

The Texas Transportation Commission (commission) of the State of Texas (state) has found in order to promote the public safety, to facilitate the safety and movement of traffic and to preserve the financial investment of the public in its highways, public necessity requires the laying out, opening, constructing, reconstructing, maintaining, and operating of the following highways in the state as a part of the State Highway System (highway system).

The commission has found and determined that each of the following listed parcels of land, same being more particularly described in the exhibits attached hereto, and such additional lesser estates or property interests described thereon, are necessary or convenient for use for such purposes and it is necessary to acquire fee simple title to said land, as provided by Texas Transportation Code, Subchapter D, Chapter 203, Sections 203.051, 203.052, and 203.054, as a part of the highway system to be constructed, reconstructed, maintained and operated thereon.

The commission has found in order to promote the public safety, to facilitate the safety and movement of traffic, to preserve the financial investment of the public in its highways and reconstructing, maintaining, and operating of Controlled Access Highways in the state as a part of the highway system at such locations as are necessary throughout the state and has determined that each of the following listed parcels of land, described in those Exhibits designated, identified and listed by an alphabetical exhibit reference under "CONTROLLED ACCESS" and same being more particularly described in the exhibits attached hereto and such additional lesser estates or property interests described thereon, are necessary and suitable for use for such purposes and it is necessary to acquire fee simple title to said land, as provided by law, as a part of the highway system to be so constructed, reconstructed, maintained, and operated thereon and in the exercise of the police power of the state for the preservation of human life and safety, and under existing laws, the highway to be constructed on each such parcel of land is designated as a Controlled Access Highway, and on such parcels of land listed herein where there is remaining abutting private property, roads are to be built as a part of said highway whereby the right of ingress and egress to or from the remaining private property abutting on said highway is to be permitted and/or denied, as designated and set forth on each of the exhibits attached hereto.

The commission, through its duly authorized representatives, has attempted to negotiate with the owner(s) of the parcels of land described in the attached exhibits and has been unable to agree with such owner(s) as to the fair cash market value thereof and damages, if any, or after diligent search of available records, numerous inquiries, and actual visits to the location of said parcels of land has been unable to locate the owner(s) of same so as to enter into negotiations for the purchase of said parcels of land.

IT IS THEREFORE ORDERED that the executive director is hereby authorized and directed to transmit this request of the commission to the attorney general to file or cause to be filed against all owners, lienholders and any owners of any other interests in said parcels of land, proceedings in eminent domain to acquire in the name of and on behalf of the state, for said purposes, fee simple title to each such parcel of land as are more particularly described in each of the exhibits attached hereto and made a part hereof, and such additional lesser estates or property interests as are more fully described in each of said exhibits, save and excepting, oil, gas and sulphur, as provided by law, to wit:

NON-CONTROLLED ACCESS

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Austin	SH 36	5	0187-03-059	34
Comal	FM 3009	6	3107-01-036	7
Hill	SH 31	2	0162-02-035	14
Hopkins	SH 11	13	0083-03-046	13, 13E
Hopkins	SH 11	14	0083-03-046	23, 23E
Tarrant	SH 26	12	0363-01-126	27
Tarrant	SH 26	11	0363-01-126	51
Tarrant	SH 26	4	0363-01-123	9
Tarrant	SH 26	8	0363-01-123	3
Tarrant	SH 26	3	0363-01-123	4
Tarrant	SH 26	10	0363-01-126	86
Tarrant	SH 26	1	0363-01-127	11
Tyler	US 69	9	0200-05-039	43
Upshur	SH 155	7	0520-02-045	7

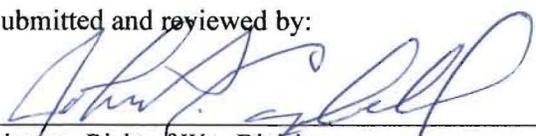
CONTROLLED ACCESS

Angelina	US 69	L	0200-02-035	34
Angelina	US 69	P	0200-02-035	12
Angelina	US 69	Q	0200-02-035	21
Angelina	US 69	R	0200-02-035	77
Angelina	US 69	V	0200-02-035	70
Angelina	US 69	W	0200-02-035	71
Dallas	IH 635	D	2374-01-148	1
Dallas	IH 635	C	2374-01-148	2
Harris	US 290	E	0050-06-076	1AAQ
Henderson	US 175	S	0198-02-028	124
McLennan	IH 35	X	0015-01-194	20
Montgomery	IH 45	A	0675-08-089	13
Montgomery	IH 45	B	0675-08-089	4
Montgomery	IH 45	H	0675-08-089	134
Montgomery	IH 45	J	0675-08-089	103
Montgomery	IH 45	U	0675-08-089	23

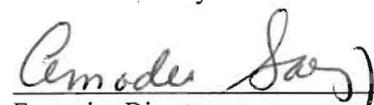
CONTROLLED ACCESS, continued

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Montgomery	IH 45	G	0675-08-089	155
Montgomery	IH 45	K	0675-08-089	116
Montgomery	IH 45	I	0675-08-089	159
San Jacinto	US 59	T	0177-02-072	13
Tarrant	SH 360	M	2266-02-129	69
Tarrant	SH 360	N	2266-02-129	68
Tarrant	SH 360	O	2266-02-129	67
Williamson	IH 35	F	0015-08-126	2

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

**111114 OCT 25 07**

Minute Number      Date Passed

Parcel 11  
SH 26  
ROW CSJ: 0363-01-127  
11-10-04

PROPERTY DESCRIPTION PARCEL 11

BEING A 13,066 SQUARE FEET TRACT OF LAND SITUATED IN THE C. B. MCDONALD SURVEY, ABSTRACT NO. 1013 IN TARRANT COUNTY, TEXAS, BEING PART THAT CERTAIN 0.13 ACRE TRACT CALLED TRACT THREE, 0.39 ACRE TRACT CALLED TRACT TWO AND 0.48 ACRE TRACT CALLED TRACT ONE AS DESCRIBED IN A DEED FROM ERNEST E. COTE AND JANE H. COTE TO WEST PARK LEASING CORPORATION OF RECORD IN VOLUME 11982, PAGE 1554, DEED RECORDS TARRANT COUNTY, TEXAS, DATED JUNE 1, 1995, SAID 13,066 SQUARE FEET TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**BEGINNING** at a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed southeast right-of-way line of State Highway 26 and the south line of said Tract Three and being in a north line of Lot 1, Block 1, Education Center Addition No. 3, a subdivision of record in Cabinet A, Slide 460 of the Plat Records of Tarrant County, Texas, said TxDOT marker being S 89°35'17" W at a distance of 292.59 feet from a ½ inch iron rod found for the southeast corner of said 0.39 acre Tract Two and being a ell corner in the west line of said Lot 1, Block 1, Education Center Addition No. 3, said TxDOT marker being 64.00 feet southeast of and at right angles to survey station 350+07.69 of State Highway 26 proposed centerline;

- (1) THENCE S 89°35'17" W, with the south line of said Tract Three and a north line of said Lot 1, Block 1, Education Center Addition No. 3, for a total distance of 56.82 feet to the most westerly corner of said Tract Three and being in the existing southeast right-of-way line of State Highway 26, said point being N 89°35'17" E at a distance of 0.62 feet from a 1 inch iron pipe found;
- (2) THENCE N 53°53'06" E, with said existing southeast right-of-way line and the northwest lines of said Tracts One, Two and Three, for a distance of 429.24 feet to the most northerly corner of said Tract Three and being an ell corner in the west line of said Lot 1, Block 1, Education Center Addition No. 3;
- (3) THENCE S 00°36'14" E, with the east line of said Tract Three and the west line of said Lot 1, Block 1, Education Center Addition No. 3, at 0.47 feet pass a ½ inch iron rod found, for a total distance of 40.67 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set in said proposed southeast right-of-way line of State Highway 26;

Parcel 11  
SH 26  
ROW CSJ: 0363-01-127  
11-10-04

(4) THENCE S 53°52'38" W, with said proposed southeast right-of-way line, for a distance of 359.48 feet to the **POINT OF BEGINNING** and containing 13,066 square feet of land.

\* May be replaced with a TxDOT type II monument at the end of construction under the supervision of a R.P.L.S. either employed by or retained by TxDOT.

NOTE: A plat of survey of even survey date herewith accompanies this description.

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

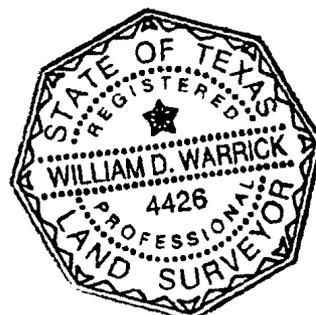
THE STATE OF TEXAS    §  
  §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS    §

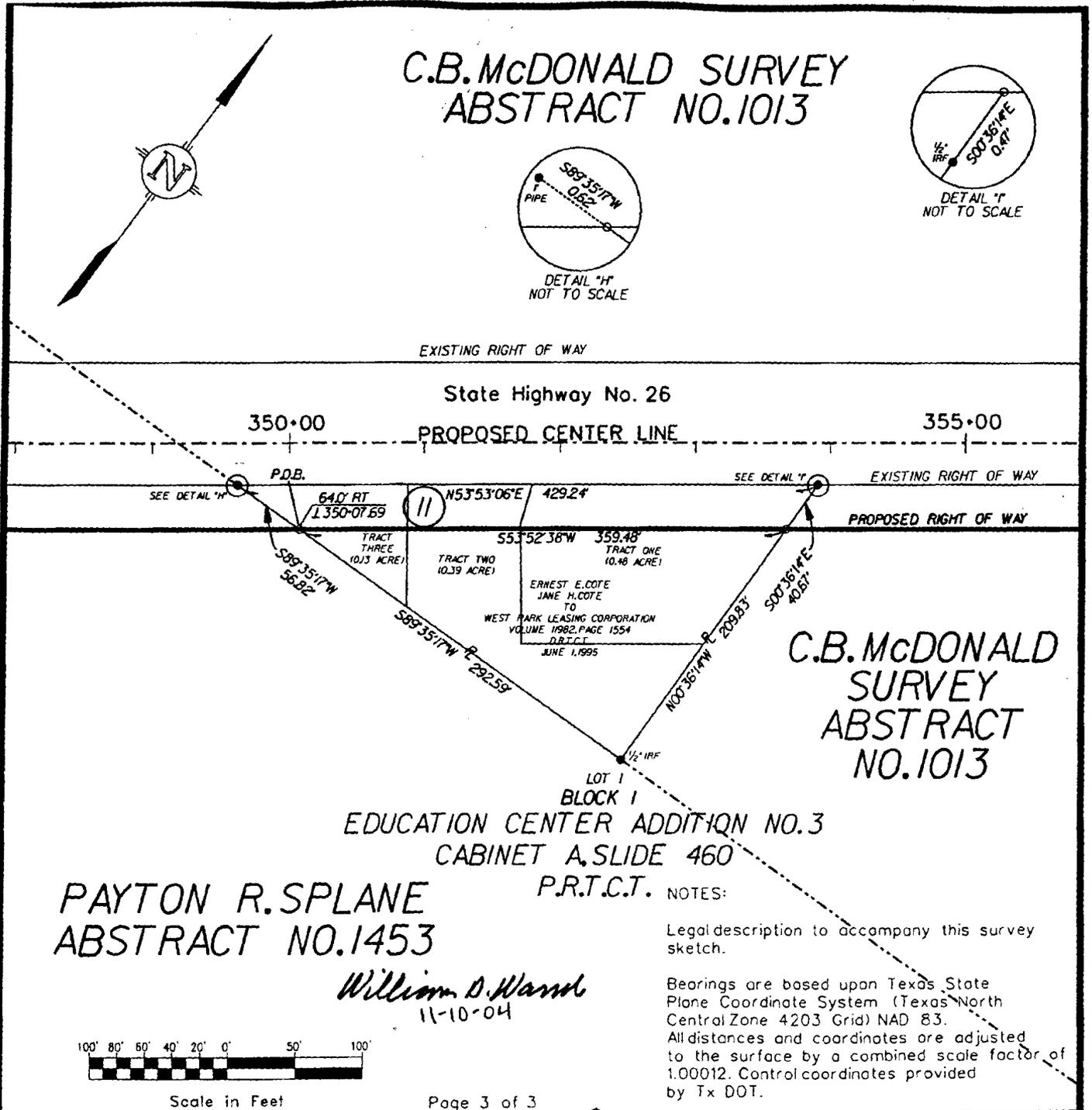
That I, William D. Warrick, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May and June, 2004 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 10th day of November, 2004, A.D.

Zamora-Warrick and Associates, L.L.C.  
3737 Executive Center Drive, Suite 111  
Austin, Texas 78731

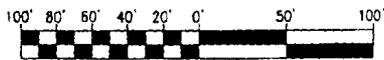
William D. Warrick  
William D. Warrick  
Registered Professional Land Surveyor  
No. 4426 – State of Texas





PAYTON R. SPLANE  
ABSTRACT NO. 1453

*William D. Warrick*  
11-10-04

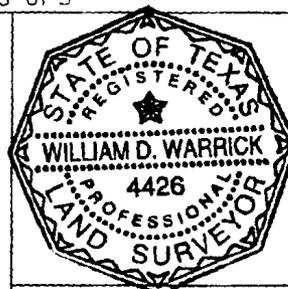


Scale in Feet

Legal description to accompany this survey sketch.  
Bearings are based upon Texas State Plane Coordinate System (Texas North Central Zone 4203 Grid) NAD 83. All distances and coordinates are adjusted to the surface by a combined scale factor of 1.00012. Control coordinates provided by Tx DOT.

Legend

- - Marker found "as noted"
- - 3/8" smooth Iron rod w/ aluminum cap stamped "TxDOT"
- - Type II monument to be set at the end of construction
- - 3/8" smooth Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- P.D.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- Z - Fee Hook
- ⊕ - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information
- - Control of Access



PARCEL 11  
WEST PARK  
LEASING CORPORATION  
Taking Area =  
13,066 sq.ft.

STATE		DIST.		COUNTY	
TEXAS	FTW	TARRANT			
CONT.	SECT.	JOB	HIGHWAY NO.		
0363	01	127	SH 26		

County: Tarrant  
Highway No.: SH 26  
Project Limits: From Brumlow Road  
                    To SH 114

District: Fort Worth  
Parcel No.: 11  
CSJ No.: 0363-01-127  
Federal Project No.: NH 2006(802)

**AND IN ADDITION THERETO:**

Title to all of that office building located partially on the remainder of the herein described parcel, said office building being bisected by the proposed north right of way line, with the result that the portion of the said office building 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 office building.

November, 2005  
Revised March, 2007

County: Hill  
Highway: State Highway 31 ✓  
ROW CSJ: 0162-02-035  
Limits: McLennan County Line to CR 3344

Property Description  
Parcel 14

Being 3.305 acres of land situated in the C. SULLIVANT SURVEY, Abstract No. 862, Hill County, Texas. Being part of that certain called 22.41 acre tract of land conveyed to Kenneth A. Gittens and wife, Irish R. Gittens by deed and recorded in Volume 760, Page 150 of the Deed Records of Hill County, Texas.

Commencing at a point in the northerly line of County Road 3254 (a prescriptive road), also the northeasterly corner of said 22.41 acre tract and the southeasterly corner of that certain called 25 acre tract of land conveyed to Baldemar Dominguez and wife, Martha Dominguez and Ruben Dominguez and wife, Eulalia Dominguez by deed and recorded in Volume 783, Page 133 of the Official Deed Records of Hill County, Texas, also in a Contract of Sale from Martha Dominguez, Ruben Dominguez and wife, Eulalia Dominguez to Pedro Perez Gallegos and wife, Elia Dela Rosa Gallegos as recorded in Volume 1303, Page 55 of the Official Public Records of Hill County, Texas. , from which a found 1/2-inch iron rod bears North 30°58' West, 8.27 feet.

Thence North 30°57'38" West, 947.07 feet along the northeasterly line of said 22.41 acre tract, also the southwesterly line of said 25 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed southerly right of way line of State Highway 31 (width varies) and for the POINT OF BEGINNING.

- 1) Thence South 38°17'39" West, 956.89 feet along the proposed southerly right of way line of State Highway 31 to a set 5/8-inch iron rod with TxDOT aluminum cap.
- 2) Thence South 23°28'04" West, 175.86 feet along the proposed southerly right of way line of State Highway 31 to a set 5/8-inch iron rod with TxDOT aluminum cap.
- 3) Thence South 38°17'41" West, 100.00 feet to a set 5/8-inch iron rod with aluminum cap in the southwesterly line of said 22.41 acre tract and the northeasterly line of that certain called 3.691 acre tract of land conveyed to Christine Lyendecker Cummings by deed and recorded in Volume 940, Page 301 of said Official Public Records.
- 4) Thence North 27°41'22" West, 122.44 feet along the southwesterly line of said 22.41 acre tract and the northeasterly line of said 3.691 acre tract to a found 1/2-inch iron rod.
- 5) Thence North 60°28'59" West, 58.75 feet along the southwesterly line of said 22.41 acre tract and the northeasterly line of said 3.691 acre tract to a point in the existing southerly right of way line of State Highway 31 (width varies), a called 0.138 acre tract of land conveyed to the State of Texas by deed and recorded in Volume 416, Page 1 of said Deed Records, also the westerly corner of said 22.41 acre tract and the northerly corner of said 3.691 acre tract, from which a found concrete monument bears North 60°29' West, 0.49 feet.

- 6) Thence North 38°19'38" East, 400.36 feet along the existing southerly right of way line of State Highway 31 and the northwesterly line of said 22.41 acre tract to a set 5/8-inch iron rod with "GS" cap.
- 7) Thence North 35°27'55" East, 200.45 feet along the existing southerly right of way line of State Highway 31 and the northwesterly line of said 22.41 acre tract to a point, from which a found concrete monument bears South 77°05' West, 0.69 feet also being in the southerly line of a called 7.746 acre tract of land conveyed to the State of Texas by deed and recorded in Volume Q, Page 336 of the Condemnation Records of Hill County, Texas.
- 8) Thence North 38°19'29" East, 335.19 feet along the existing southerly right of way line of State Highway 31 and the northwesterly line of said 22.41 acre tract to a point at the northerly corner of said 22.41 acre tract, also the southwest corner of that certain called 5.318 acre tract of land conveyed to Robin Lee Johnston by deed and recorded in Volume 1194, Page 331 of said Deed Records, from which a found 1/2-inch iron rod bearing North 34°00' West, 1.53 feet and to a called 7.780 acre tract of land conveyed to the State of Texas by deed and recorded in Volume 302, Page 406 of said deed records.
- 9) Thence South 33°59'43" East, 35.68 feet along the northerly line of said 22.41 acre tract and the southerly line of said 5.318 acre tract to a found 1/2-inch iron rod.
- 10) Thence North 54°43'05" East, 280.55 feet along the northerly line of said 22.41 acre tract and the southerly line of said 5.318 acre tract to a found fence post at the northernmost northwesterly corner of said 22.41 acre tract and the southwest corner of said 25 acre tract.
- 11) Thence South 30°57'38" East, 22.54 feet along the northeasterly line of said 22.41 acre tract and the southwest corner of said 25 acre tract to the POINT OF BEGINNING and containing 3.305 acres of land, more or less.

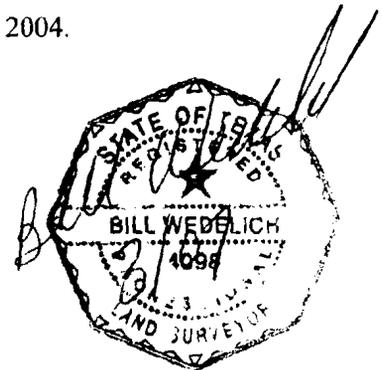
Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD 83). No scale factor was applied.

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

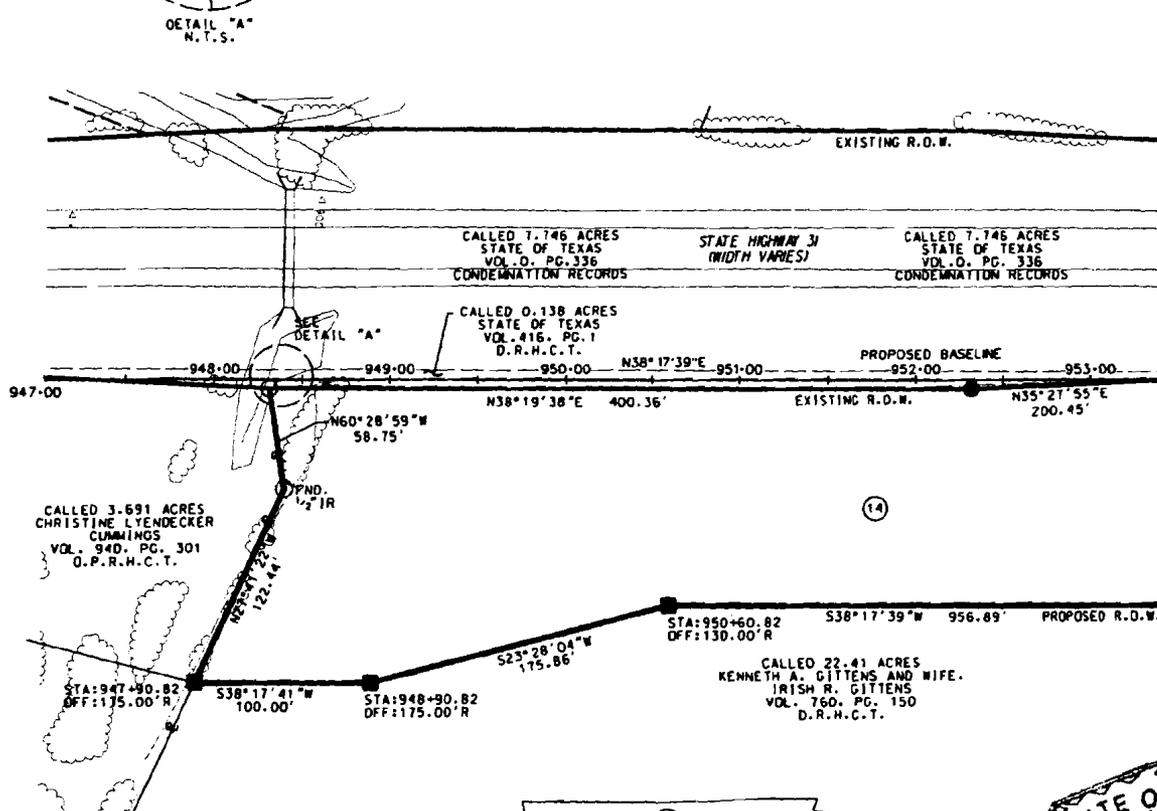
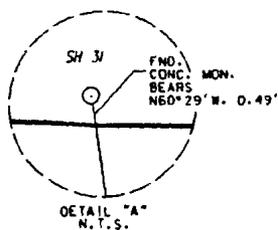
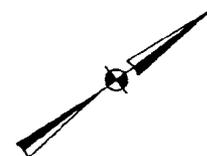
A survey was performed on the ground under my supervision in June 2004.

See attached 8 1/2" x 11" plat that accompanies.

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



# C. SULLIVANT SURVEY A-862



MATCHLINE STA. 953+50.00

CALLLED 3.691 ACRES  
CHRISTINE LYENDECKER  
CLUMINGS  
VOL. 940, PG. 301  
O.P.R.H.C.T.

CALLLED 0.138 ACRES  
STATE OF TEXAS  
VOL. 416, PG. 1  
D.R.H.C.T.

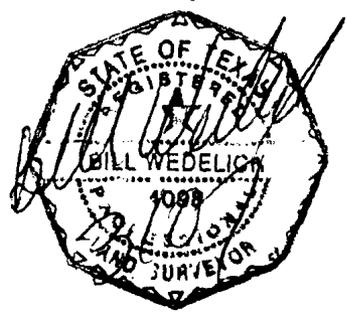
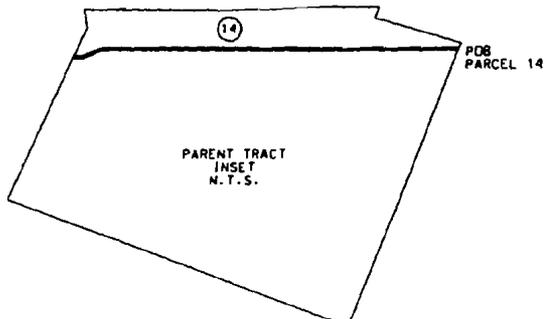
CALLLED 7.746 ACRES  
STATE OF TEXAS  
VOL. 0, PG. 336  
CONDEMNATION RECORDS

STATE HIGHWAY 31  
(WIDTH VARIES)

CALLLED 7.746 ACRES  
STATE OF TEXAS  
VOL. 0, PG. 336  
CONDEMNATION RECORDS

CALLLED 22.41 ACRES  
KENNETH A. GITTENS AND WIFE.  
IRISH R. GITTENS  
VOL. 760, PG. 150  
D.R.H.C.T.

- LEGEND**
- SET TXDOT TYPE # CONCRETE MONUMENT
  - SET 3/8" IR W/TXDOT ALUM. CAP
  - SET 3/8" IR W/TXDOT ALUM. CAP
  - SET 3/8" IR W/TXDOT ALUM. CAP
  - COA Stamped "CONTROL OF ACCESS"
  - FND 3/8" IR W/TXDOT ALUM. CAP
  - SET 3/8" IR W/GS CAP (UNLESS NOTED)
  - FND. (TYPE INDICATED AT LOCATION)
  - Property Line
  - Z Landmark
- P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING
- Survey Line
- ⊙ PARCEL NUMBER
- D.R.H.C.T. DEED RECORDS HILL COUNTY TEXAS  
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HILL COUNTY TEXAS
- ACCESS DENIAL LINE



Revise March, 2007.

PAGE 3 OF 4

- NOTES:**
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83. NO SCALE FACTOR WAS APPLIED.
  - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - "ACCESS is permitted to highway facility from the remainder of the abutting property"

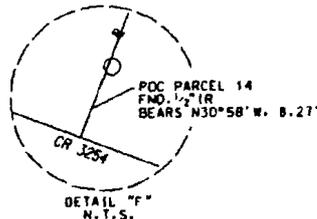
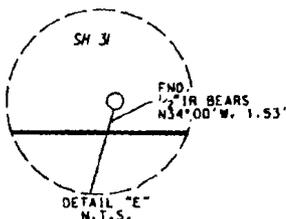
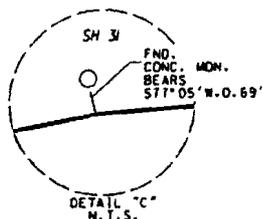
PARCEL 14  
3.305 Ac.  
143,980 sq.ft.

SH-31  
C.S.J. 0162-02-035

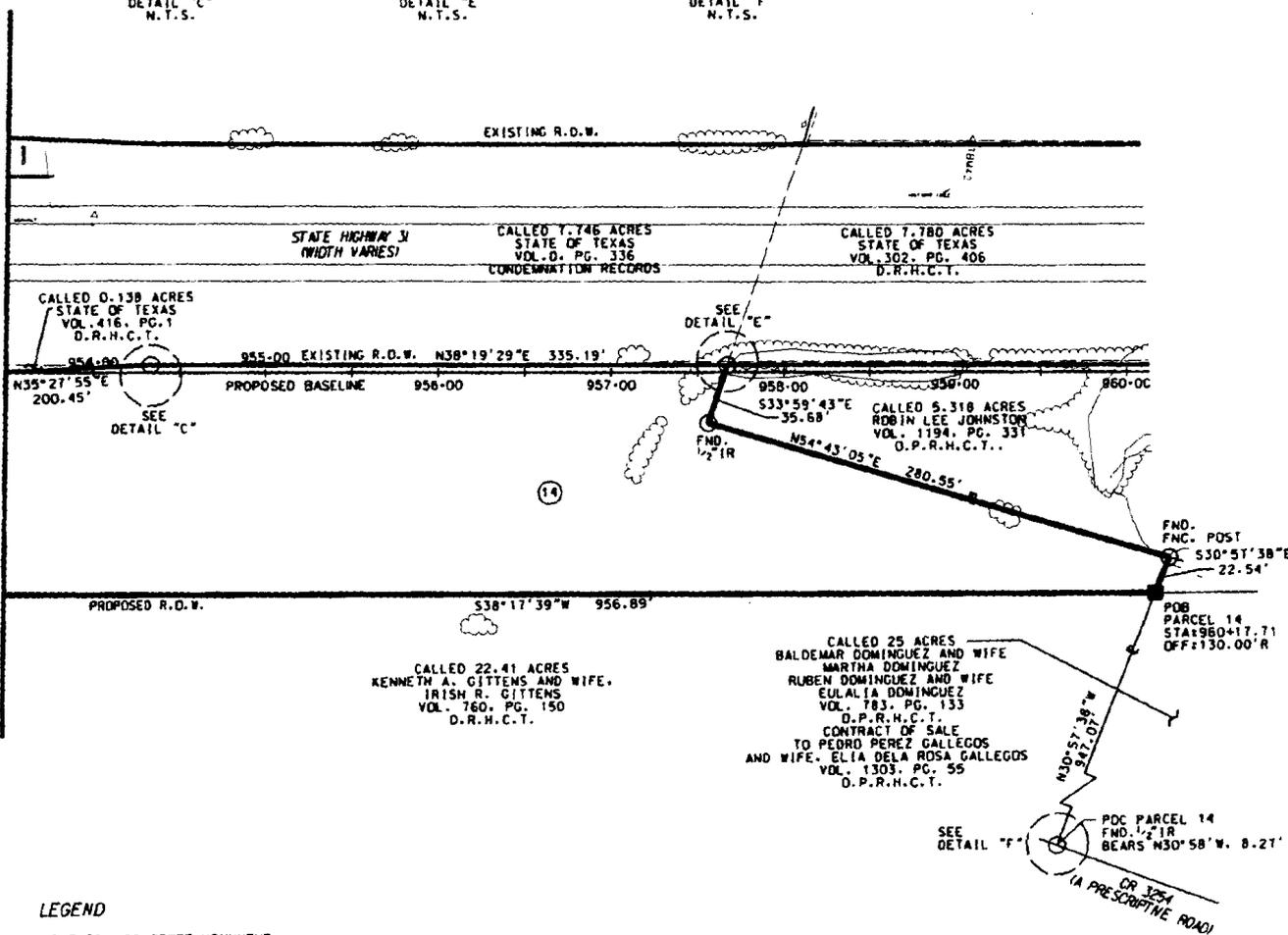
HILL COUNTY NOVEMBER, 2005  
prepared by:

**GeoSolutions, Ltd.**  
Tel: (281) 681-9766 Fax: (281) 681-9779

# C. SULLIVANT SURVEY A-862



MATCHLINE STA. 953+50.00



- LEGEND**
- SET TxDOT TYPE # CONCRETE MONUMENT
  - SET 3/8" IR W/TXDOT ALUM. CAP
  - SET 3/4" IR W/TXDOT ALUM. CAP
  - COA Stamped "CONTROL OF ACCESS"
  - FND 3/8" IR W/TXDOT ALUM. CAP
  - SET 3/4" IR W/GS CAP (UNLESS NOTED)
  - FND. I/TYPE INDICATED AT LOCATION)
  - ≡ Property Line
  - Z Landmark
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ≡ Survey Line
  - ⊙ PARCEL NUMBER
  - D.R.H.C.T. DEED RECORDS HILL COUNTY TEXAS
  - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HILL COUNTY TEXAS
  - ||— ACCESS DENIAL LINE

- NOTES:**
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83. NO SCALE FACTOR WAS APPLIED
  2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  3. "ACCESS is permitted to highway facility from the remainder of the abutting property"

Revised March, 2007.

PAGE 4 OF 4

**PARCEL 14**  
 3,305 AC.  
 143,980 sq.ft.  
 SH-31  
 C.S.J. 0162-02-035

HILL COUNTY      NOVEMBER, 2005  
 prepared by:

**GeoSolutions, Ltd.**

Tel. (281) 681-9766    Fax (281) 681-9779

DGN SH31-H-P-143 den  
GS JOB No. 03-07-112

Parcel 4  
State Highway 26  
CSJ: 0363-01-123  
04-30-04

of 3

Being 4,402 square feet, more or less, being a portion of Lot 3R1A and Lot 5, Block 2, of the Woodbridge Plaza Addition to the City of Colleyville, Tarrant County, Texas, as recorded in plat Cabinet A, Slide 2397, of the Plat Records of Tarrant County, Texas, and which portion of Lot 3R1A and Lot 5 was conveyed to S.M. Plaza, LLC by deed dated April 10, 1998 and recorded in Volume 13166, Page 477, of the Deed Records of Tarrant County, Texas, which 4,402 square feet of land, more or less, are more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." set at the intersection of the proposed northwesterly right-of-way line of State Highway 26 and the northeasterly line of said Lot 5 and the southwesterly line of Lot 5, Block A, of the Haven Addition, First Installment to the City of Hurst, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-121, Page 32 of said plat records, said iron being South 33°08'18" East, a distance of 467.37 feet from a 1/2-inch iron rod found at the most northern corner of said Plaza Addition Lot 5, said beginning iron also being 68.85 feet northwest of and at right angles to proposed centerline survey station 80+68.01 of said State Highway 26;

- (1) THENCE South 33°08'18" East, along said common line, a distance of 10.79 feet to a 1/2-inch iron rod found at the east corner of said Plaza Lot 5 same being in the existing northwesterly right-of-way line of said State Highway 26;
- (2) THENCE South 45°12'29" West, along said existing northwesterly right-of-way line, a distance of 192.47 feet to a p.k. nail found in concrete at the southerly corner of said Lot 5 of said Block 2, same being the northeasterly corner of said Lot 3R1A;
- (3) THENCE South 45°23'39" West, continuing along said existing right-of-way, a distance of 112.64 feet to the east corner of Lot 4R, Block 2, of said Woodbridge Plaza Addition;
- (4) THENCE North 44°50'19" West, along the southwesterly line of said Lot 3R1A, same being the northeasterly line of said Lot 4R, a distance of 15.35 feet to a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." set in the intersection of said proposed northwesterly right-of-way line of State Highway 26;
- (5) THENCE North 45°12'25" East, with said proposed northwesterly right of way line a distance of 153.30 feet to a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T."  
\* set;

Parcel 4  
State Highway 26  
CSJ: 0363-01-123  
04-30-04

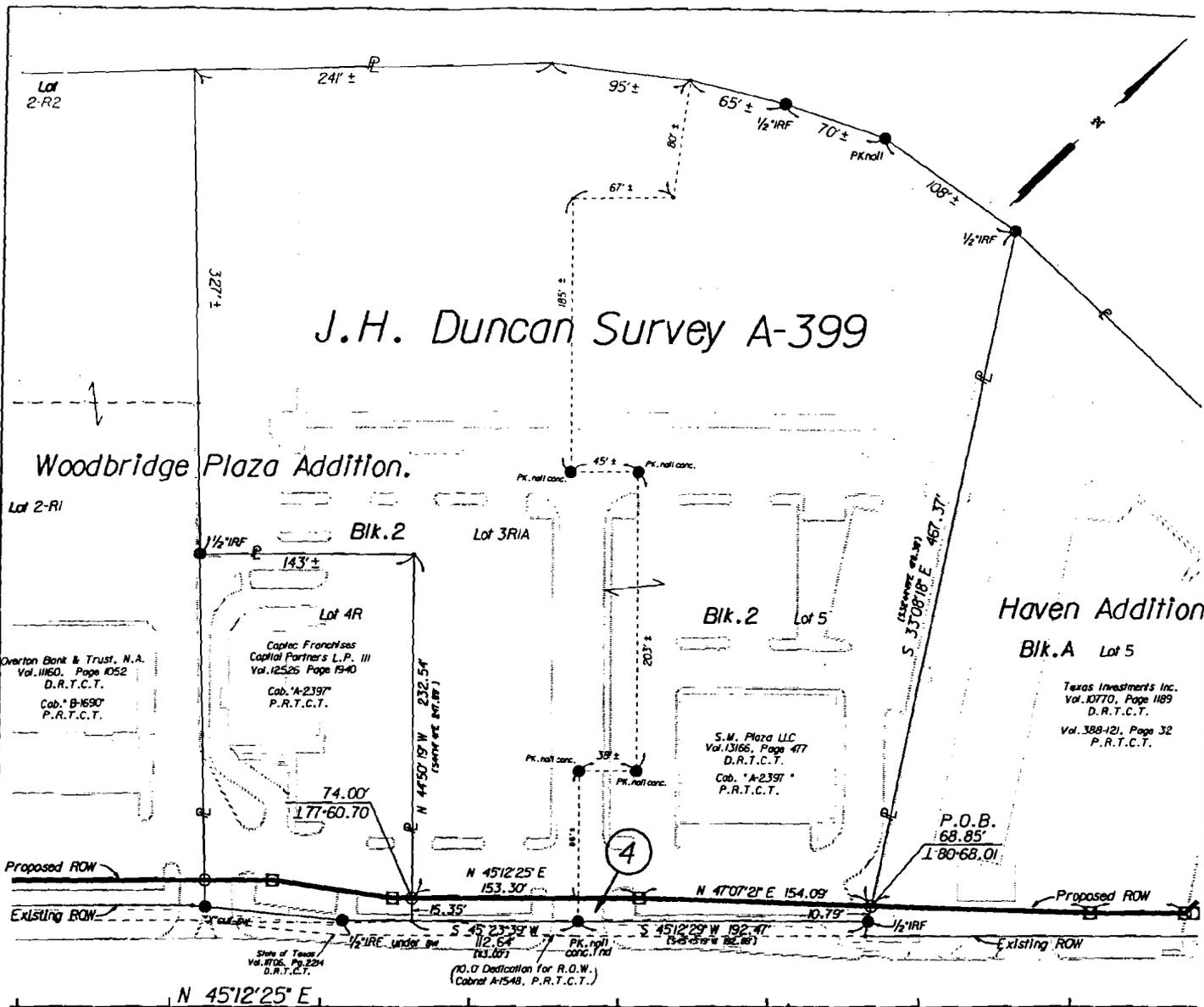
- (6) THENCE North 47°07'21" East, continuing with said proposed right of way line a distance of 154.09 feet to the POINT OF BEGINNING;

\* May be replaced with a "Tx.D.O.T." type II monument at the end of construction under the supervision of an R.P.L.S. either employed or retained by Tx.D.O.T.

NOTE: Survey sketch to accompany this legal description.

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



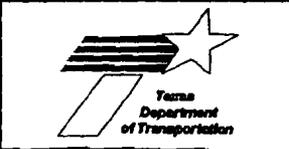
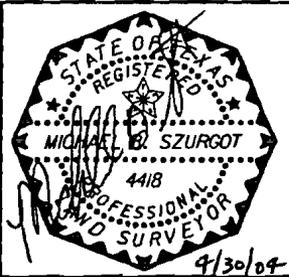


75+00 PROPOSED  $\bar{C}$  SH.26 80+00

Notes:  
Legal description to accompany this survey sketch.  
Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00012

Scale  $\frac{1}{1600}$  Feet  
0 50 100 150

- ⊙ - 5/8" smooth iron rod set w/ plastic cap stamped "TxDOT" or other object as noted
- - Marker found "as noted"
- - 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
- - Type II monument to be set at the end of construction
- - 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- ▲ - 60d Nail set
- P.O.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- Z - Fee Hook
- $\bar{C}$  - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information
- - Control of Access



<b>PARCEL 4</b>			
S.M. PLAZA, LLC			
4,402 Sq.Ft.			
STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
0363	01	123	SH.26

Parcel 9  
State Highway 26  
CSJ: 0363-01-123  
08-25-06

Being 3,484 square feet of land, more or less, out of Lot 1, Block 1 of the Twin Lakes Plaza Addition to the City of Colleyville, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 1811, of the Plat Records, Tarrant County, Texas, which said Lot 1 was conveyed to MJM Preferred Properties Corporation, by deed dated January 29, 1993 and recorded in Volume 10931, Page 2369, of the Deed Records, Tarrant County, Texas, and deed dated April 7, 1993 and recorded in Volume 11013, Page 1519, of said deed records, which 3,484 square feet of land, more or less, are more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." \* set at the intersection of the Proposed southeasterly right-of-way line of State Highway 26 and the northeasterly line of said Lot 1, also being the southwesterly line of Lot 25-R, Block 1 of the Andy Felps Addition, to the City of Colleyville, as recorded in Volume 388-206, Page 60, of said plat records, said iron being North 44°50'15" West, a distance of 380.59 feet from a 1/2-inch iron rod found at the east corner of said Lot 1, same being the south corner of said Andy Felps Lot 25-R, said beginning iron also being 70.08 feet southeast of and at right angles to proposed centerline survey station 85+81.22 of said State Highway 26;

- (1) THENCE South 45°13'13" West, along said proposed southeasterly right-of-way line, a distance of 389.57 feet to an "X" cut set\* on the most northerly southwesterly line of said Lot 1, also being the northeasterly line of Lot 5-R-1 of the Andy Felps Addition, as recorded in Volume 388-200, Page 78, of said plat records;
- (2) THENCE North 44°41'52" West, along the southwesterly line of said Lot 1, also being the northeasterly line of said Lot 5-R-1, a distance of 8.76 feet to the westerly corner of said Lot 1, and being in the existing southeasterly right-of-way line of State Highway 26;
- (3) THENCE North 45°10'02" East, along said existing right-of-way line, a distance of 389.57 feet to the northerly corner of said Lot 1, also being on southwesterly line of Lot 25-R in said Felps Addition;
- (4) THENCE South 44°50'15" East, along said northeasterly line of said Lot 1, also being the southwesterly line of said Lot 25-R, a distance of 9.12 feet to the POINT OF BEGINNING.

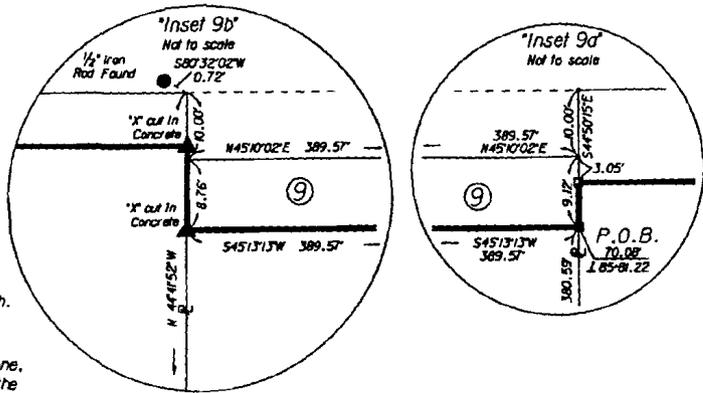
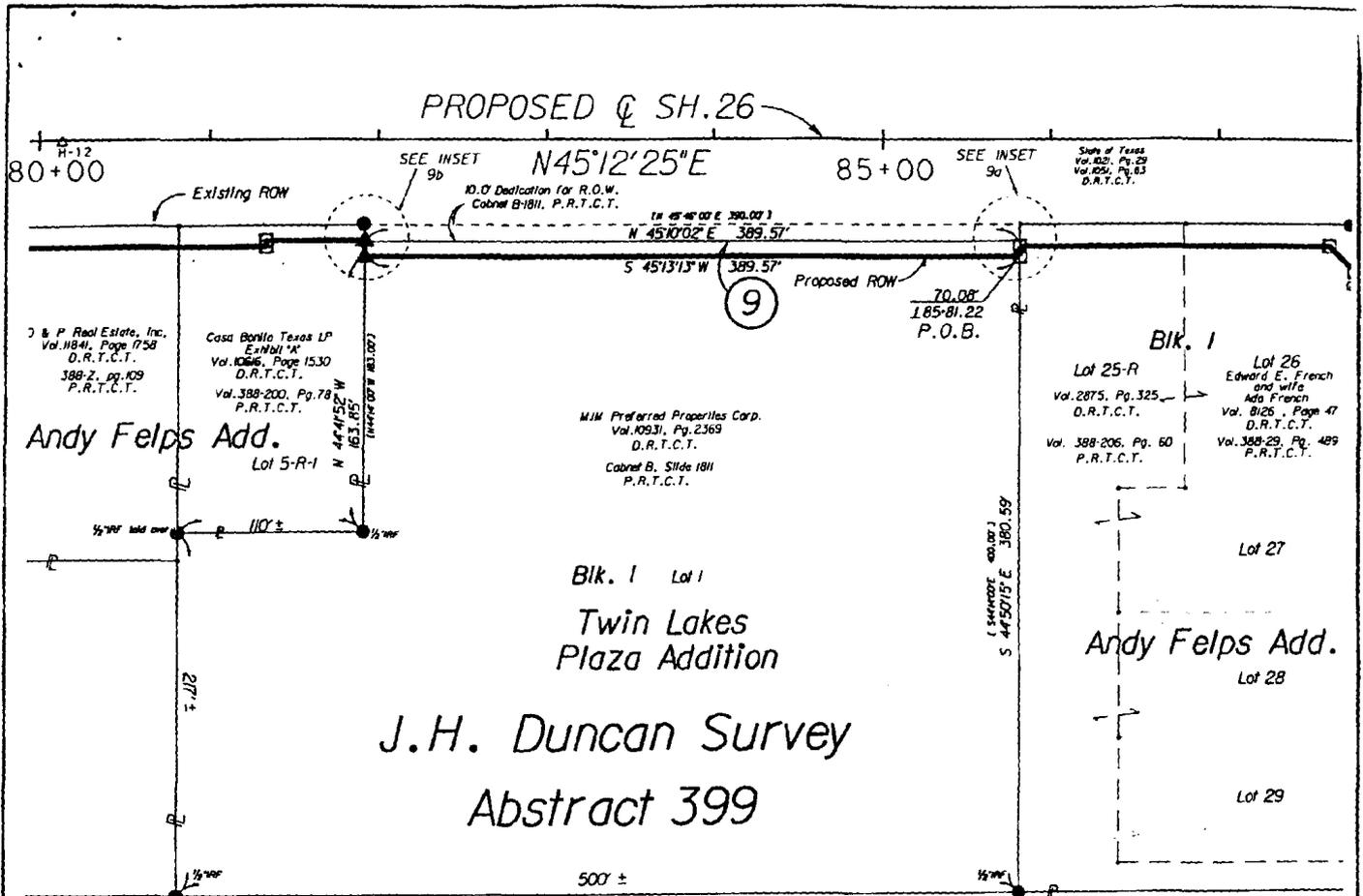
Parcel 9  
State Highway 26  
CSJ: 0363-01-123  
08-25-06

\*May be replaced with a "TxDOT" type two monument at the end of construction under the supervision of an R.P.L.S. either employed or retained by TxDOT

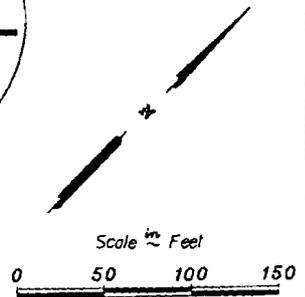
NOTE: Survey sketch to accompany this legal description.

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



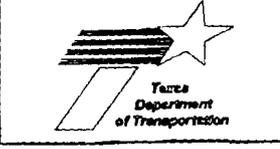
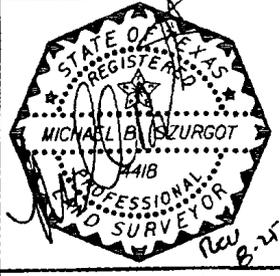


Notes:  
Legal description to accompany this survey sketch.  
Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00012



Page 3 of 3

- ⊙ • 5/16" smooth iron rod set w/ plastic cap stamped "TxDOT" or other object as noted
- • Marker found "as noted"
- • 5/16" smooth iron rod w/ aluminum cap stamped "TxDOT"
- • Type II monument to be set at the end of construction
- • 5/16" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- ▲ • Marker set "as noted"
- P.O.B. • Point Of Beginning
- ℙ • Property Line
- ≡ • Survey Line
- Z • Fee Hook
- ⊕ • Proposed Centerline
- D.R.T.C.T. • Deed Records, Tarrant County, Texas
- P.R.T.C.T. • Plat Records, Tarrant County, Texas
- [ ] • Record Information
- • Control of Access



**PARCEL 9**

MJM Preferred Properties Corp.  
3,484 Sq.Ft.

STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
0363	01	123	SH.26

County: Austin  
Highway: SH 36  
ROW CSJ: 0187-03-059

Field Notes for Parcel 34 (Fee Title)

Being 0.643 of an acre of land, more or less, situated in the James Cummins Hacienda Survey (Abstract No. 31) in Austin County, Texas and being out of and a part of that 1.631 acre tract described in a Deed from William D. Biggs, et ux to H. G. Elliott, dated July 24, 1979, recorded in Volume 417, Page 902 of the Austin County Deed Records. All deed references herein are to the Austin County Official Records unless otherwise noted. Metes and bounds description of said 0.643 of an acre parcel is as follows:

**COMMENCING** at a ½" steel rod found for the South corner of the Mildred E. Callas 1.215 acre tract (File No. 965305 of the Austin County Official Records), same being the West corner of the Mike Callas, et ux 1.422 acre tract (Volume 415, Page 149 of said Austin County Deed Records), thence as follows:

North 37 deg. 55 min. 10 sec. West (called North 35 deg. 10 min. West) along the southwest line of said Callas 1.215 acre tract, a distance of 176.47 feet to a point for the southwest corner of said Callas 1.215 acre tract, said point also being the South corner of said Elliott 1.631 acre tract;

and North 51 deg. 56 min. 45 sec. East (called North 54 deg. 56 min. East) along the line common to said Callas 1.215 acre tract and said Elliott 1.631 acre tract, a distance of 180.84 feet to a 5/8" steel rod with TxDOT aluminum cap set for the South corner of said 0.643 of an acre parcel, same being in the proposed westerly right-of-way line of SH 36 and 120.00 feet left of Engineer's SH 36 Centerline Station 242 + 82.80, same also having State Plane Coordinates of x = 2,861,453.55 and y = 13,870,424.45 and being the **POINT OF BEGINNING**;

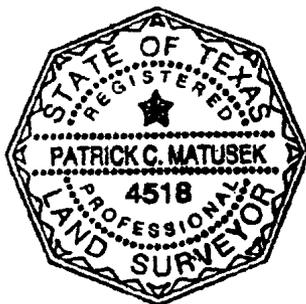
- 1) **THENCE** North 37 deg. 52 min. 23 sec. West along said proposed westerly right-of-way line of SH 36 and severing said Elliott 1.631 acre tract, a distance of 236.55 feet to a 5/8" steel rod with TxDOT aluminum cap set for the West corner of said 0.643 of an acre parcel, same being in the northwest line of said Elliott 1.631 acre tract and in the southeast line of the Walco International, Inc. 2.844 acre tract (Tract II, File No. 023269), same also being 120.00 feet left of Engineer's SH 36 Centerline Station 245 + 19.35;

Parcel 34

- 2) **THENCE** North 52 deg. 02 min. 48 sec. East along the line common to said Elliott 1.631 acre tract and said Walco 2.844 acre tract, a distance of 118.53 feet to a point for the East corner of said Walco 2.844 acre tract, said point also being the North corner of said 0.643 of an acre parcel and the North corner of said Elliott 1.631 acre tract, said point also being in the existing westerly right-of-way line of SH 36;
- 3) **THENCE** South 37 deg. 52 min. 06 sec. East along said existing westerly right-of-way line of SH 36 and along the northeast line of said Elliott 1.631 acre tract, a distance of 236.34 feet to a point for the East corner of said Elliott 1.631 acre tract, said point also being the northerly northeast corner of said Callas 1.215 acre tract and the West corner of said 0.643 of an acre parcel;
- 4) **THENCE** South 51 deg. 56 min. 45 sec. West along said line common to Elliott 1.631 acre tract and said Callas 1.215 acre tract, a distance of 118.51 feet to the **POINT OF BEGINNING**, containing 0.643 of an acre 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 1.00010.

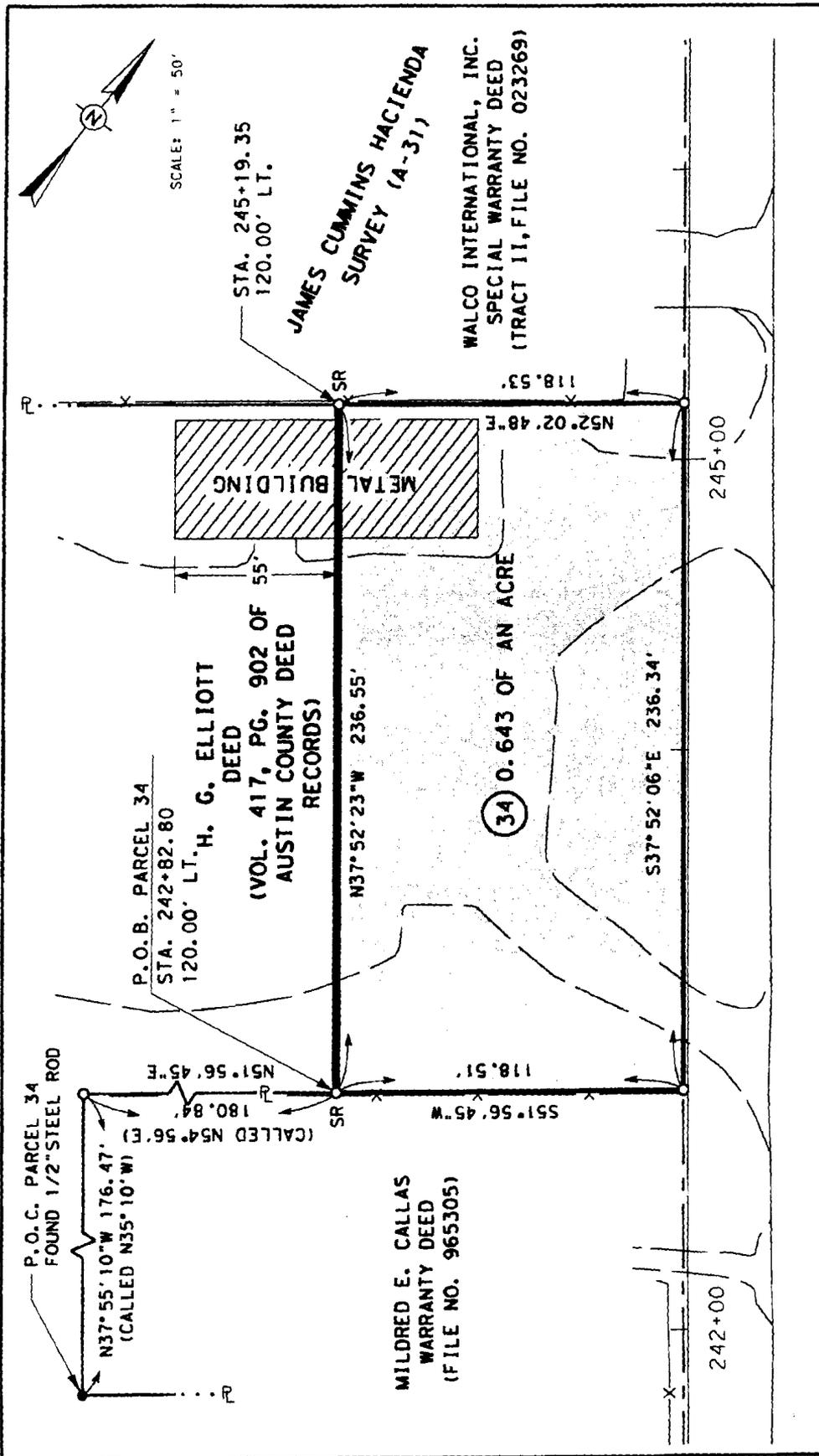
I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.



*Patrick C. Matusek*

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Patrick C. Matusek  
Registered Professional Land Surveyor  
License No. 4518, State of Texas  
Surveyed April 15, 2006



S.H. 36

GENERAL NOTES

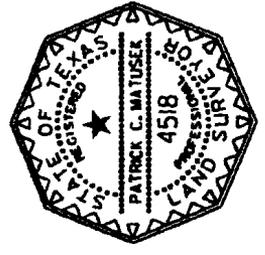
- ALL DEED REFERENCES ARE TO AUSTIN COUNTY OFFICIAL RECORDS UNLESS OTHERWISE NOTED.
- BEARINGS BASED ON TEXAS COORDINATE SYSTEM-SOUTH CENTRAL ZONE.
- CURVE LENGTHS SHOWN ARE ARC LENGTHS.

LEGEND

- LINE NOT TO SCALE
- EXISTING FENCE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- PARCEL NUMBER
- SR = SET 5/8" STEEL ROD W/ TROOT ALUMINUM CAP
- SR = FOUND 1/2" STEEL ROD
- CM = FOUND TYPE I R.O.W. MARKER
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING

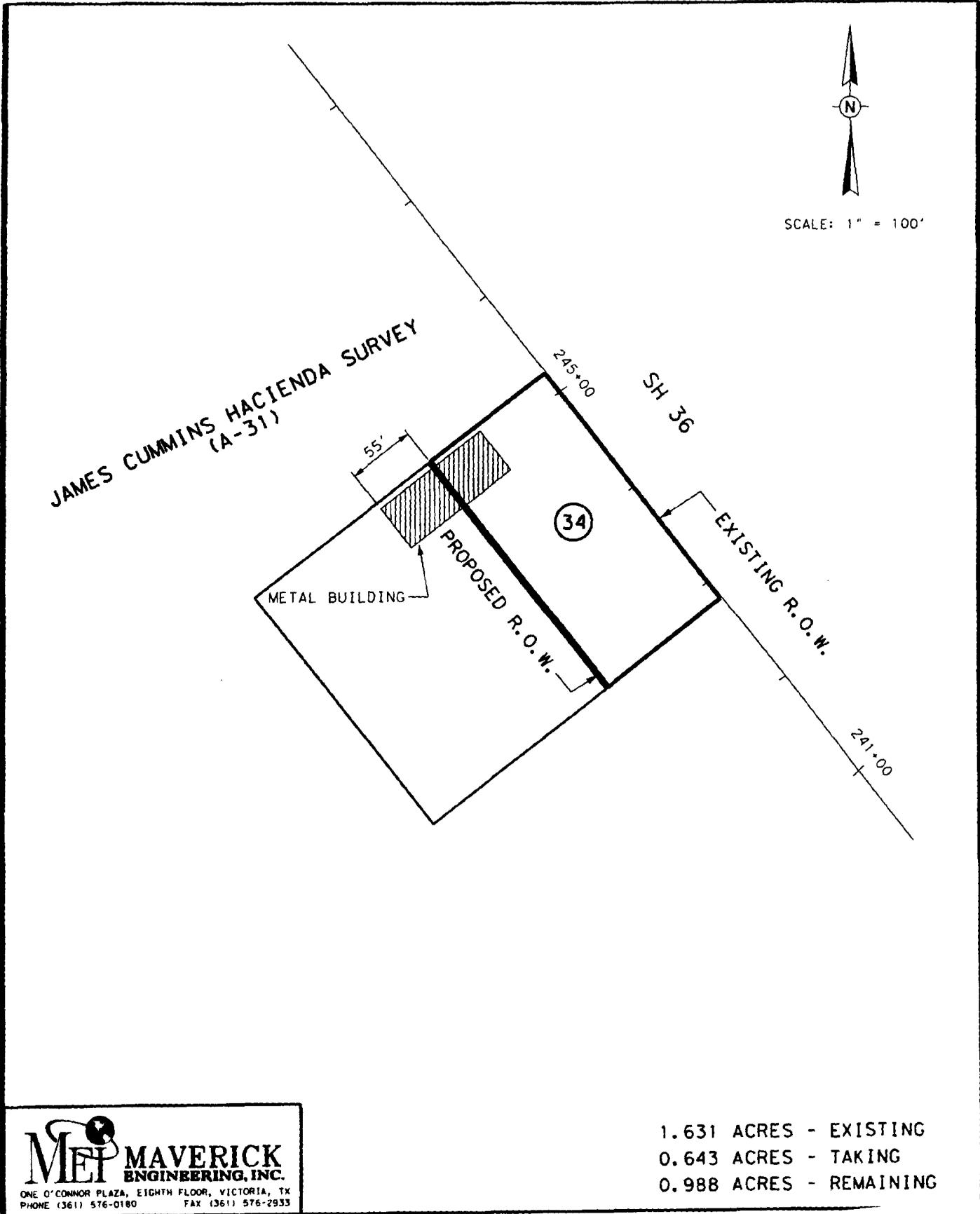
DIST. NAME		COUNTY	
YOAKUM		AUSTIN	
ACCOUNT NO.		HWY. NO.	
8013-01-089		S.H. 36	
ROW TAKING		SURVEY PLAT OF	
D.643 AC. SHEET 3 OF 3		PARCEL 34	
PHONE (817) 518-0188		CSJ 0187-03-059	

**MEI MAVERICK ENGINEERING, INC.**  
ONE O'CONNOR PLAZA, EIGHTH FLOOR, VICTORIA, TX  
PHONE (817) 518-0188 FAX (817) 518-2933



I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

*Patrick C. Matusek*  
PATRICK C. MATUSEK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4518, STATE OF TEXAS  
SURVEYED APRIL 15, 2006



**MEP MAVERICK**  
**ENGINEERING, INC.**  
ONE O'CONNOR PLAZA, EIGHTH FLOOR, VICTORIA, TX  
PHONE (361) 576-0180 FAX (361) 576-2933

1.631 ACRES - EXISTING  
0.643 ACRES - TAKING  
0.988 ACRES - REMAINING

AND IN ADDITION THERETO

Title to all of that Steel Office/Warehouse located partially on the remainder of the herein described property, said improvement being bisected by the proposed western 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.

ROW CSJ No.: 3107-01-036  
CONST. CSJ No.: 3107-01-031 ETC.  
County: Comal  
Highway: F.M. Road 3009

Property Description for Parcel 7

7.031 acres of land (306,249 sq. ft.), situated in the City of Schertz, Comal County, Texas, being part of a 40.179 acre tract out of the Geo. M. Dolson Survey No. 96, Abstract 120, said 40.179 acre tract conveyed to William H. Hardin, by deed recorded in Volume 553, Page 878, Official Public Records of Comal County, Texas, said 7.031 acre tract (306,249 sq. ft.) being more particularly described by metes and bounds as follows:

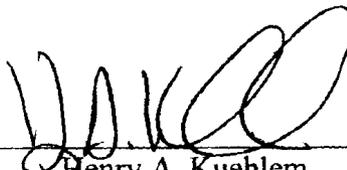
BEGINNING at a Type II concrete monument set at the intersection of the proposed east right of way line of Farm to Market Road 3009 with the south line of the Union Pacific Railroad, said point being N 67° 32' 55" E, 128.42 feet from Station 85+06.96 on the new centerline of Farm to Market Road 3009 and being S 67° 32' 55" W, 1547.30 feet from a ½" iron pin with cap found at the northeast corner of said 40.179 acre tract.

1. THENCE along the proposed east right of way line of Farm to Market Road 3009, as follows
  - a) S 35° 41' 49" E, 9.38 feet to a Type II concrete monument set at a point of curve.
  - b) Southerly along the arc of said curve to the right whose radius is 3625.00 feet and having a central angle of 05° 11' 20", a distance of 328.28 feet (chord bears S 33° 06' 10" E, 328.17 feet) to a Type II concrete monument set at the end of said curve.
  - c) S 30° 30' 30" E, 1017.45 feet to a Type II concrete monument set at the beginning of a curve.
  - d) Southerly along the arc of said curve to the right whose radius is 5919.58 feet and having a central angle of 01° 37' 00", a distance of 167.02 feet (chord bears S 29° 42' 00" E, 167.01 feet) to a Type II concrete monument set at the end of said curve.
  - e) S 28° 53' 30" E, 456.21 feet to a Type II concrete monument set at a point of curve.
  - f) Southerly along the arc of said curve to the right whose radius is 5854.60 feet and having a central angle of 03° 55' 41", a distance of 401.37 feet (chord bears S 26° 55' 40" E, 401.29 feet) to a Type II concrete monument set in the north line of the Union Pacific Railroad at the southeast corner of this tract
2. THENCE S 61° 52' 38" W, 116.26 feet along the south line of said 40.179 acre tract, being the north line of the Union Pacific Railroad to a point at its intersection with the existing east right of way line of Farm to Market Road 3009 at the southwest corner of said 40.179 acre tract and this tract.

Parcel 7 – 7.031 of an acre continued:

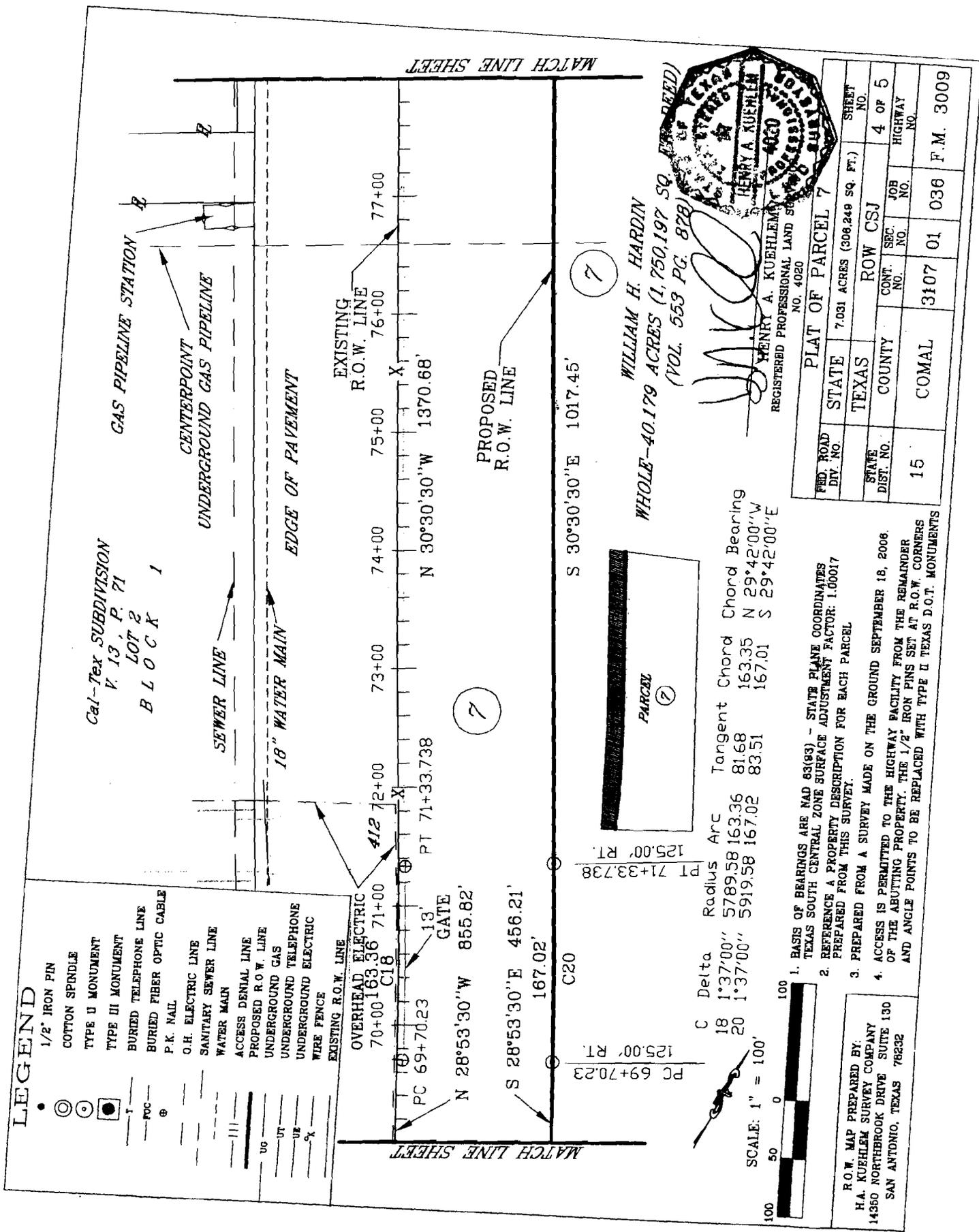
3. THENCE along the existing east right of way line of Farm to Market Rod 3009, as follows:
  - a) N 28° 53' 30" W, 855.82 feet to a point at the beginning of a curve.
  - b) Northerly along the arc of said curve to the left whose radius is 5789.58 feet and having a central angle of 01° 37' 00", a distance of 163.36 feet (chord bears N 29° 42' 00" W, 163.35 feet) to a point at the end of said curve.
  - c) N 30° 30' 30" W, 1370.68 feet to a point at the intersection of the existing east right of way line of Farm to Market Road 3009 with the south line of the Union Pacific Railroad at the northwest corner of said 40.179 acre tract and this tract.
  
4. THENCE N 67° 32' 55" E, 115.43 feet along the north line of said 40.179 acre tract, being the south line of the Union Pacific Railroad to the place of BEGINNING and containing 7.031 acres of land (306,249 sq. ft.).

✓ Note: Access is permitted to the highway facility from the remainder of the abutting property. The monuments set and described in these calls may be replaced with a TxDot Type II right-of-way marker upon completion of the highway construction.  
Basis of bearings are NAD 83(93) – State Plane Coordinate – Texas South Central Zone  
Surface Adjustment Factor: 1.00017  
RE: Plat dated September 18, 2006

  
Henry A. Kuehlem  
Registered Professional Land Surveyor  
No. 4020







**LEGEND**

- 1/2" IRON PIN
- COTTON SPINDLE
- ⊙ TYPE II MONUMENT
- ⊙ TYPE III MONUMENT
- BURIED TELEPHONE LINE
- BURIED FIBER OPTIC CABLE
- ⊕ P.K. NAIL
- O.H. ELECTRIC LINE
- SANITARY SEWER LINE
- WATER MAIN
- ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- WIRE FENCE
- EXISTING R.O.W. LINE
- OVERHEAD ELECTRIC

1. BASIS OF BEARINGS ARE NAD 83(93) - STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE SURFACE ADJUSTMENT FACTOR: 1.00017
2. REFERENCE A PROPERTY DESCRIPTION FOR EACH PARCEL PREPARED FROM THIS SURVEY.
3. PREPARED FROM A SURVEY MADE ON THE GROUND SEPTEMBER 18, 2006.
4. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY. THE 1/2" IRON PINS SET AT R.O.W. CORNERS AND ANGLE POINTS TO BE REPLACED WITH TYPE II TEXAS D.O.T. MONUMENTS

R.O.W. MAP PREPARED BY:  
H.A. KUEHLEM SURVEY COMPANY  
14360 NORTHBROOK DRIVE SUITE 130  
SAN ANTONIO, TEXAS 78232

SCALE: 1" = 100'



C Delta  
18 1°37'00" 5789.58 163.36 81.68  
20 1°37'00" 5919.58 167.02 83.51

PT 71+33.738  
125.00 RT

PC 69+70.23  
125.00 RT

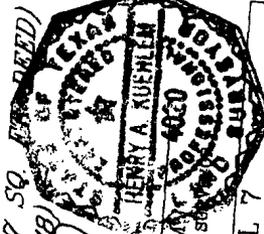


Tangent Chord Bearing  
163.35 N 29°42'00"W  
167.01 S 29°42'00"E

FED. ROAD DIV. NO.		STATE		7.031 ACRES (308,249 SQ. FT.)		SHEET NO.	
STATE DIST. NO.		TEXAS COUNTY		ROW CSJ		4 OF 5	
15		COMAL		3107 01		JOB NO. HIGHWAY NO.	
				036		F.M. 3009	

WILLIAM H. HARDIN  
WHOLE-40.179 ACRES (1,750,197 SQ. FT.)  
(VOL. 553 PG. 828)

HENRY A. KUEHLEM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4020



MATCH LINE SHEET

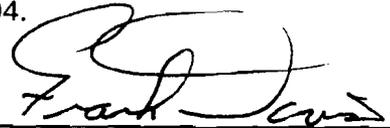
MATCH LINE SHEET



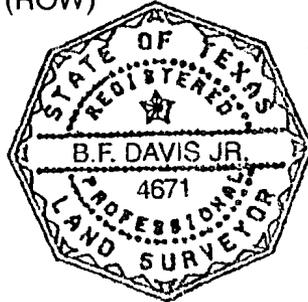
COUNTY: UPSHUR  
HIGHWAY: SH 155  
PROJECT LIMITS:  
From: At Union Pacific RR Overpass  
To: 1.8 Mi. NE of FM 1002

I, Billy Frank Davis, Jr., Registered Professional Land Surveyor, do hereby certify that this boundary description represents the results of a survey made on the ground from May 2004 to December 2004.

CSJ: 0520-02-035 (Construction)  
CSJ: 0520-02-045 (ROW)

 12/1/06

Billy Frank Davis, Jr. R.P.L.S. 4671



### Property Description for Parcel 7

**BEING** 0.4541 of an acre of land situated in the Maria Antonio Esparcia Survey, Abstract No. 149, Upshur County, Texas, and being out of that certain called 2.234 acre tract or parcel of land described in a deed from Michael D. Hill and Stephanie Hill to Victor Hill and Christy Hill, dated January 16, 2001, and recorded in Volume 395, Page 969, of the Official Records of Upshur County, Texas, and also being north of and adjacent to a 4.135 acre tract or parcel of land described in a deed to the State of Texas, recorded in Volume 145, Page 125 of the Deed Records of Upshur County, Texas, said 0.4541 of an acre tract to be more particularly described by meets and bounds as follows:

**BEGINNING** at a Type II Concrete Right of Way Monument with Bronze Disk Set for the Northwest corner of the herein described tract, located at the intersection of the proposed North right-of-way line of State Highway 155, the existing East right-of-way line of the U.P.R.R., and the West boundary line of said called 2.234 acre Hill tract, said point of beginning being located South 26° 40' 56" West, a distance of 216.98 feet from a 1/2" Iron Rod Found for the Northwest corner of said called 2.234 acre Hill tract, and also being located 75.00 feet left of and at a right angle from the proposed survey centerline of State Highway 155, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 374+87.26, and being located at the coordinates of 6,928,702.7814 feet North and 3,027,266.5550 feet East.

1. **THENCE** North 80° 32' 48" East, along the proposed North right-of-way line of State Highway 155, a distance of 263.68 feet to a Type II Concrete Right of Way Monument with Bronze Disk Set, being 75.00 feet left of Survey Centerline Station 377+50.94;
2. **THENCE** North 76° 14' 39" East, along the proposed North right-of-way line of State Highway 155, a distance of 240.57 feet to a Type II Concrete Right of Way Monument with Bronze Disk Set, being 80.00 feet left of Survey Centerline Station 380+00.00;
3. **THENCE** North 67° 35' 54" East, along the proposed North right-of-way line of State Highway 155, a distance of 288.73 feet to a Type II Concrete Right of Way Monument with Bronze Disk Set, being 95.00 feet left of Survey Centerline Station 383+00.00;

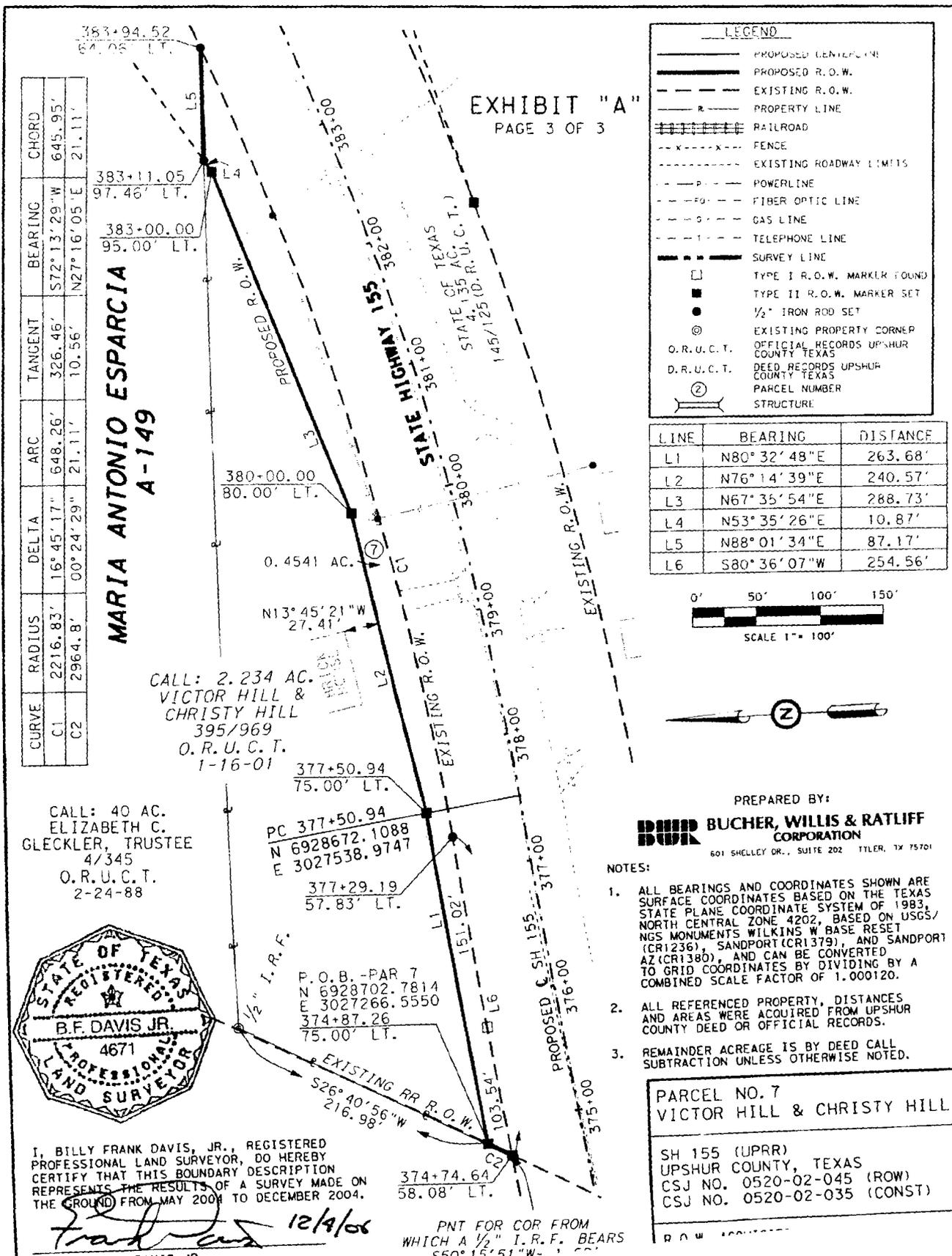
4. **THENCE** North 53° 35' 26" East, along the proposed North right-of-way line of State Highway 155, a distance of 10.87 feet to a ½" Iron Rod Set, with a yellow cap stamped "BWR", on the North boundary line of said called 2.234 acre Hill tract and the South boundary line of a certain called 40 acre tract or parcel of land described in a deed to Elizabeth C. Gleckler, Trustee, dated February 24, 1988, and recorded in Volume 4, Page 345, of the Official Records of Upshur County, Texas, being 97.46 feet left of Survey Centerline Station 383+11.05;
5. **THENCE** North 88° 01' 34" East, along the North boundary line of said called 2.234 acre Hill tract and the South boundary line of said called 40 acre Gleckler tract, a distance of 87.17 feet to a ½" Iron Rod Set, with a yellow cap stamped "BWR", on the existing North right-of-way line of State Highway 155, being the Point of Curvature of a curve to the right, also being 64.06 feet left of Survey Centerline Station 383+94.52;
6. **THENCE** in a Southwesterly direction, along the existing North right-of-way line of State Highway 155, an arc distance of 648.26 feet with the above mentioned curve to the right, whose radius is 2216.83 feet, whose central angle is 16° 45' 17", and whose long chord is South 72° 13' 29" West, a distance of 645.95 feet to a ½" Iron Rod Set, with a yellow cap stamped "BWR", being 57.83 feet left of Survey Centerline Station 377+29.19;
7. **THENCE** South 80° 36' 07" West, along the existing North right-of-way line of State Highway 155, a distance of 151.02 feet to a Type I Concrete Right of Way Monument Found, and continuing a total distance of 254.56 feet to a Type II Concrete Right of Way Monument with Bronze Disk Set, being the point of curvature of a curve to the left, from which a ½" Iron Rod Found bears South 50° 15' 51" West, 1.62 feet, on the West boundary line of said called 2.234 acre Hill tract and the existing East right-of-way line of the U.P.R.R., being 58.08 feet left of Survey Centerline Station 374+74.64;
8. **THENCE** in a Northeasterly direction, along the East right-of-way of the U.P.R.R., an arc distance of 21.11 feet with the above mentioned curve to the left, whose radius is 2964.8 feet, whose central angle is 00° 24' 29", and whose long chord is North 27° 16' 05" East, a distance of 21.11 feet, **to the PLACE OF BEGINNING and containing 0.4541 of an acre of land.**

Notes:

1. All bearings and coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983, North Central Zone 4202, based on USGS/NGS monuments Wilkins W Base Reset (CR1236), Sandport (CR1379), and Sandport AZ (CR1380), and can be converted to grid coordinates by dividing by a combined scale factor of 1.000120.
2. All referenced property distances and areas were acquired from Upshur County Deed or Official Records.
3. Remainder acreage is by deed call subtraction unless otherwise noted.

Texas Department of Transportation  
701 East Main Street  
Atlanta, Texas 75551-1210

Phone: (903) 796-2851  
EXHIBIT "A"  
Page 2 of 3



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	2216.83'	16° 45' 17"	648.26'	326.46'	S72° 13' 29" W	645.95'
C2	2964.8'	00° 24' 29"	21.11'	10.56'	N27° 16' 05" E	21.11'

**MARIA ANTONIO ESPARCIA**  
**A-149**

CALL: 2.234 AC.  
VICTOR HILL &  
CHRISTY HILL  
395/969  
O.R.U.C.T.  
1-16-01

CALL: 40 AC.  
ELIZABETH C.  
GLECKLER, TRUSTEE  
4/345  
O.R.U.C.T.  
2-24-88

PC 377+50.94  
N 6928672.1088  
E 3027538.9747  
377+29.19  
57.83' LT.

P.O.B. - PAR 7  
N 6928702.7814  
E 3027266.5550  
374+87.26  
75.00' LT.

374+74.64  
58.08' LT.

Parcel 3  
State Highway 26  
CSJ: 0363-01-123  
04-30-04

Being 2,702 square feet of land, more or less, being a portion of Lot 4R, Block 2 of the Woodbridge Plaza Addition to the City of Hurst, Tarrant County, Texas, as recorded in plat Cabinet A, Slide 2397, of the Plat Records of Tarrant County, Texas, same being the tract of land conveyed to Captec Franchises Capital Partners L.P. III, by deed dated September 26, 1996 and recorded in Volume 12526, Page 1940 of the Deed Records, Tarrant County, Texas, which 2,702 square feet, more or less, are more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." set at the intersection of the proposed northwesterly right-of-way line of State Highway 26 and the southwesterly line of said Lot 4R, same being the northeasterly line of Lot 2-R1, Block 2 of said Addition as recorded in Cabinet B, Slide 1690 of said plat records, said iron being South 46°09'01" East, a distance of 220.52 feet from a 1/2" iron rod found at the west corner of said Lot 4R, said beginning iron also being 86.00 feet northwest of and at right angles to proposed State Highway 26 centerline survey station 76+22.64;

- (1) THENCE North 45°12'25" East, along said proposed northwesterly right-of-way line, a distance of 45.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." \* set;
- (2) THENCE North 53°43'53" East, continuing along said proposed northwesterly right-of-way line a distance of 80.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." \* set;
- (3) THENCE North 45°12'25" East, continuing along said proposed right-of-way line, a distance of 13.00 feet to a 5/8-inch smooth iron rod set with an aluminum cap stamped "TxDOT" in the northwesterly line of said lot 4R, same being the southwesterly line of lot 3R1A of said Block 2, as recorded in plat Cabinet A, Slide 2397;
- (4) THENCE South 44°50'19" East, continuing along said common line, a distance of 15.35 feet to the east corner of said Lot 4R, same being the southeast corner of said lot 3R1A and being in the existing northwesterly right-of-way line of said State Highway 26;
- (5) THENCE South 45°23'39" West, along said existing right-of-way, a distance of 46.09 feet to a 1/2-inch iron rod found;

Parcel 3  
State Highway 26  
CSJ: 0363-01-123  
04-30-04

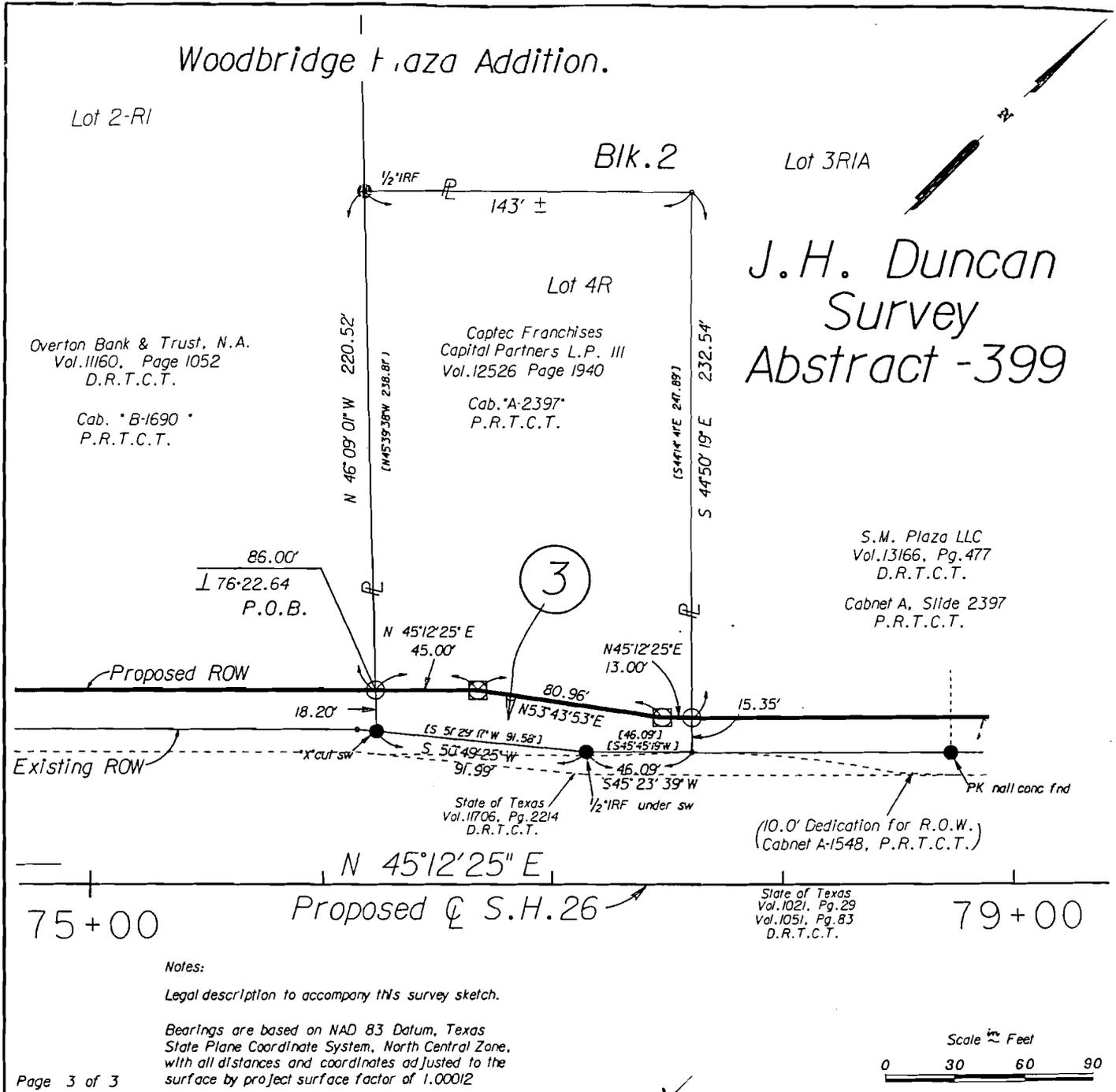
- (6) THENCE South  $50^{\circ}49'25''$  West, continuing along said existing right-of-way, a distance of 91.99 feet to a chiseled "X" found on the concrete sidewalk at the south corner of said Lot 4R same being the east corner of said Lot 2-R1;
- (7) THENCE North  $46^{\circ}09'01''$  West, along said southwesterly line of Lot 4R, same being the northeasterly line of said Lot 2-R1, a distance of 18.20 feet to the POINT OF BEGINNING.

\* May be replaced with a "Tx.D.O.T." type II monument at the end of construction under the supervision of an R.P.L.S. either employed or retained by Tx.D.O.T.

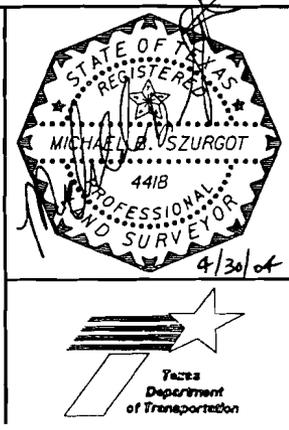
NOTE: Survey sketch to accompany this legal description.

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





- ⊕ -  $\frac{5}{16}$ " smooth Iron rod set w/ plastic cap stamped "TxDOT" or other object as noted
- - Marker found "as noted"
- -  $\frac{5}{16}$ " smooth Iron rod w/ aluminum cap stamped "TxDOT"
- - Type II monument to be set at the end of construction
- -  $\frac{5}{16}$ " smooth Iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- ▲ - 60d Nail set
- P.O.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- Z - Fee Hook
- C - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information
- |— - Control of Access



**PARCEL 3**

Captex Franchises  
Capital Partners  
2,702 Sq.Ft.

STATE		DIST.		COUNTY	
TEXAS		FTW		TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.		
0363	01	123	SH.26		

R.C.S.J. No. 0200-05-039  
COUNTY: Tyler  
HIGHWAY: U.S. 69

Parcel 43

FIELD NOTES FOR PARCEL 43  
FROM STATION 191+81.14 TO STATION 205+81.83

Being 6.199 acres of land, more or less, situated in the Galveston & Brazos Navigation Company Survey No. 38, Abstract No. 322, Tyler County, Texas, being out of and a part of a called 29.2 acre tract of land conveyed to Clyne Sturrock by W. H. Gilchrist, et ux, by deed dated June 23, 1950, and recorded in Volume 126 at Page 153 of the Deed Records of Tyler County, Texas. This 6.199 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: All Bearings are Lambert Grid Bearings and all Coordinates refer to the State Plane Coordinate System of the State of Texas, Central Zone (4203), NAD 83, 1999 Adjustment. All distances and coordinates are surface and may be converted to Grid by dividing by a surface adjustment Scale Factor of 1.0000120.

COMMENCING at a 5/8 inch iron bar found in the Southwesterly line of said 29.2 acre tract, being the Northwest corner of a called 16.000 acre tract of land being purchased by Michael L. Lott and sold by the Veterans Land Board of the State of Texas by contract of sale and purchase, dated December 15, 1992, and recorded in Volume 538 at Page 252 of the Deed Records of Tyler County, said point being in the North or Northeasterly line of the G. T. W. Collins Survey, Abstract No. 174, Tyler County, Texas, and in an interior line of said G. & B. N. Co. Survey No. 38, Abstract No. 322;

THENCE South 48° 13' 00" East, with the common boundary line of said 16.000 acre tract and said 29.2 acre tract, the North or Northeasterly line of said Collins Survey, and an interior line of said G. & B. N. Co. Survey No. 38, Abstract No. 322, a distance of 201.27 feet to a Texas Department of Transportation aluminum disk on a 5/8 inch iron rod, set in the proposed right of way line for the Southwest corner and POINT OF BEGINNING of the herein described parcel, having a State Plane Coordinate Value of X = 4,152,687.98 and Y = 10,364,967.75 and being located left 200.00 feet from and at a right angle to Baseline Station 192+57.50;

1. THENCE North 17° 51' 16" East with the proposed right of way line and the West line of this parcel a distance of 965.09 feet to a Texas Department of Transportation Bronze disk in concrete set for a point of curvature;
2. THENCE in a Northeasterly direction with the proposed right of way line and the Southernmost West line of this parcel, a curve to the left (concave Northwest), having a central angle of 02° 14' 09", a radius of 7,439.44 feet, an arc length of 290.31 feet, a chord bearing of North 16° 44' 11" East, and a chord distance of 290.30 feet to a Texas Department of Transportation Bronze disk in concrete set for an interior corner of this parcel and in the South right of way line of County Road No. 2925, approximately 50 feet wide right of way;

R.C.S.J. No. 0200-05-039  
COUNTY: Tyler  
HIGHWAY: U.S. 69

Parcel 43

3. THENCE North  $85^{\circ} 40' 40''$  West with the Westernmost South line of this parcel and the South right of way line of said County Road No. 2925, a distance of 122.26 feet to a Texas Department of Transportation Bronze disk in concrete set for a corner of this parcel;
4. THENCE North  $04^{\circ} 19' 26''$  East with the Northernmost West line of this parcel a distance of 24.25 feet to a Texas Department of Transportation aluminum disk on a  $5/8$  inch iron rod set in the approximate centerline of said County Road No. 2925, for the Northwest corner of this parcel, and in the South line of a called 90.61 acre tract of land conveyed to Matthew M. Sooudi, M.D., by deed dated January 19, 1980, and recorded in Volume 390 at Page 988 of the Deed Records of Tyler County;
5. THENCE South  $85^{\circ} 50' 26''$  East with the North line of this parcel, the North line of said 29.2 acre tract, the South line of said 90.61 acre tract, and the approximate centerline of said County Road No. 2925, a distance of 307.58 feet to a point for the Northeast corner of this parcel, the Northeast corner of said 29.2 acre tract, the Southeast corner of said 90.61 acre tract, and in the West right of way line of US Highway No. 69;
6. THENCE South  $02^{\circ} 27' 21''$  West with the East line of this parcel, the East line of said 29.2 acre tract, and the West right of way line of Highway No. 69, a distance of 76.31 feet to a point of curvature;
7. THENCE in a Southwesterly direction with the East line of this parcel, the East line of said 29.2 acre tract, and the West right of way line of Highway No. 69, a curve to the right (concave West) having a central angle of  $03^{\circ} 20' 06''$ , a radius of 5679.58 feet, an arc length of 330.59 feet, a chord bearing of South  $16^{\circ} 02' 58''$  West, and a chord distance of 330.54 feet to a point of tangency;
8. THENCE South  $17^{\circ} 43' 01''$  West with the East line of this parcel, the East line of said 29.2 acre tract, and the West right of way line of Highway No. 69, a distance of 921.42 feet to a point for an angle corner;
9. THENCE South  $39^{\circ} 31' 06''$  West with the East line of this parcel, the East line of said 29.2 acre tract, and the West right of way line of Highway No. 69, a distance of 79.74 feet to a point for the Southeast corner of this parcel, the Southeast corner of said 29.2 acre tract, the Northeast corner of said 16.000 acre tract, in the North line of said Collins Survey, and in an interior line of said G. & B. N. Survey No. 38;

R.C.S.J. No. 0200-05-039  
COUNTY: Tyler  
HIGHWAY: U.S. 69

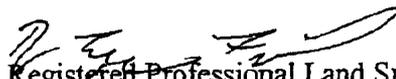
Parcel 43

10. THENCE North 48° 13' 00" West with the South line of this parcel, the South line of said 29.2 acre tract, the North line of said 16.000 acre tract, the North line of said Collins Survey, and an interior line of said G. & B. N. Survey No. 38, at 11.89 feet a 1 inch iron pipe found in line, in all a total distance of 188.26 feet to the POINT OF BEGINNING, containing within said boundaries 270,032 square feet or 6.199 acres of land, more or less.

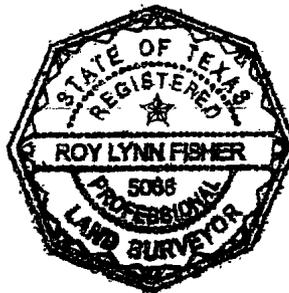
Surveyed: April, 2001 and February, 2002.

I, Roy Lynn Fisher, Registered Professional Land Surveyor No. 5068, in the State of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Spring, Texas, this the 18<sup>TH</sup> day of OCT., A. D., 2004.

  
Registered Professional Land Surveyor  
No. 5068

Reference is made to the plat of even date accompanying this metes and bounds description.









Parcel 86  
State Highway 26  
ROW CSJ: 0363-01-126  
12\17\04

Being 2,980 square feet of land more or less, situated in the William T. Jones Survey, Abstract No. 865, Tarrant County, Texas and being part of Lot 1, Block 8, Woodbriar West, 2<sup>nd</sup> Filing, an addition to the City of Hurst, Texas according to the plat recorded in Volume 388-130, Page 24 of the Plat Records, Tarrant County, Texas, and being part of the same tract of land conveyed to Kevin D. Sewell on August 13, 2002 by instrument recorded in Volume 15887, Page 289 of the Deed Records of Tarrant County, Texas, said 2,980 square feet of land more or less, are more particularly described by metes and bounds as follows:

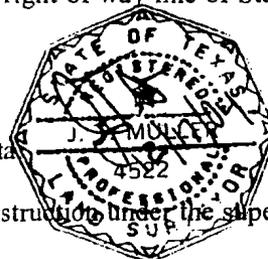
BEGINNING at a 5/8-inch smooth iron rod with a TxDOT aluminum cap set at the intersection of the proposed easterly right-of-way line of State Highway 26 and the common line of said Lot 1 and Lot 4, Block 30, Mayfair North Addition, 4<sup>th</sup> Filing, an addition to the City of Hurst, Texas according to the plat recorded in Volume 388-108, Page 64 of the Plat Records, Tarrant County, Texas, said 5/8-inch smooth iron rod being North 31°41'06" West, 93.29 feet from a 5/8 inch iron rod found for the common corner of Lot 1 and Lot 2 of said Woodbriar West addition and on the northeasterly line of said Lot 4;

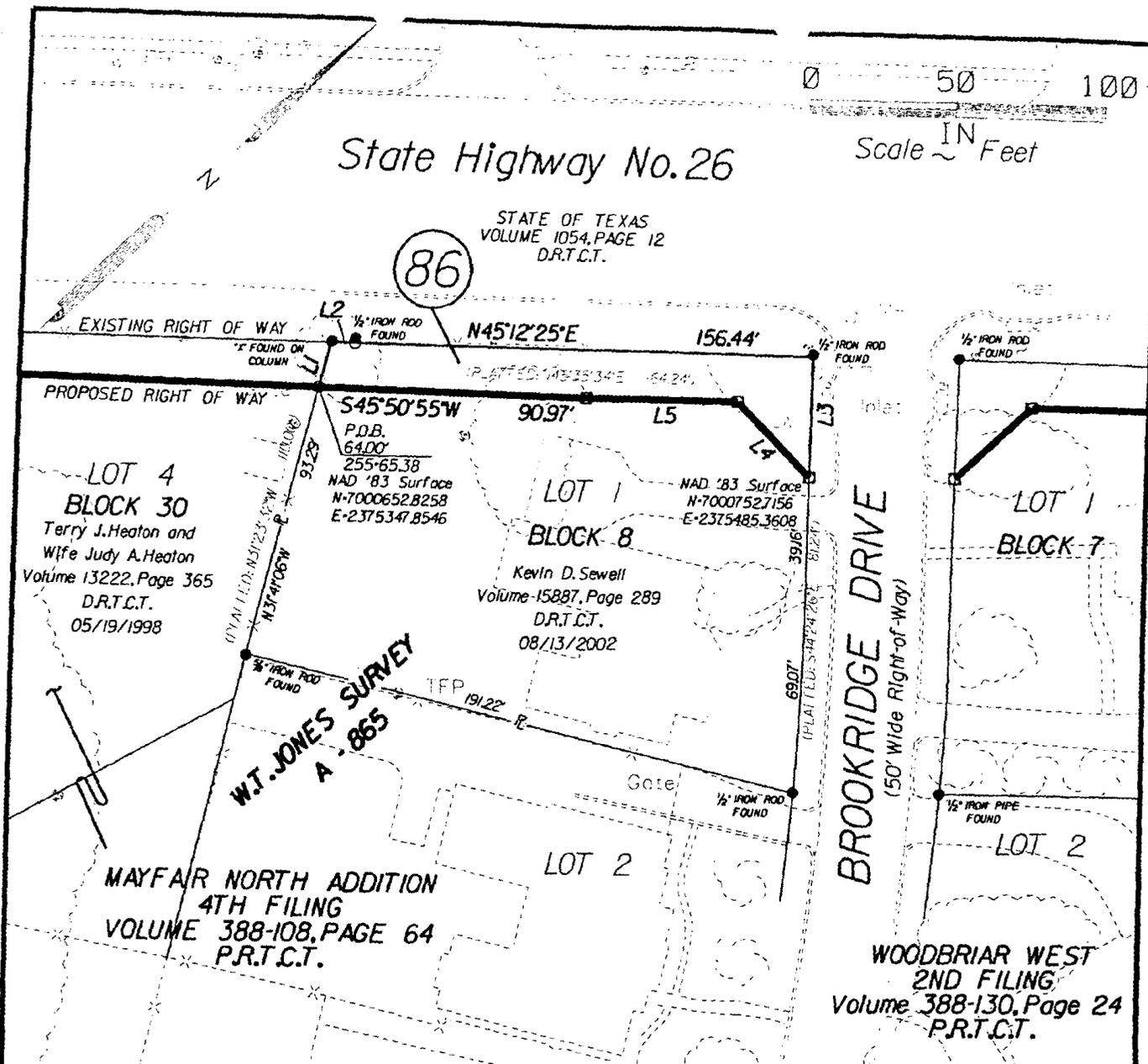
- (1) THENCE North 31°41'06" West along said common line of Lot 1 and Lot 4, 15.74 feet to an "X" found on a column for the common corner of said Lot 1 and Lot 4 and on the existing easterly right-of-way line of State Highway 26;
- (2) THENCE North 45°13'42" East along said existing easterly right-of-way line of State Highway 26, 8.02 feet to a 60d nail set;
- (3) THENCE North 45°12'25" East along said existing easterly right-of-way line of State Highway 26, 156.44 feet to a 1/2-inch iron rod found for the northerly corner of said Lot 1 and on the southwesterly right-of-way line of Brookridge Drive (a 50 foot right-of-way);
- (4) THENCE South 44°42'11" East along said easterly right-of-way line of Brookridge Drive, 41.32 feet to a 5/8-inch smooth iron rod with a TxDOT aluminum cap set\* on the aforesaid proposed easterly right-of-way line of State Highway 26;
- (5) THENCE North 89°45'56" West along said proposed easterly right-of-way line of State Highway 26, 35.56 feet to a 5/8-inch smooth iron rod with a TxDOT aluminum cap set\*;
- (6) THENCE South 45°00'05" West along said proposed easterly right-of-way line of State Highway 26, 51.86 feet to a 5/8-inch smooth iron rod with a TxDOT aluminum cap set\*;
- (7) THENCE South 45°50'55" West along said proposed easterly right-of-way line of State Highway 26, 90.97 feet to the POINT OF BEGINNING.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data

\* May be replaced with a TxDOT type II monument at the end of construction under the supervision of a R.P.L.S. either employed or retained by TxDOT.





State Highway No.26

Scale  $\sim$  Feet  
0 50 100

STATE OF TEXAS  
VOLUME 1054, PAGE 12  
D.R.T.C.T.

86

LOT 4  
BLOCK 30  
Terry J.Heaton and  
Wife Judy A.Heaton  
Volume 13222, Page 365  
D.R.T.C.T.  
05/19/1998

LOT 1  
BLOCK 8  
Kevin D.Sewell  
Volume 15887, Page 289  
D.R.T.C.T.  
08/13/2002

LOT 1  
BLOCK 7

LOT 2

MAYFAIR NORTH ADDITION  
4TH FILING  
VOLUME 388-108, PAGE 64  
P.R.T.C.T.

WOODBRIAR WEST  
2ND FILING  
Volume 388-130, Page 24  
P.R.T.C.T.

BROOKRIDGE DRIVE  
(150' Wide Right-of-Way)

W.T. JONES SURVEY  
A - 865

Note: Legal Description to accompany this survey sketch.  
Note: Directional Control is based from State Plane NAD '83

Page 2 of 2

- - Marker found "as noted"
  - - 3/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
  - - Type II monument to be set at the end of construction
  - - 3/8" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- P.D.B. - Point Of Beginning  
 R - Property Line  
 S - Survey Line  
 Z - Fee Hook  
 C - Proposed Centerline  
 D.R.T.C.T. - Dead Records, Tarrant County, Texas  
 P.R.T.C.T. - Plat Records, Tarrant County, Texas  
 [ ] - Record Information  
 ——— Control of Access



Parcel 86  
KEVIN D. SEWELL  
2,980 sq.ft.

ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	N31°41'06"W 157.4	⑤	S45°00'05"W 51.86	TEXAS	FTW	Tarrant	
②	N45°13'42"E 80.2	⑥		CONT.	SECT.	JOB	HIGHWAY NO.
③	S44°42'11"E 41.32	⑦		0363	01	126	SH 26
④	N89°45'56"W 35.58	⑧					

Parcel 51  
State Highway 26  
ROW CSJ: 0363-01-126  
/12\17\04

Being 112 square feet of land, more or less, situated in the Landon C Walker Survey, Abstract 1653, Tarrant County, Texas and being part of Lot 2R1, Block 2, Walkers Branch Addition, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 4001 of the Plat Records, Tarrant County, Texas and being the same tract of land conveyed to Western Rim Investors, 1997-2, L.P. on September 8, 1997 by instrument recorded in Volume 12899, Page 109 of the Deed Records of Tarrant County, Texas, said 112 square feet of land, more or less, are more particularly described by metes and bounds as follows:

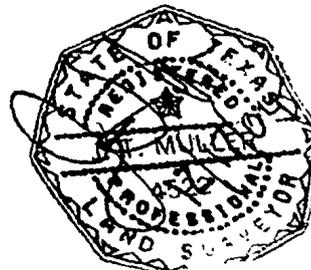
BEGINNING at a 5/8-inch smooth iron rod with a TxDOT aluminum cap set\* at the intersection of the proposed westerly right-of-way line of State Highway 26 and existing westerly right-of-way line of said State Highway 26 on the southeasterly line of said Lot 2R1, said 5/8-inch smooth iron rod being South 45°35'36" East, 229.82 feet and South 44°23'19" West, 730.38 feet to a 5/8-inch iron rod found for the common corner of Lot 2R2R and Lot 6 Block 2, Walkers Branch Addition, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5792 of the Plat Records, Tarrant County, Texas;

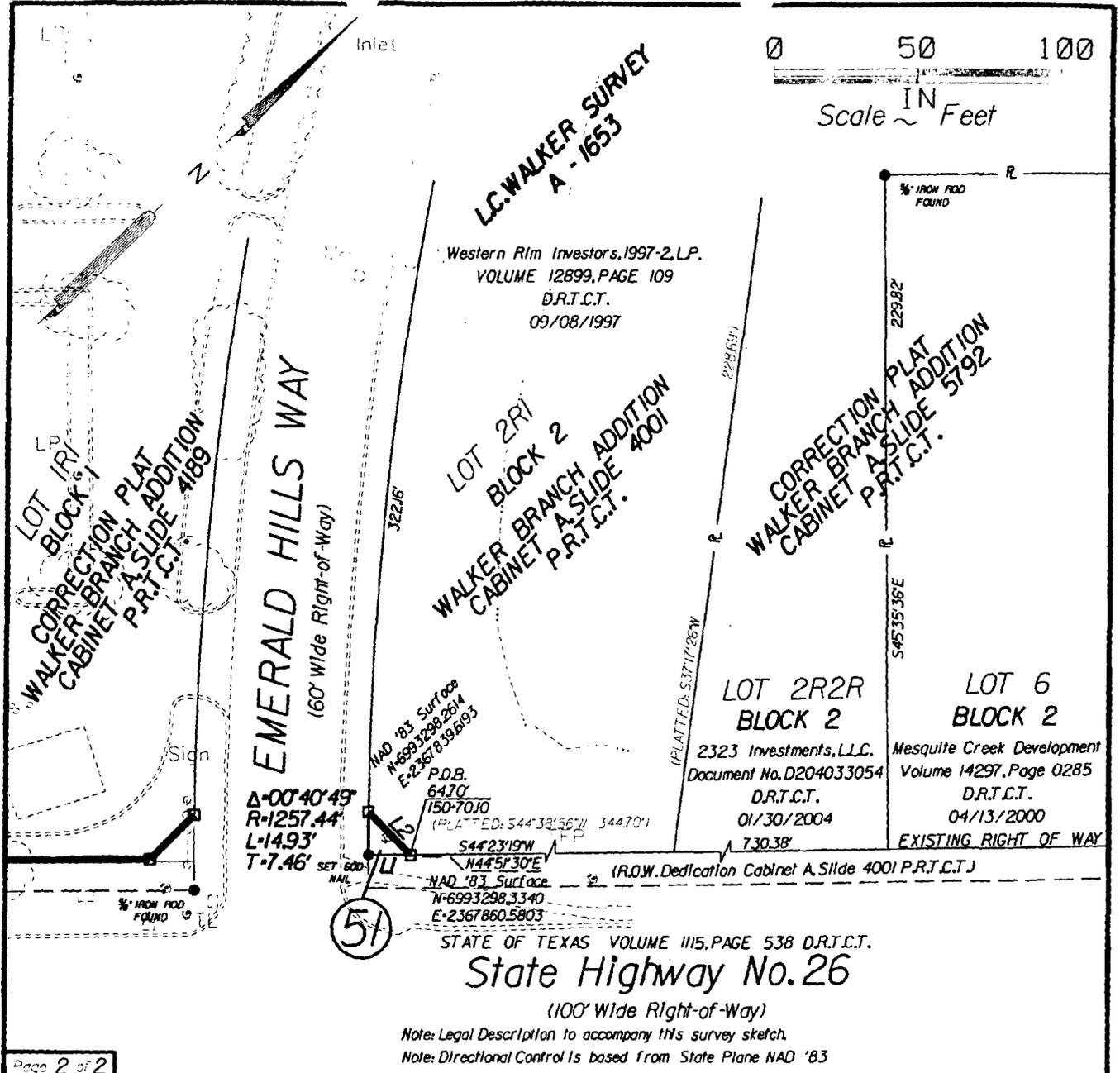
- (1) THENCE South 44°23'53" West along said existing westerly right-of-way line of said State Highway 26, 14.93 feet to a 60d nail set for the southerly corner of said Lot 2R1 and on the northeasterly right-of-way line of Emerald Hills Way (a 60 foot right-of-way) being the beginning of a non-tangent curve to the right whose center bears North 44°51'30" East;
- (2) THENCE along said northeasterly right-of-way line of Emerald Hills Way and said curve to the right having a radius of 1257.44 feet and a central angle of 0°40'49", an arc length of 14.93 feet to a 5/8-inch smooth iron rod with a TxDOT aluminum cap set\* on the aforesaid proposed westerly right-of-way line of State Highway 26;
- (3) THENCE North 89°48'05" East along said proposed westerly right-of-way line of State Highway 26, 20.96 feet to the POINT OF BEGINNING.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.

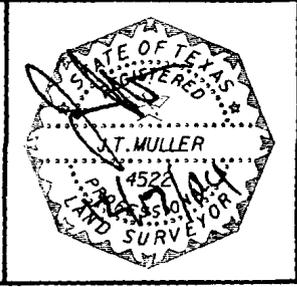
\* May be replaced with a TxDOT type II monument at the end of construction under the supervision of a R.P.L.S. either employed or retained by TxDOT.





Page 2 of 2

- Marker found "as noted"
  - 3/4" smooth iron rod w/ aluminum cap stamped "TxDOT"
  - Type II monument to be set at the end of construction
  - 3/4" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- P.O.B. - Point Of Beginning  
 P.L. - Property Line  
 S.L. - Survey Line  
 F.H. - Fee Hook  
 C.F. - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas  
 P.R.T.C.T. - Plat Records, Tarrant County, Texas  
 ( ) - Record Information  
 → - Control of Access



Parcel (51)  
**WESTERN RIM INVESTORS**  
 112 sq.ft.

ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	S44°23'53"W	14.93	⑤	TEXAS	FTW	Tarrant	
②	N89°48'05"E	20.96	⑥	CONT.	SECT.	JOB	HIGHWAY NO.
③			⑦	0363	01	126	SH 26
④			⑧				

Parcel 27  
State Highway 26  
ROW CSJ: 0363-01-126  
12\17\04

Being 3,730 square feet of land, more or less, situated in the William W. Wallace Survey, Abstract 1606, Tarrant County, Texas and being part of Lot A, Block 2, Clearview Addition, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat thereof recorded in Volume 388-11, Page 106 of the Plat Records, Tarrant County, Texas and being the same tract of land conveyed to Tarantula Investments Group, LLC on September 23, 2003 by instrument recorded in Volume 17226, Page 114 of the Deed Records of Tarrant County, Texas, said 3,730 square feet of land, more or less, are more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch smooth iron rod with a TxDOT aluminum cap set at the intersection of the proposed westerly right-of-way line of State Highway 26 and the common line of said Lot A and a tract of land conveyed to Amerco Real Estate Company of Texas, Inc., on November 29, 1993 by instrument recorded in Volume 11341, Page 490 of the Deed Records of Tarrant County, Texas, said 5/8-inch smooth iron rod being South 00°33'23" West, 103.70 feet from a 1/2-inch iron pipe for the easterly corner of said Lot A;

- (1) THENCE South 00°33'23" East along said common line of said Lot A and the Amerco tract, 21.14 feet to 1/2-inch iron rod found for the common corner of said Lot A and the Amerco tract and on the existing westerly right-of-way line of said State Highway 26;
- (2) THENCE South 51°37'47" West along said existing westerly right-of-way line of State Highway 26, 93.81 feet to 60d nail set being the beginning of a curve to the left whose center bears South 38°22'13" East;
- (3) THENCE along said existing westerly right-of-way line of State Highway 26 and said curve to the left having a radius of 5779.58 feet and a central angle of 0°55'55", an arc length of 94.00 feet to a 60d nail set for the southwesterly corner of the aforesaid Lot A and on the easterly right-of-way line of Colorado Boulevard (a 50 foot right-of-way);
- (4) THENCE North 00°34'41" West along said easterly right-of-way line of Colorado Boulevard, 60.20 feet to an "X" set\*\* on the aforesaid proposed westerly right-of-way line of State Highway 26;
- (5) THENCE South 64°26'44" East along said proposed westerly right-of-way line of State Highway 26, 33.65 feet to an "X" set\* being the beginning of a non-tangent curve to the right whose center bears South 38°51'50" East;
- (6) THENCE along said proposed westerly right-of-way line of State Highway 26 and said non-tangent curve to the right having a radius of 5793.57 feet and a central angle of 0°32'57", an arc length of 55.53 feet, 55.53 feet to an "X" set\*;

Parcel 27  
State Highway 26  
ROW CSJ: 0363-01-126  
12\17\04

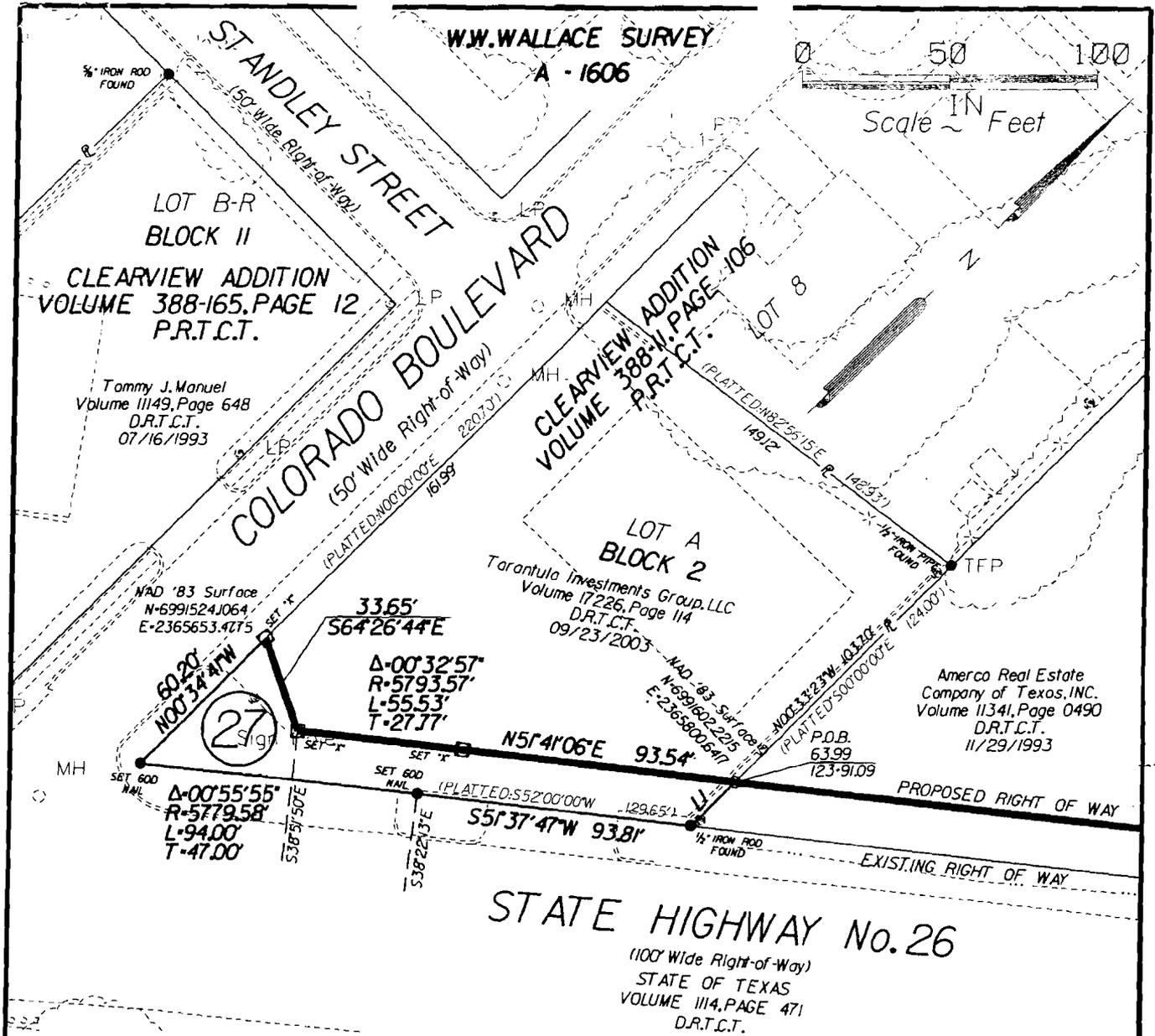
(7) THENCE North  $51^{\circ}41'06''$  East along said proposed westerly right-of-way line of State Highway 26, 93.54 feet to the POINT OF BEGINNING

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.

\* May be replaced with a TxDOT type II monument at the end of construction under the supervision of a R.P.L.S. either employed or retained by TxDOT.





Note: Legal Description to accompany this survey sketch.  
Note: Directional Control is based from State Plane NAD '83

Page 3 of 3

- - Marker found "as noted"
- - 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
- - Type II monument to be set at the end of construction
- - 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- P.O.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- Z - Fee Hook
- ⊕ - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information
- - Control of Access



Parcel 27  
TARANTULA INVESTMENTS GROUP, LLC.  
3,730 sq.ft.

ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	500'33'23"E	214	⑤	TEXAS	FTW	Tarrant	
②			⑥	CONT.	SECT.	JOB	HIGHWAY NO.
③			⑦	0363	01	126	SH 26
④			⑧				



PROPERTY DESCRIPTION:

County: HOPKINS  
Highway: State Highway 11  
Project Limits: FROM: State Highway 19  
TO: State Highway 154

R.O.W. CSJ: 0083-03-046

I, Jeffrey Elsworth Hudson, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me on the ground.

*Jeffrey Elsworth Hudson*  
Jeffrey Elsworth Hudson, R.P.L.S.  
Texas Registration No. 4850  
Date 29 Nov 2008



PROPERTY DESCRIPTION FOR PARCEL 13 PART I

Being 0.014 acres (603 square feet) of land, situated in the Jose Y' Barbo Survey, A-1102, Hopkins County, Texas, and being a portion of a 125.9 acre tract, which was conveyed from James A. Nelson, Et Ux to M. R. Kelly by an instrument dated December 10, 1954, and recorded in Volume 224, Page 99, Hopkins County Deed Records (HCDR), said 0.041 acres (603 square feet) of land being more particularly described by metes and bounds as follows;

**BEGINNING** at a concrete monument with a brass cap (Type II Monument) set at the point of intersection of the proposed east right-of-way line of FM 2297 with the most westerly north boundary line of said 125.9 acre tract, same being the south boundary line of a 3.940 acre tract conveyed from Alex Jason Johnson to Nanett Marie Cunningham by an instrument dated October 1, 2001, and recorded in Volume 373, Page 213 of Hopkins County Real Property Records (HCRPR), said Type II Monument being set 60.00 feet left at a right angle from survey centerline station 58+82.43 of FM 2297, and having Texas State Plane Coordinate System, North Central Zone, NAD83 values of N: 7098441.4352 and E: 2852202.6770, from which a 1/4 inch iron rod found at the southeast corner of said 3.940 acre tract bears, N 87° 31' 44" E, 603.20 feet;

1. **THENCE** S 13° 31' 26" W, along said proposed east right-of-way line, 116.67 feet to a Type II Monument set at the point of intersection with the existing east right-of-way line of FM Road 2297, said Type II Monument also being set 60.00 feet left at a right angle from survey centerline station 60+00.00 of FM 2297;
2. **THENCE** N 08° 19' 58" E, along said existing east right-of-way line, 114.17 feet to a concrete monument found at the southwest corner of said 3.940 acre tract;
3. **THENCE** N 87° 31' 44" E, along the common line between said 3.940 acre tract and said 125.9 acre tract, 10.75 feet to the **PLACE OF BEGINNING** and containing 0.014 acres (603 square feet) of land more or less.

All bearings and coordinates shown are surface coordinates based upon Texas State Plane Coordinate System, North Central Zone, based on NGS Monuments AB5973, AB5974, and AB2815, and can be converted to grid coordinates by multiplying by a combined scale factor of 0.99988.

Exhibit "A"  
Page 1 of 2



PROPERTY DESCRIPTION:

County: HOPKINS  
Highway: State Highway 11  
Project Limits: FROM: State Highway 19  
TO: State Highway 154

R.O.W. CSJ: 0083-03-046

I, Jeffrey Elsworth Hudson, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, on the above ground.

*Jeffrey Elsworth Hudson*  
Jeffrey Elsworth Hudson, R.P.L.S.  
Texas Registration No. 4850  
Date 29 Feb, 2005



PROPERTY DESCRIPTION FOR PARCEL 13 PART 2

Being 13.471 acres of land, situated in the M. A. Bowlin Survey, A-39, Hopkins County, Texas, and being a portion of a 125.9 acre tract, which was conveyed from James A. Nelson, Et Ux to M. R. Kelly by an instrument dated December 10, 1954, and recorded in Volume 224, Page 99, Hopkins County Deed Records (HCDR), said 13.471 acres of land being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod set at the point of intersection of the proposed north right-of-way line of State Highway 11 with the west boundary line of said 125.9 acre tract, same being the east boundary line of lot three of the Three Bee Addition according to the plat recorded in Volume 5, Page 227 Hopkins County Map Records, said 1/2 inch iron rod being set 80.00 feet left at a right angle from survey centerline station 81+25.69, and having Texas State Plane Coordinate System, North Central Zone, NAD83 values of N: 7099052.771 and E: 2852782.400, from which a 5/8 inch iron pipe found at the northwest corner of said 125.9 acre tract bears, N 00° 46' 14" W, 268.48 feet;

1. **THENCE** in a southeasterly direction, along the proposed north right-of-way line of State Highway 11, along a curve to the left having a radius of 3920.00 feet, a delta angle of 02° 29' 49", an arc length of 170.83 feet (Chord Bearing = S 71° 57' 57" E, 170.81 feet) to a concrete monument with a brass cap (Type II Monument) set 80.00 feet left at a right angle from survey centerline station 83+00.00;
2. **THENCE** N 16° 47' 19" E, continuing along said proposed north right-of-way line, 15.00 feet to a Type II Monument set 95.00 feet left at a right angle from survey centerline station 83+00.00;
3. **THENCE** in a southeasterly direction, continuing along said proposed north right-of-way line, along a curve to the left having a radius of 3905.00 feet, a delta angle of 02° 51' 53", an arc length of 195.25 feet (Chord Bearing = S 74° 38' 48" E, 195.23 feet) to a Type II Monument set 95.00 feet left at a right angle from survey centerline station 85+00.00;
4. **THENCE** S 13° 55' 15" W, continuing along said proposed north right-of-way line, 15.00 feet to a Type II Monument set 80.00 feet left at a right angle from survey centerline station 85+00.00;
5. **THENCE** in an easterly direction, continuing along said proposed north right-of-way line, along a curve to the left having a radius of 3920.00 feet, a delta angle of 30° 38' 35", an arc length of 2096.50 feet (Chord Bearing = N 88° 35' 58" E, 2071.61 feet) to a Type II Monument set 80.00 feet left at a right angle from survey centerline station 106+39.29;
6. **THENCE** N 73° 16' 40" E, continuing along said proposed north right-of-way line, 360.71 feet to a Type II Monument set 80.00 feet left at a right angle from survey centerline station 110+00.00;
7. **THENCE** N 16° 43' 20" W, continuing along said proposed north right-of-way line, 20.00 feet to a Type II Monument set 100.00 feet left at a right angle from survey centerline station 110+00.00;
8. **THENCE** N 73° 16' 40" E, continuing along said proposed north right-of-way line, 340.32 feet to a 1/2 inch iron rod set at the point of intersection with the south boundary line of a 26.73 acre tract

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PROPERTY DESCRIPTION:

conveyed from Ocie Neal Wright, Et Al to Frank M. Caldwell, Et Ux by an instrument dated July 10, 1979, and recorded in Volume 400, Page 296 of HCDR, said ½ inch iron rod being set 100.00 feet left at a right angle from survey centerline station 113+40.32;

9. **THENCE** N 89° 48' 36" W, along the common line between said 40 acre tract and said 26.73 acre tract, at 62.38 feet pass a Type II Monument set 81.85 feet left at a right angle from survey centerline station 114+00.00, at 68.75 feet pass a Type II Monument set 80.00 feet left at a right angle from survey centerline station 114+06.09, at 149.11 feet pass a ½ inch iron pipe found, and continuing for a total distance of 627.95 feet to a Type II Monument set at the point of intersection with the proposed south right-of-way line of State Highway 11, said Type II Monument being set 80.00 feet right at a right angle from survey centerline station 119+44.31;
10. **THENCE** in a southwesterly direction, along said proposed south right-of-way line, along a curve to the right having a radius of 3420.00 feet, a delta angle of 02° 15' 55", an arc length of 135.22 feet (Chord Bearing = S 74° 24' 38" W, 135.21 feet) to a Type II Monument set 80.00 feet right at a right angle from survey centerline station 118+05.92;
11. **THENCE** S 73° 16' 40" W, continuing along said proposed south right-of-way line, 405.92 feet to a Type II Monument set 80.00 feet right at a right angle from survey centerline station 114+00.00;
12. **THENCE** S 16° 43' 20" E, continuing along said proposed south right-of-way line, 20.00 feet to a Type II Monument set 100.00 feet right at a right angle from survey centerline station 114+00.00;
13. **THENCE** S 73° 16' 40" W, continuing along said proposed south right-of-way line, 400.00 feet to a Type II Monument set 100.00 feet right at a right angle from survey centerline station 110+00.00;
14. **THENCE** N 16° 43' 20" W, continuing along said proposed south right-of-way line, 20.00 feet to a Type II Monument set 80.00 feet right at a right angle from survey centerline station 110+00.00;
15. **THENCE** S 73° 16' 40" W, continuing along said proposed south right-of-way line, 360.71 feet to a Type II Monument set 80.00 feet right at a right angle from survey centerline station 106+39.29;
16. **THENCE** in a westerly direction, continuing along said proposed south right-of-way line, along a curve to the right having a radius of 4080.00 feet, a delta angle of 30° 38' 35", an arc length of 2182.08 feet (Chord Bearing = S 88° 35' 58" W, 2156.16 feet) to a Type II Monument set 80.00 feet right at a right angle from survey centerline station 85+00.00;
17. **THENCE** S 13° 55' 15" W, continuing along said proposed south right-of-way line, 15.00 feet to a Type II Monument set 95.00 feet right at a right angle from survey centerline station 85+00.00;
18. **THENCE** in a northwesterly direction, continuing along said proposed south right-of-way line, along a curve to the right having a radius of 4095.00 feet, a delta angle of 02° 51' 53", an arc length of 204.75 feet (Chord Bearing = N 74° 38' 48" W, 204.73 feet) to a Type II Monument set 95.00 feet right at a right angle from survey centerline station 83+00.00;
19. **THENCE** S 16° 47' 09" W, continuing along said proposed south right-of-way line, 10.00 feet to a Type II Monument set 105.00 feet right at a right angle from survey centerline station 83+00.00;
20. **THENCE** in a northwesterly direction, continuing along said proposed south right-of-way line, along a curve to the right having a radius of 4105.00 feet, a delta angle of 01° 32' 16", an arc length of 110.18 feet (Chord Bearing = N 72° 26' 43" W, 110.17 feet) to a Type II Monument set at the point of intersection with the east boundary line of a 3.940 acre tract, which was conveyed from Alex Jason Johnson to Naucett Morie Cunningham by an instrument dated October 1, 2001, and recorded in Volume 373, Page 213 of Hopkins County Real Property Records (HCRPR), said

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PROPERTY DESCRIPTION:

Type II Monument being set 105.00 feet right at a right angle from survey centerline station 81+92.65;

21. THENCE N 02° 47' 38" W, along the common line between said 125.9 acre tract and said 3.940 acre tract, at 26.81 feet pass a Type II Monument set 80.00 feet right at a right angle from survey centerline station 81+83.17, and continuing for a total distance of 37.05 feet to a 1/2 inch iron rod found at the northeast corner of said 3.940 acre tract, the same being the southeast corner of the aforementioned Lot Three between said 125.9 acre tract and said Lot Three;
22. THENCE N 00° 46' 14" W, along the common line, 159.78 feet to the PLACE OF BEGINNING and containing 13.471 acres of land more or less.

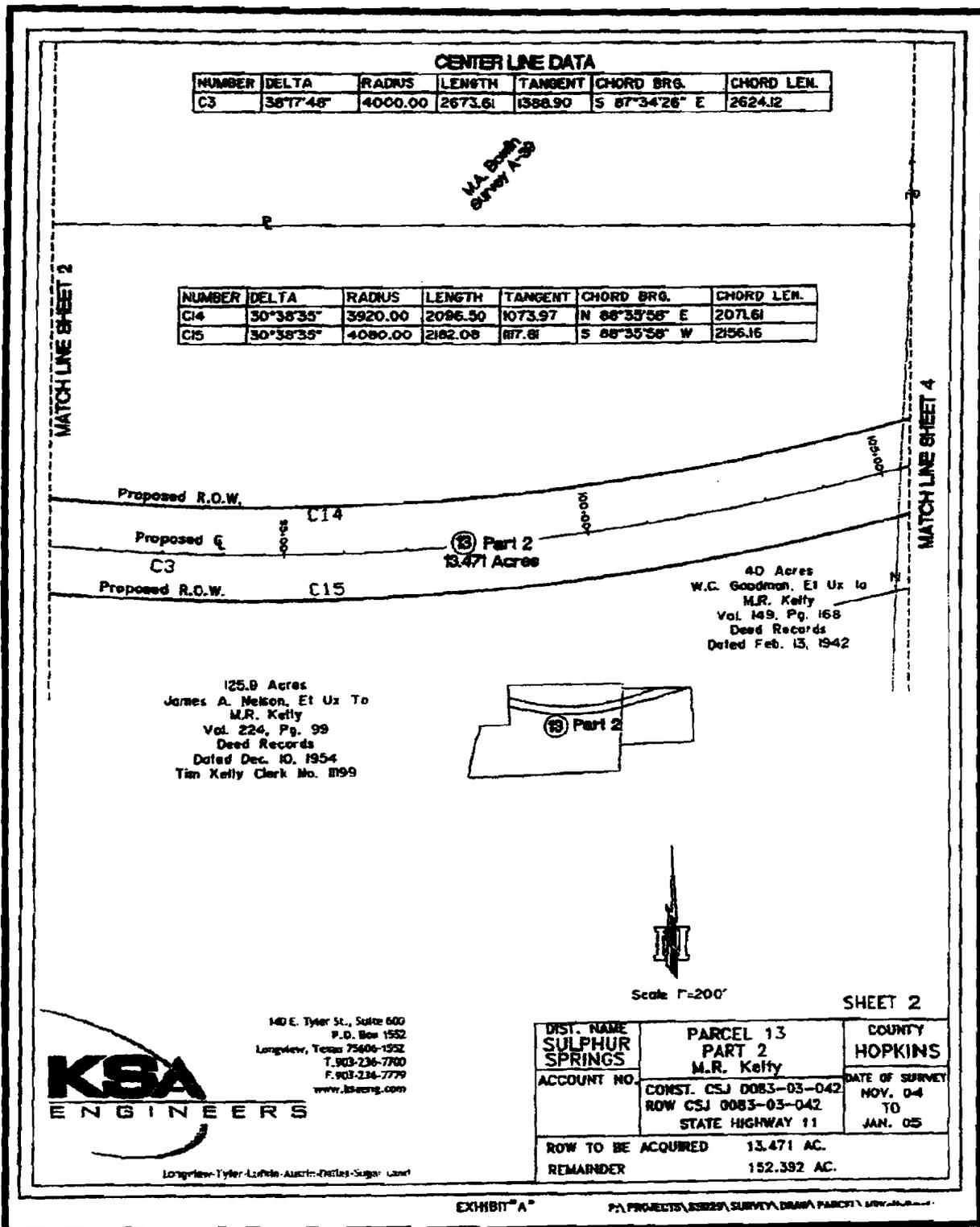
All bearings and coordinates shown are surface coordinates based upon Texas State Plane Coordinate System, North Central Zone, based on NGS Monuments AB5973, AB5974, and AB2815, and can be converted to grid coordinates by multiplying by a combined scale factor of 0.99988.

Exhibit "A"  
Page 3 of 6

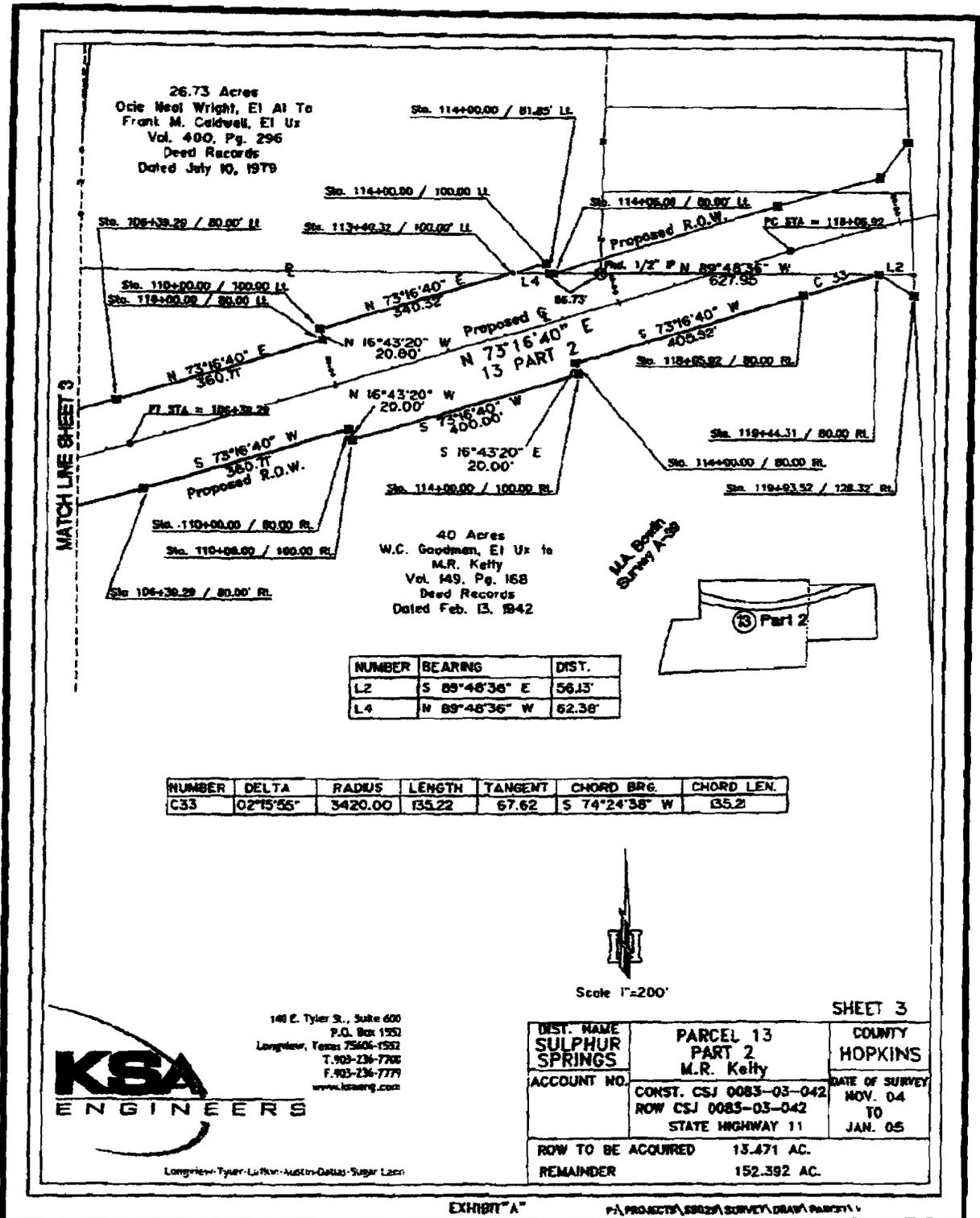
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ACQUISITION MAP:



ACQUISITION MAP:



PROPERTY DESCRIPTION:

County: HOPKINS  
Highway: State Highway 11  
Project Limits: FROM: State Highway 19  
TO: State Highway 154

R.O.W. CSJ: 0083-03-046

I, Jeffrey Elsworth Hudson, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground.

*Jeffrey Elsworth Hudson*  
Jeffrey Elsworth Hudson, R.  
Texas Registration No. 4850  
Date 2/9/00



PROPERTY DESCRIPTION FOR PARCEL 13 PART 3

Being 0.023 of an acre (984 square feet) of land, situated in the M. A. Bowlin Survey, A-39, Hopkins County, Texas, and being a portion of a 40 acre tract, which was conveyed from W. C. Goodman, Et Ux to M. R. Kelly by an instrument dated February 13, 1942, and recorded in Volume 149, Page 168, Hopkins County Deed Records (HCDR), said 0.023 of an acre (984 square feet) of land being more particularly described by metes and bounds as follows;

BEGINNING at a concrete monument with a brass cap (Type II Monument) set in the common line between said 40 acre tract and a 26.73 acre tract conveyed from Ocie Neal Wright, Et Al to Frank M. Caldwell, Et Ux by an instrument dated July 10, 1979, and recorded in Volume 400, Page 296 of HCDR, said Type II Monument being set 80.00 feet right at a right angle from State Highway 11 survey centerline station 119+44.31, said Type II Monument having Texas State Plane Coordinate System, North Central Zone, NAD83 values of N: 7099217.416 and E: 2856498.365;

1. THENCE S 89° 48' 36" E, along the common line between said 26.73 acre tract and said 40 acre tract, 56.13 feet to a 1/2 inch iron rod set at the point of intersection with the west right-of-way line Holiday Drive;
2. THENCE S 03° 09' 03" E, along said west right-of-way line, 35.14 feet to a Type II Monument set 128.32 feet right at a right angle from State Highway 11 survey centerline station 119+93.52, a 1/2" iron rod set at the southeast corner of said 40 acre tract bears, S 03° 09' 03" E, 1136.74 feet;
3. THENCE N 58° 43' 09" W, along proposed south right-of-way line of State Highway 11, 67.93 feet to the PLACE OF BEGINNING and containing 0.023 of an acre (984 square feet) of land more or less.

All bearings and coordinates shown are surface coordinates based upon Texas State Plane Coordinate System, North Central Zone, based on NGS Monuments AB5973, AB5974 and AB2815, and can be converted to grid coordinates by multiplying by a combined scale factor of 0.99988.

Exhibit "A"  
Page 1 of 2



County: Hopkins  
Highway: State 11  
CSJ: 0083-03-046  
Parcel: 13E, Part 1

**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:

PROPERTY DESCRIPTION:

County: HOPKINS  
Highway: State Highway 11  
Project Limits: FROM: State Highway 19  
TO: State Highway 154

R.O.W. CSJ: 0083-03-046

I, Jeffrey Elsworth Hudson, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon ground.

*Jeffrey Elsworth Hudson*  
Jeffrey Elsworth Hudson, R.P.L.S.  
Texas Registration No. 4850  
Date 29 Nov , 2006



PROPERTY DESCRIPTION FOR PARCEL 13E PART 1

Being 0.057 acres (2502 square feet) of land, for the purpose of a channel easement, situated in the M. A. Bowlin Survey, A-39, Hopkins County, Texas, and being a portion of a 125.9 acre tract, which was conveyed from James A. Nelson, Et Ux to M. R. Kelly by an instrument dated December 10, 1954, and recorded in Volume 224, Page 99, Hopkins County Deed Records (HCDR), said 0.057 acres (2502 square feet) of land being more particularly described by metes and bounds as follows;

**BEGINNING** at a set 1/4 inch iron rod having Texas State Plane Coordinate System, North Central Zone, NAD83 values of N: 7098783.439 and E: 2852888.641, from which a 1/4 inch iron rod with plastic cap found at the southeast corner of a 3.940 acre tract conveyed from Alex Jason Johnson to Nanett Marie Cunningham by an instrument dated October 1, 2001, and recorded in Volume 373, Page 213 of Hopkins County Real Property Records, bears, S 14° 46' 19" W, 326.80 feet;

1. **THENCE** N 30° 49' 33" E, across said 125.9 acre tract, 50.00 feet to the point of intersection with the proposed south right-of-way line of State Highway 11, said 1/4 inch iron rod being set 95.00 feet right at a right angle from survey centerline station 83+20.37;
2. **THENCE** in a southeasterly direction, along said proposed south right-of-way line, along a curve to the left having a radius of 4095.00 feet, a delta angle of 00° 43' 28", an arc length of 51.78 feet (Chord Bearing = S 73° 52' 06" E, 51.78 feet) to a 1/4 inch iron rod set 95.00 feet right at a right angle from survey centerline station 83+70.95;
3. **THENCE** S 30° 49' 33" W, across said 125.9 acre tract, 50.00 feet to a 1/4 inch iron rod set for corner;
4. **THENCE** N 73° 52' 06" W, continuing across said 125.9 acre tract, 51.78 feet to the **PLACE OF BEGINNING** and containing 0.057 acres (2502 square feet) of land more or less.

All bearings and coordinates shown are surface coordinates based upon Texas State Plane Coordinate System, North Central Zone, based on NGS Monuments AB5973, AB5974, and AB2815, and can be converted to grid coordinates by multiplying by a combined scale factor of 0.99988.

Exhibit "A"  
Page 1 of 2

County: Hopkins  
Highway: State 11  
CSJ: 0083-03-046  
Parcel: 13E, Part 2

**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:

PROPERTY DESCRIPTION:

County: HOPKINS  
Highway: State Highway 11  
Project Limits: FROM: State Highway 19  
TO: State Highway 154

R.O.W. CSI: 0083-03-046

I, Jeffrey Elsworth Hudson, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by ground.

*Jeffrey Elsworth Hudson*  
Jeffrey Elsworth Hudson, Registered Professional Land Surveyor  
Texas Registration No. 4850  
Date 29 Nov



PROPERTY DESCRIPTION FOR PARCEL 13E PART 2

Being 0.222 acres (9653 square feet) of land, for the purpose of a channel easement, situated in the M. A. Bowlin Survey, A-39, Hopkins County, Texas, and being a portion of a 125.9 acre tract, which was conveyed from James A. Nelson, Et Ux to M. R. Kelty by an instrument dated December 10, 1954, and recorded in Volume 224, Page 99, Hopkins County Deed Records (HCDR), said 0.222 acres (9653 square feet) of land being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/4 inch iron rod set in the proposed north right-of-way line of State Highway 11, said 1/4 inch iron rod having Texas State Plane Coordinate System, North Central Zone, NAD83 values of N: 7098994.983 and E: 2853015.123, from which a 5/8 inch iron pipe found at the northwest corner of said 125.9 acre tract bears, N 35° 55' 12" W, 402.85 feet;

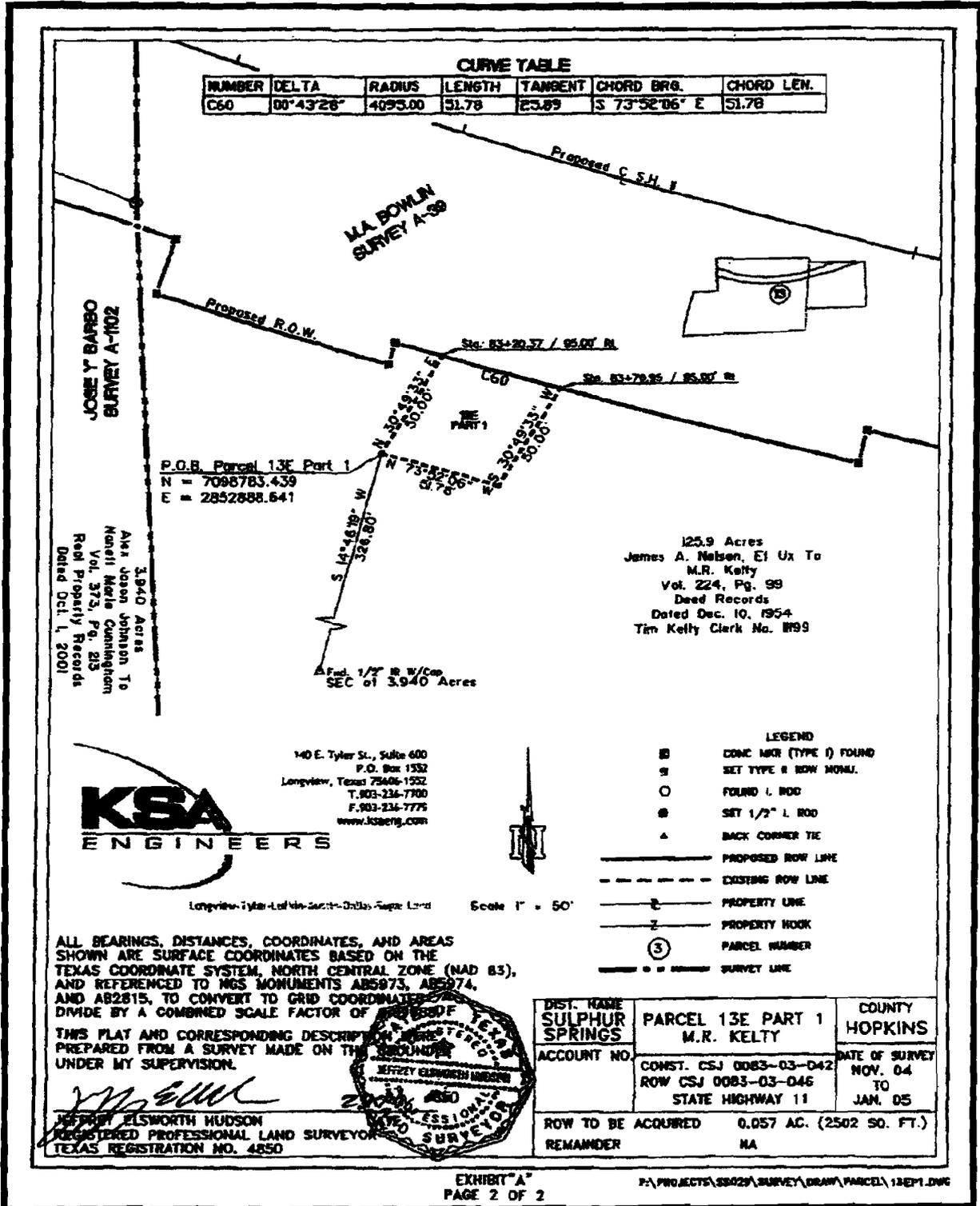
1. **THENCE** N 30° 49' 32" E, across said 125.9 acre tract, 200.00 feet to a 1/2 inch iron rod set for corner;
2. **THENCE** S 58° 56' 38" E, continuing across said 125.9 acre tract, 50.00 feet to a 1/4 inch iron rod set for corner;
3. **THENCE** S 30° 49' 32" W, continuing across said 125.9 acre tract, 186.00 feet to a 1/2 inch iron rod set at the point of intersection with said proposed north right-of-way line, said 1/2 inch iron rod being set 95.00 feet left at a right angle from survey centerline station 84+23.53;
4. **THENCE** in a northwesterly direction, along said proposed south right-of-way line, along a curve to the right having a radius of 3905.00 feet, a delta angle of 00° 45' 39", an arc length of 51.85 feet (Chord Bearing = N 74° 36' 12" E, 51.85 feet) to the **PLACE OF BEGINNING** and containing 0.222 acres (9653 square feet) of land more or less.

All bearings and coordinates shown are surface coordinates based upon Texas State Plane Coordinate System, North Central Zone, based on NGS Monuments AB5973, AB5974, and AB2815, and can be converted to grid coordinates by multiplying by a combined scale factor of 0.99988.

Exhibit "A"  
Page 1 of 2

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ACQUISITION MAP:



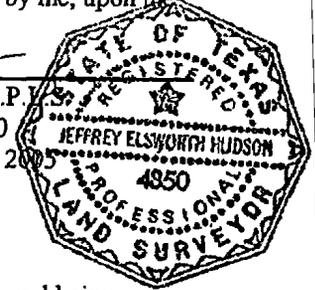


County: HOPKINS  
Highway: State Highway 11  
Project Limits: FROM: State Highway 19  
TO: State Highway 154

R.O.W. CSJ: 0083-03-046

I, Jeffrey Elsworth Hudson, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground.

*Jeffrey Elsworth Hudson*  
Jeffrey Elsworth Hudson, R.P.  
Texas Registration No. 4850  
Date 29 Nov, 2005



PROPERTY DESCRIPTION FOR PARCEL 23

Being 3.649 acres of land, situated in the M. A. Bowlin Survey, A-39, Hopkins County, Texas, and being a portion of Lots Two-A, Lot Two-B, and Lot Two-D, of Kelty Farms South Addition according to the plat recorded in Volume 6, Page 97 of Hopkins County Map Records, and all of the 2.854 acres shown on the plat of said Kelty Farms South Addition as the Proposed State Highway 11 right-of-way, said 3.649 acres of land being more particularly described by metes and bounds as follows;

**BEGINNING** at a concrete monument with a brass cap (Type II Monument) set at the point of intersection of the proposed north right-of-way line of State Highway 11 with the east right-of-way line of Holiday Drive, same being the west boundary line of said Lot Two-A, said Type II Monument being set 129.35 feet left at a right angle from survey centerline station 120+99.93, said Type II Monument having Texas State Plane Coordinate System, North Central Zone, NAD83 values of N: 7099457.932 and E: 2856604.718, from which a 1/2 inch iron rod found at the northwest corner of said Lot Two-A bears, N 02° 55' 39" W, 407.08 feet;

1. **THENCE** S 53° 44' 07" E, along the proposed north right-of-way line of State Highway 11, 66.59 feet to a Type II Monument set 80.00 feet left at a right angle from survey centerline station 121+43.35;
2. **THENCE** in a northeasterly direction, continuing along said proposed north right-of-way line, along a curve to the right having a radius of 3580.00 feet, a delta angle of 11° 11' 54", an arc length of 699.70 feet (Chord Bearing = N 84° 24' 03" E, 698.59 feet) to a Type II Monument set 80.00 feet left at a right angle from survey centerline station 128+27.42;
3. **THENCE** EAST, continuing along said proposed north right-of-way line, 127.72 feet to a Type II Monument set 80.00 feet left at a right angle from survey centerline station 129+55.14;
4. **THENCE** N 45° 35' 32" E, continuing along said proposed north right-of-way line, 140.77 feet to a Type II Monument set at the point of intersection with the west right-of-way line of State Highway 154, said Type II Monument being set 178.51 feet left at a right angle from State Highway 11 survey centerline station 130+55.70;
5. **THENCE** S 01° 12' 04" W, along said west right-of-way line, 356.99 feet to a Type II Monument set at the point of intersection with the proposed south right-of-way line of said State Highway 11, said Type II Monument being set 178.40 feet right at a right angle from State Highway 11 survey centerline station 130+48.22;
6. **THENCE** N 44° 24' 28" W, along the proposed south right-of-way line of State Highway 11, 137.75 feet to a Type II Monument set 80.00 feet right at a right angle from survey centerline station 129+51.83;
7. **THENCE** WEST, continuing along said proposed south right-of-way line, 124.41 feet to a Type II Monument set 80.00 feet right at a right angle from survey centerline station 128+27.42;

*la*

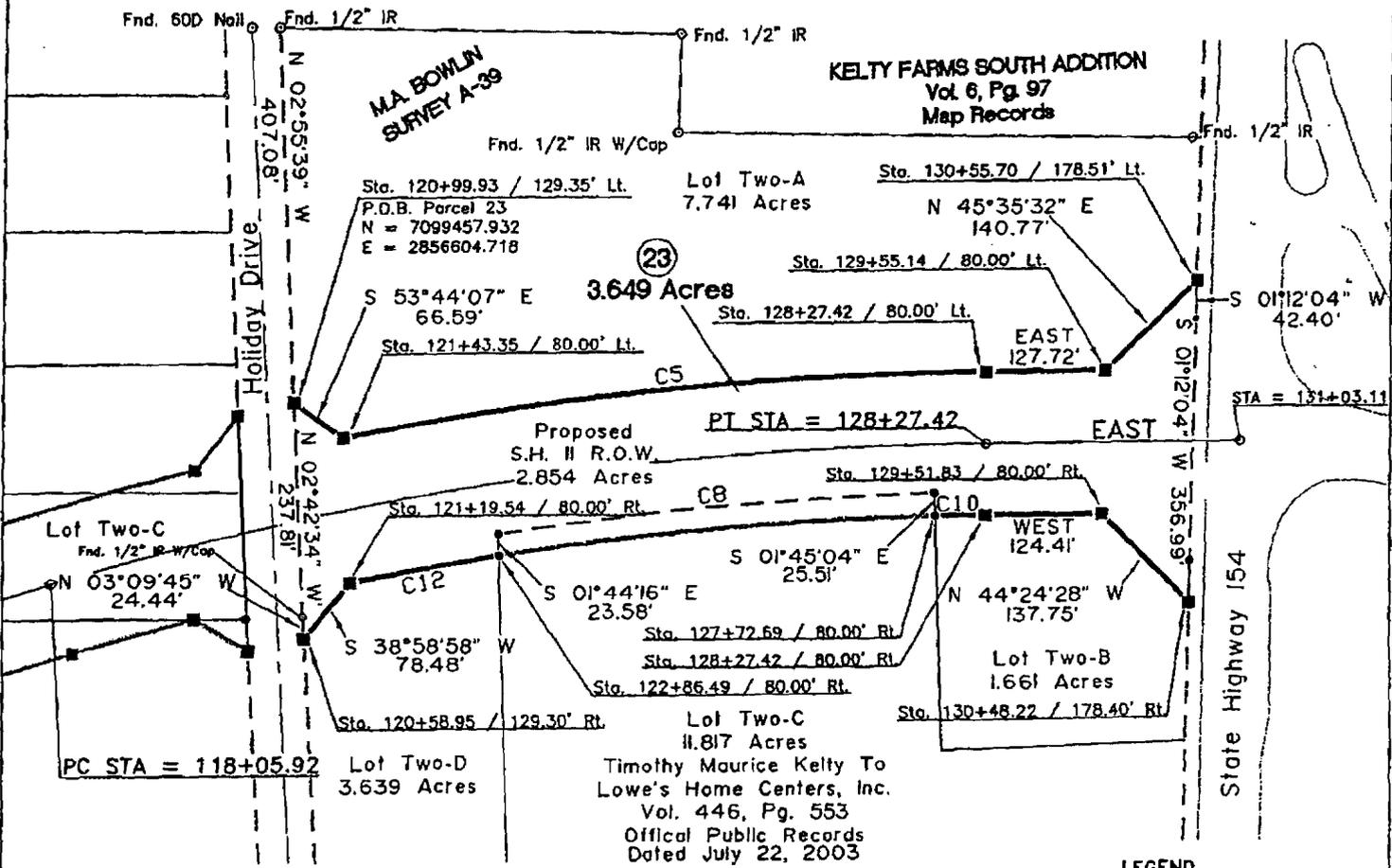
8. **THENCE** in a southwesterly direction, continuing along said proposed south right-of-way line, along a curve to the left having a radius of 3420 feet, a delta angle of  $00^{\circ} 53' 45''$ , an arc length of 53.48 feet (Chord Bearing =  $S 89^{\circ} 33' 07'' W$ , 53.48 feet) to a ½ inch iron rod set at the point of intersection with the east boundary line of Lot Two-C of said Kelty Farms Addition;
9. **THENCE**  $N 01^{\circ} 45' 04'' W$ , along the common line between said Lot Two-B and said Lot Two-C, 25.51 feet to a ½ inch iron rod set at the northwest corner of said Lot Two-B, the same being the most northerly northeast corner of said Lot Two-C;
10. **THENCE** in a southwesterly direction, along the north boundary line of said Lot Two-C, along a curve to the left having a radius of 3440.00 feet, a delta angle of  $07^{\circ} 54' 53''$ , an arc length of 475.19 feet (Chord Bearing =  $S 84^{\circ} 53' 34'' W$ , 474.81 feet) to a ½ inch iron rod set at the northwest corner of said Lot Two-C, same being the northeast corner of Lot Two-D,
11. **THENCE**  $S 01^{\circ} 44' 16'' E$ , along the common line between said Lot Two-C and said Lot Two-D, 23.58 feet to a ½ inch iron rod set at the point of intersection with the proposed south right-of-way line of State Highway 11, said ½ inch iron rod being set 80.00 feet right at a right angle from survey centerline station 122+86.49;
12. **THENCE** in a southwesterly direction, along said proposed south right-of-way line, along a curve to the left having a radius of 3420.00 feet, a delta angle of  $02^{\circ} 43' 59''$ , an arc length of 163.13 feet (Chord Bearing =  $S 79^{\circ} 46' 42'' W$ , 163.12 feet) to a Type II Monument set 80.00 feet right at a right angle from survey centerline station 121+19.54;
13. **THENCE**  $S 38^{\circ} 58' 58'' W$ , continuing along said proposed south right-of-way line, 78.48 feet to a Type II Monument set at the point of intersection with the east right-of-way line of Holiday Drive, same being the west boundary line of said Lot Two-D, said Type II Monument being set 129.30 feet right at a right angle from survey centerline station 120+58.95;
14. **THENCE**  $N 03^{\circ} 09' 45'' W$ , along said east right-of-way line, 24.44 feet to a ½ inch iron rod with a plastic cap found at an angle point;
15. **THENCE**  $N 02^{\circ} 42' 34'' W$ , continuing along said east right-of-way line, 237.81 feet to the **PLACE OF BEGINNING** and containing 3.649 acres of land more or less.;

All bearings and coordinates shown are surface coordinates based upon Texas State Plane Coordinate System, North Central Zone, based on NGS Monuments AB5973, AB5974 and AB2815, and can be converted to grid coordinates by multiplying by a combined scale factor of 0.99988.

Exhibit "A"  
Page 2 of 3

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD LEN.
C5	11°11'54"	3580.00	699.70	350.97	N 84°24'03" E	698.59
C8	07°54'53"	3440.00	475.19	237.97	S 84°53'34" W	474.81
C10	00°53'45"	3420.00	53.48	26.74	S 89°33'07" W	53.48
C12	02°43'59"	3420.00	163.13	81.58	S 79°46'42" W	163.12



**KSA ENGINEERS**  
140 E. Tyler St., Suite 600  
P.O. Box 1552  
Longview, Texas 75606-1552  
T.903-236-7700  
F.903-236-7779  
www.ksaeng.com



Scale 1" = 200'

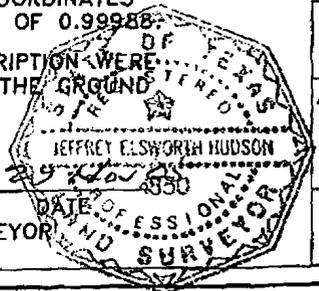
- LEGEND**
- ☒ CONC MKR (TYPE I) FOUND
  - SET TYPE II ROW MONU.
  - FOUND I. ROD
  - SET 1/2" I. ROD
  - ▲ BACK CORNER TIE
  - PROPOSED ROW LINE
  - - - EXISTING ROW LINE
  - PROPERTY LINE
  - Z - PROPERTY HOOK
  - ③ PARCEL NUMBER
  - SURVEY LINE

Longview-Tyler-Luikin-Austin-Dallas-Sugar Land

ALL BEARINGS, DISTANCES, COORDINATES, AND AREAS SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83), AND REFERENCED TO NGS MONUMENTS AB5973, AB5974, AND AB2815, TO CONVERT TO GRID COORDINATES DIVIDE BY A COMBINED SCALE FACTOR OF 0.99988.

THIS PLAT AND CORRESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Jeffrey Elsworth Hudson*  
JEFFREY ELSWORTH HUDSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4850



DIST. NAME SULPHUR SPRINGS	PARCEL 23 LOT TWO-A,B,D	COUNTY HOPKINS
ACCOUNT NO.	CONST. CSJ 0083-03-042 ROW CSJ 0083-03-046 STATE HIGHWAY 11	DATE OF SURVEY NOV. 04 TO JAN. 05
ROW TO BE ACQUIRED	3.649 AC.	
REMAINDER	12.250 AC.	

*la*

**(Addendum)**

**Access Clause**

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

County: Hopkins  
Highway: State 11  
CSJ: 0083-03-046  
Parcel: 23E, Part 1

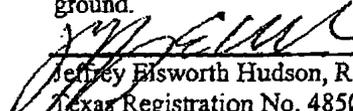
**AND IN ADDITION THERETO:**

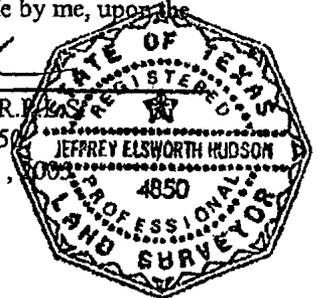
An EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon, and across the following described property with the right and privilege at all times of having ingress, egress, and regress in, along, upon and across such property for the purpose of making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

County: HOPKINS  
Highway: State Highway 11  
Project Limits: FROM: State Highway 19  
TO: State Highway 154

R.O.W. CSI: 0083-03-046

I, Jeffrey Elsworth Hudson, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground.

  
Jeffrey Elsworth Hudson, R.P.L.S.  
Texas Registration No. 4850  
Date 29 Nov



**PROPERTY DESCRIPTION FOR PARCEL 23E PART 1**

Being 0.287 of an acre (12490 square feet) of land, for the purpose of a channel easement, situated in the M. A. Bowlin Survey, A-39, Hopkins County, Texas, and being a portion of Lot Two-A, of Kelty Farms Addition according to plat recorded in Volume 6, Page 97 of Hopkins County Map Records, said 0.287 of an acre (12490 square feet) of land being more particularly described by metes and bounds as follows;

**BEGINNING** at a set ½ inch iron rod in the west boundary line of said Lot Two-A, the same being the east right-of-way line of Holiday Drive, said ½ inch iron rod having a Texas State Plane Coordinate System, North Central Zone, NAD83 values of N: 7099693.675 and E: 2856592.011, from which a ½ inch iron rod found at the northwest corner of said Lot Two-A bears, N 02° 42' 34" W, 171.00 feet;

1. **THENCE** S 22° 08' 51" E, across said Lot Two-A, 289.02 feet to a ½ inch iron rod set at the point of intersection with the proposed north right-of-way line of State Highway 11, said ½ inch iron rod being set 80.00 feet left at a right angle from survey centerline station 121+87.21;
2. **THENCE** in a southwesterly direction, along said proposed north right-of-way line, along a curve to the left having a radius of 3580.00 feet, a delta angle of 00° 43' 05", an arc length of 44.86 feet (Chord Bearing = S 79° 09' 38" W, 44.86 feet) to a concrete monument with a brass cap (Type II Monument) set 80.00 feet left at a right angle from survey centerline station 121+43.35;
3. **THENCE** N 53° 44' 07" W, continuing along said proposed north right-of-way line, 36.53 feet to a ½ inch iron rod set at the point of intersection with said existing east right-of-way line, the same being set 107.00 feet left at a right angle from survey centerline station 121+19.39;
4. **THENCE** N 02° 42' 34" W, along said existing east right-of-way line, 237.01 feet to the **PLACE OF BEGINNING** and containing 0.287 of an acre (12490 square feet) of land more or less.

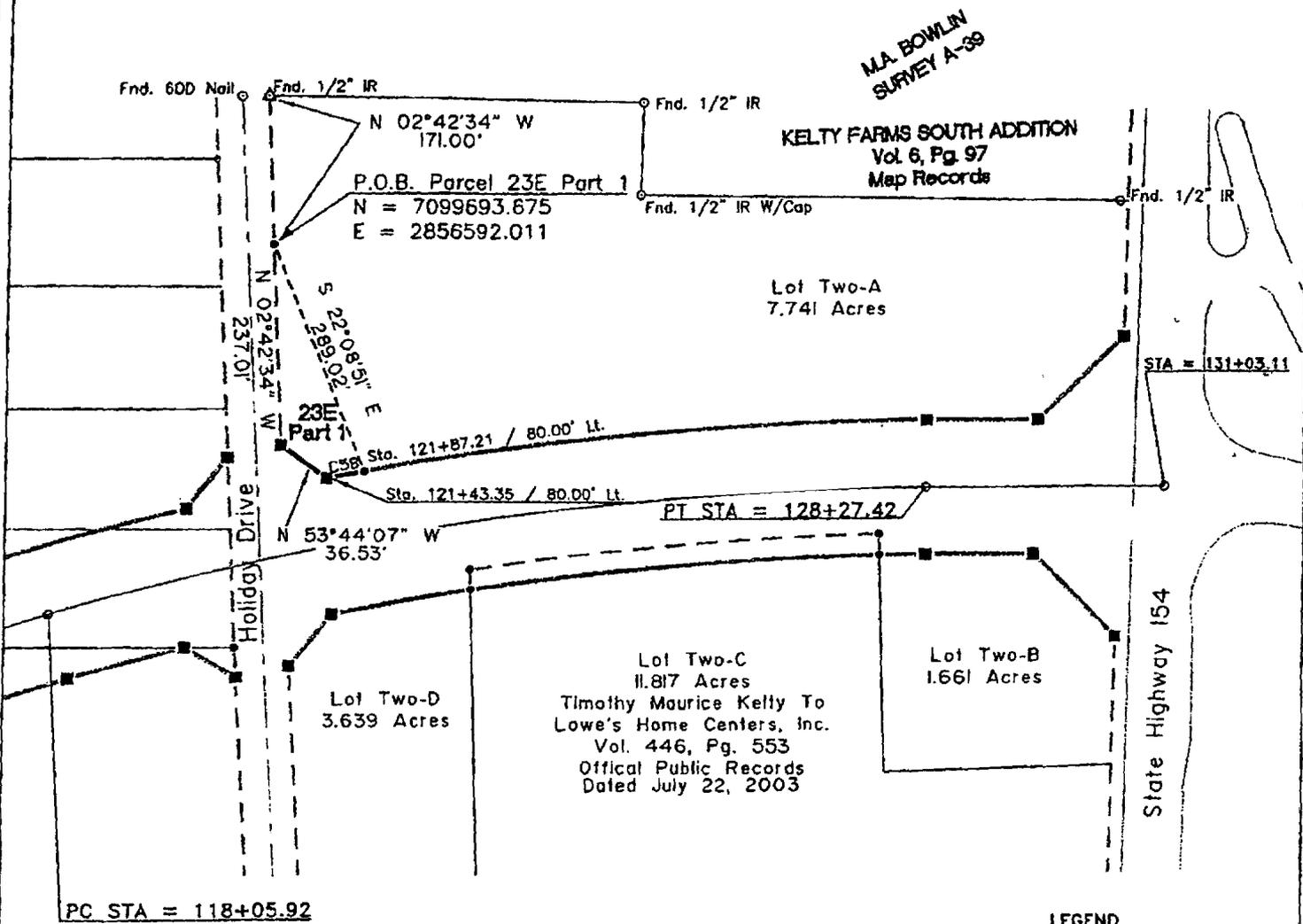
All bearings and coordinates shown are surface coordinates based upon Texas State Plane Coordinate System, North Central Zone, based on NGS Monuments AB5973, AB5974 and AB2815, and can be converted to grid coordinates by multiplying by a combined scale factor of 0.99988.

Exhibit "A"  
Page 1 of 2



CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD LEN.
C58	00°43'05"	3580.00	44.86	22.43	S 79°09'38" W	44.86



**KSA ENGINEERS**  
 140 E. Tyler St., Suite 600  
 P.O. Box 1552  
 Longview, Texas 75606-1552  
 T. 903-236-7700  
 F. 903-236-7779  
 www.ksaeng.com



Scale 1" = 200'

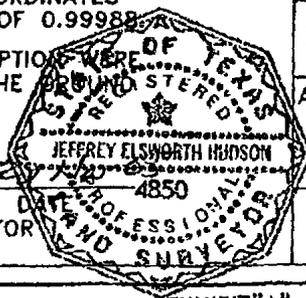
- LEGEND**
- ☒ CONC MKR (TYPE I) FOUND
  - SET TYPE II ROW MONU.
  - FOUND I. ROD
  - SET 1/2" I. ROD
  - ▲ BACK CORNER TIE
  - PROPOSED ROW LINE
  - - - EXISTING ROW LINE
  - PROPERTY LINE
  - - - PROPERTY HOOK
  - ③ PARCEL NUMBER
  - SURVEY LINE

Longview-Tyler-Luikin-Austin-Dallas-Sugar Land

ALL BEARINGS, DISTANCES, COORDINATES, AND AREAS SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83), AND REFERENCED TO NGS MONUMENTS AB5973, AB5974, AND AB2815, TO CONVERT TO GRID COORDINATES DIVIDE BY A COMBINED SCALE FACTOR OF 0.99988.

THIS PLAT AND CORRESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Jeffrey Elsworth Hudson*  
 JEFFREY ELSWORTH HUDSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4850



DIST. NAME SULPHUR SPRINGS	PARCEL 23E Part 1 LOT TWO-A	COUNTY HOPKINS
ACCOUNT NO.	CONST. CSJ 0083-03-042 ROW CSJ 0083-03-046 STATE HIGHWAY 11	DATE OF SURVEY NOV. 04 TO JAN. 05
ROW TO BE ACQUIRED	0.287 AC. (12490 sq. ft.)	
REMAINDER	NA	

County: Hopkins  
Highway: State 11  
CSJ: 0083-03-046  
Parcel: 23E, Part 2

**AND IN ADDITION THERETO:**

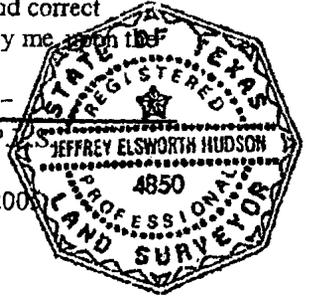
An EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon, and across the following described property with the right and privilege at all times of having ingress, egress, and regress in, along, upon and across such property for the purpose of making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

County: HOPKINS  
Highway: State Highway 11  
Project Limits: FROM: State Highway 19  
TO: State Highway 154

R.O.W. CSJ: 0083-03-046

I, Jeffrey Elsworth Hudson, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me upon the ground.

*Jeffrey Elsworth Hudson*  
Jeffrey Elsworth Hudson, R.P.  
Texas Registration No. 4850  
Date 29 Nov, 2008



PROPERTY DESCRIPTION FOR PARCEL 23E PART 2

Being 0.931 of an acre (40563 square feet) of land, for the purpose of a channel easement, situated in the M. A. Bowlin Survey, A-39, Hopkins County, Texas, and being a portion of Lot Two-D, of Kely Farms Addition according to plat recorded in Volume 6, Page 97 of Hopkins County Map Records, said 0.931 of an acre (40563 square feet) of land being more particularly described by metes and bounds as follows;

**BEGINNING** at a set 1/2 inch iron rod having a Texas State Plane Coordinate System, North Central Zone, NAD83 values of N: 7099457.932 and E: 2856604.718, from which a 1/2 inch iron rod with a plastic cap found at the southwest corner of said Lot Two-D bears, S 01° 00' 11" W, 352.72 feet;

1. **THENCE** N 00° 04' 27" E, across said Lot Two-D, 385.00 feet to a 1/2 inch iron rod set at the point of intersection with the proposed south right-of-way line of State Highway 11, said 1/2 inch iron rod being set 85.00 feet right at a right angle from survey centerline station 121+13.30;
2. **THENCE** N 38° 58' 58" E, along said proposed south right-of-way line, 7.88 feet to a concrete monument with a brass cap (Type II Monument) set 80.00 feet right at a right angle from survey centerline station 121+19.54;
3. **THENCE** in a northeasterly direction, continuing along said proposed south right-of-way line, along a curve to the right having a radius of 3420.00 feet, a delta angle of 01° 38' 40", an arc length of 98.16 feet (Chord Bearing = N 79° 14' 03" E, 98.15 feet) to a 1/2 inch iron rod set 80.00 feet left at a right angle from survey centerline station 122+20.00;
4. **THENCE** S 00° 04' 27" W, across said Lot Two-D, 410.00 feet to a 1/2 inch iron rod set for corner;
5. **THENCE** N 89° 41' 46" W, continuing across said Lot Two-D, 101.36 feet to the **PLACE OF BEGINNING** and containing 0.931 of an acre (40563 square feet) of land more or less.

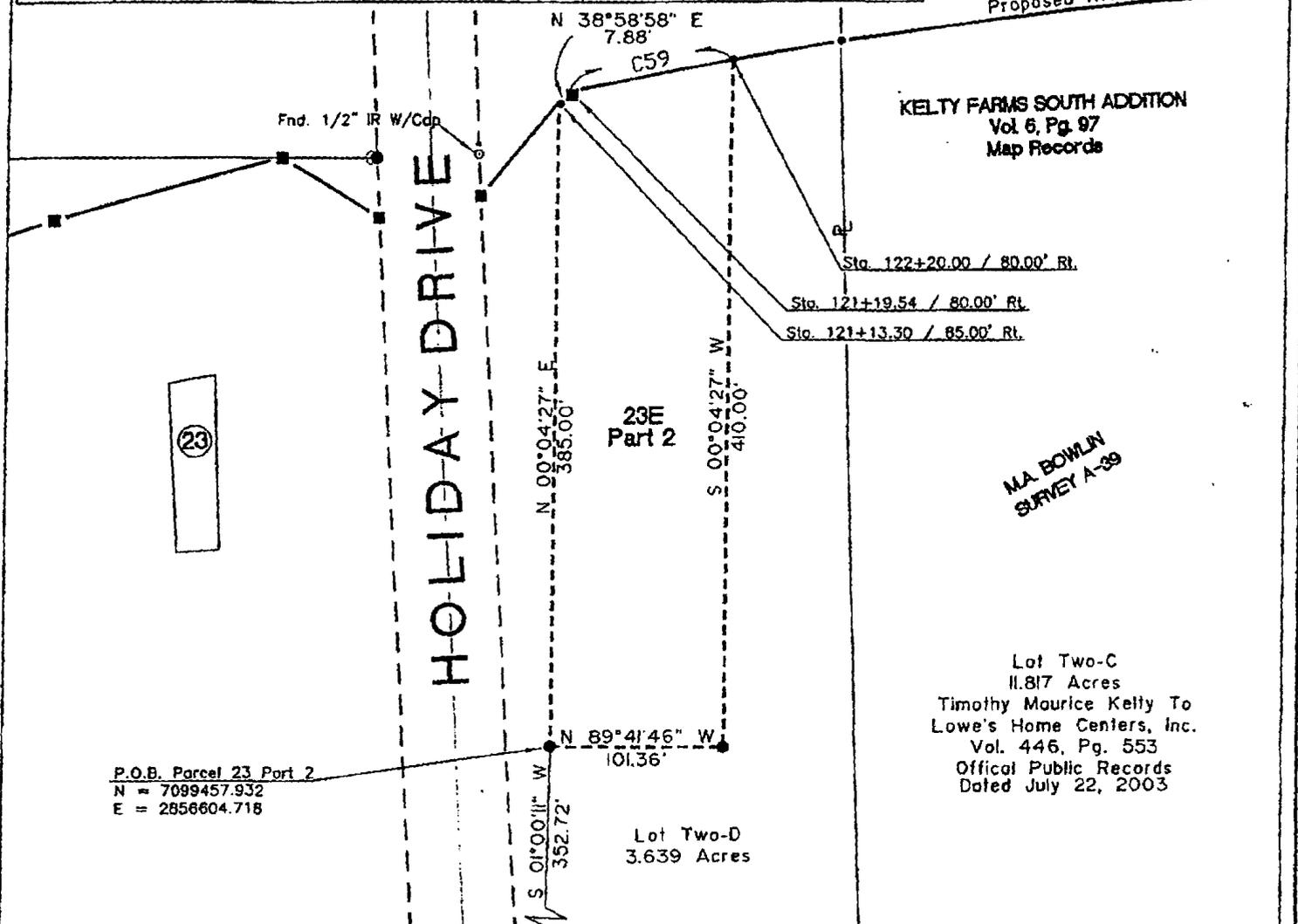
All bearings and coordinates shown are surface coordinates based upon Texas State Plane Coordinate System, North Central Zone, based on NGS Monuments AB5973, AB5974, and AB2815, and can be converted to grid coordinates by multiplying by a combined scale factor of 0.99988.

Exhibit "A"  
Page 1 of 2

*da*

**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD LEN.
C59	01°38'40"	3420.00	98.16	49.08	N 79°14'03" E	98.15



KELTY FARMS SOUTH ADDITION  
Vol 6, Pg 97  
Map Records

MA BOWLIN  
SURVEY A-39

Lot Two-C  
11.817 Acres  
Timothy Maurice Kelly To  
Lowe's Home Centers, Inc.  
Vol. 446, Pg. 553  
Official Public Records  
Dated July 22, 2003

P.O.B. Parcel 23 Port 2  
N = 7099457.932  
E = 2856604.718



140 E. Tyler St., Suite 600  
P.O. Box 1552  
Longview, Texas 75606-1552  
T.903-236-7700  
F.903-236-7779  
www.ksaeng.com



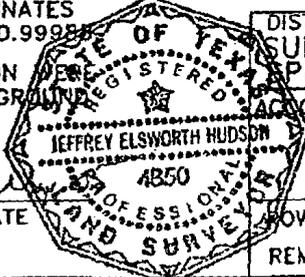
Scale 1" = 100'

- LEGEND**
- ☒ CONC MKR (TYPE I) FOUND
  - SET TYPE II ROW MONU.
  - FOUND I. ROD
  - SET 1/2" I. ROD
  - △ BACK CORNER TIE
  - PROPOSED ROW LINE
  - - - EXISTING ROW LINE
  - PROPERTY LINE
  - - - PROPERTY HOOK
  - ③ PARCEL NUMBER
  - SURVEY LINE

ALL BEARINGS, DISTANCES, COORDINATES, AND AREAS SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83), AND REFERENCED TO NGS MONUMENTS AB5973, AB5974, AND AB2815, TO CONVERT TO GRID COORDINATES DIVIDE BY A COMBINED SCALE FACTOR OF 0.9998.

THIS PLAT AND CORRESPONDING DESCRIPTION PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Jeffrey Elsworth Hudson*  
JEFFREY ELSWORTH HUDSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
EXAS REGISTRATION NO. 4850



DIST. NAME SULPHUR SPRINGS	PARCEL 23E Part 2 LOT TWO-D	COUNTY HOPKINS
ACCOUNT NO.	CONST. CSJ 0083-03-042 ROW CSJ 0083-03-046 STATE HIGHWAY 11	DATE OF SURVEY NOV. 04 TO JAN. 05
HOW TO BE ACQUIRED REMAINDER	0.931 AC. (40563 SQ. FT.) NA	

*cla*

Parcel 13  
Page 1 of 5

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: 0.60 Miles North of Loop 336 North to 0.043 miles South of Loop 336 South  
ROW CSJ: 0675-08-089

PROPERTY DESCRIPTION FOR PARCEL 13

Being a 0.2921 acre (12,722 square feet) parcel of land out of the William S. Allen Survey, Abstract No. 2, Montgomery County, Texas, being out of a 4.399 acre tract, 2.0 acre tract and a 2.05 acre tract conveyed to JDH Realty Group, Ltd., by deed dated December 1, 1999, as recorded under Clerk's File No. 2000-013629 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 0.2921 acre parcel being more particularly described as follows: (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment), all distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999970).

COMMENCING at a found "X" in concrete at the northwest corner of a 3.8428 acre tract conveyed to Yukon Realty Partners, L.P., by deed dated April 2, 2001, as recorded under Clerk's File No. 2001-027510 of the O.P.R.R.P.M.C., and the southwest corner of said 2.05 acre tract; thence as follows:

NORTH 72 degrees 17 minutes 48 seconds EAST, a distance of 621.09 feet along the common boundary of said 3.8428 acre tract and said 2.05 acre tract pass a 5/8-inch iron rod found at the northwest corner of a 0.3328 acre tract, as recorded under Clerk's File No. 2001-027510 of the O.P.R.R.P.M.C., and the northeast corner of said 3.8428 acre tract, continuing a total distance of 741.04 feet along the common boundary of said 0.3328 acre tract and said 2.05 acre tract to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod in the proposed west right-of-way line of Interstate Highway 45 (IH 45) (width varies), and being the POINT OF BEGINNING of the herein described parcel, having a Texas State Plane Coordinate Value of X = 3,829,126.48, Y = 10,114,936.18; \*\*

- 1.) THENCE, NORTH 18 degrees 35 minutes 53 seconds WEST, along the proposed west right-of-way line, same being the Access Denial Line, at a distance of 348.05 feet pass a TxDOT aluminum disk set on a 5/8-inch iron rod stamped "COA" for the end of Access Denial Line, at a distance of 511.09 feet pass a TxDOT aluminum disk set on a 5/8-inch iron rod stamped "COA" for the beginning of Access Denial Line and continuing for a total distance of 684.59 feet to a TxDOT aluminum disk set on a 5/8-inch iron rod, being in the cut-back line of the intersection of the south right-of-way line of Wilson Road and the existing west right-of-way line of IH 45, and the northwesterly corner of the herein described parcel; \*\*

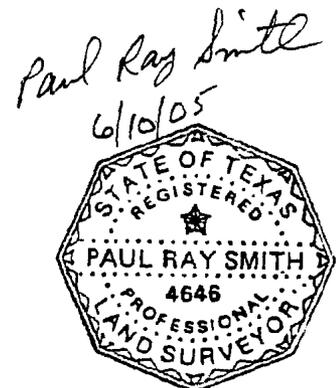
Parcel 13  
Page 2 of 5

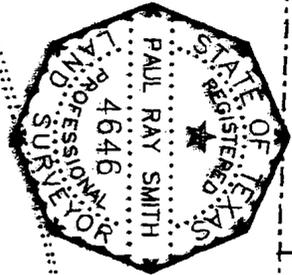
- 2.) THENCE, SOUTH 65 degrees 37 minutes 21 seconds EAST, a distance of 0.80 feet along said cut-back line to the existing right-of-way line of IH 45, the northeast corner of said 4.399 acre tract, and the northeast corner of the herein described parcel;
- 3.) THENCE, SOUTH 22 degrees 46 minutes 28 seconds EAST, a distance of 278.89 feet along the existing west right-of-way line of IH 45 and the east line of said 4.399 acre tract to an easterly corner of the herein described parcel;
- 4.) THENCE, SOUTH 19 degrees 29 minutes 11 seconds EAST, a distance of 341.85 feet along the existing west right-of-way line of IH 45, the easterly line of said 4.339 acre tract, said 2.0 acre tract, and said 2.05 acre tract to an easterly corner of the herein described parcel;
- 5.) THENCE, SOUTH 18 degrees 37 minutes 08 seconds EAST, a distance of 64.49 feet along the existing west right-of-way line of IH 45 and the east line of said 2.05 acre tract to the southeast corner of said 2.05 acre tract and the northeast corner of said 0.3328 acre tract, and being the southeast corner of the herein described parcel;
- 6.) THENCE, SOUTH 72 degrees 17 minutes 48 seconds WEST, a distance of 26.22 feet along the common boundary of said 2.05 acre tract, and said 0.3328 acre tract to the POINT OF BEGINNING, containing 0.2921 acre (12,722 square feet) of land.

A parcel plat of even date was prepared to accompany this property description.

✓ Access is prohibited across the Access Denial Line to the transportation facility.

\*\*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.





INTERSTATE HIGHWAY 45  
(WIDTH VARIES)

PROPOSED BASELINE IH-45  
S 18° 35' 56" E



SEE DETAIL A

STA: 709+26.49 181.57' RT.

ACCESS DENIAL LINE

S 22° 46' 28" E 278.89' EXISTING R.O.W.

S 19° 29' 11" E 341.85'

SET "COA"

JDH REALTY GROUP  
4.399 ACRES  
C.F. NO. 2000-013629  
O.P.R.R.P.M.C.  
DATED DECEMBER 1, 1999

163.04' N 18° 35' 53" W 684.59'

SET "COA"

13

348.05'

S 22° 46' 28" E 278.89'  
N 18° 35' 53" W 684.59'

WILLIAM S. ALLEN  
SURVEY, A-2

LINE NO.	BEARING	DISTANCE
168	S85° 37' 21" E	0.80'

EXISTING	TAKING	REMAINDER
8.449 AC	0.2821 AC	8.1569 AC
	12,722 S.F.	

HEREBY CERTIFY THAT THIS PLAT & ACCOMPANYING LEGAL DESCRIPTION IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.  
Paul R. Smith  
No. 4646

NOTE: ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE TRANSPORTATION FACILITY A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.  
\* INDICATES FOUND MONUMENT AS NOTED.  
\* INDICATES SET 3/4" I.R. WITH TxDOT ALUMINUM CAP.

ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83 (1993 ADJ.) ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999970.

\*\* 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.

SHEET NO. 3 OF 5

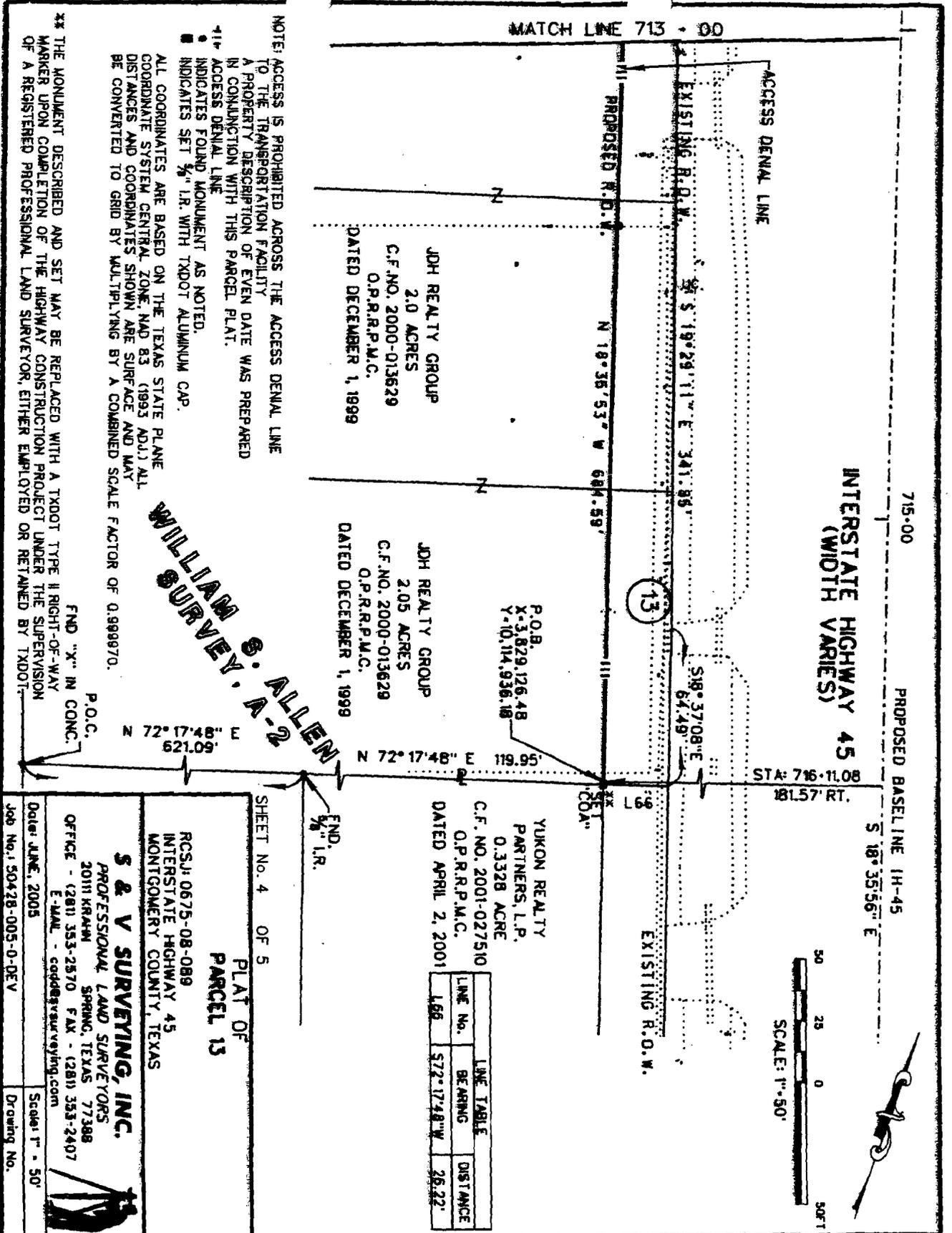
PLAT OF  
PARCEL 13

RCS: 0675-08-089  
INTERSTATE HIGHWAY 45  
MONTGOMERY COUNTY, TEXAS

**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
20111 KRAHN SPRING, TEXAS 77388  
OFFICE - (281) 353-2670 FAX - (281) 353-2407  
E-MAIL - cs@ssvsurveying.com

Date: JUNE, 2005  
Job No.: 50428-005-0-DEW  
Scale: 1" = 50'  
Drawing No.

MATCH LINE 713 • 00



NOTE: ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE TRANSPORTATION FACILITY A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

1/4" ACCESS DENIAL LINE

INDICATES FOUND MONUMENT AS NOTED.

INDICATES SET 1/4" I.R. WITH TADOT ALUMINUM CAP.

ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83 (1993 ADJ.) ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999970.

END "X" IN CONC.

P.O.C.

SHEET No. 4 OF 5

PLAT OF

PARCEL 13

RCSJH 0675-08-089

INTERSTATE HIGHWAY 45

MONTGOMERY COUNTY, TEXAS

**S & V SURVEYING, INC.**

PROFESSIONAL LAND SURVEYORS

2011 KRAHN SPRING, TEXAS 77398

OFFICE - (281) 353-2570 FAX - (281) 353-2407

E-MAIL - codd@svsurveying.com

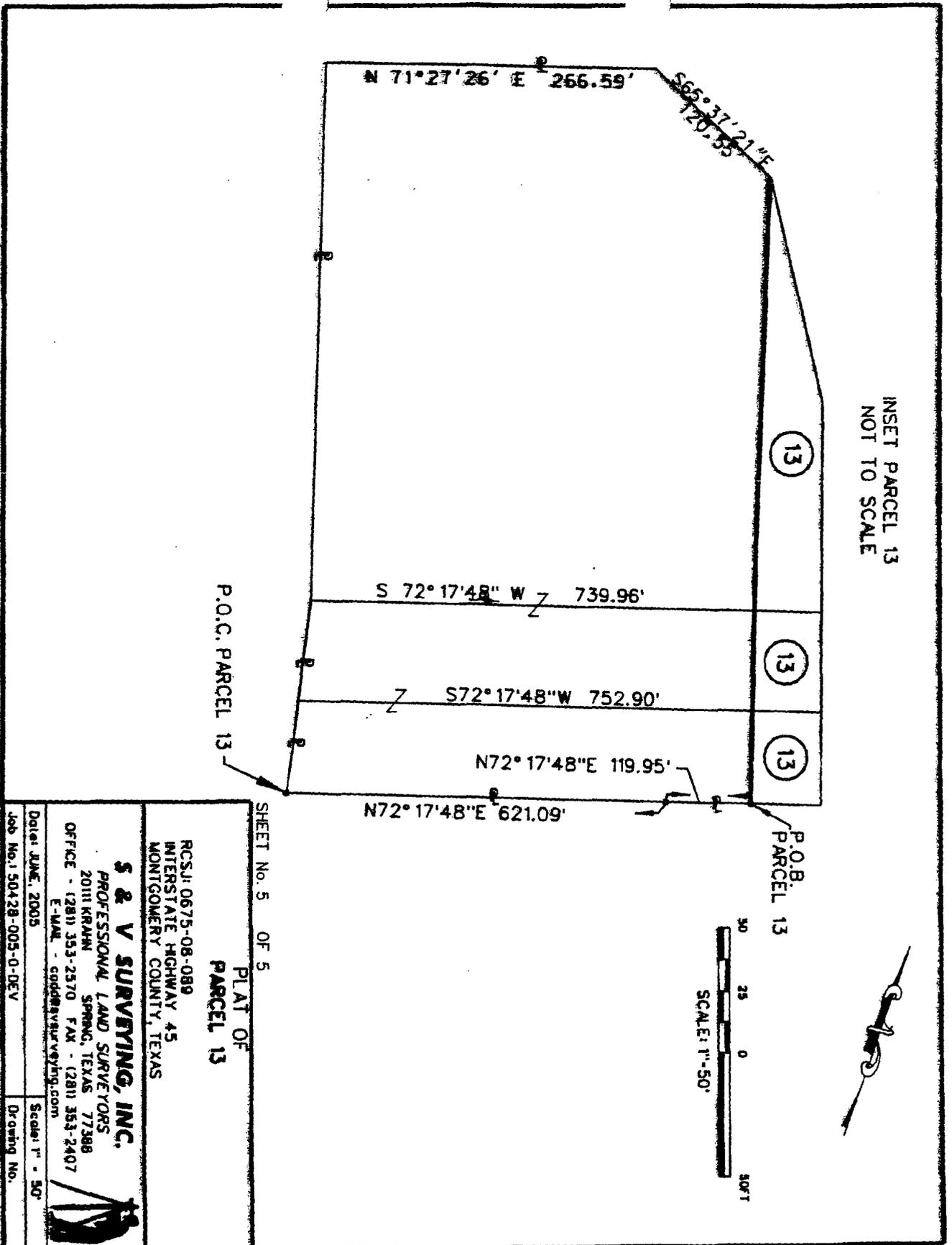
Date: JUNE, 2005

Job No. 150428-005-0-DEV

Scale: 1" = 50'

Drawing No.

LINE No.	BEARING	DISTANCE
156	S72°17'48"W	26.22'



Parcel 4  
Page 1 of 4

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: 0.60 miles North of Loop 336 North to 0.043 miles South of Loop 336 South  
ROW CSJ: 0675-08-089

**PROPERTY DESCRIPTION FOR PARCEL 4**

Being a 0.0308 acre (1,342 square feet) parcel of land out of the John McDillon Survey, Abstract No. 347, Montgomery County, Texas, being out of a 11.563 acre tract conveyed to Ken Vaught, Jr. by deed dated March 20, 2002, as recorded under Clerk's File No. 2002-028611 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 0.0308 acre parcel being more particularly described as follows: (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment), all distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999970).

COMMENCING at a bolt in concrete found at the southwest corner of said 11.563 acre tract, the northwest corner of a 20.3395 acre tract conveyed to John Albert Madeley by deed dated December 6, 1982, as recorded under Clerk's File No. 8255356 of the O.P.R.R.P.M.C., lying in the north line of the W. S. Allen Survey, Abstract No. 2, and the south line of the John McDillon Survey, Abstract No. 347; thence as follows:

NORTH 71 degrees 55 minutes 59 seconds EAST, a distance of 1,383.65 feet along the common boundary of said 11.563 acre tract and said 20.3395 acre tract to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the POINT OF BEGINNING of the herein described parcel, lying in the south line of said John McDillon Survey, the north line of said W. S. Allen Survey, and the proposed west right-of-way line of Interstate Highway (IH 45) (width varies), having a Texas State Plane Coordinate Value of X = 3,826,776.81, Y = 10,121,202.35; \*\*

- 1.) THENCE, NORTHWESTERLY along a curve to the right and said proposed west right-of-way line of IH 45 through a central angle of 00 degrees 52 minutes 20 seconds having a radius of 11,499.66 feet, an arc length of 175.06 feet, and a long chord bearing NORTH 20 degrees 08 minutes 54 seconds WEST, a distance of 175.05 feet to a TxDOT aluminum disk set on a 5/8-inch iron rod for a westerly corner of the herein described parcel; \*\*

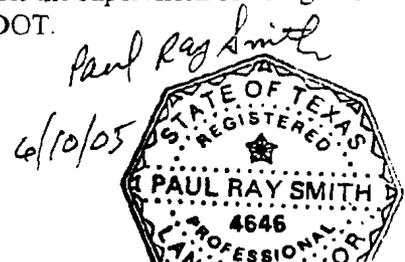
Parcel 4  
Page 2 of 4

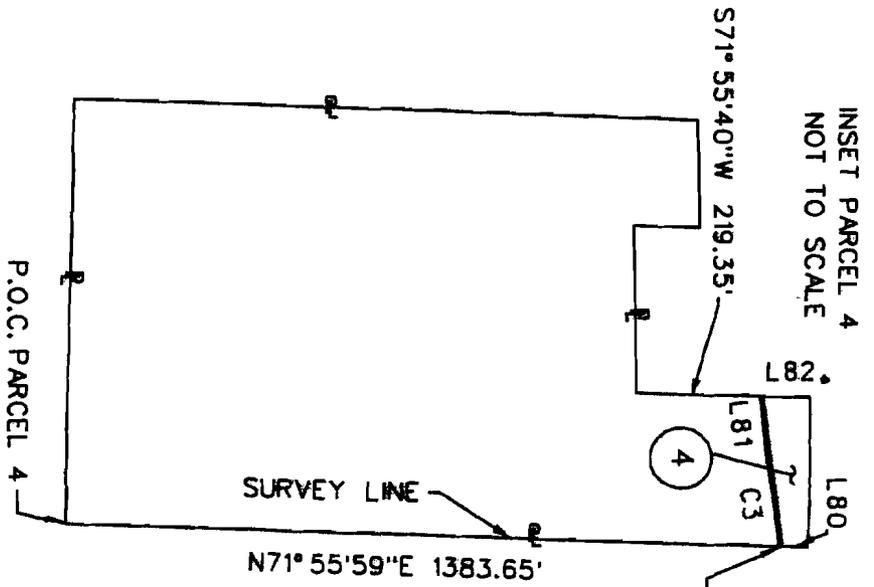
- 2.) THENCE, NORTH 19 degrees 42 minutes 44 seconds WEST, a distance of 23.24 feet along said proposed west right-of-way line of said IH 45 to a TxDOT aluminum disk set on a 5/8-inch iron rod for the northwest corner of the herein described parcel, lying in the north line of said 11.563 acre tract, and the south line of a 0.9531 acre tract conveyed to Gemstone Builder, Inc. by deed dated June 20, 2002, as recorded under Clerk's File No. 2002-063605 of the O.P.R.R.P.M.C.; \*\*
- 3.) THENCE, NORTH 71 degrees 51 minutes 08 seconds EAST, a distance of 7.40 feet along the common boundary of said 11.563 acre tract and said 0.9531 acre tract to the northeast corner of said 11.563 acre tract, the southeast corner of said 0.9531 acre tract, the northeast corner of the herein described parcel, and lying in the existing west right-of-way line of IH 45 (width varies);
- 4.) THENCE, SOUTH 20 degrees 47 minutes 08 seconds EAST, a distance of 86.57 feet along the east line of said 11.563 acre tract, and said existing west right-of-way line of IH 45 to an easterly corner of said 11.563 acre tract, and an easterly corner of the herein described parcel;
- 5.) THENCE, SOUTH 16 degrees 58 minutes 17 seconds EAST, a distance of 111.72 feet along the east line of said 11.563 acre tract, and said west right-of-way line of IH 45 to a 1-inch iron pipe found at the southeast corner of said 11.563 acre tract, the northeast corner of said 20.3395 acre tract, and the southeast corner of the herein described parcel;
- 6.) THENCE, SOUTH 71 degrees 55 minutes 59 seconds WEST, a distance of 2.34 feet along the common boundary of said 11.563 acre tract, and said 20.3395 acre tract, the south line of said John McDillon Survey, and the north line of said W. S. Allen Survey to the POINT OF BEGINNING, containing 0.0308 acre (1,342 square feet) of land.

A parcel plat of even date was prepared to accompany this property description.

Access will be permitted to the westerly remainder abutting the highway facility along Calls 1 and 2 of the foregoing property description.

\*\*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.



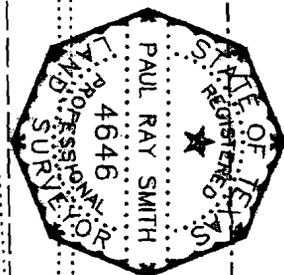


SHEET No. 4 OF 4  
 PLAT OF  
**PARCEL 4**

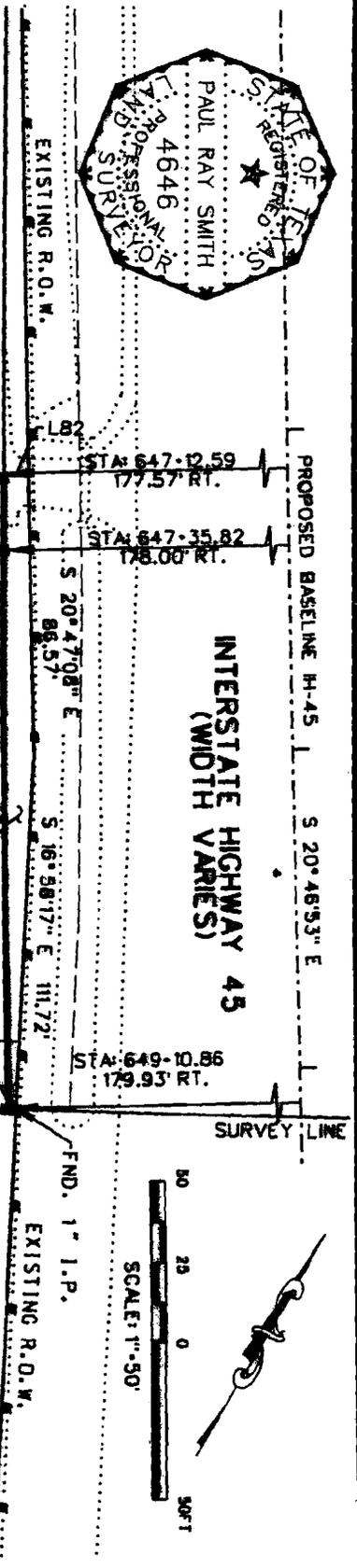
RCSJ: 0675-08-089  
 INTERSTATE HIGHWAY 45  
 MONTGOMERY COUNTY, TEXAS

**S & V SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 20111 KRAMM SPRING, TEXAS 77388  
 OFFICE - (281) 353-2570 FAX - (281) 353-2407  
 E-MAIL - ced@svsurveying.com

Date: JUNE, 2005  
 Job No.: 50428-005-0-0EV  
 Scale: 1" = 50'  
 Drawing No.



**INTERSTATE HIGHWAY 45  
(WIDTH VARIES)**



EASEMENT  
C.C.F. NO. 8302182 O.P.R.P.M.C.  
F.C. NO. 179-01-0887 R.P.R.M.C.  
GEMSTONE BUILDERS, INC.  
0.9531 ACRE  
C.F. NO. 2002-063605  
O.P.R.P.M.C.  
DATED JUNE 20, 2002

KEN VAUGHT, JR.  
11,563 ACRES  
C.F. NO. 2002-028611  
O.P.R.P.M.C.  
DATED MARCH 20, 2002

**JOHN MCDILLON  
SURVEY, A-347**

HIEREBY CERTIFY THAT THIS PLAT & ACCOMPANYING  
LEGAL DESCRIPTION IS BASED ON AN ON THE GROUND  
SURVEY MADE UNDER MY SUPERVISION AND TO THE  
BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

H.R. Smith  
No. 4646

EXISTING	TAKING	REMAINDER
11,563 AC	0,0208 AC	11,5322 AC
	1,342 S.F.	

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	00° 52' 20"	11,496.86	175.06'	N20° 08' 54" W	175.05'

LINE NO.	BEARING	DISTANCE
181	N19° 42' 44" W	23.24'
182	N71° 51' 08" E	7.40'
180	S71° 58' 59" W	2.34'

NOTE: ACCESS WILL BE PERMITTED TO THE WESTERLY  
REMAINDER ABUTTING THE HIGHWAY FACILITY  
ALONG CALLS 1 AND 2 OF THE FOREGOING  
PROPERTY DESCRIPTION.  
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED  
IN CONJUNCTION WITH THIS PARCEL PLAT.  
ACCESS DENIAL LINE  
INDICATES FOUND MONUMENT AS NOTED.  
INDICATES SET 3/4" I.R. WITH TXDOT ALUMINUM CAP.  
ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM CENTRAL ZONE NAD 83 (1983 ADJ.) ALL  
DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY  
BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999970.  
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.

**WILLIAM S. ALLEN  
SURVEY, A-2**

JOHN ALBERT MADELEY  
20,3395 ACRES  
C.F. NO. 8255356  
O.P.R.P.M.C.  
DATED DECEMBER 6, 1982

P.O.C.  
FND. BOLT IN CONC.

SHEET No. 3 OF 4

**PLAT OF  
PARCEL 4**

RCSJ: 0675-08-089  
INTERSTATE HIGHWAY 45  
MONTGOMERY COUNTY, TEXAS

**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
20111 KRAHN SPRING, TEXAS 77388  
OFFICE - (281) 353-2970 FAX - (281) 353-2407  
E-MAIL - coddessv@svyring.com

Date: JUNE, 2005  
Job No.: 50428-005-0-0EY  
Scale: 1" = 30'  
Drawing No.

County: Dallas  
Parcel: 2  
Highway: Interstate Highway No. 635  
Project Limits: From Hillcrest Road  
                  To: Merit Drive  
CSJ: 2374-01-148  
Account: 9118-01-027

D-15-  
February 28, 2006  
Rev. March 10, 2006

**LEGAL DESCRIPTION FOR PARCEL 2**

BEING a 29,152 square feet tract of land situated in the HIRAM WILBURN SURVEY, Abstract No. 1568, Dallas County, Texas, and being in the City of Dallas Block 7729, and being part of a tract of land conveyed to Muscovy Limited Partnership, a Texas limited partnership, by deed recorded in Volume 93017, Page 562, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod at the intersection of the northeast right-of-way line of Valley View Lane (a 60-foot wide right-of-way) with the southeast right-of-way line of Thistle Lane (a 60-foot wide right-of-way) as dedicated by "The Good Life Addition", an addition to the City of Dallas, Texas as recorded in Volume 77153, Page 1745, D.R.D.C.T.;

THENCE South 29 degrees 25 minutes 29 seconds East, a distance of 502.94 feet to a railroad spike found for the POINT OF BEGINNING on the southwest right-of-way line of said Valley View Lane, said point being on the new north right-of-way line of Interstate Highway 635 (a variable width right-of-way);

- 1). THENCE South 36 degrees 16 minutes 51 seconds East, departing the new north right-of-way line of Interstate Highway 635 and along said west right-of-way line of Valley View Lane, a distance of 78.72 feet to a point for corner in the existing north right-of-way line of Interstate Highway 635;
- 2). THENCE South 89 degrees 26 minutes 20 seconds West, departing said west right-of-way line and along said existing north right-of-way line of Interstate Highway 635, a distance of 801.83 feet to a point for corner;
- 3). THENCE North 83 degrees 31 minutes 53 seconds West, continuing along said existing north right-of-way line of Interstate Highway 635, a distance of 339.50 feet to the southwest corner of said Muscovy L.P. tract and being the southeast corner of a tract of land described in deed to Mabel Ruth Rush Jenkins, et al, as recorded in Volume 242, Page 0114, D.R.D.C.T.;

County: Dallas  
Parcel: 2  
Highway: Interstate Highway No. 635  
Project Limits: From Hillcrest Road  
                  To: Merit Drive  
CSJ: 2374-01-148  
Account: 9118-01-027

D-15-  
February 28, 2006  
Rev. March 10, 2006

- 4). THENCE North 05 degrees 19 minutes 18 seconds West, departing said existing north right-of-way line of Interstate Highway 635, a distance of 7.98 feet to a point for corner on the new north right-of-way line of Interstate Highway 635, and being the beginning of a Denial of Access Line;
- 5). THENCE South 86 degrees 13 minutes 37 seconds East, along said new north right-of-way line of Interstate Highway 635, and said Denial of Access Line, passing at a distance of 205.78 feet, the termination of said Denial of Access Line, in all a total distance of 392.18 feet to a set aluminum disk (hereinafter referred to as "A.D.") at the point of curvature of a non-tangent circular curve to the left having a radius of 5,562.91 feet, whose chord bears North 87 degrees 47 minutes 42 seconds East, a distance of 394.75 feet;\*\*
- 6). THENCE in a Northeasterly direction, continuing along the new north right-of-way line of Interstate Highway 635, and along the arc of said circular curve through a central angle of 04 degree 04 minutes 00 seconds, for an arc distance of 394.83 feet to a set A.D. for the point of reverse curvature of a non-tangent circular curve to the right having a radius of 5,591.97 feet and whose chord bears North 87 degrees 13 minutes 52 seconds East, a distance of 286.75 feet; \*\*
- 7). THENCE in a Northeasterly direction, continuing along said new north right-of-way line of Interstate Highway 635 and along the arc of said circular curve through a central angle of 02 degrees 56 minutes 18 seconds, for an arc distance of 286.78 feet to a set A.D. for a corner;\*\*
- 8). THENCE North 43 degrees 55 minutes 21 seconds East, continuing along said new north right-of-way line of Interstate Highway 635, a distance of 30.38 feet to the POINT OF BEGINNING AND CONTAINING 29,152 square feet [0.6692 acres] of land, more or less.

County: Dallas  
Parcel: 2  
Highway: Interstate Highway No. 635  
Project Limits: From Hillcrest Road  
                  To: Merit Drive  
CSJ: 2374-01-148  
Account: 9118-01-027

D-15-  
February 28, 2006  
Rev. March 10, 2006

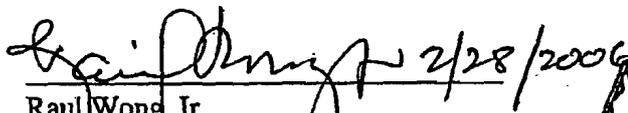
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone as observed by GPS from NGS Triangulation Station "Buckner Reset" PID No. CS1377. Convergence angle at "Buckner Reset" is + 00 degrees 59 minutes 28.8 seconds.

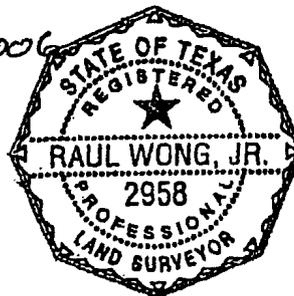
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right Of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

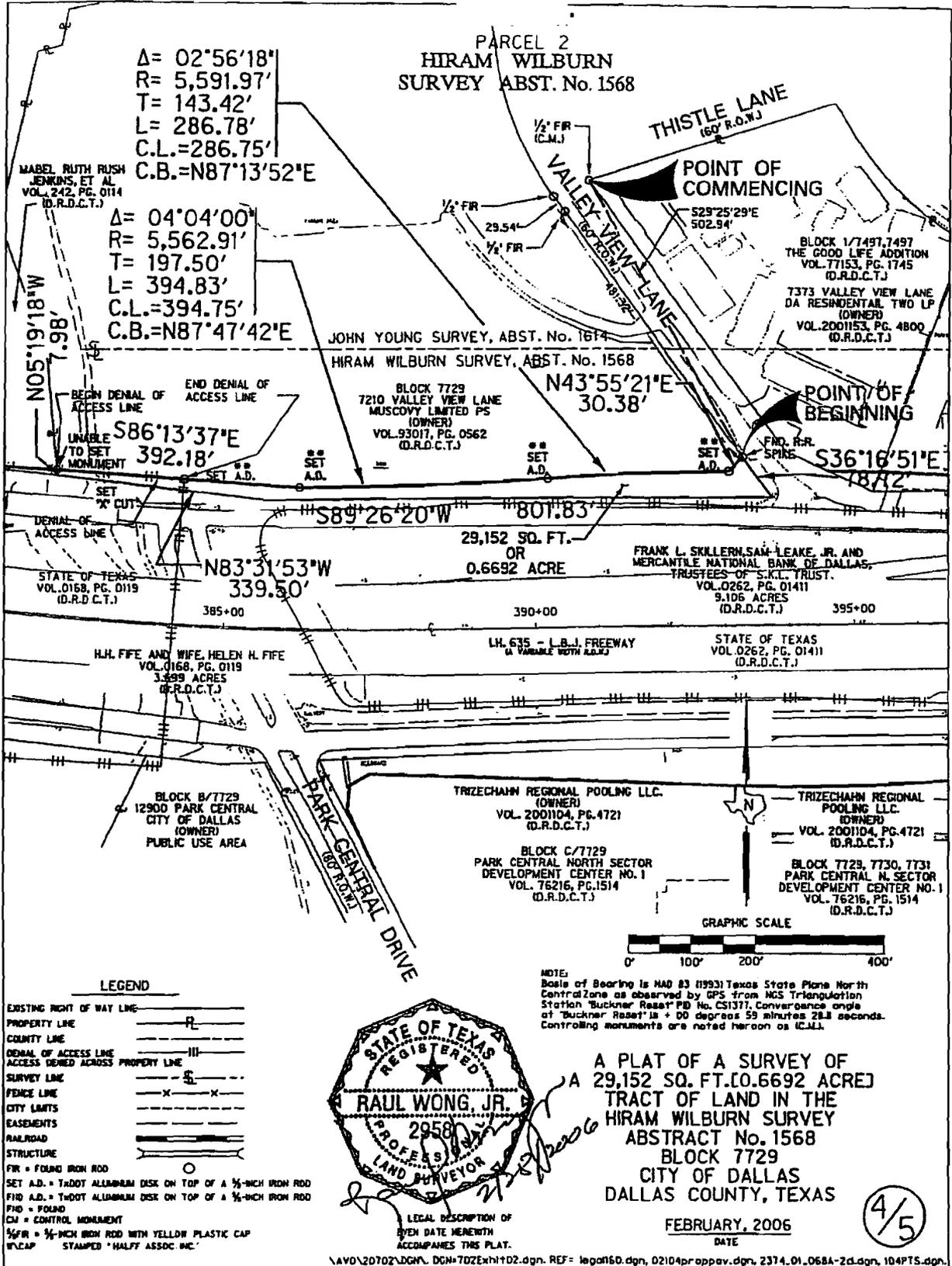


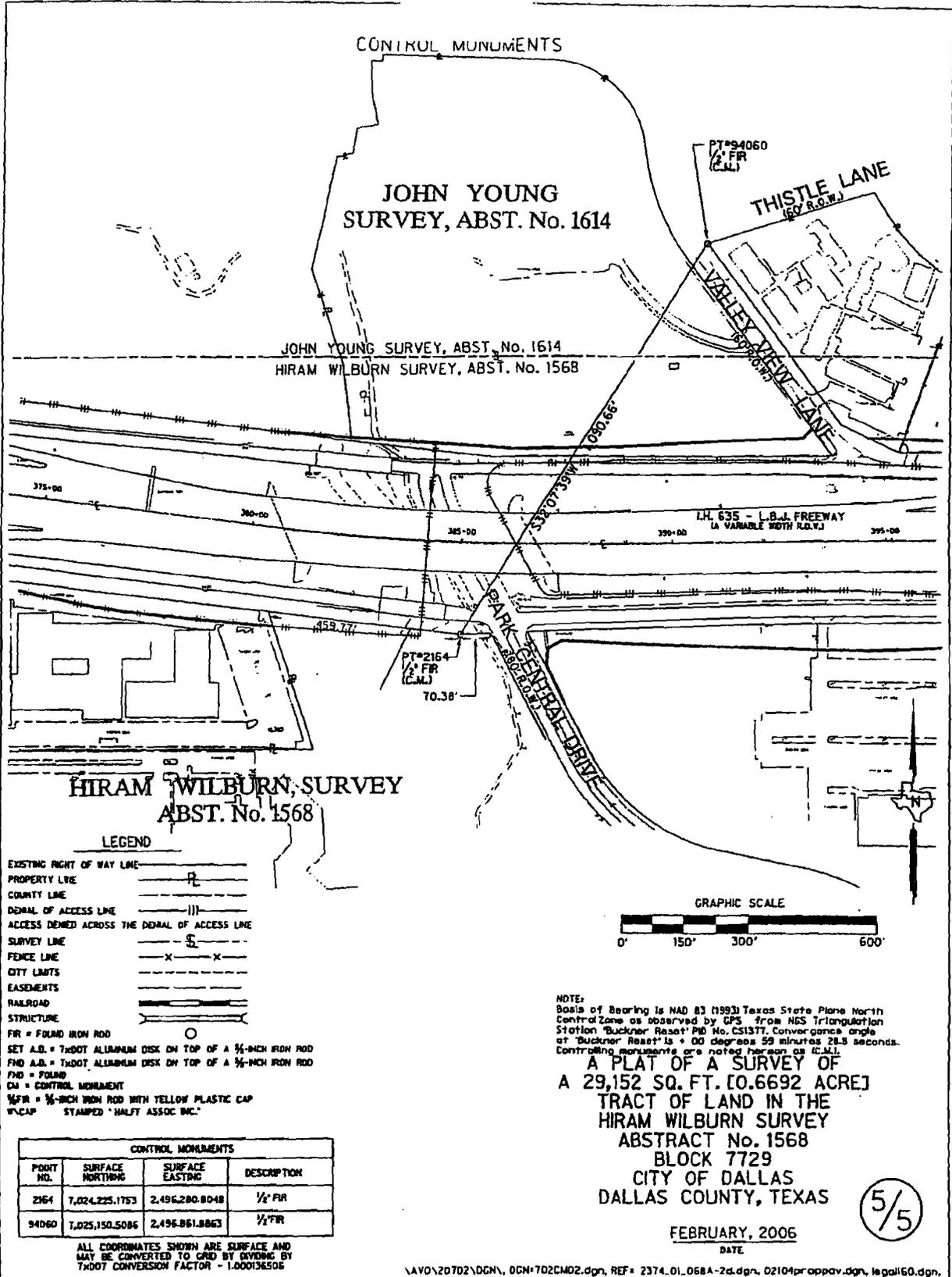
Access is prohibited across the "Denial of Access Line" to the highway facility from the adjacent property.

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

  
Raul Wong, Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 2958







**LEGEND**

EXISTING RIGHT OF WAY LINE ————

PROPERTY LINE ———— R ————

COUNTY LINE ————

DENAL OF ACCESS LINE ———— ||| ————

ACCESS DENIED ACROSS THE DENAL OF ACCESS LINE ————

SURVEY LINE ———— S ————

FENCE LINE ———— x ———— x ————

CITY LIMITS ————

EASEMENTS ————

RAILROAD ————

STRUCTURE ————

FR = FOUND IRON ROD

SET A.D. = TxDOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD

FND A.D. = TxDOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD

PIB = FOUND

CS = CONTROL MONUMENT

1/2" FR = 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP

W/CAP = STAMPED "HALFT ASSOC INC."



NOTE:  
Basis of Bearing is NAD 83 (1993) Texas State Plane North  
Central Zone as observed by GPS from NGS Triangulation  
Station "Buckner Resett" PID No. CS1377. Convergence angle  
of "Buckner Resett" is + 00 degrees 59 minutes 28.8 seconds.  
Controlling monuments are noted herein as (C.M.).

**A PLAT OF A SURVEY OF  
A 29,152 SQ. FT. (0.6692 ACRE)  
TRACT OF LAND IN THE  
HIRAM WILBURN SURVEY  
ABSTRACT No. 1568  
BLOCK 7729  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS**

CONTROL MONUMENTS			
POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
2164	7,024,225.1753	2,496,280.8048	1/2" FR
94060	7,025,150.5086	2,496,861.8863	1/2" FR

ALL COORDINATES SHOWN ARE SURFACE AND  
MAY BE CONVERTED TO GRID BY DIVIDING BY  
TxDOT CONVERSION FACTOR - 1.000136506

FEBRUARY, 2006  
DATE

\\AV0\20702\DCN\, OGM\702CM02.dgn, REF: 2374.01.068A-2d.dgn, 02104prappov.dgn, legal\60.dgn.

County: Dallas  
Parcel: 1  
Highway: Interstate Highway No. 635  
Project Limits: From Hillcrest Road  
                  To Merit Drive  
CSJ: 2374-01-148  
Account: 9118-01-027

D-15-  
February 28, 2006  
Rev March 10, 2006

**LEGAL DESCRIPTION FOR PARCEL 1**

BEING a 27,767 square feet tract of land situated in the HIRAM WILBURN SURVEY, Abstract No 1568, Dallas County, Texas, and being in the City of Dallas Block A/7467, and being part of "Hillcrest 635 Addition", an addition to the City of Dallas, as recorded in Volume 71021, Page 3073, Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being part of a tract of land described in deed to 12830 Hillcrest Road Investors, L.P., recorded in Volume 2002182, Page 6417, D.R.D.C.T, said 0.6374 acre tract being more particularly described as follows:

COMMENCING at the southeast corner of said 12830 Hillcrest Road Investors, L.P tract;

THENCE North 18 degrees 46 minutes 18 seconds West, along the east line of said tract a distance of 304.59 feet to the **POINT OF BEGINNING** on the new south right-of-way line of Interstate Highway 635 (a variable width right-of-way), said point also being the beginning of a Denial of Access Line, and also being the point of curvature of a non-tangent circular curve to the right having a radius of 11,501.66 feet, whose chord bears North 84 degrees 55 minutes 33 seconds West, a distance of 272.81 feet;\*\*

- 1). THENCE in a Northwesterly direction, along the new south right-of-way line of Interstate Highway 635 and said Denial of Access Line, and along the arc of said circular curve, though a central angle of 01 degrees 21 minutes 32 seconds, for an arc distance of 272.81 feet to a set "X" cut in concrete at the point of compound curvature of a circular curve to the right having a radius of 2,500.00 feet, whose chord bears North 80 degrees 50 minutes 53 seconds West, a distance of 296.38 feet;\*\*
- 2). THENCE in a Northwesterly direction, continuing along the new south right-of-way line of Interstate Highway 635 and along said Denial of Access Line, and along the arc of said circular curve, though a central angle of 06 degrees 47 minutes 48 seconds, for an arc distance of 296.55 feet to a set "X" cut in concrete at the point of reverse curvature of a circular curve to the left, having a radius of 2,500.00 feet, whose chord bears North 80 degrees 17 minutes 33 seconds West, a distance of 282.47 feet;\*\*

County: Dallas

Parcel: 1

Highway: Interstate Highway No. 635

Project Limits: From Hillcrest Road  
To Merit Drive

CSJ: 2374-01-148

Account: 9118-01-027

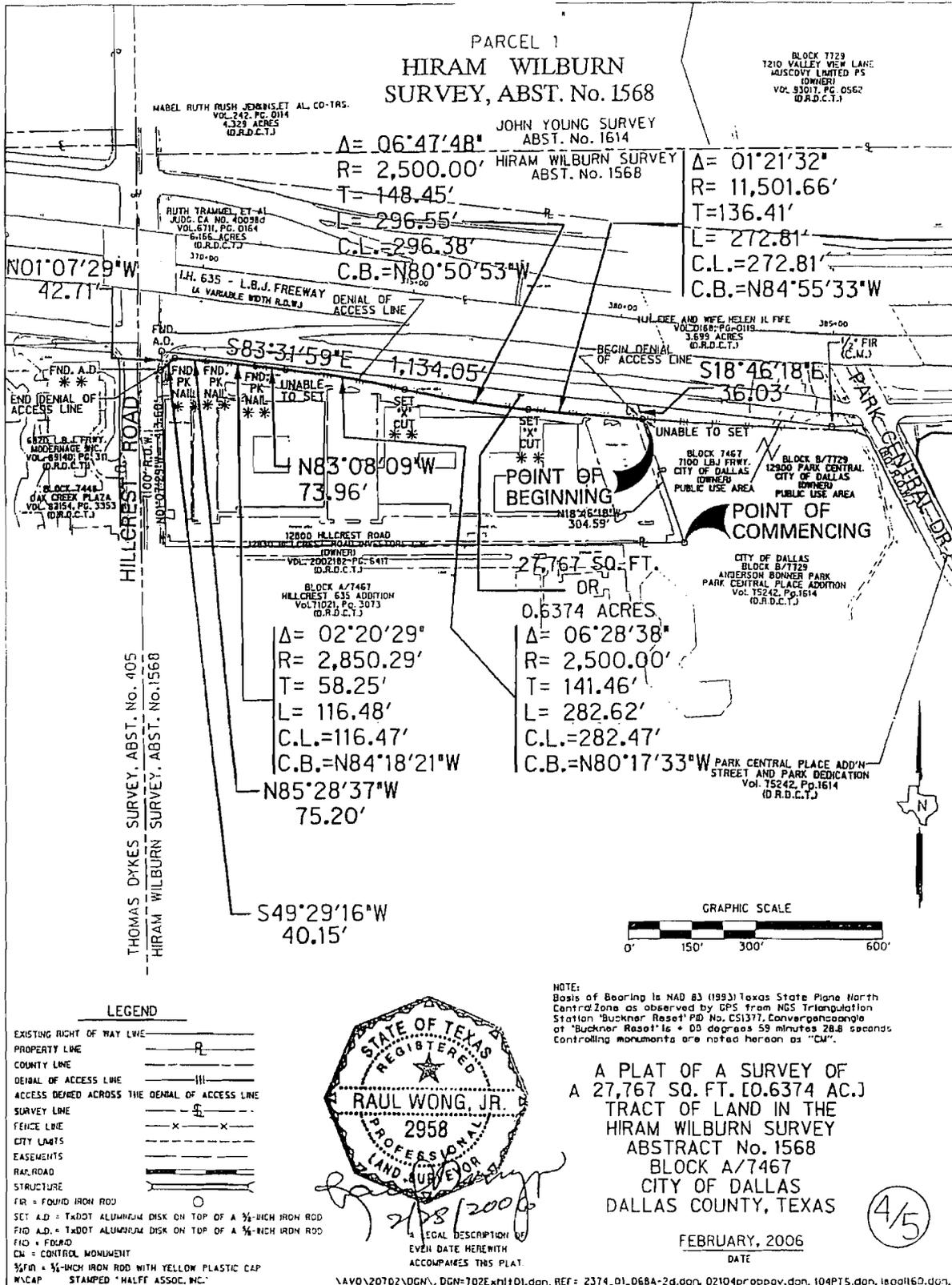
D-15-

February 28, 2006  
Rev. March 10, 2006

- 3). THENCE in a Northwesterly direction, continuing along the new south right-of-way line of Interstate Highway 635 and along said Denial of Access Line, and along the arc of said circular curve, though a central angle of 06 degrees 28 minutes 38 seconds, for an arc distance of 282.62 feet to the point of tangency;\*\*
- 4). THENCE North 83 degrees 08 minutes 09 seconds West, continuing along the new south right-of-way line of Interstate Highway 635 and along said Denial of Access Line, a distance of 73.96 feet to a found pk-nail for the point of curvature of a tangent circular curve to the left having a radius of 2,850.29 feet, whose chord bears North 84 degrees 18 minutes 21 seconds West, a distance of 116.47 feet;\*\*
- 5). THENCE in a Northwesterly direction, continuing along the new south right-of-way line of Interstate Highway 635 and said Denial of Access Line, and along the arc of said circular curve, though a central angle of 02 degrees 20 minutes 29 seconds, for an arc distance of 116.48 feet to a found pk-nail for a corner;\*\*
- 6). THENCE North 85 degrees 28 minutes 37 seconds West, continuing along the new south right-of-way line of Interstate Highway 635 and said Denial of Access Line, a distance of 75.20 feet to a found pk-nail for corner;\*\*
- 7). THENCE South 49 degrees 29 minutes 16 seconds West, continuing along the new south right-of-way line of Interstate Highway 635 and said Denial of Access Line, a distance of 40.15 feet to a found A.D. for corner on the east right-of-way line of Hillcrest Road (a 100 foot right-of-way) for the end of said Denial of Access Line;\*\*
- 8). THENCE North 01 degree 07 minutes 29 seconds West, departing the new south right-of-way line of Interstate Highway 635 and along said east right-of-way line of Hillcrest Road, a distance of 42.71 feet to a found A D. at the intersection of said Hillcrest Road and the existing south right-of-way line Interstate Highway 635 (a variable width right-of-way);

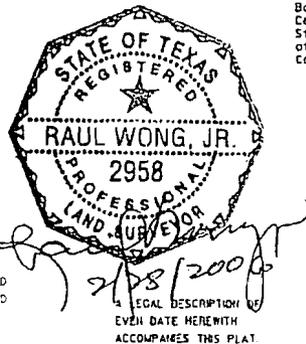
- 9). THENCE South 83 degree 31 minutes 59 seconds East, departing the east right-of-way line of Hillcrest Road and along said existing south right-of-way line, a





LEGEND

EXISTING RIGHT OF WAY LINE	—
PROPERTY LINE	— R —
COUNTY LINE	—
DENIAL OF ACCESS LINE	— III —
ACCESS DENIED ACROSS THE DENIAL OF ACCESS LINE	—
SURVEY LINE	— S —
FENCE LINE	— x — x —
CITY LIMITS	—
EASEMENTS	—
R.R. ROAD	—
STRUCTURE	—
FI = FOUND IRON ROD	○
SET A.D. = 1x40DT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD	○
FIQ A.D. = 1x40DT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD	○
FIQ = FOUND	○
CM = CONTROL MONUMENT	○
3/8" IRON ROD WITH YELLOW PLASTIC CAP	○
W/CAIP STAMPED "HALFF ASSOC. INC."	○

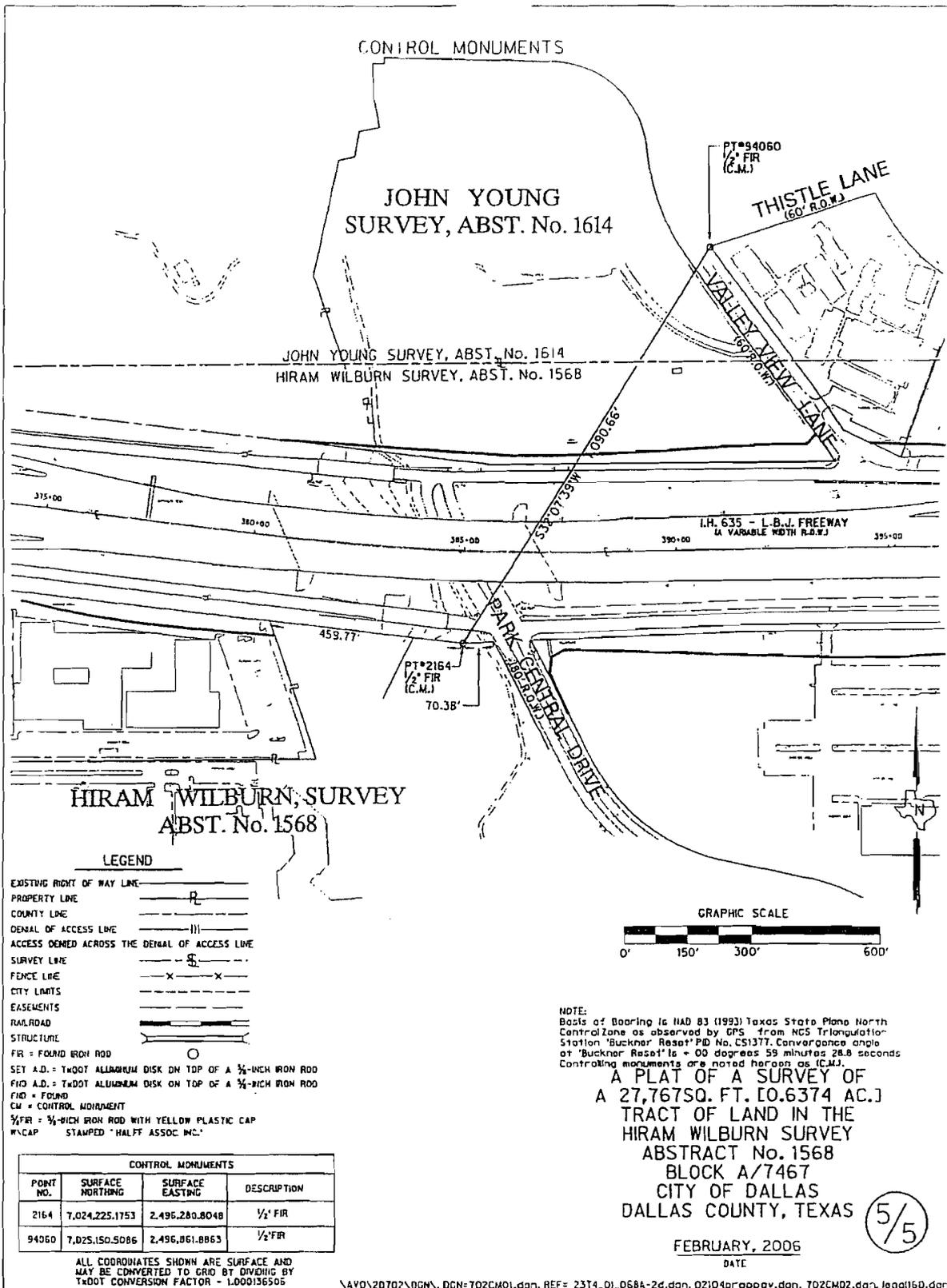


NOTE:  
Basis of Bearing is NAD 83 (1983) Texas State Plane North Central Zone as observed by GPS from NGS Triangulation Station "Buckner Reser" PD No. CS1377. Convergence angle of "Buckner Reser" is + 03 degrees 59 minutes 28.8 seconds. Controlling monuments are noted hereon as "CM".

A PLAT OF A SURVEY OF  
A 27,767 SQ. FT. [0.6374 AC.]  
TRACT OF LAND IN THE  
HIRAM WILBURN SURVEY  
ABSTRACT No. 1568  
BLOCK A/7467  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

FEBRUARY, 2006  
DATE

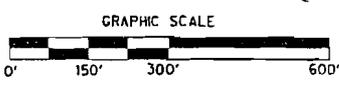
4/5



HIRAM WILBURN SURVEY  
ABST. No. 1568

LEGEND

- EXISTING RIGHT OF WAY LINE ————
- PROPERTY LINE ————
- COUNTY LINE ————
- DENAL OF ACCESS LINE ————
- ACCESS DENIED ACROSS THE DENAL OF ACCESS LINE ————
- SURVEY LINE ————
- FENCE LINE ————
- CITY LIMITS ————
- EASEMENTS ————
- RAILROAD ————
- STRUCTURE ————
- FI<sup>1</sup>R = FOUND IRON ROD
- SET A.D. = TWOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD
- FID A.D. = TWOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD
- FID = FOUND
- CM = CONTROL MONUMENT
- 1/2" FIR = 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP
- WYCAP = STAMPED "HALFF ASSOC INC."



NOTE:  
Basis of Bearing is NAD 83 (1993) Texas State Plane North  
Control Zone as observed by GPS from NGS Triangulation  
Station "Buckner Resat" PD No. CS1377. Convergence angle  
at "Buckner Resat" is + 00 degrees 59 minutes 28.8 seconds  
Controlling monuments are noted hereon as (C.M.).

A PLAT OF A SURVEY OF  
A 27,767SQ. FT. [0.6374 AC.]  
TRACT OF LAND IN THE  
HIRAM WILBURN SURVEY  
ABSTRACT No. 1568  
BLOCK A/7467  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

CONTROL MONUMENTS			
POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
2164	7,024,225.1753	2,495,280.8048	1/2" FIR
94060	7,025,150.5086	2,495,061.8863	1/2" FIR

ALL COORDINATES SHOWN ARE SURFACE AND  
MAY BE CONVERTED TO GRID BY DIVIDING BY  
TXDOT CONVERSION FACTOR - 1.000136506

FEBRUARY, 2006  
DATE

5/5

\\AV0\20702\06N\ DGN\702CM01.dgn, REF= 23T4\_01\_0684-2d.dgn, 02104prappav.dgn, 702CM02.dgn, legat160.dgn,

Parcel 1AAQ  
Page 1 of 5  
October, 2006  
Revised April, 2007

County: Harris  
Highway: US 290  
Limits: From South of Telge to South of S.H. 6  
ROW CSJ: 0050-06-076

Property Description for  
Parcel 1AAQ

BEING a 0.2076 of one acre (9,044 square feet) parcel of land located in the Francis Fry Survey, Abstract No. 268 Harris County, Texas, and being a portion of that certain called 1.584 acre tract of land conveyed to Richard W. Fallin by deed of record dated July 8, 2003 in County Clerk File No. W839025, Film Code No. 571-31-1028 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.), same being Wortham Section Two, Block 1, Reserve "A", a subdivision recorded in Film Code (F.C.) 523287, Harris County Map Records (H.C.M.R.), said 0.2076 of one acre being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the most westerly northwest corner of Block 2, Reserve "B" of said Wortham Section Two, being in the southeasterly right-of-way line of Cliff Park Drive (60 foot right-of-way) as shown in said Wortham Section Two, and being in the southeast line of Oak Cliff Place, Section Two, a subdivision recorded in Volume 303, Page 93 (H.C.M.R.), thence as follows:

South 88°12'53" West, along the southeast line of Oak Cliff Place, a distance of 60.04 feet to the easterly line of said 1.584 acre tract, same being said northwest right-of-way line of Cliff Park Drive;

South 15°13'50" West, along the easterly line of said 1.584 acre tract, same being said northwest right-of-way line of Cliff Park Drive, a distance of 41.86 feet to an angle point;

South 32°16'21" West, continuing along the easterly line of said 1.584 acre tract, same being said northwest right-of-way line of Cliff Park Drive, a distance of 191.25 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap stamped "ADL" set in the proposed northeast right-of-way line of U.S. 290 (width varies), and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of X = 3,038,955.98, Y = 13,900,253.52, located 201.40 feet left of and perpendicular to baseline station 2227+94.97;\*\*

- 1) THENCE, South 32°16'21" West, continuing along the easterly line of said 1.584 acre tract, same being said northwest right-of-way line of Cliff Park Drive, a distance of 27.10 feet to a 5/8-inch iron rod with "GS" cap set for a point of curvature, of a cutback curve to the right;

Parcel 1AAQ  
Page 2 of 5  
October, 2006  
Revised April, 2007

- 2) THENCE, in a westerly direction, continuing along the most easterly line of said 1.584 acre tract, same being the northwest right-of-way line of Cliff Park Drive and said curve to the right, having a central angle of  $88^{\circ}56'51''$ , a radius of 25.00 feet, an arc length of 38.81 feet, and a chord bearing and distance of South  $76^{\circ}44'46''$  West, 35.03 feet, to a point in the existing northeast right-of-way line of U.S. 290 (300 foot right-of-way), recorded in Volume 5763, Page 1, Harris County Deed Records, and being a point of reverse curve to the left, from which a found 5/8-inch iron rod with cap stamped "LJA ENG", bears North  $76^{\circ}36'05''$  East, a distance of 0.34 feet;
- 3) THENCE, in a northwesterly direction along said existing northeast right-of-way line of U.S. 290, and the southwest line of said 1.584 acre tract, same being in said curve to the left, having a central angle of  $09^{\circ}05'58''$ , a radius of 3,014.79 feet, an arc distance of 478.79 feet, and a chord bearing and distance of North  $63^{\circ}19'47''$  West, a distance of 478.29 feet, to a point at the northwest corner of said 1.584 acre tract, same being in the south line of said Oak Cliff Place, Section Two, from which a found 5/8-inch iron rod with cap stamped "LJA ENG" bears North  $88^{\circ}12'53''$  East, a distance of 0.88 feet;
- 4) THENCE, North  $88^{\circ}12'53''$  East, along the common line of said 1.584 acre tract and said Oak Cliff Place, Section Two, a distance of 21.77 feet to a 5/8-inch iron rod with a TxDOT aluminum cap stamped "ADL" set in said proposed northeast right-of-way line of U.S. 290, same being the beginning of an Access Denial Line and in a curve to the right, located 158.58 feet left of and perpendicular to baseline station 2223+35.00;\*\*
- 5) THENCE, in a southeasterly direction, along said proposed northeast right-of-way line of U.S. 290 and said Access Denial Line, along said curve to the right, having a central angle of  $08^{\circ}47'37''$ , a radius of 3,020.00 feet, an arc length of 463.50 feet, and a chord bearing and distance of South  $65^{\circ}22'37''$  East, 463.05 feet, to a 5/8-inch iron rod with a TxDOT aluminum cap set for a point of reverse curvature to the left;\*\*
- 6) THENCE, in an easterly direction, along said proposed northeast right-of-way line of U.S. 290 and said Access Denial Line, along said cutback curve to the left, having a central angle of  $86^{\circ}44'50''$ , a radius of 25.00 feet, an arc length of 37.85 feet, and a chord bearing and distance of North  $75^{\circ}38'46''$  East, 34.34 feet, to the end of said Access Denial Line at the POINT OF BEGINNING and containing 0.2076 of one acre (9,044 square feet) of land.

Parcel 1AAQ  
Page 3 of 5  
October, 2006  
Revised April, 2007

Notes:

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum 1983 (1993 Adjustment); all distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

\*\* 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.

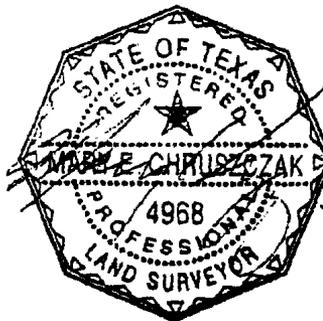
A parcel plat of even survey date herewith accompanies this property description.

I certify that the survey was performed on the ground under my supervision in April, 2006.

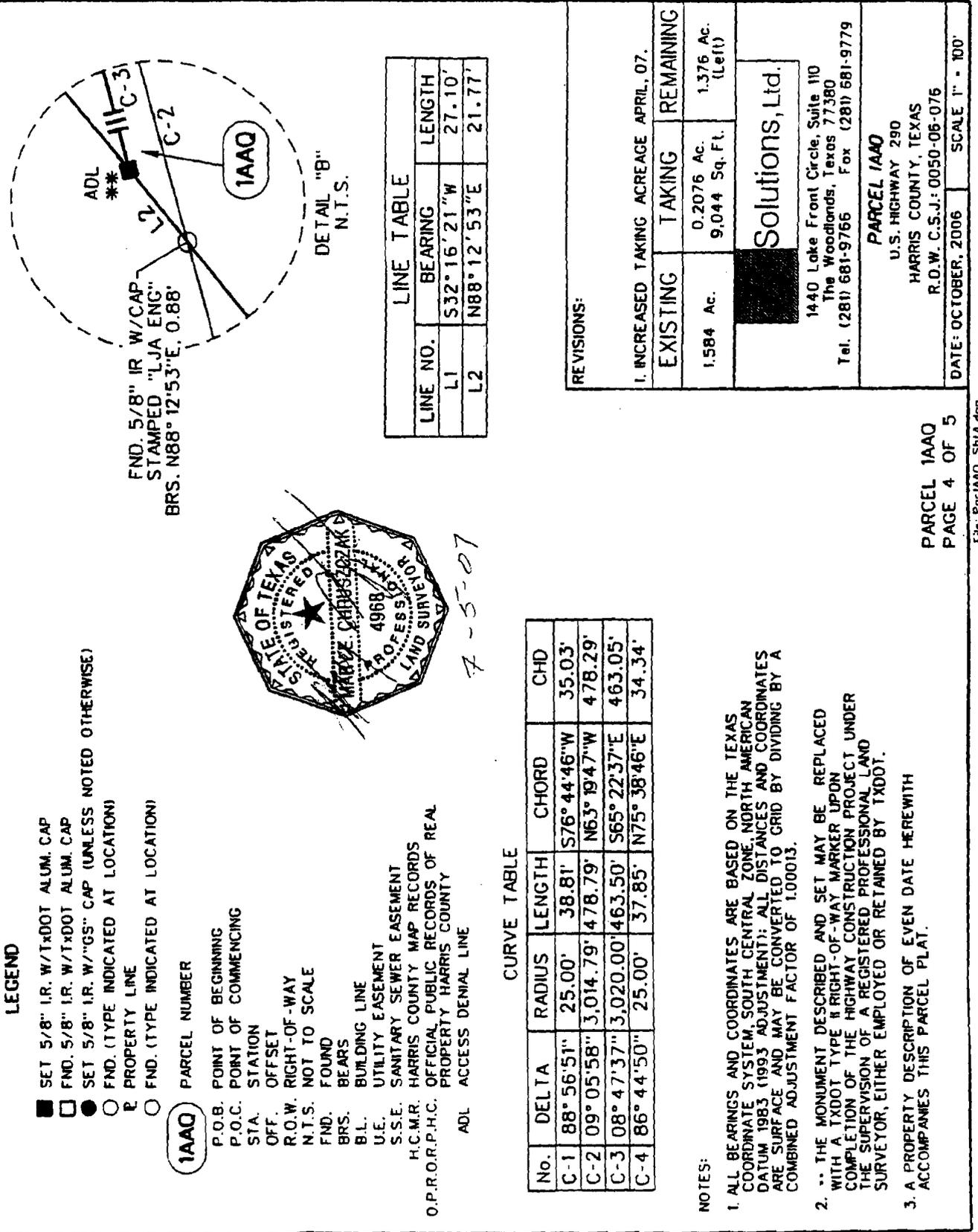
✓ Access is prohibited across the "Access Denial Line" to the highway facility from the abutting remainder property.

Increased taking acreage in April, 2007.

Prepared By:  
GeoSolutions, Ltd.  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380  
Tel. 281-681-9766



4-5-07

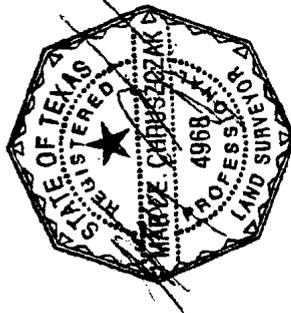


**LEGEND**

- SET 5/8" I.R. W/TxDOT ALUM. CAP
- FND. 5/8" I.R. W/TxDOT ALUM. CAP
- SET 5/8" I.R. W/"GS" CAP (UNLESS NOTED OTHERWISE)
- FND. (TYPE INDICATED AT LOCATION)
- ⊞ PROPERTY LINE
- FND. (TYPE INDICATED AT LOCATION)

**1AAO** PARCEL NUMBER

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- STA. STATION
- OFF. OFFSET
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- FND. FOUND
- BRS. BEARS
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- O.P.R.O.R.P.H.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY
- ADL ACCESS DENIAL LINE



7-5-07

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S32°16'21"W	27.10'
L2	N88°12'53"E	21.77'

**CURVE TABLE**

No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C-1	88°56'51"	25.00'	38.81'	S76°44'46"W	35.03'
C-2	09°05'58"	3,014.79'	478.79'	N63°19'47"W	478.29'
C-3	08°47'37"	3,020.00'	463.50'	S65°22'37"E	463.05'
C-4	86°44'50"	25.00'	37.85'	N75°38'46"E	34.34'

**NOTES:**

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT); ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. \*\* 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.
3. A PROPERTY DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS PARCEL PLAT.

**REVISIONS:**

I. INCREASED TAKING ACREAGE APRIL, 07.		
EXISTING	TAKING	REMAINING
1.584 Ac.	0.2076 Ac. 9,044 Sq. Ft.	1.376 Ac. (Left)

**Solutions, Ltd.**  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380  
Tel. (281) 681-9766 Fax (281) 681-9779

**PARCEL 1AAO**  
U.S. HIGHWAY 290  
HARRIS COUNTY, TEXAS  
R.O.W. C.S.J.: 0050-06-076

DATE: OCTOBER, 2006 SCALE 1" = 100'

ENR-D011A00 0818 4000



**County:** Williamson  
**Parcel No.:** 2  
**Highway:** I.H. 35 at Lakeway Drive  
**Limits:** At BI-35M North and Lakeway Drive  
**CSJ:** 0015-08-126

**PROPERTY DESCRIPTION FOR PARCEL 2**

DESCRIPTION OF A 0.556 ACRE (24,211 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE NORTHERLY REMAINDER OF THAT CALLED 37.21 ACRE TRACT OF LAND (PARCEL 2), CONVEYED TO HELEN THERESA GOETHE AND GEORGE ARTHUR GOETHE BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004018911 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.556 ACRE (24,211 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a found 1/2" iron rod in the existing curving northerly right-of-way line of Lakeway Drive (80 foot right-of-way width), as described in Volume 789, Page 935 and Volume 789, Page 932 of the Deed Records of Williamson County, Texas, 177.97 feet left of proposed Lakeway Drive baseline station 20+44.95, being the southeasterly corner of the northerly remaining portion of said 37.21 acre tract and the southwesterly corner of the northerly portion of a 30.04 acre tract of land conveyed to Lynn E. Whitt, Mark W. Griffin and Terry C. Griffin by instrument recorded in Document No. 2005073627 of the Official Public Records of Williamson County, Texas;

**THENCE**, departing the common boundary line of the northerly remaining portion of said 37.21 acre tract and the northerly portion of said 30.04 acre tract, with said existing northerly right-of-way line of Lakeway Drive, same being the southerly boundary line of the northerly remaining portion of said 37.21 acre tract, the following two (2) courses:

Along a curve to the left, having a delta angle of **02°11'09"**, a radius of **752.35** feet, an arc length of **28.70** feet, and a chord which bears **S 69°58'17" W** for a distance of **28.70** feet to a calculated point, 164.34 feet left of proposed Lakeway Drive baseline station 20+23.10;

**S 68°53'06" W** for a distance of **264.27** feet to a set 1/2" iron rod with aluminum cap stamped COG, 60.00 feet left of proposed Lakeway Drive baseline station 18+02.19, being the most easterly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing with said existing northerly right-of-way line of Lakeway Drive and the southerly boundary line of the northerly remaining portion of said 37.21 acre tract, the following two (2) courses:

- 1) **S 68°53'06" W**, for a distance of **577.41** feet to a found 1/2" iron rod, being the most southerly corner of the herein described tract;
- 2) **N 56°16'54" W**, for a distance of **86.39** feet to a calculated point in the westerly boundary line of the northerly remaining portion of said 37.21 acre tract, same being the existing easterly right-of-way line of County Road 190 (right-of-way width varies), being the southwesterly corner of the herein described tract;

PARCEL 2

- 3) **THENCE**, departing said existing northerly right-of-way line of Lakeway Drive, with the westerly boundary line of the northerly remaining portion of said 37.21 acre tract and the existing easterly right-of-way line of County Road 190, **N 01°30'02" W** for a distance of **18.31** feet to a set 1/2" iron rod with aluminum cap stamped COG in the proposed northerly right-of-way line of Lakeway Drive, 125.92 feet left of proposed Lakeway Drive baseline station 12+18.10, being the northwesterly corner of the herein described tract;

**THENCE**, departing the existing easterly right-of-way line of County Road 190, through the interior of the northerly remaining portion of said 37.21 acre tract, with the proposed northerly right-of-way line of Lakeway Drive, the following two (2) courses:

- 4) **S 61°55'53" E**, for a distance of **75.36** feet to a set 1/2" iron rod with aluminum cap stamped COG at the beginning of a curve to the right, 60.00 feet left of proposed Lakeway Drive baseline station 12+53.54;
- 5) Along said curve to the right, having a delta angle of **28°34'39"**, a radius of **1160.00** feet, an arc length of **578.57** feet, and a chord which bears **N 71°58'22" E** for a distance of **572.60** feet to the **POINT OF BEGINNING**, containing 0.556 acres (24,211 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

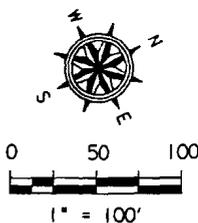
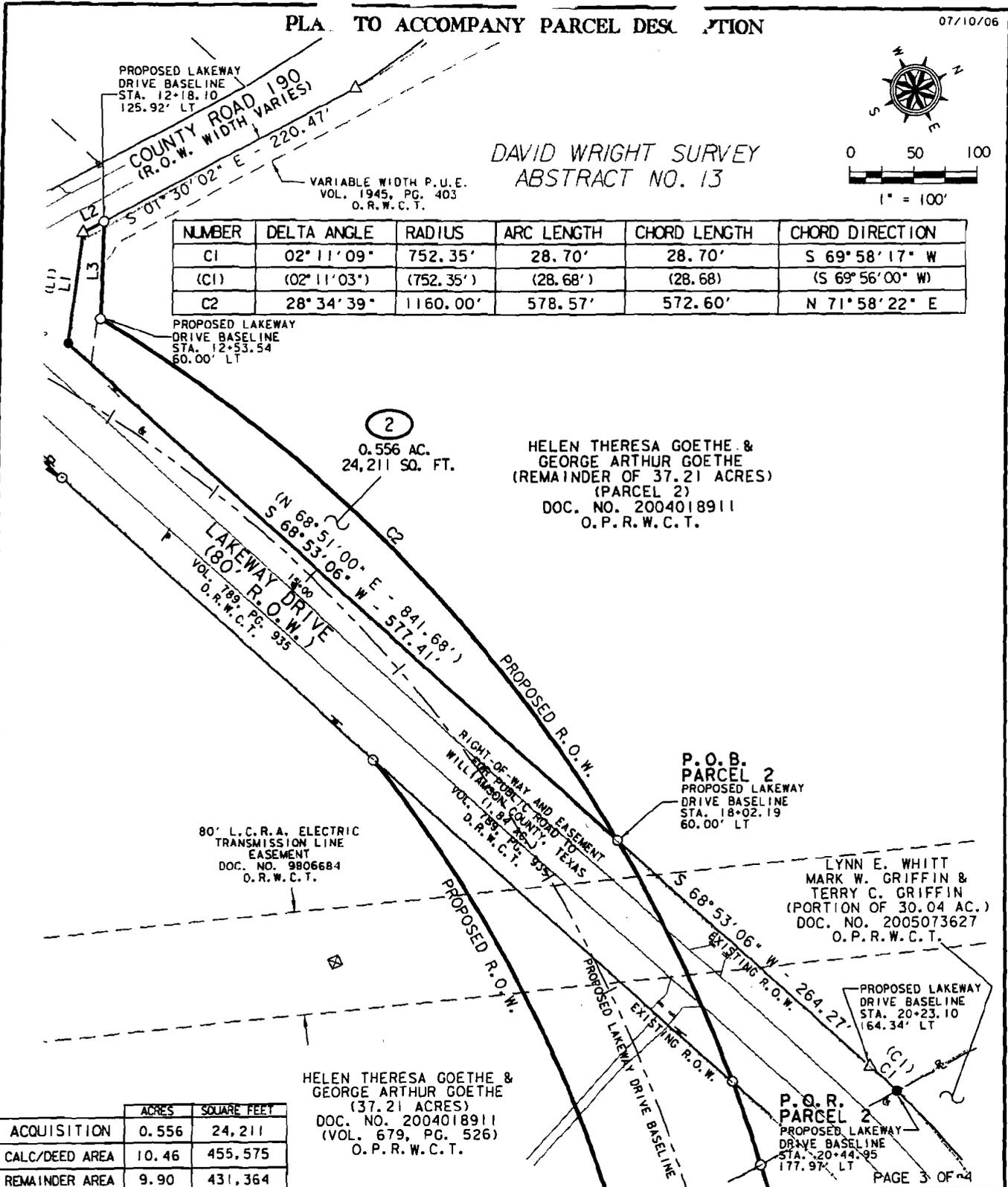
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

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

*22 SEP 06*  
 Date





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

**PARCEL PLAT SHOWING PROPERTY OF  
HELEN THERESA GOETHE &  
GEORGE ARTHUR GOETHE**

SCALE	CSJ #	PROJECT	COUNTY
1" = 100'	0015-08-126	IH35 @ LAKEWAY	WILLIAMSON

Texas Department of Transportation  
© 2003

**PARCEL 2**

07/10/06

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ SET 1/2" CAPPED IRON ROD (TO BE REPLACED WITH A TYPE II MONUMENT)
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP
- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON ROD SET W/ ALUMINUM CAP STAMPED COG
- ⊕ PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ COTTON GIN SPINDLE SET
- ⊗ COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- \* FENCE POST FOUND
- ε CENTER LINE
- ε PROPERTY LINE
- ( ) RECORD INFORMATION
- LINE BREAK
- ∩ LAND HOOK
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

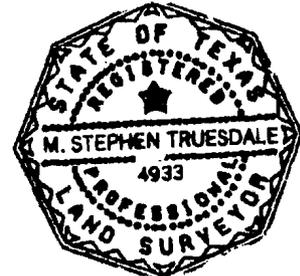
NUMBER	DIRECTION	DISTANCE
L1	N 56°16'54" W	86.39'
(L1)	(S 56°19'00" E)	(86.39')
L2	N 01°30'02" W	18.31'
L3	S 61°55'53" E	75.36'

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
- 2) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON ABSTRACTOR'S REPORT NO. 141074, PROVIDED BY STEWART TITLE AUSTIN, INC., DATED AUGUST 8, 2006.
- 3) THE TWO EASEMENTS CONVEYED IN VOLUME 2225, PAGE 547 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THIS PARCEL.
- 4) A 30 FOOT WIDE ROADWAY EASEMENT GRANTED TO HELEN T. GOETHE AND HUSBAND, GEORGE ARTHUR GOETHE IN VOLUME 679, PAGE 525 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, HAS SUBSEQUENTLY BEEN ABANDONED AND RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NO. 9750461 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 5) THE TWO EASEMENTS FOR INGRESS AND EGRESS GRANTED TO GEORGE ARTHUR GOETHE AND HELEN T. GOETHE IN THAT EASEMENT AGREEMENT RECORDED IN DOCUMENT NO 9750462 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THIS PARCEL.
- 6) AN 80 FOOT WIDE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES GRANTED TO THE LOWER COLORADO RIVER AUTHORITY IN DOCUMENT NO. 9806684 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

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* 22 SEP 06  
M. STEPHEN TRUESDALE DATE:  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933-STATE OF TEXAS  
LICENSED STATE LAND SURVEYOR-STATE OF TEXAS



PAGE 4 OF 4

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

PARCEL PLAT SHOWING PROPERTY OF  
**HELEN THERESA GOETHE & GEORGE ARTHUR GOETHE**

SCALE 1" = 100'	CSJ # 0015-08-126	PROJECT H35 @ LAKEWAY	COUNTY WILLIAMSON
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Texas Department of Transportation  
© 2003

**PARCEL 2**

Parcel 155  
Page 1 of 5 Pages

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: 0.60 mile north of Loop 336 North to 0.043 mile south of Loop 336 South  
Part 2 – SH 105 to 0.043 mile south of Loop 336 South  
RCSJ No.: 0675-08-089

Property Description for Parcel No. 155

Being a 0.2270 acre (9,888 square foot) parcel of land in the Ransom House Survey, Abstract No. 245, Montgomery County, Texas, and being out of Lot 3 of Conroe Interstate Park recorded in Cabinet C, Sheet 106, Montgomery County Map Records, said 0.2270 acre of land also being out of a certain tract of land described in deed dated December 29, 1998 from Amerco Real Estate Company to Six Sac Self-Storage Corporation recorded under County Clerk's File No. 99026387 of the Official Public Records of Real Property of Montgomery County, Texas; said 0.2270 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of Lot 4 of said Conroe Interstate Park, the southeast corner of a certain tract of land described in deed dated January 1, 1992 to Conroe/Woodway Square Partnership, Ltd. recorded under County Clerk's File No. 9200121 of the Official Public Records of Real Property of Montgomery County, Texas, the northeast corner of Lot 3 of said Conroe Interstate Park, and the northeast corner of said Six Sac Self-Storage Corporation tract; thence as follows:

South 70 deg. 54 min. 41 sec. West, along the south line of said Lot 4 and said Conroe/Woodway Square Partnership, Ltd. tract and the north line of said Lot 3 and said Six Sac Self-Storage Corporation tract, a distance of 581.41 feet to an "X" in concrete set in the proposed east right-of-way line of Interstate Highway 45 for the northeast corner and the POINT OF BEGINNING of the herein described parcel, said point also being in a non-tangent curve to the left whose center bears North 60 deg. 25 min. 27 sec. East;

- 1.) THENCE, in a southeasterly direction, along the proposed east right-of-way line of Interstate Highway 45, with said non-tangent curve to the left, having a radius of 7,285.85 feet, an arc length of 300.60 feet, a central angle of 02 deg. 21 min. 50 sec., and a chord which bears South 30 deg. 45 min. 28 sec. East, 300.58 feet to a 5/8 inch iron rod with aluminum cap set in the north line of a certain tract of land described in deed dated November 29, 1995 to Park Village IV Partners recorded under County Clerk's File No. 9566258 of the Official Public Records of Real Property of Montgomery County, Texas and the south line of said Six Sac Self-Storage Corporation tract for the southeast corner of the herein described parcel;

Parcel 155  
Page 2 of 5 Pages

- 2.) THENCE, South 70 deg. 47 min. 57 sec. West, along the south line of said Six Sac Self-Storage Corporation tract and the north line of said Park Village IV Partners tract, a distance of 33.74 feet to a point (from which a found 1/2 inch iron rod bears North 70 deg. 47 min. 57 sec. East, 0.56 feet) in the existing east right-of way line of Interstate Highway 45 (width varies per Volume 409, Page 302, Montgomery County Deed Records) for the northwest corner of said Park Village IV Partners tract, the southwest corner of said Six Sac Self-Storage Corporation tract, and the southwest corner of the herein described parcel, said point also being in a non-tangent curve to the right whose center bears North 58 deg. 08 min. 42 sec. East;
- 3.) THENCE, in a northwesterly direction, along the existing east right-of-way line of Interstate Highway 45, with said non-tangent curve to the right, having a radius of 7,489.53 feet, an arc length of 300.61 feet, a central angle of 02 deg. 17 min. 59 sec., and a chord which bears North 30 deg. 42 min. 18 sec. West, 300.59 feet to the southwest corner of the above mentioned Conroe/Woodway Square Partnership, Ltd. tract, the northwest corner of said Six Sac Self-Storage Corporation tract, and the northwest corner of the herein described parcel, from which a found 1/2 inch iron rod bears South 70 deg. 54 min. 41 sec. West, 1.36 feet;
- 4.) THENCE, North 70 deg. 54 min. 41 sec. East, along the south line of said Conroe/Woodway Square Partnership, Ltd. tract and the north line of said Six Sac Self-Storage Corporation tract, a distance of 33.47 feet to the POINT OF BEGINNING and containing 0.2270 acre (9,888 square feet) of land.

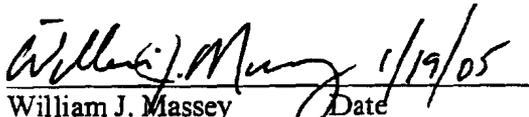
Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,833,986.28 and Y=10,102,068.58. All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.
2. A survey plat titled "Parcel 155" of even survey date herewith accompanies this description.
3. Access is permitted to the highway facility from the remainder of the abutting property.

Parcel 155  
Page 3 of 5 Pages

I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Survey date: October 18, 2002

  
\_\_\_\_\_  
William J. Massey Date  
Registered Professional Land Surveyor  
Texas Registration No. 4793

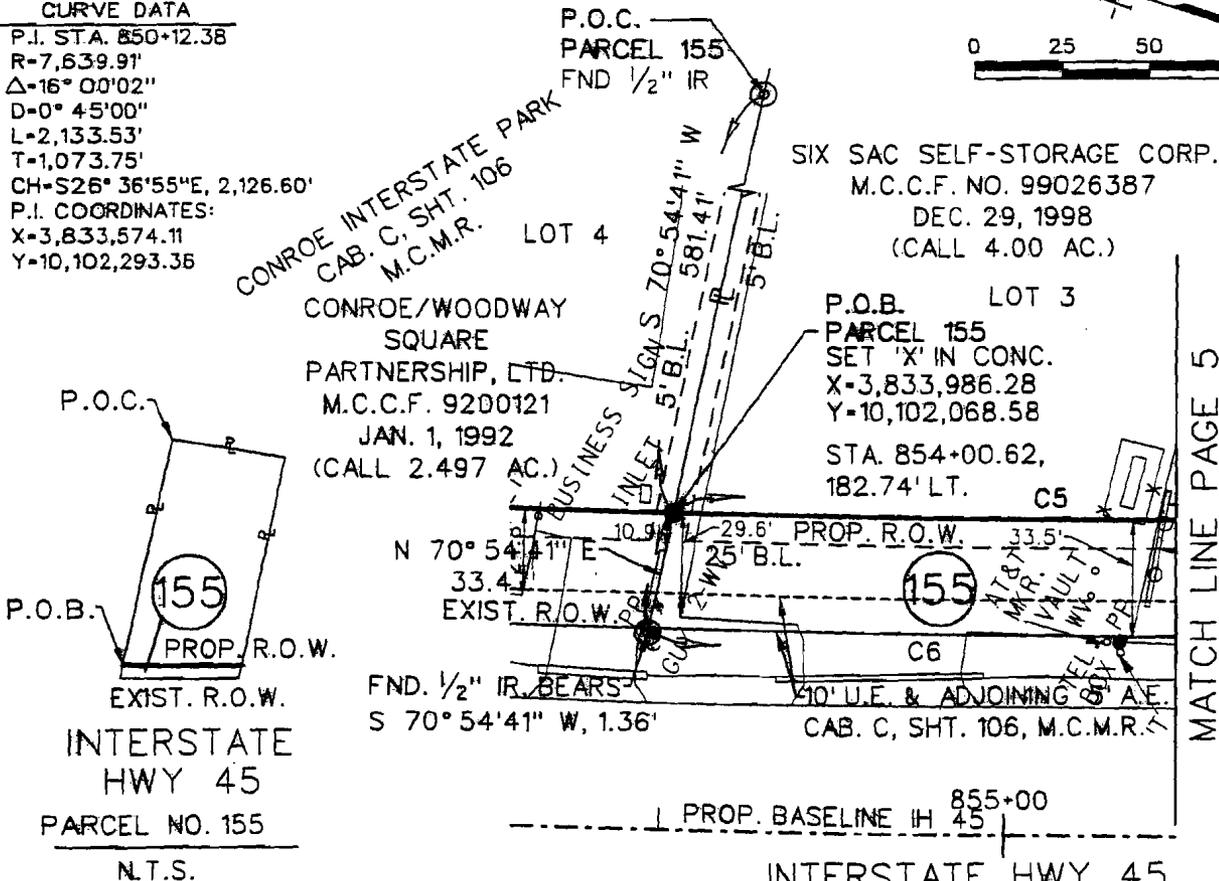
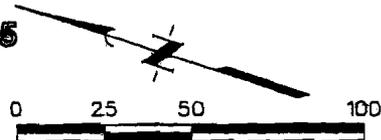


Parcel No. 155 Prepared By:  
Landtech Consultants, Inc.  
2627 North Loop West, Suite 224  
Houston, Texas 77008  
(713) 861-7068

PROPOSED BASELINE  
CURVE DATA

P.I. STA. 850+12.38  
R=7,639.91'  
Δ=16° 00'02"  
D=0° 45'00"  
L=2,133.53'  
T=1,073.75'  
CH=S26° 36'55"E, 2,126.60'  
P.I. COORDINATES:  
X=3,833,574.11  
Y=10,102,293.36

RANS A HOUSE SURVEY, 245



CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C5	7,265.85'	2° 17'50"	300.80'	S 30° 45'28" E 300.58'
C6	7,488.53'	2° 17'58"	300.61'	N 30° 42'18" W 300.59'

**LEGEND**

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- "ACCESS DENIAL LINE"
- x-x- Existing Fence
- Parcel Number

⊙ PROPERTY CORNER (FOUND AS NOTED)  
 □ FOUND TYPE I CONC. MON.  
 ■ SET TYPE I CONC. MON.  
 (UNLESS OTHERWISE NOTED)

- SET 1/2" IR W/ TXDOT ALUMINUM CAP STAMPED "COA" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)
- SET 5/8" I.R. W/ALUM. CAP (EXCEPT AS NOTED)

M.C.D.-C. - MONTGOMERY COUNTY DISTRICT COURT  
 M.C.M.-R. - MONTGOMERY COUNTY MAP RECORDS  
 M.C.C.-F. - MONTGOMERY COUNTY CLERK'S FILE  
 M.C.D.-R. - MONTGOMERY COUNTY DEED RECORDS  
 G.S.U.-E. - GULF STATES UTILITIES EASEMENT  
 S.S.-E. - SANITARY SEWER EASEMENT  
 U.E. - UTILITY EASEMENT  
 A.E. - AERIAL EASEMENT  
 B.-L. - BUILDING LINE  
 D.-E. - DRAINAGE EASEMENT

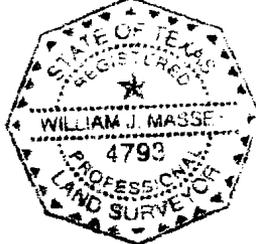
**AREA TABLE (ACRES)**

EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
4.00	0.2270 9,888	3.773	

- NOTES:**
- All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983, 1993 adjustment as provided by TXDOT-Houston District. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the TXDOT Montgomery County surface adjustment factor of 1.06683.
  - Property Description with even survey data accompanies this plat.
  - Offsets to proposed baseline IH 45 shown hereon are not to scale.
  - Survey line locations are approximate.
  - Access is permitted to the highway facility from the remainder of the abutting property.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
 SURVEY DATE: OCTOBER 18, 2002

*William J. Masse*  
 WILLIAM J. MASSE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 4793, STATE OF TEXAS

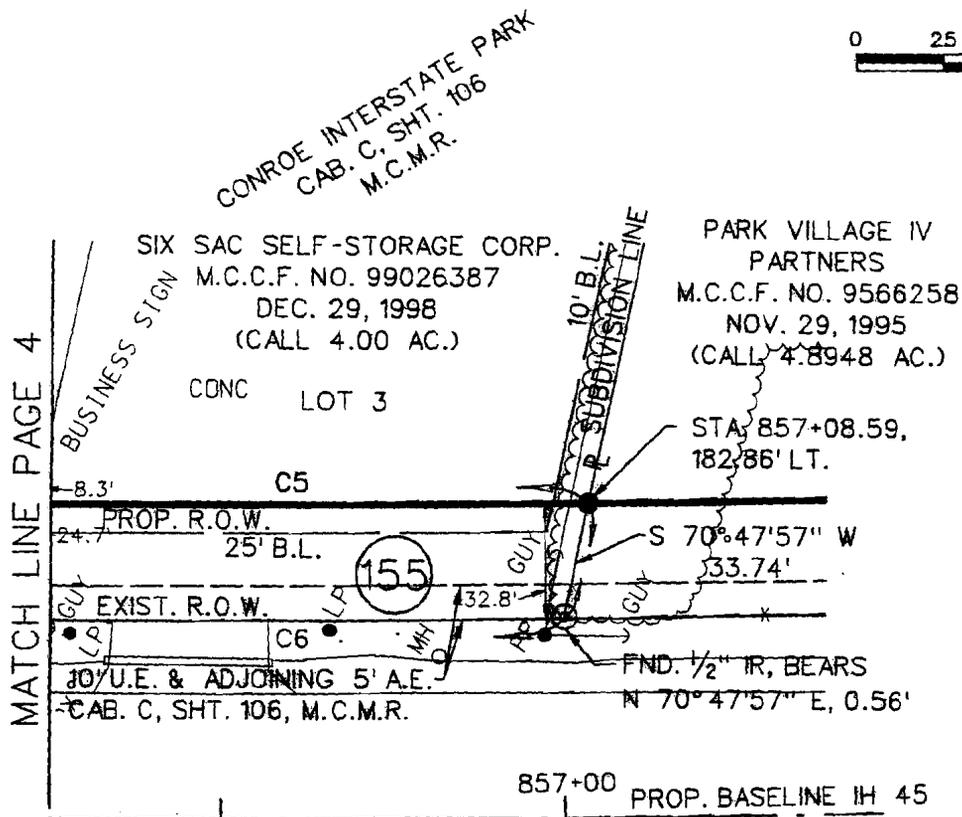
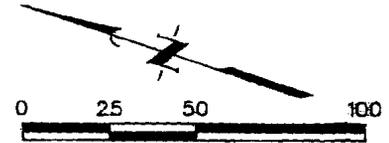


PARCEL PLAT SHOWING  
PARCEL 155

IH 45 MONTGOMERY COUNTY  
 R.O.W. CSJ 0675-08-089  
 LANDTECH CONSULTANTS, INC. JANUARY 2005  
 PAGE 4 OF 5 SCALE: 1"=50'

MATCH LINE PAGE 5

**RANSOM HOUSE SURVEY, A-245**



MATCH LINE PAGE 4

INTERSTATE HWY. 45  
(WIDTH VARIES  
PER VOL. 409, PG. 302  
M.C.D.R.)

CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C5	7,285.85'	2° 21'50"	300.60'	S 30° 45'28" E 300.58'
C6	7,489.53'	2° 17'59"	300.61'	N 30° 42'18" W 300.59'

**PROPOSED BASELINE  
CURVE DATA**

P.I. STA. 850+12.38  
R=7,639.91'  
Δ=18° 00'02"  
D=0° 45'00"  
L=2,133.53'  
T=1,073.75'  
CH=S26° 36'55"E, 2,126.60'  
P.I. COORDINATES:  
X=3,833,574.11  
Y=10,102,293.36

PARCEL PLAT SHOWING  
PARCEL 155

Parcel 134  
Page 1 of 3 Pages

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: 0.60 mile north of Loop 336 North to 0.043 mile south of Loop 336 South  
Part 2 - SH 105 to 0.043 mile south of Loop 336 South  
RCSJ No.: 0675-08-089

**Property Description for Parcel No. 134**

Being a 0.0498 acre (2,170 square foot) parcel of land in the John Bricker Survey, Abstract No. 71, Montgomery County, Texas, and being out of a certain tract of land described in deed dated September 30, 1983 from Bellshire to Albert W. Clay, III Trustee recorded under County Clerk's File No. 8359487 of the Official Public Records of Real Property of Montgomery County, Texas; said 0.0498 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the southeast corner of a certain tract of land described in deed dated July 27, 1999 to Gene Wolf, et ux recorded under County Clerk's File No. 99063990 of the Official Public Records of Real Property of Montgomery County, Texas and the northeast corner of said Clay tract; thence as follows:

South 71 deg. 32 min. 41 sec. West, along the north line of said Clay tract and the south line of said Wolf tract, a distance of 181.93 feet to a 5/8 inch iron rod with aluminum cap set in the proposed east right-of-way line of Interstate Highway 45 for the northeast corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, South 18 deg. 06 min. 46 sec. East, along the proposed east right-of-way line of Interstate Highway 45, a distance of 57.80 feet to a Type II concrete monument set for an angle point of the herein described parcel;
- 2.) THENCE, South 63 deg. 10 min. 31 sec. East, continuing along the proposed east right-of-way line of Interstate Highway 45, a distance of 24.18 feet to a Type II concrete monument set in the north line of Bellshire Drive (70 feet wide per Cabinet A, Sheet 68B, Montgomery County Map Records) for the southeast corner of the herein described parcel;
- 3.) THENCE, South 71 deg. 30 min. 45 sec. West, along the north line of Bellshire Drive and the south line of said Clay tract, a distance of 44.14 feet to a point in the existing east right-of-way line of the Interstate Highway 45 (width varies per Condemnation Cause No. 4216, Montgomery County District Court) for the southwest corner of said Clay tract and the southwest corner of the herein described parcel;
- 4.) THENCE, North 18 deg. 01 min. 46 sec. West, along the existing east right-of-way line of Interstate Highway 45 and the west line of said Clay tract, a distance of 75.01 feet to a point for the southwest corner of said Wolf tract, the northwest corner of said Clay tract, and the northwest corner of the herein described parcel, from which a found 5/8 inch iron rod bears North 71 deg. 32 min. 41 sec. East, 1.70 feet;

Parcel 134  
Page 2 of 3 Pages

- 5.) THENCE, North 71 deg. 32 min. 41 sec. East, along the north line of said Clay tract and the south line of said Wolf tract, a distance of 26.92 feet to the POINT OF BEGINNING and containing 0.0498 acre (2,170 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,832,562.93 and Y=10,105,858.92. All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.
2. A survey plat titled "Parcel 134" of even survey date herewith accompanies this description.
- ✓ 3. Access is permitted to the highway facility from the remainder of the abutting property.

I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Survey date: October 18, 2002

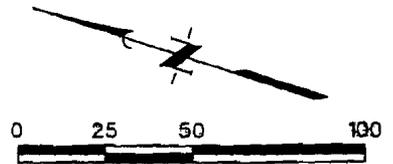
William J. Massey 11/19/05  
William J. Massey Date  
Registered Professional Land Surveyor  
Texas Registration No. 4793



Parcel No. 134 Prepared By:  
Landtech Consultants, Inc.  
2627 North Loop West, Suite 224  
Houston, Texas 77008  
(713) 861-7068

LINE	BEARING	LENGTH
L1	N 71° 32' 41" E	28.92'
L4	S 18° 06' 48" E	57.80'
L5	S 83° 10' 31" E	24.18'
L6	S 71° 30' 45" W	44.14'
L7	N 18° 01' 46" W	75.01'

**JOHN BRICKER  
SURVEY A-71**



SUBJECT TO UNDEFINED  
G.S.U.E.  
VOL. 214, PG. 228  
M.C.D.R.

ALBERT W. CLAY, III  
TRUSTEE  
M.C.C.F. NO. 8359487  
SEPT. 30, 1983  
(CALL 0.3595 AC.)

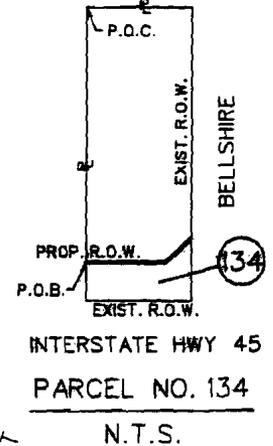
P.O.C.  
PARCEL 134  
FND 5/8" IR

GENE WOLF, ET UX  
M.C.C.F. NO. 99063990  
JULY 27, 1999  
(CALL 1.000 AC.)

P.O.B. PARCEL 134  
X=3,832,562.93  
Y=10,105,858.92

FND. 5/8" IR, BEARS  
N 71° 32' 41" E, 1.70'

INTERSTATE HWY. 45  
PROP. BASELINE IH 45 (WIDTH VARIES) 815+00  
PER CONDEMNATION S 18° 06' 46" E  
CAUSE NO. 4216  
M.C.D.C.)



**LEGEND**

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- "ACCESS DENIAL LINE"
- x-x- Existing Fence
- Parcel Number

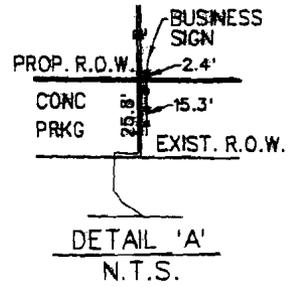
(N) PROPERTY CORNER (FOUND AS NOTED)  
 [ ] FOUND TYPE I CONC. MON.  
 [ ] SET TYPE II CONC. MON. (UNLESS OTHERWISE NOTED)  
 ● SET 3/8" IR W/ TXDOT ALUMINUM CAP STAMPED "COA" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)  
 ● SET 5/8" I.R. W/ ALUM. CAP (EXCEPT AS NOTED)

M.C.D.C. - MONTGOMERY COUNTY DISTRICT COURT  
 M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS  
 M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE  
 M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS  
 G.S.U.E. - GULF STATES UTILITIES EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 U.E. - UTILITY EASEMENT  
 A.E. - AERIAL EASEMENT  
 B.L. - BUILDING LINE  
 D.E. - DRAINAGE EASEMENT

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
0.3595	0.0498 2,170	0.3097	

STATION & OFFSET IH 45 BASELINE	
S1	813+09.00, 175.87' LT.
S2	813+66.80, 175.87' LT.
S3	813+83.88, 192.99' LT.

- NOTES:**
- All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983, 1983 adjustment as provided by TXDOT-Houston District. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the TXDOT Montgomery County surface adjustment factor of 1.00083.
  - Property description with even survey date accompanies this plat.
  - Offsets to proposed baseline IH 45 shown hereon are not to scale.
  - Survey line locations are approximate.
  - Access is permitted to the highway facility from the remainder of the abutting property.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: OCTOBER 18, 2002

*William J. Massey* 1/14/05  
WILLIAM J. MASSEY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4793, STATE OF TEXAS



PARCEL PLAT SHOWING  
PARCEL 134

IH 45 MONTGOMERY COUNTY  
R.O.W. CSJ 0675-08-089  
LANDTECH CONSULTANTS, INC. JANUARY 2005  
PAGE 3 OF 3 SCALE: 1"=50'

Parcel 159  
Page 1 of 6

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: 0.60 mile north of Loop 336 North to 0.043 mile south of Loop 336 South  
Part 2 – SH 105 to 0.043 mile south of Loop 336 South  
RCSJ No.: 0675-08-089

Property Description for Parcel No. 159

Being a 0.2369 acre (10,319 square foot) parcel of land in the Ransom House Survey, Abstract No. 245, Montgomery County, Texas, and being out of a residue of Block 1, Unrestricted Reserve "A", River Pointe-Section One recorded in Cabinet D, Sheet 119B, Montgomery County Map Records and out of a certain tract of land described in deed dated June 9, 2000 from 200 Riverpointe Ltd. to Montgomery County Hospital District Public Facility Corp. recorded under County Clerk's File No. 2000-048953 of the Official Public Records of Real Property of Montgomery County, Texas; said 0.2369 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northwest corner of Unrestricted Reserve "A", Partial Replat of Block 1, Unrestricted Reserve "A" of River Pointe-Section One recorded in Cabinet J, Sheet 2, Montgomery County Map Records and the northwest corner of a certain tract of land described in deeds dated April 28, 1997 and August 27, 1997 to LTHV #1, L.P. recorded under County Clerk's File Nos. 9726664 and 9817492 of the Official Public Records of Real Property of Montgomery County, Texas; thence as follows:

North 70 deg. 53 min. 18 sec. East, along the north line of said LTHV #1, L.P. tract, a distance of 604.55 feet to a 5/8 inch iron rod with aluminum cap set in the proposed west right-of-way line of Interstate Highway 45, said point also being in a non-tangent curve to the left whose center bears North 58 deg. 43 min. 43 sec. East;

In a southeasterly direction, along the proposed west right-of-way line of Interstate Highway 45, with said non-tangent curve to the left, having a radius of 7,853.56 feet, an arc length of 330.06 feet, a central angle of 02 deg. 24 min. 29 sec., and a chord which bears South 32 deg. 28 min. 31 sec. East, 330.03 feet to a 5/8 inch iron rod with aluminum cap set in the south line of a certain tract of land described in deed dated February 7, 2000 to Ihop Realty Corporation recorded under County Clerk's File No. 2000-010917 of the Official Public Records of Real Property of Montgomery County, Texas, the south line of Unrestricted Reserve "C" of said Partial Replat of Block 1, Unrestricted Reserve "A" of River Pointe-Section One, the north line of said Montgomery County Hospital District Public Facility Corp. tract, and the north line of said residue of Block 1, Unrestricted Reserve "A", River Pointe-Section One for the northwest corner and the POINT OF BEGINNING of the herein described parcel;

Parcel 159  
Page 2 of 6

- 1.) THENCE, North 67 deg. 34 min. 52 sec. East, along with the south line of said Ihop Realty Corporation tract, the south line of said Unrestricted Reserve "C" of Partial Replat of Block 1, Unrestricted Reserve "A" of River Pointe-Section One, the north line of said Montgomery County Hospital District Public Facility Corp. tract, and the north line of said residue of Block 1, Unrestricted Reserve "A", River Pointe-Section One, a distance of 24.27 feet to a point (from which a found 2 inch iron pipe bears North 59 deg. West, 2.13 feet) in the existing west right-of-way line of Interstate Highway 45 (width varies per Condemnation Cause No. 4123, Montgomery County District Court) for the southeast corner of said Ihop Realty Corporation tract, the southeast corner of said Unrestricted Reserve "C" of Partial Replat of Block 1, Unrestricted Reserve "A" of River Pointe-Section One, the northeast corner of said Montgomery County Hospital District Public Facility Corp. tract, the northeast corner of said residue of Block 1, Unrestricted Reserve "A", River Pointe-Section One, and the northeast corner of the herein described parcel, said point also being in a non-tangent curve to the left whose center bears North 56 deg. 13 min. 47 sec. East;
- 2.) THENCE, in a southeasterly direction, along the existing west right-of-way line of Interstate Highway 45, with said non-tangent curve to the left, having a radius of 7,789.53 feet, an arc length of 117.86 feet, a central angle of 00 deg. 52 min. 01 sec., and a chord which bears South 34 deg. 12 min. 14 sec. East, 117.86 feet to an iron rod with aluminum cap found for the point of tangency;
- 3.) THENCE, South 34 deg. 38 min. 15 sec. East, continuing along the existing west right-of-way line of Interstate Highway 45, a distance of 336.97 feet to a point in the north right-of-way line of River Pointe Drive (width varies per Cabinet D, Sheet 119B, Montgomery County Map Records) for the southeast corner of said Montgomery County Hospital District Public Facility Corp. tract, the southeast corner of said residue of Block 1, Unrestricted Reserve "A", River Pointe-Section One, and the southeast corner of the herein described parcel;
- 4.) THENCE, South 55 deg. 21 min. 47 sec. West, along the north right-of-way line of said River Pointe Drive, a distance of 28.95 feet to a Type II concrete monument set in the proposed west right-of-way line of Interstate Highway 45 for the southwest corner of the herein described parcel;
- 5.) THENCE, North 10 deg. 59 min. 17 sec. East, along the proposed west right-of-way line of Interstate Highway 45, a distance of 13.43 feet to a Type II concrete monument set for an angle point of the herein described parcel, said point also being in a non-tangent curve to the left whose center bears South 54 deg. 58 min. 53 sec. West;
- 6.) THENCE, in a northwesterly direction, continuing along the proposed west right-of-way line of Interstate Highway 45, having a radius of 5,689.08 feet, an arc length of 112.17 feet, a central angle of 01 deg. 07 min. 47 sec., and a chord which bears North 35 deg. 35 min. 01 sec. West, 112.17 feet to a Type II concrete monument set for the point of reverse curvature;

Parcel 159  
Page 3 of 6

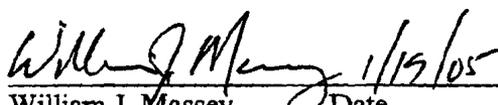
- 7.) THENCE, in a northwesterly direction, continuing along the proposed west right-of-way line of Interstate Highway 45, with a curve to the right, having a radius of 7,853.56 feet, an arc length of 338.45 feet, a central angle of 02 deg. 28 min. 09 sec., and a chord which bears North 34 deg. 54 min. 50 sec. West, 338.42 feet to the POINT OF BEGINNING and containing 0.2369 acre (10,319 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,833,972.00 and Y=10,101,412.74. All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.
2. A survey plat titled "Parcel 159" of even survey date herewith accompanies this description.
- ✓ 3. Access is permitted to the highway facility from the remainder of the abutting property.

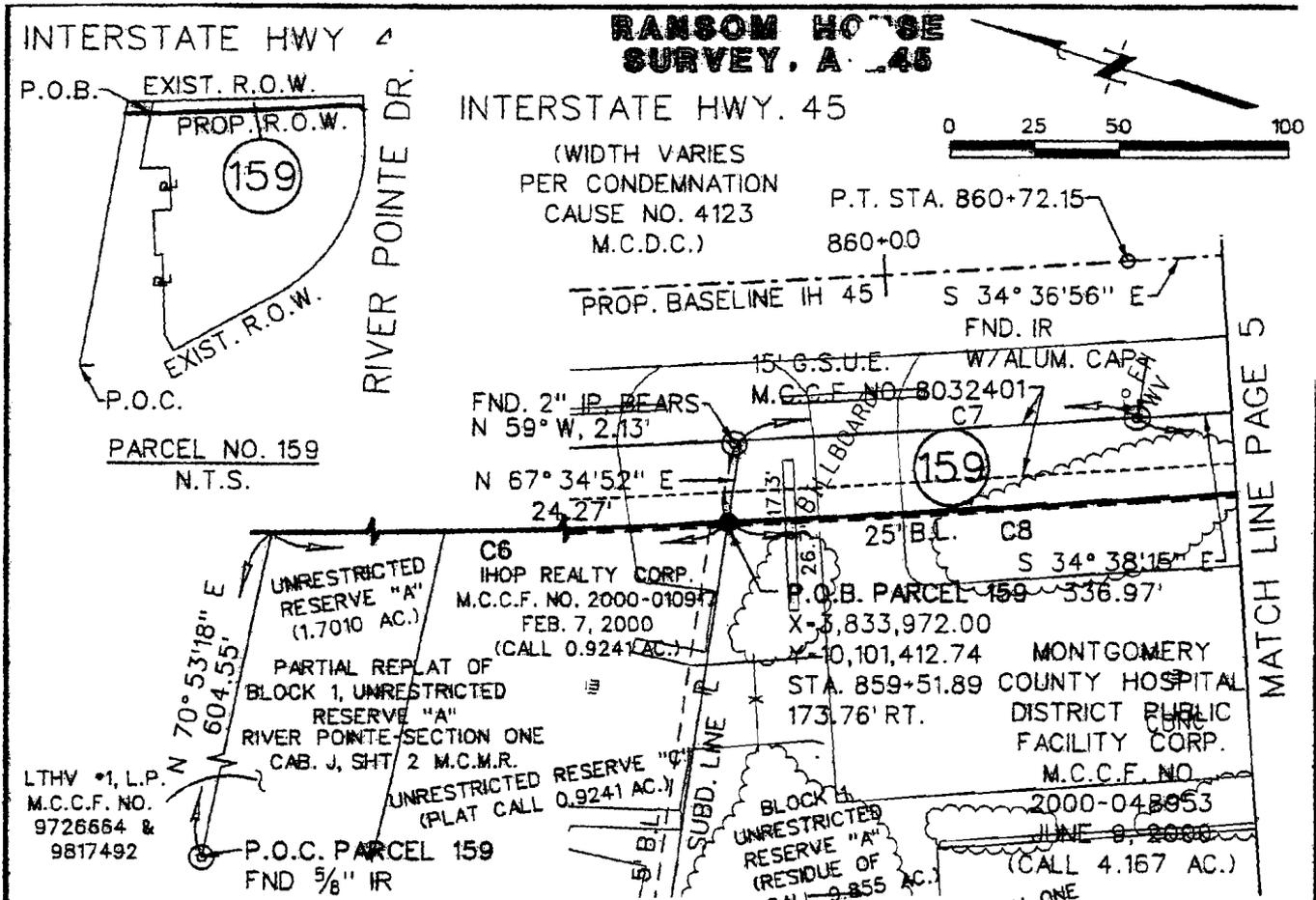
I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Survey date: October 18, 2002

  
\_\_\_\_\_  
William J. Massey Date  
Registered Professional Land Surveyor  
Texas Registration No. 4793



Parcel No. 159 Prepared By:  
Landtech Consultants, Inc.  
2627 North Loop West, Suite 224  
Houston, Texas 77008  
(713) 861-7068



CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C6	7,853.56'	2° 24' 29"	330.06'	S 32° 28' 31" E 330.03'
C7	7,789.53'	0° 52' 01"	117.86'	S 34° 12' 14" E 117.86'
C8	7,853.56'	2° 28' 09" (RT.)	338.45'	N 34° 54' 50" W 338.42'

PROPOSED BASELINE CURVE DATA	
P.I. STA.	850+12.38
R	7,639.91'
Δ	16° 00' 02"
D	0° 45' 00"
L	2,133.53'
T	1,073.75'
CH-S26° 36' 55" E	2,126.60'
P.I. COORDINATES:	
X	3,833,574.11
Y	-10,102,293.36

- LEGEND**
- Existing R.O.W. Line
  - - - Proposed R.O.W. Line
  - Property Line
  - - - "ACCESS DENIAL LINE"
  - x - Existing Fence
  - (N) Parcel Number
- ⊙ PROPERTY CORNER (FOUND AS NOTED)  
 □ FOUND TYPE I CONC. MON.  
 ■ SET TYPE I CONC. MON. (UNLESS OTHERWISE NOTED)  
 ● SET 5/8" IR W/ TXDOT ALUMINUM CAP STAMPED "COA" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)  
 ● SET 5/8" I.R. W/ ALUM. CAP (EXCEPT AS NOTED)
- M.C.D.C. - MONTGOMERY COUNTY DISTRICT COURT
  - M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
  - M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
  - M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
  - G.S.U.E. - GULF STATES UTILITIES EASEMENT
  - S.S.E. - SANITARY SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - A.E. - AERIAL EASEMENT
  - B.L. - BUILDING LINE
  - D.E. - DRAINAGE EASEMENT

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
4.167	0.2369 10,319		3.930

- NOTES:**
- All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983, 1993 adjustment as provided by TXDOT-Houston District. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the TXDOT Montgomery County surface adjustment factor of 1.00003.
  - Property Description with even survey date accompanies this plat.
  - Offsets to proposed baseline IH 45 shown hereon are not to scale.
  - Survey line locations are approximate.
  - Access is permitted to the highway facility from the remainder of the abutting property.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
 SURVEY DATE: OCTOBER 18, 2002

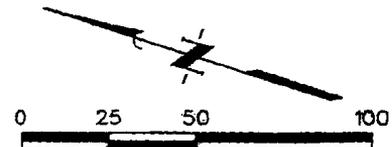
*William J. Massey* 1/19/05  
 WILLIAM J. MASSEY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 4793, STATE OF TEXAS



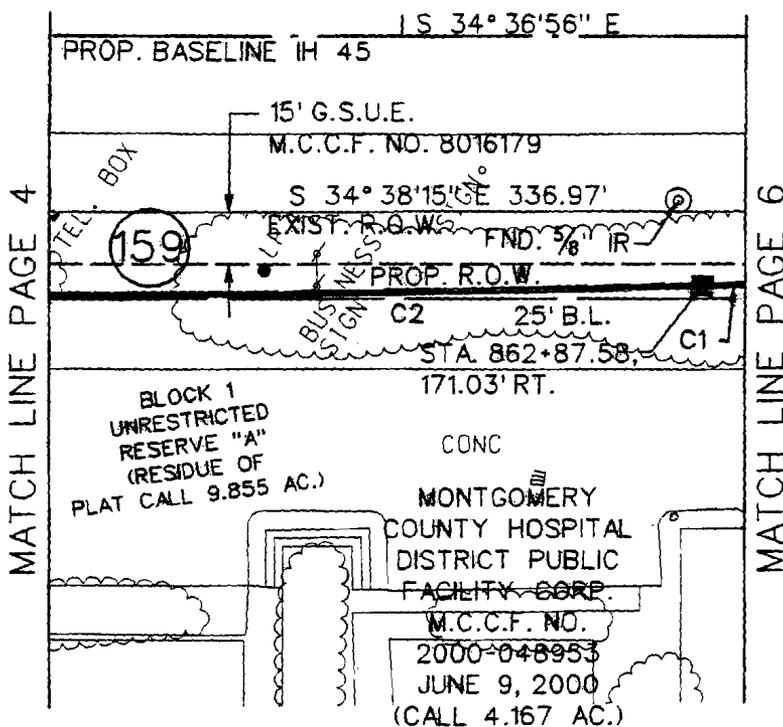
PARCEL PLAT SHOWING  
 PARCEL 159

IH 45 MONTGOMERY COUNTY  
 R.O.W. CSJ 0675-08-089  
 LANDTECH CONSULTANTS, INC. JANUARY 2005  
 PAGE 4 OF 6 SCALE: 1"=50'

RANSOM HOUSE SURVEY, A-245



INTERSTATE HWY. 45  
(WIDTH VARIES  
PER CONDEMNATION CAUSE NO. 4123  
M.C.D.C.)



MATCH LINE PAGE 4

MATCH LINE PAGE 6

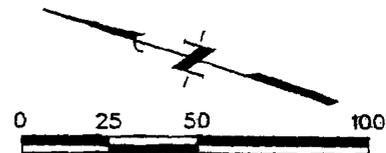
RIVER POINTE-SECTION ONE  
CAB. D. SHT 119B  
M.C.M.R.

CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C1	5,689.08'	1° 07' 47" (LT.)	112.17'	N 35° 35' 01" W 112.17'
C2	7,853.56'	2° 28' 09" (RT.)	338.45'	N 34° 54' 50" W 338.42'

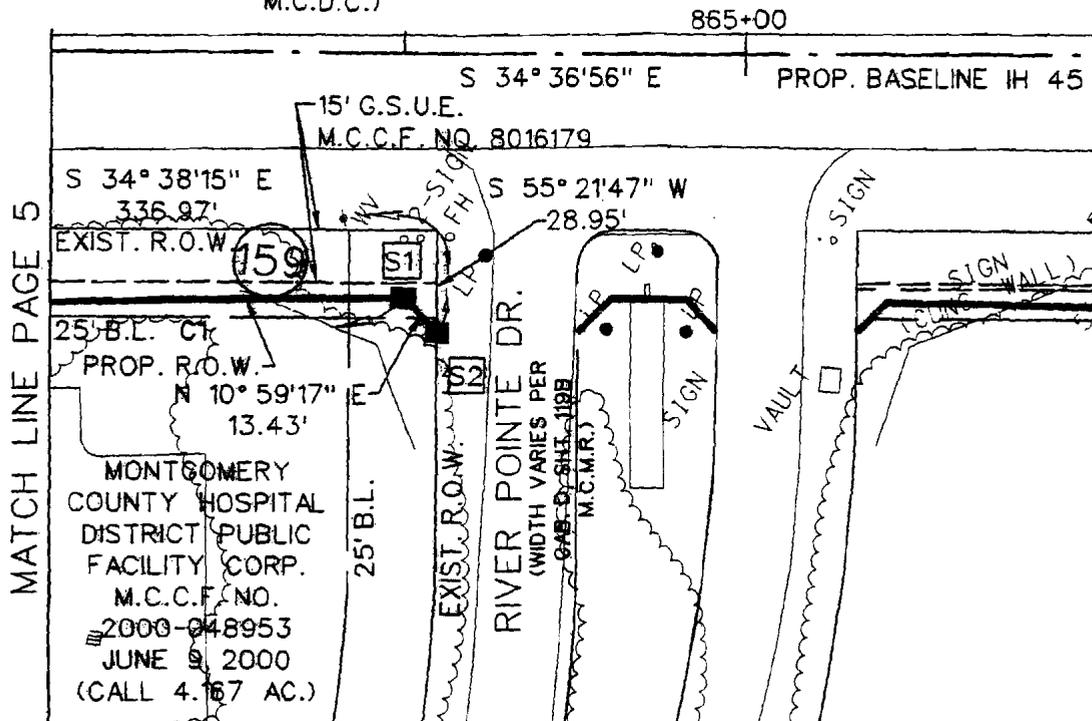
PARCEL PLAT SHOWING  
PARCEL 159

H 45 MONTGOMERY COUNTY  
R.O.W. CSJ 0875-08-089  
LANDTECH CONSULTANTS, INC. JANUARY, 2005  
PAGE 5 OF 5

**RANSOM HOUSE SURVEY, A-245**



INTERSTATE HWY. 45  
(WIDTH VARIES  
PER CONDEMNATION CAUSE NO. 4123  
M.C.D.C.)



MATCH LINE PAGE 5

MONTGOMERY  
COUNTY HOSPITAL  
DISTRICT PUBLIC  
FACILITY CORP.  
M.C.C.F. NO.  
2000-048953  
JUNE 9, 2000  
(CALL 4.167 AC.)

BLOCK 1  
UNRESTRICTED  
RESERVE "A"  
(RESIDUE OF  
PLAT CALL 9.855 AC.)

RIVER POINTE-SECTION ONE  
CAB. D. SHT 119B  
M.C.M.R.

CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C1	5,689.08'	1° 07'47" (LT.)	112.17'	N 35° 35'01" W 112.17'

STATION & OFFSETS IH 45 BASELINE	
S1	863+99.73, 169.14' RT.
S2	864+09.13, 178.73' RT.

PARCEL PLAT SHOWING  
PARCEL 159

IH 45  
MONTGOMERY COUNTY  
R.O.W. CSJ 0675-08-089  
LANDTECH CONSULTANTS, INC. JANUARY, 2005

Parcel 103  
Page 1 of 3 Pages

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: 0.60 mile north of Loop 336 North to 0.043 mile south of Loop 336 South  
Part 2 – SH 105 to 0.043 mile south of Loop 336 South  
RCSJ No.: 0675-08-089

Property Description for Parcel No. 103

Being a 0.0119 acre (518 square foot) parcel of land in the L.M.H. Washington Survey, Abstract No. 636, Montgomery County, Texas, and being out of that certain tract of land described in deed dated July 26, 2002 from the State of Texas, et al to Rising Star Baptist Church, recorded under County Clerk's File No. 2002-086771 of the Official Public Records of Real Property of Montgomery County, Texas; said 0.0119 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of that certain tract of land described in deed dated January 11, 1991 to Jonathan Thornberry, Trustee, recorded under County Clerk's File No. 9104000 of the Official Public Records of Real Property of Montgomery County, Texas and located in the west boundary line of that certain tract of land described in deed dated July 18, 1914 to S. Gang, recorded in Volume 85, Page 44 of the Deed Records of Montgomery County, Texas; thence as follows:

North 15 deg. 08 min. 26 sec. West, along the east boundary line of said Thornberry tract and the west boundary line of said Gang tract, a distance of 119.14 feet to a 5/8 inch iron rod with aluminum cap set in a non-tangent curve to the right and the proposed south right-of-way line of FM 2854;

In a northeasterly direction, along the proposed south right-of-way line of FM 2854, with said non-tangent curve to the right, having a radius of 5,679.58 feet, an arc length of 50.10 feet, a central angle of 00 deg. 30 min. 19 sec., and a chord which bears North 71 deg. 15 min. 01 sec. East, 50.10 feet to a 5/8 inch iron rod with aluminum cap set in the east boundary line of said Gang tract and the west boundary line of said Rising Star tract for the southwest corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, North 15 deg. 08 min. 26 sec. West, along the common line of said Rising Star tract and said Gang tract, a distance of 9.71 feet to a point in the existing south right-of-way line of FM 2854 (Old Montgomery Road – width varies per Volume 479, Page 328, Montgomery County Deed Records) for the northeast corner of said Gang tract and the northwest corner of said Rising Star tract and the herein described tract;
- 2.) THENCE, North 70 deg. 11 min. 58 sec. East, along the existing south right-of-way line of FM 2854 and the north boundary line of said Rising Star tract, a distance of 50.17 feet to a Type II concrete monument set for the northwest corner of that certain tract of land described in Constable's Deed dated August 26, 1996 to Conroe Independent School District, recorded under County Clerk's File No. 9663517 of the Official Public Records of Real Property of Montgomery County and the northeast corner of said Rising Star tract and the herein described parcel;

January, 2005  
Parcel 103  
Page 2 of 3 Pages

- 3.) THENCE, South 15 deg. 08 min. 26 sec. East, along the common line of said Rising Star tract and said Conroe Independent School District tract, a distance of 11.07 feet to a Type II concrete monument set for the southeast corner of the herein described parcel in a non-tangent curve to the left and the proposed south right-of-way line of said FM 2854;
- 4.) THENCE, in a southwesterly direction, along the proposed south right-of-way line of said FM 2854, with said non-tangent curve to the left, having a radius of 5,679.58 feet, an arc length of 50.07 feet, a central angle of 00 deg. 30 min. 19 sec., and a chord which bears South 71 deg. 45 min. 20 sec. West, 50.07 feet to the POINT OF BEGINNING and containing 0.0119 acre (518 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,831,623.66 and Y=10,109,744.14. All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.
2. A survey plat titled "Parcel 103" of even survey date herewith accompanies this description.
3. Access is permitted to F.M. 2854 from the remainder of the abutting property.

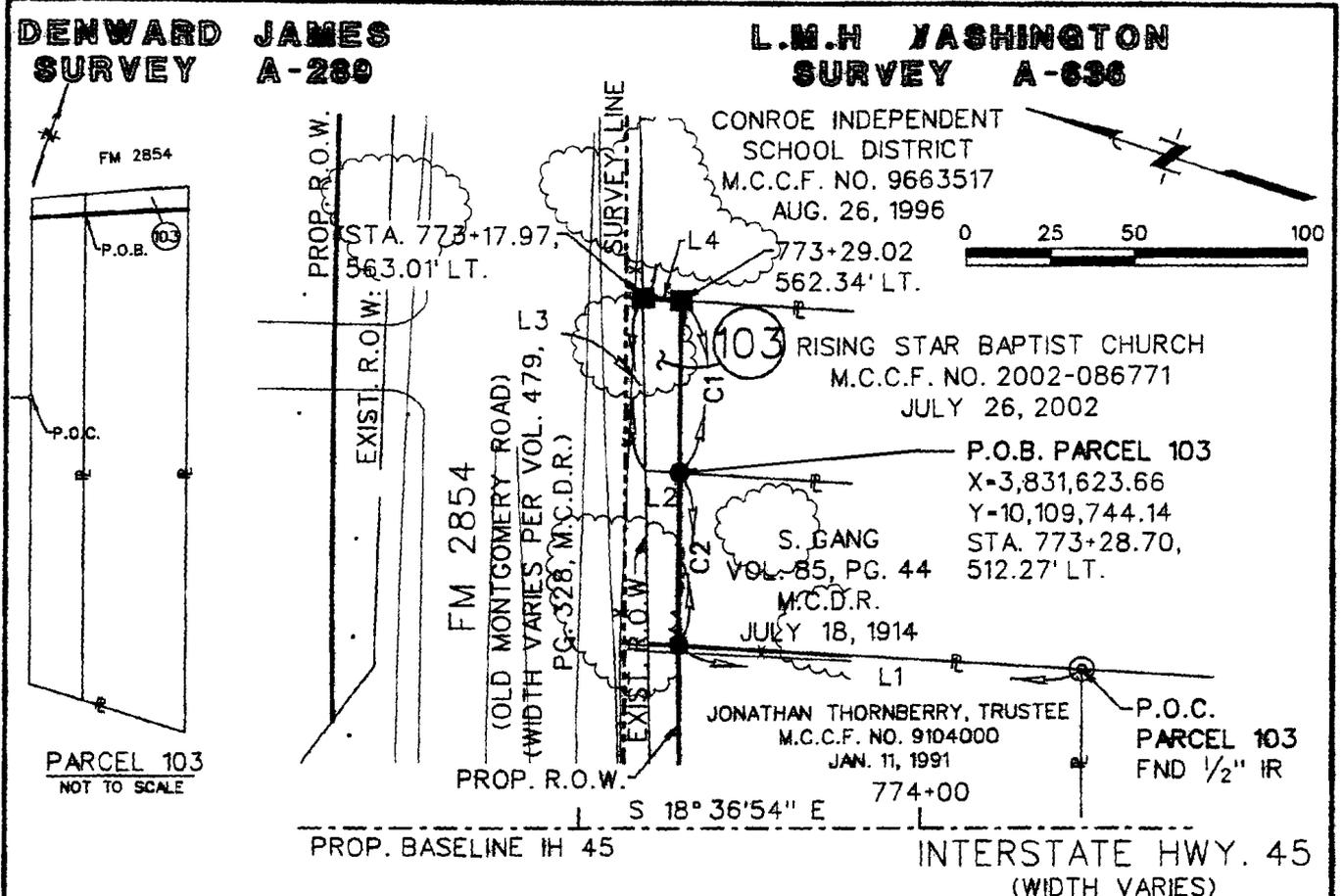
I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Survey date: October 18, 2002

William J. Massey 1/19/05  
William J. Massey Date  
Registered Professional Land Surveyor  
Texas Registration No. 4793



Parcel No. 103 Prepared By:  
Landtech Consultants, Inc.  
2627 North Loop West, Suite 224  
Houston, Texas 77008  
(713) 861-7068



CURVE DATA				
CURVE	RADIUS	A	ARC LENGTH	CHORD
C1	5,679.58'	0° 30' 19"	50.07'	S 71° 45' 20" W 50.07'
C2	5,679.58'	0° 30' 19"	50.10'	N 71° 15' 01" E 50.10'

LINE DATA		
LINE	BEARING	LENGTH
L1	N 15° 08' 26" W	119.14'
L2	N 15° 08' 26" W	9.71'
L3	N 70° 11' 58" E	50.17'
L4	S 15° 08' 26" E	11.07'

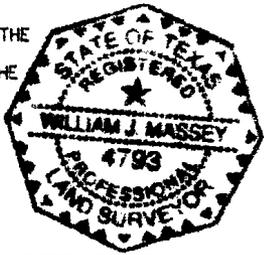
- LEGEND**
- Existing R.O.W. Line
  - - - Proposed R.O.W. Line
  - Property Line
  - - - "ACCESS DENIAL LINE"
  - x - Existing Fence
  - (N) Parcel Number
- ⊙ PROPERTY CORNER (FOUND AS NOTED)  
 □ FOUND TYPE I CONC. MON.  
 ■ SET TYPE II CONC. MON. (UNLESS OTHERWISE NOTED)  
 ● SET 3/4" IR W/ TXDOT ALUMINUM CAP STAMPED "COA" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)  
 ● SET 1/2" I.R. W/ ALUM. CAP (EXCEPT AS NOTED)
- M.C.D.C. - MONTGOMERY COUNTY DISTRICT COURT  
 M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS  
 M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE  
 M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS  
 G.S.U.E. - GULF STATES UTILITIES EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 U.E. - UTILITY EASEMENT  
 A.E. - AERIAL EASEMENT  
 B.L. - BUILDING LINE  
 D.E. - DRAINAGE EASEMENT

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
0.2923	0.0119 518	0.2804	

- NOTES:**
- All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983, 1993 adjustment as provided by TXDOT-Houston District. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the TXDOT Montgomery County surface adjustment factor of 1.00003.
  - Property Description with even survey date accompanies this plat.
  - Offsets to proposed baseline IH 45 shown hereon are not to scale.
  - Survey line locations are approximate.
  - Access is permitted to the highway facility from the remainder of the abutting property.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
 SURVEY DATE: OCTOBER 18, 2002

*William J. Massey 1/19/05*  
 WILLIAM J. MASSEY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 4793, STATE OF TEXAS



PARCEL PLAT SHOWING  
 PARCEL 103

IH 45 MONTGOMERY COUNTY  
 R.O.W. CSJ 0675-08-089  
 LANDTECH CONSULTANTS, INC. JANUARY 2005  
 PAGE 3 OF 3 SCALE: 1"=50'

January, 2005  
Parcel 116  
Page 1 of 7 Pages

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: 0.60 mile north of Loop 336 North to 0.043 mile south of Loop 336 South  
Part 2 – SH 105 to 0.043 mile south of Loop 336 South  
RCSJ No.: 0675-08-089

**Property Description for Parcel No. 116**

Being a 0.6136 acre (26,730 square foot) parcel of land in the L.M.H. Washington Survey, Abstract No. 636 and the John Bricker Survey, Abstract No. 71, Montgomery County, Texas, being out of that certain tract of land described in deed dated October 31, 1995 from Joseph W. Myers, et al to S and S Real Estate Enterprises, LLC, recorded under County Clerk's File No. 9562449 of the Official Public Records of Real Property of Montgomery County, Texas; said 0.6136 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the north right-of-way line of Mill Street (60 feet wide per Sheet 8 of TxDOT IH 45 right-of-way map, C.S.J. No. 675-8-3, no record information for right-of-way found) for a southerly corner of said S and S Real Estate tract; thence as follows:

North 68 deg. 17 min. 46 sec. West, along the north right-of-way line of Mill Street and the south line of said S and S Real Estate tract, at a distance of 126.40 feet passing a Type II concrete monument set in the existing east right-of-way line of IH 45 (width varies per Volume 472, Page 454, Montgomery County Deed Records and Condemnation Cause No. 4216, Montgomery County District Court), and continuing along the south line of said S and S Real Estate tract and the existing east right-of-way line of IH 45, a total distance of 173.47 feet to an "X" in concrete set for the southeast corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, North 68 deg. 17 min. 46 sec. West, continuing along the south line of said S and S Real Estate tract and the existing east right-of-way line of IH 45, a distance of 36.67 feet to a point for the southwest corner of the herein described parcel;
- 2.) THENCE, North 18 deg. 37 min. 46 sec. West, along the existing east right-of-way line of IH 45 and the west line of said S and S Real Estate tract, a distance of 783.96 feet to a P.K. nail with shiner found in concrete for an angle point of the herein described parcel;
- 3.) THENCE, North 12 deg. 16 min. 07 sec. West, continuing along the existing east right-of-way line of IH 45 and the west line of said S and S Real Estate tract, a distance of 198.39 feet to a TxDOT disc found in the south right-of-way line of Peach Street (60 feet wide per Volume 4, Page 31A, Montgomery County Map Records) for the northwest corner of the herein described parcel, from which a found 1/2 inch iron rod bears South 53 deg. West, 1.28 feet;

January, 2005  
Parcel 116  
Page 2 of 7 Pages

- 4.) THENCE, South 87 deg. 37 min. 15 sec. East, along the south right-of-way line of Peach Street and the north line of said S and S Real Estate tract, a distance of 2.26 feet to a Type II concrete monument set in the proposed east right-of-way line of IH 45 for the beginning of an Access Denial Line and the northeast corner of the herein described parcel;
- 5.) THENCE, South 19 deg. 33 min. 18 sec. East, along the proposed east right-of-way line of IH 45 and said Access Denial Line, at a distance of 66.19 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "COA" set for the end of said Access Denial Line, and continuing a total distance of 368.74 feet to an "X" in concrete set for a point of curvature of a curve to the right;
- 6.) THENCE, in a southeasterly direction, continuing along the proposed east right-of-way line of IH 45, with said curve to the right, having a radius of 11,487.66 feet, at an arc length of 161.95 feet passing an "X" in concrete set for the beginning of an Access Denial Line, and continuing a total arc length of 289.13 feet, a central angle of 01 deg. 26 min. 32 sec., and a chord which bears South 18 deg. 50 min. 02 sec. East, 289.13 feet to an "X" in concrete set for point of tangency;
- 7.) THENCE, South 18 deg. 06 min. 46 sec. East, continuing along the proposed east right-of-way line of IH 45 and said Access Denial Line, at a distance of 197.23 feet passing an "X" in concrete set for the end of said Access Denial Line, and continuing a total distance of 346.26 feet to the POINT OF BEGINNING and containing 0.6136 acre (26,730 square feet) of land.

Parcel 116

L. M. H. Washington, A-636 = 0.2660 ac. = 11,588 s.f.

John Bricker, A-71 = 0.3476 ac. = 15,142 s.f.

Total = 0.6136 ac. = 26,730 s.f.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,831,971.22 and Y=10,107,667.88. All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.
2. A survey plat titled "Parcel 116" of even survey date herewith accompanies this description.
3. Access is prohibited across the "Access Denial Line" to the highway facility from the abutting property.

January, 2005  
Parcel 116  
Page 3 of 7 Pages

I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

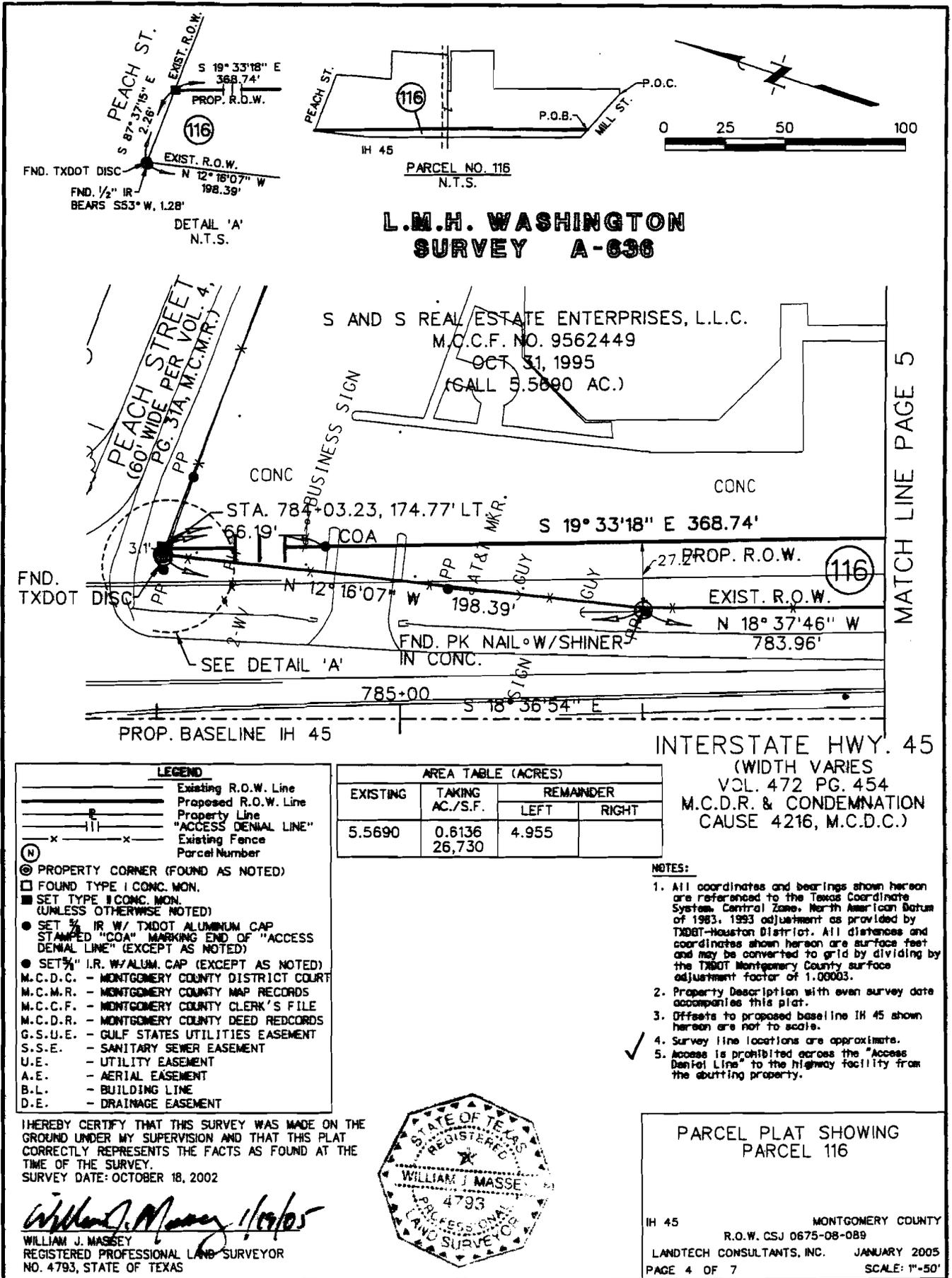
Survey date: October 18, 2002

*William J. Massey* 1/19/05

William J. Massey      Date  
Registered Professional Land Surveyor  
Texas Registration No. 4793

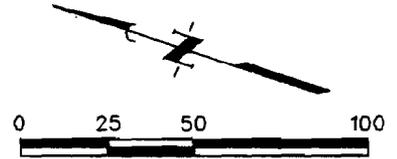


Parcel No. 116 Prepared By:  
Landtech Consultants, Inc.  
2627 North Loop West, Suite 224  
Houston, Texas 77008  
(713) 861-7068



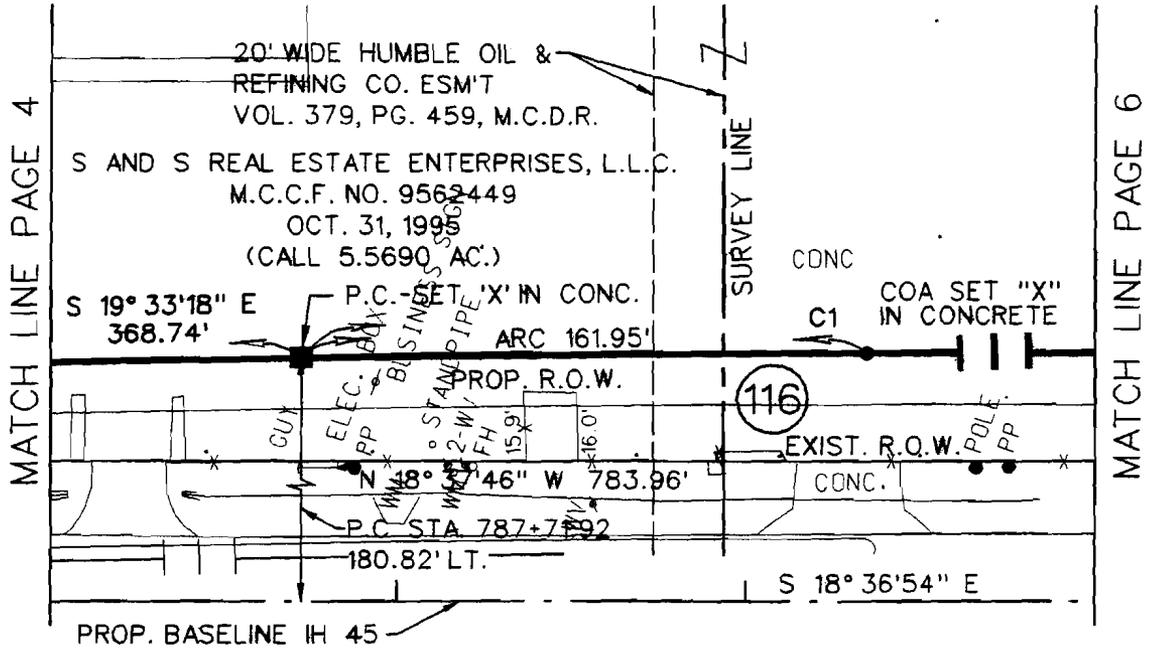
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: OCTOBER 18, 2002

*William J. Massey 10/18/05*  
WILLIAM J. MASSEY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4793, STATE OF TEXAS



**L.M.H. WASHINGTON  
SURVEY A-636**

**JOHN BRICKER  
SURVEY A-71**



INTERSTATE HWY. 45  
(WIDTH VARIES  
VOL. 472 PG. 454  
M.C.D.R. & CONDEMNATION  
CAUSE 4216, M.C.D.C.)

CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C1	11,487.66'	1° 26' 32" (RT.)	289.13'	S 18° 50' 02" E 289.13'

**PARCEL 116:**

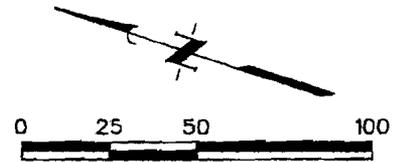
L.M.H. WASHINGTON, A-636 - 0.2660 AC. - 11,588 S.F.  
JOHN BRICKER, A-71 - 0.3476 AC. - 15,142 S.F.  

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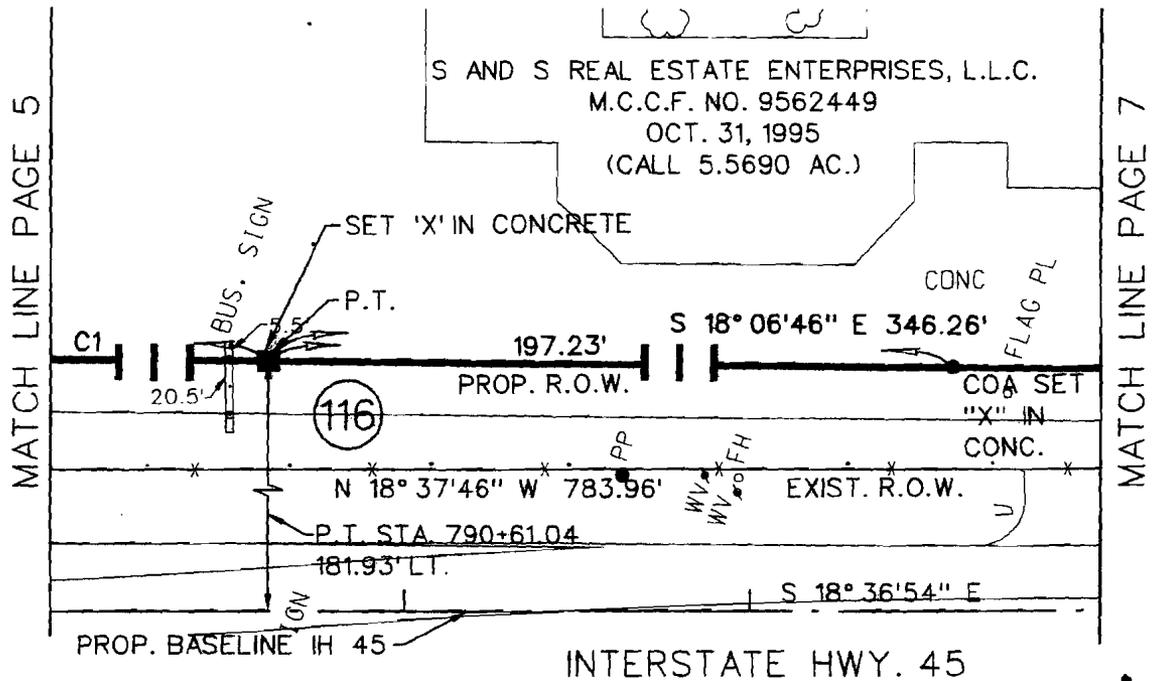
TOTAL - 0.6136 AC. - 26,730 S.F.

PARCEL PLAT SHOWING  
PARCEL 116

H 45 MONTGOMERY COUNTY  
R.O.W. CSJ 0875-08-089  
LANDTECH CONSULTANTS, INC. JANUARY, 2005  
PAGE 5 OF 7 SCALE: 1"=50'



**JOHN BRICKER  
SURVEY A-71**



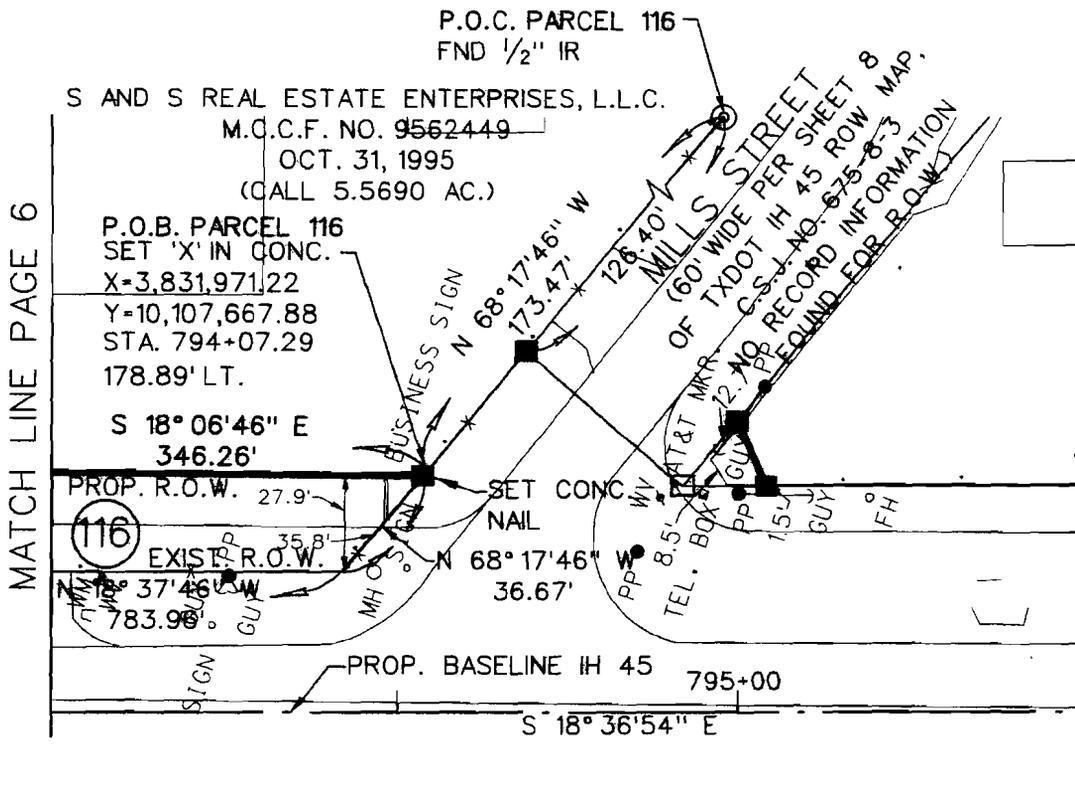
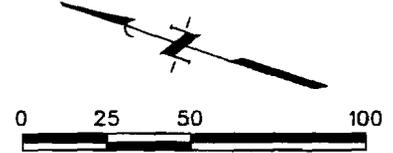
INTERSTATE HWY. 45

(WIDTH VARIES  
VOL. 472 PG. 454  
M.C.D.R. & CONDEMNATION  
CAUSE 4216 M.C.D.C.)

CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C1	11,487.68'	1° 26' 32" (RT.)	289.13'	S 18° 50' 02" E 289.13'

PARCEL PLAT SHOWING  
PARCEL 116

**JOHN BRICKER  
SURVEY A-71**



INTERSTATE HWY. 45  
(WIDTH VARIES  
VOL. 472 PG. 454  
M.C.D.R. & CONDEMNATION  
CAUSE 4216 M.C.D.C.)

PARCEL PLAT SHOWING  
PARCEL 116

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 686+07.77 223.80' RT  
To: Sta. 688+41.90 379.02' RT  
Parcel No.: 34

LEGAL DESCRIPTION FOR PARCEL NO. 34  
(0.759 Acre)

BEING all of that certain tract or parcel of land containing 0.759 acre, more or less, situated in the B.H. Carrell Survey, Abstract No. 179, Angelina County, Texas, and being all of that called 0.87 acre tract of land described in a Deed from W.T. Carter & Bro. to Doyle G. Burnett and wife, Lucille Burnett, dated December 12, 1984, and recorded in Volume 578, Page 161, of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made for any and all purposes and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at 3/4-inch iron pipe found at the point of intersection of the proposed southwesterly right-of-way (ROW) line of U.S. Highway 69, same being an Access Denial Line, with the existing northeasterly ROW line of F.M. 844 (Old US Hwy 69) for the southerly corner of the referenced tract, same being a westerly southwest corner of that called 2.524 acre tract described in a Deed from J.B. Pride and wife, Audria Pride to Billy Richardson and wife, Lillie Richardson of record in Volume 745, Page 101, RPRACT, and being 379.02 feet Right of baseline Station 688+41.90, and has N.A.D. 83 State Plane Grid coordinate values of X=4102135.8219 Y=10461067.9279 and from which a 1/2-inch iron rod set for the south most southwest corner of said Richardson tract bears S 19°39'31" E 414.56 feet;

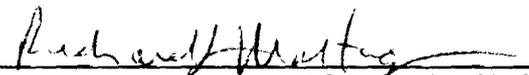
1. THENCE N 19°39'31" W 299.01 feet along said northeasterly ROW line of F.M. 844 to an iron stake found for the westerly southwest corner of the referenced tract, same being the southerly corner of that called 0.09 acre tract described in a Deed from Calvin Kersh and wife, Ann Kersh to Terry L. Kersh of record in Volume 1706, Page 229, RPRACT;
2. THENCE N 00°06'14" W, along the westerly line of the referenced tract, same being the easterly line of said Kersh tract and the easterly line of that called 10 acre tract described as "Tract No. One" in a Deed from Frank Matthews and wife, Ella Matthews to R. B. Nerren and wife, Gladys Nerren of record in Volume 121, Page 544, RPRACT, passing at 151.52 feet a 3/4-inch iron rod found for the northeast corner of said Kersh tract and the southeast corner of said Nerren tract and continuing for a total distance of 233.84 feet to a 3/4-inch iron pipe found in the existing southwest ROW line of U.S. Highway 69, intersecting a non-tangent curve to the left, for the northwest corner of the referenced tract;
3. THENCE Southeasterly, along said southwest ROW line, along said curve to the left (CA= 02°36'03", R= 2924.46 feet, and LC bears S 49°02'22" E 132.74 feet) at an arc length of 132.75 feet, a 1/2-inch iron rod set intersecting a non-tangent line, for the northeast corner of the referenced tract, same being the northwest corner of said 2.524 acre Richardson tract;

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 686+07.77 223.80' RT  
                  To:     Sta. 688+41.90 379.02' RT  
Parcel No.: 34

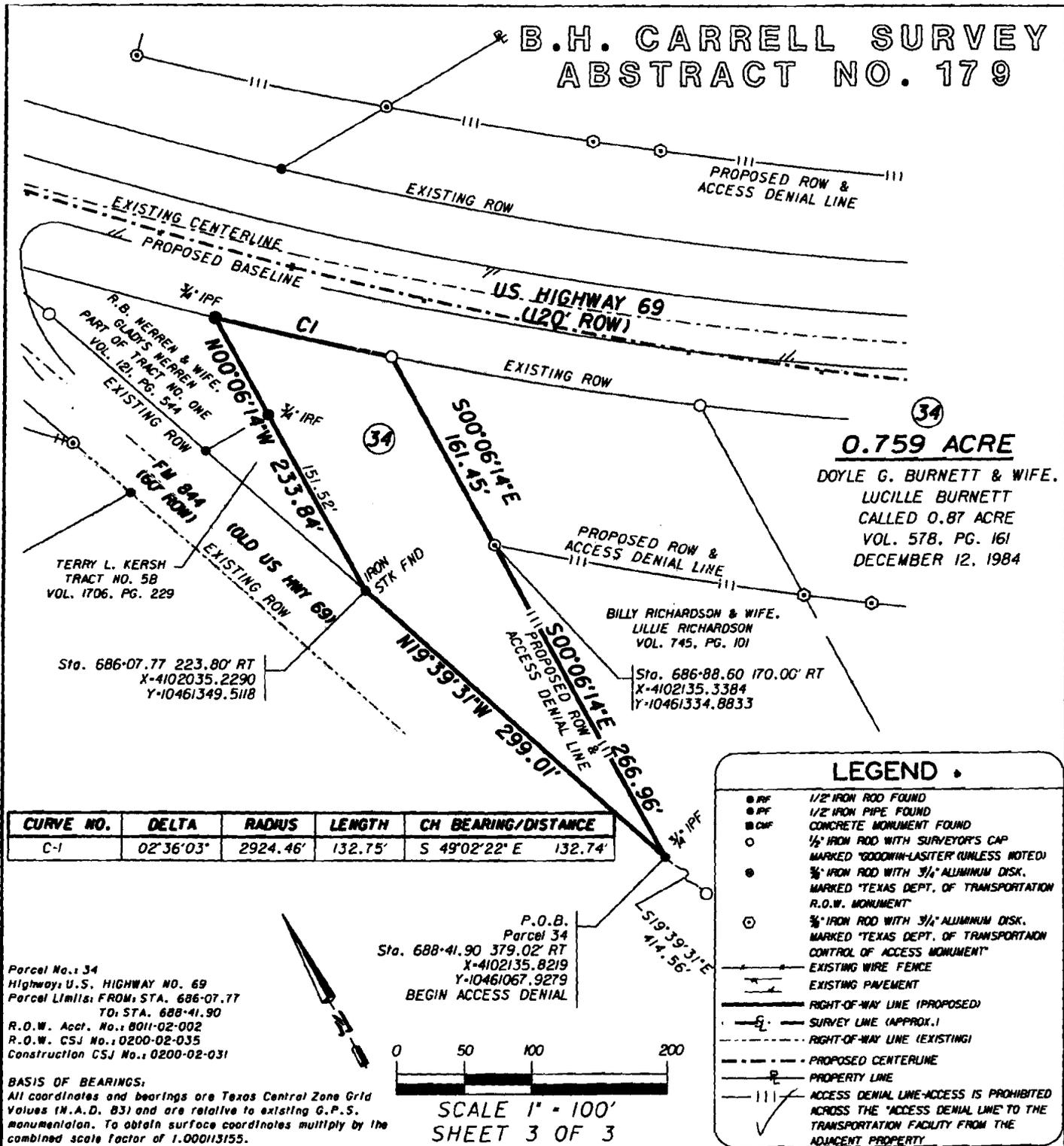
4. THENCE S 00°06'14" E 161.45 feet along the common line of the referenced tract and said Richardson tract to a typical TxDOT monument (typical TxDOT is a 5/8-inch X 24-inch iron rod with "Texas Department of Transportation Right of Way Monument" aluminum disk) set in said proposed southwest ROW line of U.S. Highway 69, same being an Access Denial line, which bears southeasterly, and being 170.00 feet Right of baseline Station 686+88.60;
5. THENCE S 00°06'14" E 266.96 feet along said southwesterly ROW of U.S. Highway 69, same being an Access Denial line, continuing along the common line of the referenced tract and said Richardson tract to the POINT OF BEGINNING and containing 0.759 acre of land, 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:** All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.

  
Richard Montague, R.P.L.S. No. 4656  
Lufkin, Texas Date 4-03-2007





I, RICHARD L. MONTAGUE, 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.

*Richard L. Montague*  
Richard L. Montague  
Registered Professional Land Surveyor  
No. 4656 - State of Texas  
Date: 4/03/2007



**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 • cted@goodwinlasiter.com

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
2-27-2007	KHL	MLA	RLM	410088	1" = 100'

SURVEY PLAT OF A 0.759 ACRE TRACT OF LAND SITUATED IN THE B.H. CARRELL SURVEY, A-179 ANGELINA COUNTY, TEXAS

**PARCEL NO. 34**

Parcel 69  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

**BEING** a 441 square foot tract of land situated in the John M. Ross Survey, Abstract No. 1349, City of Arlington, Tarrant County, Texas, being part of the remainder of a called 18.000 acre tract of land conveyed to Six Flags Mall, L.P. as evidenced by the deed recorded as Instrument No. D199286741 of the Deed Records Tarrant County, Texas, being part of Lot 9R B, of "Sites 9RA, 9RB, 9RC AND 9RD, GREAT SOUTHWEST INDUSTRIAL DISTRICT, INDUSTRIAL COMMUNITY NO. 2, INSTALLMENT NO. 5", an addition to the City of Arlington recorded in Cabinet A, Slide 3 through 6 of the Plat Records of Tarrant County, Texas, said 441 square foot tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at "PK" nail set\*\* in the proposed northeast right of way line of S.H. 360 as it intersects the common southwest line of said remainder of a called 18.000 acre tract and existing northeasterly right of way line located at the intersection of U.S. Highway 80 with S.H. 360, a called 6.195 acre tract of land conveyed to the State of Texas for S.H. 360, as evidenced by the deed recorded in Volume 6943, Page 1116 of said Deed Records, from said beginning point a 5/8 inch iron rod found (controlling monument) bears North 49°26'50" West, (called North 48°53'21" West), a distance of 341.11 feet to the Southeast corner of said remainder of a called 18.000 acre tract, common to the most Northerly Southwest corner of a called 4,253 square foot tract of land conveyed to the State of Texas, for U.S. Highway 80 (Division Street, a variable width right of way), as evidenced by the deed recorded in Volume 09502, Page 0859, of said Deed Records, said beginning point being 833.71 feet east of and at a right angle to proposed centerline station 405+95.65 of said S.H. 360;

- (1) **THENCE**, NORTH 49°26'50" WEST, (called North 48°53'21" West), along said common line, a distance of 31.19 feet to the common west corner of said remainder of a called 18.000 acre tract and the south corner of a called 1.42 acre tract of land (designated "PAD SITE 10E") conveyed to 360 Pad Site JV, LLC as evidenced by the deed recorded in Instrument No. D205188719 of said Deed Records, from which a "Y" in concrete found (controlling monument) for a common point of curvature in the southwest line of said called 1.42 acre tract and northwesterly right of way line of said intersection, bears NORTH 49°26'50" WEST, a distance of 119.45 feet;

Parcel 69  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

- (2) **THENCE**, NORTH  $40^{\circ}32'56''$  EAST, departing said common line and along the common northwest line of said remainder of a called 18.000 acre tract and southeast line of said called 1.42 acre tract, a distance of 26.72 feet to a "PK" nail set\*\* in the proposed northeast right of way line of said intersection, for the beginning of an Access Denial Line and the beginning of a non-tangent curve to the right, whose center bears South  $76^{\circ}13'37''$  West, a distance of 240.00 feet;
- (3) **THENCE**, Southeasterly, departing said common line, along the proposed northeast right of way line of said intersection, across said called remainder of a called 18.000 acre tract and along this Access Denial Line, and with said curve to the right, through a central angle of  $9^{\circ}49'06''$ , an arc distance of 41.13 feet, a chord bearing of SOUTH  $08^{\circ}51'49''$  EAST, a chord distance of 41.08 feet to the end of this Access Denial Line, for the **POINT OF BEGINNING**, containing a calculated area of 441 square feet (0.0101 acres) more or less.

**IN ADDITION**, an Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the common line of the existing northeasterly right of way line of the intersection of U.S. Highway 80 with S.H. 360 a called 6.195 acre tract of land conveyed to the State of Texas for S.H. 360, as evidenced by the deed recorded in Volume 6943, Page 1116 of said Deed Records and the southwest line of the remainder of a called 18.000 acre tract of land conveyed to Six Flags Mall, L.P. as evidenced by the deed recorded as Instrument No. D199286741 of said Deed Records, and being in the John M. Ross Survey, Abstract No. 1349, City of Arlington, Tarrant County, Texas; said Access Denial Line being more particularly described by the metes and bounds as follows;

**BEGINNING** an "X" set \*\*\* in a concrete curb being in the common southwest line of said remainder of a called 18.000 acre tract and the existing northeasterly right of way line of said intersection, said point being South  $49^{\circ}26'50''$  East, (called North  $48^{\circ}53'21''$  West), a distance of 267.57 feet from a 5/8 inch iron rod found (controlling monument) for the Southeast corner of said remainder of a called 18.000 acre tract, common to the most Northerly Southwest corner of said called 4,253 square foot tract;

Parcel 69  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

**THENCE**, NORTH 49°26'50" WEST, (called North 48°53'21" West), along said common line and this Access Denial Line, a distance of 77.28 feet to a "PK" nail set\*\* for the **END** of this Denial of Access Line;

\*\* This monument may be replaced by a TxDot Type II Right of Way Marker.

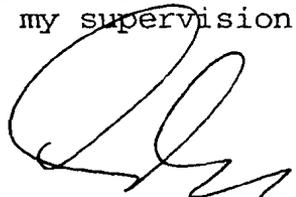
\*\*\* This monument may be replaced by a 2" aluminum cap.

All monument replacements shall occur after the completion of the highway construction project and under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDot.

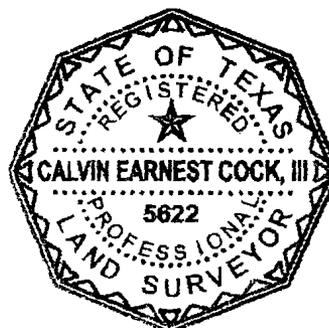
All bearings are on the Texas State Plane Coordinate system, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by TxDot conversion factor of 1.00012.

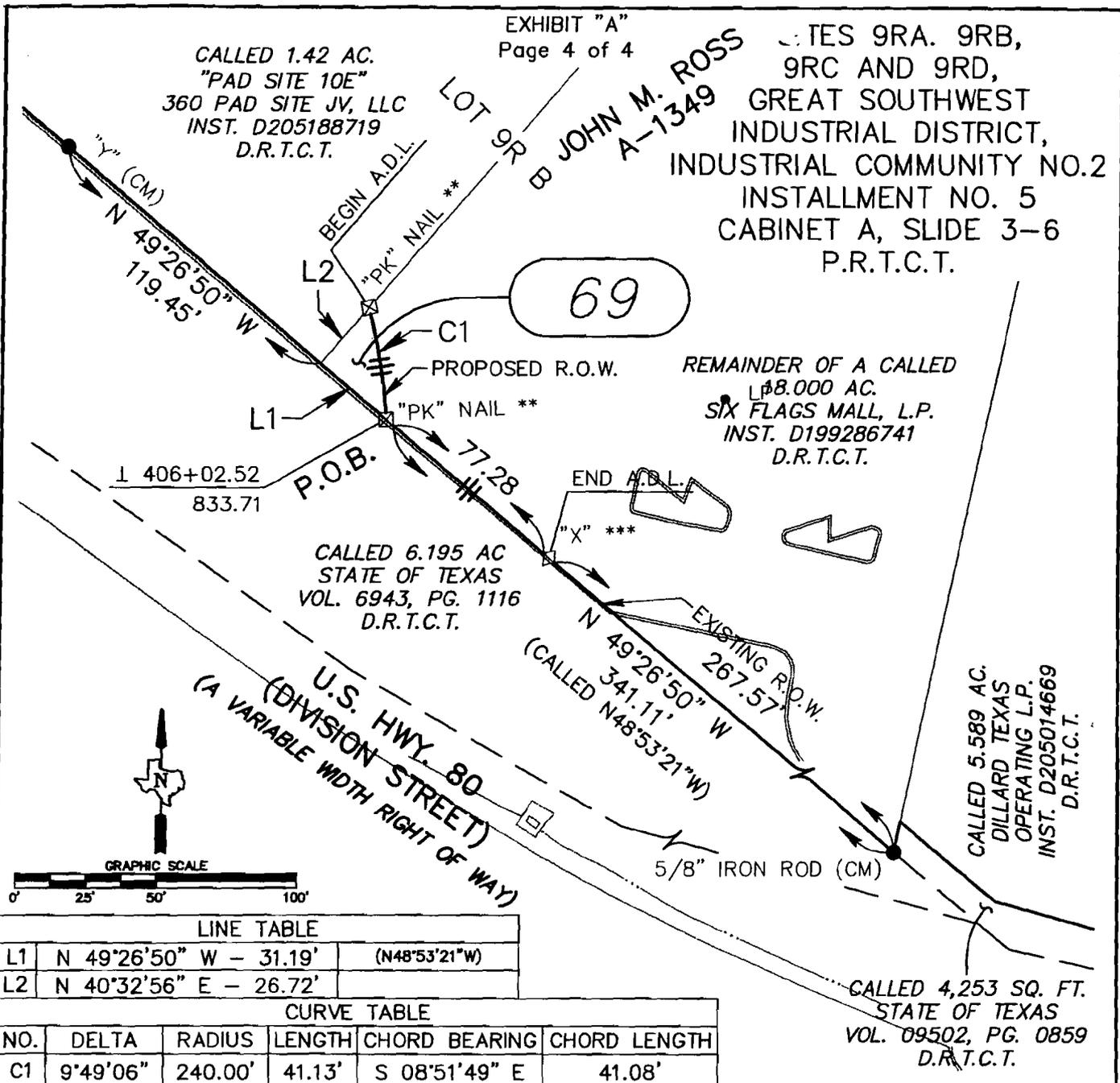
A parcel plat of the same date hereon accompanies this plat.

I, Calvin E. Cock III, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

  
2-09-07

Calvin E. Cock III, R.P.L.S.  
Texas Registration No. 5622





LINE TABLE		
L1	N 49°26'50" W - 31.19'	(N48°53'21"W)
L2	N 40°32'56" E - 26.72'	

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°49'06"	240.00'	41.13'	S 08°51'49" E	41.08'

**LEGEND**

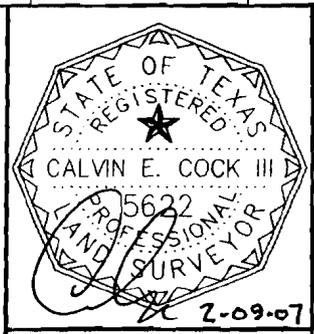
PROPERTY LINE  
EXISTING EASEMENT LINE  
APPROXIMATE SURVEY LINE  
MONUMENTS FOUND - (TYPE NOTED)  
5/8" IRON ROD WITH TxDOT ALUM. CAP SET  
OTHER MONUMENTS SET FOR RIGHT OF WAY, AS NOTED  
OTHER MONUMENTS SET FOR ACCESS DENIAL, AS NOTED  
LAND HOOK  
POINT OF BEGINNING / POINT OF COMMENCING  
DEED RECORDS TARRANT COUNTY TEXAS  
MAP RECORDS TARRANT COUNTY TEXAS  
RECORD INFORMATION  
ACCESS DENIAL LINE (A.D.L.)

== THIS MONUMENT MAY BE REPLACED BY A TxDOT TYPE II RIGHT OF WAY MARKER.  
\*\*\* THIS MONUMENT MAY BE REPLACED BY A 2" ALUMINUM CAP.

ALL MONUMENT REPLACEMENTS SHALL OCCUR AFTER THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT AND UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.00012.

A LEGAL DESCRIPTION OF THE SAME DATE HEREON ACCOMPANIES THIS PLAT. 2-09-2007



**Parcel 69**

SIX FLAGS MALL, L.P.

441 SQUARE FEET  
(0.0101 ACRES)



STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
2266	02	129	S.H. 360

**COUNTY:** TARRANT  
**HIGHWAY:** SH 360  
**ACCOUNT:** 2266-02-129  
**PARCEL:** 69  
**DATE:** September 19, 2007  
**EXHIBIT B, Page 1 of 1**

**AND IN ADDITION THERETO:**

**Access is prohibited across the “Access Denial Line” to the highway facility from the abutting remainder property.**

Parcel 68  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

**BEING** a 13,128 square foot tract of land situated in the John M. Ross Survey, Abstract No. 1349, City of Arlington, Tarrant County, Texas, being part of a called 1.42 acre tract of land (designated "PAD SITE 10E") conveyed to 360 Pad Site JV, LLC as evidenced by the deed recorded in Instrument No. D205188719 of the Deed Records Tarrant County, Texas, being part of Lot 9R B, of "Sites 9RA, 9RB, 9RC AND 9RD, GREAT SOUTHWEST INDUSTRIAL DISTRICT, INDUSTRIAL COMMUNITY NO. 2, INSTALLMENT NO. 5", an addition to the City of Arlington recorded in Cabinet A, Slide 3 through 6 of the Plat Records of Tarrant County, Texas, said 13,128 square foot tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at common south corner of said called 1.42 acre tract and west corner of the remainder of a called 18.000 acre tract of land conveyed to Six Flags Mall, L.P. as evidenced by the deed recorded as Instrument No. D199286741 of said Deed Records, said corner being in the existing northeasterly right of way line located at the intersection of U.S. Highway 80 with S.H. 360, a called 6.195 acre tract of land conveyed to the State of Texas for S.H. 360, as evidenced by the deed recorded in Volume 6943, Page 1116 of said Deed Records, said corner bears North 49°26'50" West, a distance of 376.05 feet from a 5/8 inch iron rod found (controlling monument) for the Southeast corner of said remainder of a called 18.000 acre tract common to the most Northerly Southwest corner of a called 4,253 square foot tract of land conveyed to the State of Texas, for U.S. Highway 80 (Division Street, a variable width right of way), as evidenced by the deed recorded in Volume 09502, Page 0859, of said Deed Records, said beginning point being 810.15 feet east of and at a right angle to proposed centerline station 405+75.20 of said S.H. 360;

- (1) **THENCE**, NORTH 49°26'50" WEST, (called North 48°53'21" West), departing said common line and along the southwest line of said called 1.42 acre tract and said existing northeasterly right of way line of said intersection, a distance of 119.45 feet (called 119.94 feet) to a "Y" in concrete found (controlling monument) for the beginning of non-tangent curve to the right, whose center bears North 40°30'53" East, a distance of 1,145.17 feet;

Parcel 68  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

- (2) **THENCE**, Northwesterly, continuing along said common line, with said curve to the right, through a central angle of  $05^{\circ}01'47''$ , and arc distance of 100.53 feet (called 100.06 feet), a chord bearing of NORTH  $46^{\circ}58'13''$  WEST, a chord distance of 100.50 feet to the common west corner of said called 1.42 acre tract and the south corner of a called 1.62 acre tract of land conveyed to Kay Dermer as evidenced by the deed recorded in Instrument No. D205213057 of said Deed Records;
- (3) **THENCE**, NORTH  $45^{\circ}32'40''$  EAST, (called North  $46^{\circ}07'01''$  East) departing said common line and along the common northwest line of said called 1.42 acre tract and southeast line of said called 1.62 acre tract, a distance of 55.84 feet to a "PK" nail set\*\* in the proposed northeast right of way line of said intersection, for the beginning of an Access Denial Line;
- (4) **THENCE**, SOUTH  $65^{\circ}09'38''$  EAST, departing said common line, along the proposed northeast right of way line of said intersection, along this Access Denial line and across said called 1.42 acre tract, a distance of 10.42 feet to a "PK" nail set \*\* for the beginning of a tangent curve to the right, whose center bears South  $24^{\circ}50'22''$  West, a distance of 240.00 feet;
- (5) **THENCE**, Southeasterly, continuing along the proposed northeast right of way line of said intersection, this Access Denial Line and across said called 1.42 acre tract with said curve to the right, through a central angle of  $51^{\circ}23'15''$ , an arc distance of 215.25 feet, a chord bearing of SOUTH  $39^{\circ}28'00''$  EAST, a chord distance of 208.11 feet to a "PK" nail set \*\* for the end of this Access Denial Line in the common southeast line of said called 1.42 acre tract and northwest line of said remainder of a called 18.000 acre tract;
- (6) **THENCE**, SOUTH  $40^{\circ}32'56''$  WEST, (called South  $41^{\circ}06'48''$  West) departing said proposed northeast right of way line and along said common line, a distance of 26.72 feet to the **POINT OF BEGINNING**, containing a calculated area of 13,128 square feet (0.3014 acres) more or less.

Parcel 68  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

\*\* This monument may be replaced by a TxDot Type II Right of Way Marker.

\*\*\* This monument may be replaced by a 2" aluminum cap.

All monument replacements shall occur after the completion of the highway construction project and under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDot.

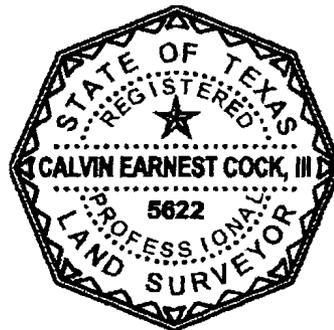
All bearings are on the Texas State Plane Coordinate system, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by TxDot conversion factor of 1.00012.

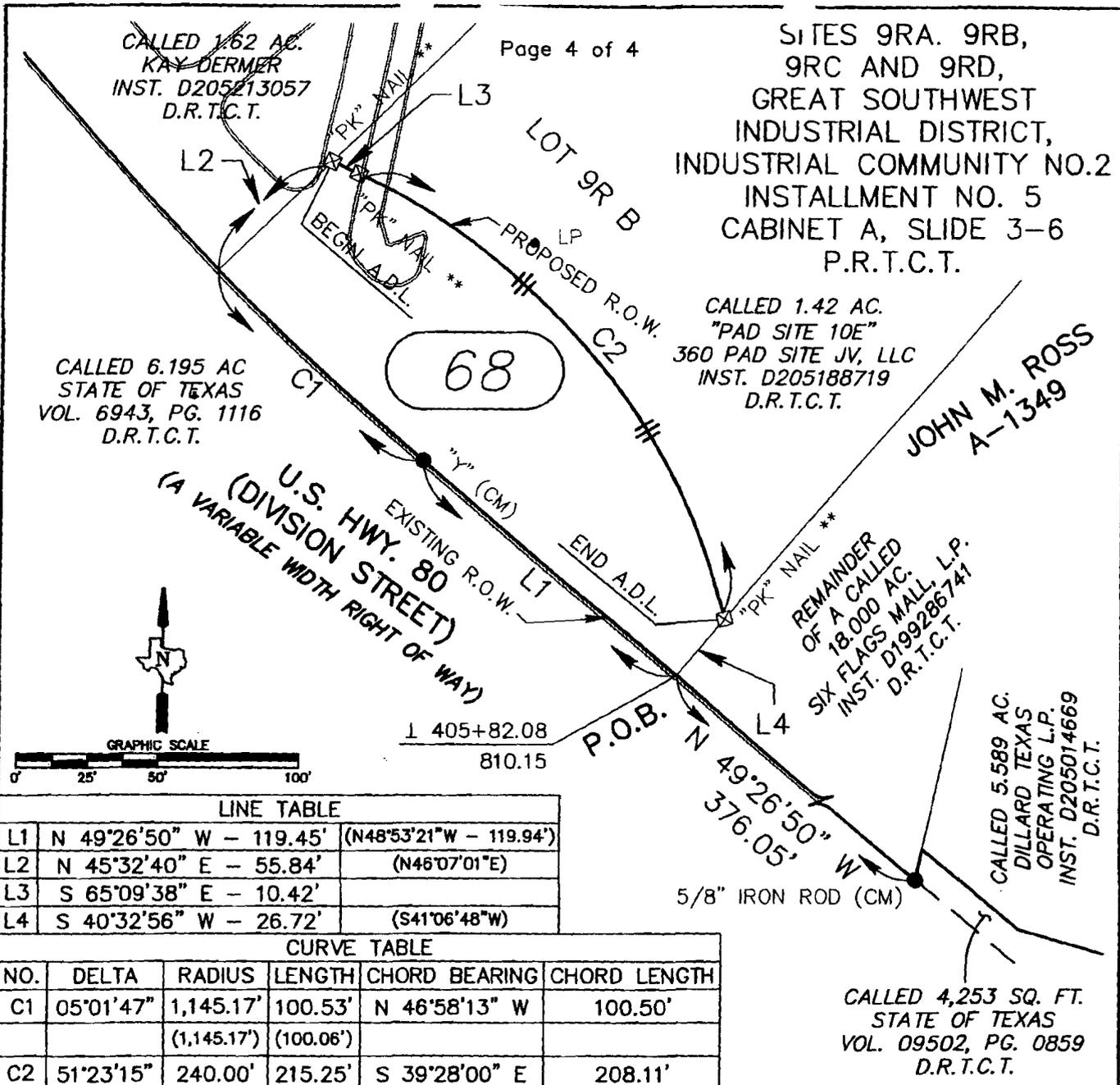
A parcel plat of the same date hereon accompanies this plat.

I, Calvin E. Cock III, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

 2-09-07

Calvin E. Cock III, R.P.L.S.  
Texas Registration No. 5622





SITES 9RA, 9RB,  
9RC AND 9RD,  
GREAT SOUTHWEST  
INDUSTRIAL DISTRICT,  
INDUSTRIAL COMMUNITY NO.2  
INSTALLMENT NO. 5  
CABINET A, SLIDE 3-6  
P.R.T.C.T.

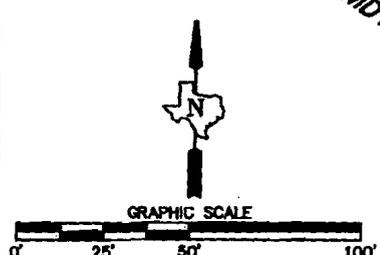
CALLED 1.42 AC.  
"PAD SITE 10E"  
360 PAD SITE JV, LLC  
INST. D205188719  
D.R.T.C.T.

JOHN M. ROSS  
A-1349

REMAINDER  
OF A CALLED  
18,000 AC.  
9X FLAGS MALL, L.P.  
INST. D199286741  
D.R.T.C.T.

CALLED 5.589 AC.  
DILLARD TEXAS  
OPERATING L.P.  
INST. D205014669  
D.R.T.C.T.

CALLED 4,253 SQ. FT.  
STATE OF TEXAS  
VOL. 09502, PG. 0859  
D.R.T.C.T.



LINE TABLE	
L1	N 49°26'50" W - 119.45' (N48°53'21"W - 119.94')
L2	N 45°32'40" E - 55.84' (N46°07'01"E)
L3	S 65°09'38" E - 10.42'
L4	S 40°32'56" W - 26.72' (S41°06'48"W)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	05°01'47"	1,145.17'	100.53'	N 46°58'13" W	100.50'
		(1,145.17')	(100.06')		
C2	51°23'15"	240.00'	215.25'	S 39°28'00" E	208.11'

**LEGEND**

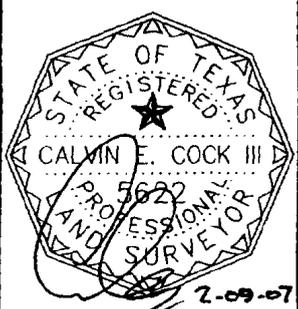
PROPERTY LINE  
EXISTING EASEMENT LINE  
APPROXIMATE SURVEY LINE  
MONUMENTS FOUND - (TYPE NOTED)  
5/8" IRON ROD WITH TxDOT ALUM. CAP SET  
OTHER MONUMENTS SET FOR RIGHT OF WAY, AS NOTED  
OTHER MONUMENTS SET FOR ACCESS DENIAL, AS NOTED  
LAND HOOK  
POINT OF BEGINNING / POINT OF COMMENCING  
DEED RECORDS TARRANT COUNTY TEXAS  
MAP RECORDS TARRANT COUNTY TEXAS  
RECORD INFORMATION  
ACCESS DENIAL LINE (A.D.L.)

== THIS MONUMENT MAY BE REPLACED BY A TxDOT TYPE II RIGHT OF WAY MARKER.  
=== THIS MONUMENT MAY BE REPLACED BY A 2" ALUMINUM CAP.

ALL MONUMENT REPLACEMENTS SHALL OCCUR AFTER THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT AND UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.00012.

A LEGAL DESCRIPTION OF THE SAME DATE HEREON ACCOMPANIES THIS PLAT



**Parcel 68**  
360 PAD  
SITE JV, LLC.

13,128 SQUARE FEET  
(0.3014 ACRES)

STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
2266	02	129	S.H. 360



**COUNTY:** TARRANT  
**HIGHWAY:** SH 360  
**ACCOUNT:** 2266-02-129  
**PARCEL:** 68  
**DATE:** September 19, 2007  
**EXHIBIT B, Page 1 of 1**

**AND IN ADDITION THERETO:**

**Access is prohibited across the “Access Denial Line” to the highway facility from the abutting remainder property.**

Parcel 67  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

**BEING** a 3,745 square foot tract of land situated in the John M. Ross Survey, Abstract No. 1349, City of Arlington, Tarrant County, Texas, being part of a called 1.62 acre tract of land conveyed to Kay Dermer as evidenced by the deed recorded in Instrument No. D205213057 of the Deed Records Tarrant County, Texas, being part of Lot 9R B, of "Sites 9RA, 9RB, 9RC AND 9RD, GREAT SOUTHWEST INDUSTRIAL DISTRICT, INDUSTRIAL COMMUNITY NO. 2, INSTALLMENT NO. 5", an addition to the City of Arlington recorded in Cabinet A, Slide 3 through 6 of the Plat Records of Tarrant County, Texas, said 3,745 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at 5/8 inch iron rod found (controlling monument) for the Southeast corner of the remainder of a called 18.000 acre tract of land conveyed to Six Flags Mall, L.P. as evidenced by the deed recorded as Instrument No. D199286741 of said Deed Records, common to the most Northerly Southwest corner of a called 4,253 square foot tract of land conveyed to the State of Texas, for U.S. Highway 80 (Division Street, a variable width right of way), as evidenced by the deed recorded in Volume 09502, Page 0859, of said Deed Records, said corner being in the existing northeasterly right of way line located at the intersection of U.S. Highway 80 with S.H. 360, a called 6.195 acre tract of land conveyed to the State of Texas for S.H. 360, as evidenced by the deed recorded in Volume 6943, Page 1116 of said Deed Records;

**THENCE**, NORTH 49°26'50" WEST, along the common southwest line of said remainder of a called 18.000 acre tract and existing northeasterly right of way line of said intersection, passing at distance of 376.05 feet the west corner of said remainder of a called 18.000 acre tract and the south corner of a called 1.42 acre tract of land (designated "PAD SITE 10E") conveyed to 360 Pad Site JV, LLC as evidenced by the deed recorded in Instrument No. D205188719 of said Deed Records, continuing along the common southwest line of said called 1.42 acre tract and existing northeasterly right of way line of said intersection, a total distance of 495.50 feet to a "Y" in concrete found (controlling monument) for the beginning of a non-tangent curve to the right, whose center bears North 40°30'53" East, a distance of 1,145.17 feet;

**THENCE**, Northwesterly, continuing along said common line, with said curve to the right, through a central angle of 05°01'47", an arc distance of 100.53 feet, a chord bearing of NORTH 46°58'13"

Parcel 67  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

WEST, and a arc distance of 100.50 feet to the common west corner of said called 1.42 acre tract and the south corner of said called 1.62 acre tract, for the **POINT OF BEGINNING**, said point being 646.96 feet east of and at a right angle to proposed centerline station 404+27.82 of said S.H. 360;

- (1) **THENCE**, Northwesterly, along the common southwest line of said called 1.62 acre tract and existing northeasterly right of way line of said intersection, continuing along said curve to the right (called 1,145.17 feet), through a central angle of  $06^{\circ}26'47''$ , an arc distance of 128.84 feet, a chord bearing of NORTH  $41^{\circ}13'56''$  WEST, and a chord distance of 128.78 feet to an "X" set \*\* in a concrete curb in the proposed northeast right of way line of said intersection, for the beginning of an Access Denial Line;
- (2) **THENCE**, SOUTH  $65^{\circ}09'38''$  EAST, departing said common line, along the proposed northeast right of way line of said intersection, along this Access Denial Line and across said called 1.62 acre tract, a distance of 137.45 feet to a "PK" nail set\*\* for the end of this Access Denial Line in the common southeast line of said called 1.62 acre tract and northwest line of said called 1.42 acre tract;
- (3) **THENCE**, SOUTH  $45^{\circ}32'40''$  WEST, (called South  $46^{\circ}07'01''$  West) departing said proposed northeast right of way line and along said common line, a distance of 55.84 feet to the **POINT OF BEGINNING**, containing a calculated area of 3,745 square feet (0.0860 acres) more or less.

\*\* This monument may be replaced by a TxDot Type II Right of Way Marker.

\*\*\* This monument may be replaced by a 2" aluminum cap.

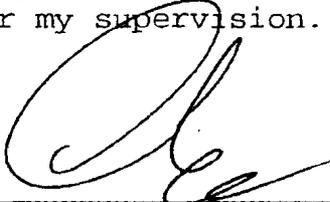
Parcel 67  
S.H. 360  
ROW CSJ: 2266-02-129  
2-09-2007

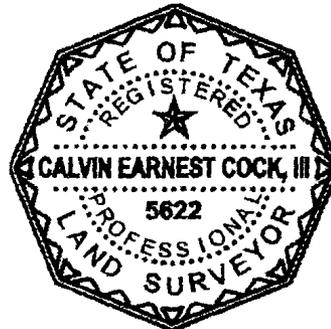
All monument replacements shall occur after the completion of the highway construction project and under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDot.

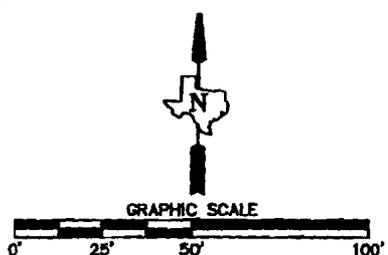
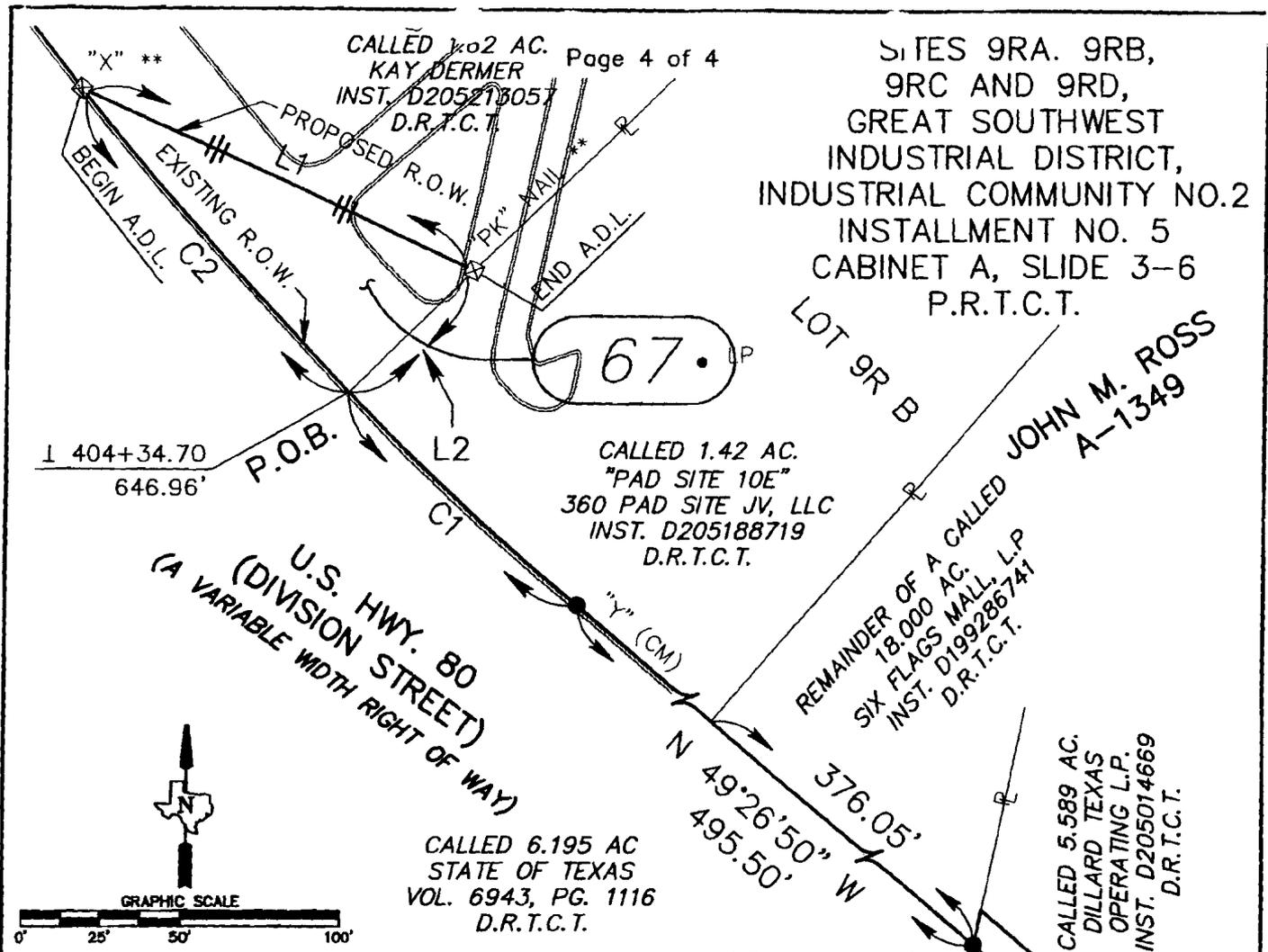
All bearings are on the Texas State Plane Coordinate system, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by TxDot conversion factor of 1.00012.

A parcel plat of the same date hereon accompanies this plat.

I, Calvin E. Cock III, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

  
2-09-07  
\_\_\_\_\_  
Calvin E. Cock III, R.P.L.S.  
Texas Registration No. 5622





LINE TABLE			
L1	S 65°09'38" E	- 137.45'	
L2	S 45°32'40" W	- 55.84'	(S46°07'01"W)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	05°01'47"	1,145.17'	100.53'	N 46°58'13" W	100.50'
C2	6°26'47"	1,145.17'	128.84'	N 41°13'56" W	128.78'
		(1,145.17')			

**LEGEND**

PROPERTY LINE  
EXISTING EASEMENT LINE  
APPROXIMATE SURVEY LINE  
MONUMENTS FOUND - (TYPE NOTED)  
5/8" IRON ROW WITH TIDOT ALUM. CAP SET  
OTHER MONUMENTS SET FOR RIGHT OF WAY, AS NOTED  
OTHER MONUMENTS SET FOR ACCESS DENIAL, AS NOTED  
LAND HOOK  
POINT OF BEGINNING / POINT OF COMMENCING  
DEED RECORDS TARRANT COUNTY TEXAS  
MAP RECORDS TARRANT COUNTY TEXAS  
RECORD INFORMATION  
ACCESS DENIAL LINE (A.D.L.)

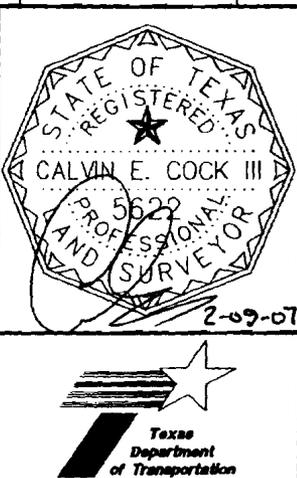
P.O.B. / P.O.C.  
D.R.T.C.T.  
M.R.T.C.T.  
(000000)

\*\* THIS MONUMENT MAY BE REPLACED BY A TIDOT TYPE II RIGHT OF WAY MARKER.  
\*\*\* THIS MONUMENT MAY BE REPLACED BY A 2" ALUMINUM CAP.

ALL MONUMENT REPLACEMENTS SHALL OCCUR AFTER THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT AND UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TIDOT.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TIDOT CONVERSION FACTOR OF 1.00012.

A LEGAL DESCRIPTION OF THE SAME DATE HEREON ACCOMPANIES THIS PLAT. 2-09-2007



**Parcel 67**  
KAY DERMER  
3,745 SQUARE FEET  
(0.0860 ACRES)

STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
2266	02	129	S.H. 360

**COUNTY:** TARRANT  
**HIGHWAY:** SH 360  
**ACCOUNT:** 2266-02-129  
**PARCEL:** 67  
**DATE:** September 19, 2007  
**EXHIBIT B, Page 1 of 1**

**AND IN ADDITION THERETO:**

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

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 602+01.27 100.00' LT  
                  To:     Sta. 604+60.58 100.00' LT  
Parcel No.: 12

LEGAL DESCRIPTION FOR PARCEL NO. 12  
(0.234 ACRE)

BEING all of that certain tract or parcel of land containing 0.234 acre, more or less, situated in the Enoch Jones Survey, Abstract No. 380, Angelina County, Texas, and being a portion of that called 1.240 acre tract of land described in a Deed from Curtis Ray Crawford and wife, Rebecca Crawford to Pete E. Webb and wife, Cheryl A. Webb, dated July 19, 1994, and recorded in Volume 975, Page 616, of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made for any and all purposes and being 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 x 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 northeasterly right-of-way (ROW) line of U.S. Highway 69, same being an Access Denial line, with the northerly line of the referenced tract, same being a southerly line of a residual portion of that called 86.078 acre tract described in a Deed from Myrtie Riley Clegg to Doris Clegg Hayes, and recorded in Volume 567, Page 773, RPRACT, and being 100.00 feet Left of baseline Station 602+01.27 and has N.A.D. 83 State Plane Grid coordinate values of X=4097758.3352 and Y=10468648.5562 and from which a concrete monument found for a northeast corner of the referenced tract bears N 58°32'27" E 169.67 feet;

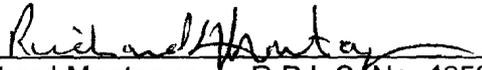
1. THENCE S 31°28'47" E, along said proposed ROW line of U.S. Highway 69, along said Access Denial line, passing at 18.73 feet a TxDOT COA monument (TxDOT COA monument is a 5/8-inch x 24-inch iron rod with a "Texas Department of Transportation Control of Access Point" aluminum disk) set for the end of said Access Denial line, and being 100.00 feet Left of baseline Station 602+20.00, continuing along said ROW line, passing at 68.73 feet a TxDOT COA monument set for the beginning of an Access Denial line, and being 100.00 feet Left of baseline Station 602+70.00, continuing along said proposed northeasterly ROW line, along said Access Denial line, for a total distance of 259.31 feet to a typical TxDOT monument set in the southerly line of the referenced tract, same being the northerly line of a 0.76 acre residual portion of that called 2 acre tract described in a Deed from Curtis Ray Crawford, Jr. and Rebecca Crawford to Curtis Ray Crawford, Sr. and Patricia Ann Crawford, and recorded in Volume 1471, Page 12, RPRACT, and being 100.00 feet Left of baseline Station 604+60.58, and from which a 1/2-inch iron rod set for the southeast corner of the referenced tract bears N 58°30'50" E 169.84 feet;
2. THENCE S 58°30'50" W 39.31 feet along the common line of the referenced tract and said Crawford tract to a 1/2-inch iron rod set in the existing northeasterly ROW line of U.S. Highway 69 for the southwest corner of the referenced tract, same being the northwest corner of the Crawford tract;

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 602+01.27 100.00' LT  
                  To:     Sta. 604+60.58 100.00' LT  
Parcel No.: 12

3. THENCE N 31°28'47" W 259.32 feet along said existing northeasterly ROW line to a 1/2-inch iron rod set for the northwest corner of the referenced tract, same being a southwesterly corner of said Hayes tract;
4. THENCE N 58°32'27" E 39.31 feet along the common line of the referenced tract and said Hayes tract to the POINT OF BEGINNING and containing 0.234 acre of land, 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:** All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.

  
Richard Montague, R.P.L.S. No. 4656  
Lufkin, Texas Date 8-03-06





County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 626+90.43 115.00' RT  
                  To:     Sta. 643+58.20 115.00' RT  
Parcel No.: 21

**LEGAL DESCRIPTION FOR PARCEL NO. 21**  
**(2.132 ACRES)**

BEING all of that certain tract or parcel of land containing 2.132 acres, more or less, situated in the James Brashear Survey, Abstract No. 101, Angelina County, Texas, and being a portion of a residual of that called 140.665 acre tract of land described in a Deed from Lawrence Lee Satterfield and Marilyn Satterfield Hightower to John David Renfro, dated February 19, 2003, and recorded in Volume 1728, Page 309, of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made for any and all purposes and being 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 x 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 southwest right-of-way (ROW) line of U.S. Highway 69, same being an Access Denial line, with the northerly line of the referenced tract, same being the southerly line of a residual portion of that called 56.76 acre tract described in a Deed from Coy J. Johnson and wife, Joyce Johnson to Charles F. Lundstedt and wife, Melba J. Lundstedt, and recorded in Volume 1041, Page 266, RPRACT, and being 115.00 feet Right of baseline Station 626+90.43 and has N.A.D. 83 State Plane Grid coordinate values of X=4098874.8056 and Y=10466413.4652 and from which a concrete monument found for a northwest corner of the referenced tract bears S 86° 38' 55" W 2027.15 feet;

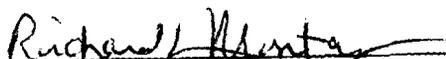
1. THENCE N 86°38'55" E 63.15 feet along the common line of the referenced tract and said Lundstedt tract, to a concrete monument found at the point of intersection of the northerly line of the referenced tract with the existing southwesterly ROW line of U.S. Highway 69, same being the southeast corner of said Lundstedt tract;
2. THENCE S 31°28'47" E 1667.32 feet along said existing southwest ROW line to a 1/2-inch iron rod set for a southeasterly corner of the referenced tract, same being a northeasterly corner of a called 48.53 acre tract described as the "Second Tract" in a Deed from Robert Page, et al, to Garry Leon Evett and wife, Aletha Janette Mosley Evett, and recorded in Volume 993, Page 831, RPRACT;
3. THENCE S 86°17'20" W 62.94 feet along the common line of the referenced tract and said Evett tract to a typical TXDOT monument set in said proposed southwest ROW line of U.S. Highway 69, same being an Access Denial line, and being 115.00 feet Right of baseline Station 643+58.20, and from which a 1/2-inch iron rod found for the northwest corner of said Evett tract bears S 86°17'20" W 1140.80 feet;

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 626+90.43 115.00' RT  
                  To:     Sta. 643+58.20 115.00' RT  
Parcel No.: 21

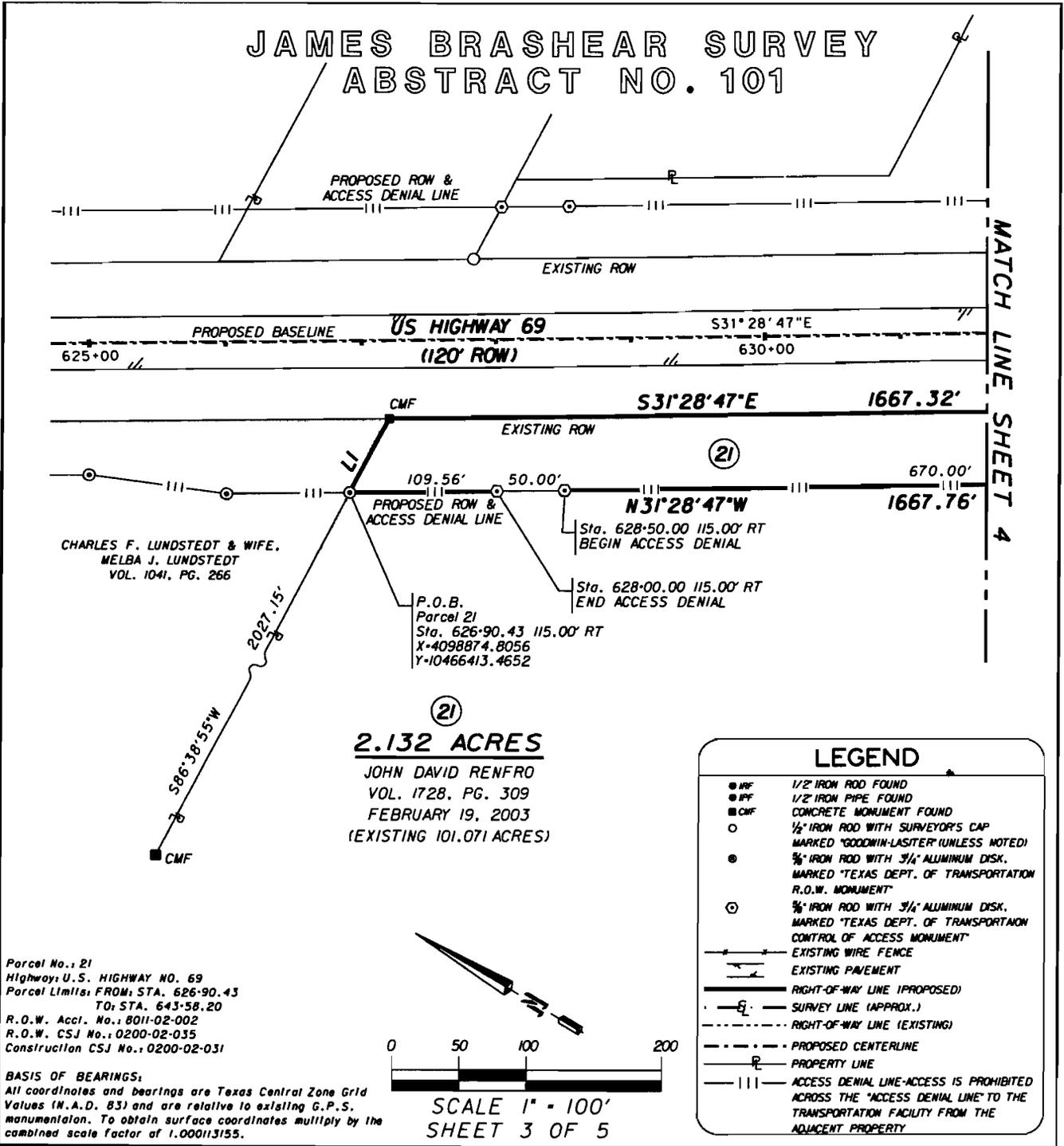
4. THENCE N 31°28'47" W, along said proposed southwest ROW line of U.S. Highway 69, along said Access Denial line, passing at 788.20 feet a TxDOT COA monument (TxDOT COA monument is a 5/8-inch x 24-inch iron rod with a "Texas Department of Transportation Control of Access Point" aluminum disk) set for the end of said Access Denial line, and being 115.00 feet Right of baseline Station 635+70.00, continuing along said ROW line, passing at 838.20 feet a TxDOT COA monument set for the beginning of an Access Denial line, and being 115.00 feet Right of baseline Station 635+20.00, continuing along said ROW line, along said Access Denial line, passing at 1508.20 feet a TxDOT COA monument set for the end of said Access Denial line, and being 115.00 feet Right of baseline Station 628+50.00, continuing along said ROW line, passing at 1558.20 feet a TxDOT COA monument set for the beginning of an Access Denial line, and being 115.00 feet Right of baseline Station 628+00.00, and continuing for a total distance 1667.76 feet along said proposed southwest ROW line, along said Access Denial line to the POINT OF BEGINNING and containing 2.132 acres of land, 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:** All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.

  
Richard Montague, R.P.L.S. No. 4656  
Lufkin, Texas     Date 8-03-06





I, RICHARD L. MONTAGUE, 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.

*Richard L. Montague*  
Richard L. Montague  
Registered Professional Land Surveyor  
No. 4656 - State of Texas  
Date: 8-03-06

A Legal Description of even date accompanies this plat.



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

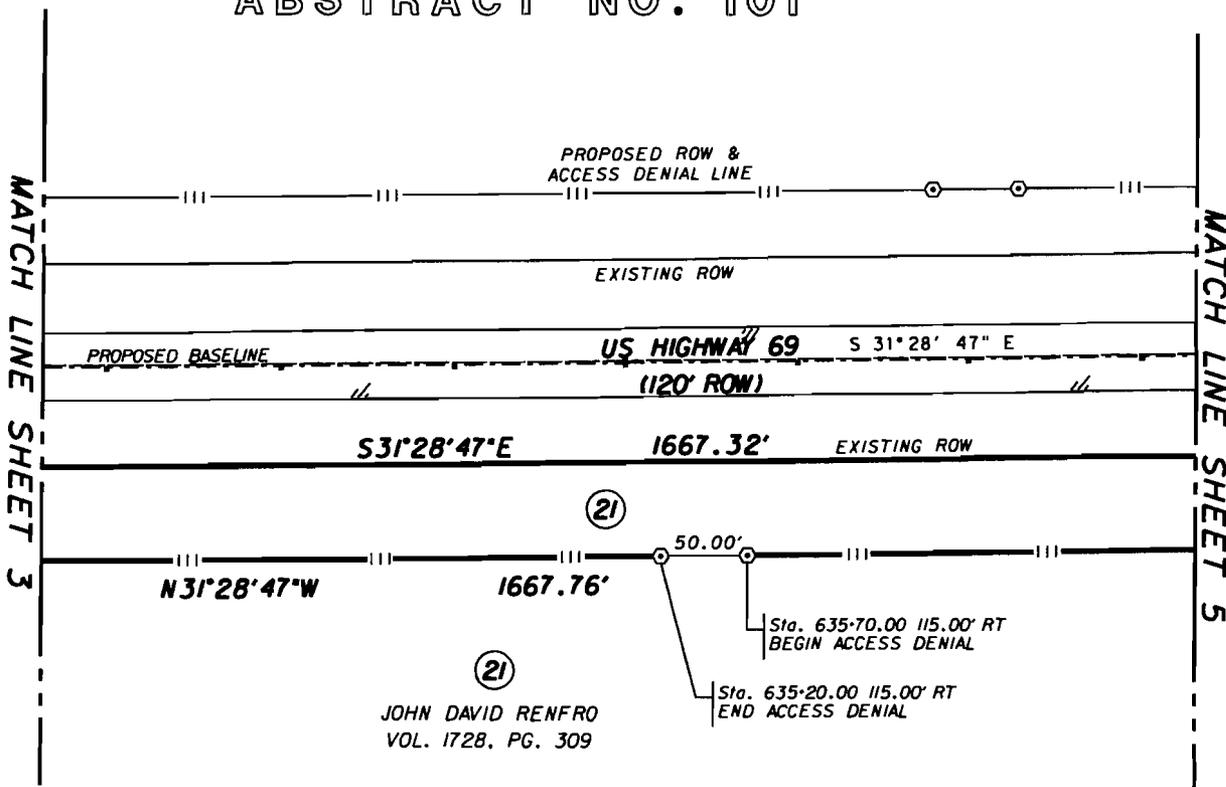
1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com  
1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • ctes@goodwinlasiter.com

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
4-12-2006	KHL	MLA	RLM	410088	1" = 100'

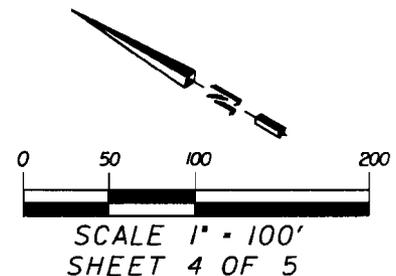
SURVEY PLAT OF A 2.132 ACRE TRACT OF LAND SITUATED IN THE JAMES BRASHEAR SURVEY, A-101 ANGELINA COUNTY, TEXAS

PARCEL NO. **21**

# JAMES BRASHEAR SURVEY ABSTRACT NO. 101



LINE NO.	BEARING & DISTANCE
L-1	N 86°38'55" E 63.15'
L-2	S 86°17'20" W 62.94'



Parcel No.: 21  
Highway: U.S. HIGHWAY NO. 69  
Parcel Limits: FROM: STA. 626+90.43  
TO: STA. 643+58.20  
R.O.W. Acct. No.: 8011-02-002  
R.O.W. CSJ No.: 0200-02-035  
Construction CSJ No.: 0200-02-031

**BASIS OF BEARINGS:**  
All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.

A Legal Description of even date accompanies this plat.

G-L

GOODWIN-LASITER, INC.

ENGINEERS-ARCHITECTS  
SURVEYORS

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

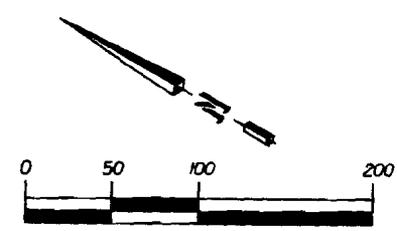
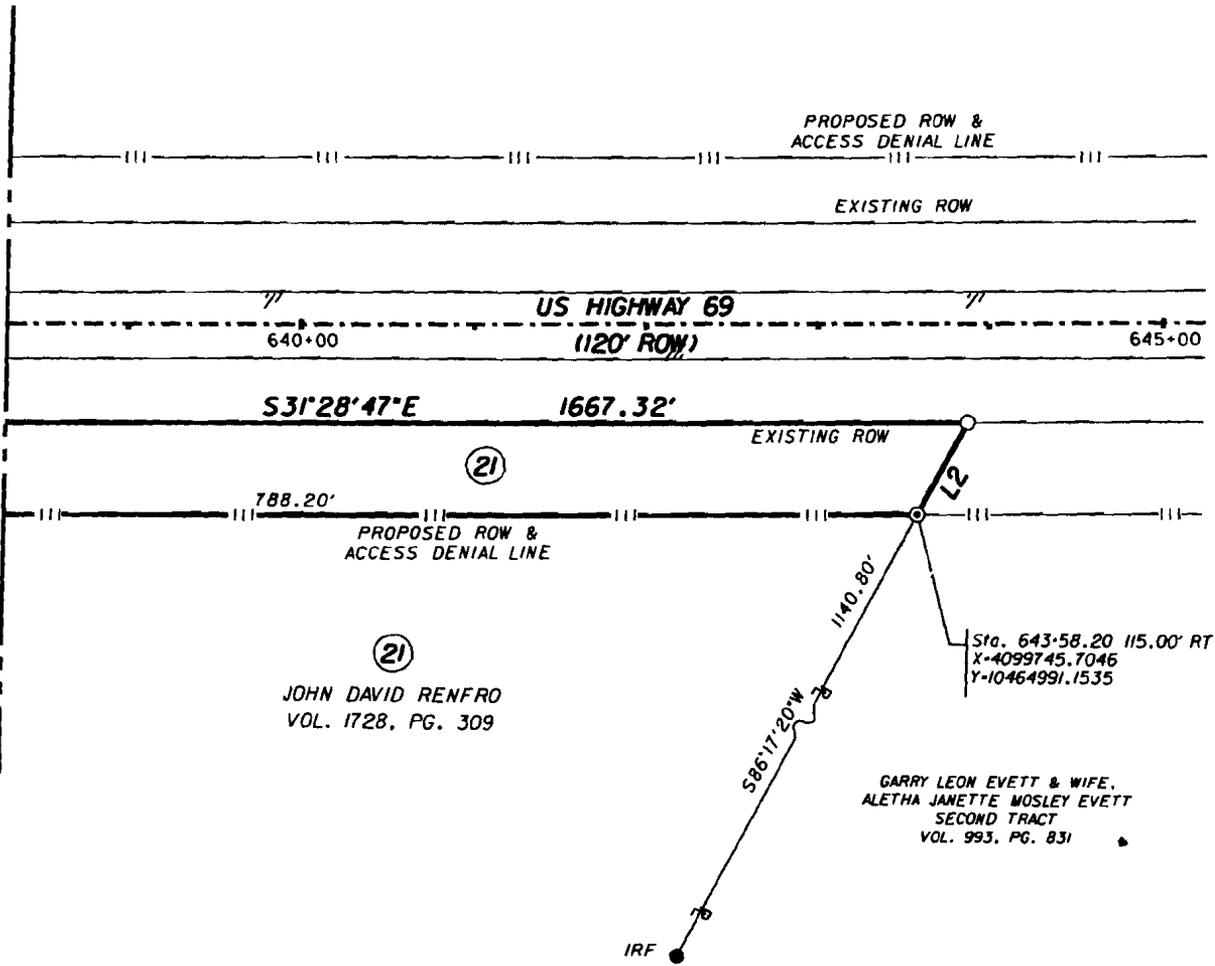
DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
4-12-2006	KHL	MLA	RLM	410088	1" = 100'

SURVEY PLAT OF A 2.132 ACRE TRACT OF LAND SITUATED IN THE JAMES BRASHEAR SURVEY, A-101 ANGELINA COUNTY, TEXAS

PARCEL NO.  
21

# JAMES BRASHEAR SURVEY ABSTRACT NO. 101

MATCH LINE SHEET 4



Parcel No.: 21  
Highway: U.S. HIGHWAY NO. 69  
Parcel Limits: FROM: STA. 626+90.43  
TO: STA. 643+58.20  
R.O.W. Acct. No.: 8011-02-002  
R.O.W. CSJ No.: 0200-02-035  
Construction CSJ No.: 0200-02-031

**BASIS OF BEARINGS:**  
All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.00013155.

A Legal Description of even date accompanies this plat.

<b>G-L</b>		<b>GOODWIN-LASITER, INC.</b>			
		ENGINEERS-ARCHITECTS SURVEYORS			
1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com 1509 EMERALD POINT, SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 686-6767 • ctext@goodwinlasiter.com					
DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
4-12-2006	KHL	MLA	RLM	410088	1" = 100'
SURVEY PLAT OF A 2.132 ACRE TRACT OF LAND SITUATED IN THE JAMES BRASHEAR SURVEY, A-101 ANGELINA COUNTY, TEXAS					PARCEL NO. <b>21</b>

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 896+80.76 140.00' LT  
                  To:     Sta. 904+40.38 140.00' LT  
Parcel No.: 77

LEGAL DESCRIPTION FOR PARCEL NO. 77  
(0.944 ACRE)

BEING all of that certain tract or parcel of land containing 0.944 acre, more or less, situated in the Daniel McGraw Survey, Abstract No. 448, Angelina County, Texas, and being a portion of that called 45 acre tract of land described in a Deed from Paul Clark to Robin Brashear, dated November 4, 2004, and recorded in Volume 2115, Page 186, of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made for any and all purposes and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a TxDOT COA monument (TxDOT COA monument is a 5/8-inch x 24-inch iron rod with a "Texas Department of Transportation Control of Access Point" aluminum disk) set for the end of an Access Denial line (which bears northwest), at the point of intersection of the proposed northeasterly right-of-way (ROW) line of U.S. Highway 69 with the westerly line of the referenced tract, same being the easterly line of that called 39.23 acre tract described in a Deed from Evan Robert Hawes, et ux, Barbara Ann Hawes to Elvis F. La Buff, et ux, Jeanie M. La Buff, dated January 4, 2000, and recorded in Volume 1243, Page 891, RPRACT, and being 140.00 feet Left of baseline Station 896+80.76 and has N.A.D. 83 State Plane Grid coordinate values of X=4121129.4219 and Y=10452321.4185 and from which a concrete monument found for a northwesterly corner of the referenced tract bears N 03°16'00" W 1486.24 feet;

1. THENCE S 61°36'59" E, passing at 50.00 feet a TxDOT COA monument set for the beginning of an Access Denial line, and being 140.00 feet Left of baseline Station 897+30.76, and continuing for a total distance of 759.62 feet, along said proposed northeasterly ROW line of U.S. Highway 69, along said Access Denial line, to a typical TxDOT monument (typical TxDOT monument is a 5/8-inch x 24-inch iron rod with a "Texas Department of Transportation Right of Way Monument" aluminum disk) set in the southerly line of the referenced tract, same being a northerly line of that called 98.88 acre tract owned by Temple-Eastex Incorporated via a Certificate of Ownership and Merger, dated December 4, 1974, and recorded in Volume 421, Page 495, RPRACT, and being described in a Deed from Elizabeth P. Crane, Individually and as Independent Executrix of the Estate of G.W. Burkitt, Jr. and George W. Burkitt to Southern Pine Lumber Company, dated July 3, 1941, and recorded in Volume 98, page 289, RPRACT, and being 140.00 feet Left of baseline Station 904+40.38, and from which a 1/2-inch iron rod found for the southeasterly corner of the referenced tract, bears N 86°51'57" E 496.08 feet;
2. THENCE S 86°51'57" W 113.57 feet along the common line of said tracts to a 1-inch iron pipe found in the northeasterly line of that tract conveyed by a Deed from Southern Pacific Transportation Company to the State of Texas, dated December 23, 1994, and recorded in Volume 994, Page 599, RPRACT, for a southwesterly corner of the referenced tract, same being a westerly corner of

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 896+80.76 140.00' LT  
                  To:     Sta. 904+40.38 140.00' LT  
Parcel No.: 77

said Temple-Eastex tract, and also being the easterly southeast corner of that tract described in an Easement Deed (first tract) from Mikel Carter, et ux, to the Texas and New Orleans Railroad Company (T & NO RR) dated January 4, 1900 and recorded in Volume 3, Page 457, RPRACT, and a northerly northeast corner of that tract described in an Easement Deed from E.J. Mantooth and W.J. Townsend to the T & NO RR, dated January 13, 1900, and recorded in Volume 3, page 394 RPRACT;

3. THENCE N 61°36'56" W 626.21 feet ,along the common line of said tracts, to a 1/2-inch iron pipe found for a southwesterly corner of the referenced tract, same being a southeasterly corner of said La Buff tract;
4. THENCE N 03°16'00" W 69.74 feet along the common line of said tracts to the POINT OF BEGINNING and containing 0.944 acre of land, 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:** All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.

  
Richard Montague, R.P.L.S. No. 4656  
Lufkin, Texas     Date 8-03-06



# DANIEL MCGRAW SURVEY ABSTRACT NO. 448

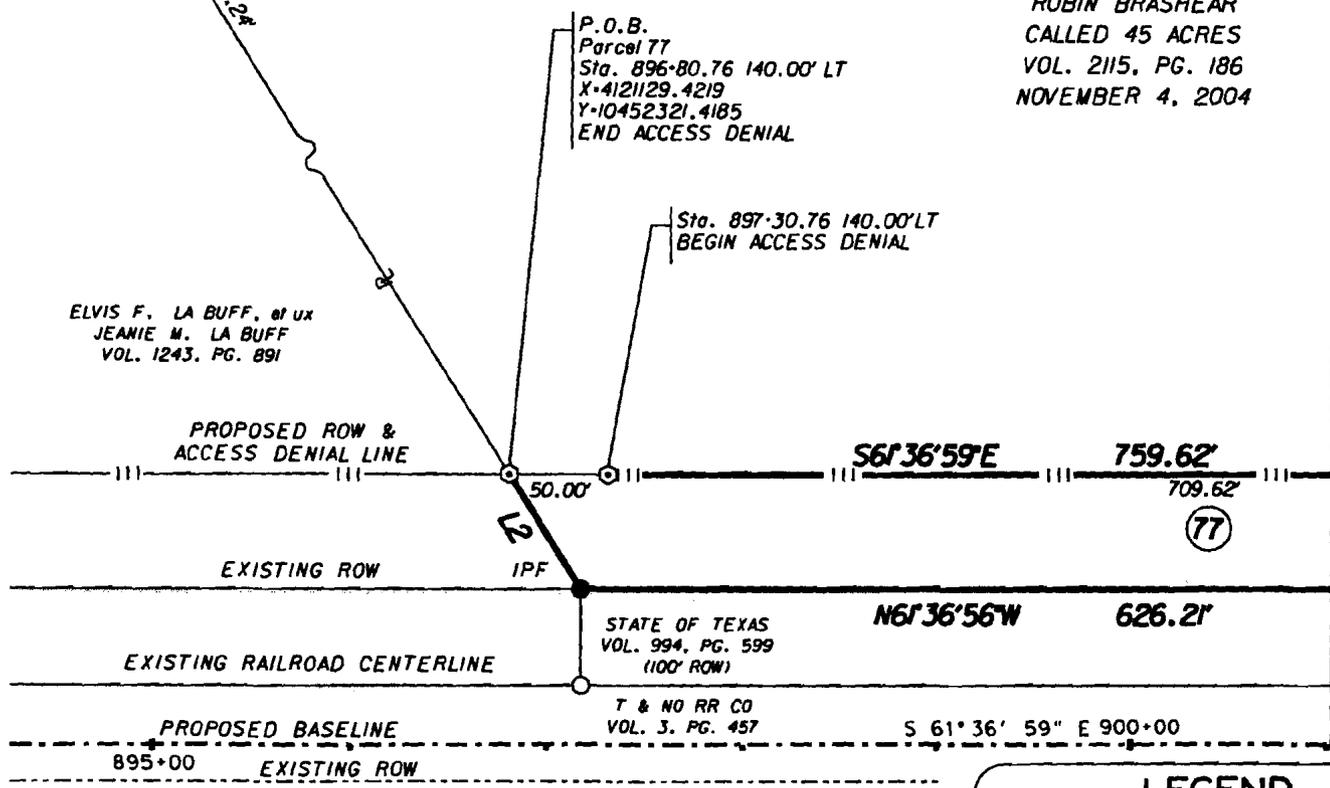
**77**  
**0.944 ACRE**  
ROBIN BRASHEAR  
CALLED 45 ACRES  
VOL. 2115, PG. 186  
NOVEMBER 4, 2004

ELVIS F. LA BUFF, et ux  
JEANIE M. LA BUFF  
VOL. 1243, PG. 891

P.O.B.  
Parcel 77  
Sta. 896+80.76 140.00' LT  
X=4121129.4219  
Y=10452321.4185  
END ACCESS DENIAL

Sta. 897+30.76 140.00' LT  
BEGIN ACCESS DENIAL

MATCH LINE SHEET 4



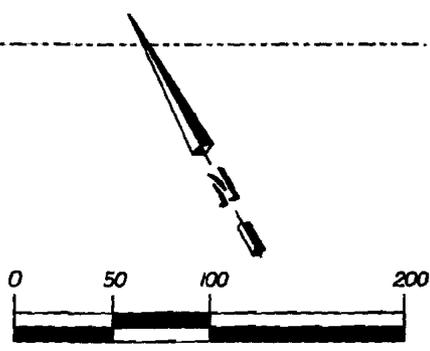
**US HIGHWAY 69  
(ROW VARIES)**

### LEGEND

- IPF 1/2" IRON PIPE FOUND
- IPF 1/2" IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- 1/2" IRON ROD WITH SURVEYOR'S CAP MARKED "GOODWIN-LASITER (UNLESS NOTED)
- ⊙ 3/8" IRON ROD WITH 3/4" ALUMINUM DISK, MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
- ⊙ 3/8" IRON ROD WITH 3/4" ALUMINUM DISK, MARKED "TEXAS DEPT. OF TRANSPORTATION CONTROL OF ACCESS MONUMENT"
- — — EXISTING WIRE FENCE
- — — EXISTING PAVEMENT
- — — RIGHT-OF-WAY LINE (PROPOSED)
- — — SURVEY LINE (APPROX.)
- — — RIGHT-OF-WAY LINE (EXISTING)
- — — PROPOSED CENTERLINE
- — — PROPERTY LINE
- ||| ACCESS DENIAL LINE-ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY

Parcel No.: 77  
Highway, U.S. HIGHWAY NO. 69  
Parcel Limits, FROM, STA. 896+80.76  
TO, STA. 904+40.38  
R.O.W. Acct. No.: 8011-02-002  
R.O.W. CSJ No.: 0200-02-035  
Construction CSJ No.: 0200-02-031

**BASIS OF BEARINGS:**  
All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.



SCALE 1" = 100'  
SHEET 3 OF 4

I, RICHARD L. MONTAGUE, 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.

*Richard L. Montague*  
Richard L. Montague  
Registered Professional Land Surveyor  
No. 4656 - State of Texas



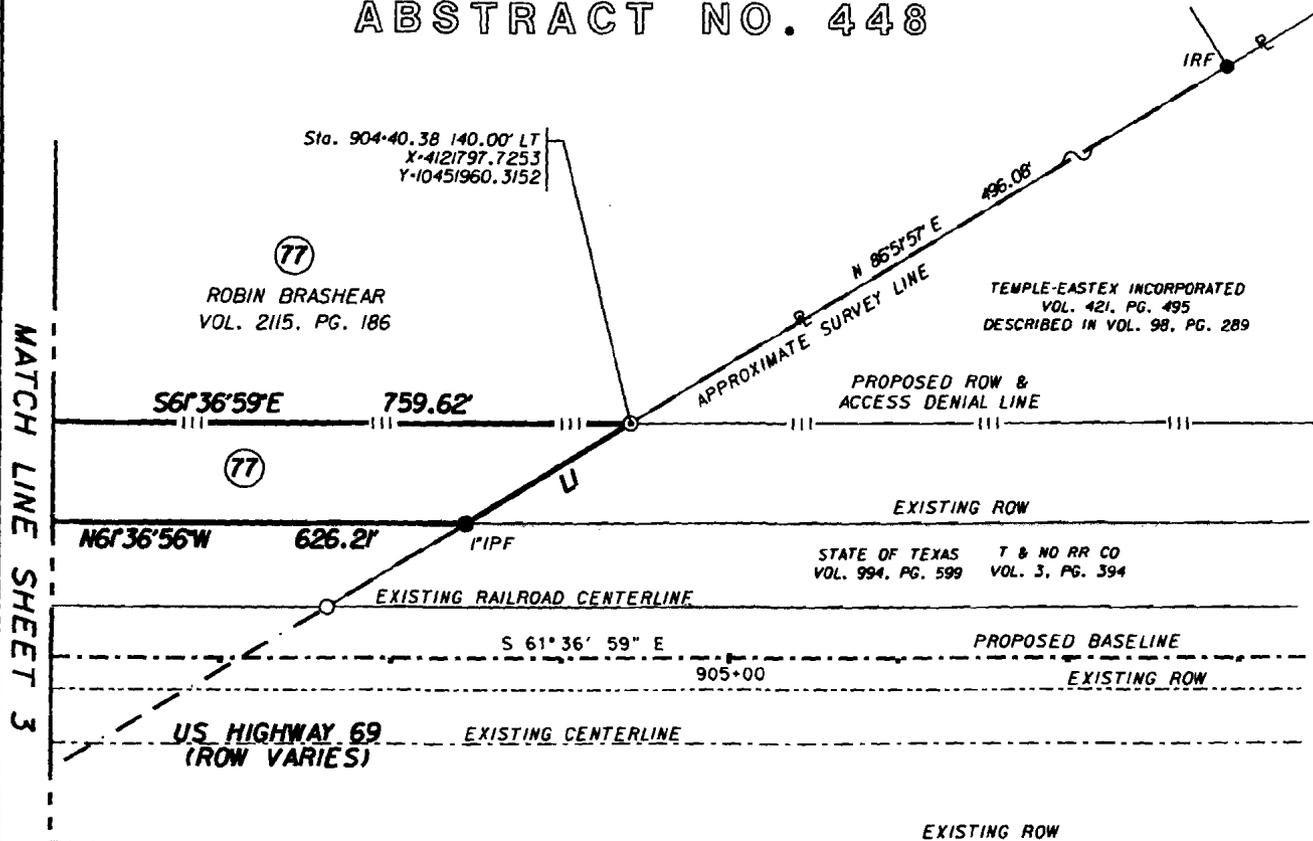
**GOODWIN-LASITER, INC.**  
ENGINEERS-ARCHITECTS  
SURVEYORS

1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • [admin@goodwinlasiter.com](mailto:admin@goodwinlasiter.com)  
1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • [clx@goodwinlasiter.com](mailto:clx@goodwinlasiter.com)

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
4-12-2006	KHL	MLA	RLM	410088	1" = 100'

SURVEY PLAT OF A 0.944 ACRE PARCEL NO.

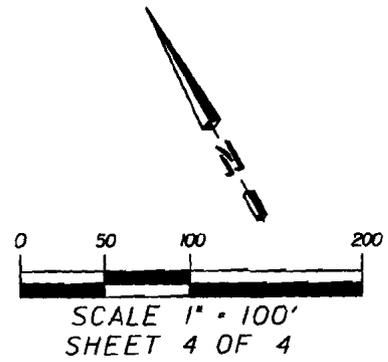
DANIEL MCGRAW SURVEY  
ABSTRACT NO. 448



MATCH LINE SHEET 3

AMENTA SHIELDS SURVEY  
ABSTRACT NO. 556

LINE NO.	BEARING & DISTANCE
L-1	S 86°51'57" W 113.57'
L-2	N 03°16'00" W 69.74'



Parcel No.: 77  
Highway, U.S. HIGHWAY NO. 69  
Parcel Limits, FROM, STA. 896+80.76  
TO, STA. 904+40.38  
R.O.W. Acct. No.: 8011-02-002  
R.O.W. CSJ No.: 0200-02-035  
Construction CSJ No.: 0200-02-031

**BASIS OF BEARINGS:**  
All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.00013155.

A Legal Description of even date accompanies this plat.

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

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
4-12-2006	KHL	MLA	RLM	410088	1" = 100'

SURVEY PLAT OF A 0.944 ACRE TRACT OF LAND SITUATED IN THE DANIEL MCGRAW SURVEY, A-448 ANGELINA COUNTY, TEXAS

PARCEL NO.  
**77**

County: Henderson  
Highway: US Highway 175  
Limits: 1.1 Miles East of Loop 60 at Larue to  
1.9 Miles Southeast of FM 315 (Anderson County Line)  
Construction CSJ: 0198-02-027  
ROW CSJ: 0198-02-028

**Parcel 124**  
**Property Description**

Being a 1.748 acre (76,135 square feet) parcel of land situated in the I.W. Burton Survey, Abstract Number 3, Henderson County, Texas, being a portion of that certain tract of land as described in deed to L.C. Westbrooks, as recorded in Volume 256, Page 622, Deed Records, Henderson County, Texas (DRHCT) and being more particularly described as follows:

**Commencing** at a fence post found at the North corner of said Westbrooks tract and the East corner of that certain tract of land described in deed to W.C. Pritchett and Mary Pritchett, as recorded in Volume 841, Page 532, DRHCT;

Thence South  $36^{\circ}03'44''$  West, along the Northwest line of said Westbrooks tract and the Southeast line of said Pritchett tract, a distance of 85.01 feet to a  $\frac{5}{8}$  inch iron rod with plastic cap stamped Texas Department of Transportation (TxDOT) set in the proposed Northerly right-of-way line of U.S. Highway No. 175 at the beginning of the Control of Access line and in a curve to the left, also being 150.00 feet Northeasterly of and at right angles to proposed centerline survey station 940+80.27 and the **POINT OF BEGINNING**;

- 1) Thence 293.28 feet along the proposed Northerly right-of-way line of U.S. Highway No. 175, the Control of Access line and the arc of said curve to the left through a central angle of  $06^{\circ}11'23''$ , a radius of 2,714.79 feet and a long chord which bears South  $68^{\circ}33'38''$  East, 293.14 feet to a TxDOT Type II monument set in the Northeast line of said Westbrooks tract and the Southwest line of that certain tract of land described as the Second Tract in deed to Homer Ferrell Clayton et ux, Janet Clayton, as recorded in Volume 283, Page 72, DRHCT, and the end of the Control of Access line;
- 2) Thence South  $51^{\circ}42'56''$  East, along the Northeast line of said Westbrooks tract and the Southwest line of said Second Tract, a distance of 87.68 feet to the East corner of said Westbrooks tract;
- 3) Thence South  $35^{\circ}33'46''$  West, along the Southeast line of said Westbrooks tract and the southernmost Northwest line of that certain tract of land described as the First Tract in deed to Homer Ferrell Clayton et ux, Janet Clayton, as recorded in Volume 282, Page 253, DRHCT, a distance of 242.84 feet to the South corner of said Westbrooks tract and the East corner of that certain tract of land described in deed to Southern Pacific Company, as recorded in Volume 695, Page 683, DRHCT and the beginning of a curve to the right;

August 24, 2005  
Parcel 124  
Revised 06-22-06

- 4) Thence 96.00 feet along the Southwest line of said Westbrooks, the Northeast line of said Southern Pacific tract and the arc of said curve to the right through a central angle of  $01^{\circ}06'36''$ , a radius of 4,955.73 feet and a long chord which bears North  $72^{\circ}46'08''$  West, 96.00 feet to an angle point in the Southwest line of said Westbrooks;
- 5) Thence North  $20^{\circ}34'32''$  East, along the Southwest line of said Westbrooks tract and the Northeast line of said Southern Pacific tract, a distance of 86.04 feet to the an angle point in the Southwest line of said Westbrooks and the beginning of a curve to the right;
- 6) Thence 266.03 feet along the Southwest line of said Westbrooks tract, the Northeast line of said Southern Pacific tract and the arc of said curve to the right through a central angle of  $06^{\circ}42'43''$ , a radius of 2,270.95 feet and a long chord which bears North  $66^{\circ}28'15''$  West, 265.88 feet to the West corner of said Westbrooks tract and the South corner of said Pritchett tract;
- 7) Thence North  $36^{\circ}03'44''$  East, along the Northwest line of said Westbrooks tract and the Southeast line of said Pritchett tract, a distance of 177.99 feet to the **POINT OF BEGINNING** and containing 1.748 acre (76,135 square feet) of land more or less.

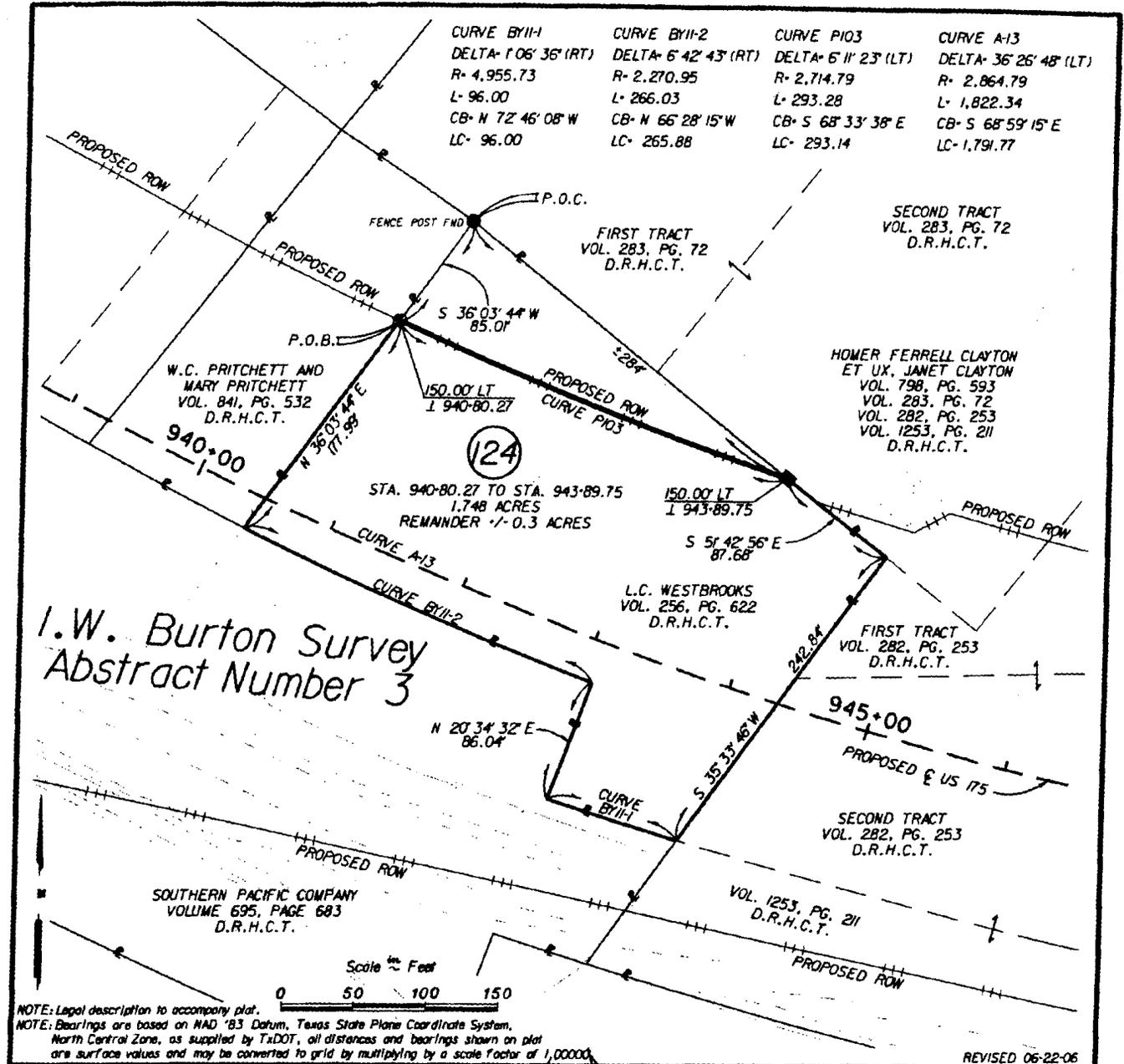
Note: Plat to accompany legal description.

Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, as supplied by TxDOT, all distances shown on legal description are surface values and may be converted to grid by multiplying a scale factor of 1.00000.

Access is prohibited across the "Control of Access" line to the highway facility from the remainder of the adjoining property

  
David L. Dawson  
Registered Professional Land Surveyor  
Texas Registration Number 4672

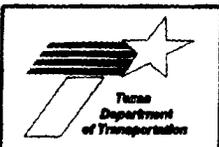




- LEGEND**
- 5/16 inch iron rod with plastic cap stamped "Transystems Corporation"
  - Marker found "as noted"
  - ⊙ 5/16 inch iron rod with plastic cap stamped "TxDOT"
  - Type II monument set
  - D.R.A.C.T. - Deed Records, Anderson County, Texas
  - D.R.H.C.T. - Deed Records, Henderson County, Texas
  - P.O.C. - Point Of Commencing
  - P.O.B. - Point Of Beginning
  - Property Line
  - Survey Line
  - Fee Hook
  - Centerline
  - [ ] Record Information
  - Control of Access
  - Fence
  - Power Line
  - Railroad

06-22-06

**PARCEL 124**  
L.C. WESTBROOKS  
1.748 ACRE  
(76,135 SQ. FT.)



PAGE	STATE	DIST.	COUNTY
Page 3 of 3	TEXAS	TYLER	HENDERSON
	CONST. C.S.J.	0198-02-027	HIGHWAY NO.
	ROW C.S.J.	0198-02-028	US HWY 175

September 2005  
Revised September 2006  
Page 1 of 4

County: San Jacinto  
Construction CSJ: 0177-02-053  
ROW Account No: 8011-02-020  
ROW CSJ: 0177-02-072  
Highway: U.S. 59  
Project Limits: At UPRR in Shepherd  
Parcel Limits: From: 156+39.31 267.36' Right  
To: 162+95.52 238.26' Left

### FIELD NOTES FOR PARCEL 13

Being 0.7959 of an acre of land situated in the Solomon Cole Survey, Abstract No. 84, San Jacinto County, Texas, and being all of the 0.7959 of an acre residue of a called 1.6 acre tract reserved to Ida Dixon in a deed from Ida Dixon to Mattie Kirby Elmore, dated February 5, 1946, and recorded in Volume 49, Page 132, in the Deed Records of San Jacinto County, Texas, said 0.7959 of an acre tract being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found at the East corner of a 50 foot wide easement described from W.S. Dixon to Gulf States Utilities Company, dated February 12, 1930, and recorded in Volume 25, Page 282, in the Deed Records of San Jacinto County, Texas, being the South corner a 50 foot wide easement described from the Christian Advocate to the Church to Gulf States Utilities Company, dated February 23, 1934, and recorded in Volume 31, Page 309, in the Deed Records of San Jacinto County, Texas, and being the North corner of a called 2.50517 acre tract described in a Substitute Trustee's Deed to R. J. Gunter, dated October 5, 1999, and recorded in Volume 318, Page 756, in the Official Public Records of San Jacinto County, Texas, and the West corner of a 5.004 acre tract (called five acres) described in deed from Frankie Fuller Jenness, C. W. Hall, James L. Hall, C. E. Mauk, Ralph R. Wallace III, Kathleen Wallace Dunaway and Frank E. Wallace, to Ben R. Ogletree, Jr., Barry G. Ogletree, Gregory R. Ogletree, and Kelton L. Ogletree, dated November 28, 1980, and recorded in Volume 198, Page 605, in the Deed Records of San Jacinto County, having surface coordinates of X = 3,973,115.85, Y = 10,177,030.55, (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999187386.)

1. THENCE S 24°29'25" W, with the Southeasterly line of said 50 foot wide easement and the Northwesterly line of said calculated 2.50517 acre tract, passing at a distance of 198.69 feet a 5/8" iron rod with cap set at the West corner of said calculated 2.50517 acre tract and the North corner of a called 5 acre tract described in deed from Thelma Jean Foster Miller, to Pamela Foster Mudd, dated March 30, 1998, and recorded in Volume 277, Page 829, in the Official Public Records of San Jacinto County, Texas, continuing with said Southeasterly line of the 50 foot wide easement and the

September 2005  
Revised September 2006  
Parcel 13  
Page 2 of 4

County: San Jacinto  
Construction CSJ: 0177-02-053  
ROW Account No: 8011-02-020  
ROW CSJ: 0177-02-072  
Highway: U.S. 59  
Project Limits: At UPRR in Shepherd  
Parcel Limits: From: 156+39.31 267.36' Right  
To: 162+95.52 238.26' Left

Northwesterly line of said called 5 acre tract, passing at a distance of 612.51 feet a 1-1/4" iron pipe found for the West corner of said Mudd called 5 acre tract and the North corner of a called 2 acre tract referenced as "Tract Two" in deed from James G. Bryant, to Donald E. Marrs, dated September 5, 2000, and recorded in Volume 00-5611, Page 18908, in the Official Public Records of San Jacinto County, Texas, dated March 30, 1998, and recorded in Volume 277, Page 829, in the Official Public Records of San Jacinto County, Texas, and continuing with said Southeasterly line of the 50 foot wide easement and the Northwest line of said called 2 acre tract, a total distance of 820.28 feet to a 5/8" iron rod with cap set at the West corner of said called 2 acre tract in the Northeasterly line of a called 0.3443 of an acre tract described as "Tract One" in said deed from James G. Bryant, to Donald E. Marrs, dated September 5, 2000, and recorded in Volume 00-5611, Page 18908, in the Official Public Records of San Jacinto County, Texas;

2. THENCE N 65°30'19" W, with the Northeasterly line of said called 0.3443 of an acre tract and a called 0.1804 of an acre tract described as "Tract Three" in said deed from James G. Bryant, to Donald E. Marrs, dated September 5, 2000, and recorded in Volume 00-5611, Page 18908, in the Official Public Records of San Jacinto County, Texas, a distance of 67.20 feet to a 5/8" iron rod with cap set at its intersection with the existing Southeasterly right-of-way line of F.M. 3460 (100 foot width);
3. THENCE N 32°07'15" E, with said existing Southeasterly right-of-way line of F.M. 3460, a distance of 127.75 feet to a 5/8" iron rod with cap set at the beginning of a curve to the left;
4. THENCE in a Northeasterly direction with said existing Southeasterly right-of-way line of F.M. 3460, along said curve to the left having a radius of 1,482.39 feet, a central angle of 07°56'44", an arc length of 205.57 feet, and a chord bearing of N 28°08'52" E, and distance of 205.41 feet to a 5/8" iron rod with cap set at the end of said curve to the left;

September 2005  
Revised September 2006  
Parcel 13  
Page 3 of 4

County: San Jacinto  
Construction CSJ: 0177-02-053  
ROW Account No: 8011-02-020  
ROW CSJ: 0177-02-072  
Highway: U.S. 59  
Project Limits: At UPRR in Shepherd  
Parcel Limits: From: 156+39.31 267.36' Right  
To: 162+95.52 238.26' Left

5. THENCE N 24°10'30" E, continuing with said existing Southeasterly right-of-way line of U.S. 59, a distance of 487.03 feet to a 5/8" iron rod with cap set at its intersection with the Northeasterly line of said 50 foot easement;
6. THENCE S 67°51'59" E, with the Northeasterly line of said 50 foot wide easement, a distance of 39.84 feet to the "POINT OF BEGINNING" and containing within these calls 0.7959 of an acre of land.

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

  
9-8-2005





June, 2005  
Parcel 23  
Page 1 of 5

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: 0.60 miles North of Loop 336 North to 0.043 miles South of Loop 336 South  
ROW CSJ: 0675-08-089

PROPERTY DESCRIPTION FOR PARCEL 23

Being a 0.0351 acre (1,529 square feet) parcel of land out of the William S. Allen Survey, Abstract No. 2, Montgomery County, Texas, being out of a 4.4865 acre tract conveyed to JBK Land, LTD., by deed dated February 22, 1990, as recorded under Clerk's File No. 9007975 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 0.0351 acre parcel being more particularly described as follows: (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment), all distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999970).

COMMENCING at a 1-inch iron pipe found at the northwest corner of a 4.1281 acre tract conveyed to A. T. Crickett Corporation, N.V. by deed dated March 7, 1984, as recorded under Clerk's File No. 8411411 of the O.P.R.R.P.M.C., and a southeast interior corner of a 12.957 acre remainder of a 41.0475 acre tract conveyed to B. J. Atkins by deed dated September 4, 1992, as recorded under Clerk's File No. 9245928 of the O.P.R.R.P.M.C.; thence as follows:

NORTH 69 degrees 14 minutes 34 seconds EAST, along the common line of said 4.1281 acre tract, and said 12.957 acre remainder, a distance of 85.07 feet pass a 1/2-inch iron rod found at the southwest corner of said 4.4865 acre tract, and the southeast corner of said 12.957 acre remainder, and continuing along the common line of said 4.1281 acre tract, and said 4.4865 acre tract a total distance of 278.40 feet to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod at the southwest corner and POINT OF BEGINNING of the herein described parcel, lying in the proposed west right-of-way line of Interstate Highway 45 (IH 45) (width varies), and having a Texas State Plane Coordinate Value of X = 3,828,553.77, Y = 10,116,337.43; \*\*

- 1.) THENCE, NORTH 24 degrees 15 minutes 00 seconds EAST, a distance of 52.03 feet along said proposed west right-of-way line of IH 45, same being the Access Denial Line to a TxDOT aluminum disk set on a 5/8-inch iron rod at a westerly corner of the herein described parcel; \*\*

June, 2005  
Parcel 23  
Page 2 of 5

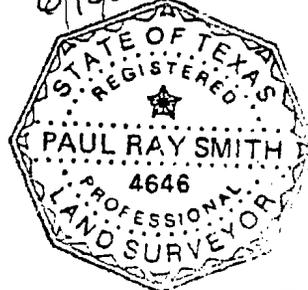
- 2.) THENCE, NORTH 20 degrees 13 minutes 28 seconds EAST, a distance of 27.53 feet along said proposed west right-of-way line of IH 45, and said Access Denial Line to a TxDOT aluminum disk set on a 5/8-inch iron rod at the northeast corner of the herein described parcel, lying in the east line of said 4.4865 acre tract and the existing west right-of-way line of IH 45 (width varies);\*\*
- 3.) THENCE, SOUTH 20 degrees 47 minutes 08 seconds EAST, a distance of 57.56 feet along the east line of said 4.4865 acre tract and said existing west right-of-way line of IH 45 (width varies) to a 1-inch iron pipe found at the southeast corner of said 4.4865 acre tract, the northeast corner of said 4.1281 acre tract, and the southeast corner of the herein described parcel;
- 4.) THENCE, SOUTH 69 degrees 14 minutes 34 seconds WEST, a distance of 54.87 feet along the common line of said 4.1281 acre tract and said 4.4865 acre tract to the POINT OF BEGINNING, containing 0.0351 acre (1,529 square feet) of land.

A parcel plat of even date was prepared to accompany this property description. •

Access is prohibited across the Access Denial Line to the transportation facility.

\*\*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.

*Paul Ray Smith*  
6/10/05



STATE OF TEXAS  
REGISTERED  
PAUL RAY SMITH  
4646  
PROFESSIONAL  
LAND SURVEYOR

LEGEND

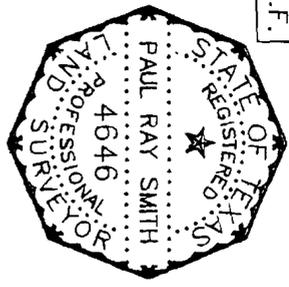
IP	Iron Pipe	①
IR	Iron Rod	□
OP,RR,PH,C	Official/Public Records of	②
H.C.D.R.	Harris County Deed Records	③
H.C.F.C.D.	Harris County Flood Control District	④
H.C.M.R.	Harris County Map Records	⑤
PL	Found	⑥
C.C.F.	County Clerk's File Number	⑦
R.O.W.	Right of Way	⑧
Vol.	Volume	⑨
Pg.	Page	⑩
Δ	Delta Angle	⑪
CD	Chord Bearing	⑫
LC	Length of Chord	⑬
L	Length of curve	⑭
R	Radius	⑮
UE	Utility Easement	⑯
D/E	Drainage Easement	⑰
B.L.	Building Line	⑱
T.C.	Top of Curb	⑲
R.C.P.	Reinforced Concrete Pipe	⑳
C.M.P.	Corrugated Metal Pipe	㉑
	TELEPHONE MANHOLE	①
	ELECTRIC BOX	②
	ELECTRIC PEDESTAL	③
	ELECTRIC TRANSFORMER	④
	GLY WIRE	⑤
	UNDERGROUND ELECTRIC	⑥
	OVERHEAD ELECTRIC	⑦
	METER POLE	⑧
	POWER POLE	⑨
	LIGHT POLE	⑩
	PEPINE MARKER	⑪
	GAS VALVE	⑫
	GAS METER	⑬
	PEPINE VENT	⑭
	WATER METER	⑮
	WATER VALVE	⑯
	WATER WELL	⑰
	SPRINKLER HEAD	⑱
	FIRE HYDRANT	⑲
	BENCHMARK	㉑
	IRON PIPE	⑳
	IRON ROD	㉑
	BARBED WIRE FENCE	X
	CHAIN LINK FENCE UNLESS NOTED OTHERWISE	//
	BOLLARD	⊙
	MAIL BOX	⊙
	TRAFFIC SIGNAL POLE	⊙
	TRAFFIC SIGNAL BOX	⊙
	TRAFFIC BARRIER	⊙
	AIR RELEASE VALVE	⊙
	BLOW OFF VALVE	⊙
	STORM MANHOLE	⊙
	SAN SEWER MANHOLE	⊙
	SAN SEWER CLEAN OUT	⊙

NOTE: A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

\*\*\* 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.

EXISTING	TAKING	REMAINDER
4.4865 AC.	0.0351 AC	4.4514 AC.

1,529 S.F.



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

*Paul Ray Smith*  
Paul R. Smith No. 4646 6/19/05

SHEET No. 3 OF 5

PLAT OF  
PARCEL 23

RCSJ: 0675-08-089  
INTERSTATE HIGHWAY 45  
MONTGOMERY COUNTY, TEXAS

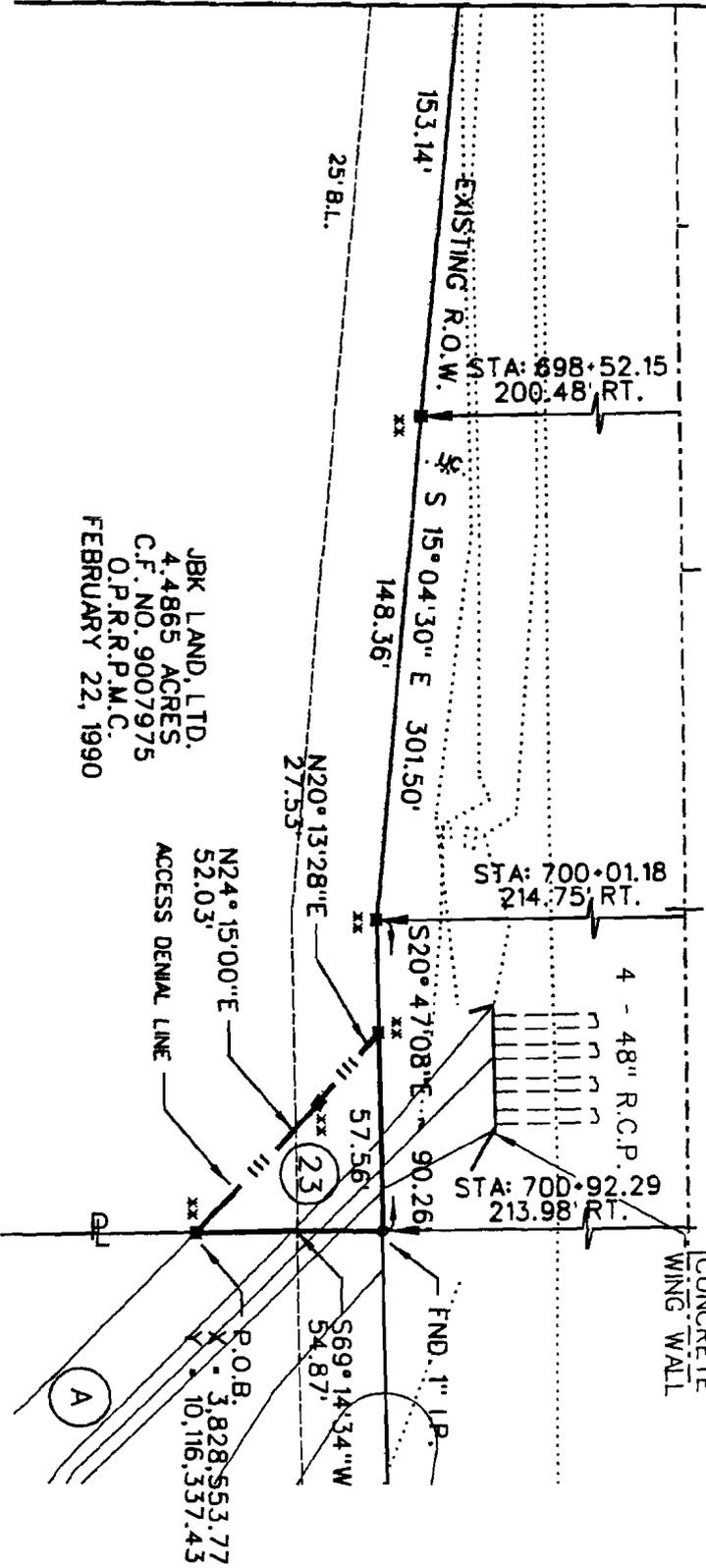
**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
2011 KRAAN SPRING, TEXAS 77388  
OFFICE - (281) 353-2570 FAX - (281) 353-2407  
E-MAIL - codd@svsurveying.com

Date: JUNE, 2005 Scale: 1" = 50'  
Job No. 1 50428-005-0-DEV Drawing No.

MATCH LINE STA. 697+32.85

(A)  
-  
A.T. CRICKETT  
CORPORATION, N.V.  
4.1281 ACRES  
C.F. NO. 84114.11  
O.P.R.R.P.M.C.  
MARCH 7, 1984

JBK LAND, LTD.  
4.4865 ACRES  
C.F. NO. 9007975  
O.P.R.R.P.M.C.  
FEBRUARY 22, 1990



SHEET No. 4 OF 5  
PLAT OF  
PARCEL 23

RCSU: 0675-08-089  
INTERSTATE HIGHWAY 45  
MONTGOMERY COUNTY, TEXAS

**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
20111 KRAHN  
SPRING, TEXAS 77388  
OFFICE - (281) 353-2570 FAX - (281) 353-2407  
E-MAIL - csd@svsurveying.com

Date: JUNE, 2005  
Job No.: 50428-005-0-0EV  
Scale: 1" = 50'  
Drawing No.



INSET PARCEL 23  
NOT TO SCALE



S 20° 47' 08" E 331.99'  
EXISTING R.O.W.  
S 15° 04' 30" E 301.50'  
S 20° 47' 08" E 90.26'

**WILLIAM S. ALLEN**  
S. 1/2

JBK LAND, LTD.  
4.4865 ACRES  
C.F. NO. 9007975  
O.P.R.R.P.M.C.  
FEBRUARY 22, 1990

B.J. ATKINS  
12.957 ACRE REMANDER  
OUT OF 41.0475 ACRES  
C.F. NO. 9245928  
O.P.R.R.P.M.C.  
SEPTEMBER 4, 1992

A.T. CRICKETT  
CORPORATION, N.V.  
4.1281 ACRES  
C.F. NO. 8411411  
O.P.R.R.P.M.C.  
MARCH 7, 1984

P.O.C.  
FND. 1" I.P.

FND. 1/2" I.R.

85.07'  
N 69° 14' 34" E 278.40'

(23)

P.O.B.

SHEET No. 5 OF 5

PLAT OF  
PARCEL 23

RCSJr 0675-08-089  
INTERSTATE HIGHWAY 45  
MONTGOMERY COUNTY, TEXAS

**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
20111 KRAHN SPRING, TEXAS 77398  
OFFICE - (281) 353-2570 FAX - (281) 353-2407  
E-MAIL - caddessvsurveying.com

Date: JUNE, 2005  
Job No.: 50428-005-0-0EV  
Scale: 1" = 50'  
Drawing No.

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 829+96.82 54.65' LT  
                  To:    Sta. 839+37.90 6.90' LT  
Parcel No.: 70

**LEGAL DESCRIPTION FOR PARCEL NO. 70**  
**(0.494 ACRE)**

BEING all of that certain tract or parcel of land containing 0.494 acre, more or less, situated in the John Oliver Survey, Abstract No. 495, Angelina County, Texas, and being a portion of that called 40 acre tract of land described in a Deed from P.T. Poultry Growers, Inc. to Pilgrim Industries, Inc., dated June 14, 1985, and recorded in Volume 589, Page 811, of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made for any and all purposes and being more particularly described by metes and bounds as follows, to wit:

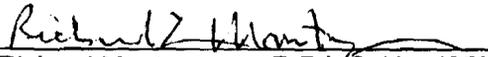
BEGINNING at a 1/2-inch iron rod set at the point of intersection of the southwesterly line of that tract conveyed by Deed from Southern Pacific Transportation Company to the State of Texas, dated December 23, 1994, and recorded in Volume 994, Page 599, RPRACT, with an easterly line of that called 91.300 acre tract described as "Tract IV" in a Deed from John R. Winston III, Family Corporation to John R. Winston III, Co. I, Ltd., dated January 9, 2003, and recorded in Volume 1694, Page 343, RPRACT, for the northwest corner of the referenced tract, also being a westerly southwest corner of that tract described in an Easement Deed from C.E. Cansler, et ux, to the Texas & New Orleans Railroad Company (T&NO RR), dated January 4, 1900, and recorded in Volume 3, Page 402, RPRACT, and being 54.65 feet Left of baseline Station 829+96.82 and has N.A.D. 83 State Plane Grid coordinate values of X=4115172.1311 and Y=10455359.2816 and from which a concrete monument found for the northeast corner of said Winston tract bears N 03° 37'55" W 105.60 feet;

1. THENCE S 61°36'56" E 942.65 feet along the common line of the referenced tract and said State of Texas tract to a 1/2-inch iron rod set in the existing northeasterly right-of-way (ROW) line of U.S. Highway 69, for an east corner of the herein described tract, and being 6.90 feet Left of baseline Station 839+37.90;
2. THENCE N 64°28'47" W 915.20 feet along said existing northeasterly ROW line to a 1/2-inch iron rod set in the westerly line of the referenced tract, same being an easterly line of said Winston tract;
3. THENCE N 03°37'55" W 53.93 feet along the common line of the said tracts to the POINT OF BEGINNING and containing 0.494 acre of land, more or less, as shown on the accompanying survey plat of even date herewith.

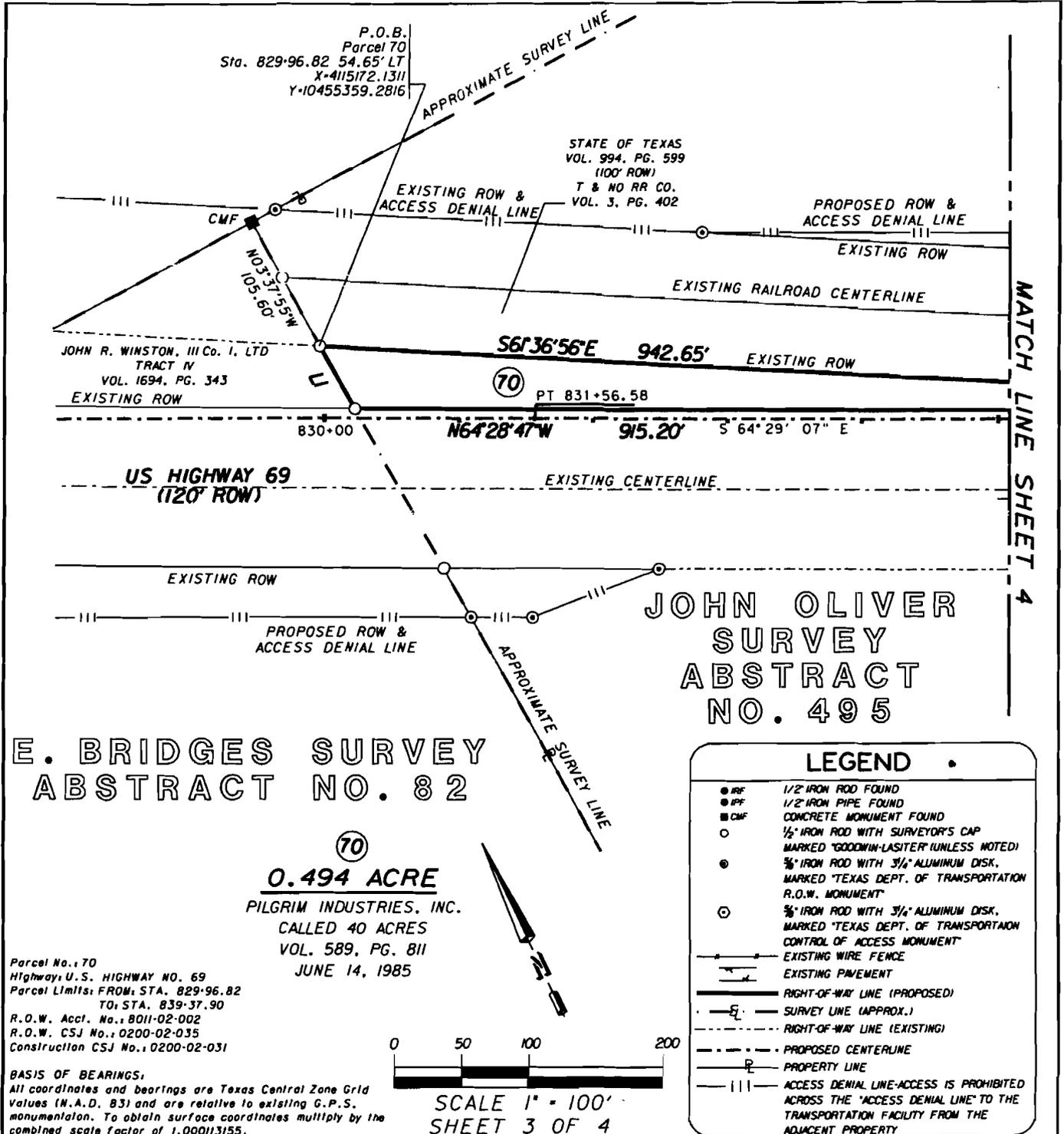
**NOTE:** Access is prohibited across the "Access Denial Line" to the Transportation Facility from the adjacent property.

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 829+96.82 54.65' LT  
                  To:    Sta. 839+37.90 6.90' LT  
Parcel No.: 70

BASIS OF BEARINGS:      All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.

  
Richard Montague, R.P.L.S. No. 4656  
Lufkin, Texas    Date 8-03-06





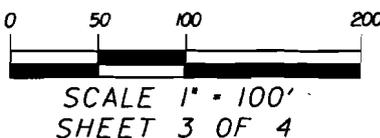
MATCH LINE SHEET 4

**LEGEND**

- IRF 1/2" IRON ROD FOUND
- IRP 1/2" IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- 1/2" IRON ROD WITH SURVEYOR'S CAP MARKED "GOODWIN-LASITER" (UNLESS NOTED)
- 3/4" IRON ROD WITH 3/4" ALUMINUM DISK, MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
- 3/4" IRON ROD WITH 3/4" ALUMINUM DISK, MARKED "TEXAS DEPT. OF TRANSPORTATION CONTROL OF ACCESS MONUMENT"
- EXISTING WIRE FENCE
- EXISTING PAVEMENT
- RIGHT-OF-WAY LINE (PROPOSED)
- SURVEY LINE (APPROX.)
- RIGHT-OF-WAY LINE (EXISTING)
- PROPOSED CENTERLINE
- PROPERTY LINE
- ACCESS DENIAL LINE-ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY

Parcel No.: 70  
Highway, U.S. HIGHWAY NO. 69  
Parcel Limits: FROM: STA. 829-96.82  
TO: STA. 839-37.90  
R.O.W. Acct. No.: 8011-02-002  
R.O.W. CSJ No.: 0200-02-035  
Construction CSJ No.: 0200-02-031

**BASIS OF BEARINGS:**  
All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.00013155.



I, RICHARD L. MONTAGUE, 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.

*Richard L. Montague*  
Richard L. Montague  
Registered Professional Land Surveyor  
No. 4656 - State of Texas  
Date: 8-03-06



A Legal Description of even date accompanies this plat.

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

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

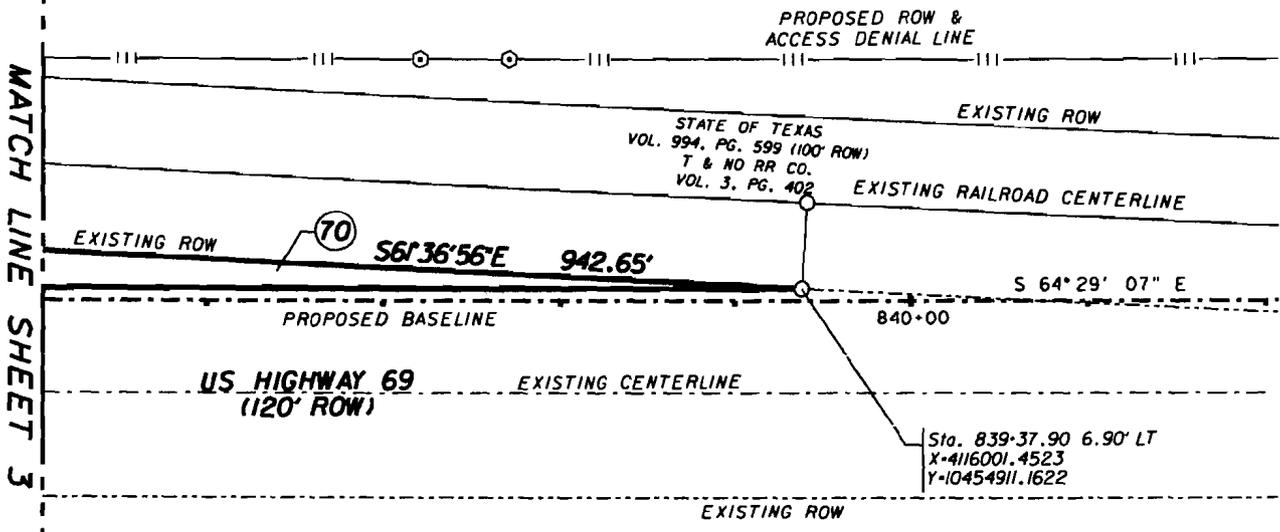
DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
4-12-2006	KHL	MLA	RLM	410088	1" = 100'

SURVEY PLAT OF A 0.494 ACRE TRACT OF LAND SITUATED IN THE JOHN OLIVER SURVEY, A-495 ANGELINA COUNTY, TEXAS

PARCEL NO. **70**

JOHN OLIVER SURVEY  
ABSTRACT NO. 495

(70)  
PILGRIM INDUSTRIES, INC.  
VOL. 589, PG. 811



MATCH LINE SHEET 3



SCALE 1" = 100'  
SHEET 4 OF 4

LINE NO.	BEARING & DISTANCE
L-1	N 03°37'55" W 53.93'

Parcel No.: 70  
Highway: U.S. HIGHWAY NO. 69  
Parcel Limits: FROM: STA. 829+96.82  
TO: STA. 839+37.90  
R.O.W. Acct. No.: 8011-02-002  
R.O.W. CSJ No.: 0200-02-035  
Construction CSJ No.: 0200-02-031

**BASIS OF BEARINGS:**  
All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.  
A Legal Description of even date accompanies this plat.

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

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

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
4-12-2006	KHL	MLA	RLM	410088	1" = 100'

SURVEY PLAT OF A 0.494 ACRE TRACT OF LAND SITUATED IN THE JOHN OLIVER SURVEY, A-495 ANGELINA COUNTY, TEXAS

PARCEL NO. **70**

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 831+09.98 150.00' RT  
                  To:     Sta. 832+50.00 113.03' RT  
Parcel No.: 71

LEGAL DESCRIPTION FOR PARCEL NO. 71  
(0.087 ACRE)

BEING all of that certain tract or parcel of land containing 0.087 acre, more or less, situated in the John Oliver Survey, Abstract No. 495, Angelina County, Texas, and being a portion of that called 40 acre tract of land described in a Deed from P.T. Poultry Growers, Inc. to Pilgrim Industries, Inc., dated June 14, 1985, and recorded in Volume 589, Page 811, of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made for any and all purposes and being 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 x 24-inch iron rod with a "Texas Department of Transportation Right of Way Monument" aluminum disk) set at the point of intersection of the curving proposed southwesterly right-of-way (ROW) line of U.S. Highway 69, same being an Access Denial line, with the westerly line of the referenced tract, same being the easterly line of that called 91.300 acre tract described as "Tract IV" in a Deed from John R. Winston, III Family Corporation to John R. Winston, III Co. I, LTD., dated January 9, 2003, and recorded in Volume 1694, Page 343, RPRACT, and being 150.00 feet Right of baseline Station 831+09.98 and has N.A.D. 83 State Plane Grid coordinate values of X=4115186.9381 and Y=10455126.0152 and from which a 1/2-inch iron rod found in the northerly ROW line of County Road 301 (Old Highway 69) for the southwest corner of the referenced tract bears S 03°37'55" E 1679.38 feet;

1. THENCE N 03°37'55" W 42.40 feet along the common line of said tracts to a 1/2-inch iron rod set in the existing southwesterly ROW line of U.S. Highway 69;
2. THENCE S 64°28'47" E 160.37 feet to a typical TxDOT monument set at the point of intersection of said existing ROW line, with said proposed southwesterly ROW line, same being the end of an Access Denial line (which bears northwest), and being 113.03 feet Right of baseline Station 832+50.00, and has N.A.D. 83 State Plane Grid coordinate values of X=4115328.9745 and Y=10455099.2365 and from which a 1/2-inch iron rod set for the beginning of a curve bears S 64°28'47" E 1074.97 feet;
3. THENCE Northwesterly, along said proposed southwesterly ROW line of U.S. Highway 69, along said Access Denial line, as follows:

N 86°04'28" W 100.47 feet to a typical TxDOT monument set intersecting a non-tangent curve to the left, and being 150.00 feet Right of baseline Station 831+56.58, and

Northwesterly, along said curve to the left (CA= 00°06'59", R= 22,768.31 feet, LC bears N 64°32'36" W 46.30 feet) at an arc length of 46.30 feet

County Name: Angelina  
Construction CSJ No.: 0200-02-031  
ROW Account No.: 8011-02-002  
ROW CSJ No.: 0200-02-035  
Highway No.: U.S. Highway 69  
Parcel Limit: From : Sta. 831+09.98 150.00' RT  
                  To:    Sta. 832+50.00 113.03' RT  
Parcel No.: 71

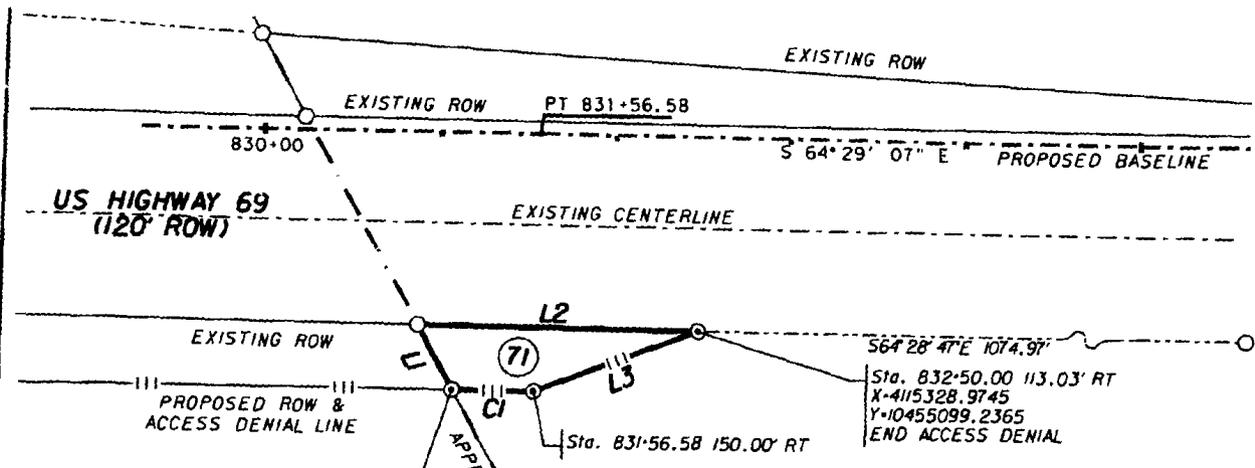
the POINT OF BEGINNING and containing 0.087 acre of land, more or less, as shown on the accompanying survey plat of even date herewith.

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

**BASIS OF BEARINGS:** All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.000113155.

  
Richard Montague, R.P.L.S. No. 4656  
Lufkin, Texas Date 8-03-06





P.O.B. Parcel 71  
Sta. 831-09.98 150.00' RT  
X=4115186.9381  
Y=10455126.0152

CURVE NO.	DELTA	RADIUS	LENGTH	CH BEARING/DISTANCE
C-1	00°06'59"	22768.31'	46.30'	N 64°32'36" W 46.30'

LINE NO.	BEARING & DISTANCE
L-1	N 03°37'55" W 42.40'
L-2	S 64°28'47" E 160.37'
L-3	N 86°04'28" W 100.47'

JOHN R. WINSTON, III Co. I, LTD  
TRACT IV  
VOL. 1694, PG. 343

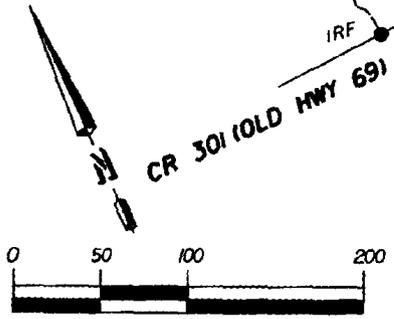
E. BRIDGES SURVEY  
ABSTRACT NO. 82

JOHN OLIVER  
SURVEY  
ABSTRACT  
NO. 495

⑦  
**0.087 ACRE**  
PILGRIM INDUSTRIES, INC.  
CALLED 40 ACRES  
VOL. 589, PG. 811  
JUNE 14, 1985

Parcel No.: 71  
Highway: U.S. HIGHWAY NO. 69  
Parcel Limits: FROM: STA. 831-09.98  
TO: STA. 832-50.00  
R.O.W. Acct. No.: 8011-02-002  
R.O.W. CSJ No.: 0200-02-035  
Construction CSJ No.: 0200-02-031

**BASIS OF BEARINGS:**  
All coordinates and bearings are Texas Central Zone Grid Values (N.A.D. 83) and are relative to existing G.P.S. monumentation. To obtain surface coordinates multiply by the combined scale factor of 1.00013155.



SCALE 1" = 100'  
SHEET 3 OF 3

**LEGEND**

- IRF 1/2" IRON ROD FOUND
- PF 1/2" IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- 1/2" IRON ROD WITH SURVEYOR'S CAP MARKED 'GOODWIN-LASITER' (UNLESS NOTED)
- ⊙ 3/8" IRON ROD WITH 3/16" ALUMINUM DISK, MARKED 'TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT'
- ⊙ 3/8" IRON ROD WITH 3/16" ALUMINUM DISK, MARKED 'TEXAS DEPT. OF TRANSPORTATION CONTROL OF ACCESS MONUMENT'
- EXISTING WIRE FENCE
- EXISTING PAVEMENT
- RIGHT-OF-WAY LINE (PROPOSED)
- SURVEY LINE (APPROX.)
- RIGHT-OF-WAY LINE (EXISTING)
- PROPOSED CENTERLINE
- PROPERTY LINE
- ACCESS DENIAL LINE-ACCESS IS PROHIBITED ACROSS THE 'ACCESS DENIAL LINE' TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY

I, RICHARD L. MONTAGUE, 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.

*Richard L. Montague*  
Richard L. Montague  
Registered Professional Land Surveyor  
No. 4656 - State of Texas  
Date: 8-03-06



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 POINT, SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • csta@goodwinlasiter.com

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
4-12-2006	KHL	MLA	RLM	410088	1" = 100'

SURVEY PLAT OF A 0.087 ACRE TRACT OF LAND SITUATED IN THE JOHN OLIVER SURVEY, A-495 ANGELINA COUNTY, TEXAS

PARCEL NO.  
**71**

November 2, 2005

County: McLennan  
Highway: IH 35  
Limits: From FM 2063 to LP340/SH6  
ROW CSJ: 0015-01-194  
ROW Account: 9109-00-012

Property Description  
For Parcel 20

BEING 0.922 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE CARLOS O'CAMPO SURVEY, ABSTRACT NO. 32 IN McLENNAN COUNTY, TEXAS AND BEING PART OF THE REMAINDER OF A CALLED 4.186 ACRE TRACT OF LAND DESCRIBED IN DEED TO MID-TEX GAS CO., INC. RECORDED IN VOLUME 1266, PAGE 623 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod at an angle point in the south line of said remainder of 4.186 acres and the northwest corner of a called 1.96 acre tract of land described in deed to Leuschner-Christensen Properties recorded in MCC 2004007335, McLennan County, Texas;

THENCE South 65°34'44" East 205.56 feet with the north line of said 1.96 acres and the south line of said remainder of 4.186 acres to a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way of Interstate Highway 35 (I.H. 35) for the **POINT OF BEGINNING**;

1. THENCE North 19°25'42" East 162.99 feet through said remainder of 4.186 acres with the proposed west right-of-way line of I.H. 35 to a set Type II monument;
2. THENCE North 25°47'28" East 59.06 feet through said remainder of 4.186 acres with the proposed west right-of-way line of I.H. 35 to a set 5/8" iron rod with a TxDOT aluminum cap on the north line of said remainder of 4.186 acres and the south line of a called 1.50 acre tract of land described in deed to SCS Development Company, LLC. recorded in Volume 74, Page 598 of the Official Public Records of McLennan County, Texas;
3. THENCE South 78°16'38" East 176.59 feet with the north line of said remainder of 4.186 acres and the south line of said 1.50 acres to a set 5/8" iron rod with a plastic cap stamped "Landesign" on the existing west right-of-way of I.H. 35 at the northeast corner of said remainder of 4.186 acres, the southeast corner of said 1.50 acres, the southwest corner of a called 5.87 acre tract described in deed to McLennan County for right-of-way recorded in Volume 414, Page 309 of the D.R.M.C.T., and the northwest corner of a called 7.14 acre tract described in deed to McLennan County for right-of-way recorded in Volume 414, Page 297 of the D.R.M.C.T.;
4. THENCE South 25°09'05" West 260.26 feet with the existing west right-of-way line of I.H. 35 and the east line of said remainder of 4.186 acres to a set 5/8" iron rod

with a plastic cap stamped "Landesign" at the southeast corner of said remainder of 4.186 acres and the northeast corner of said 1.96 acres;

5. THENCE North 65°34'44" West 156.18 feet with the south line of said remainder of 4.186 acres and the north line of said 1.96 acres to the **POINT OF BEGINNING**.

This parcel contains 0.922 of one acre of land, more or less, out of the Carlos O'Campo Survey, Abstract No. 32, in McLennan County, Texas.

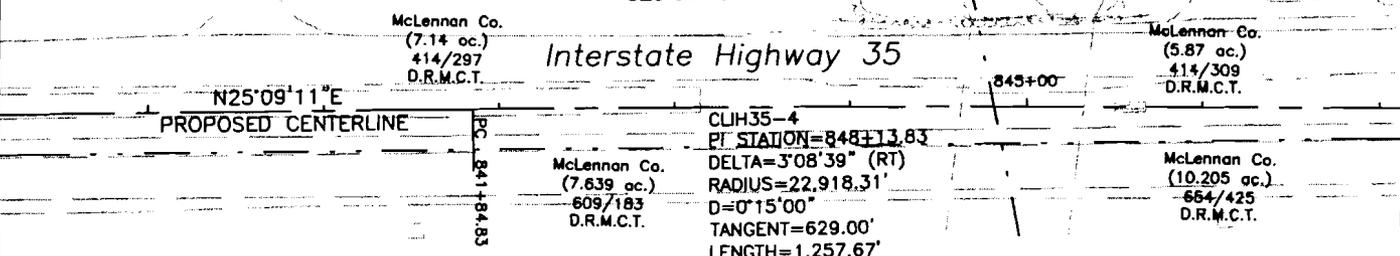
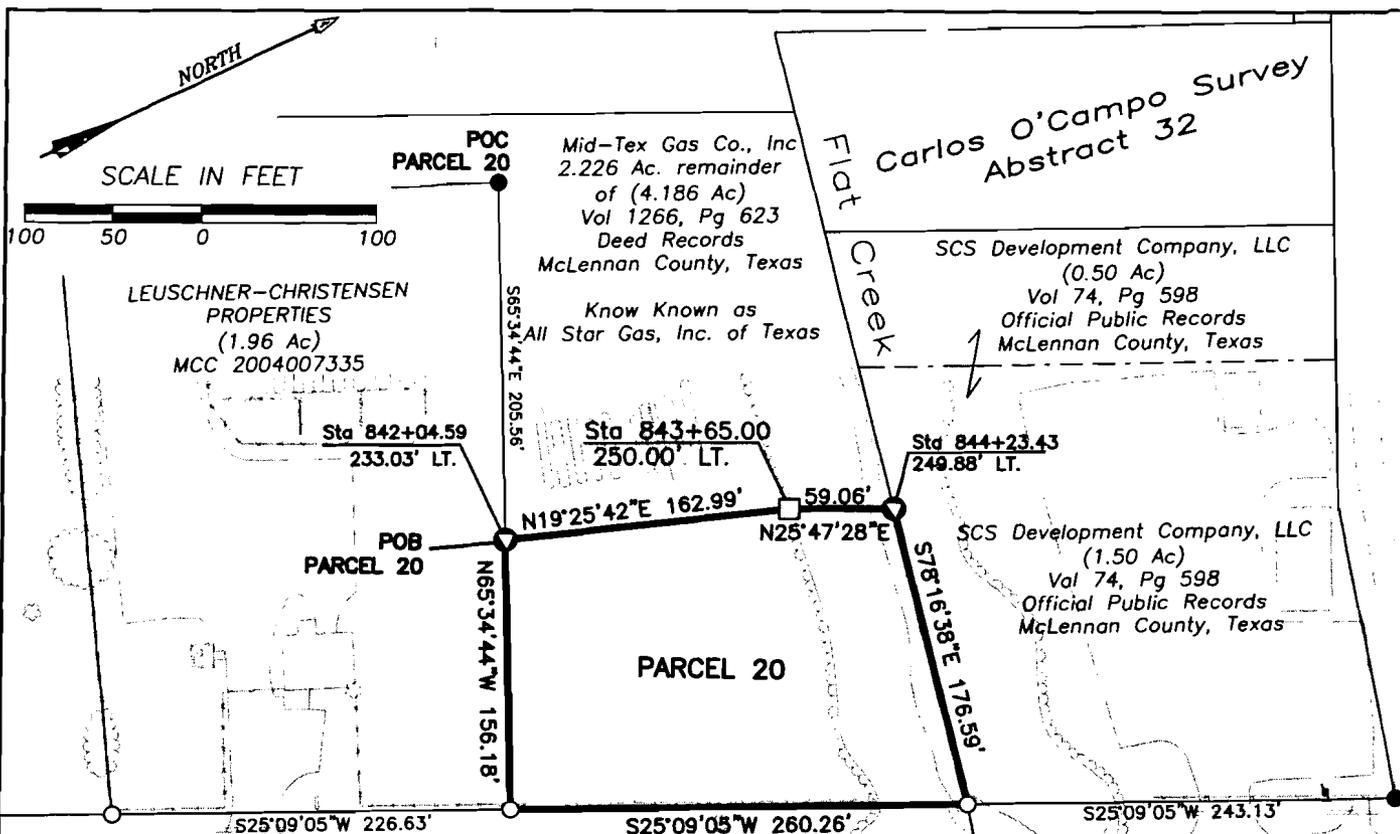
All bearings are based on the Texas State Plane Coordinate System, Central Zone, and NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

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

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

David R. Hartman      11/2/05  
David R. Hartman      Date  
Registered Professional Land Surveyor  
State of Texas No. 5264



**SURVEY LEGEND**

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

**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman 11/2/05*

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



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

PARCEL 20 ACRES 0.922  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-194 DATE: 11/02/05  
SCALE: 1" = 100' SHEET 03 of 03

PROJECT NAME: IH35 LP340 PSE2 JOB NUMBER: 023-03-001