

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 2

VARIOUS Districts

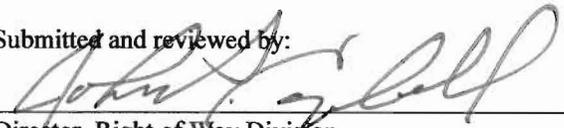
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Brooks	US 281	6	0255-04-081	1
Brooks	US 281	8	0255-04-081	11
Brooks	US 281	4	0255-04-081	2
Brooks	US 281	7	0255-04-081	27
Brooks	US 281	5	0255-04-081	3
Collin	US 380	9	0135-04-029	6
Johnson	SH 121	10	0504-05-002	132
Tarrant	SH 26	1	0363-01-123	34
Tarrant	SH 26	2	0363-01-123	88C

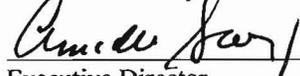
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	SH 183	D	0094-03-099	11
Dallas	SH 183	E	0094-03-099	24
Hill	IH 35	G	0014-07-094	34 & 34E
Hill	IH 35	F	0014-07-094	35
Johnson	SH 121	I	0504-02-021	116
Johnson	SH 121	A	0504-05-002	22
Johnson	SH 121	B	0504-05-002	405
Montgomery	IH 45	H	0675-08-089	120
Randall	IH 27	C	0168-09-150	3

Submitted and reviewed by:


 Director, Right of Way Division

Recommended by:


 Executive Director

111348 APR 24 08

Minute Number Date Passed

Parcel 34
State Highway 26
CSJ: 0363-01-123
05-05-04

Being 0.089 acres of land, more or less, situated in the County of Tarrant, State of Texas, and being out of the T.J. Christian Survey, Abstract 275, and being a part of a tract of land conveyed by Garry Jack Gooden and wife, Judith C. Gooden to Harjinder Pal Singh by deed dated November 30, 1993 and recorded in Volume 11355, Page 2197, of the Deed Records, Tarrant County, Texas, which 0.089 acres of land, more or less, is more particularly described as follows:

BEGINNING at a 5/8-inch smooth 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 westerly line of said Singh tract, same being the easterly right-of-way line of Bransford Road, said iron being South 01°37'59" East, a distance of 125.26 feet from a chiseled "X" found on the northwest corner of said Singh tract, same being the southwest corner of Grand Prairie No. Five, Inc., as recorded in Volume 12017, Page 868 of said deed records, said beginning iron also being 103.84 feet northwest of and at right angles to the proposed centerline survey station 122+93.24 of State Highway 26;

- (1) THENCE South 56°24'58" East, along said proposed right-of-way line, a distance of 40.32 feet to a 5/8-inch smooth iron rod with an aluminum cap stamped "Tx.D.O.T." * set at the beginning of a curve to the right whose center bears South 47°30'34" East, a distance of 2928.79 feet;
- (2) THENCE Northeasterly, continuing along said proposed right-of-way line and said curve to the right having a central angle of 02°14'19", a distance of 114.43 feet to a 5/8-inch smooth iron rod with an aluminum cap stamped "Tx.D.O.T." * set;
- (3) THENCE North 44°43'44" East, continuing along said proposed right-of-way line, a distance of 19.71 feet to a 5/8-inch smooth iron rod with an aluminum cap stamped "Tx.D.O.T." set on the north line of said Singh tract, same being the south line of said Grand Prairie No. Five, Inc. tract;
- (4) THENCE South 68°41'59" East, along the north line of said Singh tract, same being the south line of said Grand Prairie No. Five, Inc. tract, a distance of 17.72 feet to the northeast corner of said Singh tract, same being the southeast corner of said Grand Prairie No. Five, Inc. tract, and on the existing northwest right-of-way of said State Highway 26;
- (5) THENCE South 44°31'16" West, along said existing northwest right-of-way, same being the southeast line of said Singh tract, a distance of 200.74 feet to the most southerly corner of said Singh tract;

Parcel 34
State Highway 26
CSJ: 0363-01-123
05-05-04

- (6) THENCE North $01^{\circ}37'59''$ West, along the west line of said Singh tract, same being the existing east right-of-way line of said Bransford Road, a distance of 75.05 feet to the POINT OF BEGINNING.

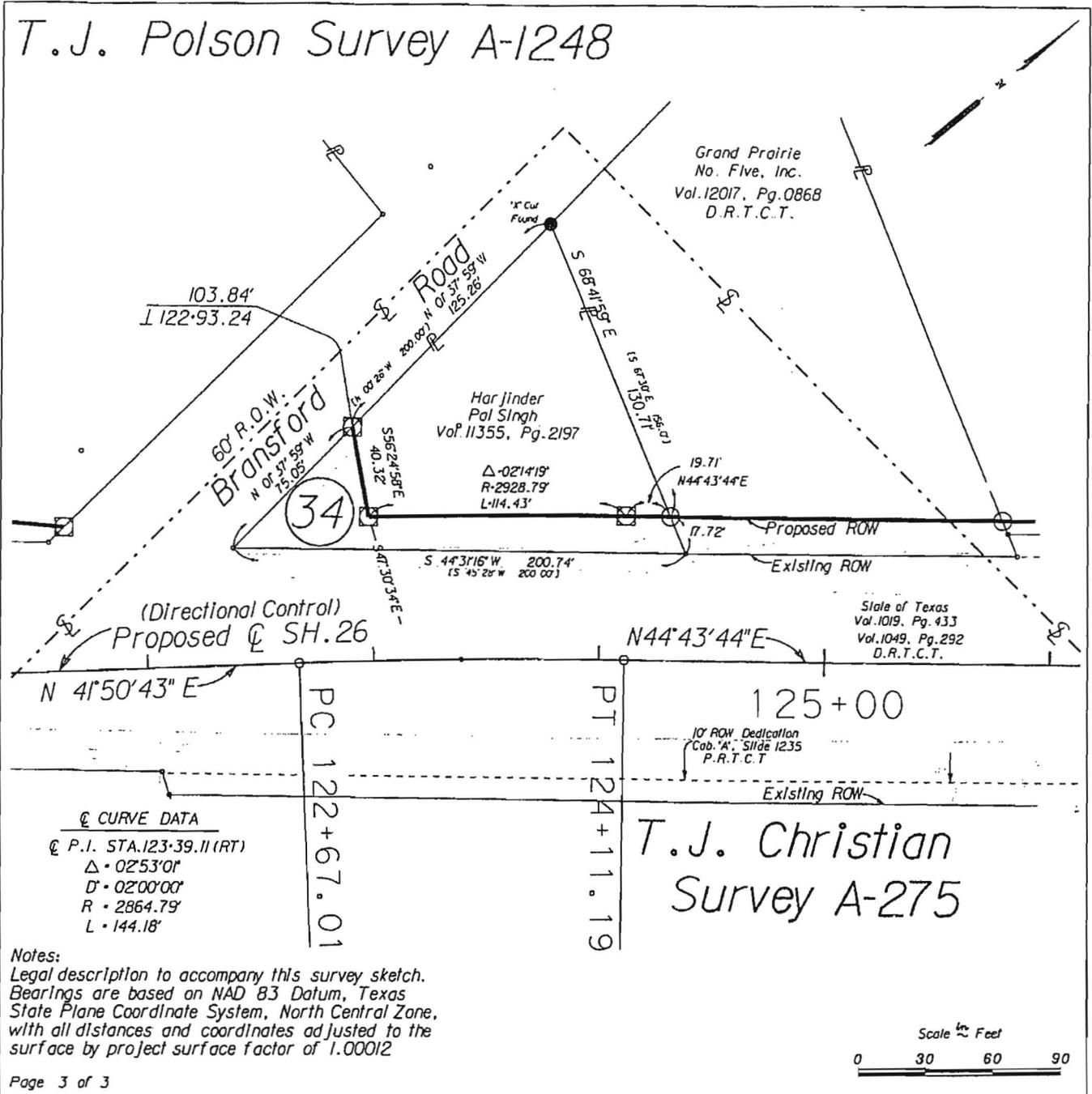
* May be replaced with a "Tx.D.O.T." type II monument at the end of construction under the supervision of an R.P.L.S. either employed or retained by Tx.D.O.T.

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.



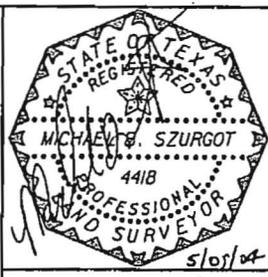
T.J. Polson Survey A-1248



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

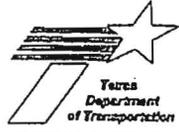
Page 3 of 3

- - 5/8" 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
- ⊕ - 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 34
(part 1)
Harjinder Pal Singh
0.089 acres

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



Parcel 88C
S. H. No. 26
CSJ: 0363-01-123
9/22/2006

Page 1 of 3

Being 2,293 square feet of land, more or less, out of the Nancy B. Looney Survey, Abstract No. 937 situated in the City of Colleyville, Tarrant County, Texas, same being a portion of Lot 1R1, Block 1 of the Starbucks Addition, and addition to the City of Colleyville, Tarrant County, Texas, as shown by plat recorded in Cabinet A, Slide 11259, Plat Records, Tarrant County, Texas, same being a portion of a tract of land conveyed to N3 Development, Ltd. as described in Document No. D206086992 of the Deed Records of Tarrant County, Texas. Said 2,293 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the intersection of the proposed northerly right of way line of State Highway No. 26 (Colleyville Boulevard) (a variable width right of way) with the northerly line of said Lot 1R1, same being the existing southerly right of way line of Church street (a variable width right of way). Said iron rod is 90.49 feet left of and at a right angle to the proposed centerline of said State Highway 26 at station 180+53.28; **

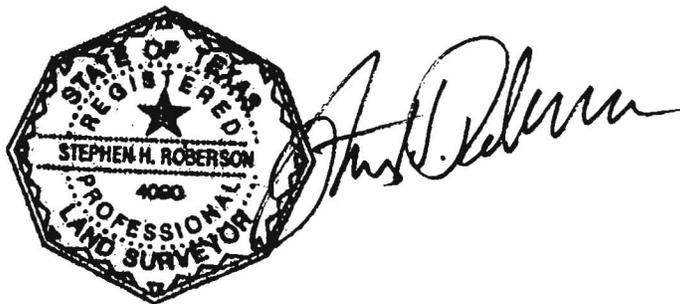
- (1) Thence North 88°37'06" East along the northerly line of said Lot 1R1, a distance of 31.76 feet to the existing northerly right of way line of said highway;
- (2) Thence South 28°23'46" West along the east line of said Lot 1R1, a distance of 169.99 feet to a ½ inch iron rod with cap stamped "FULTON SURVEYING" found at the southeast corner of said Lot 1R1;
- (3) Thence North 61°50'58" West along the south line of said Lot 1R1, same being the north line of Lot 1R of said Block 1, a distance of 12.87 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set on said proposed northerly right of way line;
- (4) Thence North 28°41'19" East leaving the south line of said Lot 1R1, along said proposed northerly right of way line, a distance of 134.75 feet to a 5/8 inch smooth iron rod set with an aluminum cap stamped "TxDOT";
- (5) Thence North 09°50'48" West, continuing along said proposed northerly right of way line, a distance of 24.86 feet to the Point of Beginning.

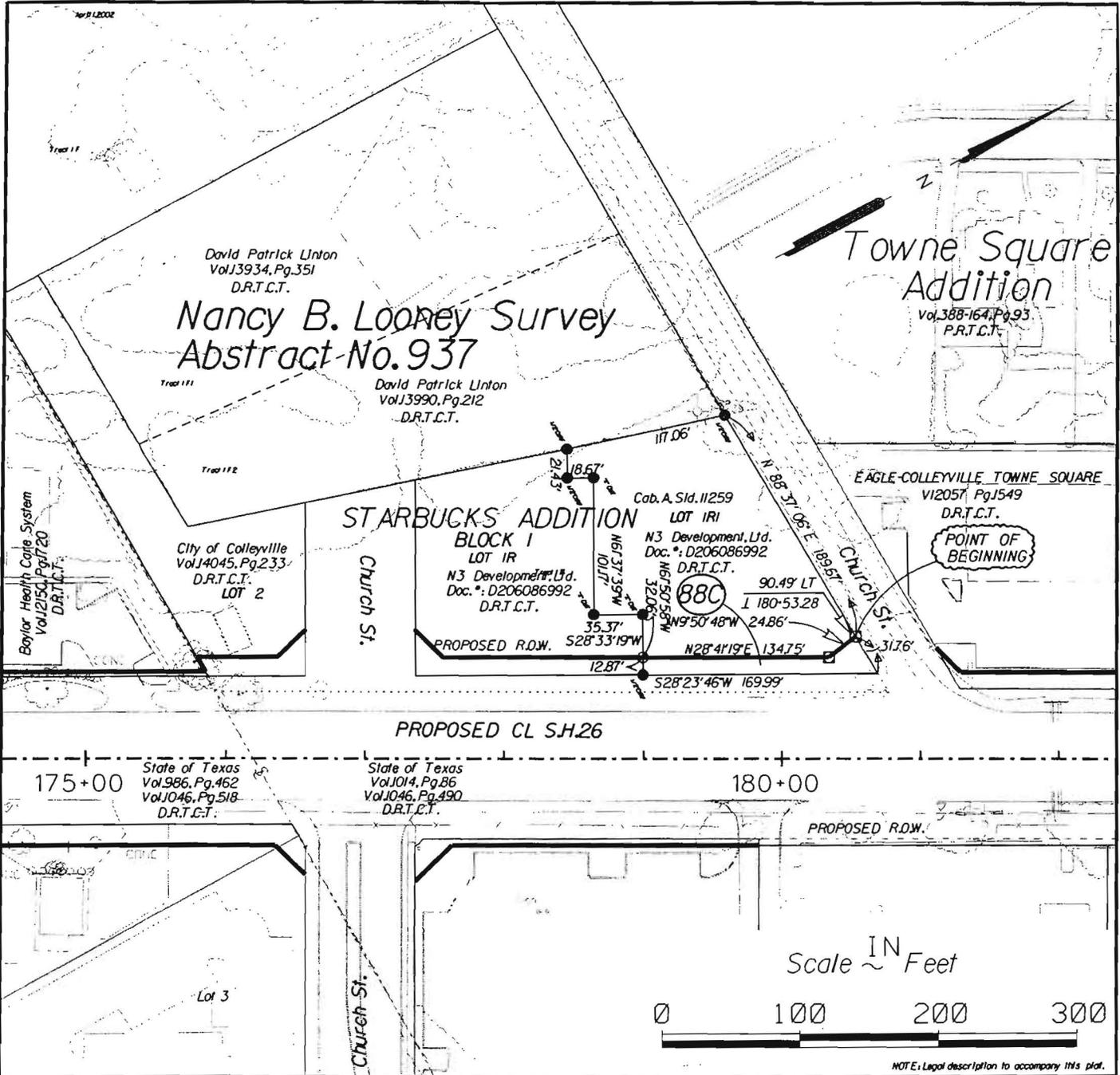
Parcel 88C
S. H. No. 26
CSJ: 0363-01-123
9/22/2006

Page 2 of 3

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

Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 9-23-06



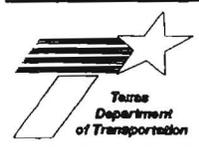


Legend

- - 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.O.B. - Point Of Beginning
- - Property Line
- - Survey Line
- - Fee Hook
- - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- () - Record Information
- - Control of Access

STATE OF TEXAS
REGISTERED
STEPHEN H. ROBERSON
4090
9-23-06

PARCEL 88C
N3 DEVELOPMENT, LTD.
2,293 Sq. Ft. of Land



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

Parcel 132
State Highway 121
CSJ: 0504 05 002
7/21/06

Page 1 of 2

Being 1,851 square feet of land, more or less, being part of Lot 4, Block 1, Brushy Nob Addition, an addition to Johnson County, Texas, recorded in Volume 1, Page 103, Plat Records, Johnson County, Texas, which Lot 4, was conveyed by Billy Howard Batis JR. and spouse, Jennifer Lea Batis to Ann T. Green and Husband, James Green by deed dated November 15, 2002 and recorded in Volume 2931, Page 497, Deed Records, Johnson County, Texas, which 1,851 square feet of land, more or less, is more particularly described as follows:

BEGINNING at a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set at the intersection of the proposed westerly line of State Highway 121 and the easterly line of said Lot 4, also being on the westerly line of Lot 3, of said Block 1, said iron rod bears North 00° 24' 43" East, a distance of 177.90 feet from a 1/2 inch iron rod found at the southeast corner of said Lot 4, said beginning point also being 657.53 feet westerly of and at right angles to centerline survey station 1488+67.65 of said highway;(**)

- (1) THENCE North 76° 10' 12" West, along the westerly line of said proposed highway, a distance of 128.02 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set on the northerly line of said Lot 4, also being the southerly line of Farm Market Highway 917; (**)
- (2) THENCE South 89° 35' 40" East, along the southerly line of said Farm Market Highway, a distance of 124.53 feet to the northeasterly corner of said Lot 4, also being the northwesterly corner of said Lot 3;
- (3) THENCE South 00° 24' 43" West, along the easterly line of said Lot 4, also being the westerly line of said Lot 3, a distance of 29.72 feet to the POINT OF BEGINNING.

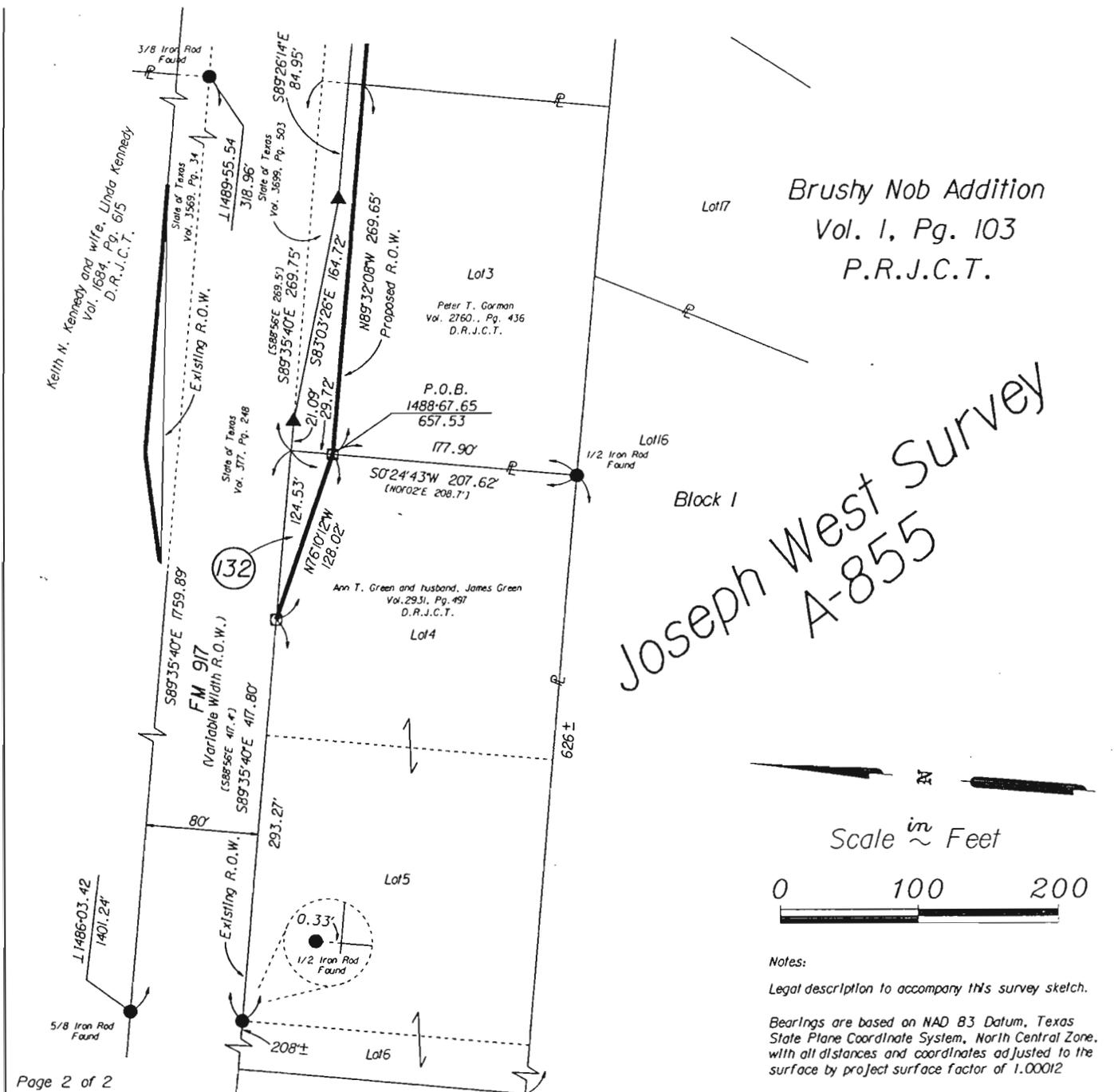
Notes:

- (**) 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.

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

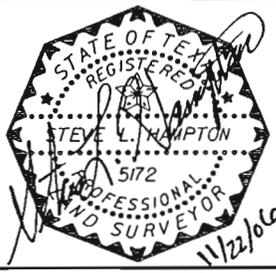
Survey sketch to accompany this legal description



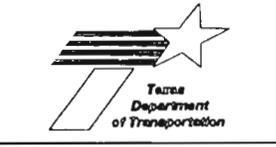


Page 2 of 2

- 5/8" smooth Iron rod set w/ plastic cap stamped "TxDOT" or other object as noted
- 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
- 5/8" smooth Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- ▲ "TxDOT" Aluminum Cap Found
- P.R.J.C.T. - Plat Records, Johnson County, Texas
- P.O.B. - Point Of Beginning
- ℙ - Property Line
- ℙ - Survey Line
- ⋯ - Fee Hook
- ⊕ - Proposed Centerline
- D.R.J.C.T. - Deed Records, Johnson County, Texas
- [] - Record Informallon
- - Control of Access



Parcel 132
Ann T. Green and husband
James Green
1,851 Sq. Ft.



STATE	DIST.	COUNTY	
TEXAS	FTW	Johnson	
CONT.	SECT.	JOB	HIGHWAY NO.
0504	05	002	SH 121

June 27, 2003
Parcel 2
Page 1 of 5 Pages

County: Brooks
Project: US 281
RCSJ: 0255-04-081
CCSJ: 0255-04-029

PARCEL 2
PROPERTY DESCRIPTION

Being 110,451 square feet or 2.536 acres of land out of Lot 9, Block 10 of the Falfurrias Farm and Garden Tracts, map of which is recorded in Volume 7, Page 361 of the Transcribed Deed Records of Brooks County, Texas, copies of said map also filed in Plat Cabinet "A", Sheet 23 and Sheet 168 of the Map Records of Brooks County, being a portion of the same land described in the Will of Laurence D. Miller and Harriet C. Miller recorded in Volume 99, Page 549 and Volume 95, Page 77, respectively, in the Deed Records of Brooks County and also being a portion of the same land described in the Last Will and Testament of Laurence D Miller, Jr. recorded in Brooks County Probate File No. 1037 and in Volume 31, Page 13 of the Probate Records of Brooks County, and being out of the LOS ALMOS Y LOMA BLANCA GRANT, A-433, said 110,451 square feet or 2.536 acres of land being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod with a yellow plastic cap marked RODS SURVEYING set at the intersection of the south line of said Lot 9, Block 10 and the existing west right-of-way (330.00 FOOT ROW at this point) of U.S. Highway No. 281, said point being in the north right-of-way of a 60.00 foot wide street as shown on the recorded map of said Falfurrias Farm and Garden Tracts, thence as follows;

NORTH 89°39'21" EAST along the north line of said 60.00 foot street right-of-way a distance of 81.96 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the southwest corner and the POINT of BEGINNING of the herein described parcel, said POINT of BEGINNING having surface co-ordinates of X=1,099,015.55 and Y=16,956,890.19, said point also being in the proposed west right-of-way of U. S. Highway No. 281. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and co-ordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

June 27, 2003
Parcel 2
Page 2 of 5 Pages

1. Thence NORTH 09°01'49" EAST along the proposed west right-of-way of said U.S. Highway No. 281 a distance of 1721.72 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for an inside corner of the herein described parcel;
2. Thence NORTH 37°07'55" WEST continuing along said proposed west right-of-way a distance of 69.26 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for northwest corner of the herein described parcel, said point being in the existing south right-of-way (80 FOOT ROW) of Farm to Market Road No. 3066;
3. Thence SOUTH 83°17'38" EAST along the existing south right-of-way of said F. M. 3066 a distance of 26.81 feet to the most northerly northeast corner of the herein described parcel, said point being in the existing west right-of-way of U. S. Highway No. 281 (150 FOOT ROW at this point);
4. Thence SOUTH 38°17'38" EAST along the existing west right-of-way of said U.S. Highway No. 281 a distance of 70.71 feet to the most southerly northeast corner of the herein described parcel, from which a ½ inch iron rod found bears NORTH 51°42'57" EAST a distance of 1.31 feet;
5. Thence SOUTH 06°42'22" WEST continuing along the existing west right-of-way of said U.S. Highway No. 281 a distance 1708.06 feet to the southeast corner of the herein described parcel, said point being the existing southeast corner of said Lot 9, Block 10, and in the north line of said 60.00 foot street right-of-way;
6. Thence SOUTH 89°39'21" WEST along the common line between said Lot 9, Block 10 and said 60.00 foot street right-of-way a distance of 99.41 feet to the southwest corner and the POINT of BEGINNING of the herein described parcel and containing 110,451 square feet or 2.536 acres of land. A parcel plat accompanies this metes and bounds description.

I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board Of Professional Land Surveyors.

Wm. L. McCown

WILLIAM L. MCCOWN, R.P.L.S. #1719
RODS SURVEYING, INC.

8-15-03

DATE



L.D. MILLER
ESTATE
VOL. 51, PG. 419
P.M.B.C.

EXIST. R.O.W. LINE
60' STREET
R.O.W.
EXIST. R.O.W. LINE

LOS ALAMOS Y LOMA
BLANCA GRANT, A-433
LOT 9, BLOCK 10
FALFURRIAS FARM
AND GARDEN TRACTS

244,924 ACRES
LAWRENCE D. MILLER, JR. ESTATE
BROOKS COUNTY
PROBATE FILE NO. 1037
AND VOL. 51, PG. 13, P.R.B.C.,
VOL. 93, PG. 77, D.R.B.C. &
VOL. 99, PG. 549, D.R.B.C.



P.O.C. U.S. 281
PARENT TRACT INSET
N.T.S.
US 781
34+60.20 - 255.86'
35-00'
34+73.55'

P.O.C. Set 11
PARCEL 2
N 89° 39' 21" E
181.96'
P.O.B. PARCEL 2
Set
X-1,099,015.55
Y-16,956,890.19
U.S. 281
N 09° 01' 49" E
1,721.72'
PROPOSED R.O.W. LINE
EXISTING R.O.W. LINE
S 89° 39' 21" W
199.41'
S 06° 42' 22" W
1,708.06'
PROPOSED R.O.W. LINE
N 09° 01' 49" E
1,708.06'
EXISTING R.O.W. LINE
PROPOSED BASELINE
N 09° 01' 49" E
40+00'
175.00'

MATCHLINE STA. 42+00.00

Notes:
1. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum, 1983, (1993 adjustment). All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999960.
2. Set: indicates a 5/8 inch iron rod with 1XDOT Aluminum disk.
3. Set: indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying Inc."
4. D.R.B.C. signifies Deed Records of Brooks County.
5. O.R.B.C. signifies Official Records of Brooks County.
6. M.R.B.C. signifies Map Records of Brooks County.
7. Type II Monumentation markers shall be set at 1500' intervals, P.C.'s and P.T.'s by others after construction.
8. A Metes and Bounds description accompanies this Parcel/Plot.

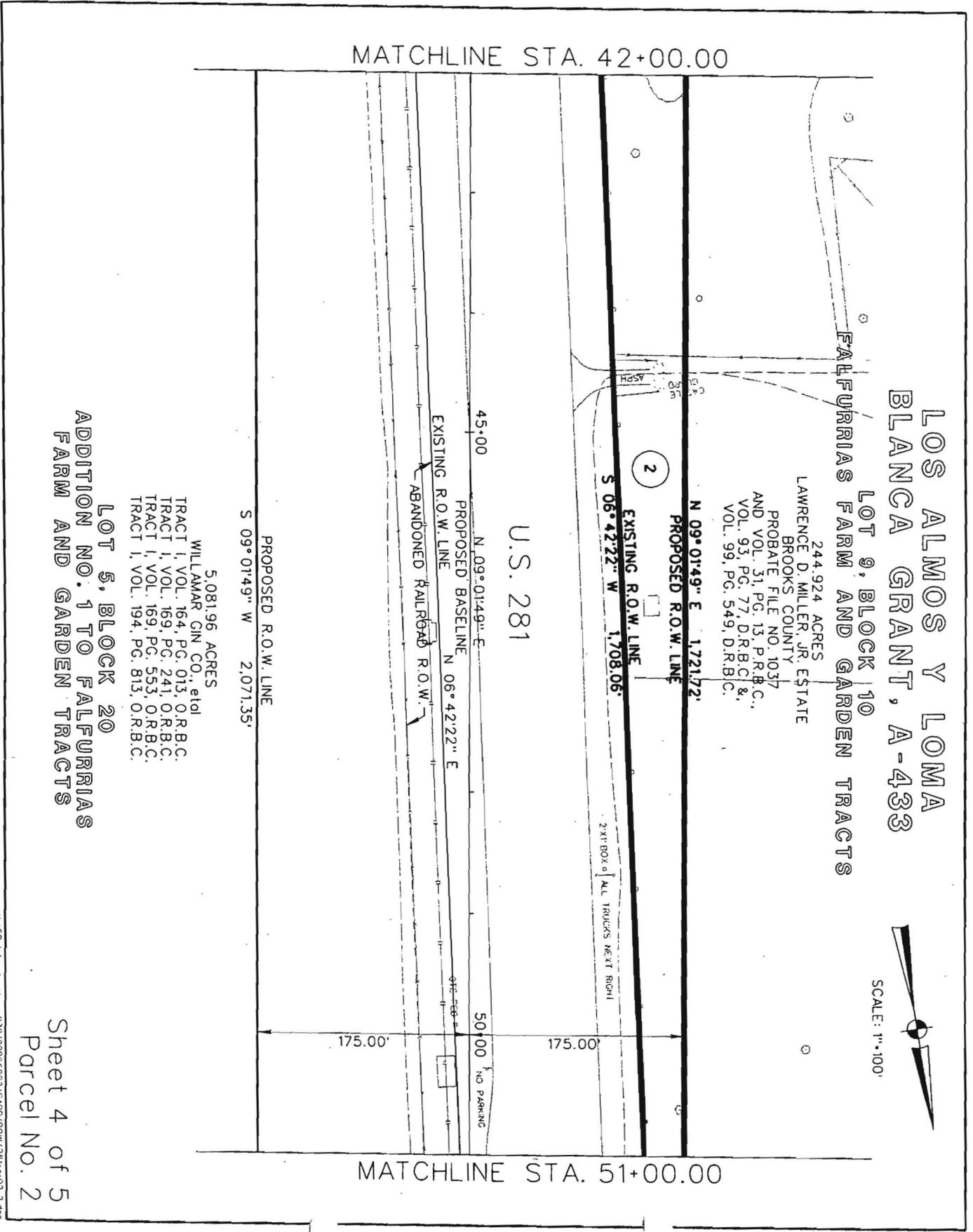
5.08196 ACRES
WILLAMAR GIN CO., et al
TRACT I, VOL. 164, PG. 013, O.R.B.C.
TRACT I, VOL. 169, PG. 241, O.R.B.C.
TRACT I, VOL. 169, PG. 553, O.R.B.C.
TRACT I, VOL. 194, PG. 813, O.R.B.C.
LOT 5, BLOCK 20 ADDITION NO. 1
TO FALFURRIAS FARM AND GARDEN TRACTS

I do hereby certify that this parcel plat and accompanying metes and bounds description conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Wm. L. McCown
WILLIAM L. MCCOWN, R.P.L.S. #1719
8-15-03 Sheet 3 of 5

EXISTING	TAKING	REMAINING
244.924 AC.	2.536 AC.	242.388 AC.
	110,451 SQ. FT.	

RIGHT OF WAY PLAT
SHOWING
PARCEL NO. 2
RCSJ 0255-04-081
US 281 BROOKS COUNTY
RODS SURVEYING INC. JUNE 27, 2003
SCALE: 1"=100'

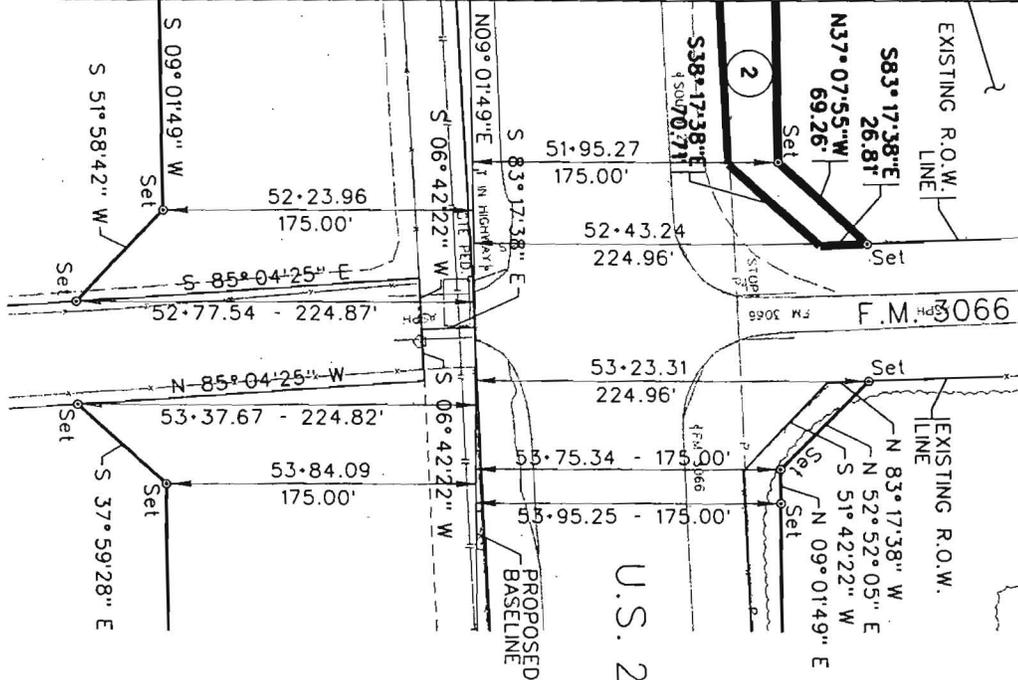


SCALE: 1"=100'

244.924 ACRES
LAWRENCE D. MILLER, JR. ESTATE
BROOKS COUNTY
PROBATE FILE NO. 1037
AND VOL. 31, PG. 13, P.R.B.C.,
VOL. 93, PG. 77, D.R.B.C. &
VOL. 99, PG. 549, D.R.B.C.

LOS ALMOS Y LOMA
BLANCA GRANT, A-433

MATCHLINE STA. 51+00.00



SCALE: 1"=100'

Sheet 5 of 5
Parcel No. 2

N:\S8 Infrastructure\079\99005002\CAD\ROW\7Rplan02-1.dwg

June 27, 2003
Parcel 3
Page 1 of 6 Pages

County: Brooks
Project: US 281
RCSJ: 0255-04-081
CCSJ: 0255-04-029

PARCEL 3
PROPERTY DESCRIPTION

Being 9,581 square feet or 0.220 acres of land out of a 310.02 acre tract described as Tract Two in a deed dated June 19, 1996 from Hamilton Brothers Oil Company to Willamar Gin Company, Inc. recorded in Volume 164, Page 013 of the Official Records of Brooks County, Texas, said 310.02 acre tract also being described as Tract Two in a deed dated December 20, 1996 from Willamar Gin Company, Inc. to The Hamilton Companies, L.L.C. recorded in Volume 169, Page 241 of the Official Records of Brooks County, said 310.02 acre tract also being described as Tract Two in a deed dated October 10, 1996 from Stuart Reagan Stone and Carroll Duncan Stone to The Hamilton Companies, L.L.C. recorded in Volume 169, Page 553 of the Official Records of Brooks County, said 310.02 acre tract also being described as Tract Two in a Correction Instrument and Stipulation of Interests dated March 1, 1997 recorded in Volume 194, Page 813 of the Official Records of Brooks County, said 9,581 square feet or 0.220 acres being out of Lot 8, Block 10 of the Falfurrias Farm and Garden Tracts, map of which is recorded in Volume 7, Page 361 of the Transcribed Deed Records of Brooks County, copies of said map also filed in Plat Cabinet "A", Sheet 23 and Sheet 168 of the Map Records of Brooks County, and being out of the LOS ALMOS Y LOMA BLANCA GRANT, A- 433, said 9,581 square feet or 0.220 acres of land being more particularly described in two parts by metes and bounds as follows:

PART ONE

Commencing at a 5/8 inch iron rod with a yellow plastic cap marked RODS SURVEYING set at the existing common east corner between said Lot 8, Block 10 and Lot 1, Block 10 of said Falfurrias Farm and Garden Tracts, said point being in the existing west right-of-way (150.000 FOOT ROW) of U.S. Highway No. 281, thence as follows;

June 27, 2003
Parcel 3
Page 2 of 6 Pages

SOUTH $06^{\circ}42'22''$ WEST along the common line between said Lot 8, Block 10 and U.S. Highway No. 281 a distance of 312.17 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the northeast corner and the POINT of BEGINNING of the herein described parcel, said POINT of BEGINNING having surface co-ordinates of $X=1,099,446.13$ and $Y=16,959,707.28$, said point also being in the proposed west right-of-way of U. S. Highway No. 281. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and co-ordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. Thence SOUTH $06^{\circ}42'22''$ WEST along the existing west right-of-way of said U.S. Highway No. 281 a distance of 947.83 feet to the most northerly southeast corner of the herein described parcel;
2. Thence SOUTH $51^{\circ}42'22''$ WEST continuing along the existing west right-of-way of said U.S. Highway No. 281 a distance of 70.71 feet to a fence corner for the most southerly southeast corner of the herein described parcel, said point being in the existing north right-of-way (80 FOOT ROW) of Farm to Market Road No. 3066;
3. Thence NORTH $83^{\circ}17'38''$ WEST along the existing north right-of-way of said F.M. No. 3066 a distance of 23.56 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the southwest corner of the herein described parcel, said point being in the proposed west right-of-way of U. S. Highway No. 281;
4. Thence NORTH $52^{\circ}52'05''$ EAST along said proposed west right-of-way a distance of 72.13 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for an inside corner of the herein described parcel;
5. Thence NORTH $09^{\circ}01'49''$ EAST continuing along said proposed west right-of-way a distance of 19.91 feet to a 5/8 inch iron rod with TXDOT aluminum cap set at the beginning of a curve to the left;
6. Thence in a northerly direction along said curve to the left and along said proposed west right-of-way a distance of 928.23 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the northwest corner of the herein described parcel, said curve having a radius of 22883.00 feet, a central angle of $02^{\circ}19'27''$ and a chord bearing NORTH $07^{\circ}52'05''$ EAST a distance of 928.17 feet;
7. Thence SOUTH $83^{\circ}17'38''$ EAST a distance of 1.90 feet to the northeast corner of the herein described parcel and the POINT of BEGINNING and containing 9,131 square feet or 0.210 acres of land for Part One of the herein described parcel.

June 27, 2003
Parcel 3
Page 3 of 6 Pages

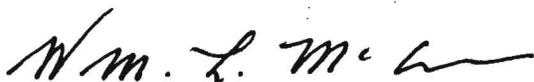
PART TWO

Commencing at a 5/8 inch iron rod with a yellow plastic cap marked RODS SURVEYING set at the existing common east corner between said Lot 8, Block 10 and Lot 1, Block 10 of said Falfurrias Farm and Garden Tracts, said point being in the existing west right-of-way (150.000 FOOT ROW) of U.S. Highway No. 281, thence as follows;

NORTH 06°42'22" EAST along the common line between said Lot 1, Block 10 and U.S. Highway No. 281 a distance of 1290.00 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the southeast corner and the POINT of BEGINNING of the herein described parcel, said POINT of BEGINNING having surface co-ordinates of X=1,099,633.22 and Y=16,961,298.49, said point also being in the proposed west right-of-way of U. S. Highway No. 281. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and co-ordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. Thence NORTH 38°17'38" WEST along said proposed west right-of-way a distance of 42.43 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the northwest corner of the herein described parcel, said point being in the existing south right-of-way (60 FOOT ROW) of County Road No. 303;
2. Thence SOUTH 83°17'38" EAST along the existing south right-of-way of said County Road No. 303 a distance of 30.00 feet to the northeast corner of the herein described parcel, said point being in the existing west right-of-way of said U.S. Highway No. 281;
3. Thence SOUTH 06°42'22" WEST along the existing west right-of-way of said U.S. Highway No. 281 a distance of 30.00 feet to the southeast corner of the herein described parcel and the POINT of BEGINNING and containing 450 square feet or 0.010 acres of land for Part Two of the herein described parcel, in all containing a total of 9,581 square feet or 0.220 acres of land. Two parcel plats accompany this metes and bounds description.

I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board Of Professional Land Surveyors.



WILLIAM L. MCCOWN, R.P.L.S. #1719
RODS SURVEYING, INC.

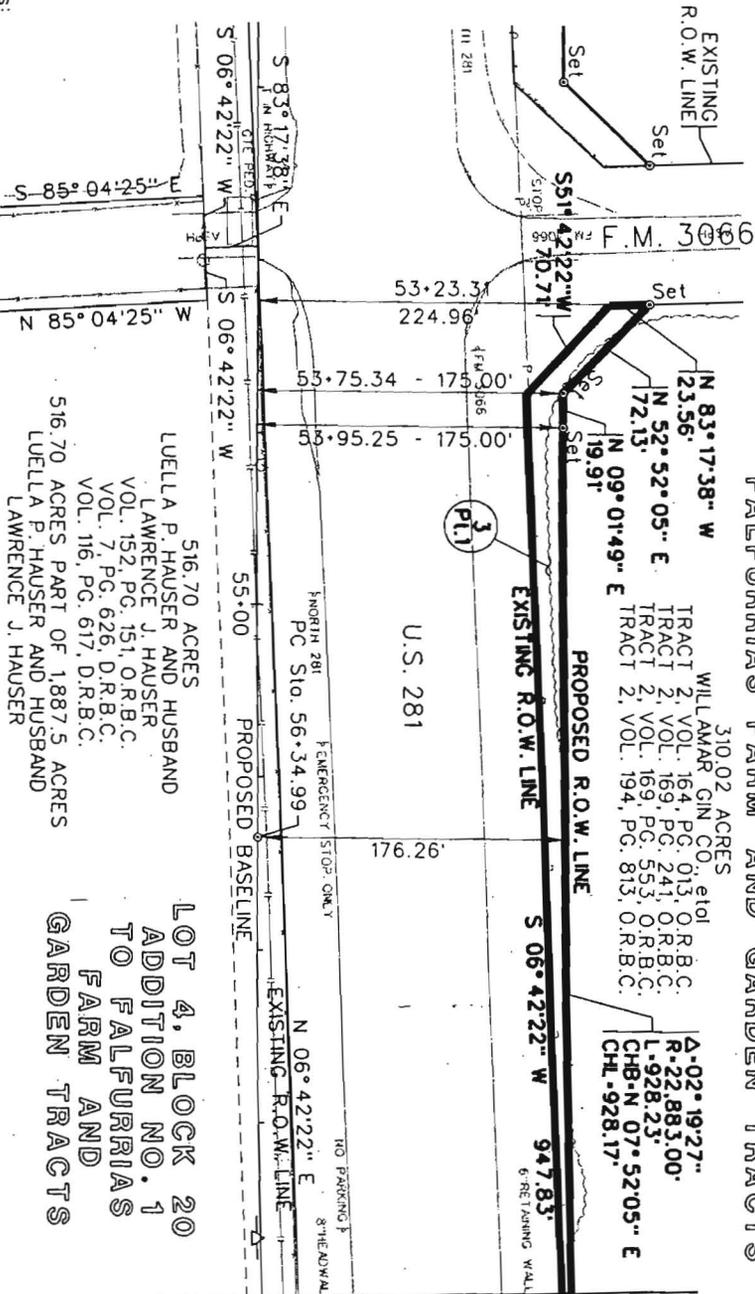
8-15-03

DATE



LOS ALAMOS Y LOMA BLANCA GRANT, A-433

LOT 8, BLOCK 10
FALFURRIAS FARM AND GARDEN TRACTS



Notes:

- All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983, (1993 adjustment). All Distances and Coordinates, shown on surface and may be converted to grid by multiplying by a combined scale factor of 0.9999960.
- Set: indicates a 5/8 inch iron rod with TXDOT Aluminum disk.
- Sett: indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying Inc."
- D.R.B.C. signifies Deed Records of Brooks County.
- O.R.B.C. signifies Official Records of Brooks County.
- M.R.B.C. signifies Map Records of Brooks County.
- Type II Monumentation markers shall be set at 1500' intervals, P.C.'s and P.T.'s by others after construction.
- A Meles and Bounds description accompanies this Parcel Plat.

516.70 ACRES
 LUELLE P. HAUSER AND HUSBAND
 LAWRENCE J. HAUSER
 VOL. 152, PG. 151, O.R.B.C.
 VOL. 7, PG. 626, D.R.B.C.
 VOL. 116, PG. 617, D.R.B.C.
 516.70 ACRES PART OF 1887.5 ACRES
 LUELLE P. HAUSER AND HUSBAND
 LAWRENCE J. HAUSER

LOT 4, BLOCK 20
 ADDITION NO. 1
 TO FALFURRIAS
 FARM AND
 GARDEN TRACTS

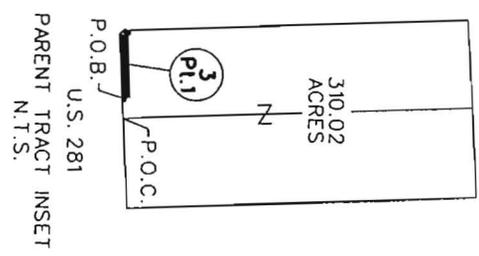
I do hereby certify that this parcel plat and accompanying metes and bounds description conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Wm. L. McCown
 WILLIAM L. MCCOWN, R.P.L.S. #1719
 8-15-03 Sheet 4 of 6

EXISTING	TAKING	REMAINING
310.02 AC.	PT. 1 - 0.210 AC. PT. 2 - 0.010 AC.	309.80 AC.
	9.581 SQ. FT.	

RIGHT OF WAY PLAT
 SHOWING
 PARCEL NO. 3, PART 1

RCSJ 0255-04-081
 US 281 BROOKS COUNTY
 RODS SURVEYING INC. JUNE 27, 2003
 SCALE: 1"=100'



N/SR DIVISION OF THE TEXAS PROFESSIONAL LAND SURVEYORS

LOS ALMOS Y LOMA
BLANCA GRANT, A-433

LOT 8, BLOCK 10
FALFURIAS FARM AND GARDEN TRACTS

LOT 1,
BLOCK 10
FALFURIAS
FARM AND
GARDEN
TRACTS

SCALE: 1"=100'

MATCHLINE STA. 59+00.00

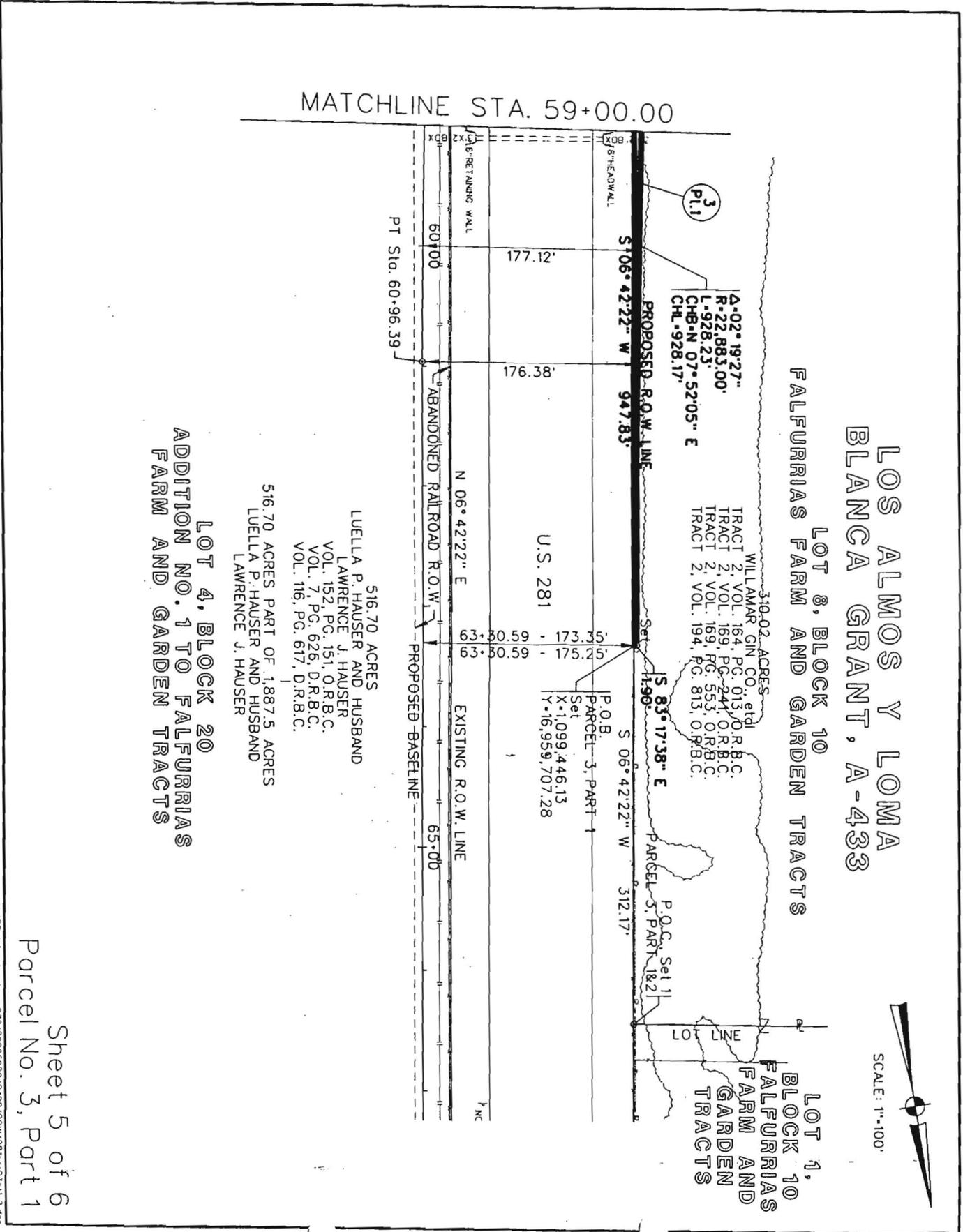
LOT 4, BLOCK 20
ADDITION NO. 1 TO FALFURIAS
FARM AND GARDEN TRACTS

516.70 ACRES
LUELLA P. HAUSER AND HUSBAND
LAWRENCE J. HAUSER
VOL. 152, PG. 151, O.R.B.C.
VOL. 7, PG. 626, D.R.B.C.
VOL. 116, PG. 617, D.R.B.C.

516.70 ACRES PART OF 1,887.5 ACRES
LUELLA P. HAUSER AND HUSBAND
LAWRENCE J. HAUSER

Sheet 5 of 6
Parcel No. 3, Part 1

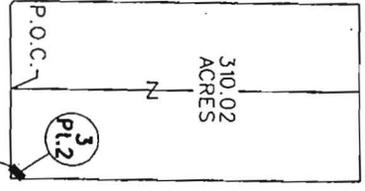
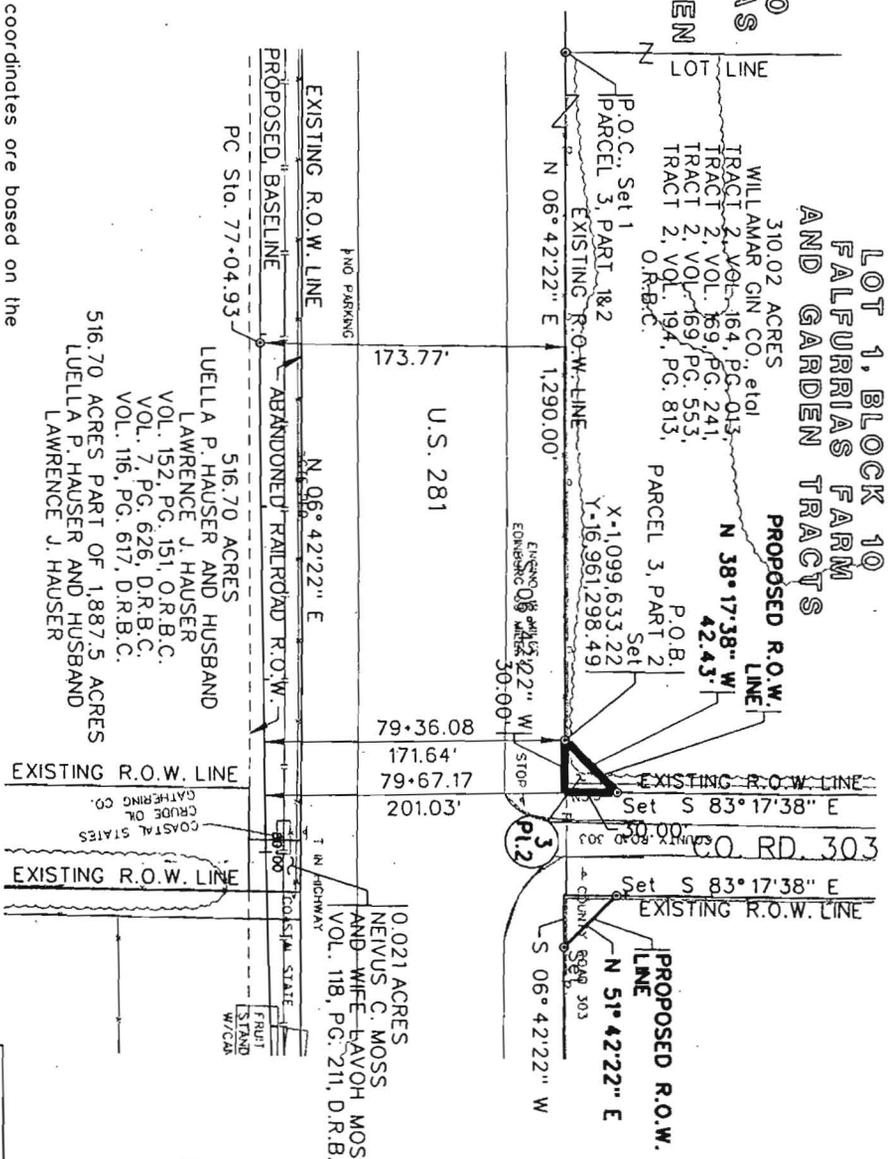
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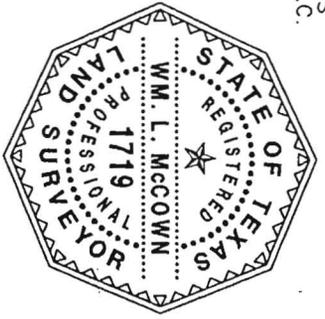
LOS ALAMOS Y LOMA BLANCA GRANT, A-433

LOT 1, BLOCK 10
FALFURRIAS FARM
AND GARDEN TRACTS

LOT 8,
BLOCK 10
FALFURRIAS
FARM
AND GARDEN
TRACTS



PARENT TRACT INSET
U.S. 281
N.I.S.



Notes:
1. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983, (1993 adjustment). All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999960.
2. Set: Indicates a 5/8 inch iron rod with TXDOT Aluminum disk.
3. Set1: Indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying Inc."
4. D.R.B.C. signifies Deed Records of Brooks County.
5. O.R.B.C. signifies Official Records of Brooks County.
6. M.R.B.C. signifies Map Records of Brooks County.
7. Type II Monumentation markers shall be set at 1500' intervals, P.C.'s and P.T.'s by others after construction.
8. A Metes and Bounds description accompanies this Parcel Plot.

I do hereby certify that this parcel plot and accompanying metes and bounds description conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

1. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983, (1993 adjustment). All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999960.
2. Set: Indicates a 5/8 inch iron rod with TXDOT Aluminum disk.
3. Set1: Indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying Inc."
4. D.R.B.C. signifies Deed Records of Brooks County.
5. O.R.B.C. signifies Official Records of Brooks County.
6. M.R.B.C. signifies Map Records of Brooks County.
7. Type II Monumentation markers shall be set at 1500' intervals, P.C.'s and P.T.'s by others after construction.
8. A Metes and Bounds description accompanies this Parcel Plot.

W.M. L. McCown
WILLIAM L. MCCOWN, R.P.L.S. #1719
8-15-03
Parcel No. 3 Part 2

EXISTING	TAKING	REMAINING
310.02 AC.	Pt. 1 - 0.210 AC. Pt. 2 - 0.010 AC.	309.80 AC.
	9,581 SQ. FT.	

RIGHT OF WAY PLAT
SHOWING
PARCEL NO. 3, PART 2
RCSJ 0255-04-081
US 281 BROOKS COUNTY
RODS SURVEYING INC. JUNE 27, 2003
SCALE: 1"=100'

June 27, 2003
Parcel 1
Page 1 of 6 Pages

County: Brooks
Project: US 281
RCSJ: 0255-04-081
CCSJ: 0255-04-029

PARCEL 1
PROPERTY DESCRIPTION

Being 279,471 square feet or 6.416 acres of land out of a 5081.96 acre tract and a 25.7163 acre tract described as Tracts 1 and 9 in a deed dated June 19, 1996 from Hamilton Brothers Oil Company to Willamar Gin Company, Inc. recorded in Volume 164, Page 013 of the Official Records of Brooks County, Texas, also being described as Tracts 1 and 9 in a deed dated December 20, 1996 from Willamar Gin Company, Inc. to The Hamilton Companies, L.L.C. recorded in Volume 169, Page 241 of the Official Records of Brooks County, also being described as Tracts 1 and 9 in a deed dated October 10, 1996 from Stuart Reagan Stone and Carroll Duncan Stone to The Hamilton Companies, L.L.C. recorded in Volume 169, Page 553 of the Official Records of Brooks County, said also being described as Tracts 1 and 9 in a Correction Instrument and Stipulation of Interests dated March 1, 1997 recorded in Volume 194, Page 813 of the Official Records of Brooks County, a portion of said 279,471 square feet or 6.416 acres being out of Lot 5, Block 20 of Addition No. 1 to the Falfurrias Farm and Garden Tracts, map of which is recorded in Volume 7, Page 276 of the Transcribed Deed Records of Brooks County, copies of said map also filed in Plat Cabinet "A", Sheet 163 of the Map Records of Brooks County, a portion of said 279,471 square feet or 6.416 acres of land being out of a 25.7163 acre abandoned railroad right-of-way described in a deed dated March 28, 1990 from the SOUTHERN PACIFIC TRANSPORTATION COMPANY to Reagan Stone, etal, recorded in Volume 127, Page 485 of the Deed Records of Brooks County, and being out of the LOS ALAMOS Y LOMA BLANCA GRANT, A- 433, said 279,471 square feet or 6.416 acres of land being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod with a yellow plastic cap marked RODS SURVEYING set at the northeast corner of said Lot 5, Block 20, said point being in the south right-of-way of a 60.00 foot wide street as shown on the recorded map of said Addition No. 1 to the Falfurrias Farm and Garden Tracts, thence as follows;

June 27, 2003
Parcel 1
Page 2 of 6 Pages

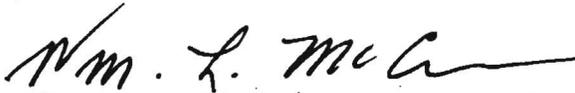
NORTH 85°04'25" WEST along the south line of said 60.00 foot right-of-way a distance of 1226.55 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the northeast corner and the POINT of BEGINNING of the herein described parcel, said POINT of BEGINNING having surface coordinates of X=1,099,693.62 and Y=16,958,609.07, said point also being in the proposed east right-of-way of U. S. Highway No. 281. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and co-ordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. Thence SOUTH 51°58'42" WEST along the proposed east right-of-way of said U.S. Highway No. 281 a distance of 73.20 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for an inside corner of the herein described parcel;
2. Thence SOUTH 09°01'49" WEST continuing along the proposed east right-of-way a distance of 2071.35 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the southeast corner of the herein described parcel;
3. Thence NORTH 83°17'38" WEST continuing along the proposed east right-of-way at a distance of 58.04 feet passing the east right-of-way of said abandoned railroad, in all a distance of 88.04 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the southwest corner of the herein described parcel, said point being in the existing east right-of-way of U. S. Highway No. 281 (330 FOOT ROW at this point);
4. Thence NORTH 06°42'22" EAST along the existing east right-of-way of said U.S. Highway No. 281 a distance of 2145.13 feet to the northwest corner of the herein described parcel, said point also being the northwest corner of said abandoned railroad right-of-way;
5. Thence SOUTH 83°17'38" EAST along the north line of said acre abandoned railroad right-of-way a distance of 30.00 feet to the most northerly northeast corner of the herein described parcel, said point also being the northeast corner of said abandoned railroad right-of-way and being at the centerline of the west end of said 60.00 foot street right-of-way;
6. Thence SOUTH 06°42'22" WEST along the common line between said abandoned railroad right-of-way and said 60.00 foot street right-of-way a distance of 30.00 feet to an inside corner of the herein described parcel, said point also being the southwest corner of said 60.00 foot street right-of-way;

June 27, 2003
Parcel 1
Page 3 of 6 Pages

7. Thence SOUTH 85°04'25" EAST along the north line of said Lot 5, Block 20 and along the south right-of-way of said 60.00 foot street right-of-way a distance of 194.14 feet to the northeast corner and the POINT of BEGINNING of the herein described parcel and containing 279,471 square feet or 6.416 acres of land. A parcel plat accompanies this metes and bounds description.

I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board Of Professional Land Surveyors.

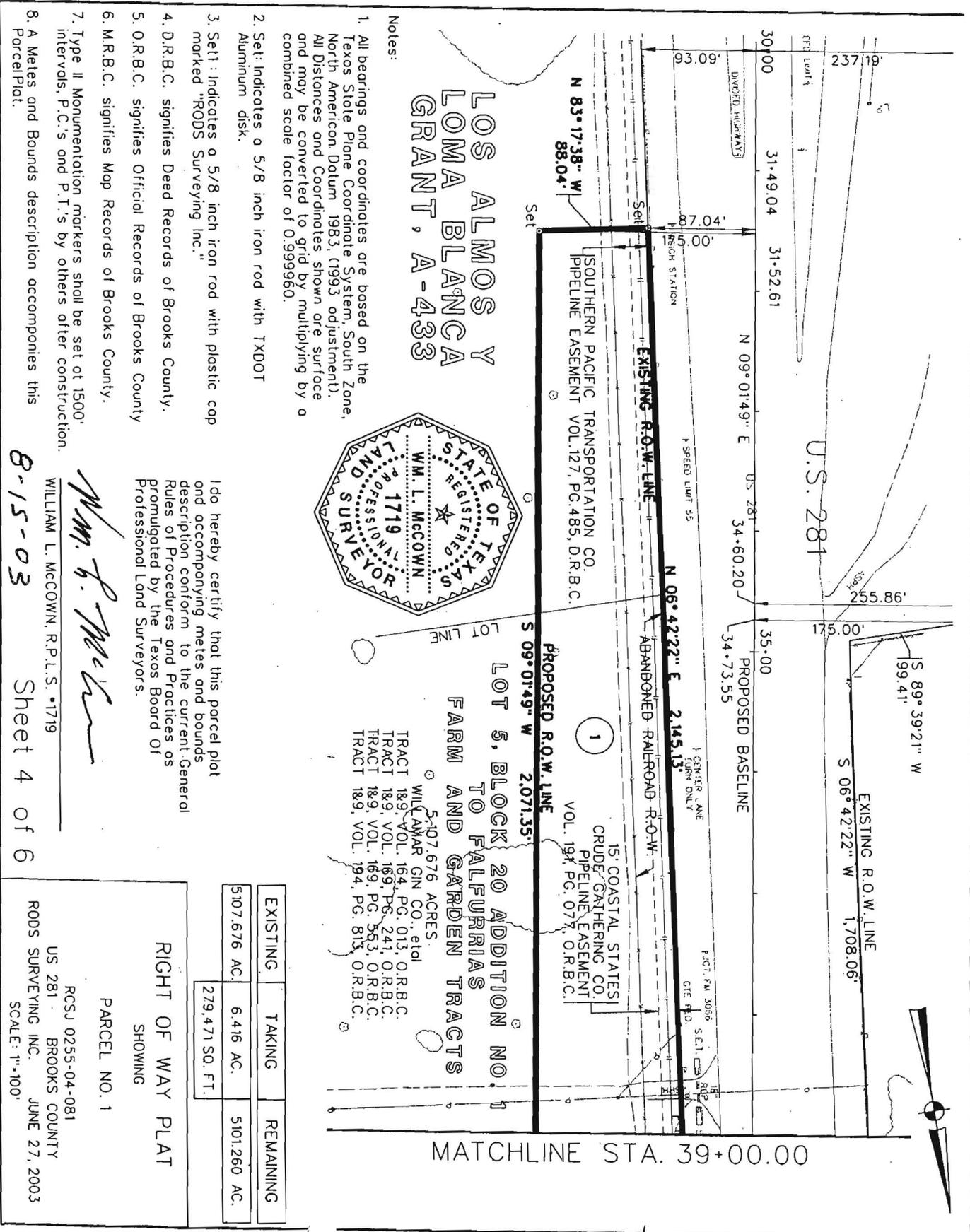


WILLIAM L. MCCOWN, R.P.L.S. #1719
RODS SURVEYING, INC.

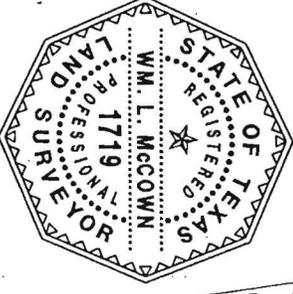
8-15-03

DATE





**LOS ALAMOS Y
LOMA BLANCA
GRANT, A-433**



**LOT 5, BLOCK 20 ADDITION NO. 1
FARM AND GARDEN TRACTS**

5-107.676 ACRES.
WILLAMAR GIN CO., et al
TRACT 189, VOL. 164, PG. 013, O.R.B.C.
TRACT 189, VOL. 169, PG. 241, O.R.B.C.
TRACT 189, VOL. 169, PG. 253, O.R.B.C.
TRACT 189, VOL. 194, PG. 813, O.R.B.C.

EXISTING	TAKING	REMAINING
5107.676 AC.	6.416 AC.	5101.260 AC.
	279.471 SQ. FT.	

**RIGHT OF WAY PLAT
SHOWING**

PARCEL NO. 1
RCSJ 0255-04-081
US 281 BROOKS COUNTY
RODS SURVEYING INC. JUNE 27, 2003
SCALE: 1"=100'

- Notes:
- All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983, (1993 adjustment). All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999960.
 - Set: Indicates a 5/8 inch iron rod with TXDOT Aluminum disk.
 - Set1: Indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying Inc."
 - D.R.B.C. signifies Deed Records of Brooks County.
 - O.R.B.C. signifies Official Records of Brooks County
 - M.R.B.C. signifies Map Records of Brooks County.
 - Type II Monumentation markers shall be set at 1500' intervals, P.C.'s and P.T.'s by others after construction.
 - A Metes and Bounds description accompanies this Parcel Plat.

I do hereby certify that this parcel plat and accompanying metes and bounds description conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

W.M. L. McCown
WILLIAM L. MCCOWN, R.P.L.S. #1719
8-15-03 Sheet 4 of 6

LOS ALMOS Y LOMA BLANCA GRANT, A-433

LOT 9, BLOCK 10
FALFURRIAS FARM AND GARDEN TRACTS

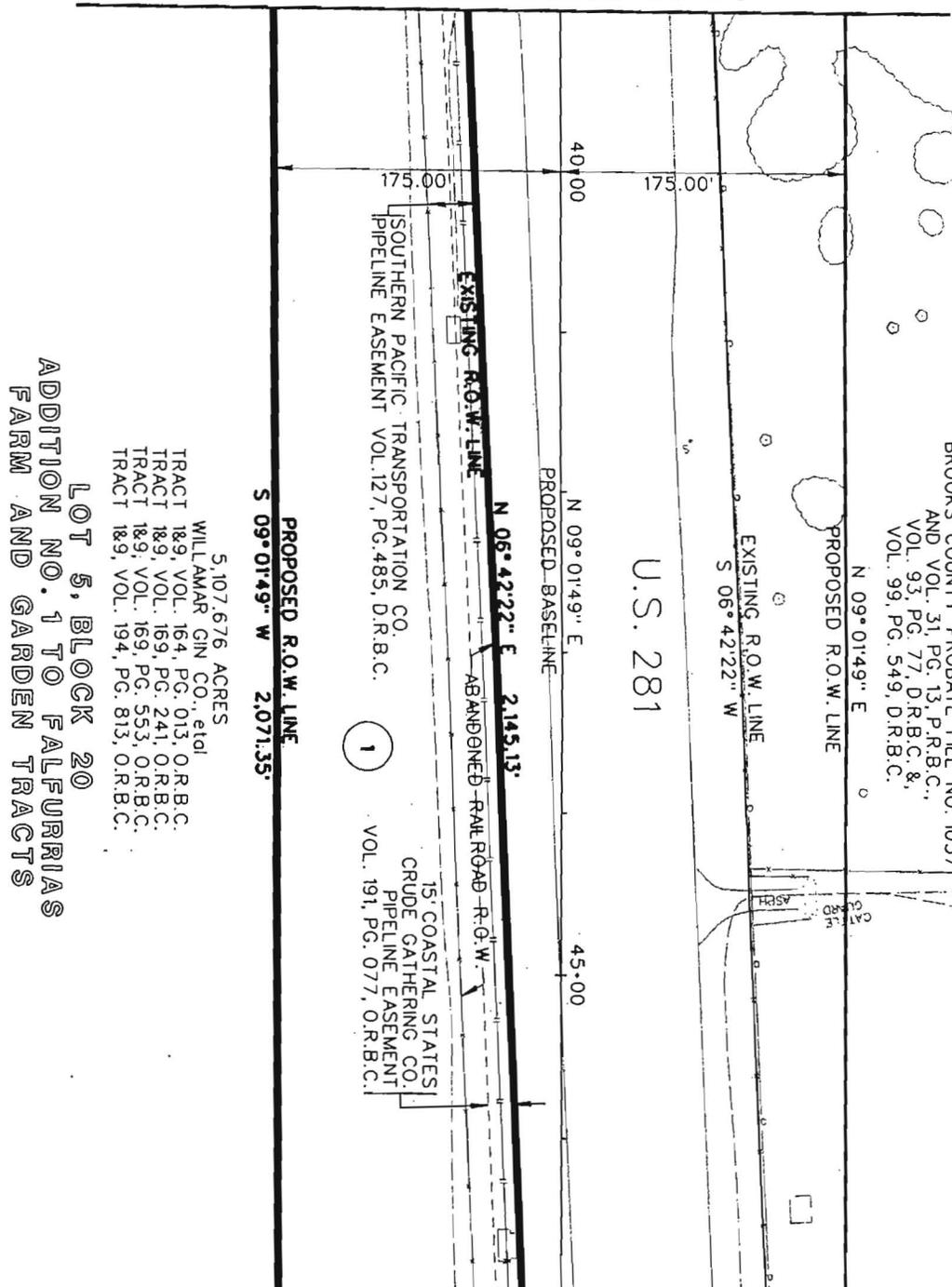
SCALE: 1"=100'

244.924 ACRES
LAWRENCE D. MILLER, JR. ESTATE
BROOKS COUNTY PROBATE FILE NO. 1037
AND VOL. 31, PG. 13, P.R.B.C.
VOL. 93, PG. 77, D.R.B.C. &
VOL. 99, PG. 549, D.R.B.C.

U.S. 281

MATCHLINE STA. 39+00.00

MATCHLINE STA. 47+00.00



5,107.676 ACRES
WILLAMAR GIN CO., et al
TRACT 189, VOL. 164, PG. 013, O.R.B.C.
TRACT 189, VOL. 169, PG. 241, O.R.B.C.
TRACT 189, VOL. 169, PG. 553, O.R.B.C.
TRACT 189, VOL. 194, PG. 813, O.R.B.C.

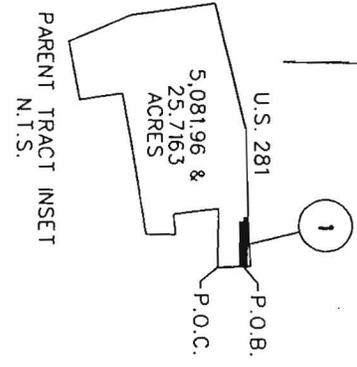
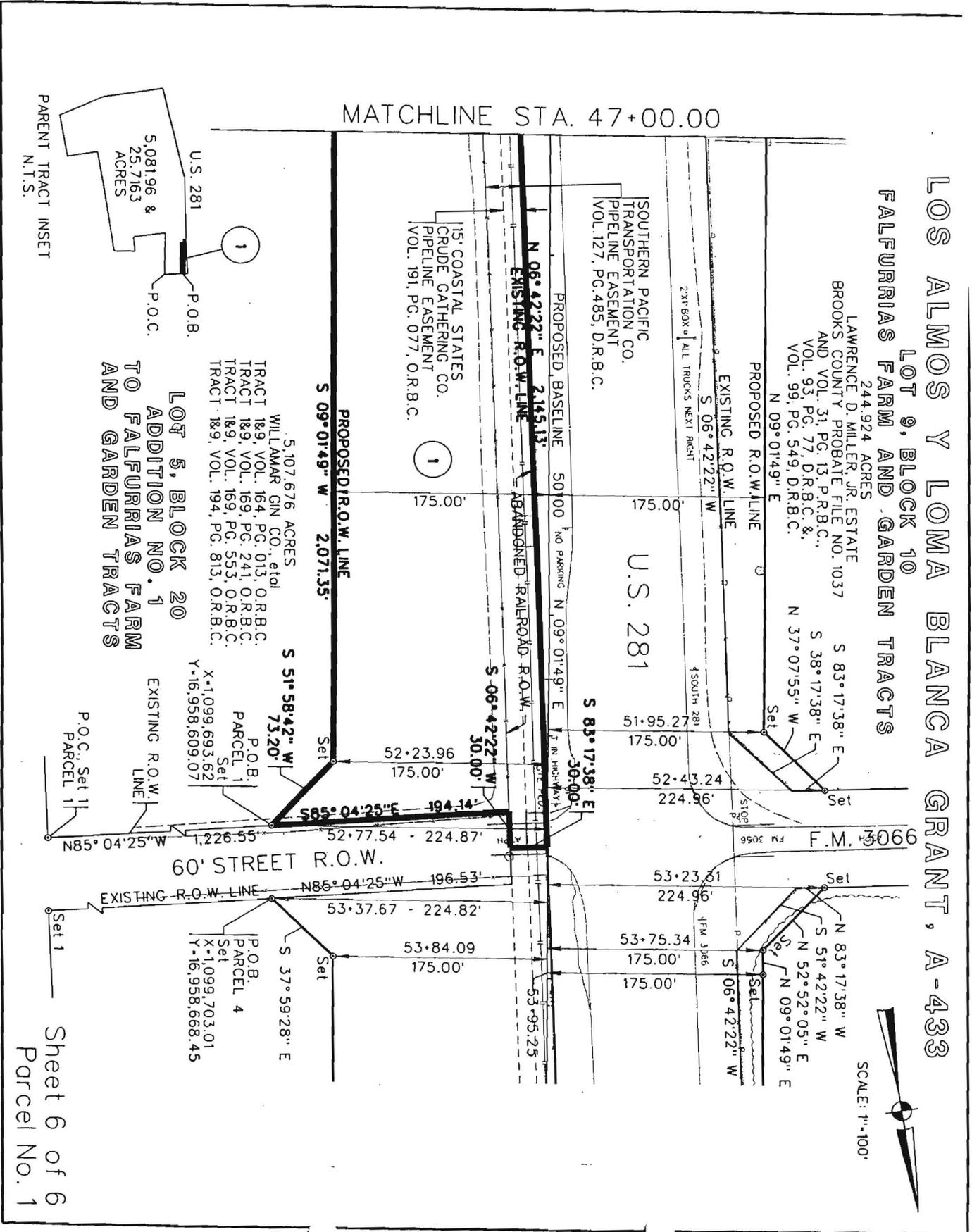
LOT 5, BLOCK 20
ADDITION NO. 1 TO FALFURRIAS
FARM AND GARDEN TRACTS

Sheet 5 of 6
Parcel No. 1

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LOS ALMOS Y LOMA BLANCA GRANT, A-433
FALFURRIAS LOT 9, BLOCK 10
AND GARDEN TRACTS

SCALE: 1"=100'



LOT 5, BLOCK 20
ADDITION NO. 1
TO FALFURRIAS FARM
AND GARDEN TRACTS

Sheet 6 of 6
Parcel No. 1

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June 27, 2003
Parcel 27
Page 1 of 4 Pages

County: Brooks
Project: US 281
RCSJ: 0255-03-031
CCSJ: 0255-03-026

PARCEL 27
PROPERTY DESCRIPTION

Being 127,172 square feet or 2.919 acres of land out of Lot 1, Block 5 of the Falfurrias Farm and Garden Tracts, map of which is recorded in Volume 7, Page 361 of the Transcribed Deed Records of Brooks County, Texas, copies of said map also filed in Plat Cabinet "A", Sheet 23 and Sheet 168 of the Map Records of Brooks County, being a portion of the same land described in the Will of Laurence D. Miller and Harriet C. Miller recorded in Volume 99, Page 549 and Volume 95, Page 77, respectively, in the Deed Records of Brooks County and also being a portion of the same land described in the Last Will and Testament of Laurence D Miller, Jr. recorded in Brooks County Probate File No. 1037 and in Volume 31, Page 13 of the Probate Records of Brooks County, said 127,172 square feet or 2.919 acres also being out of an 11.145 acre residue of Tract 20 of the SURVEY OF TRACTS 20 THRU 27, INCLUSIVE, OUT OF LA COLONIA MEXICANA ADDITION, map of which is recorded in Volume 45, Page 503 of the Deed Records of Brooks County and being out of the LOS ALMOS Y LOMA BLANCA GRANT, A- 433, said 127,172 square feet or 2.919 acres of land being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod with a yellow plastic cap marked RODS SURVEYING set at the intersection of the existing north right-of-way (100 FOOT ROW) of Travis Street and the existing east right-of-way (80 FOOT ROW) of Business U.S. Highway No 281, thence as follows;

SOUTH 83°17'38" EAST along the existing north right-of-way of said Travis Street at a distance of 11.38 feet passing a 3/4 inch iron rod found, in all a distance of 760.08 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the most southerly southwest corner and the POINT of BEGINNING of the herein described parcel, said POINT of BEGINNING having surface co-ordinates of X=1,101,083.64 and Y=16,974,712.00, said point also being in the proposed west right-of-way of U. S. Highway No. 281. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and co-ordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. Thence NORTH 04°11'32" EAST along the proposed west right-of-way of said U.S. Highway No. 281 a distance of 71.33 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for an angle point;

June 27, 2003
Parcel 27
Page 2 of 4 Pages

2. Thence NORTH 06°42'22" EAST continuing along the proposed west right-of-way of said U.S. Highway No. 281 a distance of 498.10 feet to a 5/8 inch iron rod with TXDOT aluminum cap set at the beginning of a curve to the left;
3. Thence in a northerly direction continuing along said proposed west right-of-way and along said curve to the left a distance of 275.24 feet to a 5/8 inch iron rod with TXDOT aluminum cap set at the end of said curve to the left, said curve having a radius of 125.24 feet, a central angle of 125°55'00" and a chord bearing NORTH 56°15'08" WEST a distance of 223.10 feet;
4. Thence SOUTH 60°47'22" WEST continuing along said proposed west right-of-way a distance of 86.95 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for a southwesterly corner of the herein described parcel;
5. Thence NORTH 38°17'38" WEST continuing along said proposed west right-of-way a distance of 8.00 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the most northerly southwest corner of the herein described parcel said point being in the existing east right-of-way of said Business U. S. Highway No. 281;
6. Thence NORTH 51°42'22" EAST along the existing east right-of-way of said Business U.S. Highway No. 281 a distance of 177.41 feet to the northwest corner of the herein described parcel, said point also being the southwest corner of a 1.129 acre tract described in a deed dated November 12, 1999 from the Estate of Lawrence D. Miller, Jr. to the State of Texas recorded in Volume 209, Page 117 of the Official Records of Brooks County;
7. Thence SOUTH 83°17'38" EAST along the south line of said 1.129 acre tract a distance 298.33 feet (Called 300.00 feet in said Volume 209, Page 117) to the northeast corner of the herein described parcel, said point also being in the existing west right-of-way (160 FOOT ROW) of U. S. Highway No. 281;
8. Thence SOUTH 06°42'22" WEST along the existing west right-of-way of said U. S. Highway No. 281 a distance of 750.88 feet to the southeast corner of the herein described parcel, said point being in the existing north right-of-way of said Travis Street;

June 27, 2003
Parcel 27
Page 3 of 4

9. NORTH 83°17'38" WEST along the existing north right-of-way of said Travis Street a distance of 145.87 feet to the most southerly southwest corner and the POINT of BEGINNING of the herein described parcel and containing 2.919 acres of land. A parcel plat accompanies this metes and bounds description.

I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board Of Professional Land Surveyors.



WILLIAM L. MCCOWN, R.P.L.S. #1719
RODS SURVEYING, INC.

8-15-03

DATE

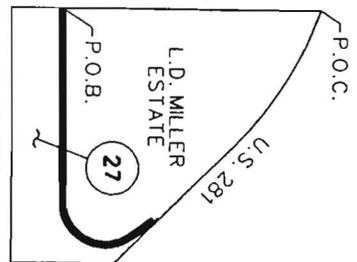
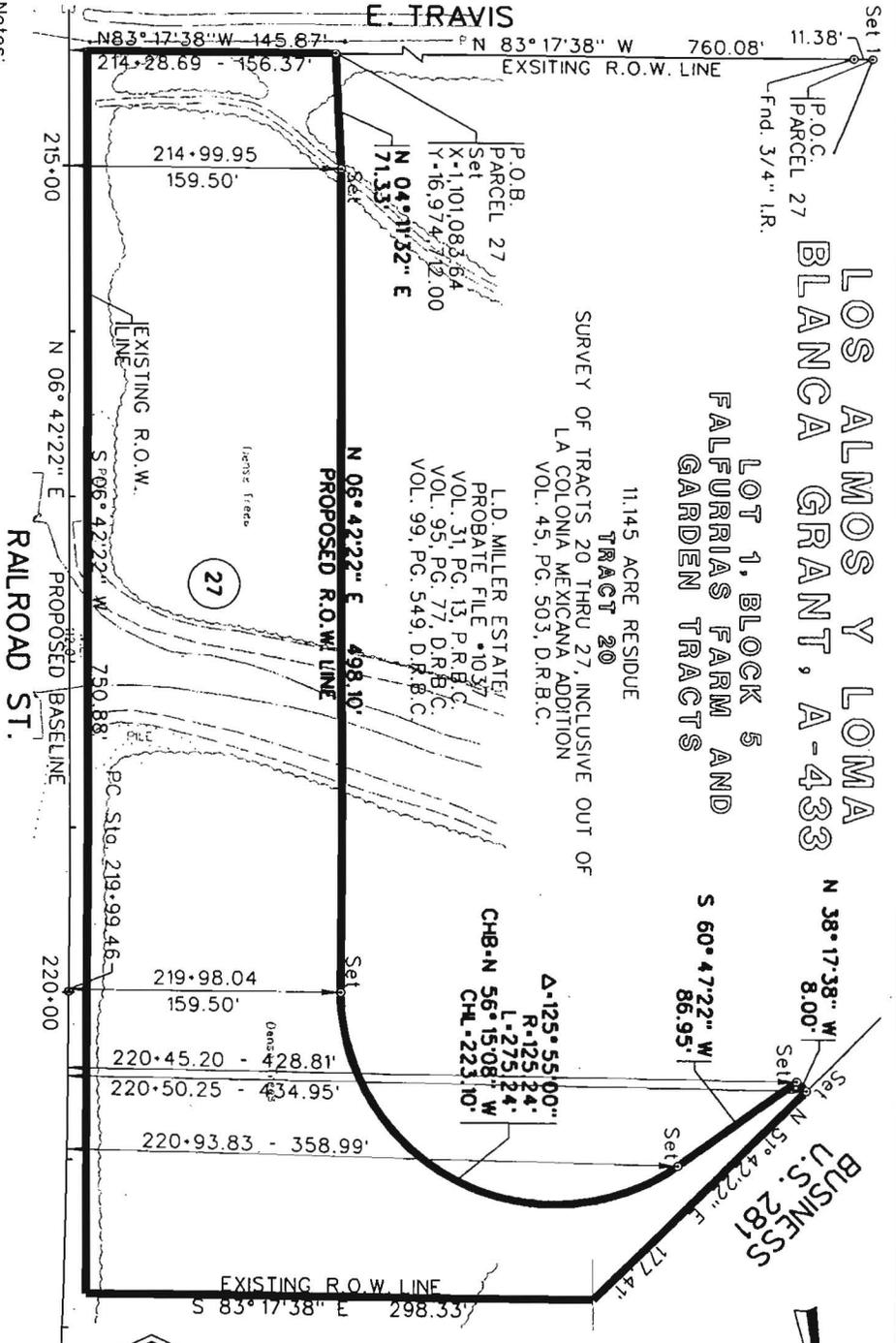


LOS ALAMOS Y LOMA
BLANCA GRANT, A-433

LOT 1, BLOCK 5
FALFURRIAS FARM AND
GARDEN TRACTS

11.145 ACRE RESIDUE
TRACT 20
SURVEY OF TRACTS 20 THRU 27, INCLUSIVE OUT OF
LA COLONIA MEXICANA ADDITION
VOL. 45, PG. 503, D.R.B.C.

L.D. MILLER ESTATE/
PROBATE FILE #1037
VOL. 31, PG. 13, P.R.B.C.
VOL. 95, PG. 77, D.R.B.C.
VOL. 99, PG. 549, D.R.B.C.



- Notes:
- All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983, (1993 adjustment). All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.9999960.
 - Set: Indicates a 5/8 inch iron rod with TXDOT Aluminum disk.
 - Set1: Indicates a 5/8 inch iron rod with plastic cap marked "RODS Surveying Inc."
 - D.R.B.C.: signifies Deed Records of Brooks County.
 - O.R.B.C.: signifies Official Records of Brooks County.
 - M.R.B.C.: signifies Map Records of Brooks County.
 - Type II Monumentation markers shall be set at 1500' intervals, P.C.'s and P.T.'s by others after construction.
 - A Metes and Bounds description accompanies this Parcel Plat.

I do hereby certify that this parcel plat and accompanying metes and bounds description conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

W.M. L. McCown

WILLIAM L. MCCOWN, R.P.L.S. #1719

B-15-03 Sheet 4 of 4

EXISTING	TAKING	REMAINING
11.145 AC.	2.919 AC.	8.226 AC.
	127.172 SQ. FT.	

RIGHT OF WAY PLAT
SHOWING

PARCEL NO. 27

RCSJ 0255-03-031
US 281 BROOKS COUNTY
RODS SURVEYING INC. JUNE 27, 2003
SCALE: 1"=100'

N:\SR\Infract\1719\030\00015017\FIN\030\7800-03.dwg

June 27, 2003
Parcel 11
Page 1 of 3 Pages

County: Brooks
Project: US 281
RCSJ: 0255-04-081
CCSJ: 0255-04-029

PARCEL 11
PROPERTY DESCRIPTION

Being 39,462 square feet or 0.906 acres of land out of a 4.87 acre tract of land described in a deed dated February 6, 1996 from Millstein Falfurrias Associates to Vivian C. Barrett recorded in Volume 161, Page 043 of the Official Records of Brooks County, said 39,462 square feet or 0.906 acres being out of Lot 7, Block 19 of Addition No. 1 to the Falfurrias Farm and Garden Tracts, map of which is recorded in Volume 7, Page 276 of the Transcribed Deed Records of Brooks County, copies of said map also filed in Plat Cabinet "A", Sheet 163 of the Map Records of Brooks County, and being out of the LOS ALMOS Y LOMA BLANCA GRANT, A- 433, said 39,462 square feet or 0.906 acres of land being more particularly described by metes and bounds as follows:

Commencing at a 2 inch iron pipe found at the northeast corner of a 25.002 acre tract described in a deed dated December 8, 1992 from Neivus Moss and wife, La Von Moss to Jose Esparza and wife, Guadalupe Esparza recorded in Volume 134, Page 099 of the Deed Records of Brooks County; said point also being the southeast corner of a 10.00 acre tract described as Tract II in a deed dated June 9, 1987 from Dixie Development, Inc. to Dixie Development Partnership recorded in Volume 120, Page 103 of the Deed Records of Brooks County, thence as follows;

NORTH 83°14'36" WEST along the common line between said 10.00 and 25.002 acre tracts at a distance of 615.45 feet passing a 5/8 inch iron rod found at the northeast corner of a 1.526 acre remainder tract from two tracts of land described as 6.06 acres in a deed dated October 23, 1986 from Neivus C. Moss and wife, Lavon Moss to Triangle Properties Incorporated recorded in Volume 118, Page 215 of the Deed Records of Brooks County, Texas, and as a 1.03 acre abandoned railroad right-of-way described in a deed dated March 6, 1986 from the SOUTHERN PACIFIC TRANSPORTATION COMPANY to Triangle Properties, Inc., recorded in Volume 118, Page 207 of the Deed Records of Brooks County, at a distance of 816.15 feet passing the southeast corner of said 4.87 acre tract, in all a distance of 1298.82 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for the southeast corner and the POINT of BEGINNING of the herein described parcel, said POINT of BEGINNING having surface co-ordinates of X=1,100,050.59 and Y=16,962,286.38, said point also being in the proposed east right-of-way of U. S. Highway No. 281. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and co-ordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

June 27, 2003
Parcel 11
Page 2 of 3 Pages

1. Thence NORTH 83°14'36" WEST along the common line between said 1.526 acre remainder tract and said 4.87 acre tract at a distance of 116.40 feet passing a 5/8 inch iron rod found, in all a distance of 119.15 feet to the southwest corner of the herein described parcel, said point being the common south corner of said 4.87 acre tract and a 0.83 acre tract described as Tract III in said deed dated June 9, 1987 from Dixie Development, Inc. to Dixie Development Partnership recorded in Volume 120, Page 103 of the Deed Records of Brooks County, said 0.83 acre also being an abandoned railroad right-of-way described in a deed dated March 6, 1986 from the SOUTHERN PACIFIC TRANSPORTATION COMPANY to Dixie Development, Inc., recorded in Volume 116, Page 637 of the Deed Records of Brooks County;
2. Thence NORTH 06°42'22" EAST along the common line between said 4.87 acre tract and said 0.83 acre abandoned railroad right-of-way a distance of 331.00 feet to the northwest corner of the herein described parcel, said point also being the northwest corner of said 4.87 acre tract and the southwest corner of a 16.53 acre tract described as Tract I in said deed dated June 9, 1987 from Dixie Development, Inc. to Dixie Development Partnership recorded in Volume 120, Page 103 of the Deed Records of Brooks County;
3. Thence SOUTH 83°17'38" EAST along the common line between said 4.87 and 16.53 acre tracts a distance of 119.25 feet to the northeast corner of the herein described parcel, said point being in the proposed east right-of-way of U. S. Highway No. 281;
4. Thence SOUTH 06°43'23" WEST along said proposed east right-of-way a distance of 331.11 feet to the southeast corner and the POINT of BEGINNING of the herein described parcel and containing 39,462 square feet or 0.906 acres of land. A parcel plat accompanies this metes and bounds description.

I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board Of Professional Land Surveyors.



WILLIAM L. MCCOWN, R.P.L.S. #1719
RODS SURVEYING, INC.

8-15-03

DATE



County: COLLIN
Highway: US 380
CSJ: 0135-04-029

Page 1 of 6
December 29, 2005
Revised December 31, 2007

Legal Land Description for Parcel 6

BEING a 11,170 square foot (0.2564 acre) tract of land situated in the J. Innerarity Survey, Abstract No. 467, Collin County, Texas, being a portion of a called 4.800 acre tract conveyed to Rebecca J. Kelley as evidenced by the deed recorded in County Clerk's Number 96-0094689 of the Deed Records of Collin County, Texas, said 11,170 square foot (0.2564 acre) tract of land being more particularly described by metes and bounds as follows

COMMENCING at a 3/8 inch iron rod found for the common most westerly northwest corner of said called 4.800 acre tract being in the south line of the remainder of a called 2.815 acre tract of land conveyed to Nugent Davis and Wife, Gladys Davis as evidenced by the deed recorded in Volume 676, Page 811 of said Deed Records;

THENCE, SOUTH 89°22'17" EAST, (called North 89°25' East), along the common most westerly north line of said called 4.800 acre tract and south line of said remainder of a called 2.815 acre tract, a distance of 65.00 feet, (called 65.0 feet), to an interior corner of said called 4.800 acre tract common with the southeast corner of said remainder of a called 2.815 acre tract;

THENCE, NORTH 00°47'56" EAST, (called North 0°37' East), along the common most northerly west line of said called 4.800 acre tract and east line of said remainder of a called 2.815 acre tract, a distance of 388.33 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the new South right of way line of US 380 for the **POINT OF BEGINNING** with a coordinate value of: North 7,112,069.2835, East = 2,610,574.0531;

(1) **THENCE**, NORTH 00°47'56" EAST, (called North 0°37' East), continuing along said common line, a distance of 49.62 feet to the common most westerly northwest corner of said called 4.800 acre tract and northeast corner of said remainder of a called 2.815 acre tract, being in the existing southerly right of way line of US 380 (variable width) as described by the deed to the State of Texas recorded in Volume 313, Page 438F of said Deed Records;

County: COLLIN
Highway: US 380
CSJ: 0135-04-029

Page 2 of 6
December 29, 2005
Revised December 31, 2007

Legal Land Description for Parcel 6

- (2) **THENCE**, NORTH 55°31'27" EAST, (called North 54°47' East), departing said common line and along the common north line of said called 4.800 acre tract and said existing southerly right of way line of US 380, a distance of 84.53 feet, (called 84.53 feet), to an angle point, from said point a concrete TxDOT monument found bears South 75°08'30" West, 3.09 feet;
- (3) **THENCE**, SOUTH 88°56'18" EAST, (called South 89°51'11" East), continuing along said common line, passing at a distance of 107.54 feet a concrete TxDOT monument found, continuing for a total distance of 110.00 feet, (called 110.45 feet), to the northeast corner of said called 4.800 acre tract;
- (4) **THENCE**, SOUTH 01°38'26" WEST, (called South 0°11'36" West), departing said common line and along the common east line of said called 4.800 acre tract and said existing southerly right of way line of US 380, a distance of 40.59 feet to a 5/8 inch iron rod with TxDOT aluminum cap set** in said new south right of way line of US 380;
- (5) **THENCE**, SOUTH 71°32'15" WEST, departing said common line, across said called 4.800 acre tract and along said new south right of way line of US 380, a distance of 179.44 feet to a 5/8 inch iron rod with TxDOT aluminum cap set** for an angle point;
- (6) **THENCE**, NORTH 77°37'03" WEST, continuing along said new south right of way line of US 380, a distance of 9.20 feet to the **POINT OF BEGINNING** and containing a calculated area of 11,170 square feet (0.2564 acre) of land.

County: COLLIN
Highway: US 380
CSJ: 0135-04-029

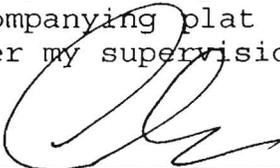
Page 3 of 6
December 29, 2005
Revised December 31, 2007

Legal Land Description for Parcel 6

Note: 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 1.000152710.

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

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.


12-29-05

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



Parcel 22
State Highway 121
CSJ: 0504 05 002
4/28/03
Exhibit A, Page 1 of 3

Being 3.799 acres of land, more or less, situated in the County of Johnson, State of Texas, and being out of the John S. Foster Survey, Abstract No. 276, being a part of Lot 11, Whispering Meadows, Section One, an addition to Johnson County, Texas, recorded in Volume 6, Page 48, Plat Records, Johnson County, Texas, which Lot 11 was conveyed by Malcolm L. Clynch and wife, Betty J. Clynch to William M. Clynch and wife, Marva J. Clynch, by deeds dated August 30, 1996, recorded in Volume 1994, Page 274 and September 17, 1996, recorded in Volume 1998, Page 458, Deed Records, Johnson County, Texas, which 3.799 acres of land, more or less, is more particularly described as follows:

BEGINNING at a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set at the intersection of the proposed westerly line of State Highway 121 and the southwesterly line of said Lot 11, also being on the northeasterly line of Lot 12 of said Whispering Meadows, said iron rod bears South 44° 47' 32" East, a distance of 701.67 feet from a 1/2 inch iron rod found at the most westerly corner of said Lot 11, said beginning point also being 180.00 feet westerly of and at right angles to centerline survey station 1342+03.84 of said highway and in a curve to the left, whose center bears South 84° 04' 58" West, a distance of 11279.16 feet, and the beginning of a Control of Access Line;

- (1) THENCE in a Northerly direction, along said proposed westerly line and with said curve, through a central angle of 02° 16' 15", a distance of 447.01 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set on the northeasterly line of said Lot 11, also being the southwesterly line of Lot 10 of said Whispering Meadows and the end of said Control of Access Line;
- (2) THENCE South 44° 48' 06" East, along the northeasterly line of said Lot 11, also being the southwesterly line of said Lot 10, a distance of 619.36 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set on the proposed easterly line of said highway, being in a curve to right whose center bears South 84° 15' 21" West, a distance of 11659.16 feet, and the beginning of a Control of Access Line;
- (3) THENCE in a Southerly direction, along said proposed easterly line and with said curve, through a central angle of 02° 05' 19", a distance of 424.99 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set on the southwesterly line of said Lot 11, also being the northeasterly line of said Lot 12 and the end of said Control of Access Line;
- (4) THENCE North 44° 47' 32" West, along the southwesterly line of said Lot 11, also being the northeasterly line of said Lot 12, a distance of 590.99 feet to the POINT OF BEGINNING.

Parcel 22
State Highway 121
CSJ: 0504 05 002
4/28/03
Exhibit A, Page 2 of 3

Notes:

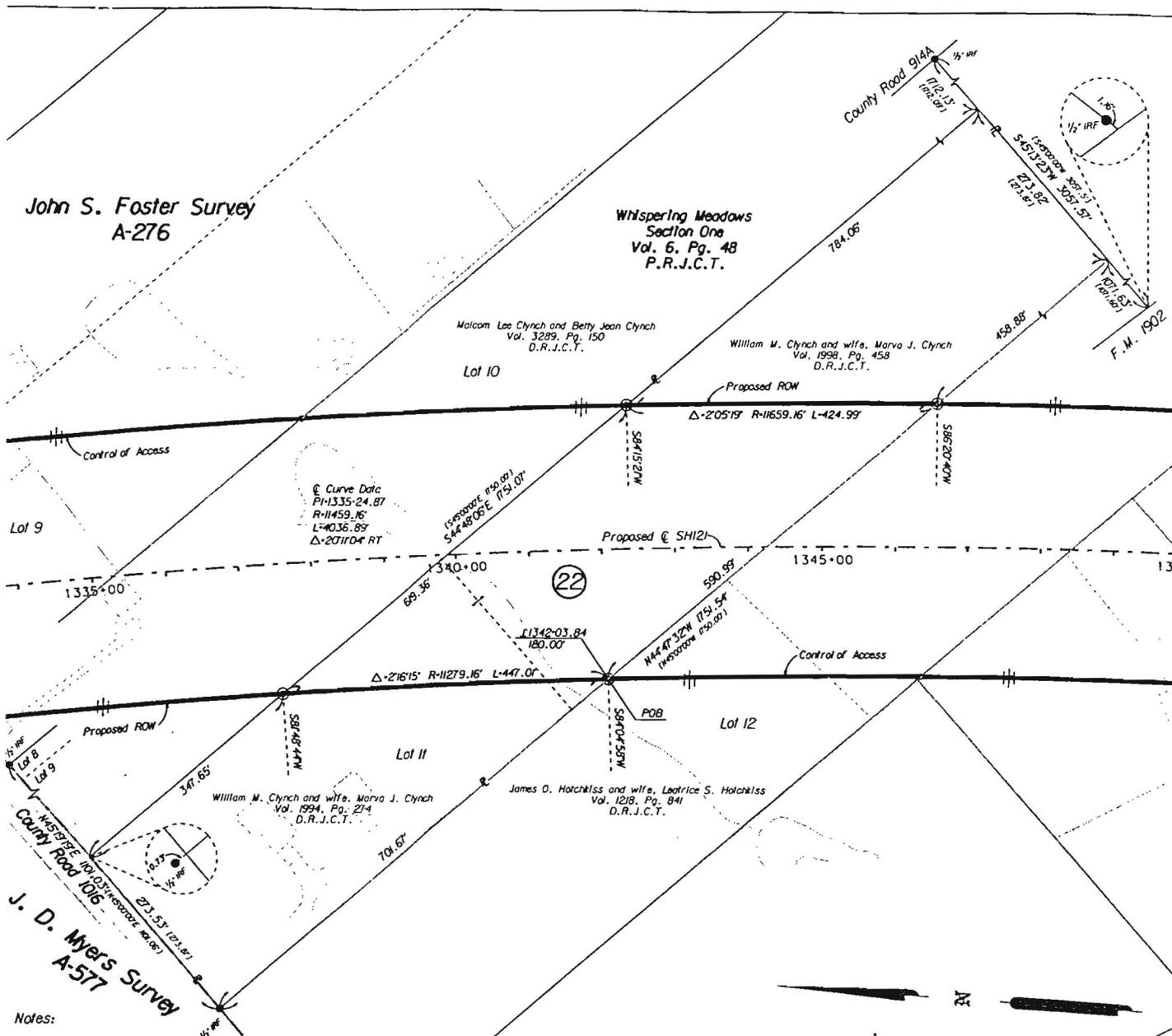
This division of land appears to leave the southeasterly remaining parts of the William M. Clynch and wife, Marva J. Clynch tracts recorded in Volume 1998, Page 458, land locked.

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

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

Survey sketch to accompany this legal description.





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

Scale ~ Feet



- - 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" to 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.J.C.T. - Deed Records, Johnson County, Texas
- P.R.J.C.T. - Plat Records, Johnson County, Texas
- [] - Record Information
- - Control of Access



PARCEL 22

William M. Clynych and wife,
Marva J. Clynych

3.799 Acres

STATE	DIST.	COUNTY	
TEXAS	FTW	JOHNSON	
CONT.	SECT.	JOB	HIGHWAY NO.
0504	05	002	SH121

Parcel 405
State Highway 121
CSJ: 0504-05-002
10-04-2006
Exhibit A, Page 1 of 3

Being 0.689 acres (30,005 square feet) of land out of the John S. Foster Survey, Abstract 276, Johnson County, Texas; and being part of the Southeasterly 1,113.65 feet of Lot 11, Whispering Meadows, Section One, an addition to Johnson County, Texas, as recorded in Volume 6, Page 48, Plat Records, Johnson County, Texas; conveyed to William M. Clynch and wife, Marva J. Clynch, by deed dated September 17, 1996 and recorded in Volume 1998, Page 458, Deed Records, Johnson County, Texas; said 0.689 acres of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a 5/8" iron rod with aluminum "TxDOT" cap set for the Southwest corner of said Lot 11 and Clynch tract; same being the southeast corner of Lot 12, said addition, conveyed to Banson See-Lai Fan and Sabrina Nai Yu Cheng Fan, as recorded in Volume 1396, Page 876, Deed Records, Johnson County, Texas; said iron rod being in the Northwest line of Lot 1, Tamaron Park, an addition to Johnson County, as recorded in Volume 5, Page 97, Plat Records, Johnson County, Texas, conveyed to Billy S. Huggins and wife, Loretta Huggins as recorded in Volume 2084, Page 165, Deed Records, Johnson County, Texas; said iron rod also being South 44° 47' 32" East, a distance of 1,115.37 feet from a 1/2" iron rod found for the Northwest corner of said Southeasterly 1,113.65 feet of Lot 11; said marker also being 506.87 feet East of and at right angles to centerline station 1349+87.17 of Proposed State Highway 121;

- 1) **THENCE** North 44° 47' 32" West with the common line between said Lots 11 and 12, a distance of 60.00 feet to a 5/8" iron rod with aluminum "TxDOT" cap set for corner;
- 2) **THENCE** North 45° 13' 23" East, departing said common line, a distance of 97.73 feet to a 5/8" iron rod with aluminum "TxDOT" cap set for corner;
- 3) **THENCE** North 00° 15' 06" East, a distance of 22.80 feet to a 5/8" iron rod with aluminum "TxDOT" set for the beginning of a non-tangent curve, having a radius of 80.00 feet, a central angle of 140° 43' 41", and whose center bears North 43° 03' 40" East, 80.00 feet;
- 4) **THENCE** Northeasterly with said curve, an arc distance of 196.49 feet to a 5/8" iron rod with aluminum "TxDOT" cap set for the end of said curve;

Parcel 405
State Highway 121
CSJ: 0504-05-002
10-04-2006
Exhibit A, Page 2 of 3

- 5) **THENCE** North 45° 11' 54" East, departing said curve, a distance of 20.00 feet to a 5/8" iron rod with aluminum "TxDOT" cap set in the common line between Lot 11 and Lot 10, said Whispering Meadows, Section One; said Lot 10 being conveyed to Malcom L. Clynch and Betty J. Clynch, as recorded in Volume 3289, Page 150, Deed Records, Johnson County, Texas;
- 6) **THENCE** South 44° 48' 06" East with the common line between said Lots 11 and 10, a distance of 132.08 feet to a 5/8" iron rod with aluminum "TxDOT" cap set for the Southeast corner of said Lot 11 and the Southwest corner of said Lot 10; same being in the Northwest line of the aforesaid Lot 1, Tamaron Park;
- 7) **THENCE** South 45° 13' 23" West with the common line between said Lot 11, Whispering Meadows and Lot 1, Tamaron Park, a distance of 273.82 feet to the **PLACE OF BEGINNING** and containing 0.689 acres (30,005 square feet) of land.

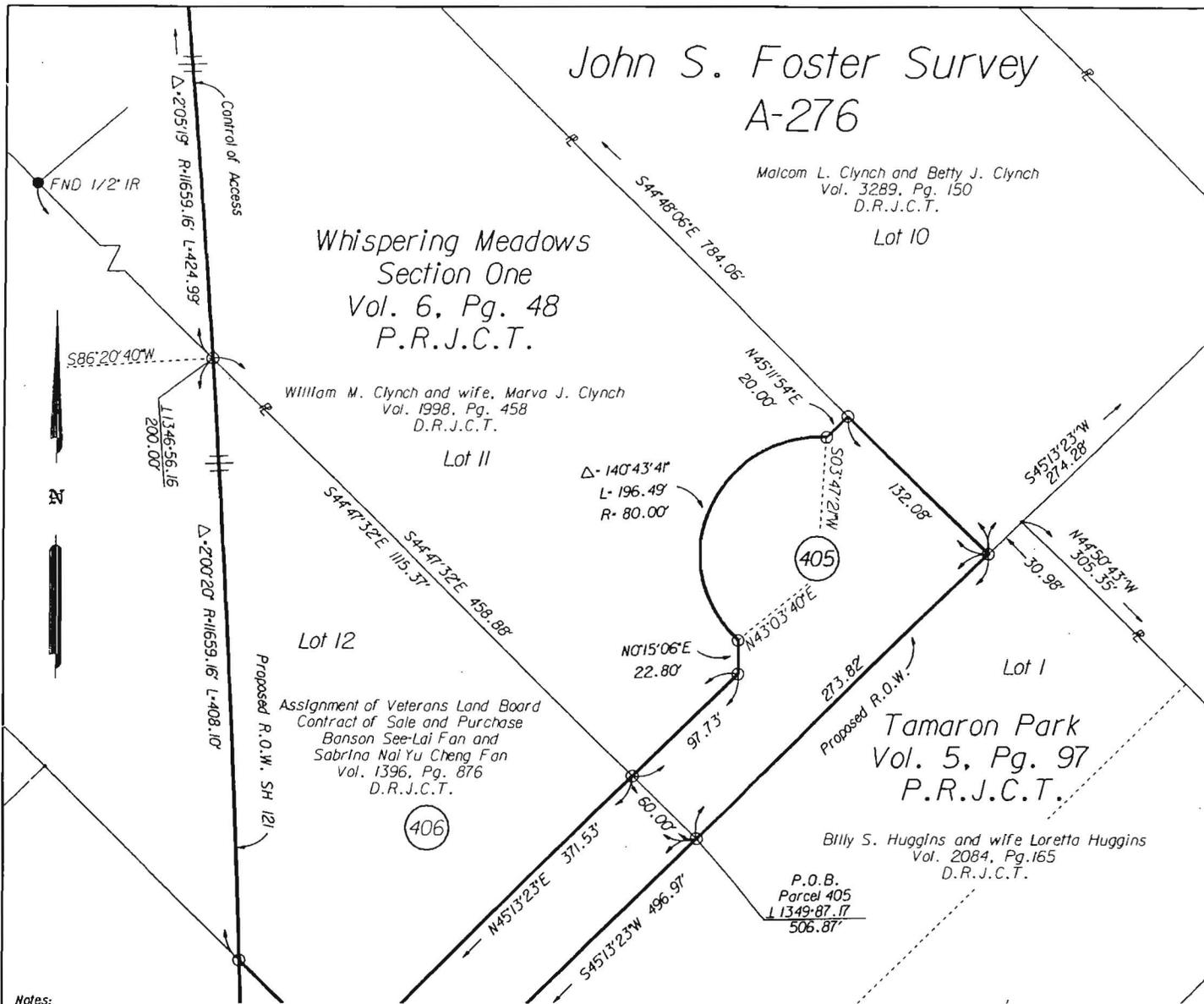
NOTE: Survey sketch to accompany this legal description.

Bearings are based on NAD 83 (93) 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.

 10/30/06

Michael Dan Davis
Registered Professional Land Surveyor No. 4838
Dannenbaum Engineering Corporation
6421 Camp Bowie Boulevard, Suite 400
Fort Worth, Texas 76116
OFFICE (817) 763-8883 FAX (817) 377-2956





Notes:

Legal description to accompany this survey sketch.

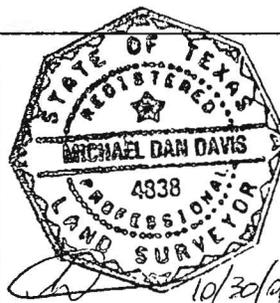
Control and field work was supplied by Texas Department of Transportation and verified by Dannenbaum Engineering Corporation

Bearings are based on NAD 83 datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to surface by project surfaces factor of 1.00012.
Page 3 of 3

Scale ⁱⁿ Feet



- ⊕ - 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
- P.O.B. - Place Of Beginning
- ℙ - Property Line
- ℙ - Survey Line
- ⊥ - Fee Hook
- ⊕ - Proposed Centerline
- D.R.J.C.T. - Deed Records, Johnson County, Texas
- [] - Record Information
- - Control of Access



PARCEL 405
William M. Clynych and wife Marva J. Clynych
0.689 acres



STATE	DIST.	COUNTY	
TEXAS	FTW	JOHNSON COUNTY	
CONT.	SECT.	JOB	HIGHWAY NO.
0504	05	002	54 121

Johnson County
SH 121
0504-05-002
Parcel 405

Access Clause

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

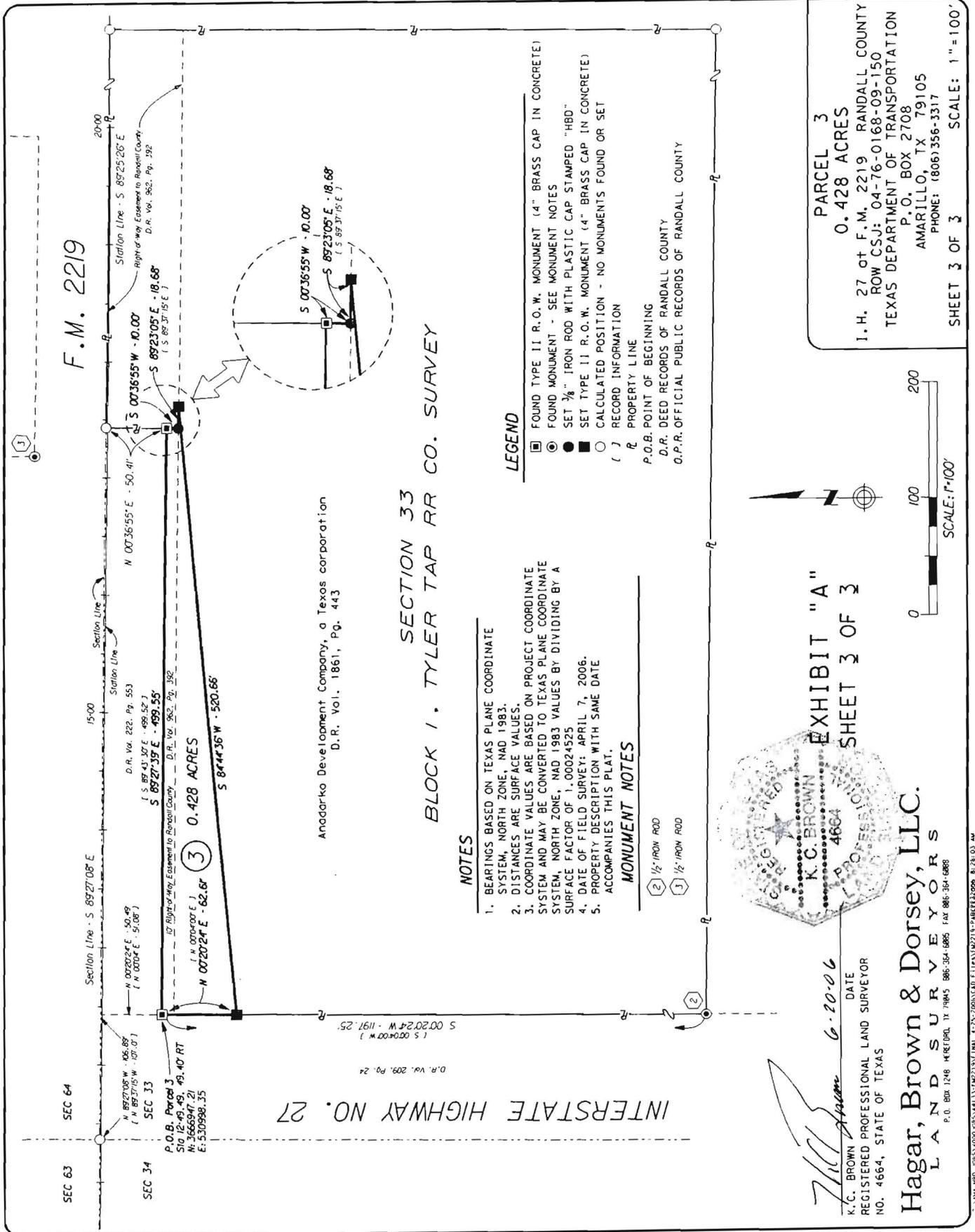
County: Randall
Highway: I.H. 27 at F.M. 2219
ROW CSJ: 04-76-0168-09-150

Property Description for Parcel 3

Being a 0.428 acre tract of land, of which 0.115 acre lies in an existing road easement granted to Randall County in Right of Way Easement recorded in Volume 962, Page 392, Deed Records of Randall County, being situated in the Northwest part of Section 33, Block 1, Tyler Tap Railway Survey, Randall County, Texas, as conveyed to Anadarko Development Company, a Texas corporation in Warranty Deed with Vendor's Lien of record in Volume 1861, Page 443 of the Deed Records of Randall County, Texas and being further described by metes and bounds as follows:

BEGINNING at a 4 inch brass cap set in concrete, found on the existing South right of way line of FM 2219 as conveyed to the State of Texas by Deed in Volume 222, Page 553 of the Deed Records of Randall County, Texas and being in the existing East right of way line of Interstate Highway No. 27 as conveyed to the State of Texas by Deed in Volume 209, Page 24 of the Deed Records of Randall County, Texas from which the Northwest corner of Section 33, Block 1 bears: NORTH 00 degrees 20 minutes 24 seconds EAST a distance of 50.49 feet to a point and NORTH 89 degrees 27 minutes 08 seconds WEST a distance of 106.89 feet, and from which a ½" iron rod, found for the Southwest corner of said Anadarko Development Company tract, bears SOUTH 00 degrees 20 minutes 24 seconds WEST, a distance of 1197.25 feet; said point of beginning being 49.40 feet right of FM 2219 Station 12+49.49 and having project coordinates of North: 3666947.21 feet and East: 530998.35 feet;

- (1) **THENCE** SOUTH 89 degrees 27 minutes 39 seconds EAST (*called South 89 degrees 43 minutes 30 seconds East in Deed recorded in Volume 1861, Page 443 of the Deed Records of Randall County, Texas*) along the existing South right of way line of FM 2219, a distance of 499.55 feet to a 4 inch brass cap set in concrete, found for a corner of this parcel;
- (2) **THENCE** SOUTH 00 degrees 36 minutes 55 seconds WEST along the existing right of way of FM 2219, a distance of 10.00 feet to a 3/8 inch iron rod with a cap stamped "HBD" set for a corner of this parcel;
- (3) **THENCE** SOUTH 89 degrees 23 minutes 05 seconds EAST, (*called South 89 degrees 37 minutes 15 seconds East in Deed recorded in Volume 1861, Page 443 of the Deed Records of Randall County, Texas*) along the existing South right of way line of FM 2219, a distance of 18.68 feet to a 4 inch brass cap set in concrete and stamped "TEXAS DEPARTMENT OF TRANSPORTATION" set for a corner of this parcel;
- (4) **THENCE** SOUTH 84 degrees 44 minutes 36 seconds WEST along the proposed right of way line of FM 2219, a distance of 520.66 feet to a 4 inch brass cap set in concrete and stamped "TEXAS DEPARTMENT OF TRANSPORTATION" set in the existing East right of way line of



Randall County
IH 27
CSJ 0168-09-150
Parcel 3

Access Clause

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

County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-099

July 12, 2004

Description for Parcel 11

BEING a 476 square feet tract of land, more or less, in the John C. Read Survey, Abstract No. 1182, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to I.C. Leasing, Inc. as recorded in Volume 86210, Page 1283 of the Deed Records of Dallas County, Texas, and also being a part of Lot 1, Block A of Midas Addition, an Addition to the City of Irving as recorded in Volume 79152, Page 1362 of the Deed Records of Dallas County, Texas, said 476 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Lot 1, Block A, said point also being the southwest corner of Lot 2, Block A of said Addition, said tract also being that tract as conveyed to Novotronic, Inc. as recorded in Volume 2001063, Page 477 of said Deed Records;

THENCE North 00 degrees 21 minutes 10 seconds West, along the common line of said Lot 1, Block A and Lot 2, Block A, a distance of 193.92 feet to an "X" set in concrete on the new southern right of way line of State Highway 183 at the POINT OF BEGINNING;

- 1) THENCE South 89 degrees 43 minutes 03 seconds West, along the new southern right of way line of State Highway 183, a distance of 80.50 feet to 5/8" iron rod with TxDOT cap set for corner on the western line of said Lot 1, Block A and also being on the eastern line of a tract as conveyed to National Self Storage, Inc. as recorded in Volume 91185, Page 0791 of said Deed Records and being Lot 1 of Sierra Land Addition, 1st Revision, an Addition to the City of Irving as recorded in Volume 80084, Page 1397 of said Deed Records;
- 2) THENCE North 00 degrees 21 minutes 10 seconds West, along the common line of said Lot 1, Block A and said National Self Storage, Inc. tract, a distance of 5.74 feet to the northwest corner of said Lot 1, Block A and the northeast corner of said National Self Storage, Inc. tract and being on the existing southern right of way line of State Highway 183;
- 3) THENCE North 89 degrees 28 minutes 36 seconds East, along the existing southern right of way line of State Highway 183, a distance of 80.50 feet to the northeast corner of said Lot 1, Block A and the northwest corner of said Lot 2, Block A, from which a 5/8" iron rod found bears North 00 degrees 31 minutes 24 seconds West, a distance of 0.74 feet;

Dallas County
SH 183
CSJ 0094-03-099
Parcel 11

Access Clause

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

County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-099

Page 1 of 3
Revised December 19, 2005

Description for Parcel 24

BEING a 20,337 square feet tract of land, more or less, in the B.B.B. & C. RR Co. Survey, Abstract No. 205, Dallas County, Texas, and being a part of Block 1 of Nichols Park 1, an Addition to the City of Irving as recorded in Volume 19, Page 67 of the Map Records of Dallas County, Texas, and being that tract as conveyed to Wallace O. Byrd and Donald E. Harrell as recorded in Volume 68145, Page 0882 of the Deed Records of Dallas County, Texas, said 20,337 square feet being more particularly described by metes and bounds as follows:

BEGINNING at a monument found on the existing northern right of way line of State Highway 183 and being the southeast corner of said Wallace O. Byrd and Donald E. Harrell tract, said point also being the southwest corner of a tract as conveyed to Mueller Properties, Ltd. as recorded in Volume 2002152, Page 1617 of said Deed Records;

- 1) THENCE along the existing northern right of way line of State Highway 183 and along a curve to the right having a central angle of 01 degrees 32 minutes 10 seconds, a radius of 5,628.58 feet, a chord distance of 150.88 feet that bears South 84 degrees 55 minutes 55 seconds West, around said curve an arc distance of 150.90 feet to the southwest corner of said Wallace O. Byrd and Donald E. Harrell tract at the intersection of the existing northern right of way line of State Highway 183 and the existing eastern right of way line of N. Britain Road (a 50 foot right of way), from which a monument found bears North 83 degrees 39 minutes 46 seconds East, a distance of 1.58 feet;
- 2) THENCE North 00 degrees 27 minutes 20 seconds West, along the existing eastern right of way line of N. Britain Road, a distance of 135.00 feet to the northwest corner of said Wallace O. Byrd and Donald E. Harrell tract and being the southwest corner of a tract as conveyed to Richard C. Elwell and Martha T. Elwell as recorded in Volume 2005074, Page 9074 of said Deed Records;
- 3) THENCE North 84 degrees 55 minutes 24 seconds East, leaving the existing eastern right of way line of N. Britain Road and along the common line of said Wallace O. Byrd and Donald E. Harrell tract and said Richard C. Elwell and Martha T. Elwell tract, a distance of 150.60 feet to the northeast corner of said Wallace O. Byrd and Donald E. Harrell tract and being an angle point in the southern line of a tract conveyed to Richard C. Elwell and Martha T. Elwell as recorded in Volume 2005074, Page 9053 of said Deed Records and being the northwest corner of said Mueller Properties, Ltd. tract;

County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-099

Page 2 of 3
Revised December 19, 2005

Description for Parcel 24

- 4) THENCE South 00 degrees 34 minutes 34 seconds East along the common line of said Wallace O. Byrd and Donald E. Harrell tract and said Mueller Properties, Ltd tract, a distance of 135.00 feet to the POINT OF BEGINNING and containing 20,337 square feet [0.4669 ac.] of land, more or less.

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

Access is prohibited across the Control of Access Line to the highway facility.

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

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



Hugh Wilson Knight, R.P.L.S.
Texas Registration No. 4872

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



EXHIBIT "A"
Page 3 of 3

**B.B.B. & C. RR CO. SURVEY
ABSTRACT NO. 205**

**CITY OF
IRVING**

RICHARD C. & WIFE, MARTHA T. ELWELL
VOL. 2005074, PG. 9053
D.R.D.C.T.

PT BLOCK 1
NICHOLS PARK 1
VOL. 19, PG. 67
M.R.D.C.T.

RICHARD C. & WIFE, MARTHA T. ELWELL
VOL. 2005074, PG. 9074
D.R.O.C.T.

PT BLOCK 1
NICHOLS PARK 1
VOL. 19, PG. 67
M.R.D.C.T.

MUELLER PROPERTIES LTD
VOL. 2002152, PG. 1617
D.R.D.C.T.

PT BLOCK 1
NICHOLS PARK 1
VOL. 19, PG. 67
M.R.D.C.T.

WALLACE O. BYRD &
DONALD E. HARRELL
VOL. 68145, PG. 0882
D.R.D.C.T.

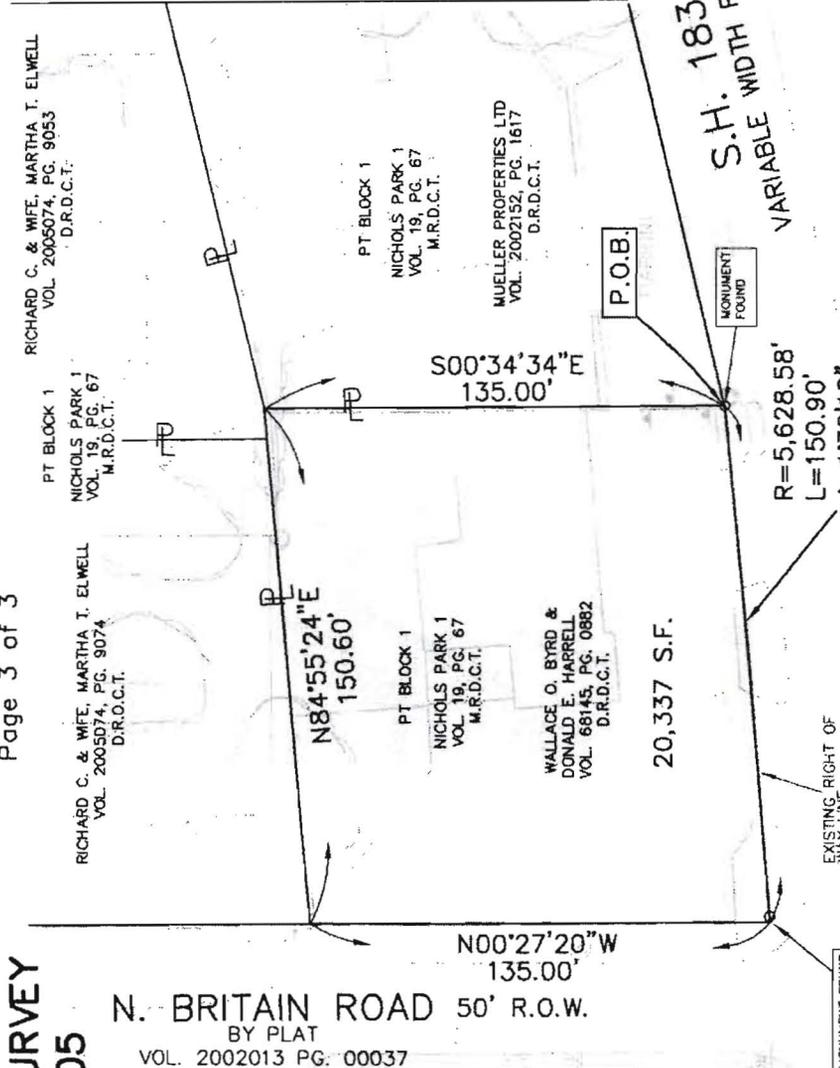
FREDDY VESTAL TRUSTEE
VOL. 83106, PG. 869
D.R.D.C.T.

NICHOLS PARK 2ND INST REVISED
VOL. 2001246, PG. 147
D.R.D.C.T.

STATE OF TEXAS
VOL. 4735, PG. 22
D.R.D.C.T.

LEGEND

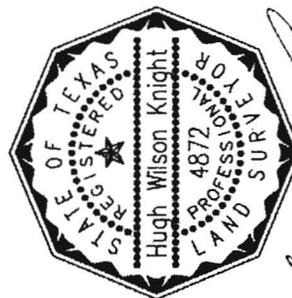
- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- O = TADPOOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.
- RD = MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION MAY BE REPLACED WITH A TADPOOT 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 TADPOOT.



A PLAT OF A SURVEY
PARCEL 24
FOR S.H. 183
A 20,337 SQ. FT., (0.4669 AC.)
TRACT OF LAND IN THE
B.B.B. & C. RR CO. SURVEY
ABSTRACT NO. 205
CITY OF IRVING
DALLAS COUNTY, TEXAS
REVISED: DEC. 19, 2005

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD, 83 (1983 ADJ.)
NORTH CENTRAL ZONE, ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
VARY SLIGHTLY FROM THE TADPOOT
CONVERSION FACTOR OF 1.000136566.

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



[Signature]
HUGH WILSON KNIGHT
R.P.L.S. NO. 4872

R.O.W. CSJ: 0094-03-099

March 13, 2008

County: Dallas
Highway: S.H. 183
ROW CSJ: 0094-03-099
Parcel 24

ADDITIONAL ACCESS CLAUSES FOR PARCEL 24

Notwithstanding the prohibition of access across the "Control of Access Line" to the highway facility, as described in the foregoing field notes, the property described above relates to a "whole" property acquisition, so that there is no remainder or remaining property owned by the defendant(s) that was originally out of or a part of the property described above. Therefore, there are no access rights either prohibited or remaining in Defendant(s), their successors and assigns, out of or relating to the property described above.

Page 1 of 8
April 27, 2007

County: Hill
Highway: IH 35
Limits: From FM 1304 to FM 310
ROW CSJ: 0014-07-094

Property Description
for Parcel 35

BEING A 4.352 ACRES (189,578 SQUARE FEET) TRACT OF LAND OUT OF THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 517, IN HILL COUNTY, TEXAS, BEING A PORTION OF A CALLED 163.09 TRACT OF LAND CONVEYED TO BRENDA BEASLEY, GEORGE BLAIR RUSSELL AND ERIN RIPPLE IN THE DEED RECORDED IN VOLUME 1192, PAGE 0563 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

COMMENCING at a found 3/8 inch iron rod for the southeast corner of said 163.09 acre tract;

THENCE, SOUTH 58°39'36" WEST 1,806.60 feet (called South 58°57'21" West) along the south line of said 163.09 acre tract to the northeast corner of a called 75.580 acre tract of land conveyed to Ron Wayne Eubank in the deed recorded in Volume 693, Page 210 of the Deed Records of Hill County, Texas;

THENCE, SOUTH 58°39'36" WEST 2,799.45 feet (called South 58°57'21" West) along the south line of said 163.09 acre tract and the north line of said 75.580 acre tract to a set 5/8 inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed east right of way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING** hereof;

1. **THENCE**, SOUTH 58°39'36" WEST 110.43 feet (called South 58°57'21" West) along the south line of said 163.09 acre tract and the north line of said 75.580 acre tract to a set 5/8 inch iron rod with yellow plastic cap stamped "LGG" for the southwest corner of said 163.09 acre tract, northwest corner of said 75.580 acre tract, northeast corner of a called 2.564 acre tract of land conveyed to the State of Texas for right of way for IH 35 in the deed recorded in Volume 398, Page 184 of said Deed Records and southeast corner of a called 1.752 acre tract of land conveyed to the State of Texas for right of way for IH 35 in the deed recorded in Volume 398, Page 73 of said Deed Records, being on the existing east right of way line of IH 35;

2. **THENCE**, NORTH 22°07'18" WEST 650.63 feet (called North 21°12'56" West 647.24 feet) along the west line of said 163.09 acre tract and the existing east right of way line of IH 35 to an angle point, from which a found broken monument bears South 67°52'42" West 0.61 feet;
3. **THENCE**, NORTH 18°35'47" WEST 824.65 feet (called North 17°30'56" West 823.83 feet) along the west line of said 163.09 acre tract and the existing east right of way line of IH 35 to a found concrete monument for the most westerly northwest corner of said 163.09 acre tract;
4. **THENCE**, NORTH 20°07'56" EAST 155.97 feet (called North 21°08'04" East 254.52 feet) along the west line of said 163.09 acre tract and the existing east right of way line of IH 35 to a found broken concrete monument for the northeast corner of said 1.752 acre tract, being on the apparent south right of way line of Hill County Road (HCR) 3111 (no deed of record found);
5. **THENCE**, NORTH 30°56'24" WEST 21.70 feet across HCR 3111 to a set "PK" nail for the northwest corner of said 163.09 acre tract, being in the approximate centerline of HCR 3111;
6. **THENCE**, NORTH 59°03'36" EAST 7.51 feet along the north line of said 163.09 acre tract and approximate centerline of HCR 3111 to a set "PK" nail for the southwest corner of the remainder of a called 1.21 acre tract of land (designated "Tract 4") conveyed to Rex Eubank Family Land & Cattle Co., LLC in the deed recorded in Volume 1272, Page 0611 of said Official Public Records;
7. **THENCE**, NORTH 59°03'36" EAST 54.90 feet along the north line of said 163.09 acre tract, the south line of said 1.21 acre tract and approximate centerline of HCR 3111 to the southeast corner of said 1.21 acre tract and southwest corner of the remainder of a called 93-4/5 acre tract of land (designated "Tract 2") conveyed to Rex Eubank Family Land & Cattle Co., LLC in the deed recorded in Volume 1272, Page 0611 of said Official Public Records;

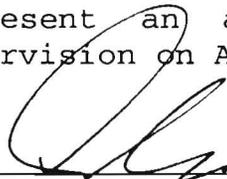
8. **THENCE**, NORTH 59°03'36" EAST 477.47 feet along the north line of said 163.09 acre tract, south line of said 93-4/5 acre tract and approximate centerline of HCR 3111 to a set "PK" nail for an angle point;
9. **THENCE**, SOUTH 30°56'24" EAST 21.70 feet across HCR 3111 to a set TxDOT Type II monument for an angle point on the proposed east right of way line of IH 35, being in the apparent south right of way line of HCR 3111;
10. **THENCE**, SOUTH 52°39'24" WEST 445.87 feet across said 163.09 acre tract and along the proposed east right of way line of IH 35 to a set TxDOT Type II monument for the beginning of an Access Denial Line;
11. **THENCE**, SOUTH 21°35'59" WEST 159.14 feet across said 163.09 acre tract, along the proposed east right of way line of IH 35 and the Access Denial Line to a set TxDOT Type II monument for an angle point;
12. **THENCE**, SOUTH 17°52'52" EAST 305.05 feet across said 163.09 acre tract, along the proposed east right of way line of IH 35 and the Access Denial Line to a set 5/8 inch iron rod with TxDOT aluminum cap for the end of the Access Denial Line;
13. **THENCE**, SOUTH 17°52'52" EAST 235.19 feet across said 163.09 acre tract and along the proposed east right of way line of IH 35 to a set TxDOT Type II monument for an angle point;
14. **THENCE**, SOUTH 22°07'39" EAST 883.40 feet across said 163.09 acre tract and along the proposed east right of way line of IH 35 to the **POINT OF BEGINNING** and containing a calculated area of 4.352 acres (189,578 square feet) of land of which a calculated area of 0.269 acres (11,716 square feet) lies within an existing roadway and a calculated area of 0.127 acres (5,521 square feet) lies within an existing easement.

Note: All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone. All distances and coordinates shown are surface. Surface adjustment factor 1.00004.

ACCESS is prohibited across the access denial line to the highway facility from the remainder of the abutting property.

Note: A plat survey of with the same survey date accompanies this description.

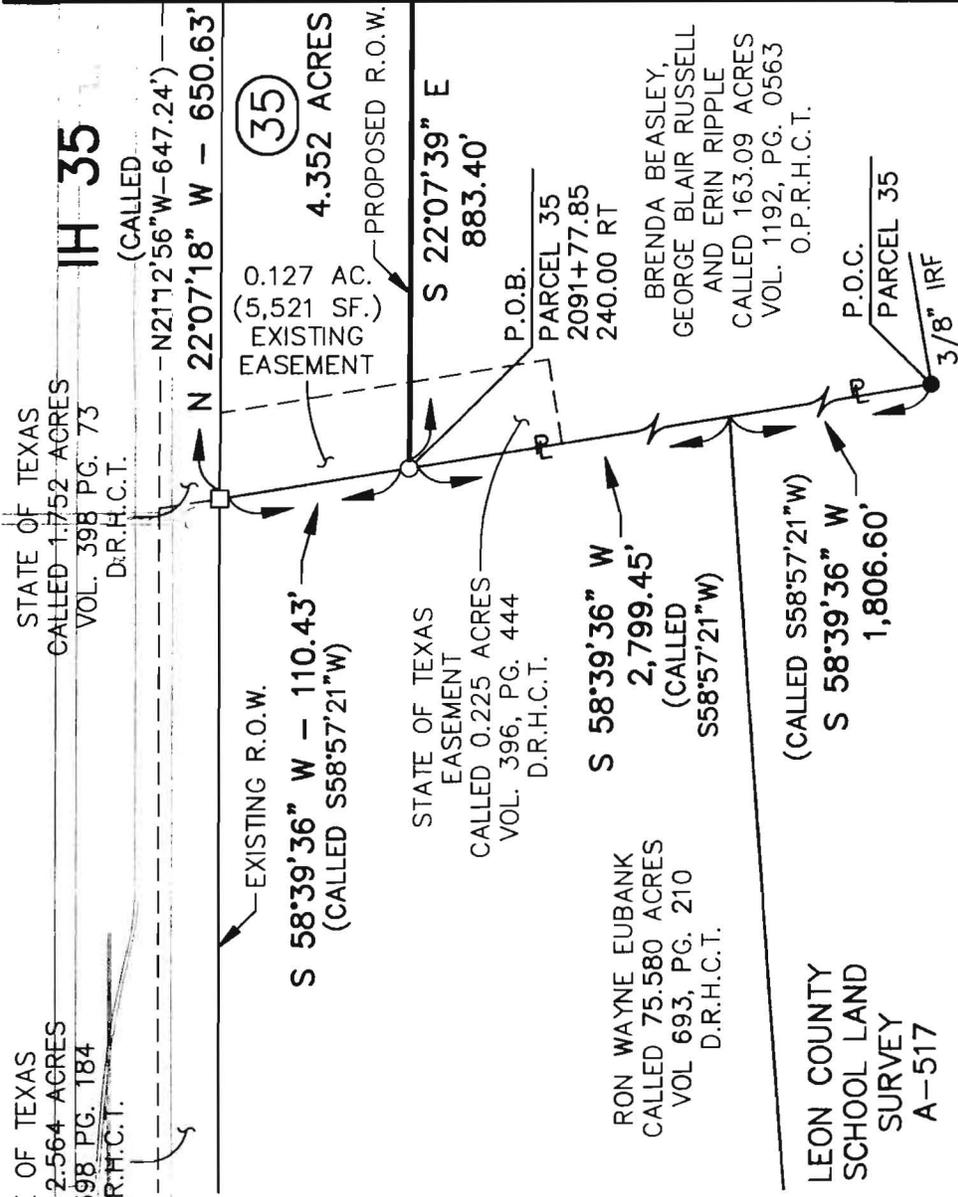
I, Calvin E. Cock III, a Registered Professional Land Surveyor, certify that this legal description and the accompanying plat represent an actual survey made on the ground under my supervision on April 27, 2007.


4-27-07

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



MATCH LINE SEE SHEET 6 OF 8



SKETCH TO SHOW PROPOSED RIGHT OF WAY ACQUISITION OF PROPERTY UNDER THE OWNERSHIP OF
 BRENDA BEASLEY,
 GEORGE BLAIR RUSSELL
 AND ERIN RIPPLE
 PARCEL 35
 IH 35
 HILL COUNTY TEXAS
 DRAWN BY: JDS
 LGG PROJECT NO. 205013.00
 4-27-2007
 SHEET 5 OF 8
 CSJ NO. 0014-07-094

STATE OF TEXAS
 CALLED 2.564 ACRES
 VOL. 398 PG. 184
 D.R.H.C.T.

STATE OF TEXAS
 CALLED 1.752 ACRES
 VOL. 398 PG. 73
 D.R.H.C.T.

STATE OF TEXAS
 CALLED 0.225 ACRES
 VOL. 396, PG. 444
 D.R.H.C.T.

STATE OF TEXAS
 CALLED 0.225 ACRES
 VOL. 396, PG. 444
 D.R.H.C.T.

RON WAYNE EUBANK
 CALLED 75.580 ACRES
 VOL. 693, PG. 210
 D.R.H.C.T.

LEON COUNTY
 SCHOOL LAND
 SURVEY
 A-517

BRENDA BEASLEY,
 GEORGE BLAIR RUSSELL
 AND ERIN RIPPLE
 CALLED 163.09 ACRES
 VOL. 1192, PG. 0563
 O.P.R.H.C.T.

- LEGEND
- PROPERTY LINE
 - EXISTING EASEMENT LINE
 - APPROXIMATE SURVEY LINE
 - ACCESS DENIAL LINE (A.D.L.)
 - MONUMENTS FOUND - (TYPE NOTED)
 - FENCE CORNER
 - TYPE I MONUMENT FOUND
 - TYPE II MONUMENTS SET
 - 5/8" IRON W/7X100T ALUMINUM CAP SET
 - 5/8" IRON W/1/2" CAP SET
 - POINT OF BEGINNING / POINT OF COMMENCING
 - DEED RECORDS HILL COUNTY TEXAS
 - OFFICIAL PROPERTY RECORDS HILL COUNTY TEXAS
 - RECORD INFORMATION
 - NOTES:

GRAPHIC SCALE
 0' 50' 100' 200'

LGGROUP
 1825 Market Center Blvd.
 Suite 500
 Dallas, Texas 75207
 (214) 741-7777
 (214) 741-9413 Fax
 lgggroupinc.com

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. RECORD INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
 2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR 1.00004.
 3. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
 4. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TPOOT.
 5. A LEGAL DESCRIPTION OF THE SAME DATE HEREON ACCOMPANIES THIS PLAT.

MATCH LINE SEE SHEET 7 OF 8

STATE OF TEXAS
CALLED 1-752-ACRES
VOL. 398, PG. 73
D.R.H.C.T.

IH 35

(CALLED N21°12'56"W-647.24')
N 22°07'18" W - 650.63'

(CALLED N17°30'56"W-823.83')
N 18°35'47" W - 824.65'

EXISTING R.O.W.

SEE DETAIL A

(35)

4.352 ACRES

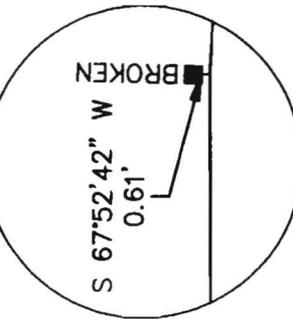
240.00 RT
2100+61.25

PROPOSED R.O.W.

S 22°07'39" E - 883.40'

BRENDA BEASLEY,
GEORGE BLAIR RUSSELL
AND ERIN RIPPLE
CALLED 163.09 ACRES
VOL. 1192, PG. 0563
O.P.R.H.C.T.

LEON COUNTY
SCHOOL LAND
SURVEY
A-517



DETAIL A
N.T.S.

S 17°52'52" E
235.19'

MATCH LINE SEE SHEET 5 OF 8

SKETCH TO SHOW PROPOSED
RIGHT OF WAY ACQUISITION OF
PROPERTY UNDER THE
OWNERSHIP
OF

BRENDA BEASLEY,
GEORGE BLAIR RUSSELL
AND ERIN RIPPLE

PARCEL 35
IH 35
HILL COUNTY TEXAS
DRAWN BY: JDS
LGG PROJECT NO. 205013.00
4-27-2007
SHEET 6 OF 8
CSJ NO. 0014-07-094

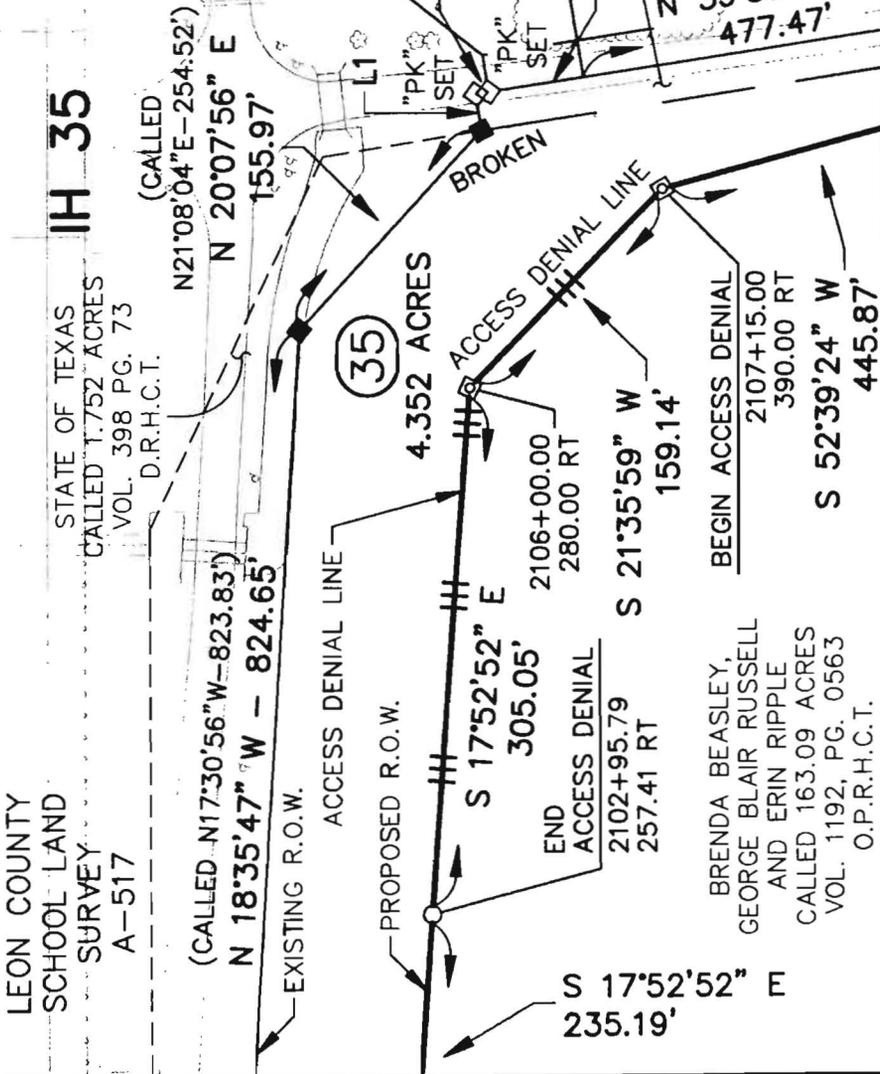


GRAPHIC SCALE

LGGROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lgggroupinc.com



LINE TABLE	
L1	N 30°56'24" W - 21.70'
L2	N 59°03'36" E - 7.51'
L3	N 59°03'36" E - 54.90'



MATCH LINE SEE SHEET 6 OF 8

MATCH LINE SEE SHEET 8 OF 8

SKETCH TO SHOW PROPOSED RIGHT OF WAY ACQUISITION OF PROPERTY UNDER THE OWNERSHIP OF

BRENDA BEASLEY,
GEORGE BLAIR RUSSELL
AND ERIN RIPPLE

PARCEL 35
.IH 35

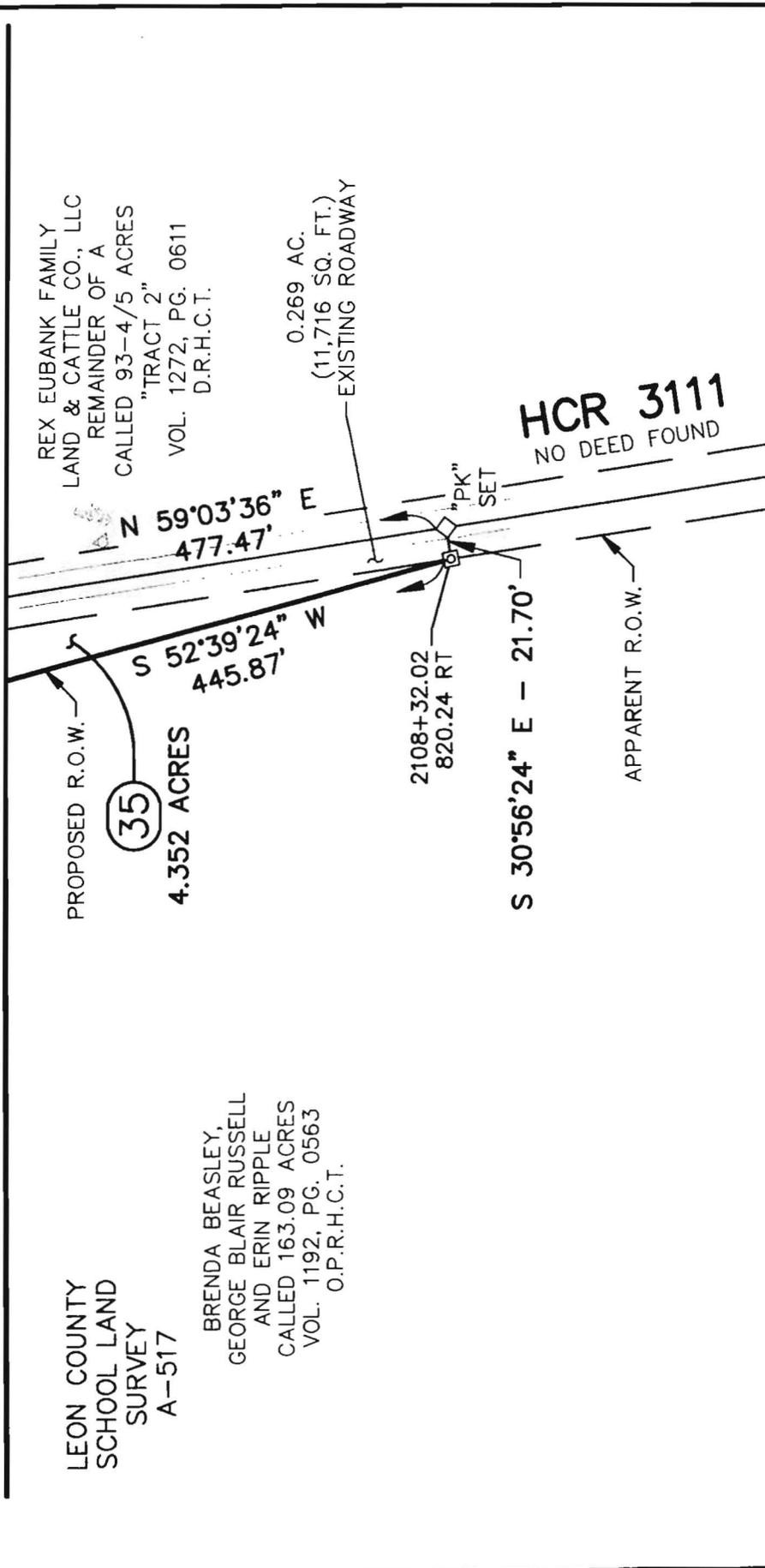
HILL COUNTY TEXAS
DRAWN BY: JDS
LGG PROJECT NO. 205013.00
4-27-2007
SHEET 7 OF 8
CSJ NO. 0014-07-094

GRAPHIC SCALE

0' 50' 100' 200'

LGGROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lgggroup@lcc.com

MATCH LINE SEE SHEET 7 OF 8



REX EUBANK FAMILY
LAND & CATTLE CO., LLC
REMAINDER OF A
CALLED 93-4/5 ACRES
"TRACT 2"
VOL. 1272, PG. 0611
D.R.H.C.T.

0.269 AC.
(11,716 SQ. FT.)
EXISTING ROADWAY

HCR 3111
NO DEED FOUND

LEON COUNTY
SCHOOL LAND
SURVEY
A-517

BRENDA BEASLEY,
GEORGE BLAIR RUSSELL
AND ERIN RIPPLE
CALLED 163.09 ACRES
VOL. 1192, PG. 0563
O.P.R.H.C.T.

PROPOSED R.O.W.
35
4.352 ACRES

SKETCH TO SHOW PROPOSED
RIGHT OF WAY ACQUISITION OF
PROPERTY UNDER THE
OWNERSHIP
OF
BRENDA BEASLEY,
GEORGE BLAIR RUSSELL
AND ERIN RIPPLE
PARCEL 35
IH 35
HILL COUNTY TEXAS
DRAWN BY: JDS
LGG PROJECT NO. 205013.00
4-27-2007
SHEET 8 OF 8
CSJ NO. 0014-07-094

4-27-07

GRAPHIC SCALE

LGG GROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lgggroup@lcc.com

April 27, 2007

County: Hill
Highway: IH 35
Limits: From FM 1304 to FM 310
ROW CSJ: 0014-07-094

Property Description
for Parcel 34

BEING A 4.067 ACRES (177,142 SQUARE FEET) TRACT OF LAND OUT OF THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 517, IN HILL COUNTY, TEXAS, BEING A PORTION OF A CALLED 28.83 ACRE TRACT OF LAND (DESIGNATED "TRACT 1") CONVEYED TO BRENDA BEASLEY, GEORGE BLAIR RUSSELL AND ERIN RIPPLE IN THE DEED RECORDED IN VOLUME 1192, PAGE 0563 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

COMMENCING at a found 1/2 inch iron rod for the southwest corner of said 28.83 acre tract and the northwest corner of a called 18.205 acre tract of land (designated "Tract 3") conveyed to Rex Eubank Family Land & Cattle Co., LLC in the deed recorded in Volume 1272, Page 0611 of said Official Public Records;

THENCE, NORTH 59°35'15" EAST 645.01 feet (called South 60°50'11" West) along the south line of said 28.83 acre tract and the north line of said 18.205 acre tract to a set 5/8 inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right of way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING** hereof;

1. **THENCE,** NORTH 22°07'39" WEST 50.53 feet across said 28.83 acre tract and along the proposed west right of way line of IH 35 to a set TxDOT Type II monument for an angle point;
2. **THENCE,** NORTH 02°07'54" EAST 121.70 feet across said 28.83 acre tract and along the proposed west right of way line of IH 35 to a set TxDOT Type II monument for an angle point;
3. **THENCE,** NORTH 22°07'39" WEST 1,007.78 feet across said 28.83 acre tract and along the proposed west right of way line of IH 35 to a set 5/8 inch iron rod with TxDOT aluminum cap for the beginning of an Access Denial Line;

4. **THENCE**, NORTH 22°07'39" WEST 220.53 feet across said 28.83 acre tract, along the proposed west right of way line of IH 35 and the Access Denial Line to a set TxDOT Type II monument for an angle point;
5. **THENCE**, NORTH 70°17'19" WEST 275.96 feet across said 28.83 acre tract, along the proposed west right of way line of IH 35 and the Access Denial Line to a set TxDOT Type II monument for the end of the Access Denial Line, being on the north line of said 28.83 acre tract and the apparent south right of way line of Hill County Road (HCR) 3111 (no deed of record found);
6. **THENCE**, NORTH 57°46'57" EAST 169.58 feet (called North 60°0' East) along the north line of said 28.83 acre tract and the apparent south right of way line of HCR 3111 to the most northerly northeast corner of said 28.83 acre tract and northwest corner of a called 2.721 acre tract of land conveyed to the State of Texas for right of way for IH 35 in the deed recorded in Volume 398, Page 73 of the Deed Records of Hill County, Texas, being on the existing west right of way line of IH 35;
7. **THENCE**, SOUTH 68°59'12" EAST 145.30 feet (called South 68°00'50" East 175.43 feet) along the east line of said 28.83 acre tract and the existing west right of way line of IH 35 to a found broken concrete monument for an angle point;
8. **THENCE**, SOUTH 25°17'11" EAST 792.53 feet (called South 24°19'56" East 791.86 feet) along the east line of said 28.83 acre tract and the existing west right of way line of IH 35 to a found broken concrete monument for an angle point;

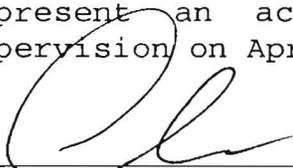
9. **THENCE**, SOUTH 22°07'18" EAST 689.45 feet (called South 21°12'56" East 689.45 feet) along the east line of said 28.83 acre tract and the existing west right of way line of IH 35 to a set 5/8 inch iron rod with yellow plastic cap stamped "LGG" for the southeast corner of said 28.83 acre tract, northeast corner of said 18.205 acre tract, southwest corner of said 2.721 acre tract and northwest corner of a called 1.666 acre tract of land conveyed to the State of Texas for right of way for IH 35 in the deed recorded in Volume 398, Page 184 of said Deed Records;
10. **THENCE**, SOUTH 59°35'15" WEST 162.69 feet (called South 60°50'11" West) along the south line of said 28.83 acre tract and the north line of said 18.205 acre tract to the **POINT OF BEGINNING** and containing a calculated area of 4.067 acres (177,142 square feet) of land of which a calculated area of 0.981 acres (42,743 square feet) lies within existing easements.

Note: All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone. All distances and coordinates shown are surface. Surface adjustment factor 1.00004.

ACCESS is prohibited across the access denial line to the highway facility from the remainder of the abutting property.

Note: A plat survey of with the same survey date accompanies this description.

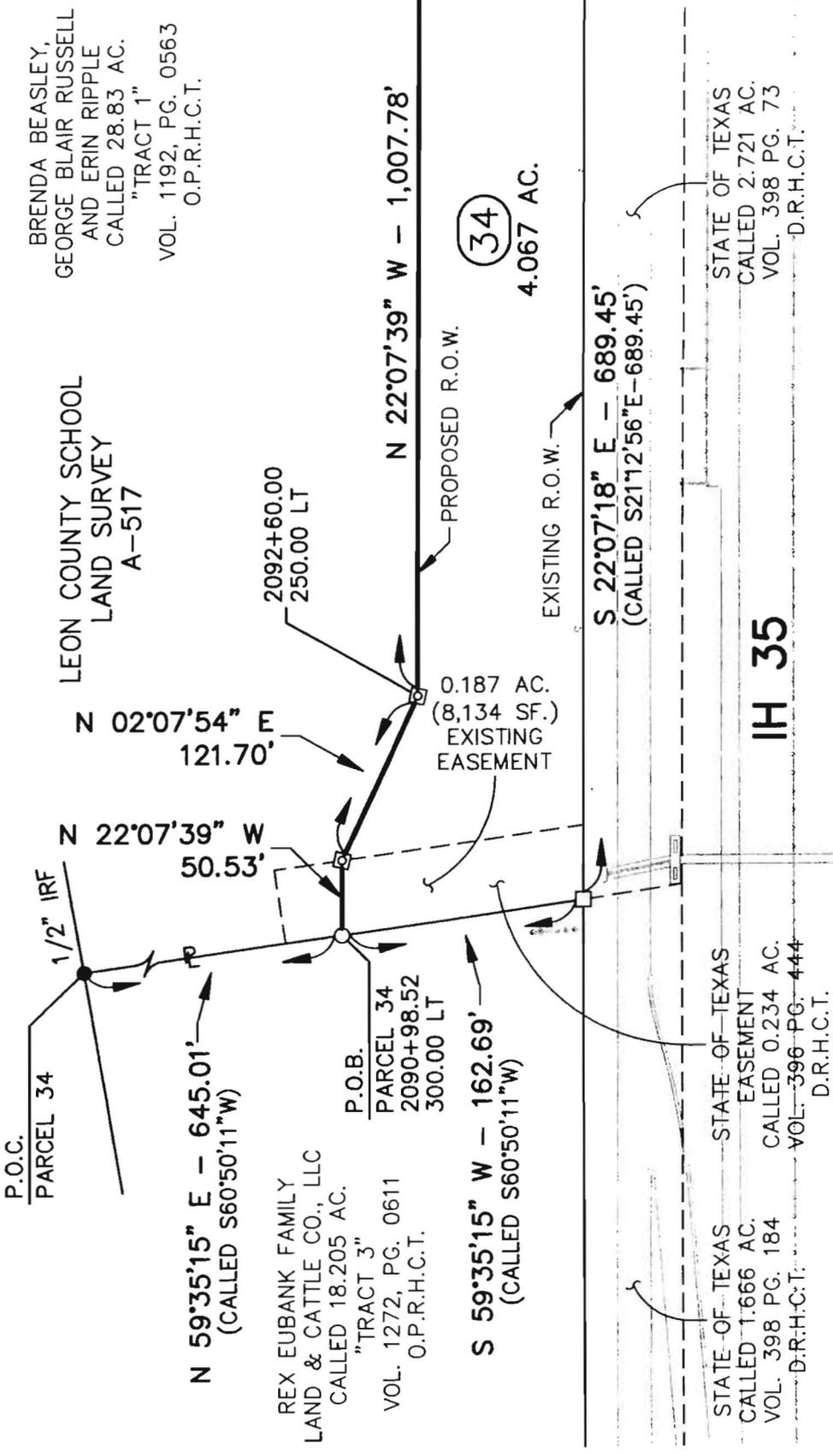
I, Calvin E. Cock III, a Registered Professional Land Surveyor, certify that this legal description and the accompanying plat represent an actual survey made on the ground under my supervision on April 27, 2007.

 4-27-07

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



MATCH LINE SEE SHEET 5 OF 5



SKETCH TO SHOW PROPOSED RIGHT OF WAY ACQUISITION OF PROPERTY UNDER THE OWNERSHIP OF
BRENDA BEASLEY, GEORGE BLAIR RUSSELL AND ERIN RIPPLE

PARCEL 34
IH 35
HILL COUNTY TEXAS
DRAWN BY: JDS
LGG PROJECT NO. 205013.00
4-27-2007
SHEET 4 OF 5
CSJ NO. 0014-07-094

LEGEND

PROPERTY LINE
EXISTING EASEMENT LINE
APPROXIMATE SURVEY LINE
ACCESS DENIAL LINE (A.D.L.)
MONUMENTS FOUND - (TYPE NOTED)
FENCE CORNER
TYPE I MONUMENT FOUND
TYPE II MONUMENTS SET
5/8" IRON W/7000T ALUMINUM CAP SET
5/8" IRON W/LGG CAP SET
POINT OF BEGINNING / POINT OF COMMENCING
DEED RECORDS HILL COUNTY TEXAS
OFFICIAL PROPERTY RECORDS HILL COUNTY TEXAS
RECORD INFORMATION

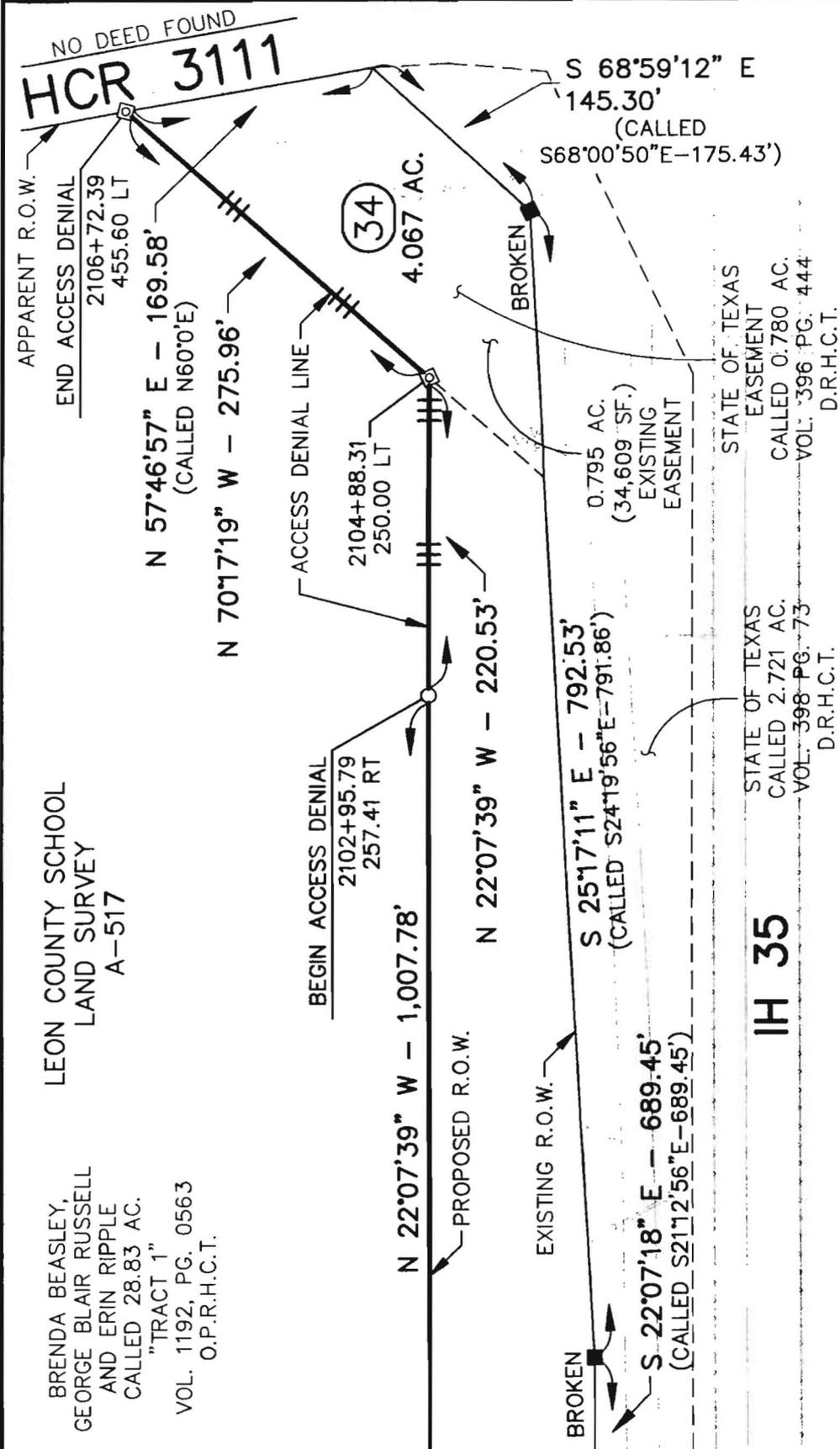
FC
P.O.B. / P.O.C.
D.R.H.C.T.
O.P.R.H.C.T. (00)

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT RECORD. INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORD SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE SURFACE ADJUSTMENT FACTOR 1.00004.
3. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
4. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TxDOT.
5. A LEGAL DESCRIPTION OF THE SAME DATE HEREON ACCOMPANIES THIS PLAT.

GRAPHIC SCALE
0 50' 100' 200'

LGG GROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lgggroup@lcc.com



LEON COUNTY SCHOOL
LAND SURVEY
A-517

BRENDA BEASLEY,
GEORGE BLAIR RUSSELL
AND ERIN RIPPLE
CALLED 28.83 AC.
"TRACT 1"
VOL. 1192, PG. 0563
O.P.R.H.C.T.

STATE OF TEXAS
EASEMENT
CALLED 0.780 AC.
VOL. 396 PG. 444
D.R.H.C.T.

STATE OF TEXAS
EASEMENT
CALLED 2.721 AC.
VOL. 398 PG. 73
D.R.H.C.T.

IH 35

SKETCH TO SHOW PROPOSED
RIGHT OF WAY ACQUISITION OF
PROPERTY UNDER THE
OWNERSHIP
OF

BRENDA BEASLEY, GEORGE
BLAIR RUSSELL AND ERIN
RIPPLE

PARCEL 34
IH 35
HILL COUNTY TEXAS
DRAWN BY: JDS
LGG PROJECT NO. 205013.00
4-27-2007
SHEET 5 OF 5
CSJ NO. 0014-07-094

MATCH LINE SEE SHEET 4 OF 5

GRAPHIC SCALE

LGG GROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lgggroup.com

CSJ: 0014-07-094

Highway: IH 35

Federal Project No.: IM 35 – 4(222)

County: Hill

Parcel: 34E

EASEMENT CLAUSE

An easement for the purpose of constructing and maintaining a permanent channel or drainage easement in, along, upon and across the premises described in the following property description, together with the right and privilege at all times of ingress and egress to and from said premises for the purpose of making any additions, improvements, modifications or repairs which the State deems necessary.”

April 27, 2007

County: Hill
Highway: IH 35
Limits: From FM 1304 to FM 310
ROW CSJ: 0014-07-094

Property Description
for Parcel 34E

BEING A 0.110 ACRE (4,773 SQUARE FEET) TRACT OF LAND OUT OF THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 517, IN HILL COUNTY, TEXAS, BEING A PORTION OF A CALLED 28.83 ACRE TRACT OF LAND (DESIGNATED "TRACT 1") CONVEYED TO BRENDA BEASLEY, GEORGE BLAIR RUSSELL AND ERIN RIPPLE IN THE DEED RECORDED IN VOLUME 1192, PAGE 0563 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

COMMENCING at a found 1/2 inch iron rod for the southwest corner of said 28.83 acre tract and the northwest corner of a called 18.205 acre tract of land (designated "Tract 3") conveyed to Rex Eubank Family Land & Cattle Co., LLC in the deed recorded in Volume 1272, Page 0611 of said Official Public Records;

THENCE, NORTH 59°35'15" EAST 512.23 feet (called South 60°50'11" West) along the south line of said 28.83 acre tract and the north line of said 18.205 acre tract to a set 5/8 inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the **POINT OF BEGINNING** hereof;

1. **THENCE,** NORTH 30°24'45" WEST 50.00 feet across said 28.83 acre tract to a set 5/8 inch iron rod with TxDOT aluminum cap;
2. **THENCE,** NORTH 59°35'15" EAST 95.47 feet across said 28.83 acre tract to a set 5/8 inch iron rod with TxDOT aluminum cap at the northwest corner of a called 0.234 acre easement granted to the State of Texas in the deed recorded in Volume 396, Page 444 of the Deed Records of Hill County, Texas;

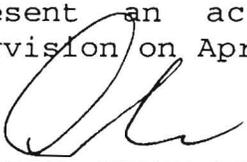
3. **THENCE**, SOUTH 30°24'45" EAST 50.00 feet across said 28.83 acre tract and along the west line of said 0.234 acre easement to a set 5/8 inch iron rod with TxDOT aluminum cap for the southwest corner of said 0.234 acre tract and being on the south line of said 28.83 acre tract and the north line of said 18.205 acre tract;
4. **THENCE**, SOUTH 59°35'15" WEST 95.47 feet (called South 60°50'11" West) along the south line of said 28.83 acre tract the north line of said 18.205 acre tract to the **POINT OF BEGINNING** and containing a calculated area of 0.110 acres (4,773 square feet) of land.

Note: All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone. All distances and coordinates shown are surface. Surface adjustment factor 1.00004.

ACCESS is prohibited across the access denial line to the highway facility from the remainder of the abutting property.

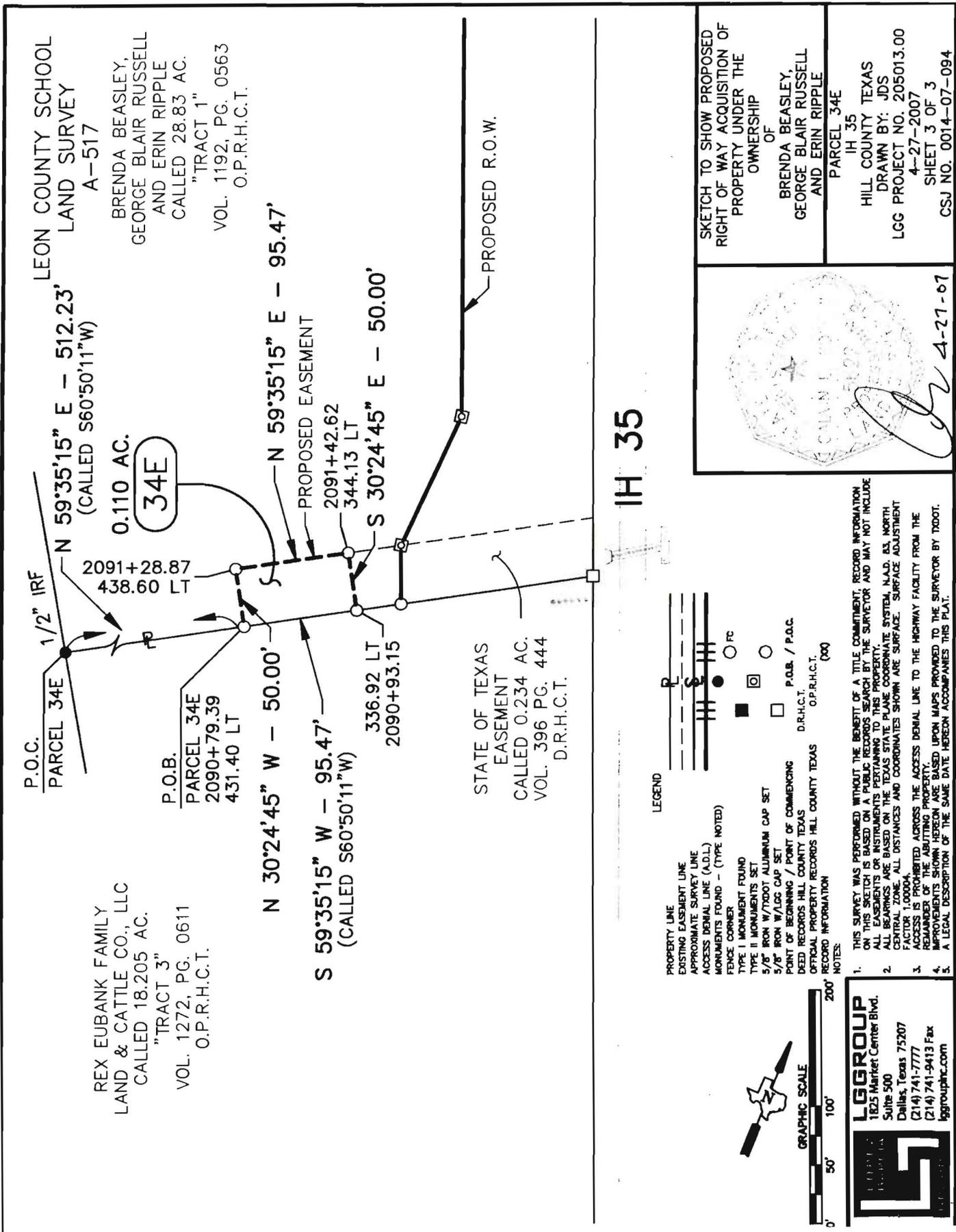
Note: A plat survey of with the same survey date accompanies this description.

I, Calvin E. Cock III, a Registered Professional Land Surveyor, certify that this legal description and the accompanying plat represent an actual survey made on the ground under my supervision on April 27, 2007.

 4-27-07

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





LEON COUNTY SCHOOL
LAND SURVEY
A-517
BRENDA BEASLEY,
GEORGE BLAIR RUSSELL
AND ERIN RIPPLE
CALLED 28.83 AC.
"TRACT 1"
VOL. 1192, PG. 0563
O.P.R.H.C.T.

0.110 AC.
34E

P.O.C.
PARCEL 34E
1/2" IRF
N 59°35'15" E - 512.23'
(CALLED S60°50'11"W)
2091+28.87
438.60 LT

P.O.B.
PARCEL 34E
2090+79.39
431.40 LT

REX EUBANK FAMILY
LAND & CATTLE CO., LLC
CALLED 18.205 AC.
"TRACT 3"
VOL. 1272, PG. 0611
O.P.R.H.C.T.

N 30°24'45" W - 50.00'
PROPOSED EASEMENT
2091+42.62
344.13 LT

S 59°35'15" W - 95.47'
(CALLED S60°50'11"W)
336.92 LT
2090+93.15

N 59°35'15" E - 95.47'
PROPOSED EASEMENT
S 30°24'45" E - 50.00'

STATE OF TEXAS
EASEMENT
CALLED 0.234 AC.
VOL. 396 PG. 444
D.R.H.C.T.

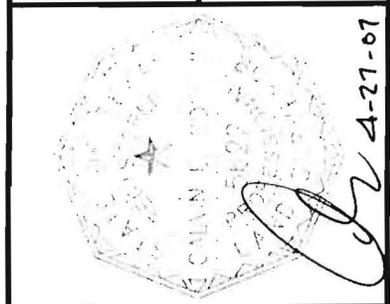
PROPOSED R.O.W.

IH 35

- LEGEND
- PROPERTY LINE
 - EXISTING EASEMENT LINE
 - APPROXIMATE SURVEY LINE
 - ACCESS DENIAL LINE (A.D.L.)
 - MONUMENTS FOUND - (TYPE NOTED)
 - FENCE CORNER
 - TYPE I MONUMENT FOUND
 - TYPE II MONUMENTS SET
 - 5/8" IRON W/TODOT ALUMINUM CAP SET
 - 5/8" IRON W/LCG CAP SET
 - POINT OF BEGINNING / POINT OF COMMENCING
 - DEED RECORDS HILL COUNTY TEXAS
 - OFFICIAL PROPERTY RECORDS HILL COUNTY TEXAS
 - RECORD INFORMATION
 - NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, RECORD INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. MONUMENTS ARE BASED ON THE TEXAS STATE PLATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR 1.00004.
3. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
4. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TxDOT.
5. A LEGAL DESCRIPTION OF THE SAME DATE HEREON ACCOMPANIES THIS PLAT.

SKETCH TO SHOW PROPOSED
RIGHT OF WAY ACQUISITION OF
PROPERTY UNDER THE
OWNERSHIP
OF
BRENDA BEASLEY,
GEORGE BLAIR RUSSELL
AND ERIN RIPPLE
PARCEL 34E
IH 35
HILL COUNTY TEXAS
DRAWN BY: JDS
LGG PROJECT NO. 205013.00
4-27-2007
SHEET 3 OF 3
CSJ NO. 0014-07-094



GRAPHIC SCALE
0' 50' 100' 200'

LGG GROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lgggroupinc.com

County: Hill
Highway: IH 35
Limits: From FM 1304 to FM 310
ROW CSJ: 0014-07-094
Parcel 34E

ACCESS ADDENDUM FOR PARCEL 34E

Notwithstanding the statement on page 2 of the property description for parcel 34E (channel or drainage easement) that "Access is prohibited across the access denial line to the highway facility from the remainder of the abutting property", no "access denial line" is described in said property description, nor is one depicted in the parcel sketch which accompanies the property description. Access, therefore, is, not prohibited.

Revised July, 2006
January, 2005
Parcel 120
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. 120

Being a 0.1164 acre (5,070 square foot) parcel of land in the John Bricker Survey, Abstract No. 71, Montgomery County, Texas, being out of the residue of that certain tract of land described in deed dated January 27, 1940 from Conroe Lumber Company to J.S. Hunt, Trustee recorded in Volume 212, Page 372, Montgomery County Deed Records (M.C.D.R.) and out of that certain tract of land described in Redemption Receipt dated September 23, 1993 to Sandra J. Floyd recorded under County Clerk's File No. 9350958 of the Official Public Records of Real Property of Montgomery County, Texas; said 0.1164 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for an interior corner of said Hunt and Floyd tract and the northwest corner of that certain tract of land described in deed dated May 3, 2001 to Mohammad Iftikhar, recorded under County Clerk's File No. 2001-040553 of the Official Public Records of Real Property of Montgomery County, Texas; thence as follows:

North 71 deg. 29 min. 53 sec. East, along the common line of said Hunt and Floyd tract and said Mohammad Iftikhar tract, a distance of 150.97 feet to a 5/8 inch iron rod with aluminum cap set in the proposed west right-of-way line of Interstate Highway 45 and in an "Access Denial Line" for the southwest corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, North 18 deg. 35 min. 52 sec. West, along the proposed west right-of-way line of IH 45 and said "Access Denial Line", a distance of 221.05 feet to a Type II concrete monument stamped "COA" set in the south right-of-way line of Mill Street (60 feet wide per Sheet 8 of TxDOT IH 45 right-of-way map CSJ No. 675-8-3, no record information for right-of-way found) and in the north line of said Hunt and Floyd tract for the end of said "Access Denial Line" and the northwest corner of the herein described parcel;
- 2.) THENCE, South 68 deg. 18 min. 08 sec. East, along the north boundary line of said Hunt and Floyd tract and the south right-of-way line of Mill Street, a distance of 31.50 feet to a Type I concrete monument found in the existing west right-of-way line of IH 45 (width varies per Condemnation Cause No. 4216, Montgomery County District Court) for the northeast corner of the herein described parcel;
- 3.) THENCE, South 18 deg. 36 min. 23 sec. East, along the existing west right-of-way line of IH 45 and the east boundary line of the Hunt and Floyd tract, a distance of 200.72 feet to a 5/8 inch iron rod found for the northeast corner of said Mohammad Iftikhar tract, the southeast corner of said Hunt and Floyd tract, and the southeast corner of the herein described parcel;

Revised July, 2006
January, 2005
Parcel 120
Page 2 of 3 Pages

- 4.) THENCE, South 71 deg. 29 min. 53 sec. West, along the common line of said Hunt and Floyd tract and said Mohammad Iftikhar tract, a distance of 24.06 feet to the POINT OF BEGINNING and containing 0.1164 acre (5,070 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,831,637.90 and Y=10,107,555.01. 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 120" of even survey date herewith accompanies this description.
3. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.
4. Revision performed on July, 2006 consists of adding an "Access Denial Line" along the proposed west right-of-way line of Interstate Highway 45.

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.

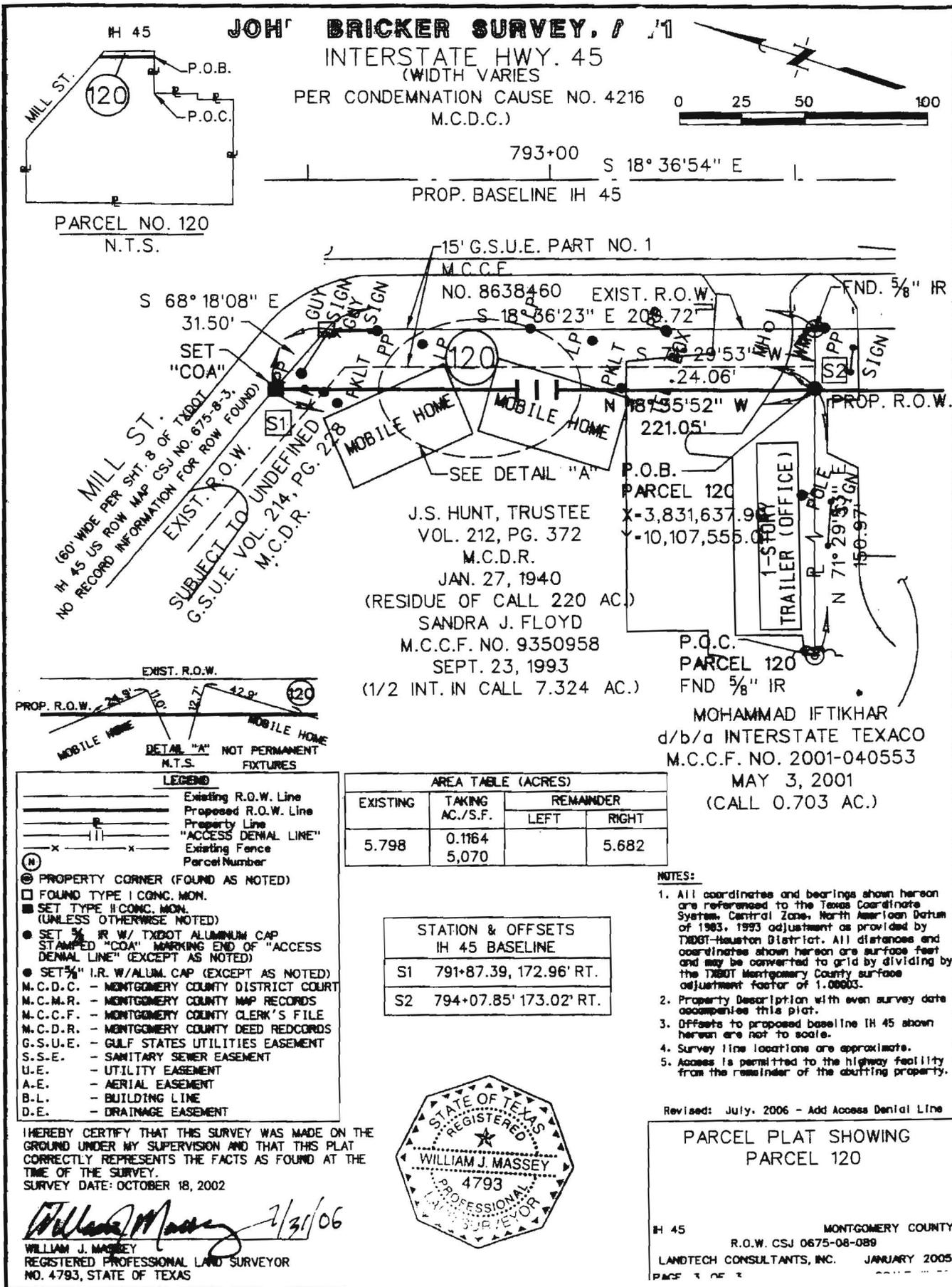
Survey date: October 18, 2002



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



Parcel No. 120 Prepared By:
Landtech Consultants, Inc.
2627 North Loop West, Suite 224
Houston, Texas 77008
(713) 861-7068



Parcel No. 116
ROW CSJ: 0504-02-021
Date: September 20, 2006
, Page 1 of 5 Pages

Being a 15.286 acre tract of land situated in the J. Asbury Survey, Abstract No. 52, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land deeded by Felix Chen to Denton Texas Venture, Ltd. by Special Warranty Deed dated July 11, 2005 as recorded in County Clerk's File No. D205197517 of the Deed Records of Tarrant County, Texas, said 15.286 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said tract of land deeded to Denton Texas Venture, Ltd., said 1/2 inch iron rod being in the west line of a 391.569 acre tract of land deeded to WB 358 Partners, L.P. as recorded in Volume 16942, Page 369 of said Deed Records of Tarrant County, Texas, said 1/2 inch iron rod also being in the existing southerly right-of-way line of Columbus Trail (an undedicated right-of-way), said 1/2 inch iron rod having grid coordinates of N= 6,913,573.72 and E= 2,303,275.84;

- (1) **THENCE** South 00 degrees 24 minutes 36 seconds East, with the east line of said tract of land deeded to Denton Texas Venture, Ltd. and with the west line of said 391.569 acre tract of land, passing at a distance of 118.03 feet a 1/2 inch iron rod with cap stamped "Weir & Assoc." found for corner in the west line of a tract of land described as North Tract deeded to Newmark Homes, L.P. as recorded in Volume 16943, Page 2 of said Deed Records of Tarrant County, Texas, and passing at a distance of 608.49 feet a point for the reconstructed northwest corner of a 65.0' Right-of-Way Dedication as recorded in Cabinet A, Slide 9271 of the Plat Records of Tarrant County, Texas, and also passing at a distance of 1634.53 feet a point for the reconstructed southwest corner of said 65.0' Right-of-Way Dedication, in all, a distance of 2679.68 feet to a 1/2 inch iron rod with cap stamped "Weir & Assoc." found for the southeast corner of said tract of land deeded to Denton Texas Venture, Ltd., said 1/2 inch iron rod with cap stamped "Weir & Assoc." being the northeast corner of a 368.508 acre tract of land (by deed) deeded to BP 367 Fort Worth, Ltd. as recorded in County Clerk's File No. D204204752 of said Deed Records of Tarrant County, Texas;
- (2) **THENCE** South 89 degrees 42 minutes 08 seconds West, with the south line of said tract of land deeded to Denton Texas Venture, Ltd. and with the north line of said 368.508 acre tract of land, a distance of 205.37 feet to a R.O.W. Marker set for corner in the proposed westerly right-of-way line of State Highway 121, said R.O.W. Marker being the beginning of a Control of Access Line, said R.O.W. Marker being 205.43 feet right of and at right angles to centerline station 877+62.74 of the proposed centerline of State Highway 121, from which a 1/2 inch iron rod found for the most southerly southwest corner of said tract of land deeded to Denton Texas Venture, Ltd. bears South 89 degrees 42 minutes 08 seconds West, a distance of 2197.91 feet, said 1/2 inch iron rod being in the north line of said 368.508 acre tract of land;

Parcel No. 116
ROW CSJ: 0504-02-021
Date: September 20, 2006
Page 2 of 5 Pages

- (3) **THENCE** North 00 degrees 23 minutes 56 seconds West, with the proposed westerly right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 1649.60 feet to a R.O.W. Marker set for corner;
- (4) **THENCE** North 12 degrees 40 minutes 35 seconds West, with the proposed westerly right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 1001.59 feet to a R.O.W. Marker set for corner;
- (5) **THENCE** North 22 degrees 43 minutes 12 seconds West, with the proposed westerly right-of-way line of said State highway 121 and with said Control of Access Line, a distance of 58.23 feet to a R.O.W. Marker set for corner in the north line of said tract of land deeded to Denton Texas Venture, Ltd., in the west line of said 391.569 acre tract of land and in the existing south right-of-way line of said Columbus Trail, said R.O.W. Marker being the end of said Control of Access Line, said R.O.W. Marker being 319.99 feet right of and at right angles to centerline station 850+04.52 of the proposed centerline of State Highway 121, from which a 1/2 inch iron rod found for the northwest corner of said tract of land deeded to Denton Texas Venture, Ltd. and for the northeast corner of a tract of land deeded to TXU Electric Company as recorded in Volume 14403, Page 441 of said Deed Records of Tarrant County, Texas bears South 89 degrees 58 minutes 08 seconds West, a distance of 1295.06 feet;
- (6) **THENCE** North 89 degrees 58 minutes 08 seconds East, with the north line of said tract of land deeded to Denton Texas Venture, Ltd., with the west line of said 391.569 acre tract of land and with the existing south right-of-way line of said Columbus Trail, a distance of 439.96 feet to the **POINT OF BEGINNING**, and containing 665,849 square feet or 15.286 acres of land, more or less.

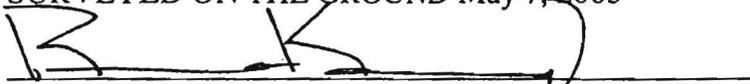
Parcel No. 116
ROW CSJ: 0504-02-021
Date: September 20, 2006
Page 3 of 5 Pages

Notes:

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

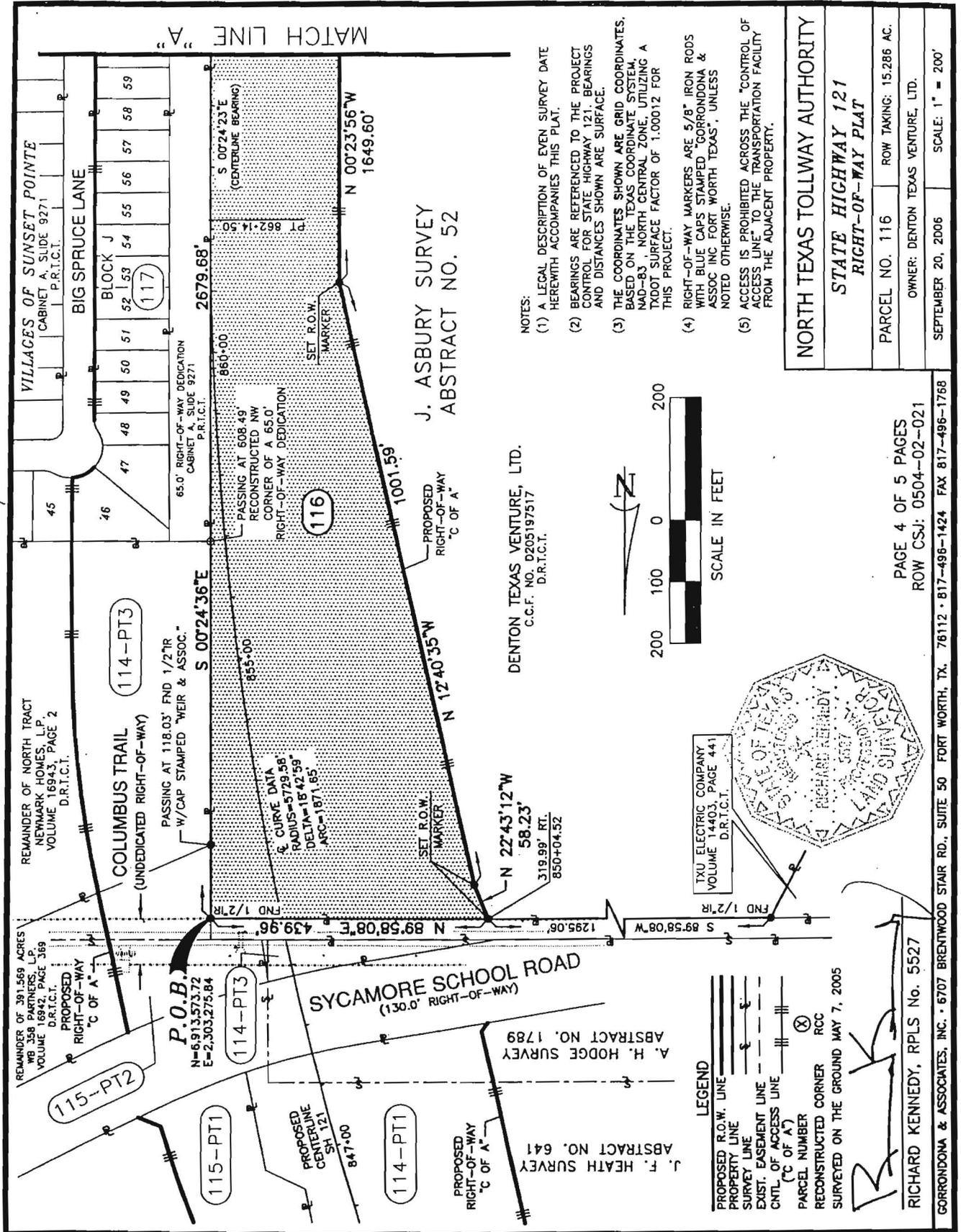
HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND May 7, 2005



Richard Kennedy
Registered Professional Land Surveyor
No. 5527





PAGE 4 OF 5 PAGES
ROW CSJ: 0504-02-021

RICHARD KENNEDY, RPLS No. 5527
GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR RD., SUITE 50 FORT WORTH, TX. 76112 • 817-496-1424 FAX 817-496-1768

