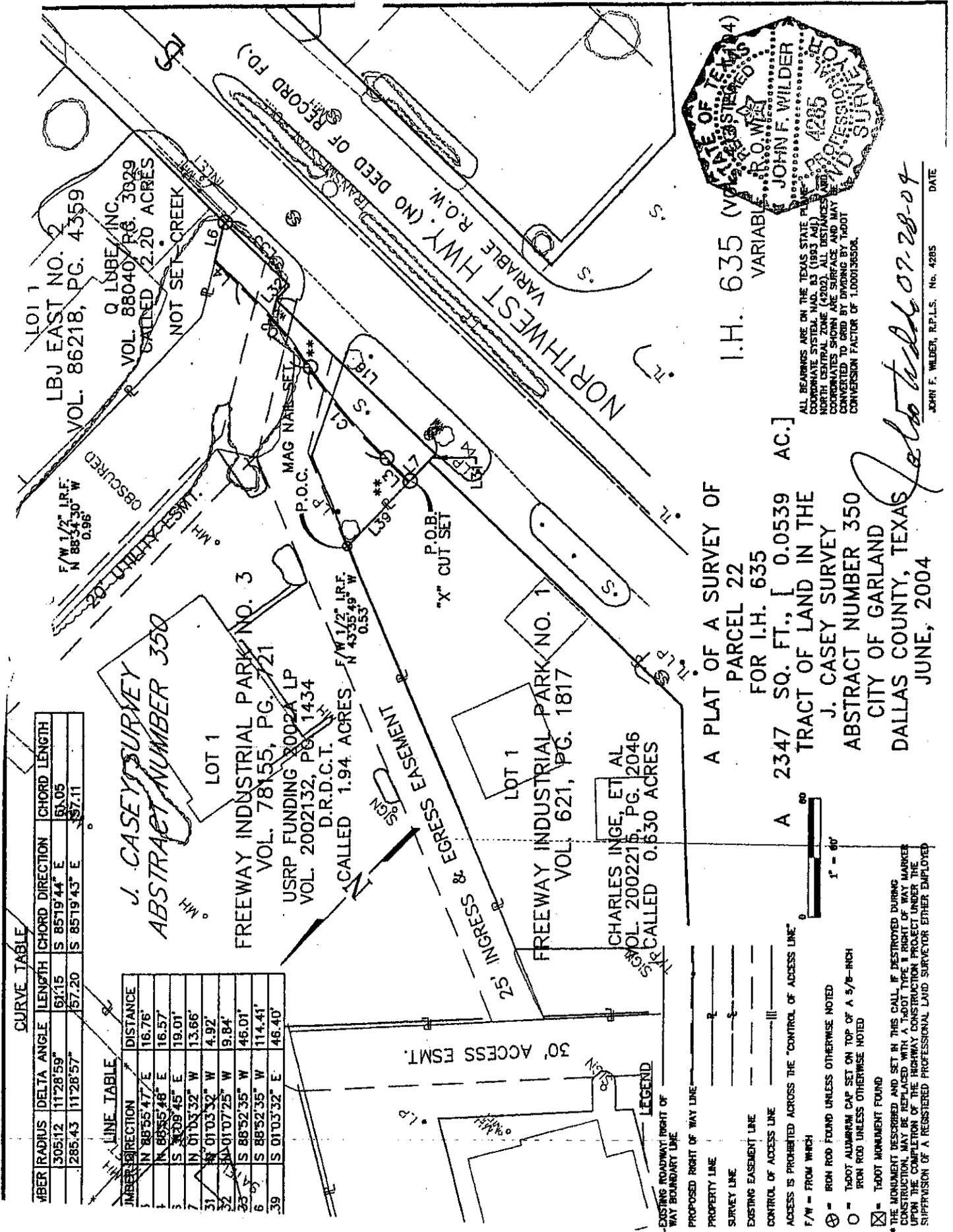
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.


John F. Wilder, R.P.L.S.
Texas Registration No. 4285

Date

BW2 Engineers, Inc.
1919 South Shiloh Road; Suite 500
Garland, TX 75042





CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	LENGTH	CHORD DIRECTION	CHORD LENGTH
1	305.12	11°28'59"	97.15	S 85°19'44" E	61.05
2	285.43	11°28'57"	57.20	S 85°19'43" E	37.11

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 88°55'47" E	16.76'
2	N 88°55'46" E	16.57'
3	S 8°09'45" E	19.01'
4	N 01°03'32" W	13.66'
5	N 01°03'32" W	4.92'
6	N 01°07'25" W	9.84'
7	S 88°52'35" W	46.01'
8	S 88°52'35" W	114.41'
9	S 01°03'32" E	46.40'

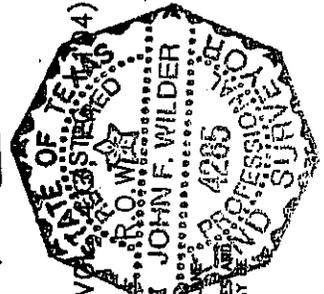
*J. CASEY SURVEY
ABSTRACT NUMBER 350*

LOT 1
FREIGHTWAY INDUSTRIAL PARK NO. 3
VOL. 78155, PG. 721
USRP FUNDING 2002A LP
VOL. 2002132, PG. 1434
D.R.D.C.T.
CALLED 1.94 ACRES

LOT 1
FREIGHTWAY INDUSTRIAL PARK NO. 1
VOL. 621, PG. 1817

CHARLES INGE, ET AL
VOL. 2002215, PG. 2046
CALLED 0.630 ACRES

A PLAT OF A SURVEY OF
PARCEL 22
FOR I.H. 635
A 2347 SQ. FT., [0.0539 AC.]
TRACT OF LAND IN THE
J. CASEY SURVEY
ABSTRACT NUMBER 350
CITY OF GARLAND
DALLAS COUNTY, TEXAS
JUNE, 2004



I.H. 635 (VARIABLE R.O.W.)
VARIABLE R.O.W. (NO DEED OF RECORD F.O.)
NORTHWEST HWY. (NO DEED OF RECORD F.O.)

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM (NAD 83 (1983 ADJ)
NORTH CENTRAL ZONE (4200). ALL DISTANCES
ARE IN FEET. THIS SURVEY WAS CONDUCTED
AND MAY BE CONSIDERED TO BE A TADOT
CONVERSION BY JOHN F. WILDER, TADOT
CONVERSION FACTOR OF 1.000156504.

John F. Wilder
DATE

JOHN F. WILDER, R.P.L.S. No. 4285

- LEGEND**
- - - - - EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - — — — PROPOSED RIGHT OF WAY LINE
 - — — — PROPERTY LINE
 - — — — SURVEY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - CONTROL OF ACCESS LINE
 - — — — ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - F/W = FROM WHICH
 - ⊙ = IRON ROD FOUND UNLESS OTHERWISE NOTED
 - = TADOT ALUMINUM CAP SET ON TOP OF A 5/8"-RICH IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ = TADOT MONUMENT FOUND

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

Parcel 22
I.H. 635
CSJ 2374-02-116
Dallas County
Limits: From West of AT&SF RR
To Oates Drive

Access Clause

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

County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive

July 15, 2004

CSJ: 2374-02-116
Account: 9118-01-035

Description for Parcel 37

BEING A 1,655 SQUARE FEET PARCEL OF LAND IN THEOPHALUS THOMAS SURVEY, ABSTRACT NUMBER 1461, DALLAS COUNTY, TEXAS, BEING OUT OF LOT 1R, BLOCK 1, NEW WORLD SHOPPING NO. 5 REPLAT, AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 78200, PAGE 335, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, (PRDCT), BEING PART OF A TRACT OF LAND AS DEEDED TO WENWOP, L.P., AND RECORDED IN VOLUME 97061, PAGE 2862, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at the southeast corner of Lot 1R, being on the west line of Lot 2R, of New World Shopping No. 5, and being the northeast corner of Lot 1, of New World Shopping No. 2, an addition to the City of Garland as recorded in Volume 70205, Page 1558, PRDCT, from which a found one half inch iron rod bears North 43°57'11" East, 1.52 feet;

THENCE North 45°20'50" West, with the line common to Lot 1R and Lot 1, a distance of 185.86 feet to a TxDOT monument set to mark the POINT OF BEGINNING;

1. THENCE North 45°20'50" West, continue with said common line, a distance of 13.91 feet to a point being the southwest corner of Lot 1R, being the northwest corner of Lot 1, and being on the east line of the Right of Way for Centerville Road;
2. THENCE North 44°08'41" East, with the line common to Lot 1R and said Right of Way, a distance of 145.02 feet to a found "X" cut marking the northwest corner of Lot 1R, being on the east line of the Right of Way for Centerville Road, and being the southwest corner of New World Shopping No. 3, an addition to the city of Garland as recorded in Volume 72086, Page 3065, DRDCT;
3. THENCE South 46°02'49" East, with the line common to Lot 1R and New World No. 3, a distance of 7.56 feet to a TxDOT monument set to mark the point;
4. THENCE South 40°56'18" West, departing said common line and crossing Lot 1R with the new R.O.W. line, a distance of 109.71 feet to an "X" cut set to mark the point; **
5. THENCE South 43°47'48" West, with said new R.O.W. line, a distance of 35.62 feet to the POINT OF BEGINNING, and containing 1,655 square feet (0.0380 acre) of land.

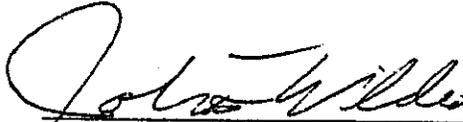
County: Dallas
Highway: IH 635
Project Limits: From West of AT&SF RR
To Oates Drive
CSJ: 2374-02-116
Account: 9118-01-035

July 15, 2004

Description for Parcel 37

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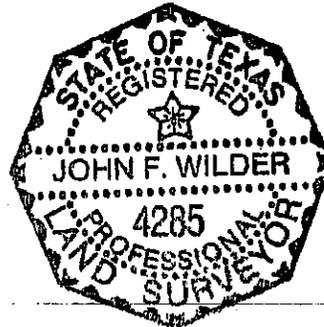
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 07-28-04

John F. Wilder, R.P.L.S.
Texas Registration No. 4285

Date

BW2 Engineers, Inc.
1919 South Shiloh Road, Suite 500
Garland, TX 75042



Parcel 37
I.H. 635
CSJ 2374-02-116
Dallas County
Limits: From West of AT&SF RR
To Oates Drive

Access Clause

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