

TEXAS TRANSPORTATION COMMISSION

WHARTON County

MINUTE ORDER

Page 1 of 1

YOAKUM District

In the city of Iago, WHARTON COUNTY, on FARM TO MARKET ROAD 1096, the State of Texas (state) acquired a highway easement for a state highway purpose by instrument recorded in Volume 299, Page 295, Deed Records of Wharton County, Texas.

A portion of the land (surplus easement), described in Exhibit A, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the release of surplus easements and the exchange of surplus land as partial or full consideration for other land needed for a state highway purpose.

A deed for land needed for a state highway purpose (new land), described in Exhibit B, has been executed by Leonard Wittig (owner). The owner has requested that the surplus easement be released to him and that the state pay him the \$10,038 cash difference between the value of the new land and the surplus easement.

It is the opinion of the commission that it is proper and correct that the state release the surplus easement to Leonard Wittig in exchange and as partial consideration for the conveyance of the new land and the state's cash payment of \$10,038.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument releasing all of the state's rights and interest in the surplus easement to Leonard Wittig in exchange and as partial consideration for the conveyance of the new land and the state's cash payment of \$10,038; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

110717 SEP 28 06

Minute Date  
Number Passed

EXHIBIT "A"

Field Notes for Tract 2 (Easement)

Being 0.049 of an acre of land, more or less, situated approximately nine miles East of the City of Wharton in the S. F. Austin 3-1/6 Leagues Grant (Abstract No. 2) in Wharton County, Texas and being out of and a part of that 0.112 acre right-of-way easement described in an instrument from Nell Mick Pugh, et vir to the State of Texas, dated September 27, 1956, recorded in Volume 299, Page 295 of the Wharton County Deed Records. All deed references herein are to said Wharton County Deed Records unless otherwise noted. Metes and bounds description of said 0.049 of an acre tract is as follows:

**COMMENCING** at a 1/2" iron pipe found for the South corner of the Leonard C. Wittig, et ux 0.795 acre tract (Lot No. 1, Block No. 1 less 11 feet off East side, Volume 452, Page 136), thence as follows:

North 17 deg. 52 min. 15 sec. East (called North 20 deg. 00 min. East) along the southeast line of said Wittig 0.795 acre tract, a distance of 239.36 feet (called 238.94 feet) to a 1/2" iron rod found for the northeast corner of said Wittig 0.795 acre tract, same being in the existing southwesterly right-of-way line of FM 1301 and 77.65 feet right of Engineer's FM 1301 Centerline Station 472 + 49.57;

and North 49 deg. 19 min. 21 sec. West along said existing southwesterly right-of-way line of FM 1301, a distance of 136.61 feet to a point for the easterly northeast corner of said 0.049 of an acre tract, said point also being the easterly northeast corner of said 0.112 acre easement and the North corner of said Wittig 0.795 acre tract, said point also being at the intersection of said existing southwesterly right-of-way line of FM 1301 and the existing easterly right-of-way line of FM 1096, said point also being 80.06 feet right of Engineer's FM 1301 Centerline Station 471 + 12.97 and having State Plane Coordinates of  $x = 2,936,504.84$  and  $y = 13,662,515.98$  and also being the **POINT OF BEGINNING**;

- 1.) **THENCE** South 18 deg. 47 min. 51 sec. West (called South 21 deg. 06 min. West) along said existing easterly right-of-way line of FM 1096 and along an upper easterly line of said 0.112 acre easement, a distance of 27.95 feet to a point for lower northeasterly corner of said 0.049 of an acre tract, said point also being another northeasterly corner of said 0.112 acre easement;

- 2.) **THENCE** North 72 deg. 15 min. 38 sec. West (called North 69 deg. 45 min. West) along said existing easterly right-of-way line of FM 1096 and along an upper southerly line of said 0.112 acre easement, a distance of 11.50 feet to a point for an interior southwesterly corner of said 0.049 of an acre tract, said point also being an interior northeasterly corner of said 0.112 acre easement;
- 3.) **THENCE** South 17 deg. 44 min. 24 sec. West (called South 21 deg. 06 min. West) along said existing easterly right-of-way line of FM 1096 and along a middle easterly line of said 0.112 acre easement, a distance of 58.00 feet to a point for an interior northerly corner of said 0.049 of an acre tract, said point also being an interior easterly corner of said 0.112 acre easement;
- 4.) **THENCE** South 72 deg. 15 min. 38 sec. East (called South 69 deg. 45 min. East) along said existing easterly right-of-way line of FM 1096 and along a lower northerly line of said 0.112 acre easement, a distance of 10.60 feet to a point for an upper southerly corner of said 0.049 of an acre tract, said point also being an easterly corner of said 0.112 acre easement;
- 5.) **THENCE** South 18 deg. 47 min. 46 sec. West (called South 21 deg. 06 min. West) along said existing easterly right-of-way line of FM 1096 and along the lower easterly line of said 0.112 acre easement, a distance of 81.89 feet to a TxDOT Type II ROW marker set for the South corner of said 0.049 of an acre tract, same also being 55.71 feet right of Engineer's FM 1096 Centerline Station 261 + 78.58;
- 6.) **THENCE** North 00 deg. 58 min. 10 sec. East along the proposed easterly right-of-way line of FM 1096 and severing said 0.112 acre easement, a distance of 64.05 feet to a point for the upper southwest corner of said 0.049 of an acre tract, said point also being 54.30 feet right of Engineer's FM 1096 Centerline Station 262 + 31.21 and in the West line of said 0.112 acre easement;
- 7.) **THENCE** North 18 deg. 18 min. 36 sec. East along said West line of 0.112 acre easement, a distance of 106.27 feet to a point for the westerly northeast corner of said 0.049 of an acre tract, said point also being in the proposed southwesterly right-of-way line of FM 1301 and 88.54 feet right of Engineer's FM 1301 Centerline Station 470 + 94.47;

- 8.) **THENCE** South 86 deg. 03 min. 31 sec. East along said proposed southwesterly right-of-way line of FM 1301 and severing said 0.112 acre easement, a distance of 13.62 feet to a point for the northerly northeast corner of said 0.049 of an acre tract, said point also being in the North line of said 0.112 acre easement and 80.20 feet right of Engineer's FM 1301 Centerline Station 471 + 05.24;
- 9.) **THENCE** South 49 deg. 19 min. 21 sec. East along said North line of 0.112 acre easement, a distance of 7.73 feet to the **POINT OF BEGINNING**, containing 0.049 of an acre (2,117 square feet) of land, more or less. (All bearings are based on the Texas Coordinate System, South Central Zone and x, y coordinates are NAD 83 State Plane Coordinates adjusted to the surface by a factor of 1.00011).

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

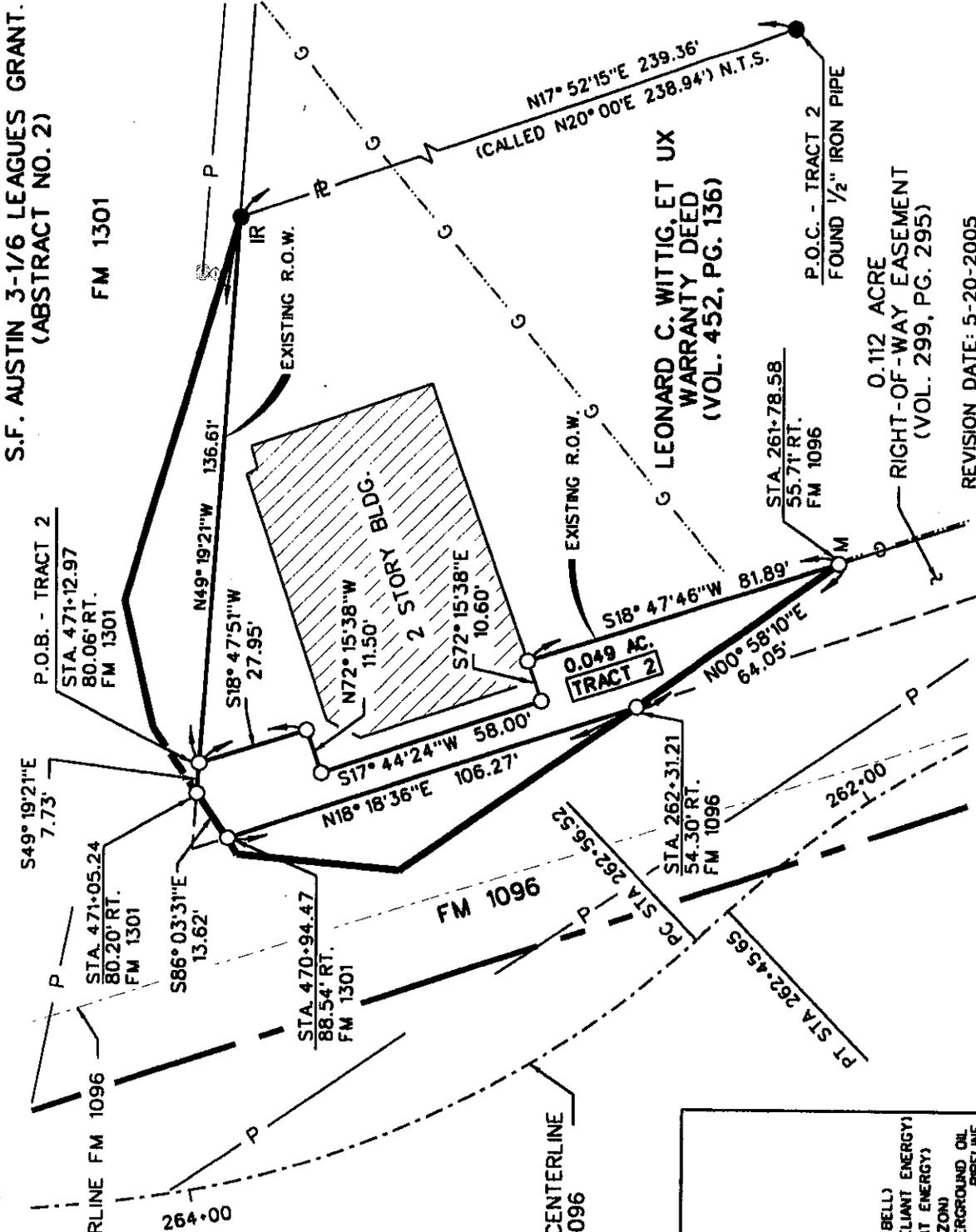


*Patrick C. Matusek*

Patrick C. Matusek  
Registered Professional Land Surveyor  
License No. 4518, State of Texas  
Surveyed May 20, 2005

S.F. AUSTIN 3-1/6 LEAGUES GRANT.  
(ABSTRACT NO. 2)

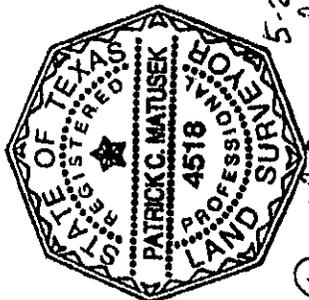
FM 1301



JOHN HUFF LEAGUE  
(ABSTRACT NO. 31)

PROPOSED CENTERLINE  
FM 1096

5-20-2005



*Patrick Matussek*

LEGEND	
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	EASEMENT LINE
	SURVEY LINE
	SET TXDOT TYPE B R.O.W. MARKER
	FOUND 1/2" STEEL ROD
	PARCEL NO.
	UNDERGROUND TELEPHONE LINE (SW BELL)
	OVERHEAD ELECTRIC POWER LINE (RELIANT ENERGY)
	UNDERGROUND GAS LINE (CENTERPOINT ENERGY)
	UNDERGROUND TELEPHONE LINE (VERIZON)
	BOLING PRODUCTION CO., INC. 2" UNDERGROUND OIL PIPELINE
	EXISTING FENCE
	POINT OF BEGINNING
	POINT OF COMMENCING
	N.T.S. - NOT TO SCALE

**GENERAL NOTES**

- UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
- ALL DEED REFERENCES ARE TO WHARTON COUNTY DEED RECORDS UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND X, Y COORDINATES ARE NAD 83 STATE PLANE COORDINATES ADJUSTED TO THE SURFACE BY A FACTOR OF 1.00001.

I, PATRICK C. MATUREK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

*Patrick C. Matussek* 5-20-2005  
DATE

**SURVEY PLAT OF TRACT 2**  
0.049 ACRES  
WHARTON COUNTY  
ACCT. NO. 8013-01-075  
CSJ 1412-03-034  
MAVERICK ENGINEERING, INC. MAY 20, 2005  
SHEET 4 OF 4 SCALE: 1" = 40'

REVISION DATE: 5-20-2005

0.112 ACRE  
RIGHT-OF-WAY EASEMENT  
(VOL. 299, PG. 295)

P.O.C. - TRACT 2  
FOUND 1/2" IRON PIPE

LEONARD C. WITTIG, ET UX  
WARRANTY DEED  
(VOL. 452, PG. 136)

N17° 52' 15" E 239.36'  
(CALLED N20° 00' E 238.94') N.T.S.

S49° 19' 21" E  
7.73'

S86° 03' 31" E  
13.62'

S49° 19' 21" E  
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S86° 03' 31" E  
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S49° 19' 21" E  
7.73'

STA. 471-05.24  
80.20' RT.  
FM 1301

STA. 470-94.47  
88.54' RT.  
FM 1301

STA. 471-12.97  
80.06' RT.  
FM 1301

STA. 471-12.97  
80.06' RT.  
FM 1301

264.00

N49° 19' 21" W 136.61'

S18° 47' 51" W 27.95'

2 STORY BLDG.  
N72° 15' 38" W 11.50'  
S72° 15' 38" E 10.60'

S17° 44' 24" W 58.00'

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EXHIBIT 'B'

Field Notes for Parcel 1 (Fee Title)

Being 2.455 acres (106,936 square feet) of land, more or less, situated approximately nine miles East of the City of Wharton in the John Huff League (Abstract No. 31) in Wharton County, Texas and being out of and a part of that 7.42 acre Parcel No. 4 and out of and a part of that 25.39 acre tract, said 7.42 acre Parcel No. 4 described in a Special Warranty Deed from Boling-Iago Group, L.L.C. to Leonard Wittig, dated June 19, 2001, recorded in Volume 423, Page 264 of the Wharton County Official Records, said 25.39 acre tract described in a Warranty Deed from Marguerite T. Dickey, et al to Leonard C. Wittig, et ux, dated November 13, 1973, recorded in Volume 439, Page 322 of the Wharton County Deed Records. The existing acreage for appraisal purposes is 35.488 acres because the 1.85 acre Parcel No. 3 (Volume 423, Page 264 of said Wharton County Official Records) and the 4.91 acre Parcel No. 2 (Volume 423, Page 264 of said Wharton County Official Records) less 4.082 acres conveyed out of said Parcel No. 2 (Volume 433, Page 220 of said Wharton County Official Records) adjoins said Parcel No. 4 on West side. All deed references herein are to said Wharton County Deed Records unless otherwise noted. Metes and bounds description of said 2.455 acre parcel is as follows:

**COMMENCING** at a point in the southwest line of said 7.42 acre Parcel No. 4, said point also being the North corner of said 25.39 acre tract, from which a 2" diameter iron pipe found for reference bears North 17 deg. 54 min. 12 sec. East 0.40 feet and a 1" iron pipe found for reference bears North 53 deg. 20 min. 50 sec. West 203.20 feet, thence as follows:

South 53 deg. 20 min. 50 sec. East (called South 51 deg. 15 min. East) along the line common to said 7.42 acre Parcel No. 4 and said 25.39 acre tract, a distance of 1,276.21 feet to a 5/8" iron rod set in the upper southwest line of said 2.455 acre parcel, same being in the proposed southwesterly right-of-way line of FM 1301 and 57.16 feet right of Engineer's FM 1301 Centerline Station 466 + 81.98, same also having State Plane Coordinates of  $x = 2,936,198.21$  and  $y = 13,662,819.73$  and also being the **POINT OF BEGINNING**;

- 1.) **THENCE** North 46 deg. 24 min. 44 sec. West along said proposed southwesterly right-of-way line of FM 1301 and severing said 7.42 acre Parcel No. 4, a distance of 216.09 feet to a TxDOT Type II ROW marker set for a slight angle corner in said proposed right-of-way line, same being a slight angle corner in said upper southwest line of 2.455 acre parcel and 50.00 feet

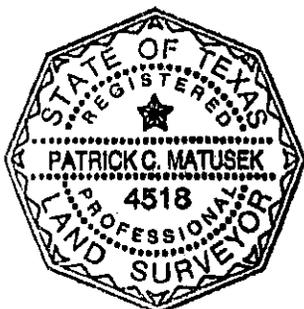
right of Engineer's FM 1301 Centerline Station 464 + 66.00;

- 2.) **THENCE** North 48 deg. 18 min. 43 sec. West continuing along said proposed southwesterly right-of-way line of FM 1301, a distance of 242.33 feet to a TxDOT Type II ROW marker set for a point of curvature in said proposed right-of-way line, same being a point of curvature in said upper southwest line of 2.455 acre parcel and 50.00 feet right of Engineer's FM 1301 Centerline Station 462 + 23.67;
- 3.) **THENCE** continuing along said proposed southwesterly right-of-way line of FM 1301 with a circular curve to the left, whose radius is 7,589.44 feet, whose long chord bears North 50 deg. 50 min. 31 sec. West 670.06 feet, an arc distance of 670.28 feet to a TxDOT Type II ROW marker set for an angle corner in said proposed right-of-way line, same being an angle corner in said upper southwest line of 2.455 acre parcel and 50.00 feet right of Engineer's FM 1301 Centerline Station 455 + 48.97;
- 4.) **THENCE** North 47 deg. 37 min. 54 sec. West along said proposed southwesterly right-of-way of FM 1301, a distance of 134.00 feet to a TxDOT Type II ROW marker set for the westerly northwest corner of said 2.455 acre parcel, same being a chamfer corner in said proposed right-of-way line and in the southwest line of a 10-foot wide easement for highway purposes (Part 1, Volume 293, Page 511), same also being 36.60 feet right of Engineer's FM 1301 Centerline Station 454 + 15.64;
- 5.) **THENCE** North 36 deg. 37 min. 27 sec. East and severing said 10-foot wide easement, a distance of 10.00 feet to a TxDOT Type II ROW marker set for the northerly northwest corner of said 2.455 acre parcel, same being in the northeast line of said 7.42 acre Parcel No. 4 and in the existing southwesterly right-of-way line of FM 1301, same also being 26.60 feet right of Engineer's FM 1301 Centerline Station 454 + 15.64;
- 6.) **THENCE** South 53 deg. 20 min. 50 sec. East along said existing southwesterly right-of-way line of FM 1301 and along said northeast line of 7.42 acre Parcel No. 4, a distance of 1,556.64 feet to a point for the easterly southeast corner of said 7.42 acre Parcel No. 4, said point also being the northerly northwest corner of the Boling Production Company, Inc. 6.40 acre Parcel No. 5 (Volume 423, Page 262 of said Wharton County Official Records) and the easterly southeast corner of said 2.455 acre parcel, same also being in the line common to said Huff League and the S. F. Austin 3-1/6 Leagues Grant (Abstract No. 2);

- 7.) **THENCE** South 17 deg. 53 min. 45 sec. West along said line common to Huff League and S. F. Austin 3-1/6 Leagues Grant and along the line common to said Wittig 7.42 acre Parcel No. 4 and said Boling Production Company 6.40 acre Parcel No. 5, a distance of 105.61 feet to a point for the southerly southeast corner of said Wittig 7.42 acre Parcel No. 4, said point also being the westerly northwest corner of said Boling Production Company 6.40 acre Parcel No. 5 and a southeasterly corner of said 2.455 acre parcel;
- 8.) **THENCE** North 53 deg. 20 min. 50 sec. West along said southwest line of Wittig 7.42 acre Parcel No. 4, a distance of 29.60 feet to a point for the East corner of said Wittig 25.39 acre tract, said point also being in the existing westerly right-of-way line of FM 1096 and the interior southeasterly corner of said 2.455 acre parcel;
- 9.) **THENCE** South 20 deg. 25 min. 22 sec. West along said existing westerly right-of-way line of FM 1096 and along the southeast line of said Wittig 25.39 acre tract, a distance of 326.50 feet to a TxDOT Type II ROW marker set for the southerly southwest corner of said 2.455 acre parcel, same being 59.31 feet left of Engineer's FM 1096 Centerline Station 261 + 26.01;
- 10.) **THENCE** North 13 deg. 52 min. 18 sec. East along said proposed westerly right-of-way line of FM 1096 and severing said Wittig 25.39 acre tract, a distance of 8.04 feet to a TxDOT Type II ROW marker set for a point of curvature in said proposed right-of-way line of FM 1096, same also being a point of curvature in the lower westerly line of said 2.455 acre parcel and 60.00 feet left of Engineer's FM 1096 Centerline Station 261 + 34.02;
- 11.) **THENCE** along said proposed westerly right-of-way line of FM 1096 with a circular curve to the left, whose radius is 191.27 feet, whose long chord bears North 05 deg. 35 min. 16 sec. East 83.82 feet, an arc distance of 84.50 feet to a TxDOT Type II ROW marker set for a point of tangency in said proposed westerly right-of-way line of FM 1096, same being a point of tangency in said lower westerly line of 2.455 acre parcel and 60.00 feet left of Engineer's FM 1096 Centerline Station 262 + 45.30;
- 12.) **THENCE** North 06 deg. 44 min. 11 sec. West continuing along said proposed westerly right-of-way line of FM 1096, a distance of 11.22 feet to a TxDOT Type II ROW marker set for another point of curvature in said proposed westerly right-of-way line of FM 1096, same being another point of curvature in said lower westerly line of 2.455 acre parcel and 60.00 feet left of Engineer's FM 1096 Centerline Station 262 + 56.53;

- 13.) **THENCE** along said proposed westerly right-of-way line of FM 1096 with a circular curve to the right, whose radius is 312.36 feet, whose long chord bears North 11 deg. 32 min. 23 sec. East 195.89 feet, an arc distance of 199.25 feet to a TxDOT Type II ROW marker set for an angle corner in said proposed right-of-way line of FM 1096, same being an interior southerly corner of said 2.455 acre parcel and 60.00 feet left of Engineer's FM 1096 Centerline Station 264 + 17.51;
- 14.) **THENCE** North 09 deg. 02 min. 56 sec. West along a proposed chamfered right-of-way line on the West side of the FM 1096-FM 1301 intersection, a distance of 36.70 feet to a TxDOT Type II ROW marker set for an angle corner in said proposed southwesterly right-of-way line of FM 1301, same being a second interior southerly corner of said 2.455 acre parcel and 60.00 feet right of Engineer's FM 1301 Centerline Station 469 + 13.22;
- 15.) **THENCE** North 48 deg. 18 min. 42 sec. West along said proposed southwesterly right-of-way line of FM 1301, a distance of 145.71 feet to a TxDOT Type II ROW marker set for a slight angle corner in said proposed right-of-way line of FM 1301, same being a slight angle corner in said upper southwest line of 2.455 acre parcel and 60.00 feet right of Engineer's FM 1301 Centerline Station 467 + 67.50;
- 16.) **THENCE** North 46 deg. 24 min. 44 sec. West along said proposed southwesterly right-of-way line of FM 1301, a distance of 85.57 feet to the POINT OF BEGINNING, containing 2.455 acres (106,936 square feet) of land, more or less. (All bearings are based on the Texas Coordinate System, South Central Zone and x, y coordinates are NAD 83 State Plane Coordinates adjusted to the surface by a factor of 1.00011).

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



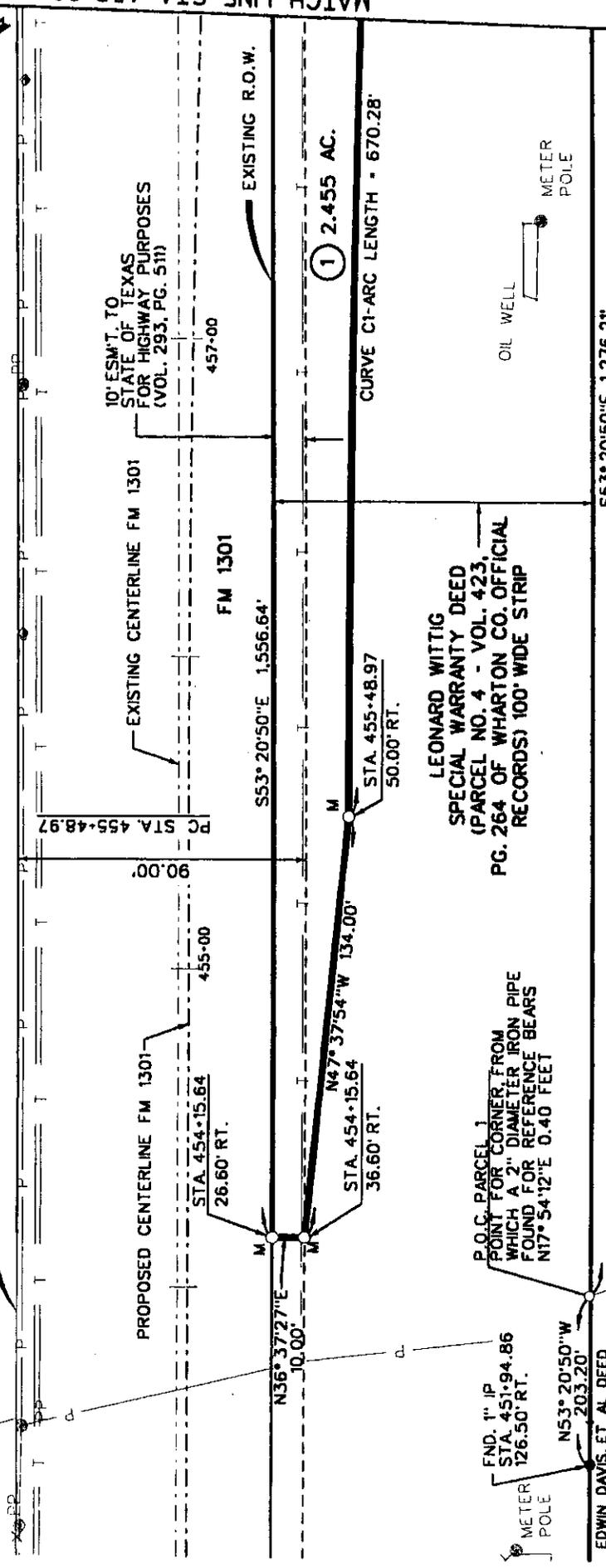
*Patrick C. Matusek*

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Patrick C. Matusek  
Registered Professional Land Surveyor  
License No. 4518, State of Texas  
Surveyed December 3, 2003

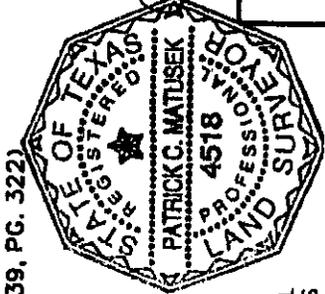
JOHN HUFF LEAGUE - ABSTRACT NO. 31

EXISTING R.O.W.



MATCH LINE STA. 458+00

LEONARD C. WITTIG, ET UX  
DEED  
(VOL. 439, PG. 322)



*Patrick C. Matusch*  
Dec. 3, 2003

I, PATRICK C. MATUSCH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

SURVEY PLAT OF PARCEL 1  
R.O.W. TAKING = 2.455 ACRES  
WHARTON COUNTY  
FM 1301  
ACCT. NO. 8013-01-075  
CSJ 1412-03-034  
MAVERICK ENGINEERING, INC. DECEMBER 3, 2003  
SHEET 5 OF 9  
SCALE: 1" = 50'

*Patrick C. Matusch*  
Dec. 3, 2003  
DATE

R.P.L.S. NO. 4518

- LEGEND**
- PROPOSED R.O.W.
  - EXISTING R.O.W.
  - PROPERTY LINE
  - EASEMENT LINE
  - SURVEY LINE
  - SET TXDOT TYPE II R.O.W. MARKER
  - PARCEL NO.
  - UNDERGROUND TELEPHONE LINE (NO NAME FOUND)
  - OVERHEAD ELECTRIC POWER LINE (RELIANT ENERGY)
  - UNDERGROUND GAS LINE (CENTERPOINT ENERGY)
  - UNDERGROUND TELEPHONE LINE (VERIZON)
  - BOLING PRODUCTION CO., INC. 2" UNDERGROUND OIL PIPELINE
  - EXISTING FENCE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - N.T.S. - NOT TO SCALE
- GENERAL NOTES**
1. UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
  2. ALL DEED REFERENCES ARE TO WHARTON COUNTY DEED RECORDS UNLESS OTHERWISE NOTED.
  3. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND X, Y COORDINATES ARE NAD 83 STATE PLANE COORDINATES ADJUSTED TO THE SURFACE BY A FACTOR OF 1.0001.

JOHN HUFF LEAGUE - ABSTRACT NO. 31

MATCH LINE STA. 458+00

MATCH LINE STA. 463+00

EXISTING R.O.W.

EXISTING CENTERLINE FM 1301  
 10' ESM'T. TO  
 STATE OF TEXAS  
 FOR HIGHWAY PURPOSES  
 (VOL. 293, PG. 511)

FM 1301

553° 20' 50" E 1,556.64'

EXISTING R.O.W.

462+00

① 2.455 AC.

CURVE C1 - ARC LENGTH - 670.28'

LEONARD WITTIG  
 SPECIAL WARRANTY DEED  
 (PARCEL NO. 4 - VOL. 423  
 PG. 264 OF WHARTON CO. OFFICIAL  
 RECORDS) 100' WIDE STRIP

STA. 462+23.67  
 50.00' RT.  
 N48° 18' 43" W 242.33'

S53° 20' 50" E 1,276.21'

**LEGEND**

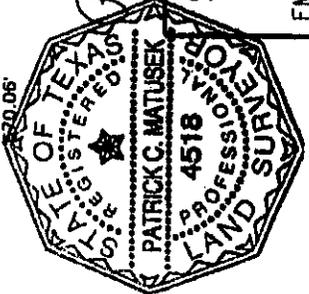
- PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPERTY LINE
- EASEMENT LINE
- SURVEY LINE
- SET XXDOT TYPE II R.O.W. MARKER
- FOUND CORNER
- PARCEL NO.
- UNDERGROUND TELEPHONE LINE (NO NAME FOUND)
- OVERHEAD ELECTRIC POWER LINE (RELIANT ENERGY)
- UNDERGROUND GAS LINE (CENTERPOINT ENERGY)
- UNDERGROUND TELEPHONE LINE (VERIZON)
- BOLING PRODUCTION CO., INC. 2" UNDERGROUND OIL PIPELINE
- EXISTING FENCE
- POINT OF BEGINNING
- P.O.C.
- POINT OF COMMENCING
- N.T.S.

**GENERAL NOTES**

1. UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
2. ALL DEED REFERENCES ARE TO WHARTON COUNTY DEED RECORDS UNLESS OTHERWISE NOTED.
3. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND X, Y COORDINATES ARE NAD 83 STATE PLANE COORDINATES ADJUSTED TO THE SURFACE BY A FACTOR OF 1.0001.

LEONARD C. WITTIG, ET UX  
 DEED  
 (VOL. 439, PG. 322)

PROPOSED CENTERLINE CURVE DATA		CURVE C1	
PISTATION	458+86.54	DELTA	5° 03' 37"
DELTA	5° 03' 36.89"	LENGTH	670.28'
DEG. OF CUR.	0° 45' 00"	RADIUS	7589.44'
TANGENT	337.57'	CHORD	NS0° 50' 31" W 820.06'
LENGTH	674.70'		
RADIUS	7639.44'		
PC STATION	455+48.97		
PT STATION	462+23.67		



*Patrick C. Matussek*  
 Dec. 3, 2003

I, PATRICK C. MATUREK, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

*Patrick C. Matussek*  
 Dec. 3, 2003

R.P.L.S. NO. 4518

DATE

SURVEY PLAT OF PARCEL 1

R.O.W. TAKING = 2.455 ACRES

FM 1301

WHARTON COUNTY

ACCT. NO. 8013-01-075  
 CSJ 1412-03-034

MAVERICK ENGINEERING, INC. DECEMBER 3, 2003

SHEET 6 OF 9

SCALE: 1" = 50'

**JOHN HUFF LEAGUE - ABSTRACT NO. 31**

STAFFORD ADDITION  
(VOL. 36, PG. 112)

EXISTING R.O.W.

MATCH LINE STA. 463+00

MATCH LINE STA. 467+50

10' ESM'T. TO  
STATE OF TEXAS  
FOR HIGHWAY PURPOSES  
(VOL. 293, PG. 511)

FM 1301  
S53° 20' 50" E 1,556.64'

PROPOSED CENTERLINE FM 1301

S48° 18' 42" E 1,074.08'

① 2.455 AC.

STA 464+66.00  
50.00' RT.

N48° 18' 43" W 242.33'

OIL WELL  
METAL POLE

S53° 20' 50" E 1,276.21'

N46° 24' 44" W 216.09'

P.O.B. - PARCEL 1  
STA. 466+81.98  
57.16' RT.

N46° 24' 44" W  
85.57'



*Patrick C. Matussek*  
Dec-3, 2003

LEONARD C. WITTIG, ET UX  
DEED  
(VOL. 439, PG. 322)

**LEGEND**

- PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPERTY LINE
- EASEMENT LINE
- SURVEY LINE
- SET TXDOT TYPE II R.O.W. MARKER
- SET 3/4" IRON ROD FOR CORNER
- PARCEL NO.
- UNDERGROUND TELEPHONE LINE (NO NAME FOUND)
- OVERHEAD ELECTRIC POWER LINE (RELIANT ENERGY)
- UNDERGROUND GAS LINE (CENTERPOINT ENERGY)
- UNDERGROUND TELEPHONE LINE (VERIZON)
- BOLING PRODUCTION CO., INC. 2" UNDERGROUND OIL PIPELINE
- EXISTING FENCE
- POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.T.S. - NOT TO SCALE

**GENERAL NOTES**

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2. ALL DEED REFERENCES ARE TO WHARTON COUNTY DEED RECORDS UNLESS OTHERWISE NOTED.
3. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND X, Y COORDINATES ARE NAD 83 STATE PLANE COORDINATES ADJUSTED TO THE SURFACE BY A FACTOR OF 1.00011.

SURVEY PLAT OF PARCEL 1

R.O.W. TAKING - 2.455 ACRES

FM 1301 WHARTON COUNTY

ACCT. NO. 8013-01-075

CSJ 1412-03-034

MAVERICK ENGINEERING, INC. DECEMBER 3, 2003

SHEET 7 OF 9

SCALE: 1" = 50'

*Patrick C. Matussek*  
Dec-3, 2003

DATE

R.P.L.S. NO. 4518

I, PATRICK C. MATUSSEK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

**CURVE C4**

DELTA 36° 32' 57"  
 LENGTH 199.25'  
 RADIUS 312.36'  
 CHORD N 11° 32' 23" E  
 195.89'

**FM 1096**

**PROPOSED CENTERLINE  
 CURVE DATA**

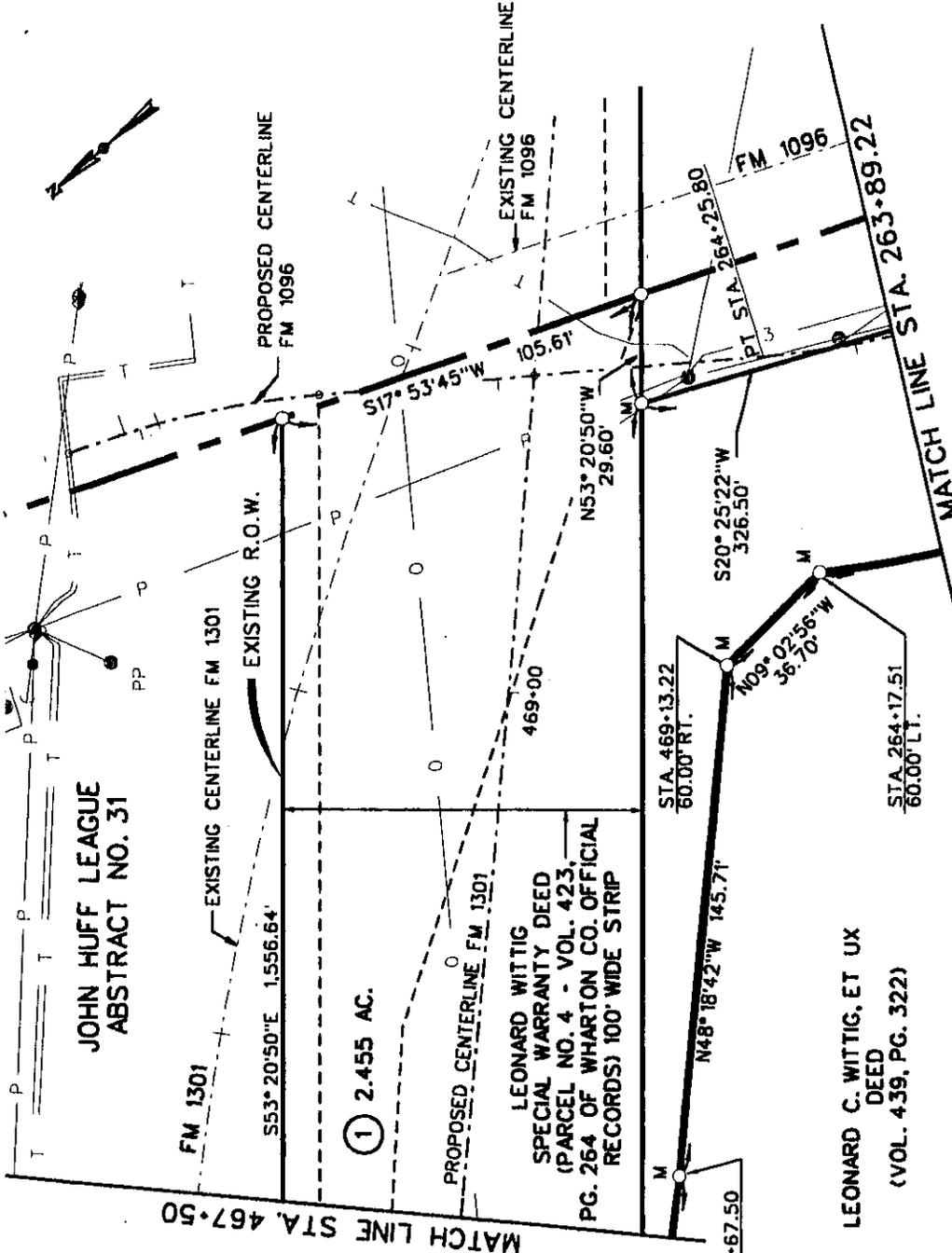
PISTATION 263+44.48  
 DELTA 38° 25' 58"  
 DEG. OF CUR. 22° 42' 14"  
 TANGENT 87.96'  
 LENGTH 169.28'  
 RADIUS 252.36'  
 PC STATION 262+56.52  
 PT STATION 264+25.80

**LEGEND**

- PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPERTY LINE
- EASEMENT LINE
- SURVEY LINE
- SET TXDOT TYPE II R.O.W. MARKER
- FOUND CORNER
- PARCEL NO.
- UNDERGROUND TELEPHONE LINE (NO NAME FOUND)
- OVERHEAD ELECTRIC POWER LINE (RELIANT ENERGY)
- UNDERGROUND GAS LINE (CENTERPOINT ENERGY)
- UNDERGROUND TELEPHONE LINE (VERIZON)
- BOLING PRODUCTION CO., INC. 2" UNDERGROUND OIL PIPELINE
- EXISTING FENCE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.T.S. - NOT TO SCALE

**GENERAL NOTES**

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2. ALL DEED REFERENCES ARE TO WHARTON COUNTY DEED RECORDS UNLESS OTHERWISE NOTED.
3. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND X, Y COORDINATES ARE NAD 83 STATE PLANE COORDINATES ADJUSTED TO THE SURFACE BY A FACTOR OF 1.00011.



**JOHN HUFF LEAGUE  
 ABSTRACT NO. 31**

MATCH LINE STA. 467+50

FM 1301

EXISTING CENTERLINE FM 1301

EXISTING R.O.W.

PROPOSED CENTERLINE  
 FM 1096

① 2.455 AC.

PROPOSED CENTERLINE FM 1301

LEONARD WITTIG  
 SPECIAL WARRANTY DEED  
 (PARCEL NO. 4 - VOL. 423,  
 PG. 264 OF WHARTON CO. OFFICIAL  
 RECORDS) 100' WIDE STRIP

STA. 467+67.50  
 60.00' RT.

STA. 469+13.22  
 60.00' RT.

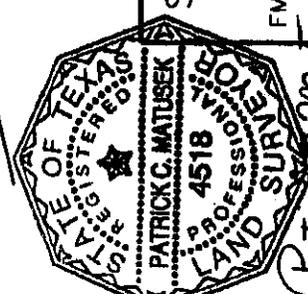
S20° 25' 22" W  
 326.50'

M

LEONARD C. WITTIG, ET UX  
 DEED  
 (VOL. 439, PG. 322)

STA. 264+17.51  
 60.00' LT.

MATCH LINE STA. 263+89.22



**SURVEY PLAT OF PARCEL 1**  
 R.O.W. TAKING = 2.455 ACRES  
 WHARTON COUNTY  
 ACCT. NO. 8013-01-075  
 CSJ 14-12-03-034  
 MAVERICK ENGINEERING, INC. DECEMBER 3, 2003  
 SHEET 8 OF 9  
 SCALE: 1" = 50'

I, PATRICK C. MATUREK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

*Patrick C. Matusek*  
 Dec. 3, 2003  
 DATE

R.P.L.S. NO. 4518

FM 1096

PROPOSED CENTERLINE  
CURVE DATA

PI STATION - 263+44.48  
 DELTA - 38° 25' 58"  
 DEG. OF CUR. - 22° 42' 14"  
 TANGENT - 87.96'  
 LENGTH - 169.28'  
 RADIUS - 252.36'  
 PC STATION - 262+56.52  
 PT STATION - 264+25.80

CURVE C4

DELTA - 36° 32' 57"  
 LENGTH - 199.25'  
 RADIUS - 312.36'  
 CHORD - N 1° 32' 23" E  
 195.89'

CURVE C3

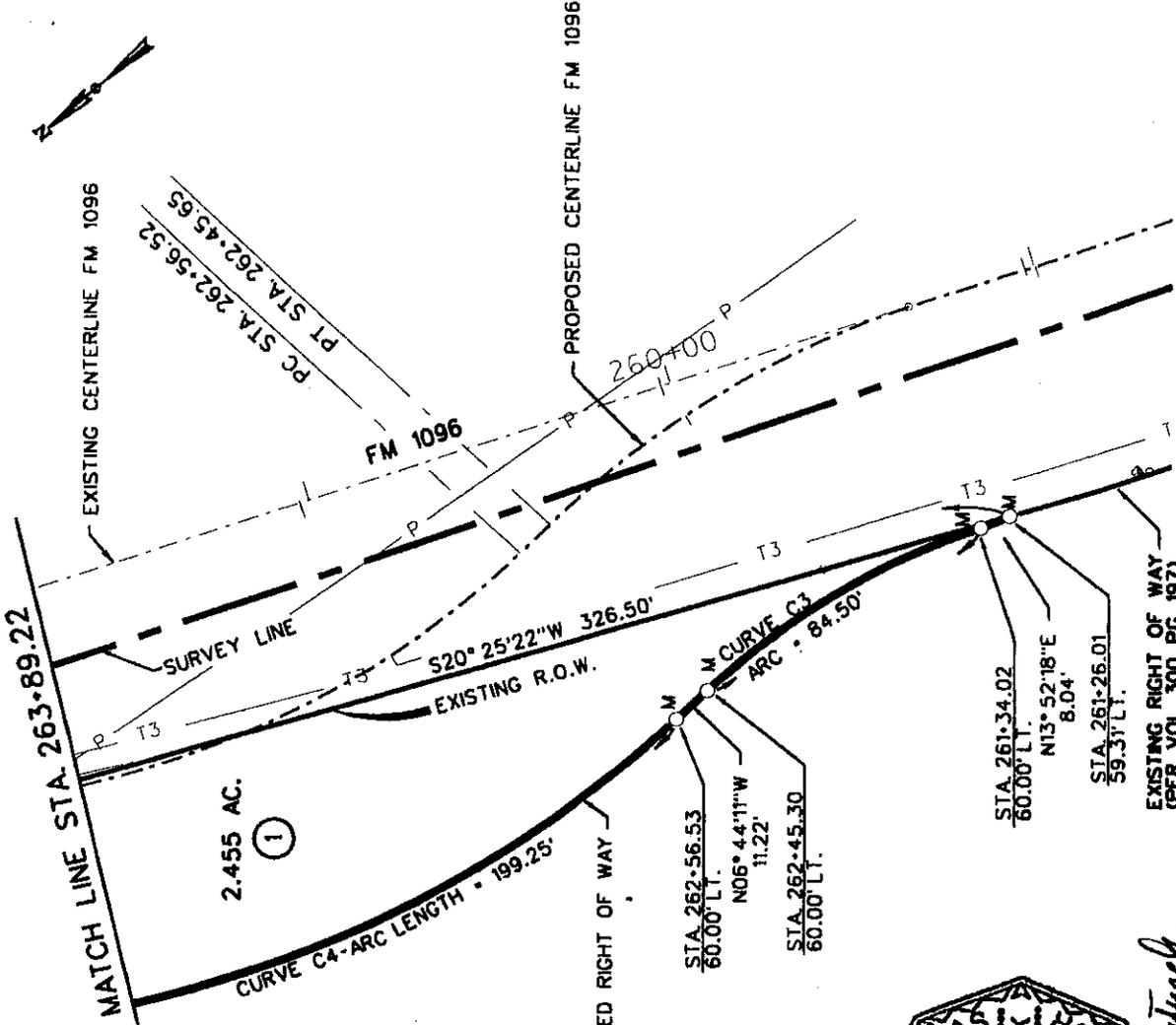
DELTA - 25° 18' 47"  
 LENGTH - 84.50'  
 RADIUS - 191.27'  
 CHORD - N 05° 35' 18" E  
 83.82'

LEGEND

- PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPERTY LINE
- EASEMENT LINE
- SURVEY LINE
- SET TXDOT TYPE II R.O.W. MARKER
- FOUND CORNER
- PARCEL NO.
- UNDERGROUND TELEPHONE LINE (NO NAME FOUND)
- OVERHEAD ELECTRIC POWER LINE (RELIANT ENERGY)
- UNDERGROUND GAS LINE (CENTERPOINT ENERGY)
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- N.T.S. - NOT TO SCALE

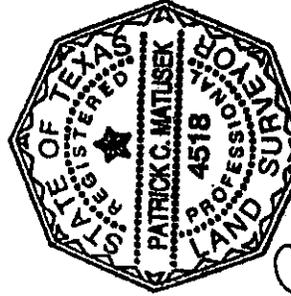
GENERAL NOTES

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2. ALL DEED REFERENCES ARE TO WHARTON COUNTY DEED RECORDS UNLESS OTHERWISE NOTED.
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JOHN HUFF LEAGUE  
ABSTRACT NO. 31

LEONARD C. WITTIG, ET UX  
DEED  
(VOL. 439, PG. 322)



*Patrick C. Matusch*  
Dec. 3, 2003

I, PATRICK C. MATUSCH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

*Patrick C. Matusch*  
R.P.L.S. NO. 4518

SURVEY PLAT OF PARCEL 1  
 R.O.W. TAKING = 2.455 ACRES  
 WHARTON COUNTY  
 FM 1301  
 ACCT. NO. 8013-01-075  
 CSJ 1412-03-034  
 MAVERICK ENGINEERING, INC. DECEMBER 3, 2003  
 SHEET 9 OF 9  
 SCALE: 1" = 50'

DATE  
Dec. 3, 2003