

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

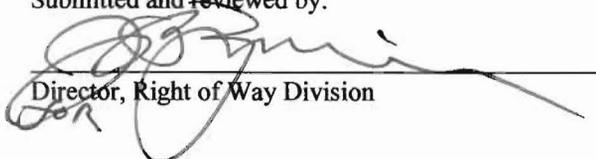
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Austin	SH 36	4	0187-02-059	59
Brazoria	SH 35	5	0178-02-072	52B
Brooks	US 281	6	0255-03-031	33
Collin	US 75	7	0047-14-057	43
Collin	US 380	3	0135-05-024	44 & 44E
Comal	FM 3009	10	3107-01-036	4
Denton	US 380	1	0134-09-059	22
Hunt	US 380	9	0135-07-037	77E
Hunt	US 380	8	0135-07-037	79E
Live Oak	US 59	11	0542-06-043	3
Tarrant	SH 26	2	0363-01-123	79

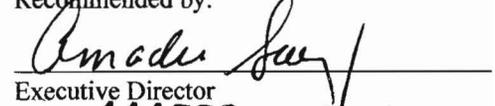
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Angelina	US 59	K	0176-03-120	64
Dallas	IH 635	C	2374-01-052	3AC
Dallas	IH 635	A	2374-01-052	5AC
Dallas	IH 635	B	2374-01-052	6
Dallas	IH 635	U	2374-01-052	11
Dallas	IH 635	H	2374-01-052	14
Dallas	IH 635	M	2374-01-052	27
Dallas	IH 635	L	2374-01-052	30
Dallas	IH 635	D	2374-01-052	31
Dallas	IH 635	O	2374-01-052	48
Dallas	IH 635	J	2374-01-052	49
Dallas	IH 635	I	2374-01-052	50
Dallas	IH 635	N	2374-01-052	51
Dallas	IH 635	E	2374-01-052	52
Henderson	US 175	R	0198-02-028	98 & 98E
Henderson	US 175	S	0198-02-028	100
Houston	SH 7	Q	0336-01-044	32 & 32AC
Midland	SH 349	T	1718-02-030	1
Montgomery	IH 45	G	0675-08-089	11
Smith	SH Loop 49	P	3487-01-010	139
Tarrant	SH 121	F	0504-02-021	126B

Submitted and reviewed by:

  
 Director, Right of Way Division

Recommended by:

  
 Executive Director

**111223 JAN 31 08**

Minute Number      Date Passed

County: DENTON (Project III)  
Highway: US 380  
Project Limits: From FM 156  
                  To IH 35  
ROW CSJ: 0134-09-059

Page 1 of 3  
D-15-14  
May 15, 2005

Legal Land Description for Parcel 22

BEING a 0.3700 acre portion of that certain called 60.474 acre parcel situated in the S. Huizar Survey, Abstract No. 514, Denton County, Texas, which was conveyed to Don Gammon, as evidenced by the deed recorded in Denton County Clerk's File (DCCF) #97-000091 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of said Gammon tract and the northeast corner of the Jane A. Mott and Aileen S. Lockhart tract, as evidenced by the deed recorded in Volume 1974, Page 384 of said Real Property Records;

THENCE, South 00°51'30" West, along the common line between said Gammon tract and said Lockhart tract, a distance of 1,306.67 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the new north right-of-way line of US 380, a variable width right-of-way, the POINT OF BEGINNING;

1. THENCE, South 87°55'32" East, along said new north right-of-way line, a distance of 50.36 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;\*\*
2. THENCE, South 86°00'59" East, continuing along said new north right-of-way line, a distance of 300.17 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;\*\*
3. THENCE, North 89°12'43" East, continuing along said new north right-of-way line, a distance of 200.25 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;\*\*
4. THENCE, South 87°55'32" East, continuing along said new north right-of-way line, a distance of 100.00 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;\*\*
5. THENCE, South 82°13'58" East, continuing along said new north right-of-way line, a distance of 243.02 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the existing north right-of-way line of US 380, a variable width right-of-way;\*\*
6. THENCE, North 87°55'48" West, along said existing north right-of-way line, a distance of 891.67 feet to a 1/2 inch steel rod found at the southwest corner of said Gammon tract and the southeast corner of said Lockhart tract;

County: DENTON (Project III)  
Highway: US 380  
Project Limits: From FM 156  
                    To IH 35  
ROW CSJ: 0134-09-059

Page 2 of 3  
D-15-14  
May 15, 2005

Legal Land Description for Parcel 22

7. THENCE, North 00°51'30" East, along said common line between the Gammon tract and the Lockhart tract, a distance of 24.18 feet to the POINT OF BEGINNING and containing an area of 16,118 square feet, or 0.3700 acres of land, more or less.

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

Brian C. Wright 5/13/05  
Brian C. Wright R.P.L.S. No. 4560  
May 15, 2005



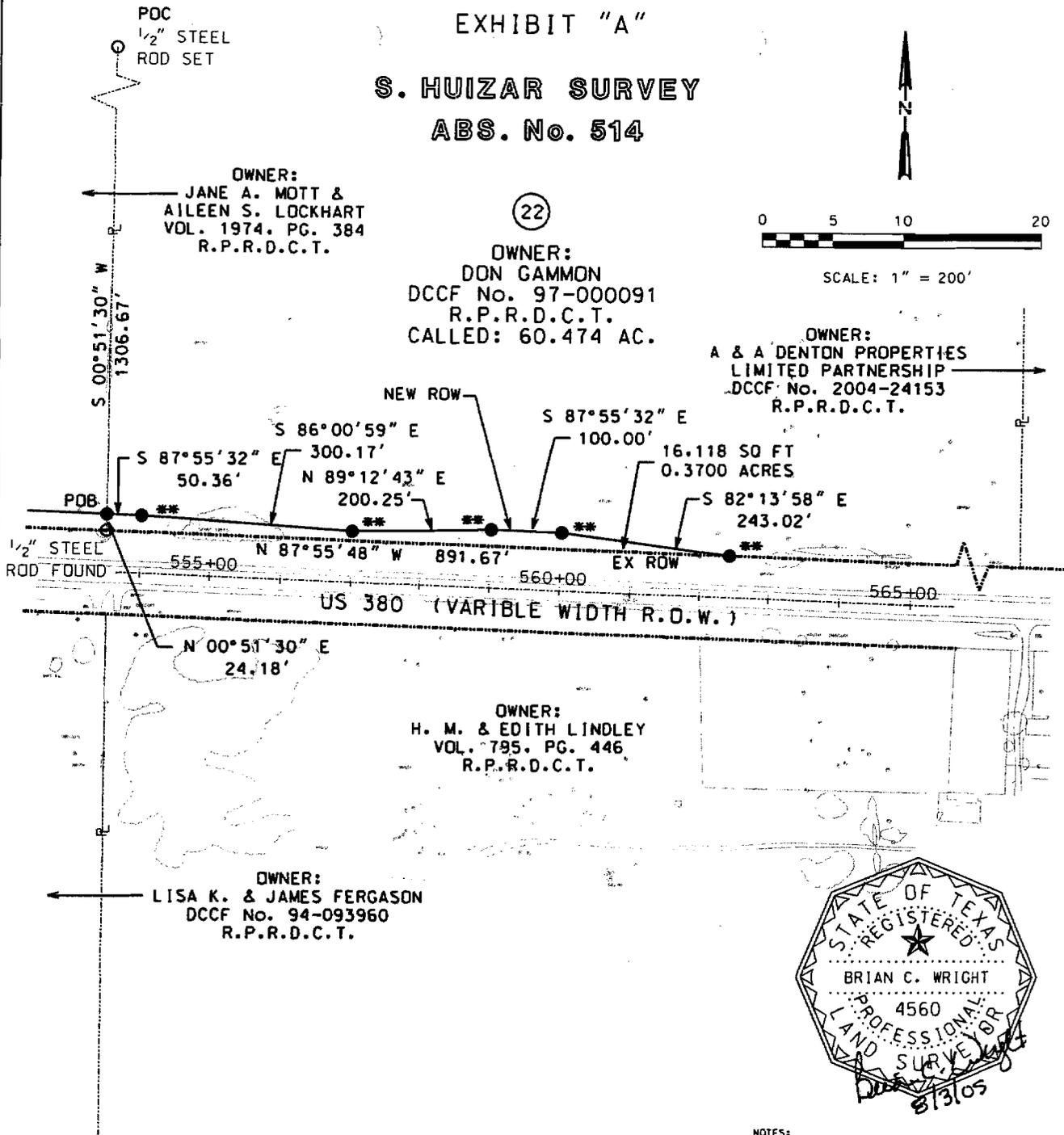
Notes:

1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000150630.
2. A survey plat of even date herewith accompanies this legal description.

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

EXHIBIT "A"

S. HUIZAR SURVEY  
ABS. No. 514



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

NOTES:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000150630

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

ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

LEGEND

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

PAGE: 3 OF 3

DIST. NAME <b>DALLAS</b>	PLAT OF A SURVEY OF PROPERTY <b>DDN GAMMON TRACT</b>	COUNTY <b>DENTON</b>
PARCEL NO. <b>22</b>	ROW CSJ: 0134-09-059 US 38D	DATE <b>MAY 15 2005</b>
<b>ROW PARCEL 16.118 SQ FT 0.3700 AC</b>		

Parcel 79  
State Highway 26  
CSJ: 0363-01-123  
08-28-06  
—

Being 594 square feet of land, more or less, out of Lot 1, Block 1 of the Bojku Family Addition to the City of Colleyville, Tarrant County, Texas, as recorded in plat Cabinet A, Slide 4675 of the Plat Records, Tarrant County, Texas, which Lot 1 was conveyed to Afrim Bojku and wife, Ruzdi Bojku by deed dated November 2, 1998 and recorded in Volume 13498, Page 73 of the Deed Records, Tarrant County, Texas, which 594 square feet of land, more or less, are more particularly described as follows:

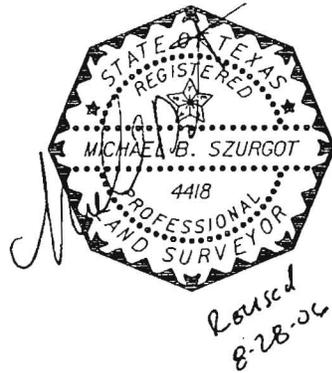
BEGINNING at a 5/8-inch smooth iron rod with an aluminum cap stamped "Tx.D.O.T." set\* at the intersection of the proposed southeasterly right-of-way line of State Highway 26 and the northeasterly line of said Lot 1, same being the southwesterly line of Lot 1, Block 1, of the Tutan Addition to the City of Colleyville, Tarrant County, Texas, as recorded in plat Volume 388-179, Page 50 of the said Plat Records, said iron being North 65°56'12" West, a distance of 317.57 feet from the northeast corner of said Bojku Lot 1, from which a 1/2-inch iron rod found bears South 65°56'12" East, a distance of 0.60 feet, said beginning iron also being 64.00 feet southeast of and at right angles to the proposed centerline survey station 170+58.40 of said State Highway 26;

- (1) THENCE South 28°41'19" West, along said proposed right-of-way line, a distance of 125.06 feet to a 5/8-inch smooth iron rod with an aluminum cap stamped "Tx.D.O.T." set in the southwesterly line of said Lot 1, same being the northeasterly line of Paul Richard Allgood Tract as recorded in Volume 8998, Page 569 of said Deed Records;
- (2) THENCE North 65°50'58" West, along said common line, a distance of 4.75 feet to the southwest corner of said Lot 1, and being on the existing southeasterly right-of-way line of said State Highway 26, from which a 3/4-inch iron rod found bears South 65°50'58" East, a distance of 10.53 feet;
- (3) THENCE North 28°40'25" East, along said existing right-of-way line, a distance of 125.05 feet to the northwest corner of said Lot 1, from which a 1/2-inch iron rod with a plastic cap found bears South 65°56'12" East, a distance of 10.53 feet;
- (4) THENCE South 65°56'12" East, along said northeasterly line of Bojku Lot1, same being said southwesterly line of Tutan Lot1, a distance of 4.78 feet to the POINT OF BEGINNING.

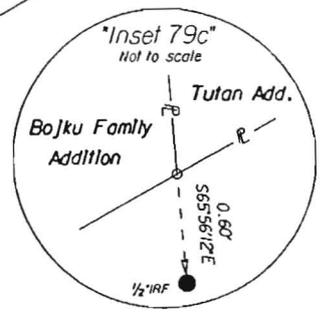
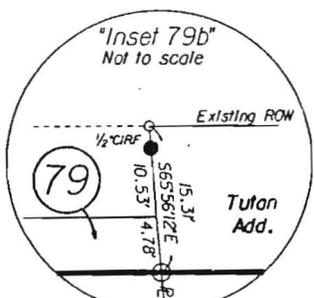
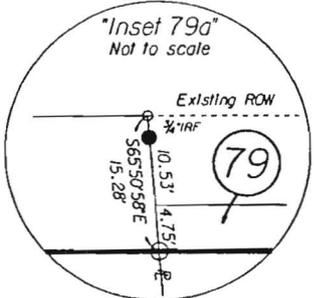
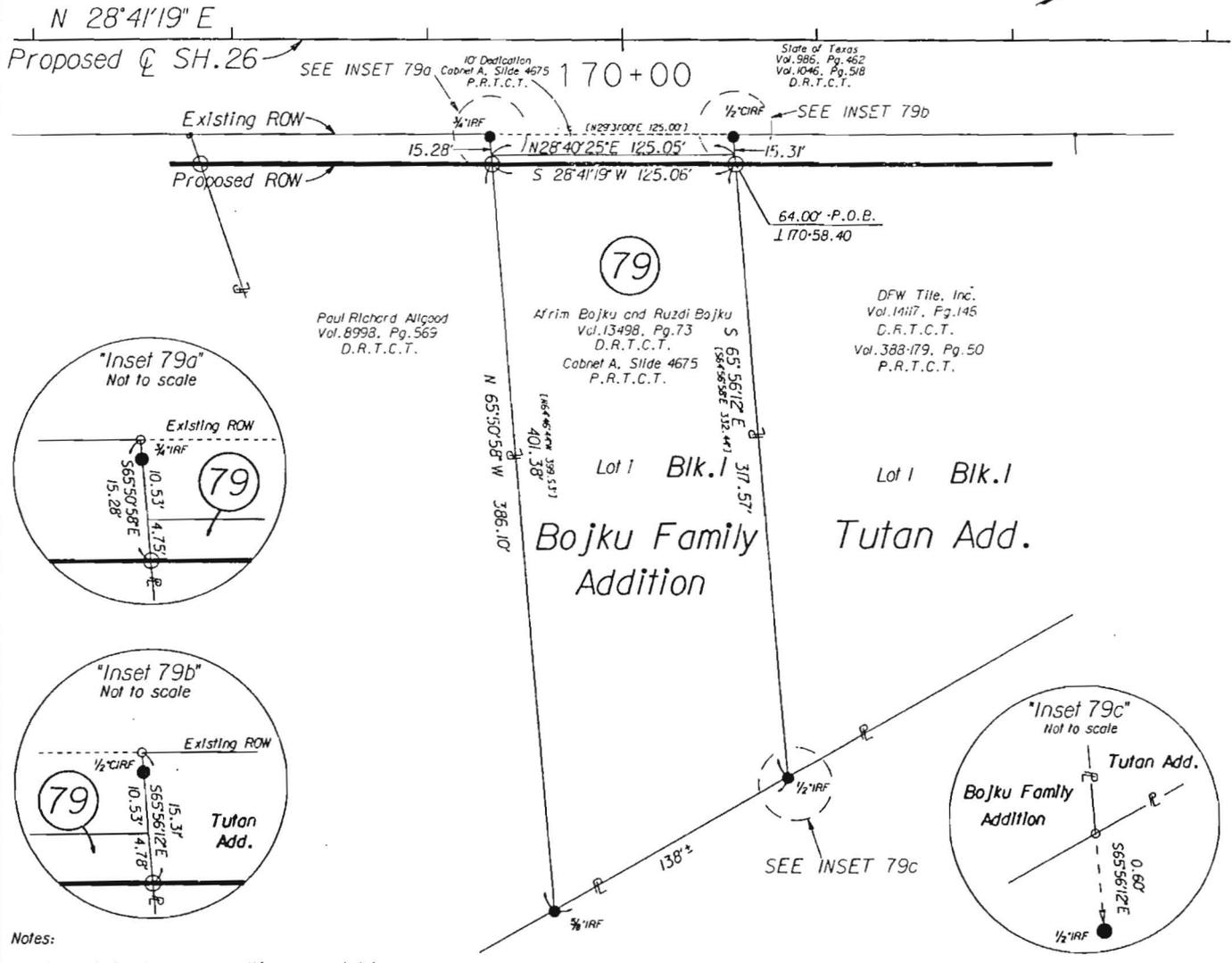
Parcel 79  
State Highway 26  
CSJ: 0363-01-123  
08-28-06

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.



# J.M. Looney Survey A-936

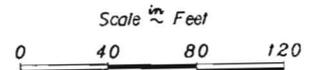


**Notes:**

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
- ℙ - Property Line
- ℙ - Survey Line
- ℙ - Fee Hook
- ℙ - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information



## PARCEL 79

Afrim Bojku and Ruzdi Bojku

594 Sq.Ft.

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

County: COLLIN  
Highway: US 380  
CSJ: 0135-05-024

Page 1 of 8

February 20, 2006

Legal Land Description for Parcel 44

BEING a 1.8942 acre tract of land situated in the Smallwood Owens Survey, Abstract No. 678, Collin County, Texas, being a portion of a called 69.890 acre tract conveyed to Singing Properties J.V. as evidenced by the deed recorded in County Clerk's File Number 93-0092940 of the Deed Records of Collin County, Texas, said 1.8942 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the most northerly southwest corner of said called 69.890 acre tract common to an interior corner of a called 10.1100 acre tract of land conveyed to Farmersville Independent School District, Collin County and Collin County CCD as evidenced by the deed recorded in Volume 5626, Page 05218 of said Deed Records;

**THENCE**, NORTH 00°05'54" EAST, (called North 0°30'53" West), along the common most northerly west line of said called 69.890 acre tract and most northerly east line of said called 10.1100 acre tract, a distance of 166.45 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the new south right of way of US 380 and **POINT OF BEGINNING** with a coordinate value of North 7111313.4593, East = 2,633,091.5892;

- (1) **THENCE**, NORTH 00°05'54" East, (called North 0°30'53" West), continuing along said common line, passing at a distance of 37.77 feet a 1/2 inch iron rod found, continuing for a total distance of 39.49 feet to the most northerly northwest corner of said called 69.890 acre tract and most northerly northeast corner of said called 10.1100 acre tract, said corner being in the existing south right of way line of US 380 (variable width) as described in the deed to the State of Texas recorded in Volume 590, Page 316 of said Deed Records;
- (2) **THENCE**, SOUTH 89°29'23" EAST, (called North 89°48'19" East), departing said common line and along the common north line of said called 69.890 acre tract and said existing south right of way line of US 380, a distance of 2111.58 feet (called 2111.20 feet) to a wood TxDOT monument found;

County: COLLIN  
Highway: US 380  
CSJ: 0135-05-024

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February 20, 2006

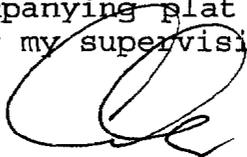
Legal Land Description for Parcel 44

- (3) **THENCE**, SOUTH 44°22'23" EAST, (called South 45°59'30" East), continuing along said common line, a distance of 53.57 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in said new south right of way of US 380;
- (4) **THENCE**, NORTH 89°31'51" WEST, departing said common line, across said called 69.890 acre tract and along said new south right of way line of US 380, a distance of 2149.10 feet to the **POINT OF BEGINNING** and containing a calculated area of 1.8942 acre of land.

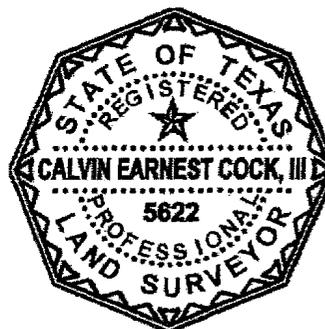
Note: All bearings are on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by TxDot conversion factor of 1.000152710.

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.

  
2-20-06

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



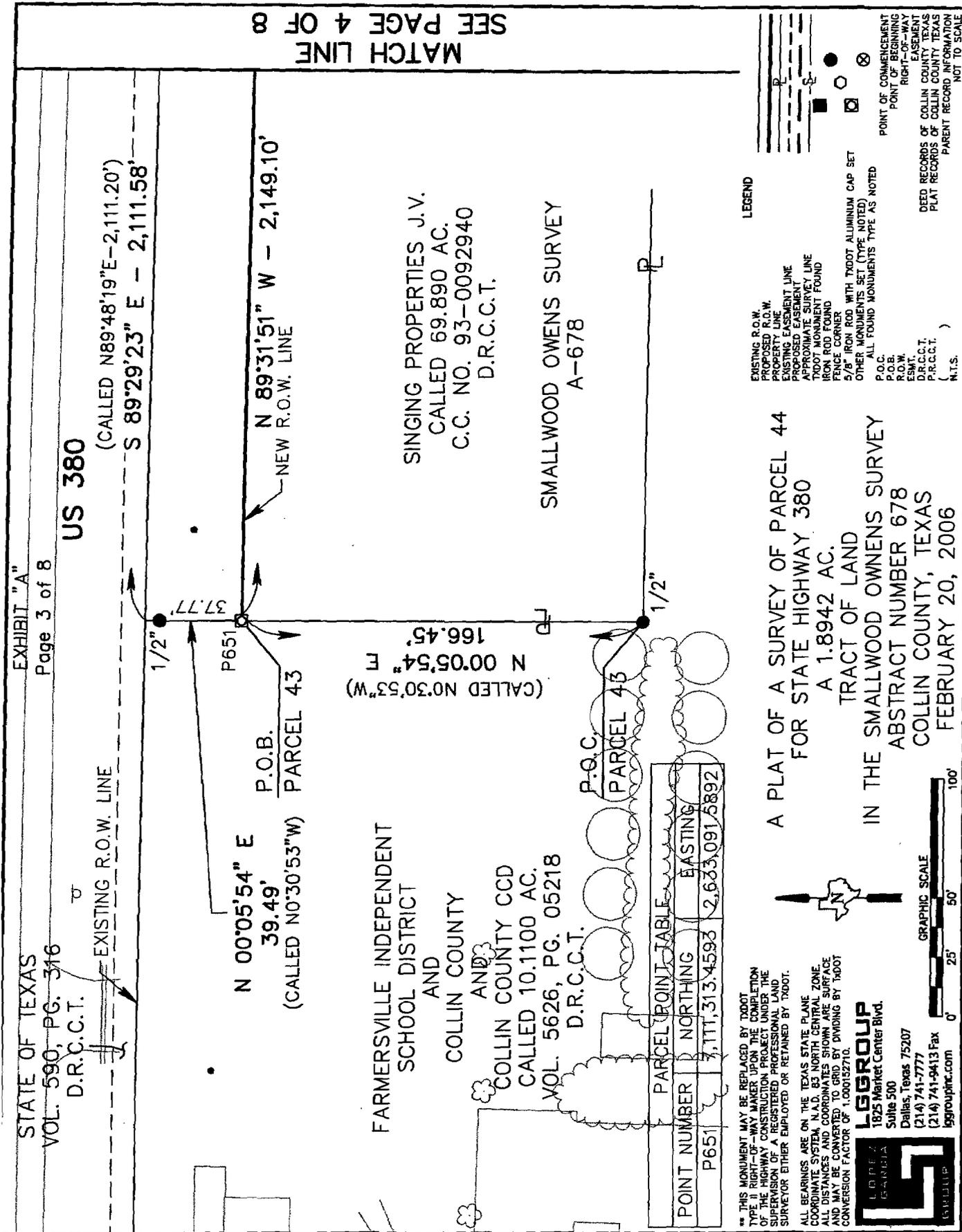


EXHIBIT "A"  
Page 3 of 8

STATE OF TEXAS  
VOL. 590, PG. 316  
D.R.C.C.T.

US 380

(CALLED N89°48'19"E-2,111.20')  
S 89°29'23" E - 2,111.58'

N 89°31'51" W - 2,149.10'  
NEW R.O.W. LINE

N 00°05'54" E  
39.49'  
(CALLED N0°30'53"W)

P.O.B.  
PARCEL 43

(CALLED N0°30'53"W)  
N 00°05'54" E  
166.45'

FARMERSVILLE INDEPENDENT  
SCHOOL DISTRICT  
AND  
COLLIN COUNTY  
AND  
COLLIN COUNTY CCD  
CALLED 10.1100 AC.  
VOL. 5626, PG. 05218  
D.R.C.C.T.

SINGING PROPERTIES J.V.  
CALLED 69.890 AC.  
C.C. NO. 93-0092940  
D.R.C.C.T.

SMALLWOOD OWENS SURVEY  
A-678

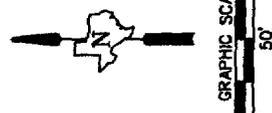
P.O.C.  
PARCEL 43

PARCEL POINT TABLE	
POINT NUMBER	NORTHING EASTING
P651	7,111.313 4,593 2,683.091 5892

\*\* THIS MONUMENT MAY BE REPLACED BY TADPO  
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 TADPO.

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 TADPO  
CONVERSION FACTOR OF 1.000132710.

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



A PLAT OF A SURVEY OF PARCEL 44  
FOR STATE HIGHWAY 380  
A 1.8942 AC.  
TRACT OF LAND  
IN THE SMALLWOOD OWENS SURVEY  
ABSTRACT NUMBER 678  
COLLIN COUNTY, TEXAS  
FEBRUARY 20, 2006

LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- APPROXIMATE SURVEY LINE
- IRON MONUMENT FOUND
- FRANCE CORNER
- 5/8" IRON ROD WITH TADPO ALUMINUM CAP SET
- OTHER MONUMENTS SET (TYPE, NOTED)
- ALL FOUND MONUMENTS TYPE AS NOTED
- P.O.B.
- P.O.C.
- R.O.W.
- ESMT.
- D.R.C.C.T.
- P.R.C.C.T.
- ( N.T.S. )

- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- RIGHT-OF-WAY
- EASEMENT
- DEED RECORDS OF COLLIN COUNTY, TEXAS
- PLAT RECORDS OF COLLIN COUNTY, TEXAS
- PARENT RECORD INFORMATION
- NOT TO SCALE

MATCH LINE  
SEE PAGE 4 OF 8

R.O.W. CSJ: 0135-05-024

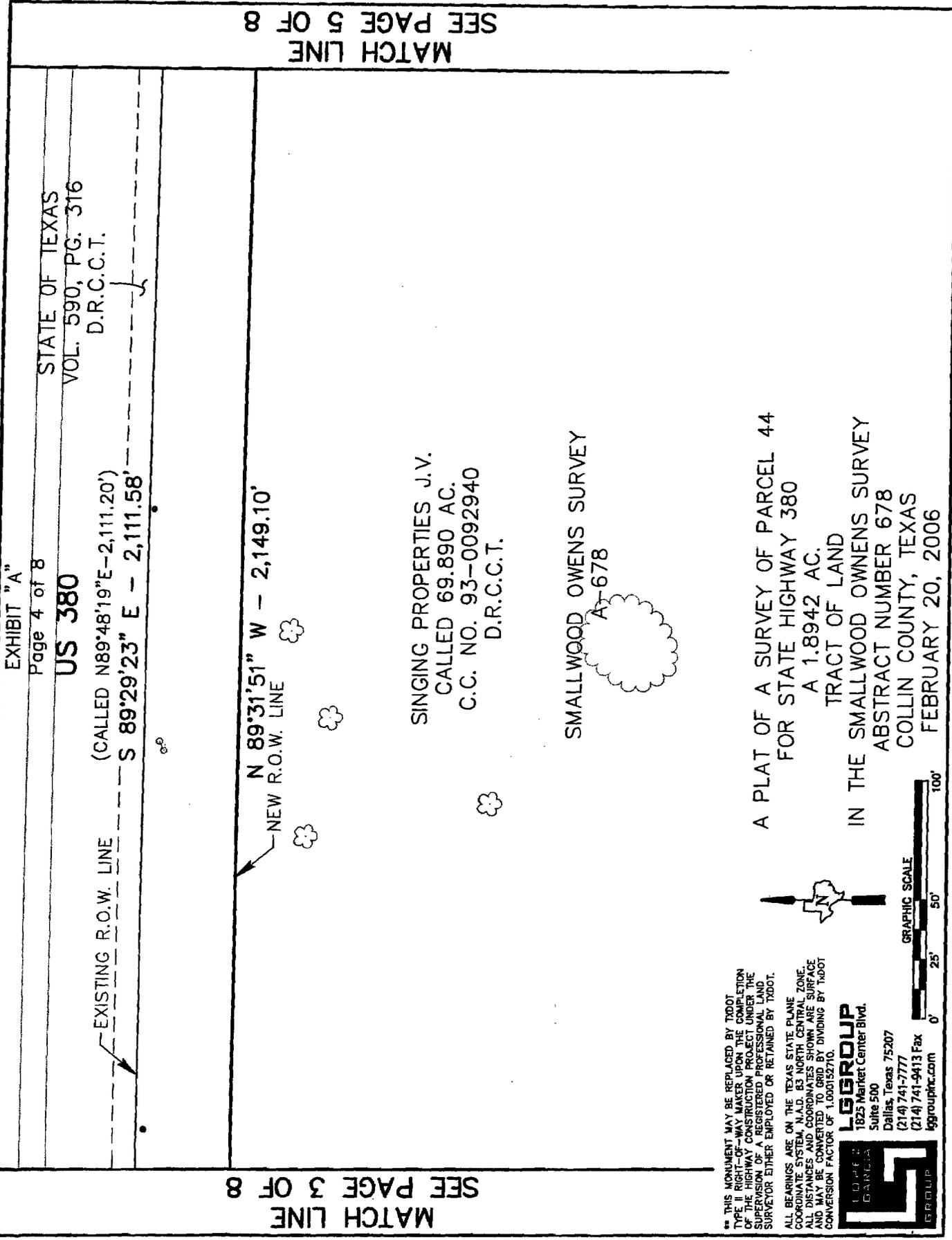


EXHIBIT "A"

Page 4 of 8

STATE OF TEXAS

VOL. 590, PG. 316

D.R.C.C.T.

US 380

(CALLED N89°48'19"E-2,111.20')

S 89°29'23" E - 2,111.58'

N 89°31'51" W - 2,149.10'

NEW R.O.W. LINE

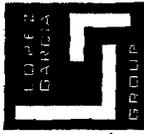
SINGING PROPERTIES J.V.  
CALLED 69.890 AC.  
C.C. NO. 93-0092940  
D.R.C.C.T.

SMALLWOOD OWENS SURVEY  
A-678

A PLAT OF A SURVEY OF PARCEL 44  
FOR STATE HIGHWAY 380  
A 1.8942 AC.  
TRACT OF LAND  
IN THE SMALLWOOD OWENS SURVEY  
ABSTRACT NUMBER 678  
COLLIN COUNTY, TEXAS  
FEBRUARY 20, 2006

\* THIS MONUMENT MAY BE REPLACED BY TxDOT  
TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION  
OF THE RIGHT-OF-WAY CONSTRUCTION PROJECT UNDER THE  
SUPERVISION OF A LICENSED PROFESSIONAL LAND  
SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.  
ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE.  
ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE  
AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT  
CONVERSION FACTOR OF 1.000152710.

**LOGGROUP**  
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(214) 741-7777  
(214) 741-9413 Fax  
lgroupinc.com



MATCH LINE  
SEE PAGE 3 OF 8

MATCH LINE  
SEE PAGE 5 OF 8

R.O.W. CSJ: 0135-05-024

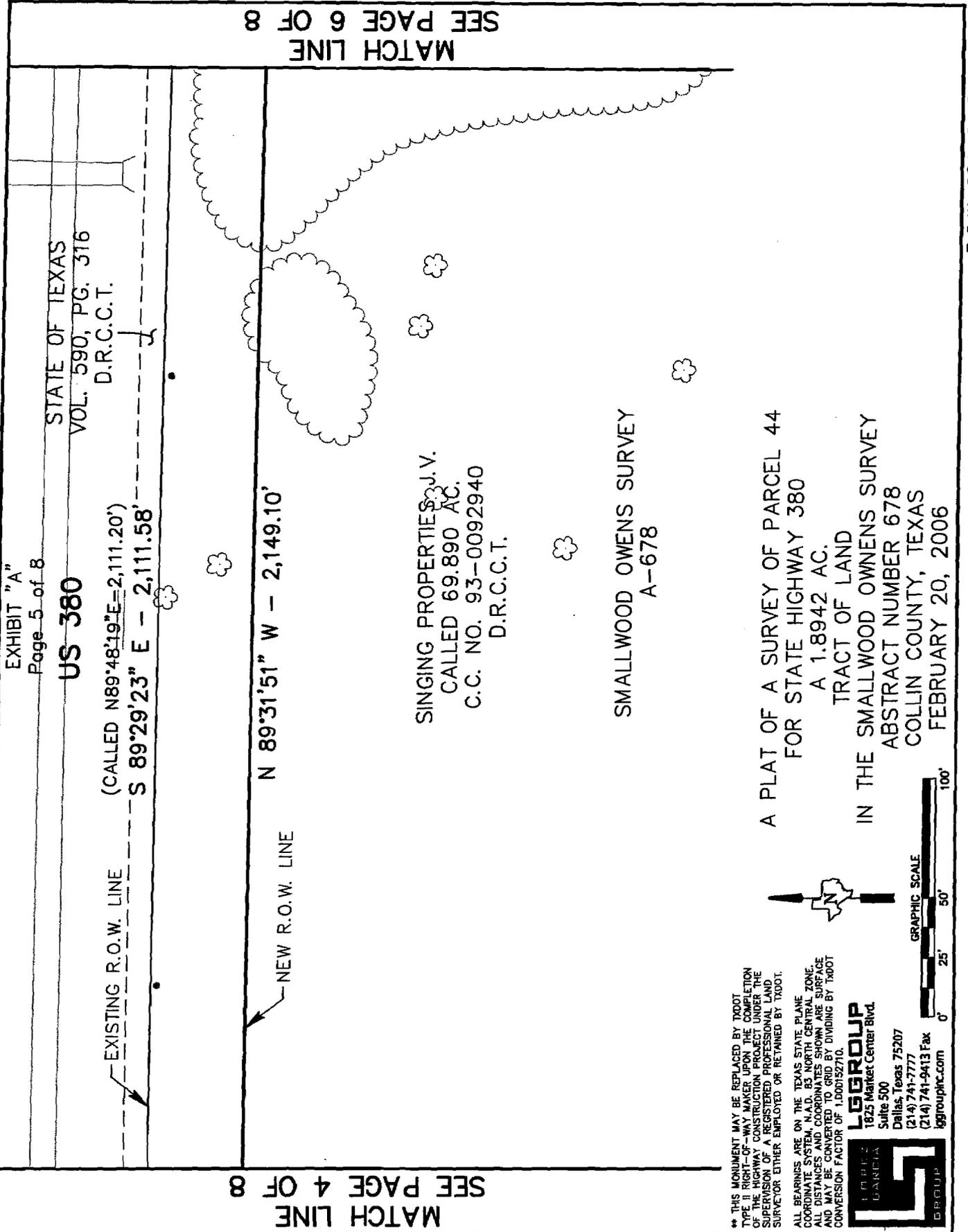


EXHIBIT "A"  
Page 5 of 8

US 380

MATCH LINE  
SEE PAGE 4 OF 8

MATCH LINE  
SEE PAGE 6 OF 8

\*\* THIS MONUMENT MAY BE REPLACED BY 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 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.

**LG GROUP**  
LARRY GARCIA GROUP

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

R.O.W. CSJ: 0135-05-024

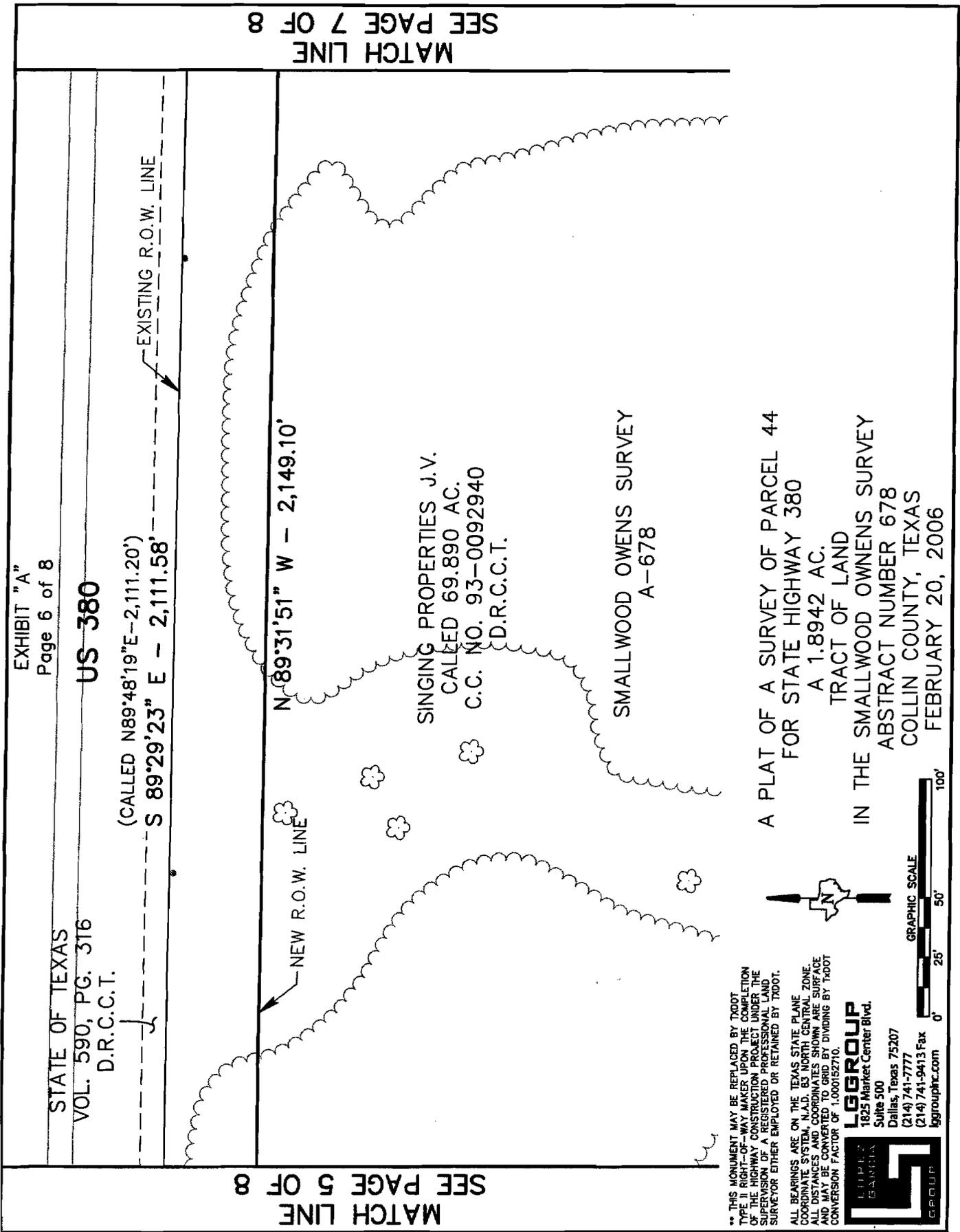


EXHIBIT "A"  
Page 6 of 8

STATE OF TEXAS  
VOL. 590, PG. 316  
D.R.C.C.T.

US 380

(CALLED N89°48'19"E - 2,111.20')  
S 89°29'23" E - 2,111.58'

MATCH LINE  
SEE PAGE 5 OF 8

MATCH LINE  
SEE PAGE 7 OF 8

NEW R.O.W. LINE

EXISTING R.O.W. LINE

N 89°31'51" W - 2,149.10'

SINGING PROPERTIES J.V.  
CALLED 69.890 AC.  
C.C. NO. 93-0092940  
D.R.C.C.T.

SMALLWOOD OWENS SURVEY  
A-678



\*\* THIS MONUMENT MAY BE REPLACED BY TADOT  
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 TADOT.

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 TADOT  
CONVERSION FACTOR OF 1.000152710.

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(214) 741-9413 Fax  
lggroupinc.com



A PLAT OF A SURVEY OF PARCEL 44  
FOR STATE HIGHWAY 380  
A 1.8942 AC.  
TRACT OF LAND  
IN THE SMALLWOOD OWENS SURVEY  
ABSTRACT NUMBER 678  
COLLIN COUNTY, TEXAS  
FEBRUARY 20, 2006



EXHIBIT "A"  
Page 7 of 8

**US 380**

STATE OF TEXAS  
VOL. 590, PG. 316  
D.R.C.C.T.

(CALLED N89°48'19"E-2,111.20')  
S 89°29'23" E - 2,111.58'

EXISTING R.O.W. LINE

MATCH LINE  
SEE PAGE 6 OF 8

MATCH LINE  
SEE PAGE 8 OF 8

N 89°31'51" W - 2,149.10'

NEW R.O.W. LINE

SINGING PROPERTIES J.V.  
CALLED 69.890 AC.  
C.C. NO. 93-0092940  
D.R.C.C.T.

SMALLWOOD OWENS SURVEY  
A-678

THIS MONUMENT MAY BE REPLACED BY TxDOT TYPE II RIGHT-OF-WAY MAKER 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 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 1.000162710.

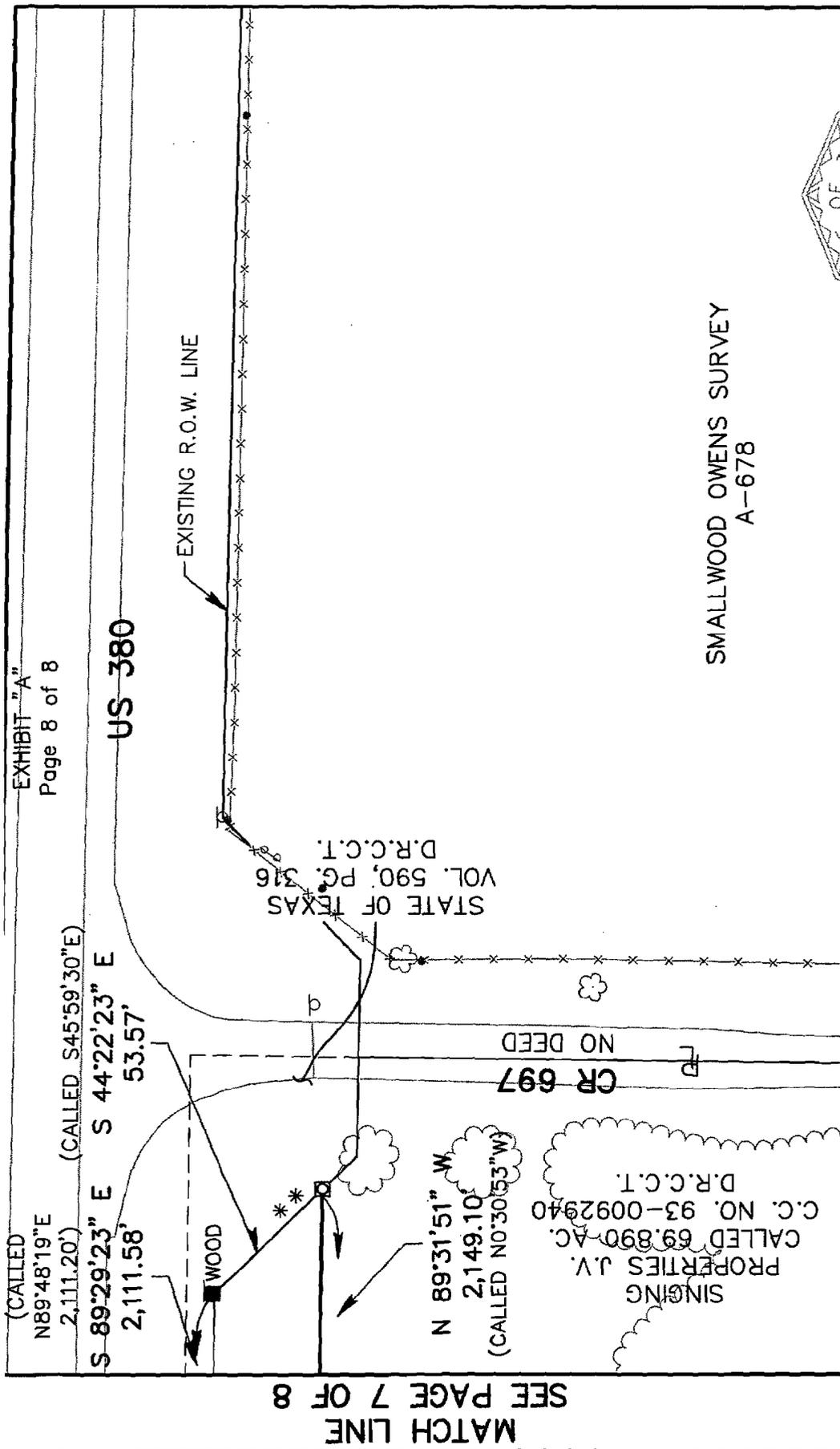


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Dallas, Texas 75207  
(214) 741-7777  
(214) 741-9413 Fax  
lggrouphc.com



GRAPHIC SCALE  
0 25' 50' 100'

A PLAT OF A SURVEY OF PARCEL 44  
FOR STATE HIGHWAY 380  
A 1.8942 AC.  
TRACT OF LAND  
IN THE SMALLWOOD OWENS SURVEY  
ABSTRACT NUMBER 678  
COLLIN COUNTY, TEXAS  
FEBRUARY 20, 2006



THIS MONUMENT MAY BE REPLACED BY TDDOT TO THE RIGHT OF THIS MARKER UPON THE COMPLETION OF THE RIGHT OF WAY. THIS SURVEY WAS MADE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TDDOT.

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 TDDOT CONVERSION FACTOR OF 1.000152710.

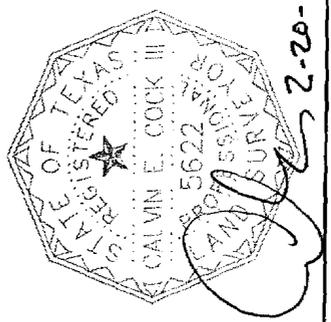
**LG GROUP**  
LOPEZ GARCIA GROUP

1825 Market Center Blvd.  
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Dallas, Texas 75207  
(214) 741-7777  
(214) 741-9413 Fax  
lggroupinc.com



A PLAT OF A SURVEY OF PARCEL 44  
FOR STATE HIGHWAY 380  
A 1.8942 AC.  
TRACT OF LAND  
IN THE SMALLWOOD OWENS SURVEY  
ABSTRACT NUMBER 678  
COLLIN COUNTY, TEXAS  
FEBRUARY 20, 2006

SMALLWOOD OWENS SURVEY  
A-678



CALVIN E. COCK III,  
R.P.L.S. 5622

R.O.W. CSJ: 0135-05-024

County: Collin  
Highway: US 380  
CSJ: 0135-05-024  
Parcel: 44E

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

County: COLLIN  
Highway: US 380  
CSJ: 0135-05-024

Page 1 of 5  
February 20, 2006

Legal Land Description for Parcel 44E

BEING a 7,800 square foot (0.1791 acre) acre tract of land situated in the Smallwood Owens Survey, Abstract No. 678, Collin County, Texas, being a portion of a called 69.890 acre tract conveyed to Singing Properties J.V. as evidenced by the deed recorded in County Clerk's File Number 93-0092940 of the Deed Records of Collin County, Texas, said 7,800 square foot (0.1791 acre) acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the most northerly southwest corner of said called 69.890 acre tract common to an interior corner of a called 10.1100 acre tract of land conveyed to Farmersville Independent School District, Collin County and Collin County CCD as evidenced by the deed recorded in Volume 5626, Page 05218 of said Deed Records;

**THENCE**, NORTH 00°05'54" EAST, (called North 0°30'53" West) along the common most northerly west line of said called 69.890 acre tract and most northerly east line of said called 10.1100 acre tract, a distance of 166.45 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the new south right of way of US 380;

**THENCE**, SOUTH 89°31'51" EAST, departing said common line and along said new south right of way line of US 380, a distance of 1073.47 feet to the northwest corner of a new easement and **POINT OF BEGINNING** with a coordinate value of North 7,111,304.6673, East = 2,634,165.0275;

- (1) **THENCE**, SOUTH 89°31'51" EAST, continuing along said line, a distance of 160.00 feet to a point for corner;
- (2) **THENCE**, SOUTH 00°28'09" WEST, departing said line and along the east line of said new easement, a distance of 65.00 feet to a point for corner;
- (3) **THENCE**, NORTH 89°31'51" WEST, departing said line and along the south line of said new easement, a distance of 80.00 feet to a point for corner;

County: COLLIN  
Highway: US 380  
CSJ: 0135-05-024

Page 2 of 5

February 20, 2006

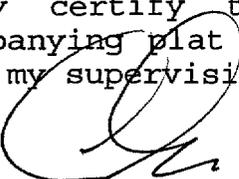
Legal Land Description for Parcel 44E

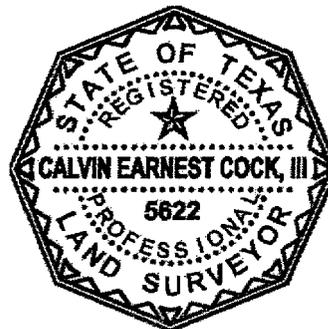
- (4) **THENCE**, NORTH 50°26'13" WEST, departing said line and along the southwest line of said new easement, a distance of 103.08 feet to the **POINT OF BEGINNING** and containing a calculated area of 7,800 square foot (0.1791 acre) acre of land.

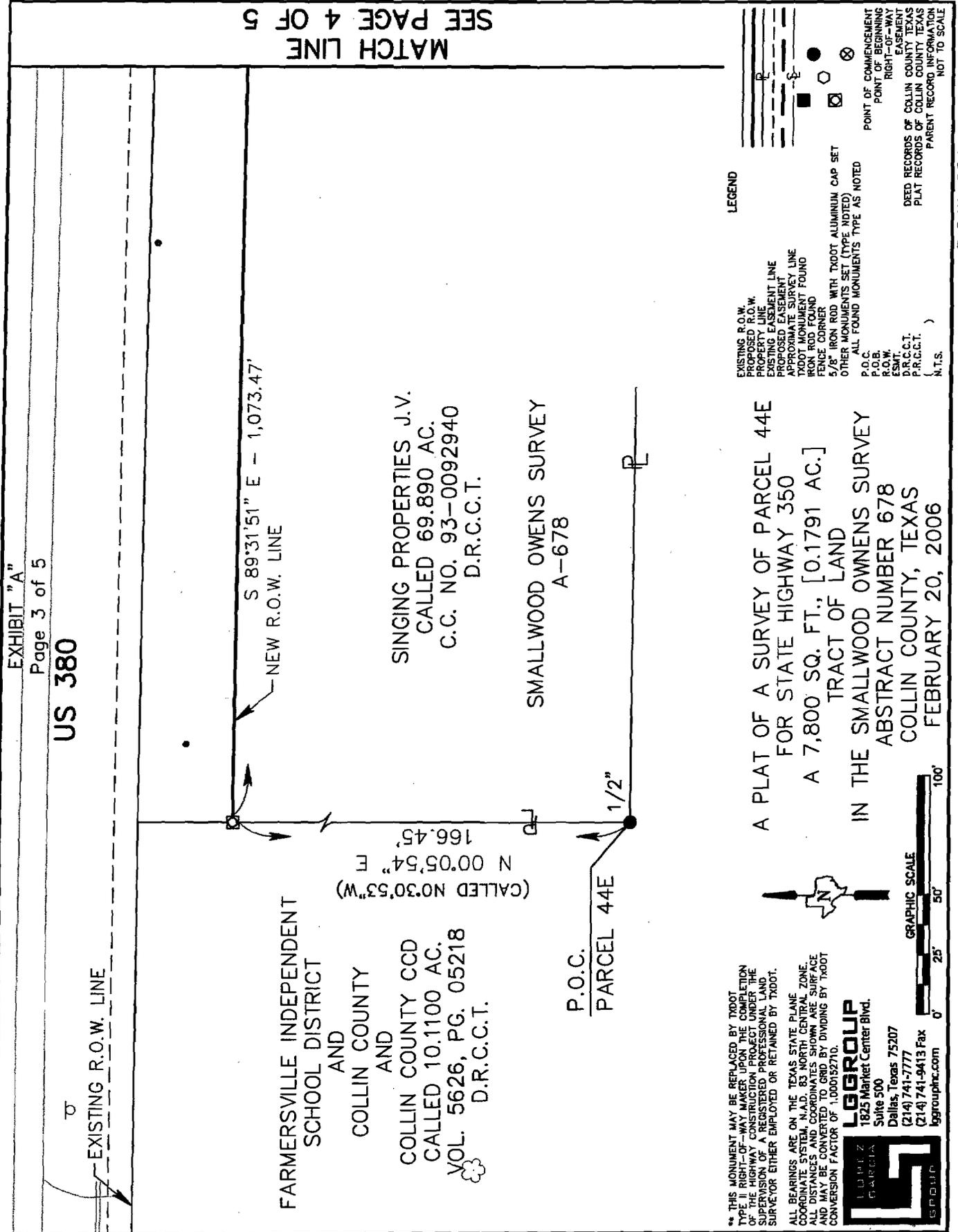
Note: All bearings are on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by TxDot conversion factor of 1.000152710.

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.

  
2-20-06  
\_\_\_\_\_  
Calvin E. Cock III, R.P.L.S.  
Texas Registration No. 5622





R.O.W. CSJ: 0135-05-024

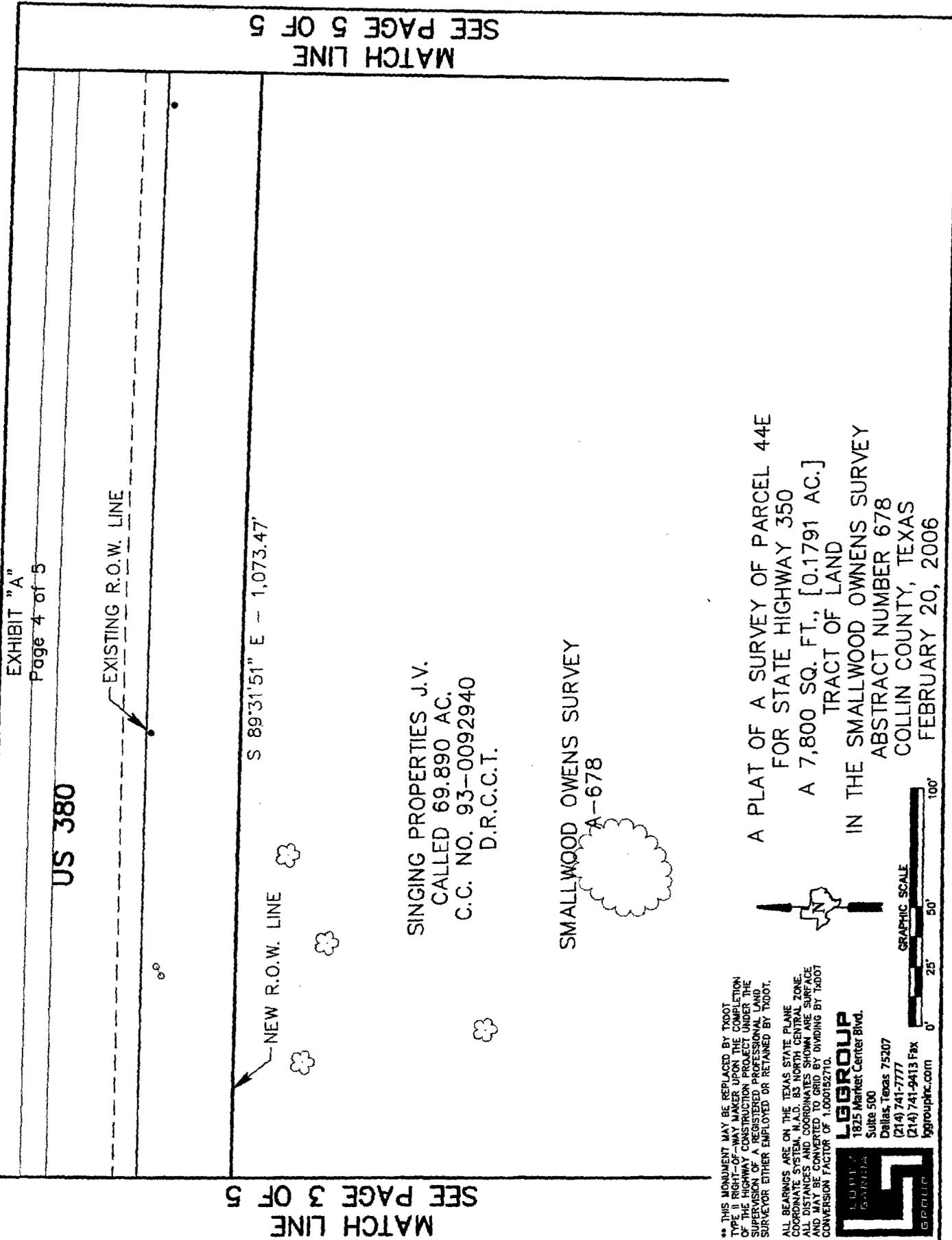


EXHIBIT "A"  
Page 4 of 5

US 380

EXISTING R.O.W. LINE

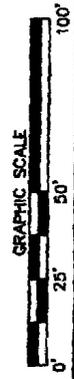
S 89°31'51" E - 1,073.47'

NEW R.O.W. LINE

SINGING PROPERTIES J.V.  
CALLED 69.890 AC.  
C.C. NO. 93-0092940  
D.R.C.C.T.

SMALLWOOD OWENS SURVEY  
A-678

A PLAT OF A SURVEY OF PARCEL 44E  
FOR STATE HIGHWAY 350  
A 7,800 SQ. FT. [0.1791 AC.]  
TRACT OF LAND  
IN THE SMALLWOOD OWENS SURVEY  
ABSTRACT NUMBER 678  
COLLIN COUNTY, TEXAS  
FEBRUARY 20, 2006



\*\* THIS MONUMENT MAY BE REPLACED BY TRODT  
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 TRODT.

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 TRODT  
CONVERSION FACTOR OF 1.000192710.

**LGB GROUP**  
1825 Market Center Blvd.  
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Dallas, Texas 75207  
(214) 741-7777  
(214) 741-9413 Fax  
lggroupinc.com

MATCH LINE  
SEE PAGE 3 OF 5

MATCH LINE  
SEE PAGE 5 OF 5

R.O.W. CSJ: 0135-05-024

EXHIBIT "A"  
Page 5 of 5

US 380

EXISTING R.O.W. LINE

MATCH LINE  
SEE PAGE 4 OF 5

S 89°31'51" E - 1,073.47'  
NEW R.O.W. LINE

P651A

PARCEL 44E

P.O.B.

S 89°31'51" E - 160.00'

S 00°28'09" W 65.00'

N 58°28'13" W 103.08'

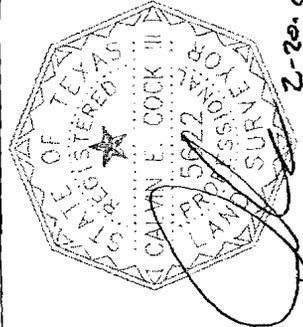
N 89°31'51" W 80.00'

NEW EASEMENT LINE

SINGING PROPERTIES J.V.  
CALLED 69.890 AC.  
C.C. NO. 93-0092940  
D.R.C.C.T.

SMALLWOOD OWENS SURVEY  
A-678

PARCEL POINT TABLE			
POINT NUMBER	NORTHING	EASTING	
P651A	7,111,304.6673	2,634,165.2075	



CALVIN E. COCK III,  
R.P.L.S. 5622

\*\* THIS MONUMENT MAY BE REPLACED BY TADPO TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADPO.

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 TADPO CONVERSION FACTOR OF 1.000152710.

**LG GROUP**  
Lopez Garcia  
1825 Market Center Blvd,  
Suite 500  
Dallas, Texas 75207  
(214) 741-7777  
(214) 741-9413 Fax  
lggroup@rc.com



A PLAT OF A SURVEY OF PARCEL 44E  
FOR STATE HIGHWAY 350  
A 7,800 SQ. FT., [0.1791 AC.]  
TRACT OF LAND  
IN THE SMALLWOOD OWENS SURVEY  
ABSTRACT NUMBER 678  
COLLIN COUNTY, TEXAS  
FEBRUARY 20, 2006

R.O.W. CSJ: 0135-05-024

County: Austin  
Highway: SH 36  
ROW CSJ: 0187-02-059

Page 1 of 4  
Revision Date: July 24, 2007

Field Notes for Parcel 59 (Fee Title)

Being 1.057 acres of land, more or less, situated in the James Cummins Hacienda Survey (Abstract No. 31) in Austin County, Texas and being out of and a part of that 336.159 acre tract described in a Warranty Deed from Ernst H. Trenckmann, et ux to Franklin W. Goebel and Edwin J. Schiller, dated July 24, 1970, recorded in Volume 320, Page 435 of the Austin County Deed Records. Edwin J. Schiller's interest in said 336.159 acre tract (which is a resurvey of a 273.1 acre and 64.6 acre tract) was conveyed to Gordon W. Goebel, et ux in a Correction General Warranty Deed dated July 12, 2007, recorded in File No. 073979 of the Austin County Official Records. All deed references herein are to said Austin County Deed Records unless otherwise noted. Metes and bounds description of said 1.057 acre parcel is as follows:

**COMMENCING** at a 1/4" steel rod found for the westerly southwest corner of the Lawrence M. Kincaid 9.472 acre tract (Volume 447, Page 783), same being an interior ell corner of said 336.159 acre tract, thence as follows:

North 17 deg. 51 min. 25 sec. East (called North 21 deg. 45 min. East) along a line common to said Kincaid 9.472 acre tract and said 336.159 acre tract, a distance of 400.35 feet to a point for a slight angle corner in the West line of said Kincaid 9.472 acre tract;

and North 18 deg. 11 min. 46 sec. East (called North 21 deg. 45 min. East) along said line common to Kincaid 9.472 acre tract and 336.159 acre tract, a distance of 626.12 feet to a point for a second slight angle corner in said West line of Kincaid 9.472 acre tract;

and North 19 deg. 03 min. 02 sec. East (called North 21 deg. 45 min. East) along said line common to Kincaid 9.472 acre tract and 336.159 acre tract, a distance of 398.52 feet to a 5/8" steel rod with TxDOT aluminum cap set for the southerly southeast corner of said 1.057 acre parcel, same being in the proposed westerly right-of-way line of SH 36 and 130.07 feet left of Engineer's SH 36 Centerline Station 468 + 63.54, same also having State Plane Coordinates of  $x = 2,847,577.67$  and  $y = 13,888,237.89$  and being the **POINT OF BEGINNING**;

- 1) **THENCE** North 37 deg. 54 min. 34 sec. West along said proposed westerly right-of-way line of SH 36 and severing said 336.159 acre tract, a distance of 186.46 feet to a 5/8" steel rod with TxDOT aluminum cap set for an angle corner in said proposed right-of-way line, same being an angle corner in the

Parcel 59  
Page 2 of 4  
Revision Date: July 24, 2007

southwest line of said 1.057 acre parcel and 130.00 feet left of Engineer's SH 36 Centerline Station 470 + 50.00; \*\*

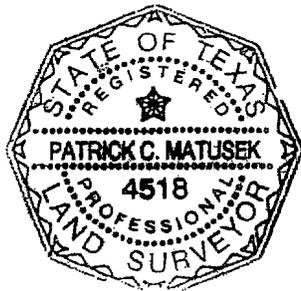
- 2) **THENCE** North 49 deg. 14 min. 32 sec. West continuing along said proposed westerly right-of-way line of SH 36, a distance of 101.98 feet to a 5/8" steel rod with TxDOT aluminum cap set for a second angle corner in said proposed right-of-way line, same being a second angle corner in said southwest line of 1.057 acre parcel and 150.00 feet left of Engineer's SH 36 Centerline Station 471 + 50.00; \*\*
- 3) **THENCE** North 37 deg. 55 min. 56 sec. West continuing along said proposed westerly right-of-way line of SH 36, a distance of 100.00 feet to a 5/8" steel rod with TxDOT aluminum cap set for a third angle corner in said proposed right-of-way line, same being a third angle corner in said southwest line of 1.057 acre parcel and 150.00 feet left of Engineer's SH 36 Centerline Station 472 + 50.00; \*\*
- 4) **THENCE** North 26 deg. 37 min. 20 sec. West continuing along said proposed westerly right-of-way line of SH 36, a distance of 83.91 feet to a 5/8" steel rod with TxDOT aluminum cap set for the westerly northwest corner of said 1.057 acre parcel, same being in the upper northwest line of said 336.159 acre tract and in the upper southeast line of the Lynn D. Monical, et ux 71.670 acre tract (Volume 648, Page 772 of the Austin County Official Records), same also being 133.54 feet left of Engineer's SH 36 Centerline Station 473 + 32.28;
- 5) **THENCE** North 18 deg. 30 min. 50 sec. East along a line common to said 336.159 acre tract and said Monical 71.670 acre tract, a distance of 111.32 feet to a point for the northerly northeast corner of said 336.159 acre tract, said point being the easterly northeast corner of said Monical 71.670 acre tract and the northerly northwest corner of said 1.057 acre parcel, said point also being in the existing westerly right-of-way line of SH 36;
- 6) **THENCE** South 37 deg. 55 min. 10 sec. East along said existing westerly right-of-way line of SH 36 and along the upper northeast line of said 336.159 acre tract, a distance of 472.32 feet to a point for another northeasterly corner of said 336.159 acre tract, said point being the northwest corner of said Kincaid 9.472 acre tract and the easterly southeast corner of said 1.057 acre parcel;
- 7) **THENCE** South 19 deg. 03 min. 02 sec. West along said line common to 336.159 acre tract and Kincaid 9.472 acre tract, a distance of 106.35 feet to the **POINT OF BEGINNING**, containing 1.057 acres of land, more or less.

Parcel 59  
Page 3 of 4  
Revision Date: July 24, 2007

\*\* The monument described and set in this call may be replaced by a TxDOT Type II right-of-way marker upon the acquisition of the parcel under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

All bearings are based on the Texas Coordinate System, South Central Zone and x, y coordinates are NAD 83 State Plane Coordinates adjusted to the surface by a factor of 1.00010.

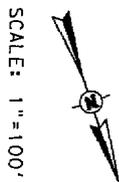
I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.



*Patrick C. Matusek*

---

Patrick C. Matusek  
Registered Professional Land Surveyor  
License No. 4518, State of Texas  
Surveyed July 24, 2007



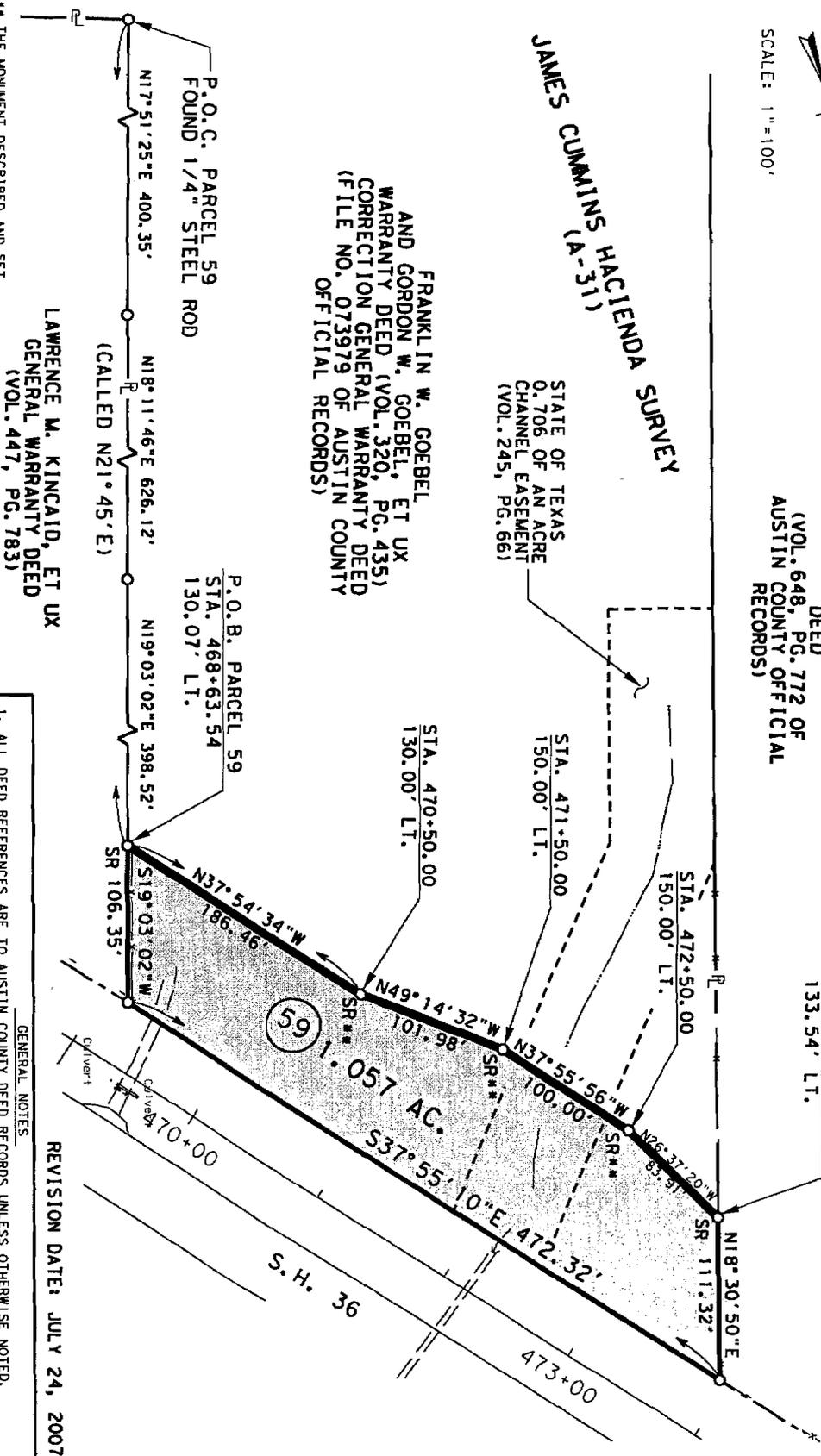
SCALE: 1"=100'

LYNN D. MONTICAL, ET UX  
DEED  
(VOL. 648, PG. 772 OF  
AUSTIN COUNTY OFFICIAL  
RECORDS)

STA. 473+32.28  
133.54' LT.

JAMES CUMMINS HACIENDA SURVEY  
STATE OF TEXAS  
0.706 OF AN ACRE  
CHANNEL EASEMENT  
(VOL. 245, PG. 66)

FRANKLIN W. GOEBEL  
AND GORDON W. GOEBEL, ET UX  
WARRANTY DEED (VOL. 320, PG. 435)  
CORRECTION GENERAL WARRANTY DEED  
(FILE NO. 073979 OF AUSTIN COUNTY  
OFFICIAL RECORDS)



LAWRENCE M. KINCAID, ET UX  
GENERAL WARRANTY DEED  
(VOL. 447, PG. 783)

\*\* THE MONUMENT DESCRIBED AND SET  
IN THIS CALL MAY BE REPLACED BY A  
TxDOT TYPE 11 RIGHT-OF-WAY MARKER  
UPON THE ACQUISITION OF THE PARCEL  
UNDER THE SUPERVISION OF A  
REGISTERED PROFESSIONAL LAND  
SURVEYOR EITHER EMPLOYED OR  
RETAINED BY TxDOT.

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

*Patrick C. Matuser*

PATRICK C. MATUSER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4518, STATE OF TEXAS  
SURVEYED JULY 24, 2007



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

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

REVISION DATE: JULY 24, 2007

<p>ONE O'CONNOR PLAZA, EIGHTH FLOOR, VICTORIA, TX PHONE (361) 576-0180 FAX (361) 576-2833</p>	
DIST. NAME	SURVEY PLAT OF
YOAKUM	PARCEL 59
ACCOUNT NO.	COUNTY
8013-01-090	AUSTIN
CSJ 0187-02-059	HWY. NO.
ROW TAKING	1.057 AC. SHEET 4 OF 4
	S.H. 36



March, 2007  
Parcel No. 52B  
Page 1 of 4 Pages

County: Brazoria  
Highway: S.H. 35  
Project Limits: From: Harris County Line  
To: FM 518  
Account: 8012-2-39

PROPERTY DESCRIPTION FOR PARCEL NO. 52B

Being a 0.0034 of one hectare (0.0084 of one acre; 366 square feet) parcel of land, situated in Brazoria County, Texas, located in the H. T & B. R. R. Company Survey (Abstract-542), and being out of and a part of 6.3859 acre tract comprised of two tracts of land described as 3.725 acres in that deed from Donald A. Lace Jr., Individually to Pearland Highway 35, L.P., executed June 14, 2001, and recorded in County Clerks File No. 01-026589 of the Deed Records of Brazoria County, and as 2.6609 acres in that deed from Pearland Investors, Ltd. to Pearland Highway 35, L.P., executed June 29, 1999, and recorded in County Clerks File No. 99-030370 of the Deed Records of Brazoria County; said 6.3859 acre tract also being all of Lots 1 and 2 of the Safeway Addition No. 1 according to the map or plat thereof recorded in Volume 16, Page 11 of the Map Records of Brazoria County; said 0.0034 of one hectare parcel also being out of and a part of Lot 14 of the W. Zychlinski Subdivision according to the map or plat thereof recorded in Volume 29, Page 43 of the Deed Records of Brazoria County; said 0.0034 of one hectare parcel being more particularly described as follows:

COMMENCING at a 16 millimeter (5/8 inch) iron rod, marking the northwest corner of said 2.6609 acre tract of land and the southwest corner of a tract of land described as all of Lots 2-A and 2-C from Donald M. White to D&KW Family, L.P., executed January 12, 1997, and recorded in County Clerks File No. 96-002311 of the Deed Records of Brazoria County, said Lots 2-A and 2-C being out of the Blockbuster Addition according to the map or plat thereof recorded in Volume 19, Page 227 of the Map Records of Brazoria County; thence as follows:

North 87° 23' 55" East, along the north line of said 2.6609 acre tract and the south line of said Lots 2-A and 2-C, a distance of 121.528 meters (398.71 feet) to a found 16 millimeter (5/8 inch) iron rod in the existing west right-of-way line of State Highway 35 (100 feet wide) for the northeast corner of said 2.6609 acre tract and the southeast corner of said Lot 2-A;

March, 2007  
Parcel No. 52B  
Page 2 of 4 Pages

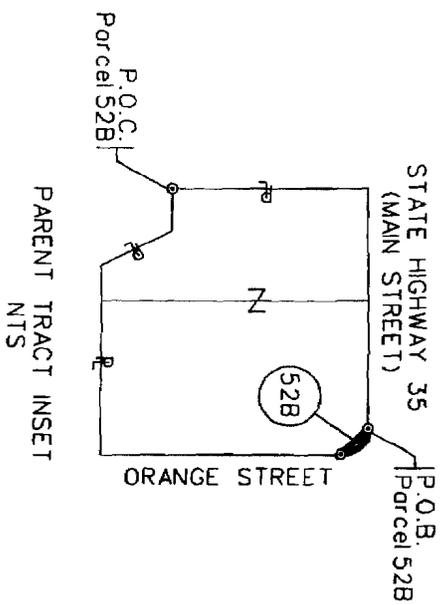
South 02° 39' 54" East, along the existing west right-of-way line of said State Highway 35 and the east line of said 2.6609 acre tract, passing at a distance of 81.279 meters (266.67 feet) the southeast corner of said 2.6609 acre tract and the northeast corner of said 3.725 acre tract from which a found 16 millimeter (5/8 inch) iron rods bears South 87° 20' 06" West, a distance of 0.083 of one meter (0.27 of one foot), continuing along the existing west right-of-way line of said State Highway 35 and the east line of said 3.725 acre tract, a total distance of 168.919 meters (554.20 feet) to a 16 millimeter (5/8 inch) iron rod with Texas Department of Transportation (TxDOT) aluminum disk set on proposed west right-of-way line of State Highway 35 (width varies) for the POINT OF BEGINNING of the herein described parcel having surface coordinates of X=959,871.700 and Y=4,198,662.425; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.

- 1) THENCE, South 02° 39' 54" East, continuing along the existing west right-of-way line of said State Highway 35 and the east line of said 3.725 acre tract, a distance of 4.572 meters (15.00 feet) to a point for the beginning of a curve to the right;
- 2) THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 90°00'00", a radius of 7.620 meters (25.00 feet), an arc length of 11.969 meters (39.27 feet), a chord bearing and distance of South 42°20'06" West, 10.776 meters (35.36 feet), to an "X" set in concrete on the proposed west right-of-way line of said State Highway 35 (variable width), in the south line of said 3.725 acre tract, being in the existing north right-of-way line of Orange Street (65 feet wide);
- 3) THENCE, North 29° 20' 25" East, along the proposed west right-of-way line of said State Highway 35, a distance of 14.377 meters (47.17 feet) to the POINT OF BEGINNING and containing 0.0034 of one hectare (0.0084 of one acre; 366 square feet) of land.

A plat of even date herewith accompanies this property description.

  
3/30/07  
Registered Professional Land Surveyor  
RODS Surveying, Inc.

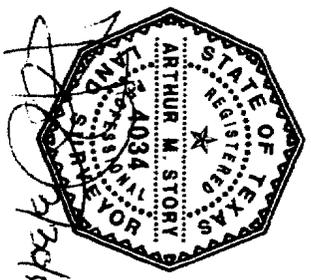




Notes:

1. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.
2. Set : Indicates Texas Department of Transportation aluminum disk on a 16 millimeter (5/8 inch) iron rod.
3. English units are provided for information only.
4. A property description of even date herewith accompanies this plat.

	HECTARES	ACRES	SQUARE FEET
EXISTING	2.5843	6.3859	
TAKING	0.0034	0.0084	366
REMAINING	2.5809	6.3775	



Parcel No. 52B  
Sheet 3 of 4

PEARLAND HIGHWAY 35, L.P.  
 PARCEL PLAT  
 SHOWING PROPERTY OF  
 S.H. 35  
 ACCOUNT NO. 8012-2-39  
 RODS SURVEYING, INC.  
 BRAZORIA COUNTY  
 CSJ 0178-02-072  
 MARCH 2007  
 SCALE: 1 : 500



June 27, 2003  
Parcel 33  
Page 1 of 3 Pages

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

COPY

PARCEL 33  
PROPERTY DESCRIPTION

Being 608 square feet or 0.014 acres of land out of a 0.351 acre tract, said 0.351 acre tract being out of Lots 1 and 2, Block 1 of Magnolia Heights, map of which is recorded in Volume 61, Page 5 of the Deed Records of Brooks County, Texas, said 0.351 acre tract being described in a deed dated December 13, 1991 from Rebeckah L. Johnson Newton and husband, Thomas Newton to Roy Lee Johnson recorded in Volume 209, Page 273 of the Official Records of Brooks County, also being out of Lot 5, Block 4 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, and being out of the LOS ALMOS Y LOMA BLANCA GRANT, A- 433, said 608 square feet or 0.014 acres of land being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found at the common south corner of Lots 2 and 3, Block 1 of said Magnolia Heights, said point being in the existing north right-of-way (70 FOOT ROW) of Magnolia Avenue, thence as follows;

NORTH 06°42'22" EAST along the common line between said Lots 2 and 3, Block 1, Magnolia Heights, a distance of 146.40 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=1,101,770.78 and Y=16,975,967.18, 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 NORTH 88°25'40" WEST along the proposed east right-of-way of U. S. Highway No. 281 a distance 21.32 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for an angle point;

June 27, 2003  
Parcel 33  
Page 2 of 3 Pages

2. Thence NORTH 84°28'34" WEST continuing along said proposed east right-of-way at a distance of 68.78 feet passing the common line between said Lots 1 and 2, Block 1, Magnolia Heights, in all a distance of 80.78 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 common line between said 0.351 acre tract and a 0.441 acre tract described in a deed dated December 22, 1989 from Robert E Kibbe, President of Greater South Texas Savings Association to Paul E. Levrier and wife, Carole G. Levrier, recorded in Volume 126, Page 633 of the Deed Records of Brooks County;
3. Thence NORTH 06°42'22" EAST along said common line a distance of 7.17 feet to the northwest corner of the herein described parcel said point being in the north line of said Lot 1, Block 1, Magnolia Heights and in the existing south right-of-way (60 FOOT ROW) of East Fourteenth Street;
4. Thence SOUTH 83°17'38" EAST along the south line of said East Fourteenth Street and along the north line of said Lots 1 and 2, Block 1, Magnolia Heights, a distance of 102.00 feet to the northeast corner of the herein described parcel, said point also being the northeast corner of said 0.351 acre tract and the common north corner of said Lots 2 and 3, Block 1, Magnolia Heights;
5. Thence SOUTH 06°42'22" WEST along the common line between said Lots 2 and 3, Block 1, Magnolia Heights a distance of 3.60 feet to the southeast corner and the POINT of BEGINNING of the herein described parcel and containing 608 square feet or 0.014 acres of land. A parcel plat accompanies this metes and bounds description.

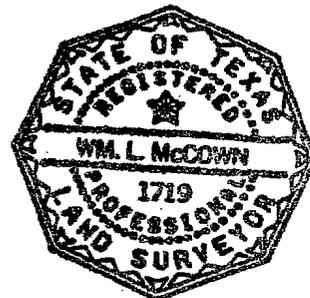
I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board Of Professional Land Surveyors.



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

8-15-03

DATE



LOS ALAMOS Y LOMA  
BLANCA GRANT, A-433

U.S. 281

PROPOSED BASELINE

227+89.45

Fnd. 5/8" I.R.

N 06° 42' 22" E 150.00'

227+85.22

35' UTILITY ESMT.

VOL. 61, PG. 5

333.00'

D.R.B.C.

312.05'

332.66'

EXISTING R.O.W. LINE

RUIN

LINE

PAUL E. LEVRIER  
AND WIFE  
CAROLE G. LEVRIER  
D.R.B.C.

LOT LINE

N 06° 42' 22" E

7.15'

MAGNOLIA ST.

EXISTING R.O.W. LINE

Fnd. 5/8" I.R.

N 84° 28' 34" W

80.78'

ROY LEE JOHNSON  
VOL. 209 PG. 273  
O.R.B.C.

LOT LINE

N 88° 25' 40" W

21.32'

S 83° 17' 38" E

146.40'

N 06° 42' 22" E

PARCEL 33

P.O.B.

PARCEL 33

Set

P.O.C.

PARCEL 33

Fnd. 5/8" I.R.

X=1,101.770.78

MICHAEL B. ENIS, et ux

S 06° 42' 22" W

3.60'

D.R.B.C.

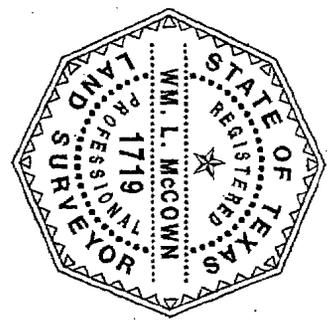
BLOCK 1

MAGNOLIA HEIGHTS

VOL. 61, PG. 5, D.R.B.C.

Sheet 3 of 3

- 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 0.999960.
  - Set: Indicates a 5/8 inch iron rod with TXDOT Aluminum disk.
  - Set I: 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 offer 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

EXISTING	TAKING	REMAINING
0.351 AC.	0.014 AC.	0.337 AC.
	608 SQ. FT.	

RIGHT OF WAY PLAT

SHOWING

PARCEL NO. 33

RCSJ 0255-03-031  
US 281 BROOKS COUNTY  
RODS SURVEYING, INC. JUNE 27, 2003  
SCALE: 1"=50'

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

Page 1 of 4  
March, 2004

Description for Parcel 43

BEING A 0.2793 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MCFALL SURVEY, ABSTRACT NO. 641 IN COLLIN COUNTY, TEXAS AND BEING A PART OF LOT 1, BLOCK A OF THE CAMERON CROSSING ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, PER PLAT RECORDED IN CABINET K, SLIDE 441, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING OWNED BY CAMERON CROSSING INVESTORS, LTD., AS EVIDENCED BY DEED RECORDED IN VOLUME 4942, PAGE 2244, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT). SAID 0.2793 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found "X" cut in concrete at the southwest corner of Lot 10 of said Cameron Crossing Addition, same being in the north line of said Lot 1;

THENCE South  $88^{\circ}14'34''$  East, along the common line of said Lots 1 and 10, a distance of 217.39 feet to an "X" cut in concrete in the new west right-of-way line of U.S. Highway 75 for the POINT OF BEGINNING;

- (1) THENCE South  $88^{\circ}14'34''$  East, continuing along said common line, a distance of 8.88 feet to the existing west right-of-way line of U.S. Highway 75, same being the common east corner of said Lots 1 and 10;
- (2) THENCE South  $08^{\circ}41'40''$  West, along the existing west right-of-way line of U.S. Highway 75, a distance of 407.14 feet;
- (3) THENCE South  $15^{\circ}47'45''$  West, continuing along the existing west right-of-way line of U.S. Highway 75, a distance of 273.69 feet to the common east corner of said Lot 1 and a tract of land described in deed to Glenn Mitchell and wife Robby Mitchell (Mitchell tract) in Volume 617, Page 339 DRCCT;

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

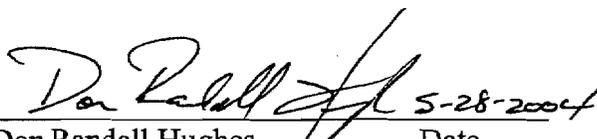
Page 2 of 4  
March, 2004

Description for Parcel 43

- (4) THENCE North 87°53'28" West, along the common line of said Lot 1 and said Mitchell tract, a distance of 6.88 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap in the new west right-of-way line of U.S. Highway 75;
- (5) THENCE North 11°22'57" East, along the new west right-of-way line of U.S. Highway 75, a distance of 679.19 feet to the POINT OF BEGINNING, and containing 12,167 square feet or 0.2793 acres of land.

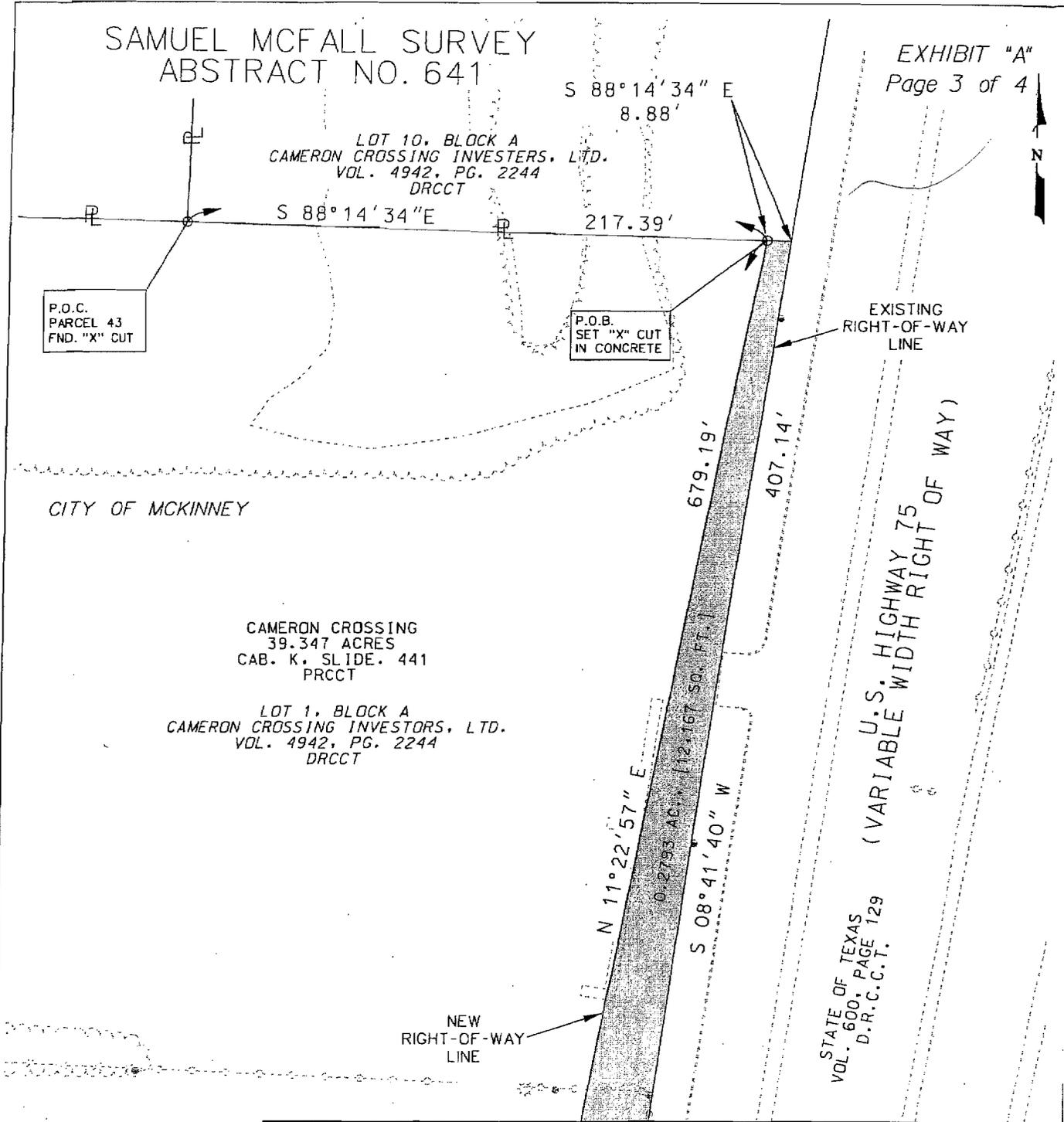
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

  
Don Randall Hughes      Date  
Texas Registration No. 5345

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





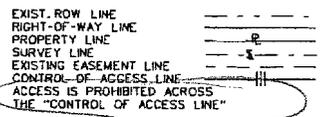
MATCH LINE SEE PAGE 4 OF 4

□ - TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD  
 Ⓢ - TxDOT BRONZE DISK SET IN CONCRETE  
 \*\*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.

**GRAPHIC SCALE**  
 0' 25' 50'

**A PLAT OF A SURVEY OF  
 PARCEL 43  
 FOR U.S. HIGHWAY 75  
 A 0.2793 AC., [12,167 SQ. FT.]  
 TRACT OF LAND IN THE  
 SAMUEL MCFALL SURVEY  
 ABSTRACT NO. 641  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS**

**LEGEND**



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000152710.

MATCH LINE SEE PAGE 3 OF 4

EXHIBIT "A"  
Page 4 of 4

SAMUEL MCFALL SURVEY  
ABSTRACT NO. 641

CAMERON CROSSING  
39.347 ACRES  
CAB. K. SLIDE. 441  
PRCCT

LOT 1, BLOCK A  
CAMERON CROSSING INVESTERS, LTD.  
VOL. 4942, PG. 2244  
DRCCT

CITY OF MCKINNEY

NEW  
RIGHT-OF-WAY  
LINE

EXISTING  
RIGHT-OF-WAY  
LINE

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

N 87° 53' 28" W  
6.88'

GLENN MITCHELL  
AND WIFE  
ROBBY MITCHELL  
VOL. 617, PG. 339  
DRCCT

STATE OF TEXAS  
VOL. 603, PAGE 451  
DRCCT

STATE OF TEXAS  
VOL. 600, PAGE 129  
D.R.C.C.T.

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

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

A PLAT OF A SURVEY OF  
PARCEL 43  
FOR U.S. HIGHWAY 75  
A 0.2793 AC., [12,167 SQ. FT.]  
TRACT OF LAND IN THE  
SAMUEL MCFALL SURVEY  
ABSTRACT NO. 641  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

GRAPHIC SCALE  
0' 25' 50'

LEGEND

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

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000152710.

County: Hunt  
Highway: US 380  
CSJ: 0135-07-037  
Parcel: 79E

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

County: HUNT Page 1 of 3  
Highway: US 380 D-15-14  
Project Limits: From: Collin/Hunt County Line Feb. 10, 2005  
To: US 69  
CSJ 0135-07-037  
Account: 8001-1-62

Legal Land Description for Parcel 79E

BEING a 0.0445 acre (1,940 square feet) tract of land situated in the James Blythe Survey, Abstract No. 61, Hunt County, Texas, being a portion of Tract One, a called 138.477 acre tract conveyed to Lotus Oil Tool Co., Inc., by the deed dated September 1, 1992 and recorded in Volume 248, Page 83, Real Property Records, Hunt County, Texas, said 0.0445 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the northeast corner of Lot 6, Walraven Addition, Section One, an addition to the City of Greenville, Texas, filed March 2, 1956 and recorded in Volume 400, Page 96, said Real Property Records, as conveyed to A.C. Causey and wife Audrey Mae Causey, by deed dated April 11, 1959 and recorded in Volume 578, Page 312, said Real Property Records, being in the easterly west line of said called 138.477 acre tract;

THENCE, SOUTH 00°19'09" EAST, along the common east line of said Lot 6 and the easterly west line of said called 138.477 acre tract, a distance of 121.77 feet to the **POINT OF BEGINNING**;

- (1) THENCE, NORTH 89°44'23" EAST, departing said common line, a distance of 50.00 feet to a point for corner;
- (2) THENCE, SOUTH 00°15'37" EAST, a distance of 20.00 feet to a point for corner;
- (3) THENCE, NORTH 89°44'23" EAST, a distance of 44.00 feet to a point for corner;
- (4) THENCE, SOUTH 00°15'37" EAST, a distance of 10.00 feet to a point in the existing north right-of-way line of US Highway 380 (a 100 foot right-of-way);
- (5) THENCE, SOUTH 89°44'23" WEST, along said existing north right-of-way line of US Highway 380, a distance of 93.97 feet, to the southeast corner of said Lot 6 and the southerly southwest corner of said called 138.477 acre tract;

County: HUNT  
Highway: US 380  
Project Limits: From: Collin/Hunt County Line  
To: US 69  
CSJ 0135-07-037  
Account: 8001-1-62

Page 2 of 3  
D-15-14  
Feb. 10, 2005

Legal Land Description for Parcel 79E

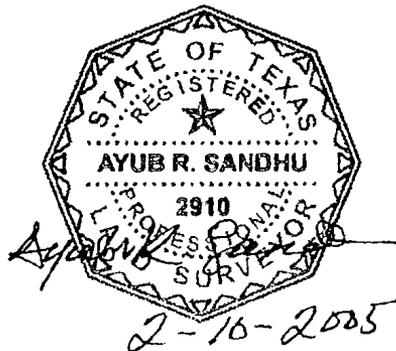
- (6) THENCE, NORTH 00°19'09" WEST, along the common line of said Lot 6 and said called 138.447 acre tract, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.0445 acres (1,940 square feet) of land more or less.

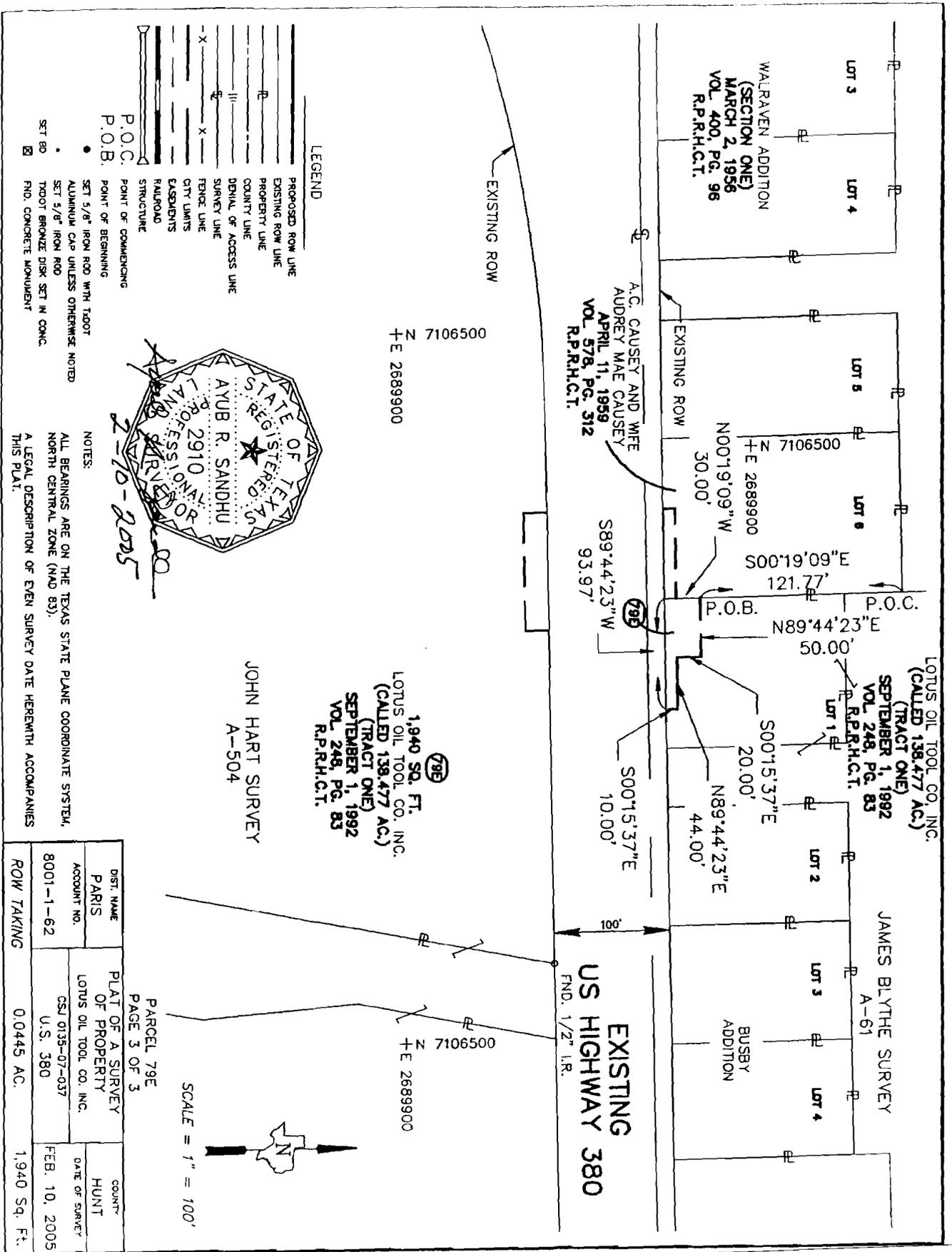
Note: All bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD 83).

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

I, Ayub R. Sandhu, 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.

Ayub R. Sandhu, R.P.L.S.  
Texas Registration No. 2910



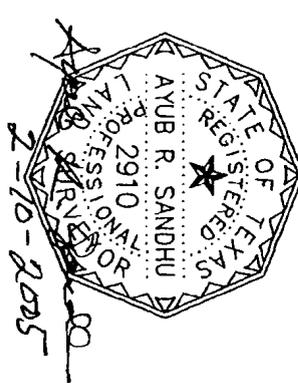


**LEGEND**

- PROPOSED ROW LINE
- EXISTING ROW LINE
- PROPERTY LINE
- COUNTY LINE
- DENIAL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

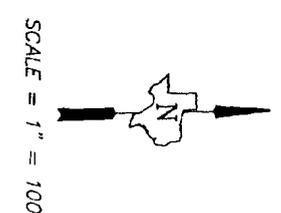
P.O.C. POINT OF COMMENCING  
P.O.B. POINT OF BEGINNING

- SET 5/8" IRON ROD WITH TPOOT
- ALUMINUM CAP UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD
- TPOOT BRONZE DISK SET IN CONG.
- CONCRETE MONUMENT



**NOTES:**  
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM,  
NORTH CENTRAL ZONE (NAD 83).  
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES  
THIS PLAT.

DIST. NAME	PARIS	PLAT OF A SURVEY OF PROPERTY	LOTUS OIL TOOL CO. INC.	COUNTY	HUNT
ACCOUNT NO.	8001-1-62	CSJ 0135-07-037	U.S. 380	DATE OF SURVEY	FEB. 10, 2005
ROW TAKING	0.0445 AC.				1,940 Sq. Ft.



**795**  
1,940 SQ. FT.  
LOTUS OIL TOOL CO. INC.  
(CALLED 138,477 AC.)  
(TRACT ONE)  
SEPTEMBER 1, 1992  
VOL. 248, PG. 83  
R.P.R.H.C.T.

JOHN HART SURVEY  
A-504

N 7106500  
+ E 2689900

EXISTING  
US HIGHWAY 380  
FND. 1/2" I.R.

WALRAVEN ADDITION  
(SECTION ONE)  
MARCH 2, 1956  
VOL. 400, PG. 96  
R.P.R.H.C.T.

A.C. CAUSEY AND WIFE  
AUDREY MAE CAUSEY  
APRIL 11, 1959  
VOL. 578, PG. 312  
R.P.R.H.C.T.

LOTUS OIL TOOL CO. INC.  
(CALLED 138,477 AC.)  
(TRACT ONE)  
SEPTEMBER 1, 1992  
VOL. 248, PG. 83  
R.P.R.H.C.T.

JAMES BLYTHE SURVEY  
A-61

BUSBY  
ADDITION

County: Hunt  
Highway: US 380  
CSJ: 0135-07-037  
Parcel: 77E

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

County: HUNT Page 1 of 3  
Highway: US 380 D-15-14  
Project Limits: From: Collin/Hunt County Line Feb. 10, 2005  
To: US 69  
CSJ 0135-07-037  
Account: 8001-1-62

Legal Land Description for Parcel 77E

BEING a 0.0459 acre (2,000 square feet) tract of land situated in the John Hart Survey, Abstract No. 504, Hunt County, Texas, being a portion of a called 13.08 acre tract conveyed to Russell Parks Spivy and wife Rebecca Spencer Spivy, by the deed dated October 3, 1997 and recorded in Volume 463, Page 312, Real Property Records, Hunt County, Texas, said 0.0459 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the northeast corner of said called 13.08 acre tract and the northwest corner of a called 8.41 acre tract of land conveyed to Russell P. Spivy by the deed dated October 10, 1997 and recorded in Volume 463, Page 121 of said Real Property Records, said corner being in the existing southerly right-of-way line of US Highway 380 (a 100 foot right-of-way);

THENCE, SOUTH 89°44'23" WEST, along said existing southerly right-of-way line of US Highway 380 and along the north line of said called 13.08 acre tract, a distance of 282.08 feet to the **POINT OF BEGINNING**;

THENCE over and across the said 13.08 acre tract the following courses and distance:

- (1) SOUTH 00°15'37" EAST, departing said existing southerly right-of-way line of US Highway 380, a distance of 20.00 feet to a point for corner;
- (2) SOUTH 89°44'23" WEST, a distance of 100.00 feet to a point for corner;
- (3) NORTH 00°15'37" WEST, a distance of 20.00 feet to a point for corner being in said existing southerly right-of-way line of US Highway 380 and the north line of said called 13.08 acre tract;

County: HUNT  
Highway: US 380  
Project Limits: From: Collin/Hunt County Line  
To: US 69  
CSJ 0135-07-037  
Account: 8001-1-62

Page 2 of 3  
D-15-14  
Feb. 10, 2005

Legal Land Description for Parcel 77E

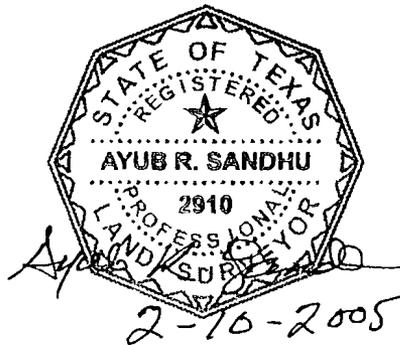
THENCE, NORTH 89°44'23" EAST, along said southerly right-of-way line of US Highway 380 and the north line of said called 13.08 acre tract, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.0459 acres (2,000 square feet) of land more or less.

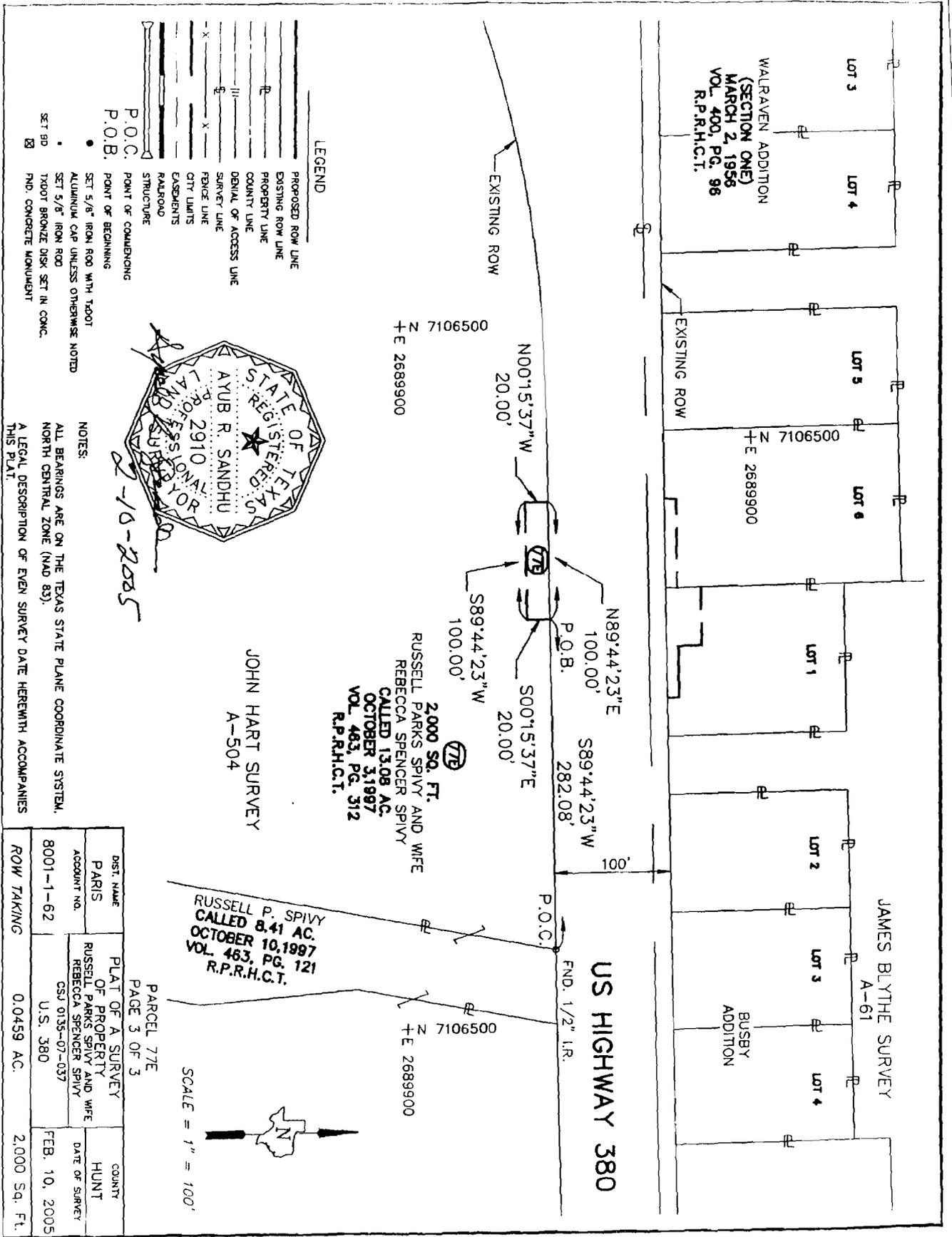
Note: All bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD 83).

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

I, Ayub R. Sandhu, 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.

Ayub R. Sandhu, R.P.L.S.  
Texas Registration No. 2910





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

Date: September 18, 2006

Property Description for Parcel 4

1.352 acre of land (58,913 sq. ft.), situated in the City of Schertz, Comal County, Texas, being part of a 19.316 acre tract out of the Geo. M. Dolson Survey No. 96, Abstract 120, said 19.316 acre tract conveyed to Walter J. Vestal, by deed recorded in Volume 896, Page 779, Official Public Records of Comal County, Texas, said 1.352 acre tract (58,913 sq. ft.) being more particularly described by metes and bounds as follows:

BEGINNING at a Type II concrete monument set at the intersection of a proposed cut off line between the proposed east right of way line of Farm to Market Road 3009 with the existing north right of way line of Red Iron, said point being N 61° 09' 43" E, 175.02 feet from Station 52+90.91 on the new centerline of Farm to Market Road 3009 and being S 61° 09' 43" W, 332.74 feet from a ½" iron pin with cap found at point of curve in the existing north right of way line of Red Iron.

1. THENCE S 61° 09' 43" W, 90.04 feet along the existing north right of way line of Red Iron to a point of curve at its intersection with the existing east right of way line of Farm to Market Road 3009.
2. THENCE Westerly along the arc of said curve to the right whose radius is 25.00 feet and having a central angle of 89° 57' 15", a distance of 39.25 feet (chord bears N 73° 51' 53" W, 35.34 feet) to a point at the end of said curve in the existing east right of way line of Farm to Market Road 3009.
3. Thence N 28° 53' 30" W, 696.37 feet along the existing east right of way line of Farm to Market Road 3009 to point at its intersection with the south line of the Union Pacific Railroad at the northwest corner of said 19.316 acre tract and this tract.
4. THENCE N 61° 52' 38" E, 108.54 feet along the south line of the Union Pacific Railroad to a Type II concrete monument set at its intersection with the proposed east right of way line of Farm to Market Road 3009 at the northeast corner of this tract.

Parcel 4 – 1.352 acres continued:

5. THENCE along the proposed east right of way line of Farm to Market Road 3009, as follows:
  - a) Southerly along the arc of a curve to the right whose radius is 5854.60 feet and having a central angle of  $01^{\circ} 11' 48''$ , a distance of 122.29 feet (chord bears  $S 23^{\circ} 23' 04'' E$ , 122.29 feet) to a Type II concrete monument set at a point of reverse curve.
  - b) Southerly along the arc of a curve to the left whose radius is 5604.60 feet and having a central angle of  $05^{\circ} 36' 55''$ , a distance of 549.28 feet (chord bears  $S 25^{\circ} 35' 36'' E$ , 549.06 feet) to a Type II concrete monument set at the intersection of the proposed east right of way line of Farm to Market Road 3009 with a proposed cut off line with the existing north right of way line of Red Iron.
  
6. THENCE  $S 73^{\circ} 43' 00'' E$ , 70.67 feet along said proposed cut off line to the place of BEGINNING and containing 1.352 acres of land (58,913 sq. ft.).

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

  
Henry A. Kuehlem  
Registered Professional Land Surveyor  
No. 4020





County: Live Oak  
Highway: US 59  
CCSJ: 0542-06-041  
RCSJ: 0542-06-043  
Limits: From 0.25 miles southwest of Lagarto Road to US 281

**Property Description for Parcel 3 Part 1 & Part 2**

**Parcel 3 Part 1**

Being 0.7580 of an acre or 33,017 square feet of land out of Lots 61, 62, 76, and 77 of the Washington Heights Addition to the City of George West, recorded in Volume 32, Page 574, Live Oak County Deed Records (L.O.C.D.R.), situated in the Cameron County School Land Survey, Abstract No. 145, Live Oak County, Texas; said 0.7580 of an acre tract also being out of a 12.253 acre tract of land composed of 1.954 acre tract described in a deed dated October 19, 1998 from Eduardo R. Davis to Sotero San Miguel, et ux, recorded in Volume 549, Page 413, L.O.C.D.R., and a 10.299 acre tract described in a deed dated July 1, 2003 from David H. Davis, III, to Sotero San Miguel, et ux, recorded in Volume 610, Page 262, L.O.C.D.R.; metes and bounds description of said 0.7580 of an acre tract is as follows:

**COMMENCING** at a 5/8 inch iron rod found in the southwest line of a certain 5.85 acre tract of land described in a deed dated December 28, 2006 from LaSalle Bank NA, to Sotero San Miguel, et ux, recorded in Volume 76, Page 178, Live Oak County Official Records (L.O.C.O.R.), for the most northeasterly corner of said 12.253 acre tract; **Thence** as follows:

North 40° 20' 44" West, along the common line of said 12.253 acre tract and of said 5.85 acre tract, a distance of 318.22 feet to a 5/8 inch iron rod with cap set in the proposed southeast right of way line of US Highway 59 for the **POINT OF BEGINNING** of the herein described tract; said point being 100.00 feet left at a right angle from the existing centerline of US Highway 59, hereinafter referred to as the "existing centerline" at the existing centerline station 25+25.46;

- 1.) **THENCE** South 31° 36' 31" West, along the proposed southeast right of way line of said US Highway 59, a distance of 239.87 feet to a Type II concrete monument set (from which a 5/8 inch iron rod found for the common corner of Lots 61, 62, 77 and 78 bears South 36° 12' 18" East, 53.14 feet) in the common line of said Lots 61 and 62 for an angle point; said point being 100.00 feet left from the existing centerline station 27+65.32;

**Parcel 3 Part 1 (cont.)**

- 2.) **THENCE** North 36° 12' 18" West, along the proposed southeast right of way line of said US Highway 59 and the common line of said Lots 61 and 62, a distance of 10.80 feet to a Type II concrete monument set for an angle point; said point being 90.00 feet left from the existing centerline station 27+61.24;
- 3.) **THENCE** South 31° 36' 31" West, continuing along the proposed southeast right of way line of said US Highway 59, a distance of 586.19 feet to a Type II concrete monument set for the point of curvature of a curve to the right; said point being 90.00 feet left from the existing centerline station 33+47.43;
- 4.) **THENCE** continuing along the proposed southeast right of way line of said US Highway 59 and around said curve to the right with a radius of 5819.58 feet, a central angle of 02° 03' 35", an arc length of 209.21 feet, and a chord which bears South 32° 38' 19" West, 209.20 feet to a Type II concrete monument set in the existing northeast right of way line of Lagarto Road (CR 101) for the southeasterly corner of the herein described tract; said point being 90.00 feet left from the existing centerline station 35+53.41;
- 5.) **THENCE** North 06° 08' 05" West, along the existing northeast right of way line of said Lagarto Road (CR 101), a distance of 47.04 feet to a point (from which a found 5/8 inch iron rod with cap stamped "4030" bears North 06° 08' 05" West, 0.30 feet) in the existing southeast right of way line of said US Highway 59 for the southwesterly corner of the herein described tract; said point also being in a curve to the left whose center bears North 56° 41' 21" West, 5789.58 feet;
- 6.) **THENCE** along the existing southeast right of way line of said US Highway 59 and around said curve to the left with a radius of 5789.58 feet, a central angle of 01° 42' 08", an arc length of 171.99 feet, and a chord which bears North 32° 27' 35" East, 171.99 feet to a the point of tangency;
- 7.) **THENCE** North 31° 36' 31" East, continuing along the existing southeast right of way line of said US Highway 59, a distance of 835.01 feet to a point (from which a found 5/8 inch iron rod bears North 40° 20' 44" West, 0.18 feet) for the northwesterly corner of the herein described tract;
- 8.) **THENCE** South 40° 20' 44" East, along the along the common line of said 12.253 acre tract and of said 5.85 acre tract, a distance of 42.07 feet to the **POINT OF BEGINNING** and containing 0.7580 of an acre or 33,017 square feet of land.

**Parcel 3 Part 2**

Being 0.4419 of an acre or 19,251 square feet of land out of Lots 62 and 63, of the Washington Heights Addition to the City of George West, recorded in Volume 32, Page 574, Live Oak County Deed Records (L.O.C.D.R.), situated in the Cameron County School Land Survey, Abstract No. 145, and the Pedro Guana Survey, Abstract No. 193, Live Oak County, Texas; said 0.4419 of an acre tract also being out of a certain 5.85 acre tract of land described in a deed dated December 28, 2006 from LaSalle Bank NA, to Sotero San Miguel, et ux, recorded in Volume 76, Page 178, Live Oak County Official Records (L.O.C.O.R.); metes and bounds description of said 0.4419 of an acre tract is as follows:

**COMMENCING** at a 5/8 inch iron rod found in the southwest line of a said 5.85 acre tract for the most northeasterly corner of a 12.253 acre tract of land composed of 1.954 acre tract described in a deed dated October 19, 1998 from Eduardo R. Davis to Sotero San Miguel, et ux, recorded in Volume 549, Page 413, L.O.C.D.R., and a 10.299 acre tract described in a deed dated July 1, 2003 from David H. Davis, III, to Sotero San Miguel, et ux, recorded in Volume 610, Page 262, L.O.C.D.R.; **Thence** as follows:

North 40° 20' 44" West, along the common line of said 12.253 acre tract and of said 5.85 acre tract, a distance of 318.22 feet to a 5/8 inch iron rod with cap set in the proposed southeast right of way line of US Highway 59 for the southeasterly corner and the **POINT OF BEGINNING** of the herein described tract; said point being 100.00 feet left at a right angle from the existing centerline of US Highway 59, hereinafter referred to as the "existing centerline" at the existing centerline station 25+25.46;

- 1.) **THENCE** North 40° 20' 44" West, continuing along the common line of said 12.253 acre tract and of said 5.85 acre tract, a distance of 42.07 feet to a point (from which a found 5/8 inch iron rod bears North 40° 20' 44" West, 0.18 feet) for the northwesterly corner of the herein described tract;
- 2.) **THENCE** North 31° 36' 31" East, along the existing southeast right of way line of said US Highway 59, a distance of 482.92 feet to a point for the northwesterly corner of the herein described tract; said point also being the southwesterly corner of a certain 0.34 of an acre tract described in a dated July 1, 1997 from Jake Sheeran, Substitute Trustee, to West Ward, recorded in Volume 534, Page 266, L.O.C.D.R.;

Parcel 3 Part 2 (cont.)

- 3.) **THENCE** South 36° 12' 18" East, along the common line of said 5.85 acre tract and of said 0.34 of an acre tract, a distance of 43.20 feet to a Type II concrete monument set in the proposed southeast right of way line of said US Highway 59 for the northeasterly corner of the herein described tract; said point being 100.00 feet left from the existing centerline station 20+45.82;
- 4.) **THENCE** South 31° 36' 31" West, along the proposed southeast right of way line of said US Highway 59, a distance of 479.64 feet to the **POINT OF BEGINNING** and containing 0.4419 of an acre or 19,251 square feet of land.

Area Summary:

Part 1 =	0.7580 of an acre	(33,017 square feet)
Part 2 =	0.4419 of an acre	(19,251 square feet)
Total =	1.1999 acres	(52,268 square feet)

Note:

All bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment.

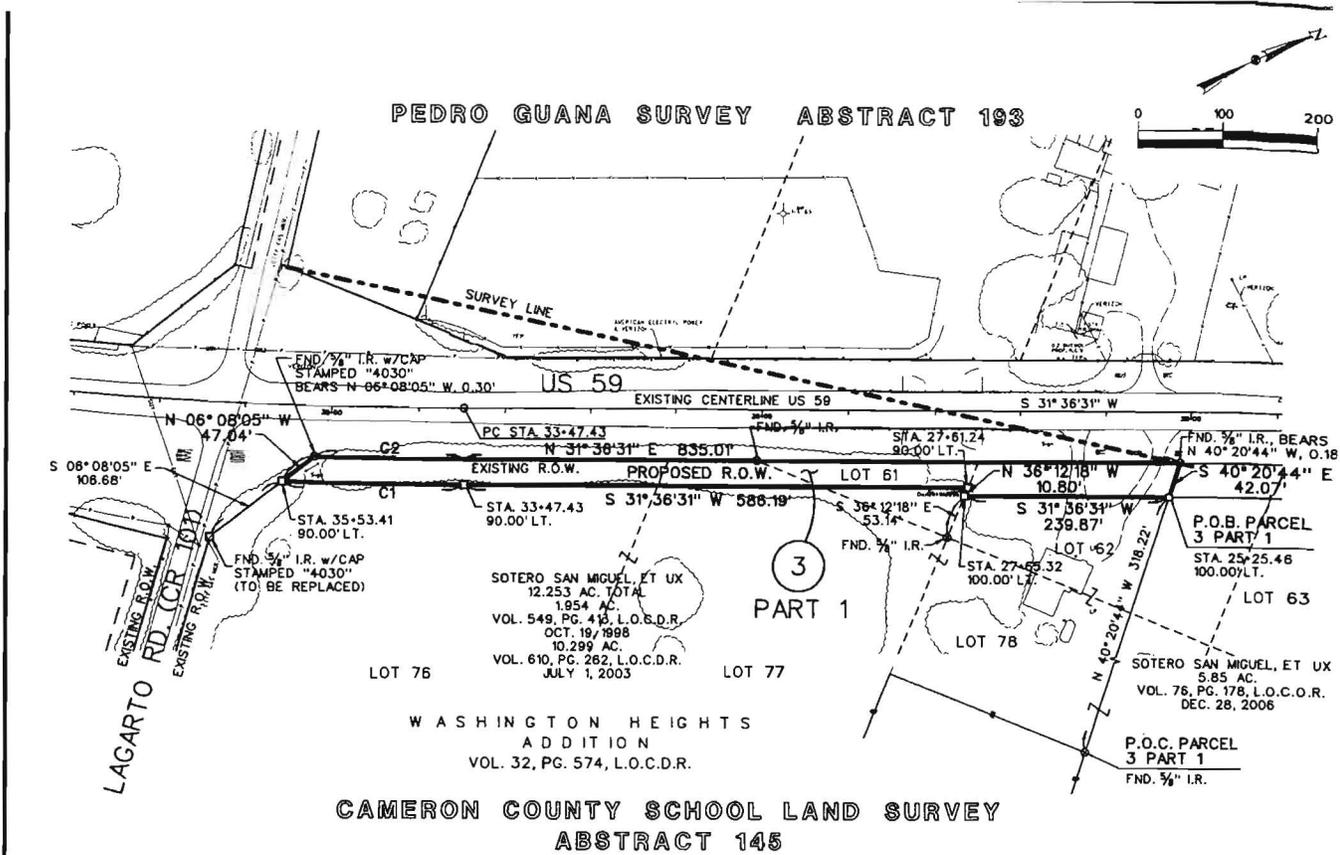
I hereby certify that this survey was made on the ground under my supervision and that this document correctly represents the facts as found at the time of the survey. A survey plat titled "Parcel 3, Part 1" and "Parcel 3, Part 2" of even survey date herewith accompanies this legal description.

Survey date: July 23, 2004



Leo M. Delatorre Date:  
Registered Professional Land Surveyor  
Texas Registration No. 5113





CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02°03'35"	5,819.58'	209.21'	S 32°38'19" W 209.20'
C2	01°42'08"	5,789.58'	171.99'	N 32°27'35" E 171.99'

**LEGEND**

- PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPERTY LINE
- EASEMENT
- SURVEY LINE
- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT SET
- 5/8" IRON ROD SET W/ CAP
- PROPERTY CORNER FOUND AS NOTED
- PARCEL NO.
- OVERHEAD UTILITY
- GAS LINE
- FENCE
- ACCESS DENIAL LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- L.O.C.D.R. LIVE OAK COUNTY DEED RECORDS
- L.O.C.M.R. LIVE OAK COUNTY MAP RECORDS
- L.O.C.O.R. LIVE OAK COUNTY OFFICIAL RECORDS



- NOTES:**
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ADJ. TO THE NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT). ALL COORDINATES SHOWN ARE SURFACE VALUES. TO CONVERT SURFACE TO GRID VALUES DIVIDE BY TXDOT'S SURFACE ADJUSTMENT FACTOR OF 0.99999
  - PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PLAT.

REVISED: JAN. 31, 2007 - COMBINE PARCEL 3 AND PARCEL 5  
CREATE PARCELS 3 PT.1 & 3 PT.2

Landtech Consultants, Inc.  
2627 North Loop West  
Suite 224  
Houston, Texas 77008

**PARCEL 3 PART 1**

DIST. NAME CORPUS CHRISTI	SURVEY PLAT PROPERTY OF: SOTERO SAN MIGUEL, ET. UX.	COUNTY LIVE OAK
ACCOUNT NO.		SURVEY DATE JULY 23, 2004

US 59

RCSJ NO. 0542-06-043    CCSJ NO. 0542-06-041

ACQUISITION: 1.1999 AC. (52,268 S.F.)

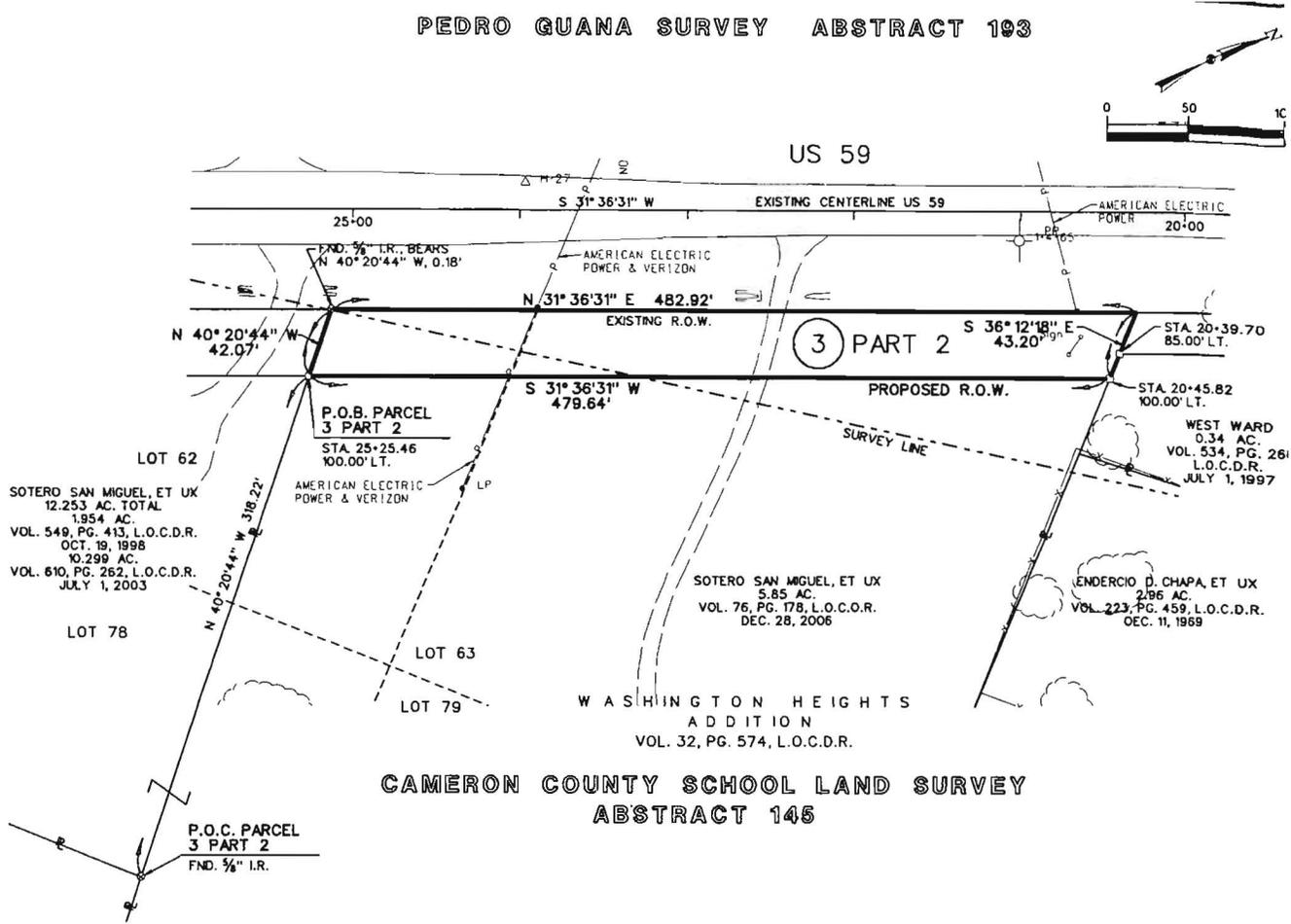
REMAINDER: 16.1031 AC. (LEFT)

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

*Leo M. Delatorre* 2/9/07

LEO M. DELATORRE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS REG. NO. 5113

PEDRO GUANA SURVEY ABSTRACT 193



LEGEND

- P — P — OVERHEAD UTILITY
- G — G — GAS LINE
- X — X — FENCE
- III — III — ACCESS DENIAL LINE
- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT SET
- 5/8" IRON ROD SET W/ CAP
- ⊗ PROPERTY CORNER FOUND AS NOTED
- (X) PARCEL NO.
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- L.O.C.D.R. LIVE OAK COUNTY DEED RECORDS
- L.O.C.M.R. LIVE OAK COUNTY MAP RECORDS
- L.O.C.O.R. LIVE OAK COUNTY OFFICIAL RECORDS

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ADJ. TO THE NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT). ALL COORDINATES SHOWN ARE SURFACE VALUES. TO CONVERT SURFACE TO GRID VALUES DIVIDE BY TXDOT'S SURFACE ADJUSTMENT FACTOR OF 0.99999
2. PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PLAT.



REVISED: JAN. 31, 2007 - COMBINE PARCEL 3 AND PARCEL 5  
CREATE PARCELS 3 PT. 1 & 3 PT. 2

Landtech Consultants, Inc.

2627 North Loop West  
Suite 224  
Houston, Texas 77008

PARCEL 3 PART 2

DIST. NAME CORPUS CHRISTI	SURVEY PLAT PROPERTY OF: SOTERO SAN MIGUEL, ET UX	COUNTY LIVE OAK
ACCOUNT NO.		SURVEY DATE JULY 23, 2004

US 59

RCSJ NO. 0542-06-043 CCSJ NO. 0542-06-041

ACQUISITION: 1.1999 AC. (52,268 S.F.)

REMAINDER: 16.1031 AC. (LEFT)

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

*Leo M. Delatorre* 2/9/07

LEO M. DELATORRE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS REG. NO. 5113

County: Dallas  
Parcel: 5AC  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052

Page 1 of 4  
November 17, 2004  
Revised April 16, 2007

**LEGAL DESCRIPTION FOR PARCEL 5AC**

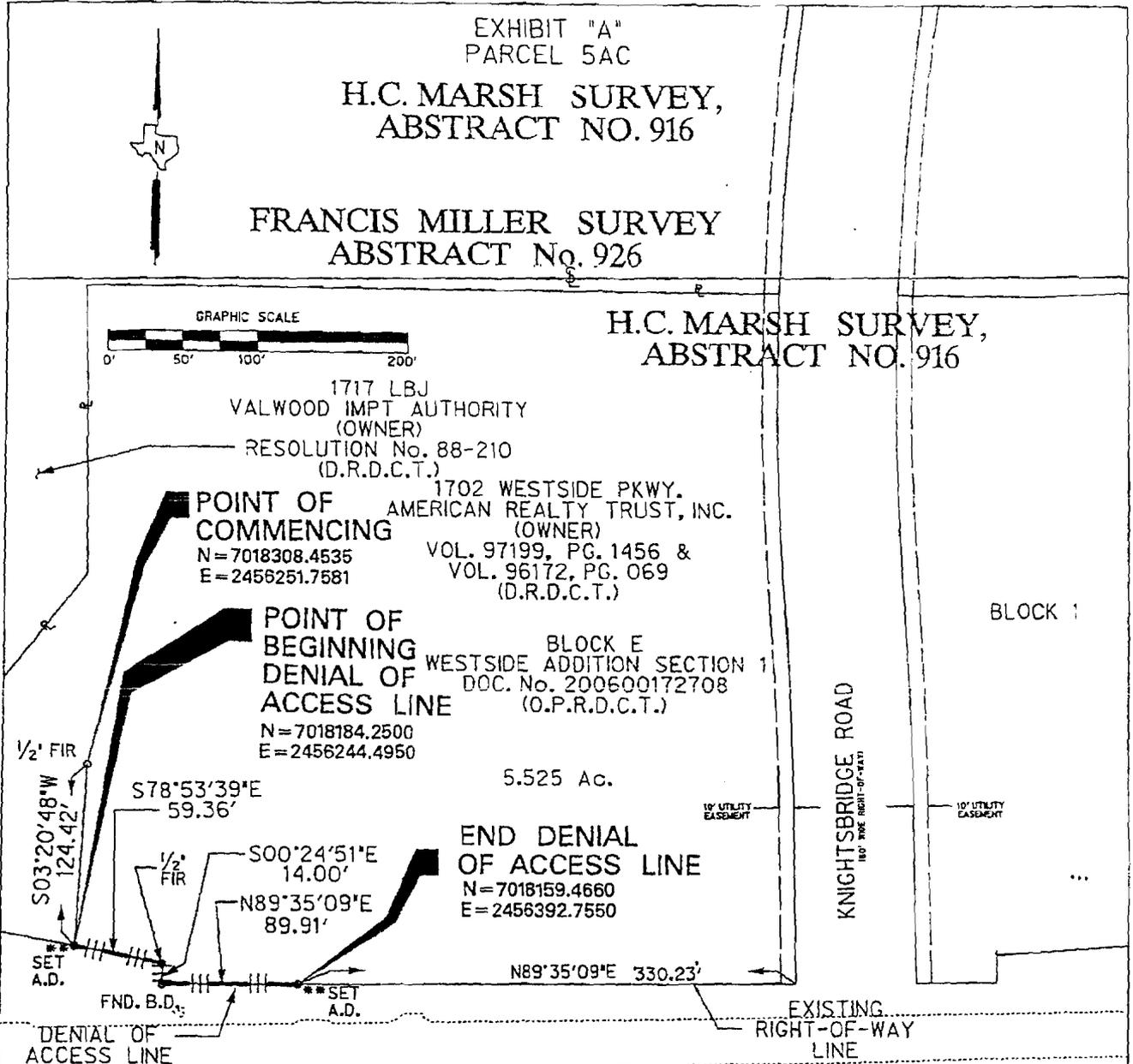
BEING a Denial of Access Line delineating a denial of access to the transportation facility from the adjacent property, located in the City of Farmers Branch, Dallas County, Texas and being further located in the H.C. Marsh Survey, Abstract No. 916, and being along the common north right-of-way line of Interstate Highway 635 (a variable width right-of-way) with the south line of that tract of land described to American Realty Trust, Inc., as recorded in Volume 97199, Page 1456, and Volume 96172, Page 0069, Deed Records of Dallas County, Texas (D.R.D.C.T.), said Denial of Access Line being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch found iron rod having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,308.4535 feet, East 2,456,251.7581 feet, and being at an interior corner of said American Realty Trust, Inc. tract;

THENCE South 03 degrees 20 minutes 48 seconds West, a distance of 124.42 feet to a set Aluminum Disk on a 5/8-inch iron rod (hereinafter referred to as "set A.D.") having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,184.2500 feet, East 2,456,244.4950 feet, and being the POINT OF BEGINNING of this Denial of Access Line on said common line between Interstate Highway 635 and said American Realty Trust, Inc., tract;\*\*

- (1) THENCE South 78 degrees 53 minutes 39 seconds East, along said common line and said Denial of Access Line, a distance of 59.36 feet to a 1/2-inch found iron rod for corner;\*\*
- (2) THENCE South 00 degrees 24 minutes 51 seconds East, continuing along said common line and said Denial of Access Line, a distance of 14.00 feet to a found brass TxDOT disk for corner;\*\*
- (3) THENCE North 89 degrees 35 minutes 09 seconds East, continuing along said common line and along said Denial of Access Line, a distance of 89.91 feet to a set A.D. having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,159.4660 feet, East 2,456,392.7550 feet, for the END of this Denial of Access Line;\*\*





I. H. 635  
(VARIABLE WIDTH RIGHT OF WAY)

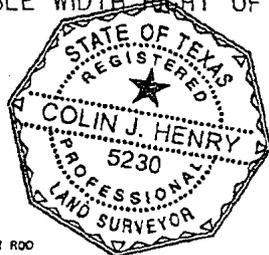
**LEGEND**

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- DENIAL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

SET A.D. = SET TXDOT ALUMINUM DISK ON TOP OF A 3/4-INCH IRON ROD  
 FND. B.D. = TXDOT BRASS DISK IN CONCRETE

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

OTHER DISPLAY OR RETURNED BY T.C.T.



STATE OF TEXAS  
VOL. 73072, PG. 0407  
(D.R.D.C.T.)

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 AGS) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF PARCEL 5AC  
A DENIAL OF ACCESS LINE  
IN THE H.C. MARSH SURVEY,  
ABSTRACT NO. 916  
AND BEING IN THE  
CITY OF FARMERS BRANCH  
DALLAS COUNTY, TEXAS

NOVEMBER 2004

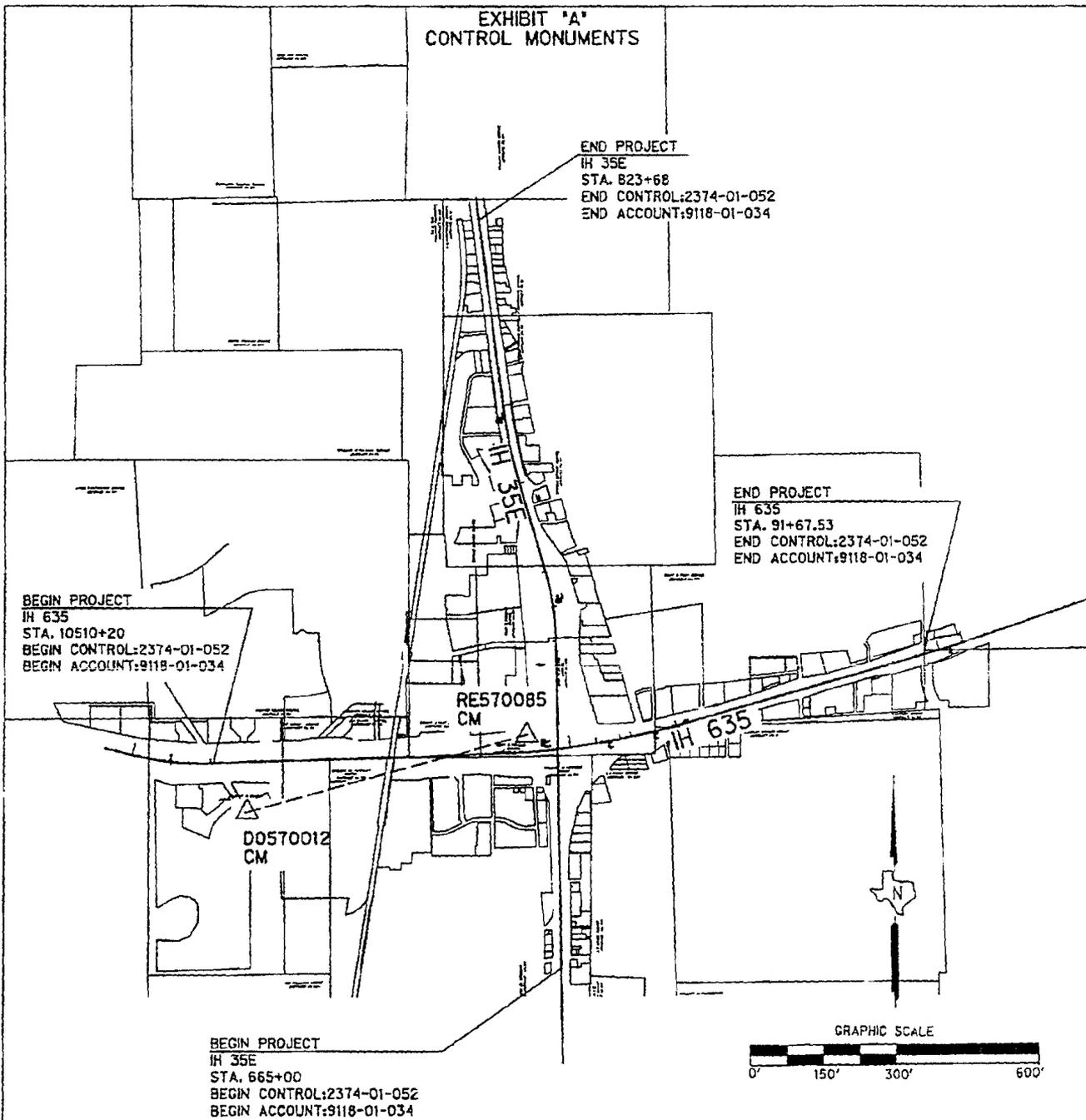
DATE

3/4

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

*Colin J. Henry* 4/16/07

COLIN J. HENRY, R.P.L.S., TEXAS 06, 0012



A PLAT OF A SURVEY OF PARCEL 5AC  
A DENIAL OF ACCESS LINE  
IN THE H.C. MARSH SURVEY,  
ABSTRACT NO.916  
AND BEING IN THE  
CITY OF FARMERS BRANCH  
DALLAS COUNTY, TEXAS

GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2459821.96446	3 1/2" ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3 1/2" ALUM. ALLOY TXDOT DISC

NOTE:  
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed  
by GPS from TXDOT station "RE570005", Convergence angle of "RE570085" is  
00 degrees 03 minutes 21.4 seconds as computed by Geopack for Windows Version 2.11. All  
coordinates shown are surface and may be converted to grid by dividing by the conversion factor of  
1.000136506.

NOVEMBER 2004  
DATE  
REVISED APRIL 2007

4/4

County: Dallas  
Parcel: 6  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 6  
March 25, 2005

**LEGAL DESCRIPTION FOR PARCEL 6**

Being a 1.063 acre tract of land situated in the City and County of Dallas, Texas, being a part of the John L. Pulliam Survey, Abstract No. 1156, being further located in Block Number 6574, official number of the City of Dallas, also being part of that certain tract of land described to American Realty Trust, Inc., as recorded in Volume 96172, Page 69 (tract 3), of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a set TXDOT Aluminum Disk on a 5/8-inch iron rod (hereinafter referred to as "set A.D.") having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,019,338.5552 feet, East 2,457,341.6054 feet, being the most westerly northwest corner of said American Realty Trust tract;

THENCE South 76 degrees 25 minutes 04 seconds East, a distance of 2,585.56 feet to a set A.D. for the POINT OF BEGINNING having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,731.3575 feet, East 2,459,854.8585 feet and being at the intersection of the west right-of-way line of Interstate Highway 35E (a variable width right-of-way) as described in deed to the State of Texas as recorded in Volume 73042, Page 433, D.R.D.C.T., with the new transitional right-of-way line between said west right-of-way line of Interstate Highway 35E and the existing north right-of-way line of Interstate Highway 635 (a variable width right-of-way);\*\*

- (1) THENCE South 02 degrees 45 minutes 58 seconds East, departing said new transitional right-of-way line and along said west right-of-way line, a distance of 374.92 feet to a found 1/2-inch iron rod with red cap for the southeast corner of said American Realty Trust tract, being also the intersection of said west right-of-way line of Interstate Highway 35E with said north right-of-way line of Interstate Highway 635;
- (2) THENCE South 88 degrees 07 minutes 41 seconds West, departing said west right-of-way line and along said north right-of-way line, a distance of 105.98 feet to the point of curvature of a circular curve to the left having a radius of 5,759.58 feet and whose chord bears South 87 degrees 11 minutes 03 seconds West, a distance of 189.78 feet;
- (3) THENCE Southwesterly, continuing along said north right-of-way line and along said curve, through a central angle of 01 degree 53 minutes 17 seconds, an arc distance of 189.79 feet to a set A.D. for corner at the intersection of said north right-of-way line with said new transitional right-of-way line between said north right-of-way line of IH 635 and said west right-of-way line of IH 35E;\*\*
- (4) THENCE North 44 degrees 50 minutes 32 seconds East, departing said existing north right-of-way line and along said new transitional right-of-way line, a distance of 231.96 feet to a set A.D. for corner;\*\*

County: Dallas  
Parcel: 6  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 6  
March 25, 2005

- (5) THENCE North 27 degrees 03 minutes 37 seconds East, continuing along said new transitional right-of-way line, a distance of 250.18 feet to THE POINT OF BEGINNING AND CONTAINING 46,315 square feet or 1.063 acre of land, more or less.\*\*

IN ADDITION a Denial of Access Line situated in the Robert J. West Survey, Abstract No. 1577, delineating a Denial of Access to the transportation facility from the adjacent property along the common line between Interstate Highway 635 as described in deed to the State of Texas and recorded in Volume 73042, Page 433, D.R.D.C.T., and said American Realty Trust tract, said Denial of Access Line being more particularly described by metes and bounds as follows:

COMMENCING at a set A.D. having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,019,338.5552 feet, East 2,457,341.6054 feet, being the most westerly northwest corner of said American Realty Trust, Inc. tract;\*\*

THENCE South 38 degrees 00 minutes 53 seconds East, a distance of 1,273.13 feet to a set A.D. having a NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,335.5180 feet, East 2,458,125.6790 feet, and being the POINT OF BEGINNING of the Denial of Access Line on said common line between Interstate Highway 635 and said American Realty Trust, Inc. tract;\*\*

- (1) THENCE North 88 degrees 08 minutes 46 seconds East, along said common line and said Denial of Access Line, a distance of 295.34 feet to a set A.D. having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,345.0720 feet, East 2,458,420.8670 feet, for the END of this Denial of Access Line;\*\*

\*\* 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.

County: Dallas  
Parcel: 6  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 3 of 6  
March 25, 2005

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

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

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

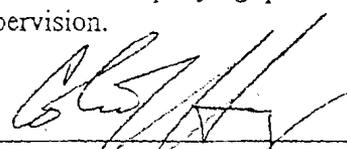
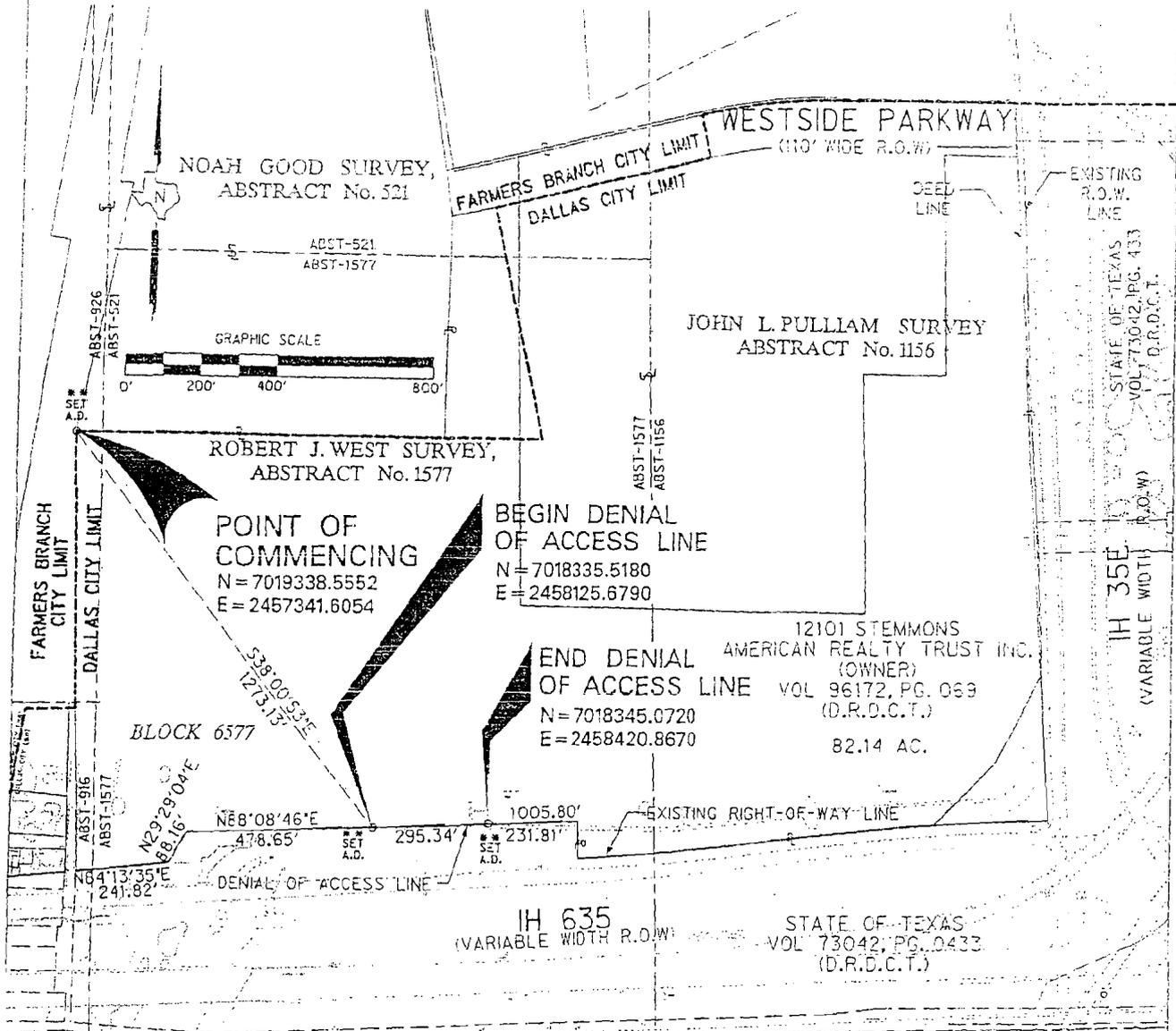
  
\_\_\_\_\_  
Colin J. Henry, R.P.L.S.                      Date  
Texas Registration No. 5230





EXHIBIT "A"  
PARCEL 6AC  
ROBERT J. WEST SURVEY  
ABSTRACT No. 1577



LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- DENIAL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE
- SURVEY LINE
- ENCE LINE
- ITY LIMITS
- ASEMENTS
- AP/ROAD
- TRUCTURE



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136505.

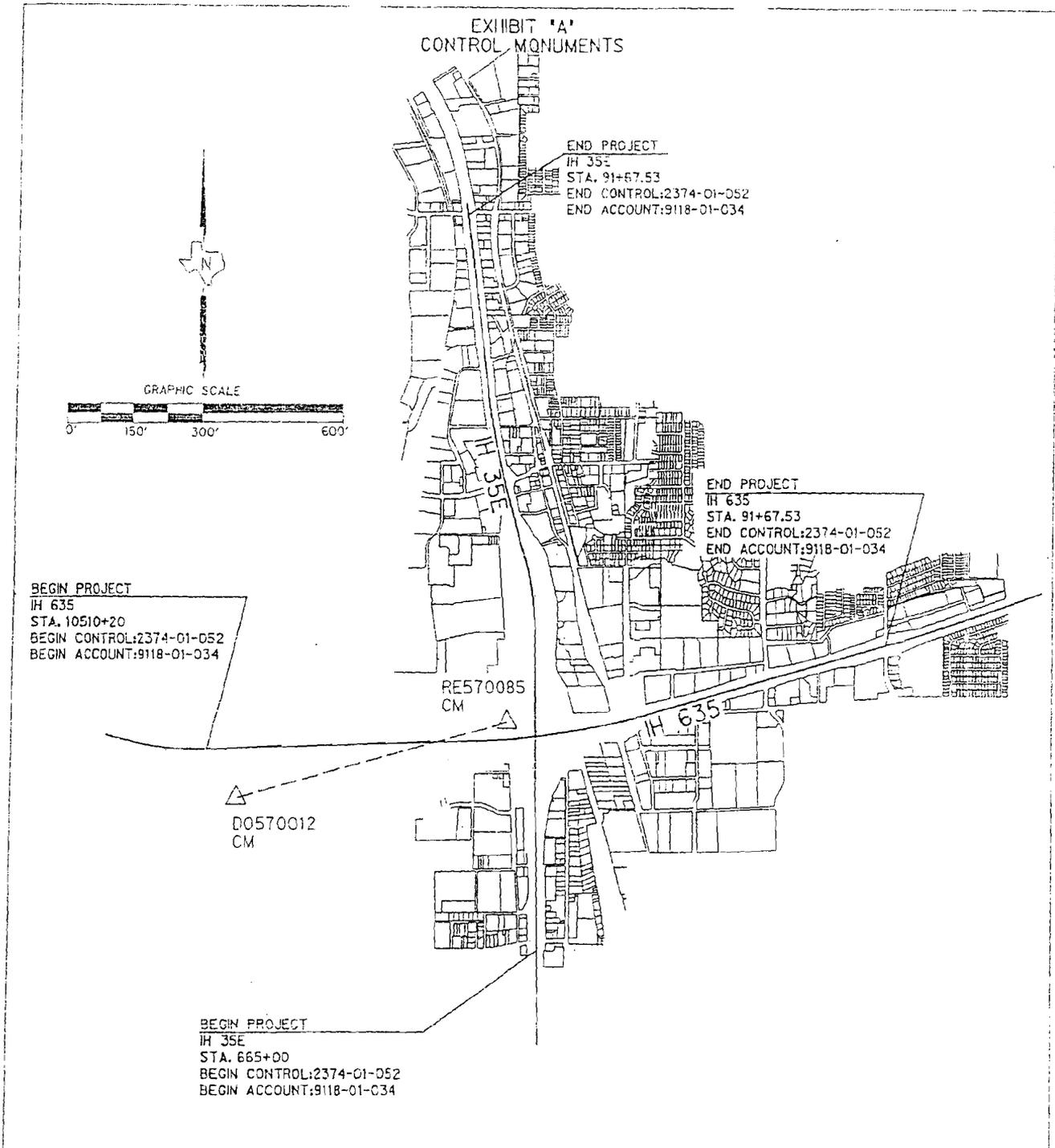
A PLAT OF A SURVEY OF PARCEL 6AC  
A DENIAL OF ACCESS LINE  
IN THE ROBERT J. WEST SURVEY,  
ABSTRACT NO. 1577  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

IT A.D. = SET TXDOT ALUMINUM DISK ON TOP OF A 3/4-INCH IRON ROD  
40 U.D. = FOUND TXDOT BRASS DISK IN CONCRETE  
THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED  
URING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II  
SET OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY  
A REGISTERED PROFESSIONAL LAND SURVEYOR  
EMPLOYED OR RETAINED BY TXDOT.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.  
COLIN J. HENRY, R.P.S., TEXAS No. 5230

MARCH 2005  
DATE

5/6



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27506	2455821.96446	3/2" ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3/2" ALUM. ALLOY TXDOT DISC

NOTE:  
Info of bearing to HD 01 (0923) Texas State Plane North Central zone 4202 as observed  
is 201° 52' 21.4" (0923) bearing and length of 1000.0000000000  
00 degrees 52 minutes 21.4 seconds, as computed by Carlson for Windows Version 5.11. All  
coordinates shown are surface and may be converted to grid by dividing by the conversion factor of  
1.000136506.

A PLAT OF A SURVEY OF  
A 46,315 SQ. FT. TRACT OF LAND  
IN THE JOHN L. PULLIAM SURVEY,  
ABSTRACT NO. 1156  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

MARCH 2005

DATE

6/6

1408-1

County: Dallas  
Parcel: 3AC  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
To Webb Chapel Road  
CSI: 2374-01-052  
Account: 9118-01-034

Page 1 of 4  
November 17, 2004

LEGAL DESCRIPTION FOR PARCEL 3AC

BEING a Denial of Access Line delineating a denial of access to the transportation facility from the adjacent property, located in the William P. Shahan Survey, Abstract No. 1337, and being along the common north right-of-way line of Interstate Highway 635 (a variable width right-of-way) as described in deed to the State of Texas and recorded in Volume 73206, Page 241, Deed Records of Dallas County, Texas (D.R.D.C.T.) with the south line of Park West – Phase I, an addition to the City of Farmers Branch as recorded in Volume 83193, Page 2251, D.R.D.C.T., being also the south line of that tract of land described to Principal Life Insurance Company, as recorded in Volume 2002216, Page 12299, D.R.D.C.T., said Denial of Access Line being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2 inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,362.5281 feet, East 2,454,243.8747 feet, and being at an interior ell northwest corner of Lot 4, Block 1, of said Park West – Phase I;

THENCE South 20 degrees 52 minutes 40 seconds East, departing said ell corner and across said Lot 4, a distance of 251.01 feet to a set Aluminum Disk on a 5/8-inch iron rod (hereinafter referred to as "set A.D.") on the common south line of said addition with the existing North right-of-way line of Interstate Highway 635 having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,127.9970 feet, East 2,454,333.3290 feet, and being the POINT OF BEGINNING of the Denial of Access Line;\*\*\*

- (1) THENCE North 88 degrees 09 minutes 35 seconds East, along said common line and along said Denial of Access Line, a distance of 295.28 feet to a set A.D. having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,137.4800 feet, East 2,454,628.4540 feet, for the END of this Denial of Access Line;\*\*\*

\*\*\* 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.

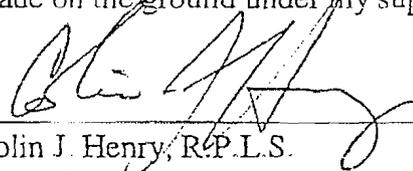
County: Dallas  
Parcel: 3AC  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 4  
November 17, 2004

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

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

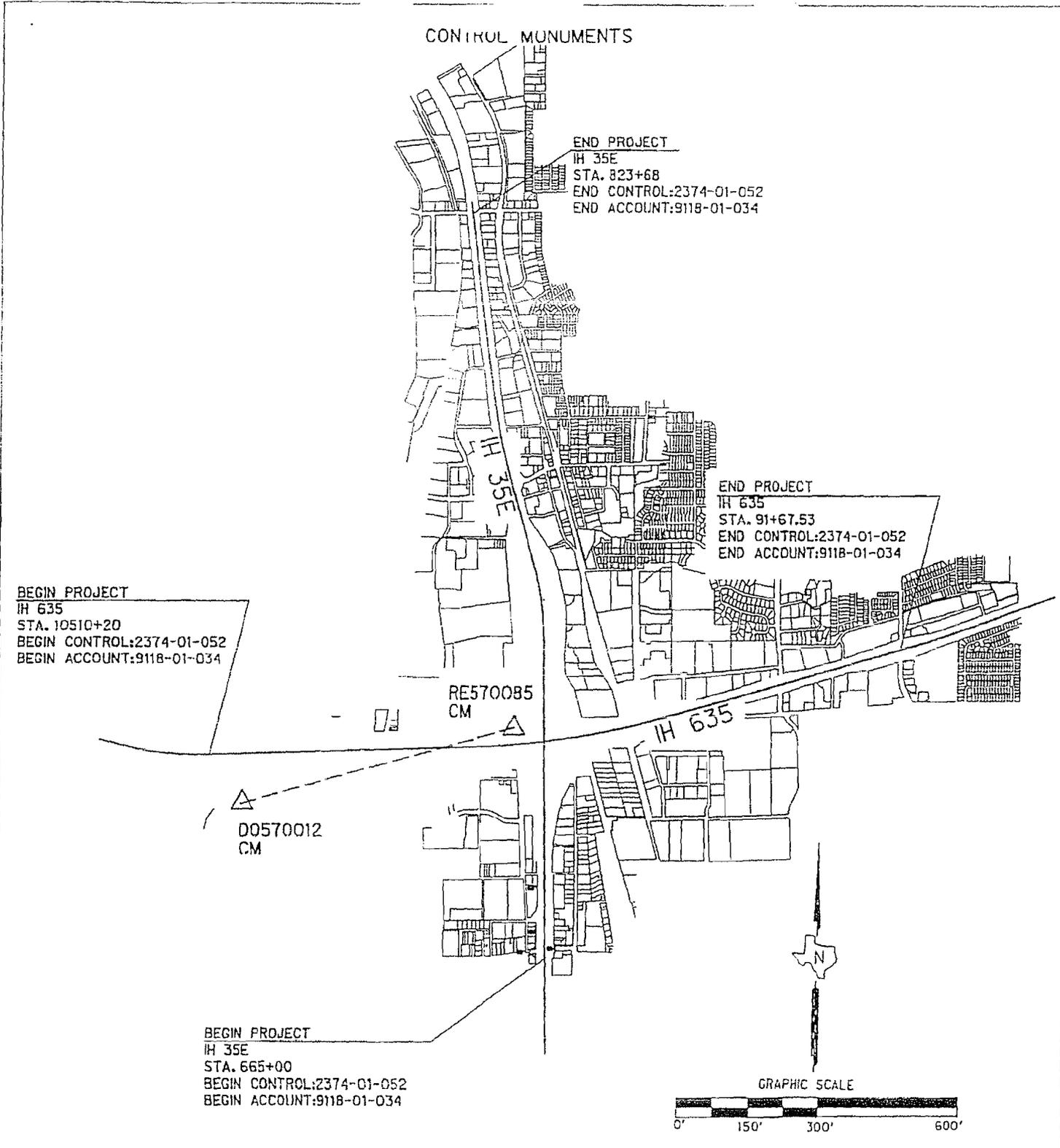
I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
\_\_\_\_\_  
Colin J. Henry, R.P.L.S.  
Texas Registration No. 5230

11/17/04  
\_\_\_\_\_  
Date





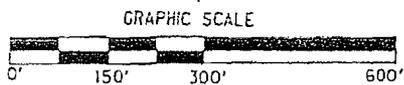


BEGIN PROJECT  
IH 635  
STA. 10510+20  
BEGIN CONTROL:2374-01-052  
BEGIN ACCOUNT:9118-01-034

END PROJECT  
IH 35E  
STA. 823+68  
END CONTROL:2374-01-052  
END ACCOUNT:9118-01-034

END PROJECT  
IH 635  
STA. 91+67.53  
END CONTROL:2374-01-052  
END ACCOUNT:9118-01-034

BEGIN PROJECT  
IH 35E  
STA. 665+00  
BEGIN CONTROL:2374-01-052  
BEGIN ACCOUNT:9118-01-034



A PLAT OF A SURVEY OF PARCEL 3AC  
A DENIAL OF ACCESS LINE  
IN THE WILLIAM P. SHAHAN SURVEY,  
ABSTRACT NO.1337  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2459821.96446	3/2" ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3/2" ALUM. ALLOY TXDOT DISC

NOTE:  
Basis of Bearing is NAD 83 (1983) Texas State Plane North Central Zone 1000 as observed  
by GPS from TMDOT station "RE570085". Convergence angle at "RE570085" is  
+00 degrees 57 minutes 21.4 seconds as computed by Corplan for Windows Version 5.0. All  
coordinates shown are surface and may be converted to grid by dividing by the conversion factor of  
1.000136506.

NOVEMBER 2001  
DATE

4/4

County: Dallas  
Parcel: 31  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 4  
November 17, 2004

**LEGAL DESCRIPTION FOR PARCEL 31**

BEING a 34,421 square feet tract of land situated in the City of Dallas, Texas, being part of the Isaac B. Webb Survey, Abstract No. 1574, being a part of Lot 2A, Block 6590, Commonwealth Plaza Addition Revised, an addition to the City of Dallas, Texas as recorded in Volume 79010, Page 247, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), further being part of a tract of land described in deed to TS/LBJ Office Towers, L.P. as recorded in Volume 2003143, Page 181, D.R.D.C.T. and being more particularly described by metes and bounds as follows;

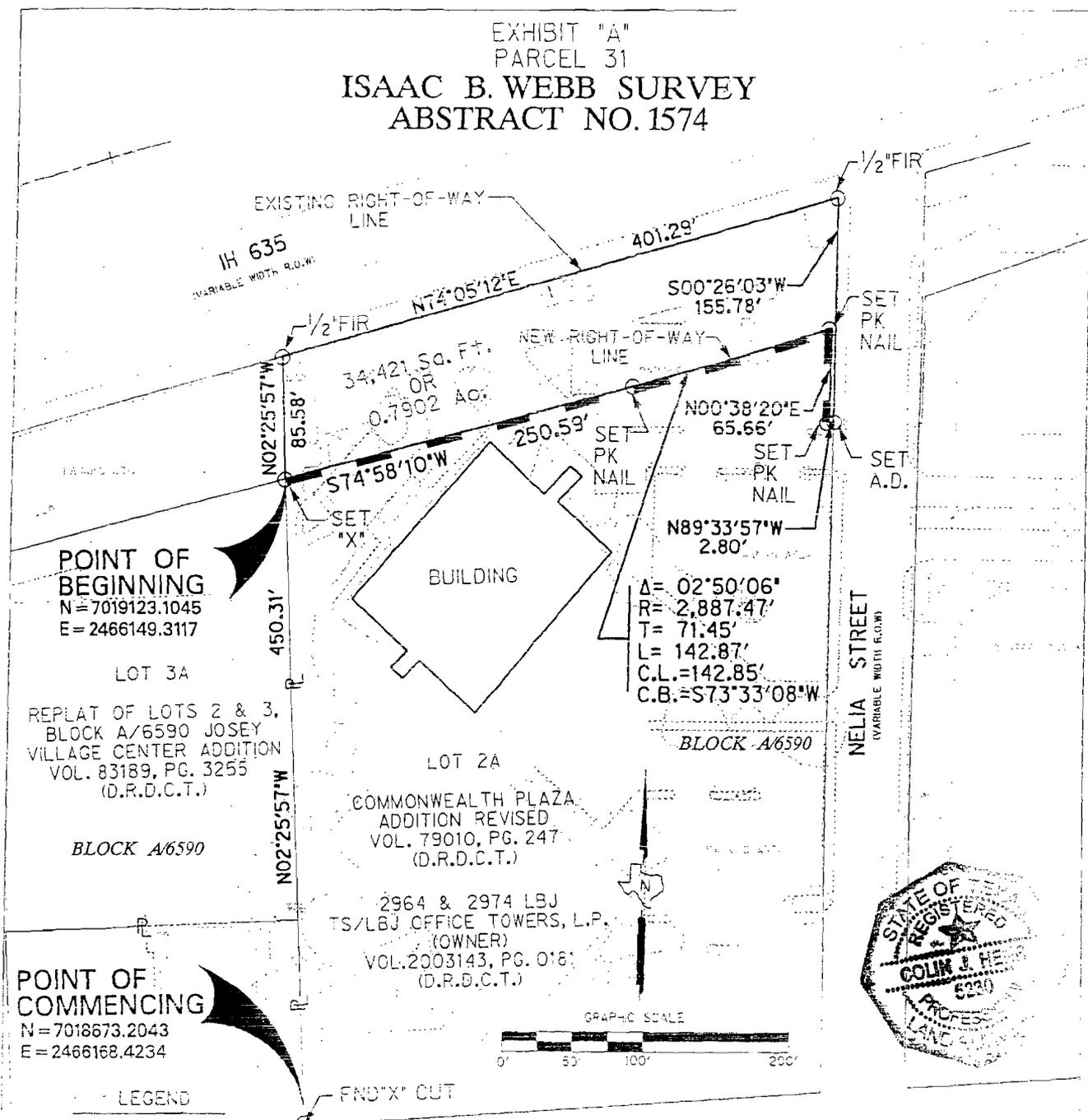
COMMENCING at a found "X" cut in concrete, having NAD 83 (1993) Texas State Plane North Central Zone 4202 coordinate North 7,018,673.2043 feet, East 2,466,168.4234 feet, being the southwest corner of said Lot 2A, and being in the north right-of-way line of Forest Lane (a variable width right-of-way);\*\*

THENCE North 02 degrees 25 minutes 57 seconds West, departing said north right-of-way line and along the west line of said Lot 2A, a distance of 450.31 feet to a set "X" having NAD 83 (1993) Texas State Plane North Central Zone 4202 coordinate North 7,019,123.1045 feet, East 2,466,149.3117 feet, for the POINT OF BEGINNING on the new south right-of-way line of Interstate Highway 635 (a variable width right-of-way) and being in the east line of Lot 3A, Block A/6590, Replat of Lots 2 & 3, Block A/6590, Josey Village Center Addition, an addition to the City of Dallas, Texas as recorded in Volume 83189, Page 3255, D.R.D.C.T.;\*\*

- 1) THENCE North 02 degrees 25 minutes 57 seconds West, departing said new south right-of-way line, along the common line of said Lots 2A and 3A, a distance of 85.58 feet to a 1/2-inch found iron rod for the northwest corner of said Lot 2A, being the northeast corner of said Lot 3A and being in the south right-of-way line of Interstate Highway 635 (a variable width right-of-way);
- 2) THENCE North 74 degrees 05 minutes 12 seconds East, departing said common line and along said south right-of-way line, a distance of 401.29 feet to a 1/2-inch found iron rod for the northeast corner of said Lot 2A, being in the west right-of-way line of Nella Street (a variable width right-of-way);
- 3) THENCE South 00 degrees 26 minutes 03 seconds West, departing said south right-of-way line and along the common line of said Lot 2A and said west right-of-way line, a distance of 155.78 feet to a set Aluminum Disk in the aforementioned new south right-of-way line;\*\*



EXHIBIT "A"  
PARCEL 31  
ISAAC B. WEBB SURVEY  
ABSTRACT NO. 1574



$\Delta = 02^{\circ}50'06''$   
 $R = 2,887.47'$   
 $T = 71.45'$   
 $L = 142.87'$   
 $C.L. = 142.85'$   
 $C.B. = S73^{\circ}33'08''W$



LEGEND

EXISTING RIGHT-OF-WAY LINE

PROPERTY LINE

COUNTY LINE

DENIAL OF ACCESS LINE

ACCESS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE

SURVEY LINE

FENCE LINE

CITY LIMITS

EASEMENTS

RAILROAD STRUCTURE

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

FOUND B.D. = FOUND TxDOT BRASS DISK IN CONCRETE

1/2" FIR W/CAP = 1/2" FOUND IRON ROD WITH "HALF" ASSOC. INC.'S CAP

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE "X" 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.

FOREST LANE (VARIABLE WIDTH R.O.W.)

FOUND "X" CUT

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF  
A 34,421 SQ. FT. TRACT OF LAND  
IN THE ISAAC B. WEBB SURVEY  
ABSTRACT NO. 1574  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

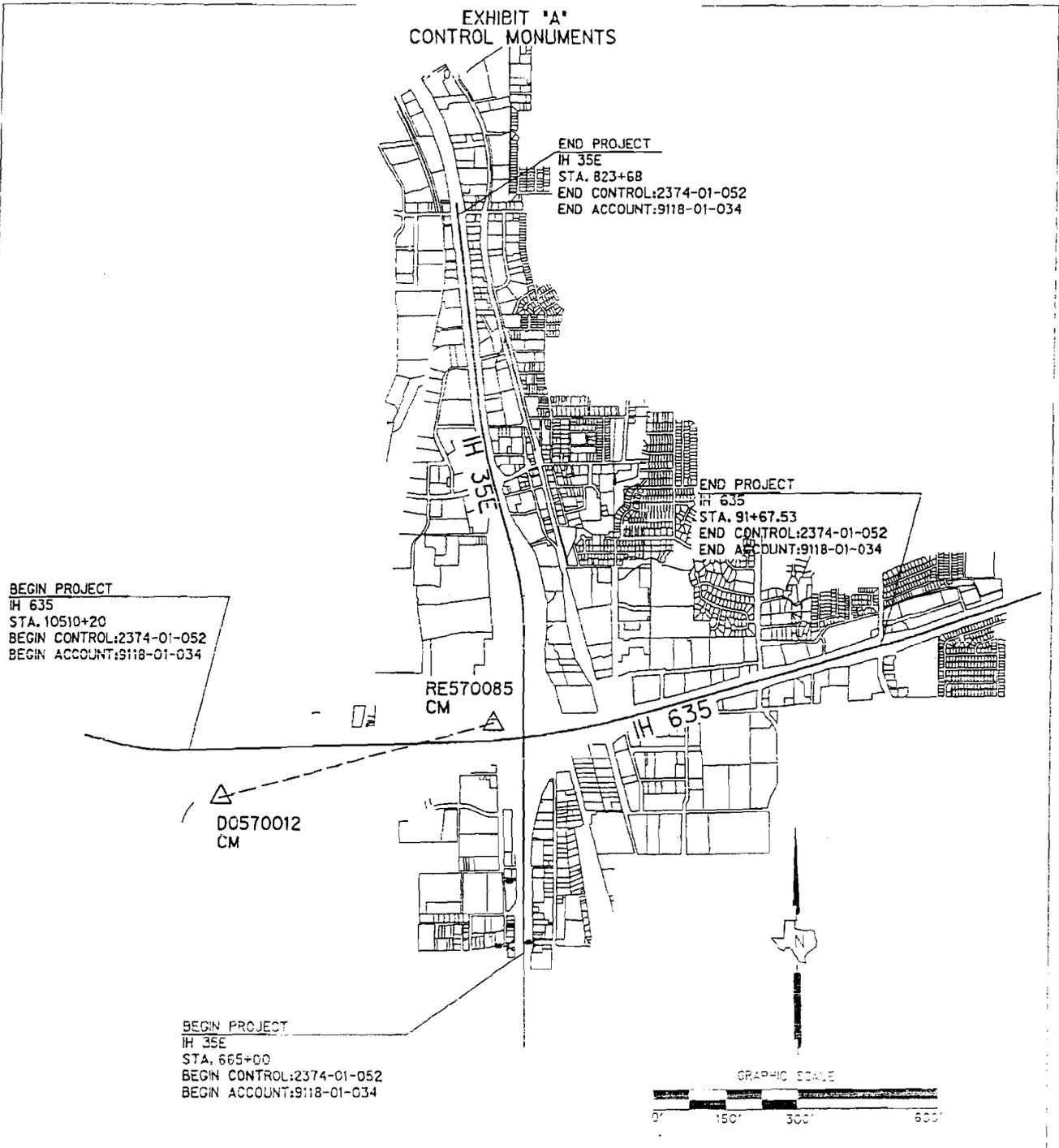
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

*Colin J. Heary*

COLIN J. HEARY, R.P.L.S., TEXAS No. 5230

NOVEMBER 2004  
DATE

3/1



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2459821.96446	3 1/2' ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3 1/2' ALUM. ALLOY TXDOT DISC

NOTE:  
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM,  
N.A.D. 83 (1983 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND  
DIMENSIONS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID  
BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF  
A 34,421 SQ. FT. TRACT OF LAND  
IN THE ISAAC B. WEBB SURVEY  
ABSTRACT No. 1574  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

NOVEMBER 2004  
DATE

4/4

County: Dallas  
Highway: IH 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
ROW CSJ: 2374-01-052  
ACCOUNT: 9118-01-034

Page 1 of 1  
November 17, 2004

Access Clause for Parcel 31

Access will not be permitted to the southerly remainder abutting Interstate Highway facility along Calls 5, 6 and 7 of the foregoing property description.

County: Dallas  
Parcel: 52  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
                  To Valwood Parkway  
CSI: 2374-01-052

Page 1 of 4  
March 2005  
Revised January 2007

1408816

LEGAL DESCRIPTION FOR PARCEL 52

BEING a 2,574 square foot tract of land situated in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas, also being part of Lot 1, Block 2 of Word of Faith World Outreach Center Addition, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 83195, Page 4452 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being part of that tract of land described in deed to Ray Hallford, as recorded in Volume 95191, Page 05537, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a point, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,023,297.9120 feet, East 2,460,033.5822 feet, for the northeast corner of a tract of land described in deed to Roy Lee Marcom, Jr. and Gregory B. Marcom, as recorded by Order Admitting Will & Codicil To Probate As A Muniment Of Title in Document Number 01-4147-P3, Volume 531, Page 000067, and further described in Volume 742, Page 0996, D.R.D.C.T., from which a found "X" cut in concrete bears South 64 degrees 19 minutes 45 seconds East, a distance of 0.21 feet, said point being in the south line of said Lot 1;

THENCE South 89 degrees 38 minutes 00 seconds West, along the common line of said Marcom tract and said south line, a distance of 50.75 feet to a set Texas Department of Transportation (TxDOT) aluminum disk (hereinafter referred to as "A.D.") for the POINT OF BEGINNING, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,023,297.5872 feet, East 2,459,982.8333 feet;\*\*\*

- 1) THENCE South 89 degrees 38 minutes 00 seconds West, continuing along said common line, a distance of 24.83 feet to a point in the existing east right-of-way line of Interstate Highway 35E (a variable width right-of-way) for the northerly northwest corner of said Marcom tract, from which a 1/2-inch found iron rod bears North 73 degrees 51 minutes 32 seconds East a distance of 0.21 feet;
- 2) THENCE North 15 degrees 07 minutes 00 seconds East, departing said common line and along said existing east right-of-way line, a distance of 93.18 feet to a point for corner at the intersection of said existing east right-of-way line with the existing south right-of-way line of Valley View Lane (a variable width right-of-way), from which a 1/2-inch found iron rod bears North 15 degrees 05 minutes 47 seconds East, a distance of 0.19 feet;
- 3) THENCE North 70 degrees 42 minutes 00 seconds East, departing said existing east right-of-way line and along said existing south right-of-way line, a distance of 77.59 feet to a set "X" cut in concrete for corner, said point being on the new east right-of-way line of Interstate Highway 35E;\*\*\*

County: Dallas  
Parcel: 52  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
To Valwood Parkway  
CSJ: 2374-01-052

Page 2 of 4  
March 2005  
Revised January 2007

- 4) THENCE South 19 degrees 25 minutes 57 seconds East, departing said existing south right-of-way line and along said new east right-of-way line, a distance of 20.00 feet to a set "X" cut in concrete for corner;\*\*\*
- 5) THENCE South 70 degrees 56 minutes 25 seconds West, continuing along said new east right-of-way line, a distance of 70.00 feet to a set "X" cut in concrete for corner, said point being the beginning of an Access Denial Line;\*\*\*
- 6) THENCE South 31 degrees 38 minutes 34 seconds West, continuing along said new east right-of-way line and said Access Denial Line, a distance of 45.00 feet to a set "X" cut in concrete for corner;\*\*\*
- 7) THENCE South 16 degrees 23 minutes 44 seconds East, continuing along said new east right-of-way line and said Access Denial Line, a distance of 36.91 feet to the POINT OF BEGINNING AND CONTAINING 2,574 square feet or 0.0591 acre of land, more or less, said point being the end of said Access Denial Line.

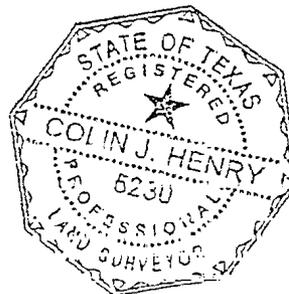
\*\*\*The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

✓ Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpcon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Colin J. Henry 2/21/07  
Colin J. Henry, R.P.L.S. Date  
Texas Registration No. 5230



PARCEL 52  
THOMAS KEENAN SURVEY  
ABSTRACT No. 733

STATE OF TEXAS  
VOL. 2171, PG. 269  
(D.R.D.C.T.)

2430 VALLEY VIEW LANE  
RAY HALLFORD  
(OWNER)  
VOL. 95191, PG. 06537  
(D.R.D.C.T.)  
2,574 SQ. FT.  
OR  
0.0591 ACRE

1/2" FIR BEARS  
N73°51'32"E-0.21'

S89°38'00"W  
24.83'

EXISTING  
R.O.W.  
LINE

STATE OF TEXAS  
VOL. 2161, PG. 388  
(D.R.D.C.T.)

VARIABLE WIDTH R.O.W.  
IH 35E

VALLEY VIEW LANE  
(VARIABLE WIDTH R.O.W.)  
NO RECORD IF DEED FOUND

N70°42'00"E 77.59'

S70°56'25"W  
70.00'

S31°38'34"W  
45.00'

NEW R.O.W. LINE AND  
ACCESS DENIAL LINE

S16°23'44"E  
36.91'

S89°38'00"W  
50.75'

POINT OF  
BEGINNING  
N=7,023,297.5872  
E=2,459,982.8333

ROY LEE MARCOM, JR.  
AND GREGORY B. MARCOM  
(OWNERS)  
ORDER ADMITTING WILL & CODICIL TO  
PROBATE AS A MUNIMENT OF TITLE  
DOCUMENT No. 014147-P3  
VOL. 531, PG. 000067  
VOL. 742, PG. 0996  
(D.R.D.C.T.)  
PARKING AREA

LOT 1, BLOCK 2  
WORD OF FAITH WORLD  
OUTREACH CENTER  
ADDITION  
VOL. 83195, PG. 4452  
(D.R.D.C.T.)

POINT OF  
COMMENCING  
N=7,023,297.9120  
E=2,460,033.5822

FOUND "X"-CUT  
BEARS S64°19'45"E-0.21'

WORD OF FAITH OUTREACH  
CENTER CHURCH  
(OWNER)  
VOL. 92063, PG. 220  
(D.R.D.C.T.)

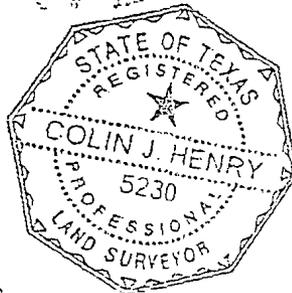
PIKE STREET  
(VARIABLE WIDTH R.O.W.)

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

SET A.D. = SET TxDOT ALUMINUM DISK ON TOP OF A 1/2-INCH IRON ROD  
1/2" FIR = 1/2-INCH FOUND IRON ROD  
SET "X" = SET "X" CUT BY CONCRETE

THE LIMITS OF RECORD AND SET IN THIS PLAT DETACHED  
DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE "A"  
RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY  
CONSTRUCTION PROJECT UNDER THE SUPERVISION  
OF A REGISTERED PROFESSIONAL LAND SURVEYOR



I HEREBY CERTIFY THAT THIS PLAT  
IS A CORRECT AND TRUE REPRESENTATION  
OF THE SURVEY AND THE INFORMATION  
TO THE BEST OF MY KNOWLEDGE  
IS TRUE AND CORRECT.

COLIN J. HENRY, P.L.S. TEXAS No. 5230

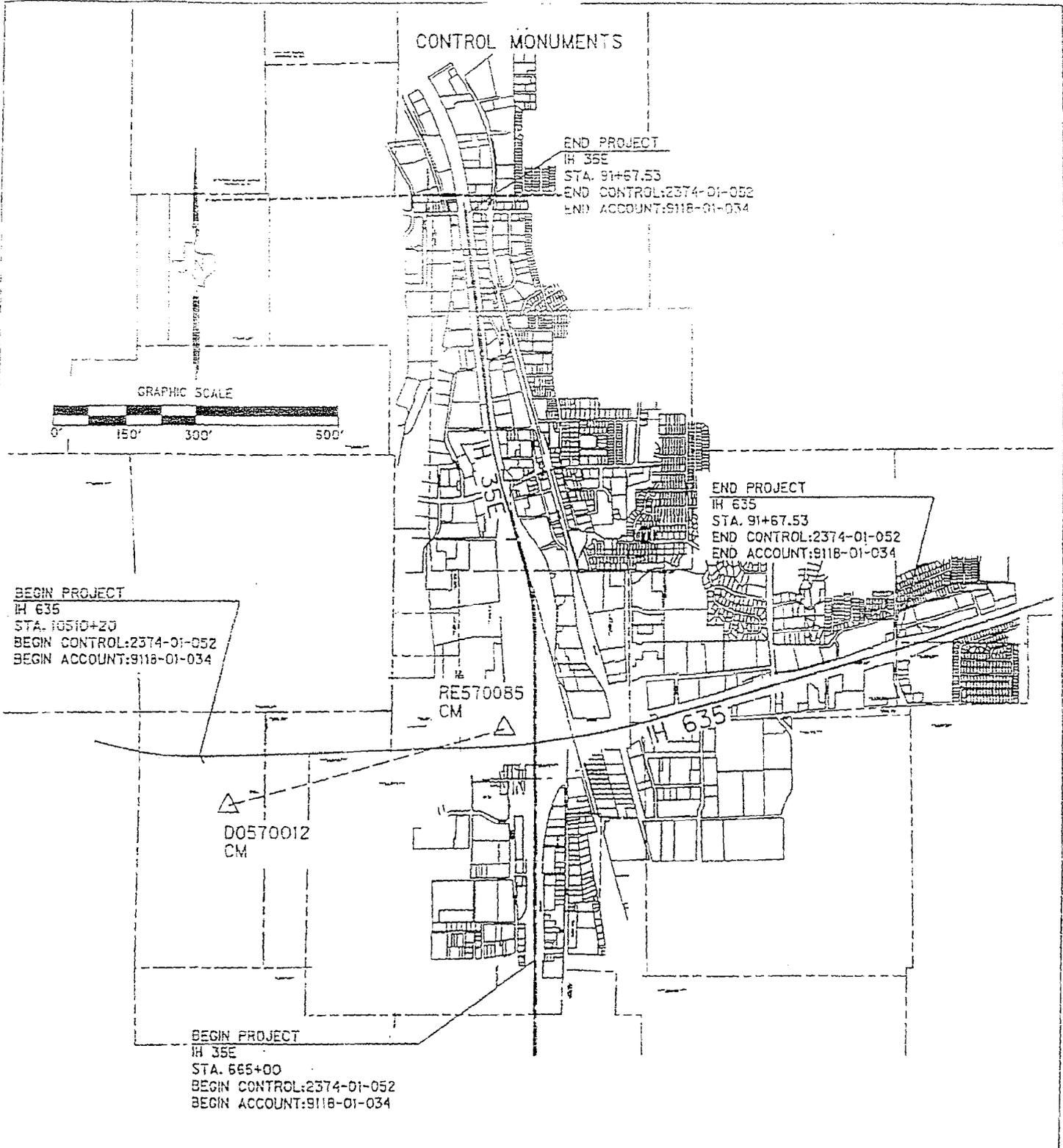
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM,  
N.A.D. 83 (1983 ADJ) NORTH CENTRAL ZONE. ALL DISTANCES AND  
COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID  
BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000135506.

A PLAT OF A SURVEY OF  
A 2,574 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY  
ABSTRACT No. 733  
AND BEING IN THE  
CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

JANUARY 2001

DATE

3/4



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7016280.27508	2459521.95446	3/2" ALUM. ALLOY TXDOT DISC
DO570012	7016003.07227	2454056.33766	3/2" ALUM. ALLOY TXDOT DISC

A PLAT OF A SURVEY OF  
A 2,574 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY  
ABSTRACT NO. 733  
AND BEING IN THE CITY OF DALLAS  
FARMERS BRANCH, DALLAS  
COUNTY, TEXAS

az of Bearing is NAD 83 (1983) Texas State Plane North Control Zone 4202 as observed  
GPS from TXDOT station 'RE570085'. Convergence angle at 'RE570085' is  
00 degrees 52 minutes 21.4 seconds as computed by Corposen for Windows Version 5.11. All  
ordinates shown are surface and may be converted to grid by dividing by the constant

JANUARY 2007

GATE

(1/4)

**Parcel No. 126B**  
**ROW CSJ: 0504-02-021**  
**Date: July 12, 2006**

Being a 0.116 acre tract of land out of Lot 4, Block 7 of Panther Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 9826 of the Plat Records of Tarrant County, Texas, said Lot 4 being deeded by SRJ Ridgehaven Partners, Ltd. to GBR Realty, Ltd. by General Warranty Deed dated December 12, 2005 and recorded in County Clerk's File No. D205367210 of the Deed Records of Tarrant County, Texas, said 0.116 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for the reconstructed most northerly northwest corner of said Lot 4 and for the reconstructed most southerly northwest corner of Lot 5, Block 7 of said Panther Heights, said point being in the east right-of-way line of Stewart Feltz Road (a variable width right-of-way), said point having grid coordinates of N= 6,900,789.27 and E= 2,302,264.02;

- (1) **THENCE** South 50 degrees 22 minutes 41 seconds East, with the northeast line of said Lot 4 and with the southwest line of said Lot 5, a distance of 74.15 feet to a R.O.W. Marker set for corner in the proposed southeasterly 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 138.35 feet left of and at right angles to centerline station 981+62.93 of the proposed centerline of State Highway 121, from which a 1/2 inch iron rod found for the northeast corner of said Lot 4 and for the southwest corner of said Lot 5 bears South 50 degrees 22 minutes 41 seconds East, a distance of 241.29 feet;
- (2) **THENCE** South 39 degrees 13 minutes 12 seconds West, with the proposed southeasterly right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 110.71 feet to a R.O.W. Marker set for corner in the west line of said Lot 4 and in the east right-of-way line of said Stewart Feltz Road, said R.O.W. Marker being the end of said Control of Access Line, said R.O.W. Marker being 153.65 feet left of and at right angles to centerline station 982+72.58 of the proposed centerline of State Highway 121, from which a 1/2 inch iron rod found for the southwest corner of said Lot 4 and for the northwest corner of Lot 3, Block 7 of said Panther Heights bears South 01 degrees 10 minutes 12 seconds East, a distance of 157.00 feet;
- (3) **THENCE** North 01 degrees 10 minutes 12 seconds West, with the west line of said Lot 4 and with the east right-of-way line of said Stewart Feltz Road, a distance of 118.88 feet to a point for the reconstructed most westerly northwest corner of said Lot 4;

Parcel No. 126B  
ROW CSJ: 0504-02-021  
Date: July 12, 2006

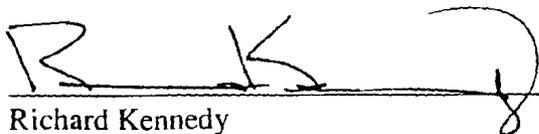
- (4) **THENCE** North 47 degrees 09 minutes 26 seconds East, with the northwest line of said Lot 4 and with the existing east right-of-way line of said Stewart Feltz Road, a distance of 20.88 feet to the **POINT OF BEGINNING**, and containing 5,032 square feet or 0.116 acres of land, more or less.

**Notes:**

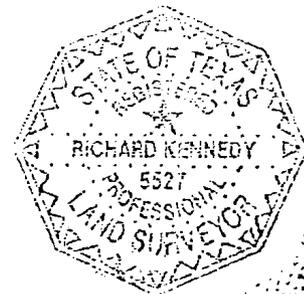
- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central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

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

SURVEYED ON THE GROUND May 7, 2005



Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527





**COUNTY:** TARRANT  
**HIGHWAY:** SH 121  
**ROW CSJ:** 0504-02-021  
**PARCEL:** 126B  
**DATE:** November 29, 2007  
**EXHIBIT B, Page 1 of 1 Page**

IN ADDITION THERETO:

**Notwithstanding the "control of access" line depicted in the foregoing parcel plat (page 3 of 3 of the property description), access will be permitted to the southernmost 157 feet of the remaining property abutting Stewart Feltz Road. Such "control of access" line is intended only for the purposes of depicting that access will not be permitted directly 1) between the main lanes of the highway facility and the remaining property, or 2) the main lanes and entrance or exit ramps associated with the transportation facility**

June, 2005  
Parcel 11  
Page 1 of 4

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

**PROPERTY DESCRIPTION FOR PARCEL 11**

Being a 0.0012 acre (52 square feet) parcel of land out of the William S. Allen Survey, Abstract No. 2, Montgomery County, Texas, being out of a 4.8450 acre tract conveyed to Conroe Shopping Center, L.L.C. by deed dated November 4, 2002, as recorded under Clerk's File No. 2002-116590 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), and out of Reserve "C," Milestone Subdivision, as recorded in Cabinet L, Sheet 32 of the Montgomery County Map Records (M.C.M.R.), said 0.0012 acre parcel being more particularly described as follows: (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment), all distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999970).

COMMENCING at a 5/8-inch iron rod found at a southwest interior corner of said 4.8450 acre tract, a southwest interior corner of said Reserve "C," the northeast corner of a 1.3034 acre tract conveyed to Ratan Stores, Inc. by deed dated January 14, 2000, as recorded under Clerk's File No. 2000-004566 of the O.P.R.R.P.M.C., and the northeast corner of "D," Milestone Subdivision, as recorded in Cabinet L, Sheet 32 of the M.C.M.R.; thence as follows:

SOUTH 46 degrees 02 minutes 56 seconds EAST, a distance of 125.29 feet along the common line of said 1.3034 acre tract, said 4.8450 acre tract, said Reserve "C," and said Reserve "D" to an "X" found in concrete at an easterly corner of said Reserve "D";

SOUTH 52 degrees 16 minutes 46 seconds EAST, a distance of 100.60 feet along the common line of said 1.3034 acre tract, said 4.8450 acre tract, said Reserve "C," and said Reserve "D" to a 5/8-inch iron rod with cap found at an easterly corner of said Reserve "C";

SOUTH 46 degrees 02 minutes 56 seconds EAST, a distance of 46.84 feet along the common line of said 1.3034 acre tract, said 4.8450 acre tract, said Reserve "C," and said Reserve "D" to a Texas Department of Transportation (TxDOT) aluminum disk set on a 5/8-inch iron rod set at the POINT OF BEGINNING of the herein described parcel, lying in the proposed north right-of-way line of Loop 336, having a Texas State Plane Coordinate Value of X = 3,828,510.19. Y = 10,119,068.64; \*\*

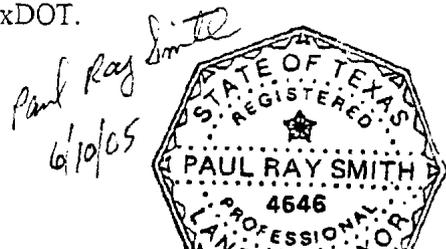
June, 2005  
Parcel 11  
Page 2 of 4

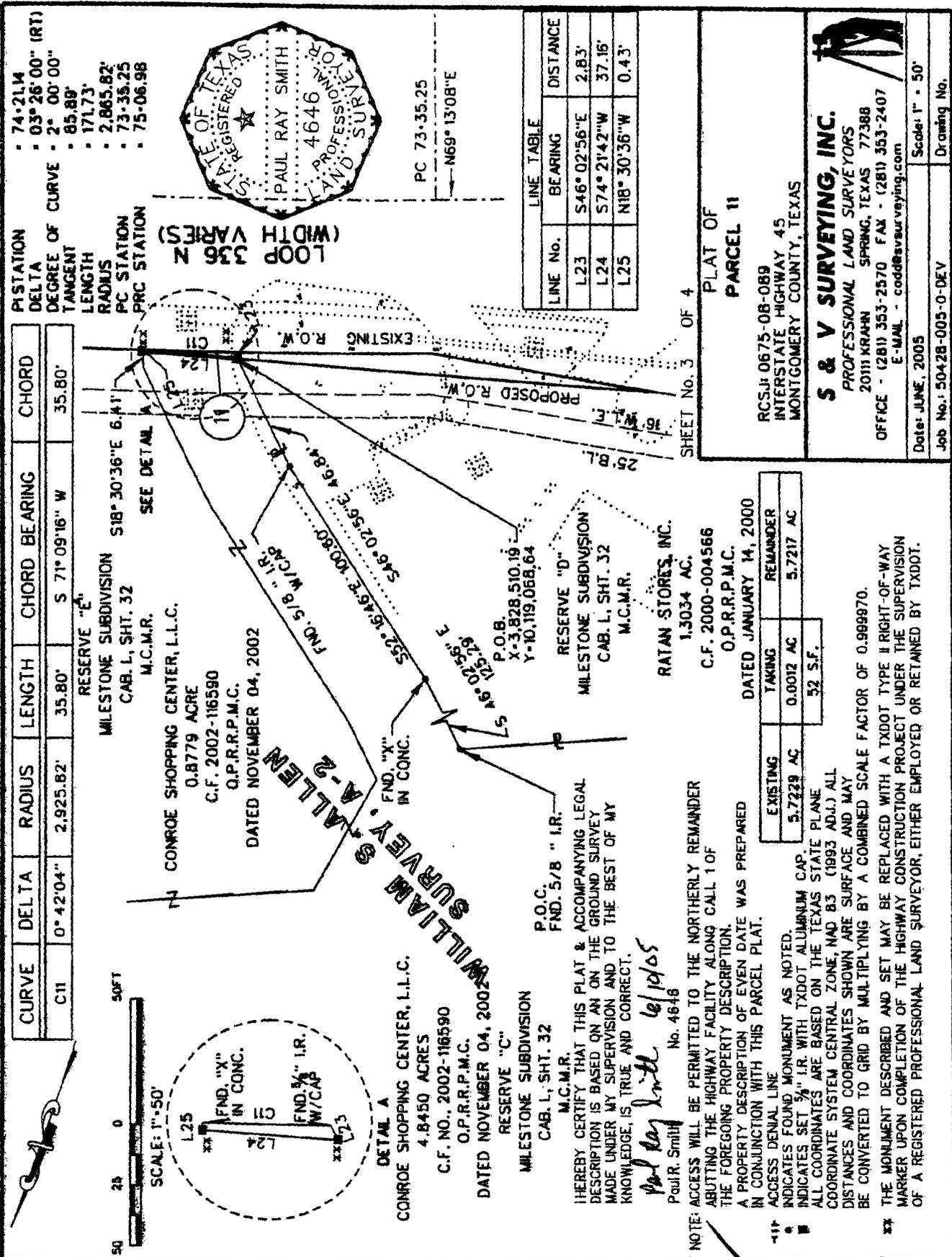
- 1.) THENCE, NORTH 74 degrees 21 minutes 42 seconds EAST, a distance of 37.16 feet along said proposed north right-of-way line of Loop 336 to a TxDOT aluminum disk set on a 5/8-inch iron rod at the northeast corner of the herein described parcel, lying in the east line of said 4.8450 acre tract, the east line of said Reserve "C," the west line of a 0.8779 acre tract conveyed to Conroe Shopping Center, L.L.C. by deed dated November 4, 2002, as recorded under Clerk's File No. 2002-116590 of the O.P.R.R.P.M.C., and the west line of Reserve "E," Milestone Subdivision, as recorded in Cabinet L, Sheet 32 of the M.C.M.R.; \*\*
- 2.) THENCE, SOUTH 18 degrees 30 minutes 36 seconds EAST, a distance of 0.43 feet along a common line of said 4.8450 acre tract, said Reserve "C," said 0.8779 acre tract, and Reserve "E" to an "X" found in concrete at the southeast corner of said 4.8450 acre tract, said Reserve "C," the southwest corner of said 0.8779 acre tract, said Reserve "E," the southeast corner of the herein described parcel, and lying in the existing north right-of-way line of Loop 336 (width varies);
- 3.) THENCE, SOUTHWESTERLY along a curve to the left, a common line of said 4.8450 acre tract, said Reserve "C," and said existing north right-of-way line of Loop 336 through a central angle of 00 degrees 42 minutes 04 seconds having a radius of 2,925.82 feet, an arc length of 35.80 feet, and a long chord bearing SOUTH 71 degrees 09 minutes 16 seconds WEST, a distance of 35.80 feet to a 5/8-inch iron rod with cap found at the southwest corner of said 4.8450 acre tract, said Reserve "C," the southeast corner of said 1.3034 acre tract, said Reserve "D," and the southwest corner of the herein described parcel;
- 4.) THENCE, NORTH 46 degrees 02 minutes 56 seconds WEST, a distance of 2.83 feet along the common line of said 4.8450 acre tract, said Reserve "C," said 1.3034 acre tract, and said Reserve "D" to the POINT OF BEGINNING, containing 0.0012 acre (52 square feet) of land.

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

Access will be permitted to the northerly remainder abutting the highway facility along Call 1 of the foregoing property description.

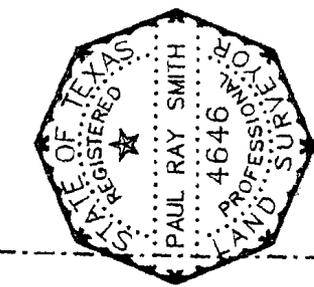
\*\*The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.





STATION  
DELTA  
DEGREE OF CURVE  
TANGENT  
LENGTH  
RADIUS  
PC STATION  
PRC STATION

74+21.14  
03°26'00" (RT)  
2° 00' 00"  
85.89'  
171.73'  
2,865.82'  
73+35.25  
75-06.98



PC 73+35.25  
N69°13'08"E

LINE TABLE

LINE No.	BEARING	DISTANCE
L23	S46°02'56"E	2.83'
L24	S74°21'42"W	37.16'
L25	N18°30'36"W	0.43'

SHEET No. 3 OF 4  
PLAT OF  
PARCEL 11

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

**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
2011 KRAHN SPRING, TEXAS 77388  
OFFICE - (281) 353-2570 FAX - (281) 353-2407  
E-MAIL - codd@svsurveying.com  
Date: JUNE, 2005  
Scale: 1" = 50'  
Job No.: 50428-003-0-DEV  
Drawing No.

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	0°42'04"	2,925.82'	35.80'	S 71°09'16" W	35.80'

RESERVE "E"  
MILESTONE SUBDIVISION  
CAB. L, SHT. 32  
M.C.M.R.

CONROE SHOPPING CENTER, L.L.C.  
0.8779 ACRE  
C.F. 2002-116590  
Q.P.R.R.P.M.C.  
DATED NOVEMBER 04, 2002

RESERVE "X"  
IN CONC.  
FND. 5/8 " I.R.  
W/CAP

RESERVE "D"  
MILESTONE SUBDIVISION  
CAB. L, SHT. 32  
M.C.M.R.

RATAN STORES, INC.  
1,3034 AC.  
C.F. 2000-004566  
O.P.R.R.P.M.C.  
DATED JANUARY 14, 2000

RESERVE "C"  
MILESTONE SUBDIVISION  
CAB. L, SHT. 32  
M.C.M.R.

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

Paul R. Smith  
No. 4646

NOTE: ACCESS WILL BE PERMITTED TO THE NORTHERLY REMAINDER ABUTTING THE HIGHWAY FACILITY ALONG CALL 1 OF THE FOREGOING PROPERTY DESCRIPTION.

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

ACCESS DENIAL LINE

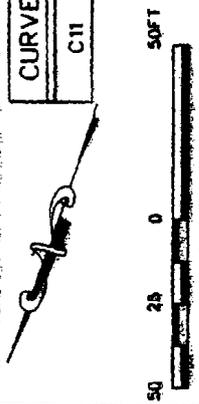
INDICATES FOUND MONUMENT AS NOTED.

INDICATES SET 3/8" I.R. WITH TXDOT ALUMINUM CAP.

ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83 (1993 ADJ.) ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999870.

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

EXISTING	TAKING	REMAINDER
5.7229 AC	0.0012 AC	5.7217 AC
	52 S.F.	



SCALE: 1"=50'

RESERVE "X"  
IN CONC.  
FND. 5/8 " I.R.  
W/CAP

CONROE SHOPPING CENTER, L.L.C.  
4.8450 ACRES  
C.F. NO. 2002-116590  
O.P.R.R.P.M.C.  
DATED NOVEMBER 04, 2002

RESERVE "C"  
MILESTONE SUBDIVISION  
CAB. L, SHT. 32  
M.C.M.R.

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

Paul R. Smith  
No. 4646

NOTE: ACCESS WILL BE PERMITTED TO THE NORTHERLY REMAINDER ABUTTING THE HIGHWAY FACILITY ALONG CALL 1 OF THE FOREGOING PROPERTY DESCRIPTION.

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

ACCESS DENIAL LINE

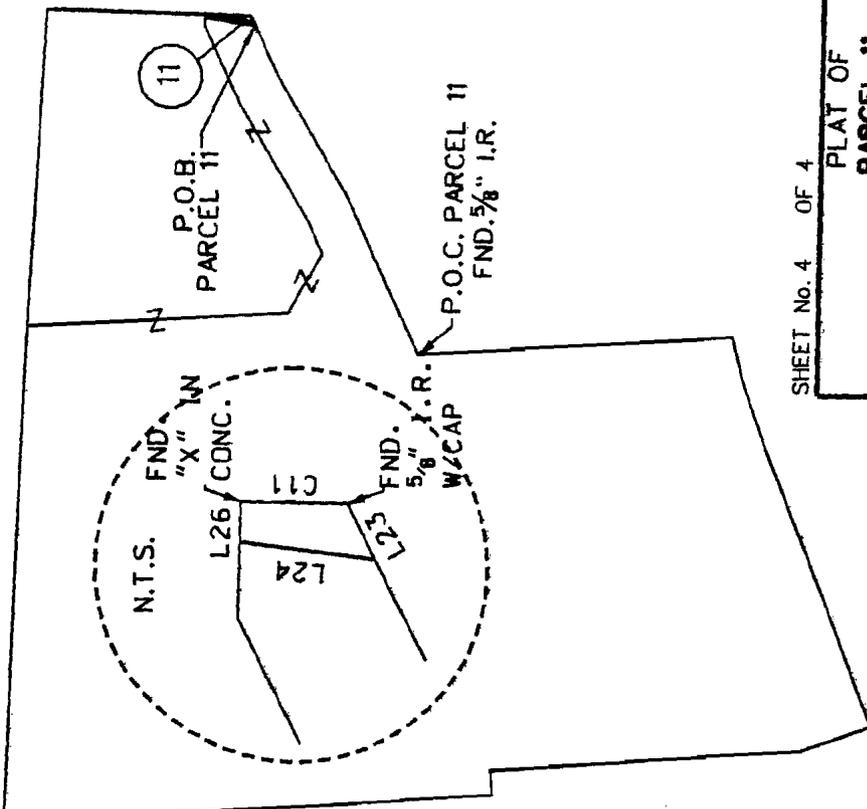
INDICATES FOUND MONUMENT AS NOTED.

INDICATES SET 3/8" I.R. WITH TXDOT ALUMINUM CAP.

ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83 (1993 ADJ.) ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999870.

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

INSET PARCEL 11  
NOT TO SCALE



SHEET No. 4 OF 4

PLAT OF  
PARCEL 11

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



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

Date: JUNE, 2005 Scale: 1" = 50'

Job No.: 50428-005-0-DEV Drawing No.

County: Dallas  
Parcel: 14 Part 1  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 4  
November 17, 2004

**LEGAL DESCRIPTION FOR PARCEL 14 PART 1**

BEING a 489 square feet tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the J. B. Shade Survey, Abstract No. 1390, being further located in Lot 1, Block 1/6593 of Freeway North Industrial Park, an addition to the City of Dallas as recorded in Volume 895, Page 1363, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described in deed to 2610 Forest Lane Limited Partnership, as recorded in Volume 2001031, Page 978, D.R.D.C.T., and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2-inch found iron rod at NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,017,796.7735 feet, East 2,462,767.3642 feet, being the north end of a transitional curve between the north right-of-way line of Tama Drive (a variable width right-of-way) as dedicated by said addition and the east right-of-way line of Anaheim Drive (a 60.00 feet wide right-of-way) as dedicated by said addition;

THENCE North 14 degrees 54 minutes 33 seconds West, along said east right-of-way line, a distance of 113.79 feet to a set "P.K." nail with Shiner having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,017,906.7310 feet, East 2,462,738.0881 feet, for the POINT OF BEGINNING on the new south right-of-way line of Interstate Highway 635;\*\*

- (1) THENCE North 14 degrees 54 minutes 33 seconds West, departing said new south right-of-way line and continuing along said east right-of-way line, a distance of 183.45 feet to the northwest corner of said Lot 1 on the south right-of-way line of Interstate Highway 635;
- (2) THENCE North 55 degrees 17 minutes 09 seconds East, departing said east right-of-way line and along said south right-of-way line, a distance of 2.74 feet to a point for corner on said new south right-of-way line of Interstate Highway 635;\*\*
- (3) THENCE South 15 degrees 32 minutes 18 seconds East, departing said south right-of-way line and along said new south right-of-way line, a distance of 109.93 feet to a set "X" cut in concrete for corner;\*\*

County: Dallas  
Parcel: 14 Part 1  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 4  
November 17, 2004

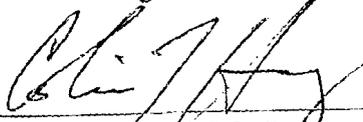
- (4) THENCE South 12 degrees 00 minutes 05 seconds East, continuing along said new south right-of-way line, a distance of 74.56 feet to THE POINT OF BEGINNING AND CONTAINING 489 square feet or 0.0112 acre of land, more or less;\*\*

\*\* 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.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

Access is granted to the transportation facility from the adjacent property.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
\_\_\_\_\_  
Colin J. Henry, R.P.L.S.                      11/17/04  
Texas Registration No. 5230                      Date

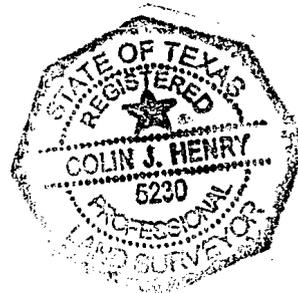
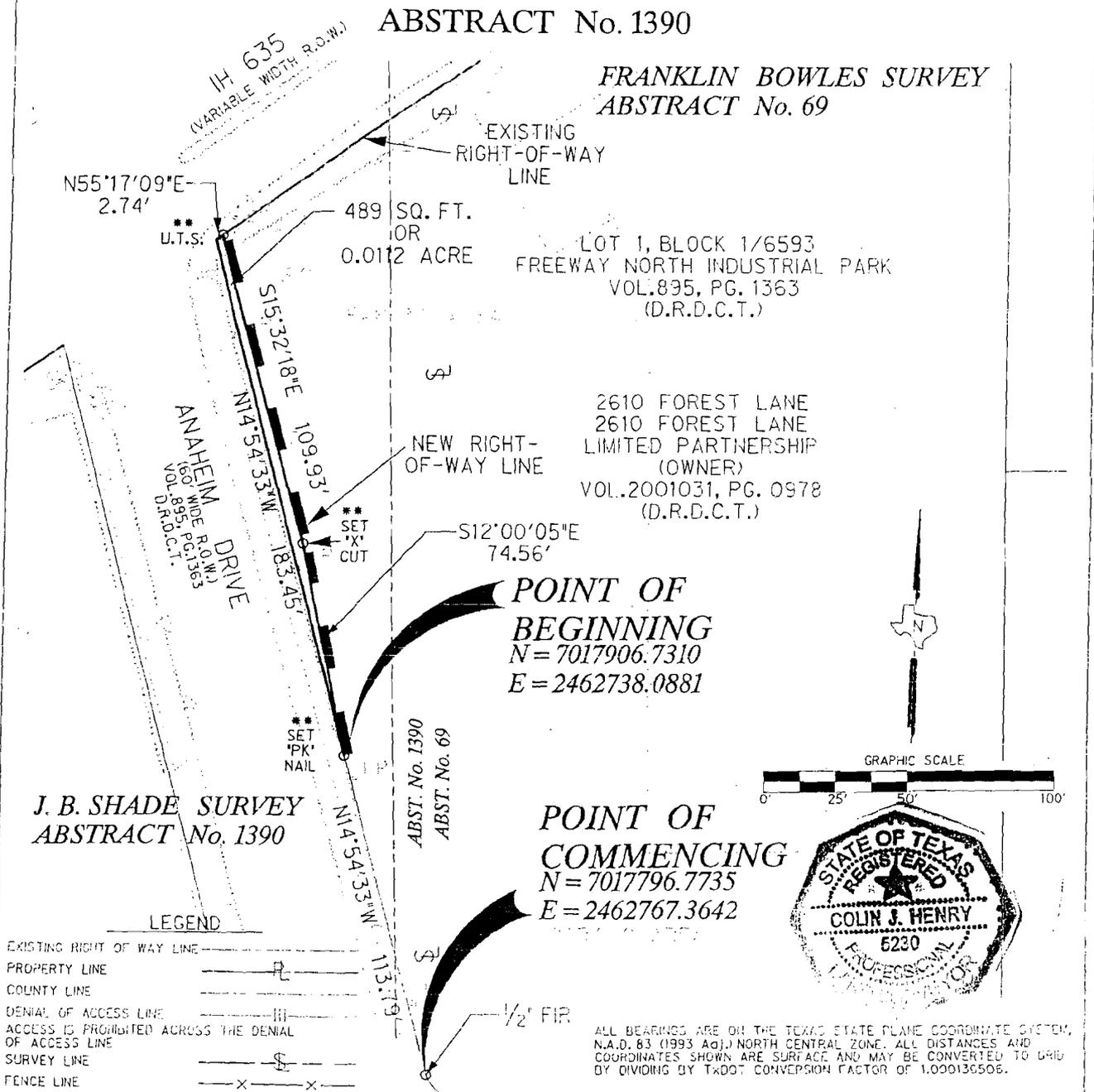


EXHIBIT "A"  
PARCEL 14 PART 1  
**J. B. SHADE SURVEY**  
ABSTRACT No. 1390

**FRANKLIN BOWLES SURVEY**  
ABSTRACT No. 69

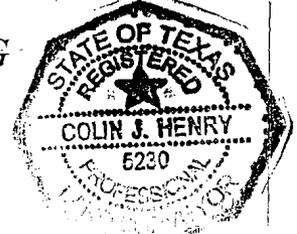
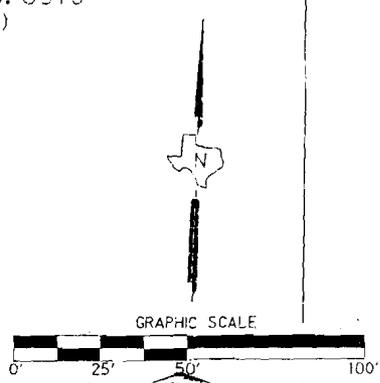


LOT 1, BLOCK 1/6593  
FREEWAY NORTH INDUSTRIAL PARK  
VOL. 895, PG. 1363  
(D.R.D.C.T.)

2610 FOREST LANE  
2610 FOREST LANE  
LIMITED PARTNERSHIP  
(OWNER)  
VOL. 2001031, PG. 0978  
(D.R.D.C.T.)

**POINT OF BEGINNING**  
N = 7017906.7310  
E = 2462738.0881

**POINT OF COMMENCING**  
N = 7017796.7735  
E = 2462767.3642



- LEGEND**
- EXISTING RIGHT OF WAY LINE
  - PROPERTY LINE
  - COUNTY LINE
  - DENIAL OF ACCESS LINE
  - ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE
  - SURVEY LINE
  - FENCE LINE
  - CITY LIMITS
  - EASEMENTS
  - RAILROAD
  - STRUCTURE
- SET A.D. = SET TxDOT ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD  
 FND B.D. = FOUND TxDOT BRASS DISK IN CONCRETE  
 1/2" FIR = 1/2 INCH FOUND IRON ROD  
 U.T.S. = UNABLE TO SET MONUMENTATION

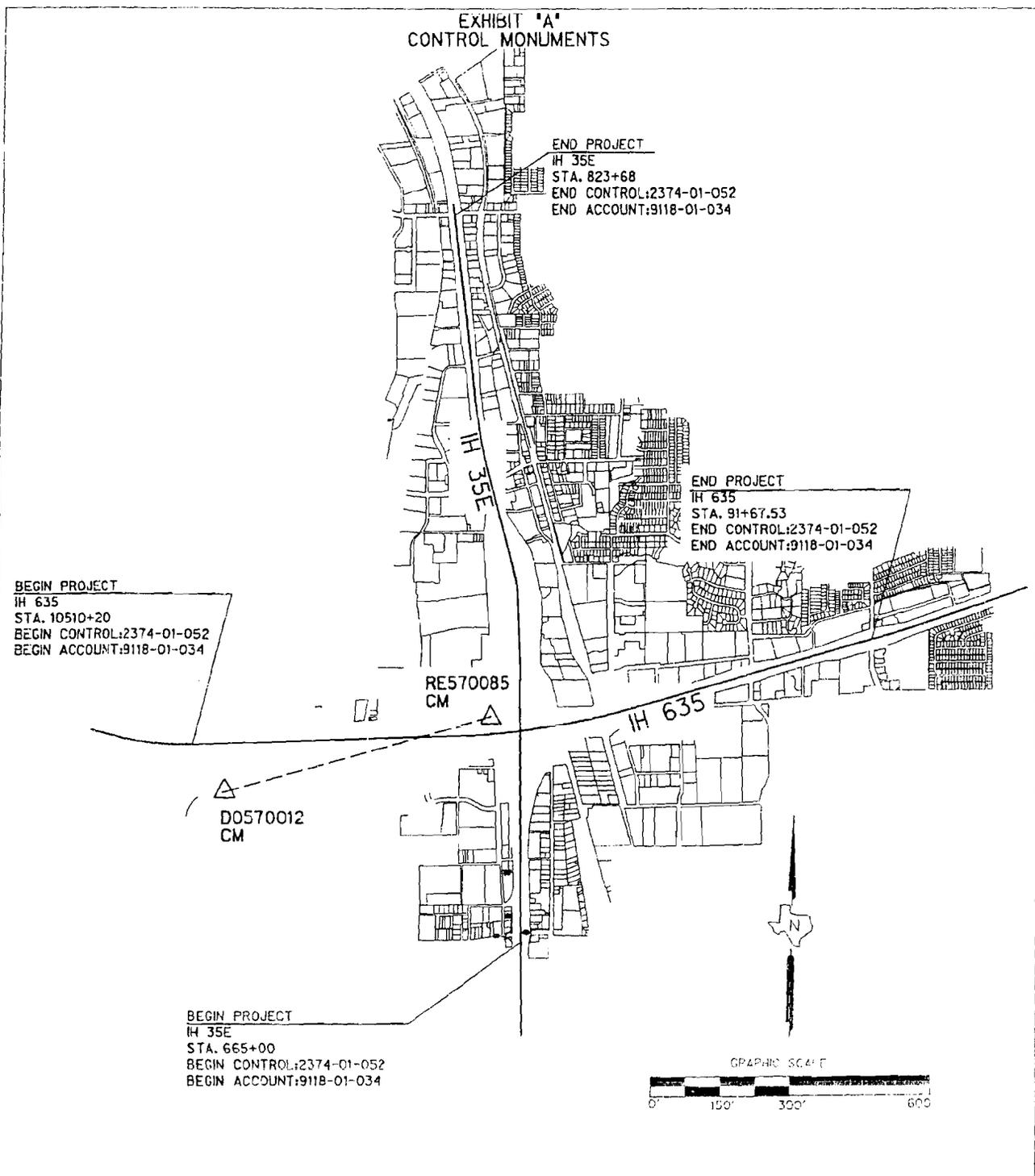
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF  
A 489 SQ. FT. TRACT OF LAND  
IN THE J. B. SHADE SURVEY  
ABSTRACT No. 1390  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IT IS TRUE AND CORRECT.  
*Colin J. Henry* 11/17/04  
COLIN J. HENRY, R.P.L.S., TEXAS NO. 5230

NOVEMBER 2004  
DATE

3/4



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2459821.96446	3 1/2' ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3 1/2' ALUM. ALLOY TXDOT DISC

NOTE:  
basis of bearing is NAV to (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TADOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds, as computed by Corpcon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

A PLAT OF A SURVEY OF  
A 489 SQ. FT. TRACT OF LAND  
IN THE J. B. SHADE SURVEY  
ABSTRACT No. 1390  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

NOVEMBER 2004  
DATE

4/4

County: Dallas  
Highway: IH 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
ROW CSJ: 2374-01-052  
ACCOUNT: 9118-01-034

Page 1 of 1  
November 17, 2004

Access Clause for Parcel 14 Part 1

Access will not be permitted to the southerly remainder abutting Interstate Highway facility along Call 3 of the foregoing property description.

County: Dallas  
Parcel: 14 Part 2  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 4  
November 17, 2004

**LEGAL DESCRIPTION FOR PARCEL 14 PART 2**

BEING a 658 square feet tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the Franklin Bowles Survey, Abstract No. 69, being further located in Lot 1, Block 1/6593 of Freeway North Industrial Park, an addition to the City of Dallas as recorded in Volume 895, Page 1363, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described in deed to 2610 Forest Lane Limited Partnership, as recorded in Volume 2001031, Page 978, D.R.D.C.T., and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2-inch iron rod having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,017,796.7735 feet, East 2,462,767.3642 feet, being the north end of a transitional curve between the north right-of-way line of Tarna Drive (a variable width right-of-way) as dedicated by said addition and the east right-of-way line of Anaheim Drive (a 60.00 feet wide right-of-way) as dedicated by said addition;

THENCE North 10 degrees 18 minutes 54 seconds East, along said west right-of-way line, a distance of 389.00 feet to a set "X" cut in concrete having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,179.4895 feet, East 2,462,837.0183 feet, and being the beginning of a circular curve to the right having a radius of 1,417.40 feet and whose chord bears North 62 degrees 51 minutes 16 seconds East, a distance of 142.68 feet, for the POINT OF BEGINNING at the intersection of the new south right-of-way line of Interstate Highway 635 with the south right-of-way line of Interstate Highway 635 (a variable width right-of-way);\*\*

- (1) THENCE Northeasterly, departing said new south right-of-way line, along said south right-of-way line and along said curve to the right, through a central angle of 05 degrees 46 minutes 12 seconds, an arc distance of 142.74 feet to the northeast corner of said Lot 1, Block 1/6593 and being the northwest corner of Lot 2, Block 1/6593 of said Freeway North Industrial Park Addition;
- (2) THENCE South 00 degrees 13 minutes 07 seconds East, departing said south right-of-way line and along the common line of said Lot 1, Block 1/6593 and said Lot 2, Block 1/6593, a distance of 7.67 feet to a set "X" cut in concrete for corner on said new south right-of-way line of Interstate Highway 635;\*\*
- (3) THENCE South 65 degrees 39 minutes 55 seconds West, departing said common lot line and along said new south right-of-way line, a distance of 139.37 to THE POINT OF BEGINNING AND CONTAINING 658 square feet or 0.0151 acre of land, more or less;\*\*

\*\* 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

County: Dallas  
Parcel: 14 Part 2  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 4  
November 17, 2004

project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpcon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

Access is granted to the transportation facility from the adjacent property.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

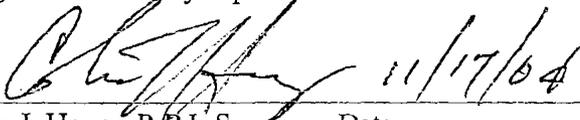
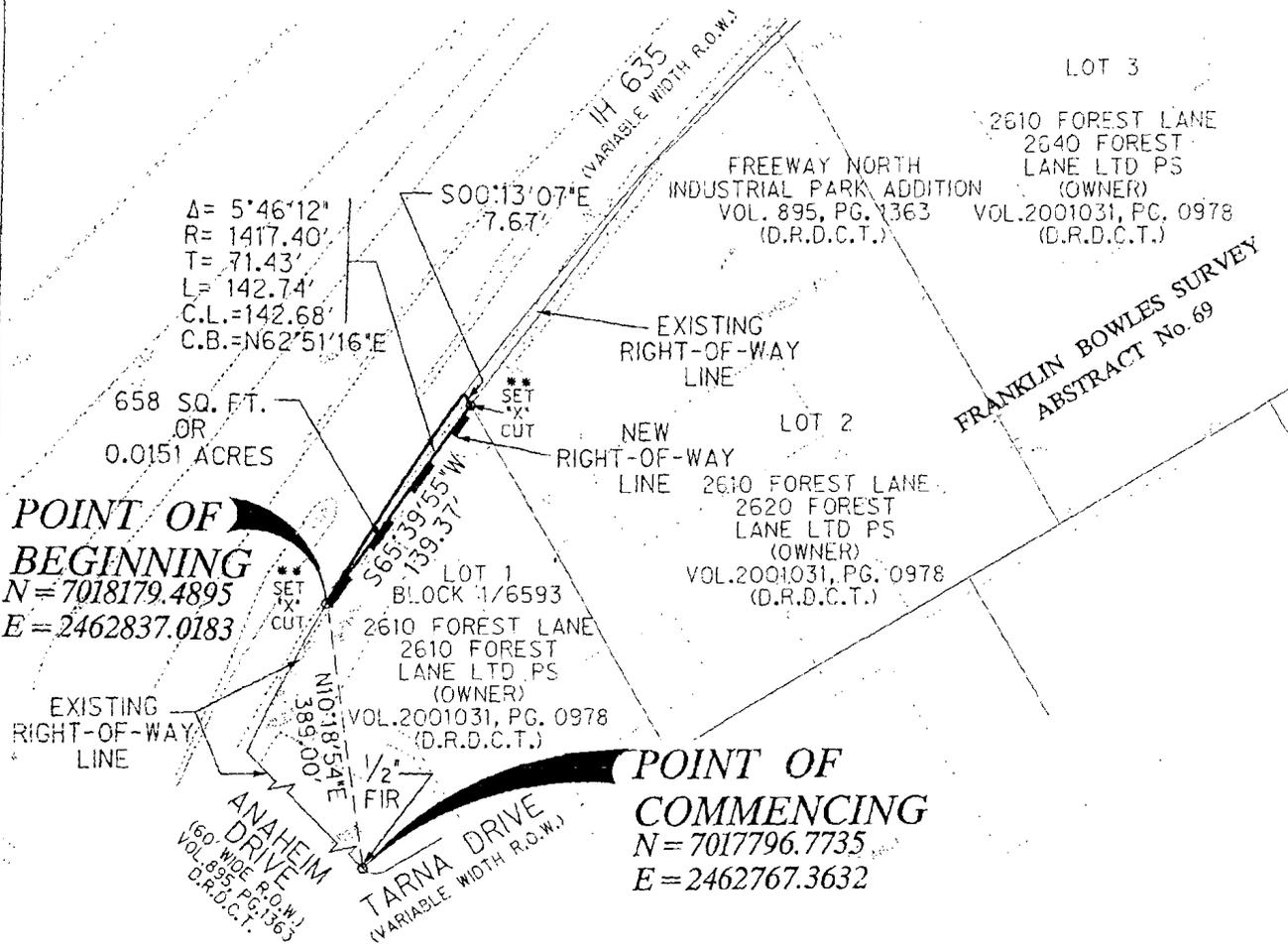
  
\_\_\_\_\_  
Colin J. Henry, R.P.L.S.                      Date  
Texas Registration No. 5230



EXHIBIT "A"  
PARCEL 14 PART 2  
**FRANKLIN BOWLES SURVEY**  
ABSTRACT No. 69

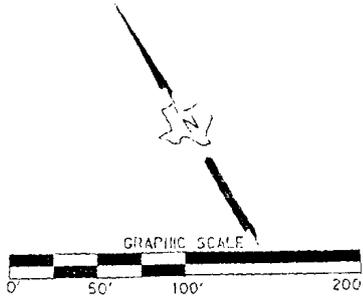


**POINT OF BEGINNING**  
N = 7018179.4895  
E = 2462837.0183

**POINT OF COMMENCING**  
N = 7017796.7735  
E = 2462767.3632

**LEGEND**

EXISTING RIGHT OF WAY LINE	---
PROPERTY LINE	— R —
COUNTY LINE	---
CONTROL OF ACCESS LINE	
ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE	---
SURVEY LINE	— S —
FENCE LINE	— X — X —
CITY LIMITS	---
EASEMENTS	---
RAILROAD	—+—+—+—
STRUCTURE	—



A PLAT OF A SURVEY OF  
A 658 SQ. FT. TRACT OF LAND  
IN THE FRANKLIN BOWLES SURVEY  
ABSTRACT No. 69  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

SET A.D. = SET TXDOT ALUMINUM DISK ON TOP OF A 3/4-INCH IRON ROD  
FND B.D. = FOUND TXDOT BRASS DISK IN CONCRETE  
1/2" FIR = 1/2 INCH FOUND IRON ROD

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM,  
N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND  
COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID  
BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.

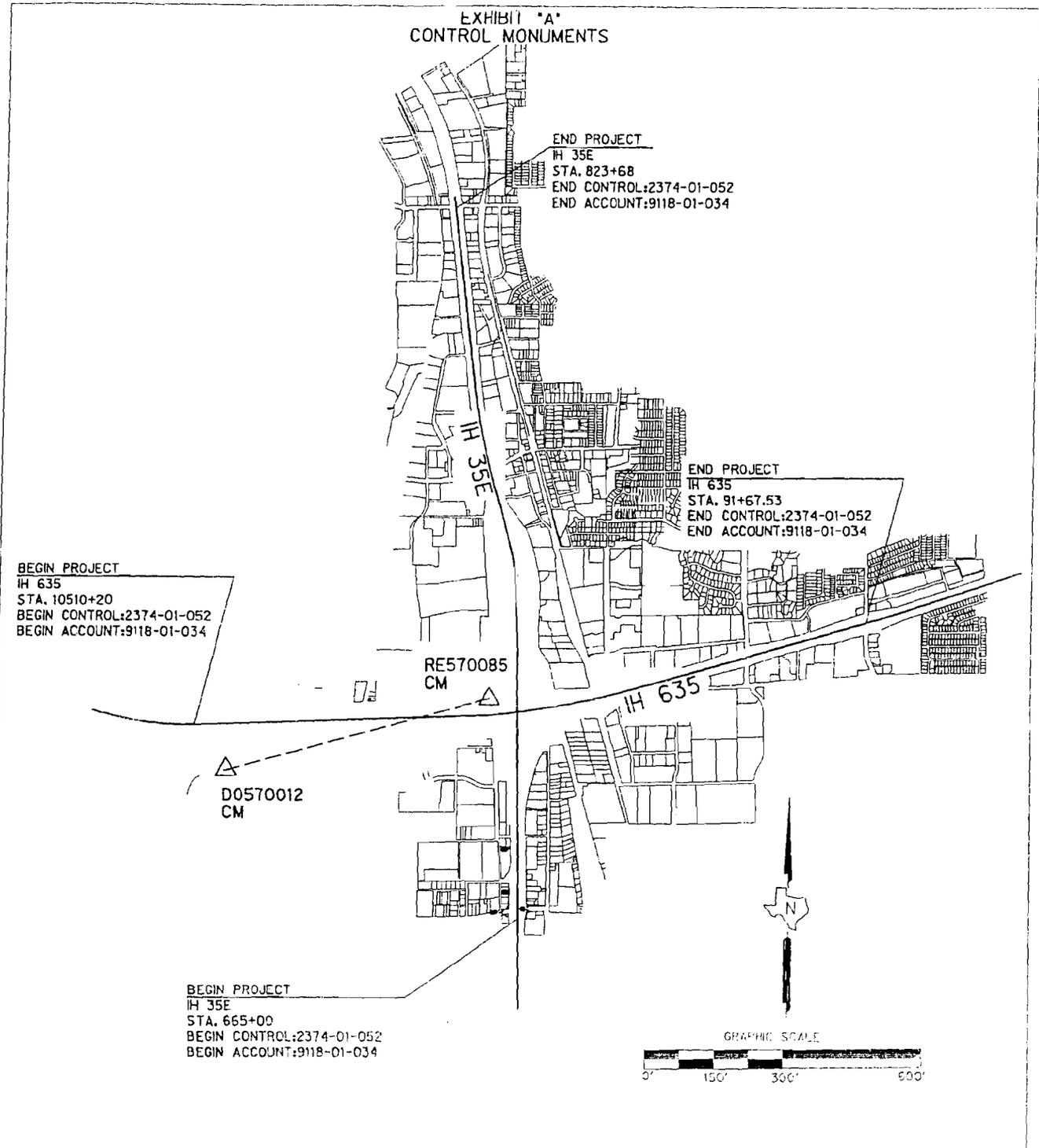
•• THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED  
DURING CONSTRUCTION MAY BE REPLACED WITH A TXDOT TYPE II  
RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY  
CONSTRUCTION PROJECT UNDER THE SUPERVISION  
OF A REGISTERED PROFESSIONAL LAND SURVEYOR  
EITHER EMPLOYED OR RETAINED BY TXDOT.

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

*Colin J. Henry* 11/17/04  
COLIN J. HENRY, R.P.L.S., TEXAS No. 6230

NOVEMBER 2004  
DATE

3/4



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136306

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2459821.96446	3 1/2" ALUM. ALL OY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3 1/2" ALUM. ALL OY TXDOT DISC

NOTE:  
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds, as computed by Corposon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136306.

A PLAT OF A SURVEY OF  
A 658 SQ. FT. TRACT OF LAND  
IN THE FRANKLIN BOWLES SURVEY  
ABSTRACT No. 69  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

NOVEMBER 2004  
DATE

4/4

County: Dallas  
Parcel: 14 Part 3  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 5  
November 17, 2004

**LEGAL DESCRIPTION FOR PARCEL 14 PART 3**

BEING a 1,167 square feet tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the Franklin Bowles Survey, Abstract No. 69, being further located in Lot 2, Block 1/6593 of Freeway North Industrial Park, an addition to the City of Dallas as recorded in Volume 895, Page 1363, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described in deed to 2610 Forest Lane Limited Partnership, as recorded in Volume 2001031, Page 978, D.R.D.C.T., and being more particularly described by metes and bounds as follows;

COMMENCING at a set Aluminum Disk on a 5/8 inch iron rod (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,004.6881 feet, East 2,462,964.8965 feet, being the southwest corner of Lot 2, Block 1/6593 of said addition;

THENCE North 00 degrees 13 minutes 07 seconds West, along the common line of said Lot 2 with Lot 1 of said Block 1/6593, a distance of 232.23 feet to a set "X" cut in concrete having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,236.9213 feet, East 2,462,964.0107 feet, for the POINT OF BEGINNING on the new south right-of-way line of Interstate Highway 635;\*\*

- (1) THENCE North 00 degrees 13 minutes 07 seconds West, departing said new south right-of-way line and continuing along said common line, a distance of 7.67 feet to a point for corner on the south right-of-way line of Interstate Highway 635 (a variable width right-of-way), and being the northwest corner of said Lot 2 and being the beginning of a non-tangent circular curve to the right having a radius of 1,417.40 feet and whose chord bears North 70 degrees 12 minutes 22 seconds East a distance of 220.77 feet;
- (2) THENCE Northeasterly, along said curve to the right and along said south right-of-way line, through a central angle of 08 degrees 55 minutes 59 seconds, an arc distance of 220.99 feet to the point of tangency;
- (3) THENCE North 74 degrees 40 minutes 21 seconds East, continuing along said south right-of way line, a distance of 53.85 feet to the northeast corner of said Lot 2, and being the northwest corner of Lot 3, Block 1/6593 of said Freeway North Industrial Park addition;

County: Dallas  
Parcel: 14 Part 3  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 5  
November 17, 2004

- (4) THENCE South 00 degrees 13 minutes 07 seconds East, departing said south right-of-way line, and along the common line of said lots 2 and 3, a distance of 4.78 feet to a set "X" cut in concrete for corner on the new south right-of-way line of Interstate Highway 635;\*\*
- (5) THENCE South 76 degrees 18 minutes 22 seconds West, departing said common line and along said new south right-of-way line, a distance of 99.55 feet to a set "X" cut in concrete for the point of curvature of a circular curve to the left having a radius of 2,771.98 feet and whose chord bears South 67 degrees 22 minutes 04 seconds West, a distance of 164.71 feet;
- (6) THENCE Southwesterly, along said curve to the left and continuing along said new south right-of-way line, through a central angle of 03 degrees 24 minutes 18 seconds, an arc distance of 164.74 to a set "X" cut in concrete for the point of tangency;
- (7) THENCE South 65 degrees 39 minutes 55 seconds West, continuing along said new south right-of-way line, a distance of 11.96 feet to the POINT OF BEGINNING AND CONTAINING 1,167 square feet or 0.0268 acre of land, more or less;\*\*

\*\* 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.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

County: Dallas  
Parcel: 14 Part 3  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 3 of 5  
November 17, 2004

Access is granted to the transportation facility from the adjacent property.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
\_\_\_\_\_  
Colin J. Henry, R.P.L.S.                      Date  
Texas Registration No. 5230

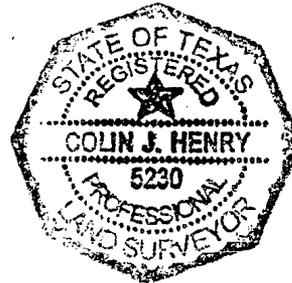
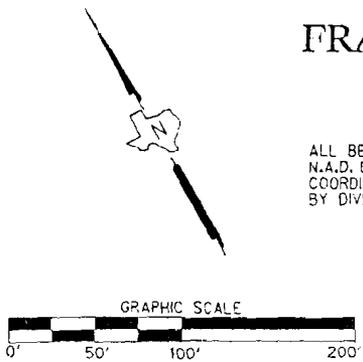


EXHIBIT "A"  
PARCEL 14 PART 3  
**FRANKLIN BOWLES SURVEY**  
ABSTRACT No. 69

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 Adj.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.



STATE OF TEXAS  
VOL. 263, PG. 0149  
(D.R.D.C.T.)

1,167 SQ. FT.  
OR  
0.0268 ACRES

$\Delta = 08^{\circ}55'59''$   
 $R = 1,417.40'$   
 $T = 110.72'$   
 $L = 220.99'$   
 $C.L. = 220.77'$   
 $C.B. = N70^{\circ}12'22''E$

$500^{\circ}13'07''E$   
4.78'  
 $N74^{\circ}40'21''E$   
53.85'

$576^{\circ}18'22''W$   
99.55'  
 $N00^{\circ}13'07''W$   
7.67'

$\Delta = 03^{\circ}24'18''$   
 $R = 2,771.98'$   
 $T = 82.39'$   
 $L = 164.74'$   
 $C.L. = 164.71'$   
 $C.B. = S67^{\circ}22'04''W$

**POINT OF BEGINNING**  
 $N = 7018236.9213$   
 $E = 2462964.0107$

**POINT OF COMMENCING**  
 $N = 7018004.6881$   
 $E = 2462964.8965$

**LEGEND**

EXISTING RIGHT OF WAY LINE	---
PROPERTY LINE	---
COUNTY LINE	---
DENIAL OF ACCESS LINE	---
ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE	---
SURVEY LINE	---
FENCE LINE	---x---x---
CITY LIMITS	---
EASEMENTS	---
RAILROAD	---
STRUCTURE	---
SET A.D. = SET TXDOT ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD	
FND B.O. = FOUND TXDOT BRASS DISK IN CONCRETE	
SET 'X' CUT = SET 'X' CUT IN CONCRETE	



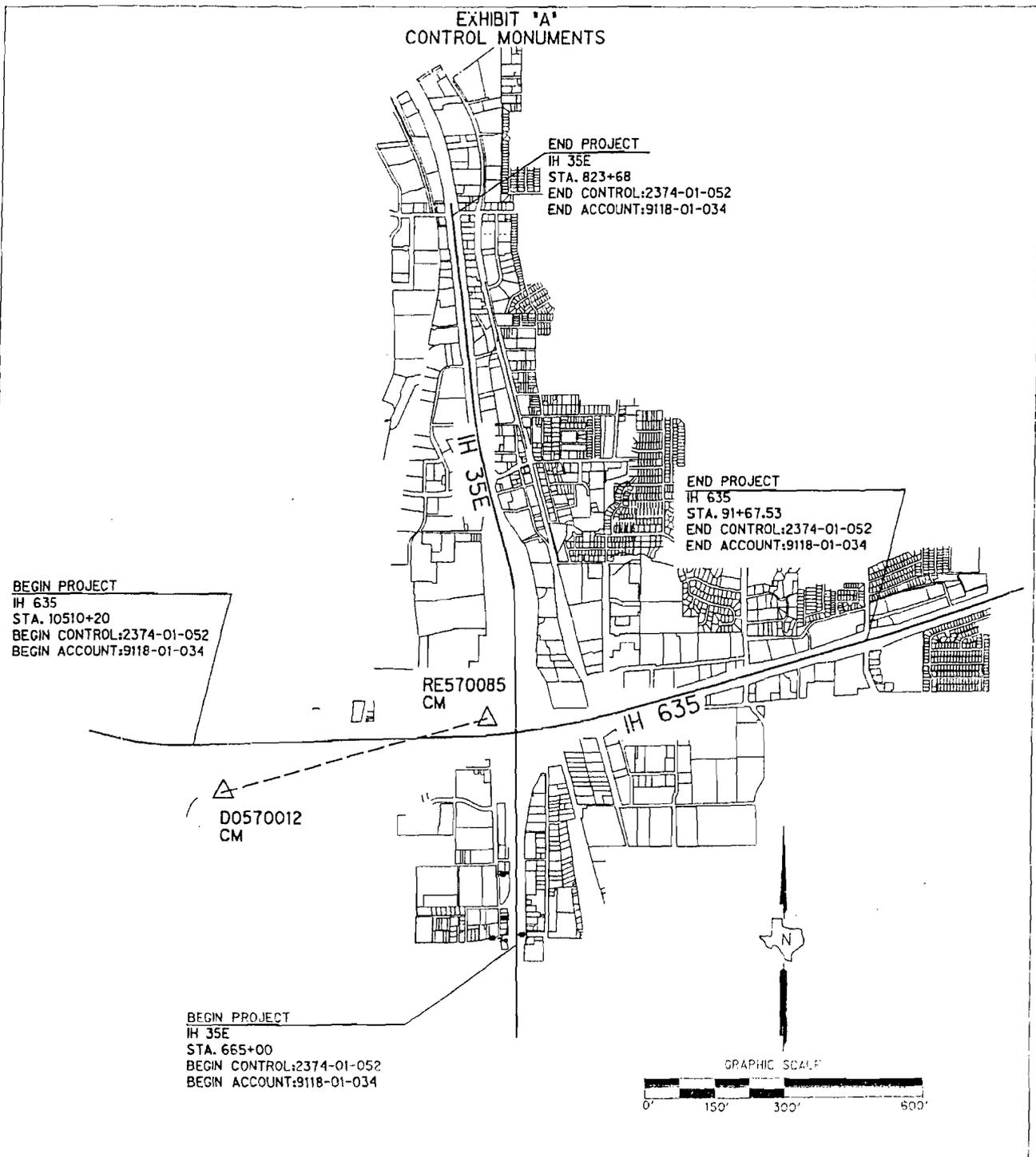
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ORIGINAL SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITHFULNESS.

*Colin J. Henry*  
COLIN J. HENRY, R.P.L.S., TEXAS No. 5230

A PLAT OF A SURVEY OF A 1,167 SQ. FT. TRACT OF LAND IN THE FRANKLIN BOWLES SURVEY ABSTRACT No. 69 AND BEING IN THE CITY OF DALLAS DALLAS COUNTY, TEXAS

NOVEMBER 2004  
DATE

4/5



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27509	2459821.96446	3/2" ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3/2" ALUM. ALLOY TXDOT DISC

NOTE:  
Beals of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station 'RE570085'. Convergence angle at 'RE570085' is + 00 degrees 52 minutes 21.4 seconds, as computed by Corpcorp for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

A PLAT OF A SURVEY OF  
A 1,167 SQ. FT. TRACT OF LAND  
IN THE FRANKLIN BOWLES SURVEY  
ABSTRACT No. 69  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

NOVEMBER 2004

DATE

5/5

County: Dallas  
Parcel: 14 Part 4  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 5  
November 17, 2004

**LEGAL DESCRIPTION FOR PARCEL 14 PART 4**

BEING a 3,260 square feet tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the Franklin Bowles Survey, Abstract No. 69, being further located in Lot 3, Block 1/6593 of Freeway North Industrial Park, an addition to the City of Dallas as recorded in Volume 895, Page 1363, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described in deed to 2610 Forest Lane Limited Partnership, as recorded in Volume 2001031, Page 978, D.R.D.C.T., and being more particularly described by metes and bounds as follows;

COMMENCING at a set Aluminum Disk on a 5/8 inch iron rod (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,005.6798 feet, East 2,463,224.8916 feet, being the southwest corner of said Lot 3, and being the southeast corner of Lot 2, Block 1/6593 of said addition and being in the north common line of Lot 8, Block 1/6593 of said addition;

THENCE North 00 degrees 13 minutes 07 seconds West, along the common line of said Lots 2 and 3, a distance of 323.12 feet to a set "X" cut in concrete having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,328.8011 feet, East 2,463,223.6592 feet, for the POINT OF BEGINNING on the new south right-of-way line of Interstate Highway 635;\*\*

- (1) THENCE North 00 degrees 13 minutes 07 seconds West, departing said new south right-of-way line and continuing along said common lot line, a distance of 4.78 feet to a point for corner on the south right-of-way line of Interstate Highway 635 (a variable width right-of-way) and being the northwest corner of said Lot 3;
- (2) THENCE North 74 degrees 40 minutes 21 seconds East, departing said common lot line and along said south right-of-way line, a distance of 318.04 feet to the intersection of said south right-of-way line with the south right-of-way line of Forest Lane (a variable width right-of-way);

County: Dallas  
Parcel: 14 Part 4  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 5  
November 17, 2004

- (3) THENCE North 87 degrees 03 minutes 26 seconds East, departing said south right-of way line of Interstate Highway 635 and along said south right-of-way line of Forest Lane, a distance of 32.99 feet to the northeast corner of said Lot 3, and being the northwest corner of Lot 4A, Block 1/6593 of Revision of Part of Lot 4 in Block 1/6593 of Freeway North Industrial Park Addition, an addition to the City of Dallas, as recorded in Volume 82206, Page 858, D.R.D.C.T.;
- (4) THENCE South 00 degrees 13 minutes 07 seconds East, departing said south right-of-way line, and along the common line of said Lot 3, and said Lot 4A, a distance of 7.78 feet to a set "X" cut in concrete for corner on said new south right-of-way line of Interstate Highway 635 and being the Beginning of a Denial of Access Line having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,411.5691 feet, East 2,463,563.3459 feet;\*\*
- (5) THENCE South 76 degrees 18 minutes 22 seconds West, departing said common line, along said new south right-of-way line and said Denial of Access Line, passing at a distance of 288.58 feet a set "X" cut in concrete for the End of said Denial of Access Line having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,343.2530 feet, East 2,463,282.9730 feet, and continuing along said new south right-of-way line, in all a total distance of 349.63 feet to THE POINT OF BEGINNING AND CONTAINING 3,260 square feet or 0.0748 acre of land, more or less;\*\*

\*\* 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.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpcon for Windows Version

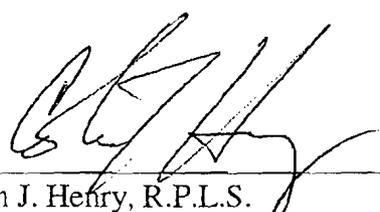
County: Dallas  
Parcel: 14 Part 4  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 3 of 5  
November 17, 2004



Access is prohibited across the "Denial of Access Line" from the transportation facility.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 11/17/04  
Date

Colin J. Henry, R.P.L.S.  
Texas Registration No. 5230



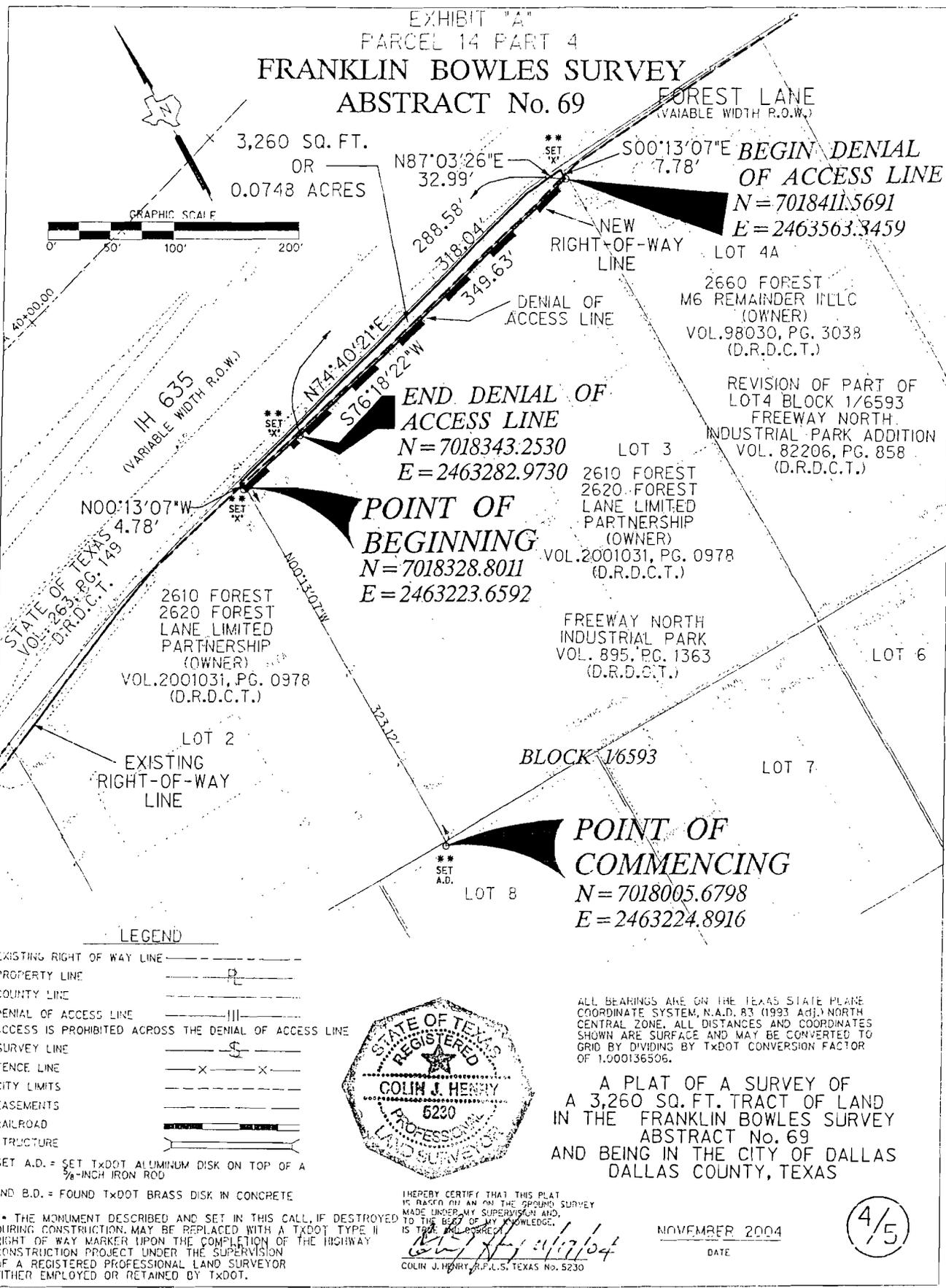
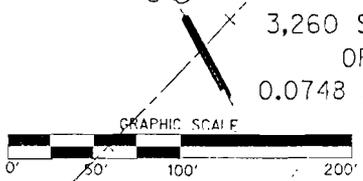


EXHIBIT "A"  
PARCEL 14 PART 4  
**FRANKLIN BOWLES SURVEY**  
ABSTRACT No. 69



3,260 SQ. FT.  
OR  
0.0748 ACRES

FOREST LANE  
(VARIABLE WIDTH R.O.W.)

**BEGIN DENIAL OF ACCESS LINE**

N = 7018411.5691  
E = 2463563.3459

N87°03'26"E  
32.99'

S00°13'07"E  
7.78'

NEW RIGHT-OF-WAY LINE

DENIAL OF ACCESS LINE

**END DENIAL OF ACCESS LINE**

N = 7018343.2530  
E = 2463282.9730

**POINT OF BEGINNING**

N = 7018328.8011  
E = 2463223.6592

REVISION OF PART OF LOT 4 BLOCK 1/6593  
FREEWAY NORTH INDUSTRIAL PARK ADDITION  
VOL. 82206, PG. 858 (D.R.D.C.T.)

LOT 3  
2610 FOREST LANE LIMITED PARTNERSHIP (OWNER)  
VOL. 2001031, PG. 0978 (D.R.D.C.T.)

2610 FOREST LANE LIMITED PARTNERSHIP (OWNER)  
VOL. 2001031, PG. 0978 (D.R.D.C.T.)

FREEWAY NORTH INDUSTRIAL PARK  
VOL. 895, PG. 1363 (D.R.D.C.T.)

LOT 2  
EXISTING RIGHT-OF-WAY LINE

BLOCK 1/6593

**POINT OF COMMENCING**

N = 7018005.6798  
E = 2463224.8916

**LEGEND**

EXISTING RIGHT OF WAY LINE	---
PROPERTY LINE	— —
COUNTY LINE	----
DENIAL OF ACCESS LINE	
ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE	
SURVEY LINE	—S—
FENCE LINE	—x—x—
CITY LIMITS	----
EASEMENTS	----
RAILROAD	—+—+—
STRUCTURE	— — —

SET A.D. = SET TXDOT ALUMINUM DISK ON TOP OF A 7/8-INCH IRON ROD  
FND B.D. = FOUND TXDOT BRASS DISK IN CONCRETE



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 Adj.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF A 3,260 SQ. FT. TRACT OF LAND IN THE FRANKLIN BOWLES SURVEY ABSTRACT No. 69 AND BEING IN THE CITY OF DALLAS DALLAS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.  
*Colin J. Henry*  
COLIN J. HENRY, R.P.L.S., TEXAS No. 5230

NOVEMBER 2004  
DATE

4/5

County: Dallas  
Parcel: 50  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
To Valwood Parkway  
CSJ: 2374-01-052

Page 1 of 5  
March 2005  
Revised January 2007

Description for Parcel 50

BEING 9,535 square foot of land situated in the Thomas Keenan Survey, Abstract Number 733, Dallas County, Texas, also being part of that tract of land described in deed to Roy Lee Marcom, Jr. and Gregory B. Marcom, as recorded by Order Admitting Will & Codicil To Probate As A Muniment Of Title in Document Number 01-4147-P3, Volume 531, Page 000067, and further described in Volume 742, Page 0996 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a point, having a N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 7,023,297.9120 feet, East 2,460,033.5822 feet, for the northeast corner of said Marcom tract, from which a found "X cut" in concrete bears South 64 degrees 19 minutes 45 seconds East, a distance of 0.21 feet;

THENCE South 89 degrees 38 minutes 00 seconds West, along the north line of said Marcom tract, a distance of 50.75 feet to a set Texas Department of Transportation (TxDOT) aluminum disk (hereinafter referred to as "A.D.") for the POINT OF BEGINNING in the new east right-of-way line of Interstate Highway 35E, having a N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 7,023,297.5872 feet, East 2,459,982.8333 feet, said point being the beginning of an Access Denial Line;\*\*

- 1) THENCE South 16 degrees 23 minutes 44 seconds East, departing said north line and along said Access Denial Line and said new east right-of-way line, a distance of 143.09 feet to a set PK nail with shiner;\*\*
- 2) THENCE South 47 degrees 10 minutes 25 seconds East, continuing along said Access Denial Line and said new east right-of-way line, a distance of 20.00 feet to a set PK nail with shiner for corner, said point being the end of said Access Denial Line;\*\*
- 3) THENCE North 73 degrees 39 minutes 50 seconds East, continuing along said new east right-of-way line, a distance of 34.55 feet to a set A.D. for corner in the east line of said Marcom tract;\*\*
- 4) THENCE South 14 degrees 50 minutes 00 seconds East, continuing along said new east right-of-way line and said east line, passing at a distance of 7.11 feet a point at the intersection of said new east right-of-way line with the existing north right-of-way line of Pike Street (a variable width right-of-way), continuing in all a total distance of 11.85 feet to a point for corner;\*\*

County: Dallas  
Parcel: 50  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
To Valwood Parkway  
CSJ: 2374-01-052

Page 2 of 5  
March 2005  
Revised January 2007

- 5) THENCE South 74 degrees 37 minutes 00 seconds West, along said existing north right-of-way line, a distance of 100.69 feet to a point for corner at the intersection of the existing east right-of-way line of Interstate Highway 35E (a variable width right-of-way) with said existing north right-of-way line;
- 6) THENCE North 15 degrees 31 minutes 39 seconds West, departing said existing north right-of-way line of Pike Street and along said existing east right-of-way line, a distance of 127.64 feet to a point for corner at the intersection of said existing east right-of-way line with the existing south right-of-way line of Valley View Lane (a variable width right-of-way), from which a 5/8-inch found iron rod bears North 06 degrees 44 minutes 58 seconds West, a distance of 2.32 feet;
- 7) THENCE North 15 degrees 07 minutes 00 seconds East, departing said existing east right-of-way line and along said existing south right-of-way line, a distance of 58.18 feet to the northerly northwest corner of said Marcom tract, from which a 1/2-inch found iron rod bears North 73 degrees 51 minutes 32 seconds East, a distance of 0.21 feet;
- 8) THENCE North 89 degrees 38 minutes 00 seconds East, departing said existing south right-of-way line of Valley View Lane and along the north line of said Marcom tract, a distance of 24.83 feet to the POINT OF BEGINNING AND CONTAINING 9,535 square feet 0.2189 acre of land, more or less.

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

✓ Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

County: Dallas  
Parcel: 50  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
To Valwood Parkway  
CSJ: 2374-01-052

Page 3 of 5  
March 2005  
Revised January 2007

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

*Colin J. Henry* 2/21/07

Colin J. Henry, R.P.L.S.      Date  
Texas Registration No. 5230

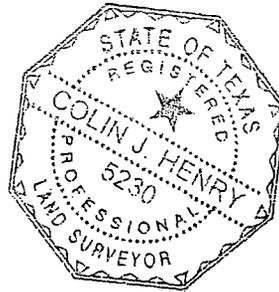
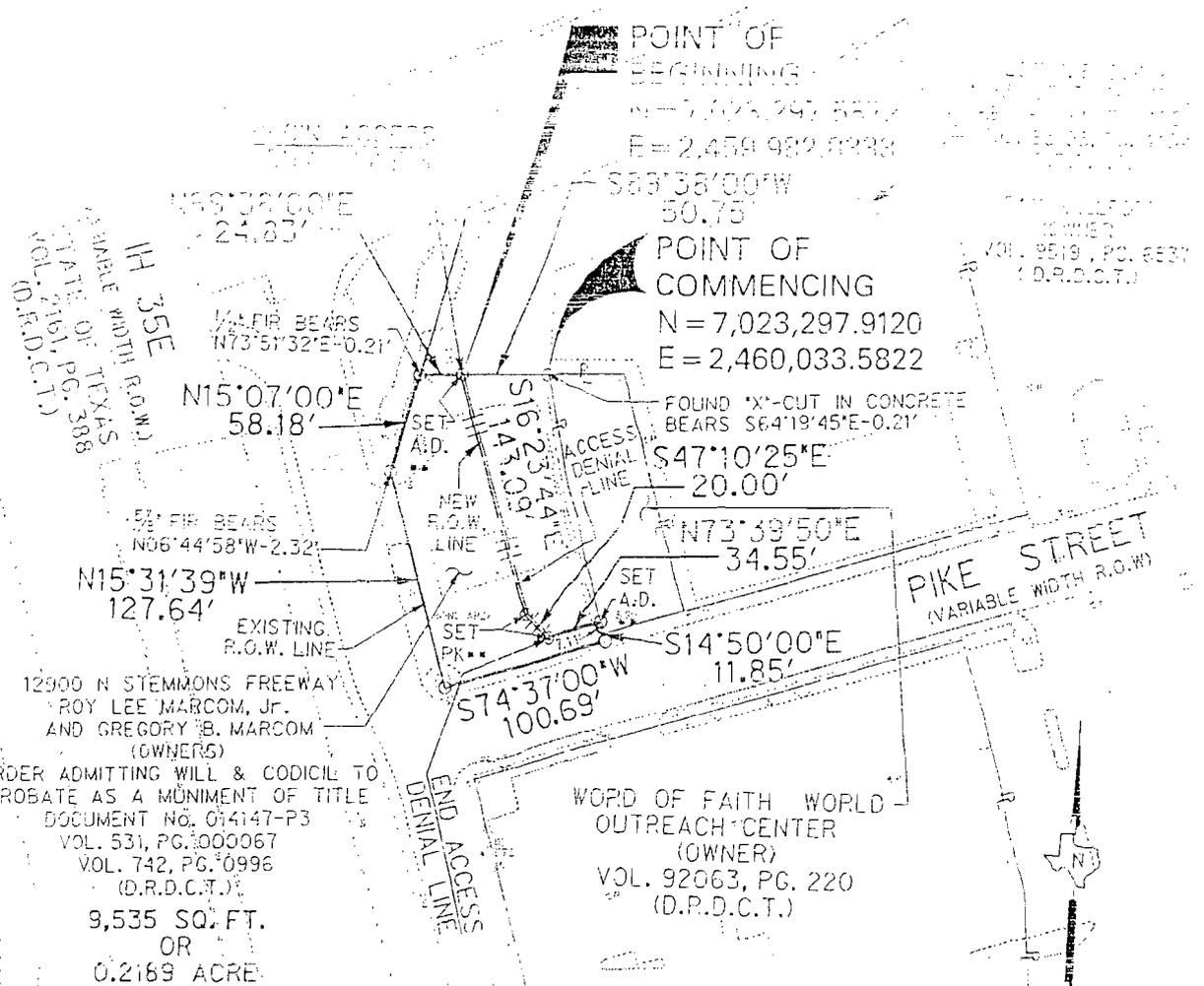


EXHIBIT "A"  
PARCEL 50  
THOMAS KEENAN SURVEY  
ABSTRACT No. 733

VALLEY VIEW LANE  
(VARIABLE WIDTH R.O.W.)

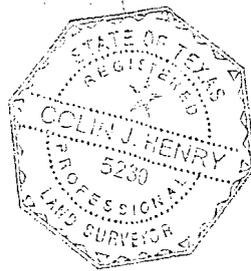


LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

SET A.D. = SET TADOT ALUMINUM DISK ON TOP OF A 1/2-INCH IRON ROD  
1/2" FIR = 1/2-INCH FOUND IRON ROD  
SET PK = SET PK NAIL WASHNER

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE B MONUMENT OF THE SAME SIZE AND WEIGHT AS THE ORIGINAL MONUMENT. THE REPLACEMENT MONUMENT SHALL BE SET IN THE SAME LOCATION AS THE ORIGINAL MONUMENT AND SHALL BE EITHER EMPLOYED OR RETURNED BY TADOT.



THEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND CONSCIENCE.  
COLIN J. HENRY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5230  
EXPIRES 09/01/2007

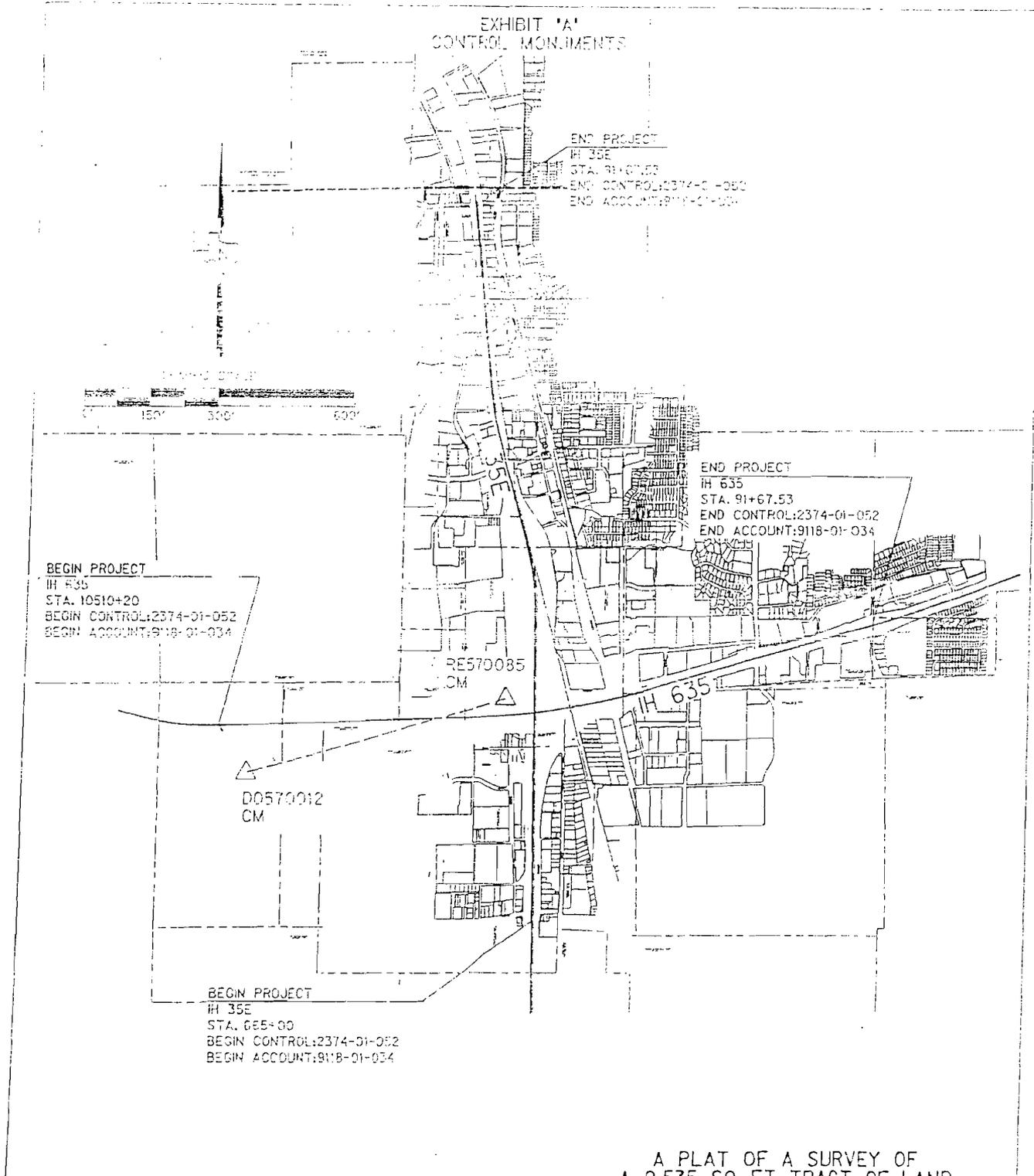
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1983 AGJ) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GHD BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF  
A 9,535 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY  
ABSTRACT No. 733  
AND BEING IN THE  
CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

MARCH 2005

REVISED JANUARY 2007

4/5



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1,000.36506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7016280.27506	2453921.96440	3/2" ALUM. ALLOY TXDOT DISC
DO570012	7016682.05447	2454055.33755	3/2" ALUM. ALLOY TXDOT DISC

A PLAT OF A SURVEY OF  
A 9,535 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY  
ABSTRACT NO. 733  
AND BEING IN THE CITY OF DALLAS  
FARMERS BRANCH, DALLAS  
COUNTY, TEXAS

NOTE:  
Scale of Accuracy is NAD 83 (2011) Texas State Plane North Central Zone 12N as observed  
by GPS from monument RE570085. Control point angle of 90.000000  
1.00 degree is defined as 2.000000. All computations are computed by the software version 1.0.11  
Coordinates shown are surface and may be converted to grid by dividing the conversion factor of  
1.00036506.

MARCH 2005  
DATE

5/5

REVISED JANUARY 2007

County: Dallas  
Parcel: 49  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
                  To Valwood Parkway  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 4  
March 2005

**LEGAL DESCRIPTION FOR PARCEL 49**

Being a 3,395 square feet tract of land situated in the City of Farmers Branch and County of Dallas, Texas, being a part of the Thomas Keenan Survey, Abstract No. 733, being further located in the Farmers Branch Bank Addition #2, an addition to the City of Farmers Branch, as recorded in Volume 81048, Page 2827 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being a part of that certain tract of land described to AGF VALLEY VIEW, LTD., as recorded in Volume 2000064, Page 2735, (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found "X"-cut in concrete for the southwest corner of said Farmers Branch Bank Addition #2. tract, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,022,731.0698 feet, East 2,459,167.8992 feet, and also being the northwest corner of a tract of land described to MRP/VV, L.P., as recorded in Volume 97205, Page 4660, D.R.D.C.T.;

THENCE North 70 degrees 45 minutes 02 seconds East, along the common line between said addition and said MRP/VV, L.P. tract, a distance of 536.21 feet to a set TXDOT Aluminum Disk (hereinafter referred to as "A.D.") for the POINT OF BEGINNING on the new west right-of-way line of Interstate Highway 35E, and also being the beginning of a Denial of Access Line, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,022,907.8495 feet, East 2,459,674.1329 feet and beginning a non-tangent circular curve to the left having a radius of 967.52 feet and whose chord bears North 09 degrees 39 minutes 37 seconds West, a distance of 174.80 feet;\*\*

- (1) THENCE Northwesterly, along said curve to the left, said new west right-of-way line and said Denial of Access Line through central angle of 01 degree 11 minutes 57 seconds, passing at an arc distance of 20.25 feet, a set A.D. for the end of said Denial of Access Line, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,022,928.0170 feet, East 2,459,672.3412 feet, and continuing along said west right-of-way line and said curve to the left, through a total central angle of 10 degrees 21 minutes 57 seconds, a total arc distance of 175.04 feet to a set A.D. for corner on the common easterly north line of said addition with the south line of Lot 1, Block 1 of Exxon No. 6-2649 Addition, an addition to the City of Farmers Branch as recorded in Volume 86157, Page 4934, D.R.D.C.T.;\*\*
- (2) THENCE North 70 degrees 45 minutes 02 seconds East, departing said new west right-of-way line and along said common addition line, a distance of 26.44 feet to a point for corner on the west right-of-way line of Interstate Highway 35E, from which a found monument bears North 25 degrees 07 minutes 42 seconds East, a distance of 1.03 feet, and beginning a non-tangent circular curve to the right having a radius of 937.93 feet and whose chord bears South 05 degrees 13 minutes 31 seconds East, a distance of 177.66 feet;
- (3) THENCE Southeasterly, along said west right-of-way line, through central angle of 10 degrees 52 minutes 08 seconds, an arc distance of 177.92 feet to the end of, said curve on said Farmers Branch Bank Addition #2 and said MRP/VV, L.P. common line;

County: Dallas  
Parcel: 49  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
                  To Valwood Parkway  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 4  
March 2005

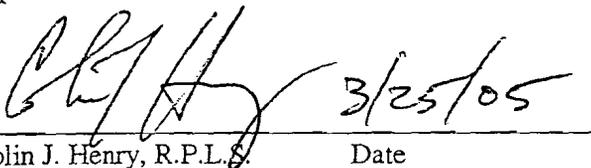
- (4) THENCE South 70 degrees 45 minutes 02 seconds West, departing said west right-of-way line and along said common line, a distance of 12.51 feet to the POINT OF BEGINNING AND CONTAINING 3.395 square feet or 0.0779 acre of land, more or less;

\*\*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.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

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

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

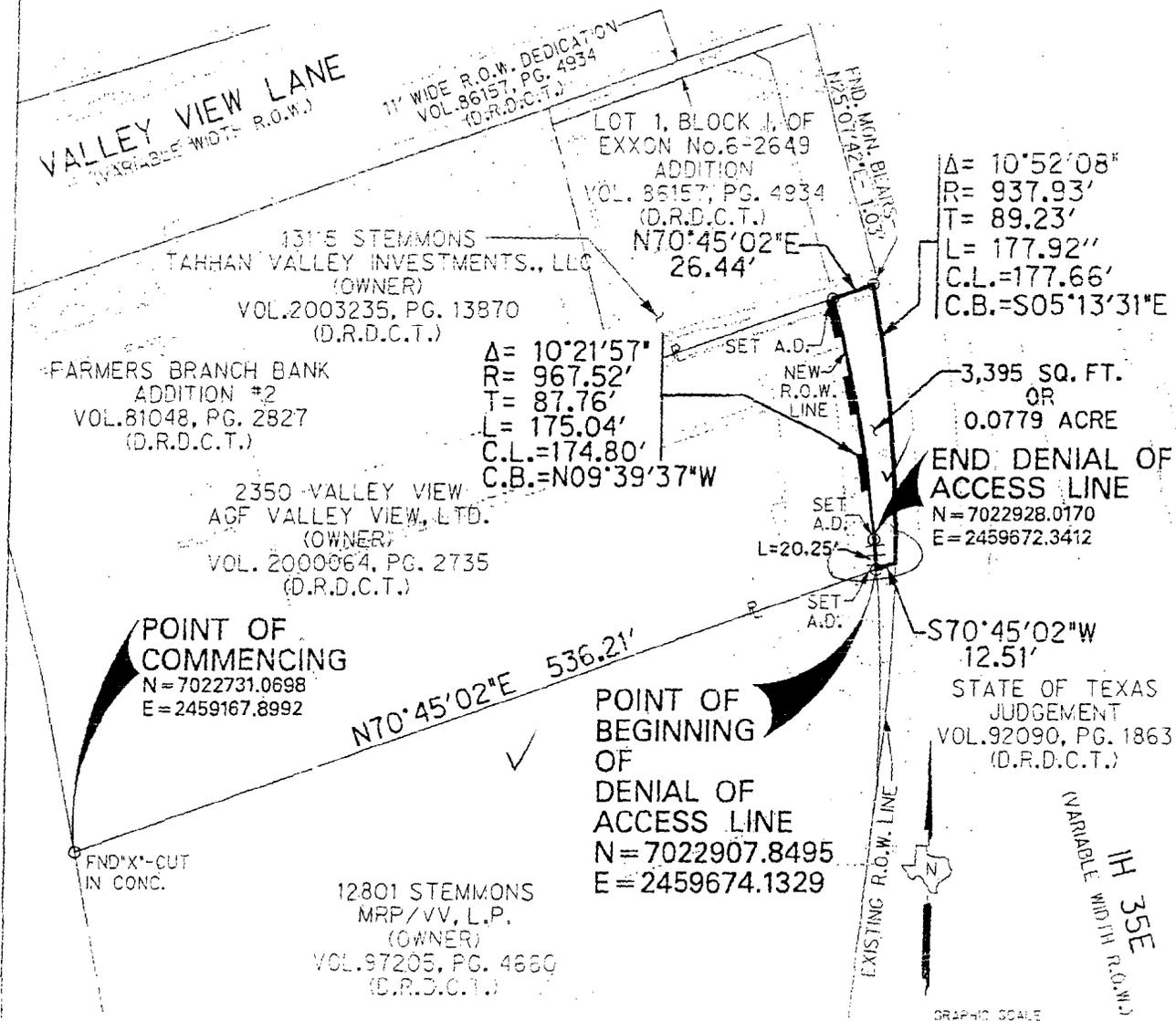
 3/25/05

Colin J. Henry, R.P.L.S.                      Date  
Texas Registration No. 5230



EXHIBIT "A"  
PARCEL 49

THOMAS KEENAN SURVEY  
ABSTRACT No. 733



LEGEND

- EXISTING MON. OF WAY LINE \_\_\_\_\_
- PROPERTY LINE \_\_\_\_\_
- COUNTY LINE \_\_\_\_\_
- DENIAL OF ACCESS LINE \_\_\_\_\_
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE \_\_\_\_\_
- SURVEY LINE \_\_\_\_\_
- FENCE LINE \_\_\_\_\_
- CITY LIMITS \_\_\_\_\_
- EASEMENTS \_\_\_\_\_
- RAILROAD \_\_\_\_\_
- STRUCTURE \_\_\_\_\_

SET A.D. = SET TXDOT ALUMINUM DISK ON TOP OF A 1/4-INCH IRON ROD  
 FND B.D. = FOUND TXDOT BRASS DISK IN CONCRETE

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.



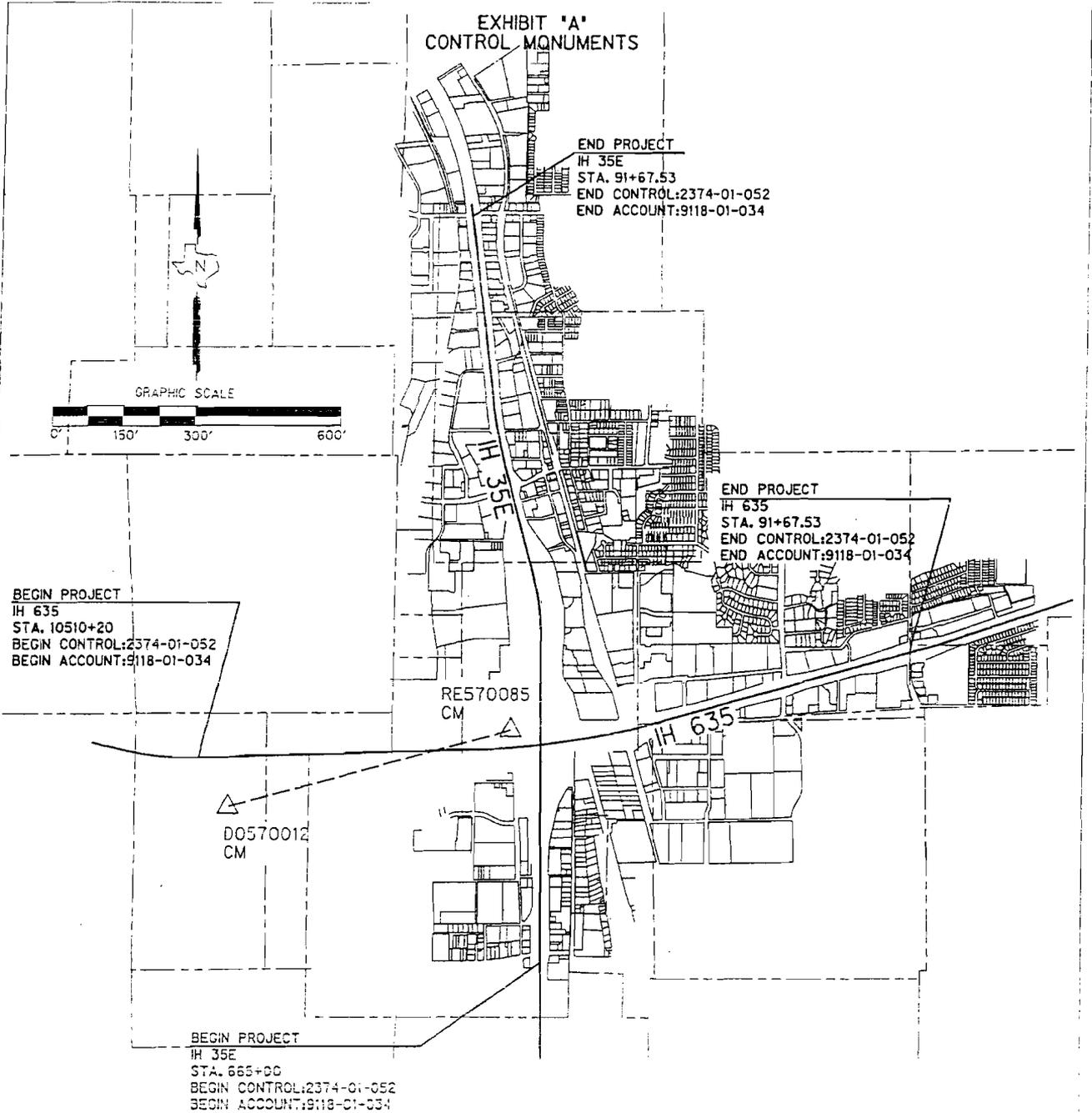
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.  
 COLIN J. HENRY, P.L.S. No. 5230

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1983 ADJ. NORTH CENTRAL ZONE). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136526.

A PLAT OF A SURVEY OF  
 A 3,395 SQ. FT. TRACT OF LAND  
 IN THE THOMAS KEENAN SURVEY  
 ABSTRACT No. 733  
 AND BEING IN THE  
 CITY OF FARMERS BRANCH,  
 DALLAS COUNTY, TEXAS

MARCH 2005  
DATE

3/4



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2453821.96446	3/2" ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3/2" ALUM. ALLOY TXDOT DISC

NOTE:  
Date of bearing is May 03, 1953; Texas State Plane North Central Zone 4202 as observed  
by DFD from TxDOT station "RE570085", Control generic angle of "RE570085" is  
+ 00 degrees 52 minutes 21.4 seconds, as computed by Corposon for Windows Version 5.11. All

A PLAT OF A SURVEY OF  
A 3,395 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY  
ABSTRACT NO. 733  
AND BEING IN THE CITY OF DALLAS  
FARMERS BRANCH, DALLAS  
COUNTY, TEXAS

MARCH 2005

DATE

4/1

County Name: Angelina  
Construction CSJ No.: 0176-03-115  
ROW Account No.: 8011-1-91  
ROW CSJ No.: 0176-03-120  
Highway No.: U.S. Highway 59  
Parcel Limit: From: 304+91.96 183.10' RT.  
To: 305+70.33 111.86' RT.  
Parcel No.: 64

Page 1 of 3

LEGAL DESCRIPTION FOR PARCEL NO. 64  
(0.040 ACRE)

Being all of that certain tract or parcel of land containing 0.040 acre, more or less, situated in the C.H. McClung Survey, A-474, Angelina County, Texas, and being a part of the residual 1.43 acre tract as described in a deed dated June 18, 1993, from Lufkin Federal Savings and Loan Association to Larry Choate, and recorded in Volume 922, Page 341, of the Real Property Records of Angelina County, Texas, (RPRACT), and to which reference is hereby made for any and all purposes. Said tract more particularly described by metes and bounds as follows, to wit:

COMMENCING at an "x" found cut in a retaining wall set at the point of intersection of the proposed east right of way of Tulane Drive with the common line of the referenced tract and a called 1.415 acre tract as described in a deed recorded in Volume 1245, Page 432, RPRACT, also being the southeast corner of a tract shown as Parcel 59 in right of way CSJ. No. 0176-03-120, as of this date, now in the name of the State of Texas. Said point is 273.03 feet right of baseline Station 304+39.96, is in an Access Denial Line, and has N.A.D. 83 State Plane Surface coordinate values of X=4048383.0381 and Y=10484966.1581, from which a chainlink fence corner found for the northeast corner of the said 1.415 acre tract bears N 67°08'18" E 198.98 feet;

THENCE along the proposed easterly right of way line in a northerly direction with the following calls:

N 10°09'20" E 43.15 feet to a concrete nail found for an angle point;

N 00°30'36" E 60.06 feet to a point in an existing building for the POINT OF BEGINNING. Said point is 183.10 feet right of baseline Station 304+91.96 and has N.A.D. State Plane Surface Coordinate Values of X=4048391.1817 and Y=10485068.6955;

- 1 THENCE N 13°02'01" W 38.60 feet along the common line of the said Parcel 59 and the herein described tract to a concrete nail set in asphalt for an angle point;
- 2 THENCE N 23°08'26" E 47.98 feet to a concrete nail found at the point of intersection of a non-tangent curve;
- 3 THENCE along a curve to the right (CA=00°18'56", R=6178.00 feet, LC bears N 65°08'26" E 34.04 feet) along an arc length of 34.04 feet to a concrete nail found for angle point in the proposed southeasterly right-of-way line of U.S. Highway 59 / State Highway Loop 287, being an access denial line, and being 111.86 feet right of baseline Station 305+70.33;
- 4 THENCE S 23°08'20" W 104.43 feet with the common line of the herein described tract and the proposed easterly right of way line of U.S. Highway 59 and an access Denial line to the POINT OF BEGINNING and containing an area of 0.040 acre, more or less, as shown on the accompanying survey plat of even date herewith.

County Name: Angelina  
Construction CSJ No.: 0176-03-115  
ROW Account No.: 8011-1-91  
ROW CSJ No.: 0176-03-120  
Highway No.: U.S. Highway 59  
Parcel Limit: From: 304+91.96 183.10' RT.  
To: 305+70.33 111.86' RT.  
Parcel No.: 64

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

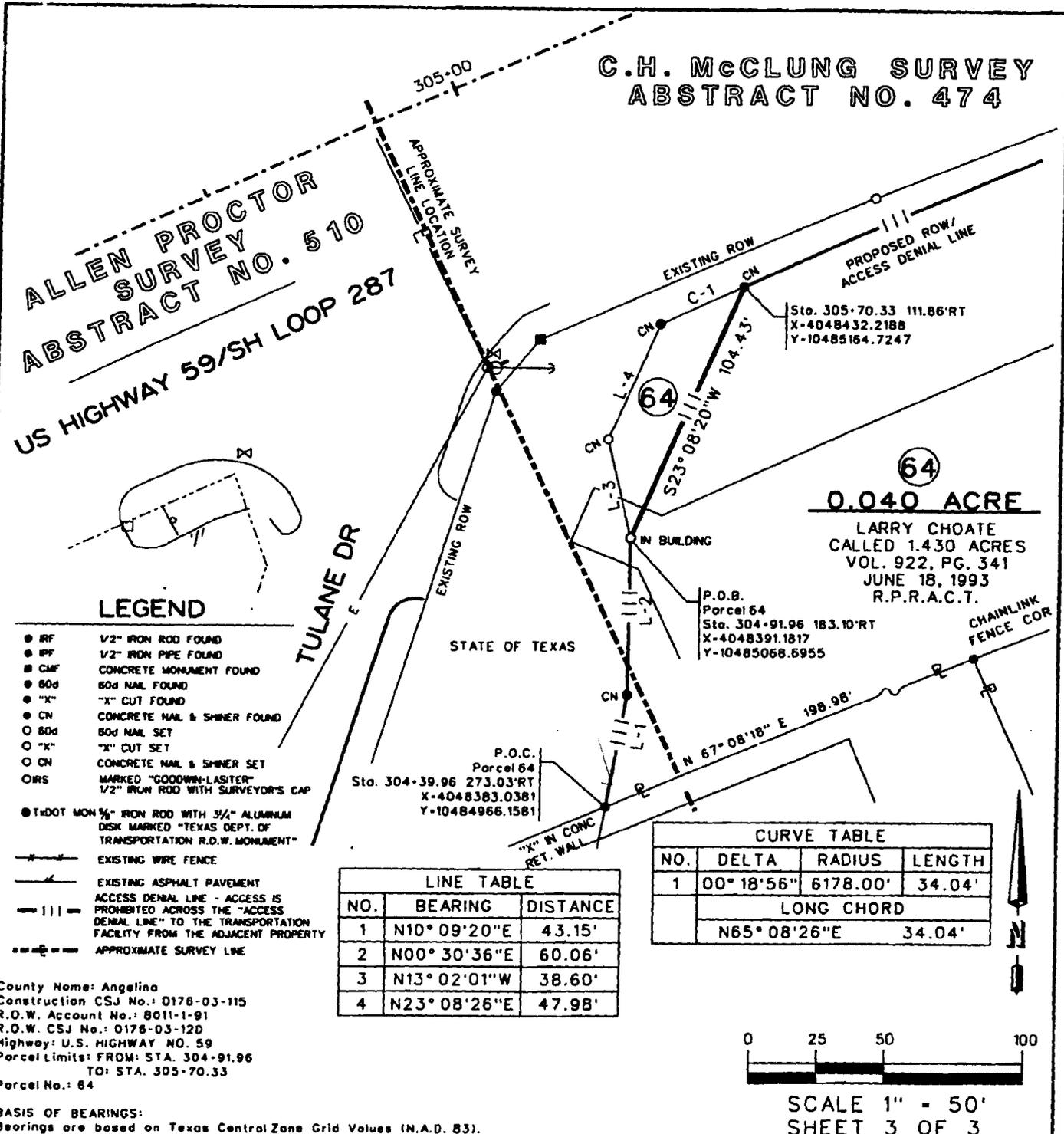
**BASIS OF BEARINGS:** The X, Y values shown hereon are not State Plane Coordinates. Coordinate positions have been scaled to the surface from an anchor point (A13) by a factor of 1.000088582. The fixed horizontal position for A13 was established at Y=10535970.795 feet and X=4044082.188 feet. The NAD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

GOODWIN-LASITER, INC.



Morrie L. Apodaca  
Registered Professional Land Surveyor  
No. 5613  
State of Texas  
Date: \_\_\_\_\_





**C.H. McCLUNG SURVEY  
ABSTRACT NO. 474**

**ALLEN PROCTOR  
SURVEY  
ABSTRACT NO. 510**  
**US HIGHWAY 59/SH LOOP 287**

**64**  
**0.040 ACRE**  
LARRY CHOATE  
CALLED 1.430 ACRES  
VOL. 922, PG. 341  
JUNE 18, 1993  
R.P.R.A.C.T.

**LEGEND**

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

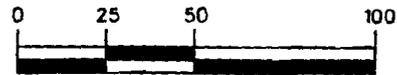
**LINE TABLE**

NO.	BEARING	DISTANCE
1	N10° 09' 20" E	43.15'
2	N00° 30' 36" E	60.06'
3	N13° 02' 01" W	38.60'
4	N23° 08' 26" E	47.98'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH
1	00° 18' 56"	6178.00'	34.04'
LONG CHORD			34.04'
N65° 08' 26" E			

County Name: Angelina  
Construction CSJ No.: 0178-03-115  
R.O.W. Account No.: 8011-1-91  
R.O.W. CSJ No.: 0178-03-120  
Highway: U.S. HIGHWAY NO. 59  
Parcel limits: FROM: STA. 304-91.96  
TO: STA. 305-70.33  
Parcel No.: 64



SCALE 1" = 50'  
SHEET 3 OF 3

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

I, MORRIE L. APODACA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, THAT I HAVE PREPARED THIS PLAT FROM A SURVEY, MADE ON THE GROUND, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Morrie L. Apodaca*  
Morrie L. Apodaca  
Registered Professional Land Surveyor  
No. 5613 - State of Texas  
Date: *June 18, 2007*



A Legal Description of even date accompanies this plat.

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

DATE	DRAWN	CHECKED	APPROVED	JOB NO.	SCALE
8-31-2007	KHL	MLA	MLA	211008	1" = 50'

SURVEY PLAT OF A 0.040 ACRE TRACT OF LAND SITUATED IN THE C.H. McCLUNG SURVEY, A-474, ANGELINA COUNTY, TEXAS

PARCEL NO.  
**64**

County: Dallas  
Parcel: 30  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

November 17, 2004

**LEGAL DESCRIPTION FOR PARCEL 30**

BEING a 40,924 square feet tract of land situated in the City of Dallas, Dallas County, Texas, being part of the Isaac B. Webb Survey, Abstract No. 1574, being a part of Lot 3A, Replat of Lots 2 & 3, Block A/6590, Josey Village Center Addition, an addition to the City of Dallas, Texas as recorded in Volume 83189, Page 3255 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), further being part of a tract of land described in deed to Josey Village, Ltd., as recorded in Volume 2003011, Page 11985, D.R.D.C.T. and being more particularly described by metes and bounds as follows;

COMMENCING at a found "X" cut in concrete, having NAD 83 (1993) Texas State Plane North Central Zone 4202 coordinate North 7,018,673.7686 feet, East 2,466,168.3995 feet, being the southeast corner of Lot 5, Block A/6590, of a Replat of Lots 2 & 3, Block 6590, Josey Village Center Addition, an addition to the City of Dallas as recorded in Volume 82224, Page 3970, D.R.D.C.T., being on the west line of Lot 2A, Block 6590, Commonwealth Plaza Addition Revised, an addition to the City of Dallas, Texas, as recorded in Volume 79010 Page 247, D.R.D.C.T. and being in the north right-of-way line of Forest Lane (a variable width right-of-way);

THENCE North 02 degrees 25 minutes 57 seconds West, departing said north right-of-way line, and along the common line of said Lot 5, Josey Village Center Addition and said Lot 2A, Commonwealth Plaza Addition, a distance of 449.74 feet to a set "X" cut in concrete having NAD 83 (1993) Texas State Plane North Central Zone 4202 coordinate North 7,019,123.1141 feet, East 2,466,149.3473 feet, for the POINT OF BEGINNING on the new south right-of-way line of Interstate Highway 635 (a variable width right-of-way);\*\*

- 1) THENCE South 74 degrees 58 minutes 10 seconds West, departing said common line and along said new south right-of-way line a distance of 261.03 feet a set "X" at the point of curvature of a tangent circular curve to the left and having a radius of 2,771.98 feet and whose chord bears South 72 degrees 09 minutes 44 seconds West, a distance of 271.52 feet;\*\*
- 2) THENCE Southwesterly, continuing along said new south right-of-way line and along said circular curve to the left through a central angle of 05 degrees 36 minutes 52 seconds, an arc distance of 271.63 feet to a point for corner in the west line of said Lot 3A and in the east line of Lot 1, Block A/6590, of Josey Village Center, an addition to the City of Dallas as recorded in Volume 79047, Page 2005, D.R.D.C.T.;\*\*

County: Dallas  
Parcel: 30  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSI: 2374-01-052  
Account: 9118-01-034

November 17, 2004

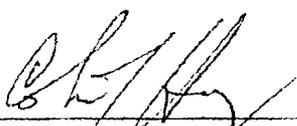
- 3) THENCE North 18 degrees 53 minutes 57 seconds West, departing said new south right-of-way line and along the common line of said Lots 1 and 3A, a distance of 70.01 feet to the northwest corner of said Lot 3A, being the northeast corner of said Lot 1 and in the south right-of-way line of Interstate Highway 635 (a variable width right-of-way);
- 4) THENCE North 71 degrees 15 minutes 11 seconds East, departing said common line and along said south right-of-way line, a distance of 372.39 feet to a point for corner;
- 5) THENCE North 74 degrees 05 minutes 12 seconds East, continuing along said south right-of-way line, a distance of 184.00 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 3A, being the northwest corner of aforementioned Lot 2A, Commonwealth Plaza Addition;
- 6) THENCE South 02 degrees 25 minutes 57 seconds East, departing said south right-of-way line and along the common line of said Lots 2A and 3A a distance of 85.58 feet to the POINT OF BEGINNING AND CONTAINING 40,924 square feet or 0.9395 acres of land, more or less.\*\*

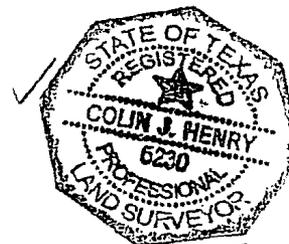
\*\*The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All Bearings are on the Texas State Plane Coordinate System. N.A.D. 83 (1993 Adj.) North Central Zone. All distances and Coordinates shown are Surface and may be Converted to Grid by dividing by TXDOT Conversion Factor of 1.000136506.

✓ Access is granted to the transportation facility from the adjacent property.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
\_\_\_\_\_  
Colin J. Henry, R.P.L.S.                      11/17/04  
Texas Registration No. 5230                      Date



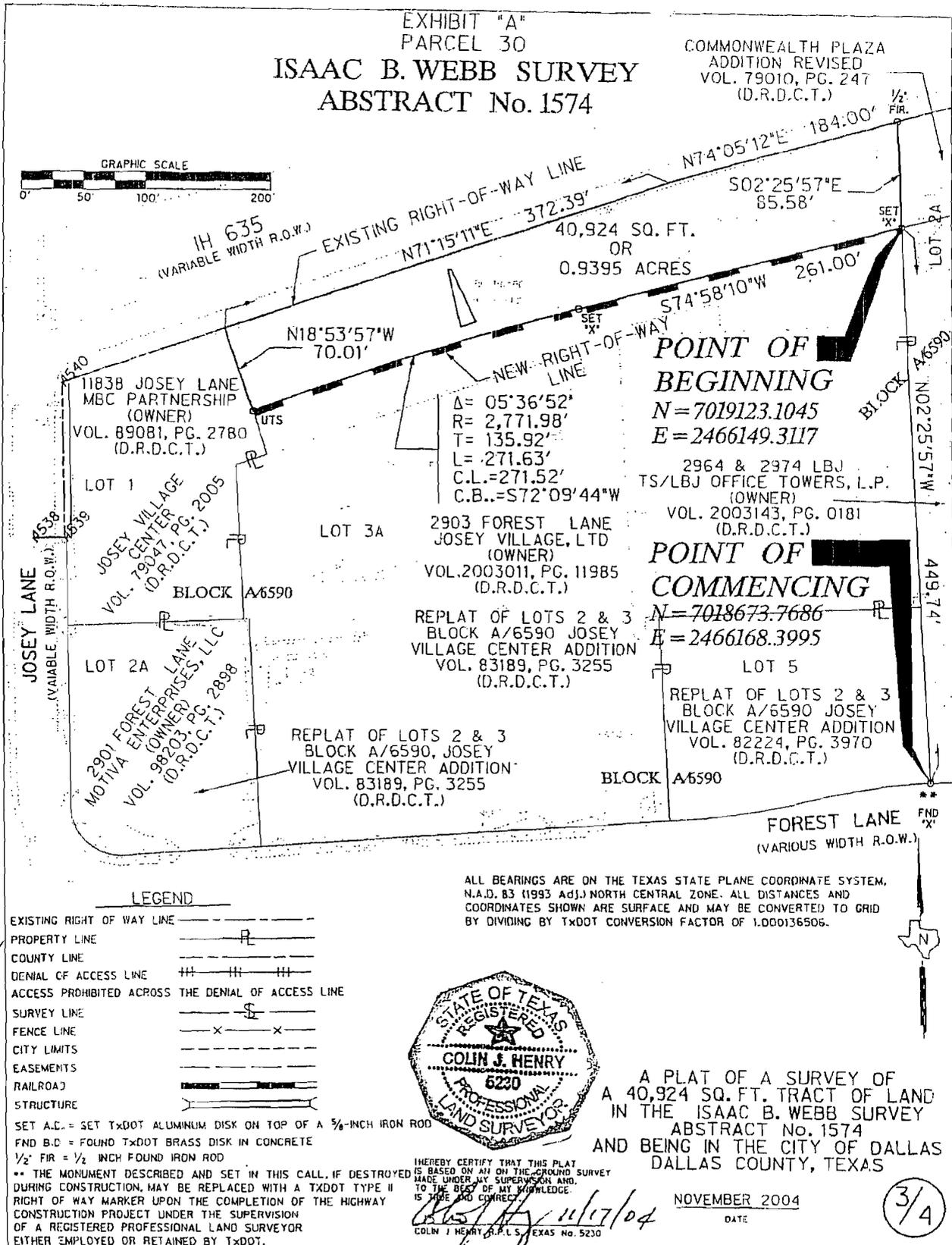
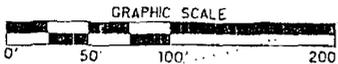


EXHIBIT "A"  
PARCEL 30  
ISAAC B. WEBB SURVEY  
ABSTRACT No. 1574

COMMONWEALTH PLAZA  
ADDITION REVISED  
VOL. 79010, PG. 247  
(D.R.D.C.T.)



IH 635  
(VARIABLE WIDTH R.O.W.)  
EXISTING RIGHT-OF-WAY LINE  
N71°15'11"E 372.39'  
40,924 SQ. FT.  
OR  
0.9395 ACRES

POINT OF BEGINNING  
N = 7019123.1045  
E = 2466149.3117

11838 JOSEY LANE  
MBC PARTNERSHIP  
(OWNER)  
VOL. 89081, PG. 2780  
(D.R.D.C.T.)

LOT 1  
JOSEY VILLAGE  
CENTER  
(D.R.D.C.T.)  
VOL. 79047, PG. 2005

LOT 3A  
2903 FOREST LANE  
JOSEY VILLAGE, LTD  
(OWNER)  
VOL. 2003011, PG. 11985  
(D.R.D.C.T.)

POINT OF COMMENCING  
N = 7018673.7686  
E = 2466168.3995

LOT 2A  
2901 FOREST LANE  
MOTIVA ENTERPRISES, LLC  
(OWNER)  
VOL. 98203, PG. 2898  
(D.R.D.C.T.)

REPLAT OF LOTS 2 & 3  
BLOCK A/6590 JOSEY  
VILLAGE CENTER ADDITION  
VOL. 83189, PG. 3255  
(D.R.D.C.T.)

LOT 5  
REPLAT OF LOTS 2 & 3  
BLOCK A/6590 JOSEY  
VILLAGE CENTER ADDITION  
VOL. 82224, PG. 3970  
(D.R.D.C.T.)

REPLAT OF LOTS 2 & 3  
BLOCK A/6590, JOSEY  
VILLAGE CENTER ADDITION  
VOL. 83189, PG. 3255  
(D.R.D.C.T.)

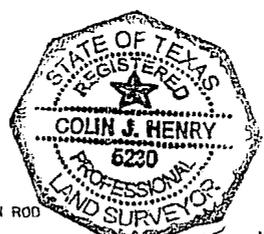
BLOCK A/6590

FOREST LANE  
(VARIOUS WIDTH R.O.W.)

**LEGEND**

EXISTING RIGHT OF WAY LINE	— R —
PROPERTY LINE	— P —
COUNTY LINE	— C —
DENIAL OF ACCESS LINE	— H — H — H —
ACCESS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE	— S —
SURVEY LINE	— S —
FENCE LINE	— X — X —
CITY LIMITS	— D —
EASEMENTS	— E —
RAILROAD	— R —
STRUCTURE	— S —

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 Ad.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

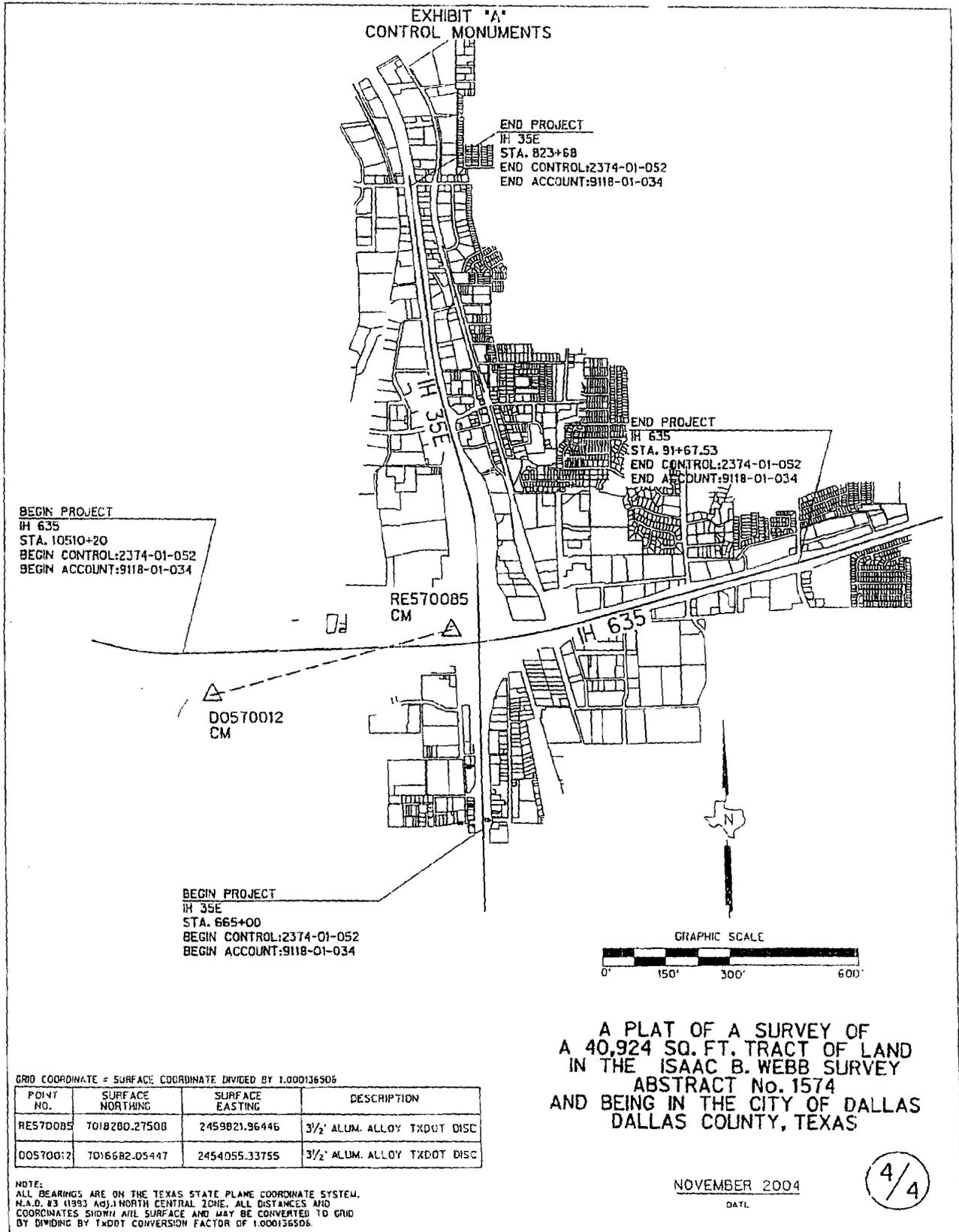


A PLAT OF A SURVEY OF  
A 40,924 SQ. FT. TRACT OF LAND  
IN THE ISAAC B. WEBB SURVEY  
ABSTRACT No. 1574  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

SET A.C. = SET TxDOT ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD  
FND B.C. = FOUND TxDOT BRASS DISK IN CONCRETE  
1/2" FIR = 1/2 INCH FOUND IRON ROD  
\*\* 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.

HEREBY CERTIFY THAT THIS PLAT IS BASED ON ALL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.  
NOVEMBER 2004  
DATE

3/4



County: Dallas  
Highway: IH 635  
Project Limits: From: Luna Road  
                  To: Webb Chapel Road  
ROW CSJ: 2374-01-052  
ACCOUNT: 9118-01-034

Access Clause for Parcel 30

Notwithstanding the statement on page 2 of the foregoing legal description that "Access is granted to the transportation facility from the adjacent property." Access will not be permitted to the southerly remainder abutting Interstate Highway facility along Calls 1 and 2 of the foregoing property description.

ROW CSJ 2374-01-052  
Parcel 30  
Bisection Clause Cat I

*AND IN ADDITION THERETO:*

Title to all of that (21,947 Square Foot Multi-Tenant Building) located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon said remaining property for the sole purpose of removing all of the said improvements.

County: Dallas  
Parcel: 27  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 4  
November 17, 2004

**LEGAL DESCRIPTION FOR PARCEL 27**

BEING a 10,704 square feet tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the Isaac B. Webb Survey, Abstract No. 1574, being also a part of Lot 1, Block A/6590, Josey Village Center Addition, an addition to the City of Dallas, Texas, as recorded in Volume 79047, Page 2005, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), further being part of a tract of land described in deed to MBC Partnership, as recorded in Volume 89081, Page 2780, D.R.D.C.T. and being more particularly described by metes and bounds as follows;

COMMENCING at a set Aluminum Disk on a 5/8-inch iron rod having NAD 83 (1993) Texas State Plane North Central Zone 4202 coordinate North 7,018,622.3749 feet, East 2,465,643.0028 feet, being the southeast corner of Lot 2A, Block A/6590, of a Replat of Lots 2 & 3, Block 6590, Josey Village Center Addition, an addition to the City of Dallas as recorded in Volume 83189, Page 3255, D.R.D.C.T., and being in the north right-of-way line of Forest Lane (a variable width right-of-way);

THENCE North 28 degrees 25 minutes 50 seconds West, departing said north right-of-way line, a distance of 314.70 feet to a set "X" having NAD 83 (1993) Texas State Plane North Central Zone 4202 coordinate North 7,018,899.1225 feet, East 2,465,493.1743 feet, for the POINT OF BEGINNING on the new south right-of-way line of Interstate Highway 635, (a variable width right-of-way) and in the west line of said Josey Village Center Addition, and being in the east right-of-way line of Josey Lane (a variable width right-of-way);\*\*

- (1) THENCE North 00 degrees 54 minutes 57 seconds West, departing said new south right-of-way line and along the common west line of said Addition and said east right-of-way line of Josey Lane, a distance of 97.12 feet to the northwest corner of said Addition and being in the south right-of-way line of Interstate Highway 635 (a variable width right-of-way);
- (2) THENCE North 71 degrees 15 minutes 11 seconds East, departing the said east right-of-way line and along said south right-of-way line, a distance of 131.45 feet to the northeast corner of said Lot 1 and being the most northerly northwest corner of Lot 3A, Block A/6590 of said Replat of Lots 2 & 3 Block A/6590, Josey Village Center Addition;
- (3) THENCE South 13 degrees 53 minutes 57 seconds East, departing said south right-of-way line and along the common line of said Lots 1 and 3A, a distance of 70.01 feet to a point for corner in the aforementioned new south right-of-way line of IH 635 and being the beginning of a non-tangent circular curve to the left having a radius of 2,771.98 feet, and whose chord bears South 68 degrees 58 minutes 43 seconds West, a distance of 36.43 feet;\*\*
- (4) THENCE Southwesterly, along said new south right-of-way line and along said circular curve to the left through a central angle of 00 degrees 45 minutes 11 seconds, an arc distance of 36.43 feet to the point of tangency;\*\*

County: Dallas  
Parcel: 27  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 4  
November 17, 2004

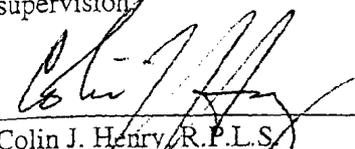
- (5) THENCE South 68 degrees 36 minutes 07 seconds West, continuing along said new south right-of way line, a distance of 96.08 feet to a set "X" cut in concrete for corner;\*\*
- (6) THENCE South 41 degrees 31 minutes 29 seconds West, continuing along said new south right-of way line, a distance of 33.40 feet to the POINT OF BEGINNING AND CONTAINING 10,704 square feet or 0.2457 acre of land, more or less.\*\*

\*\*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.

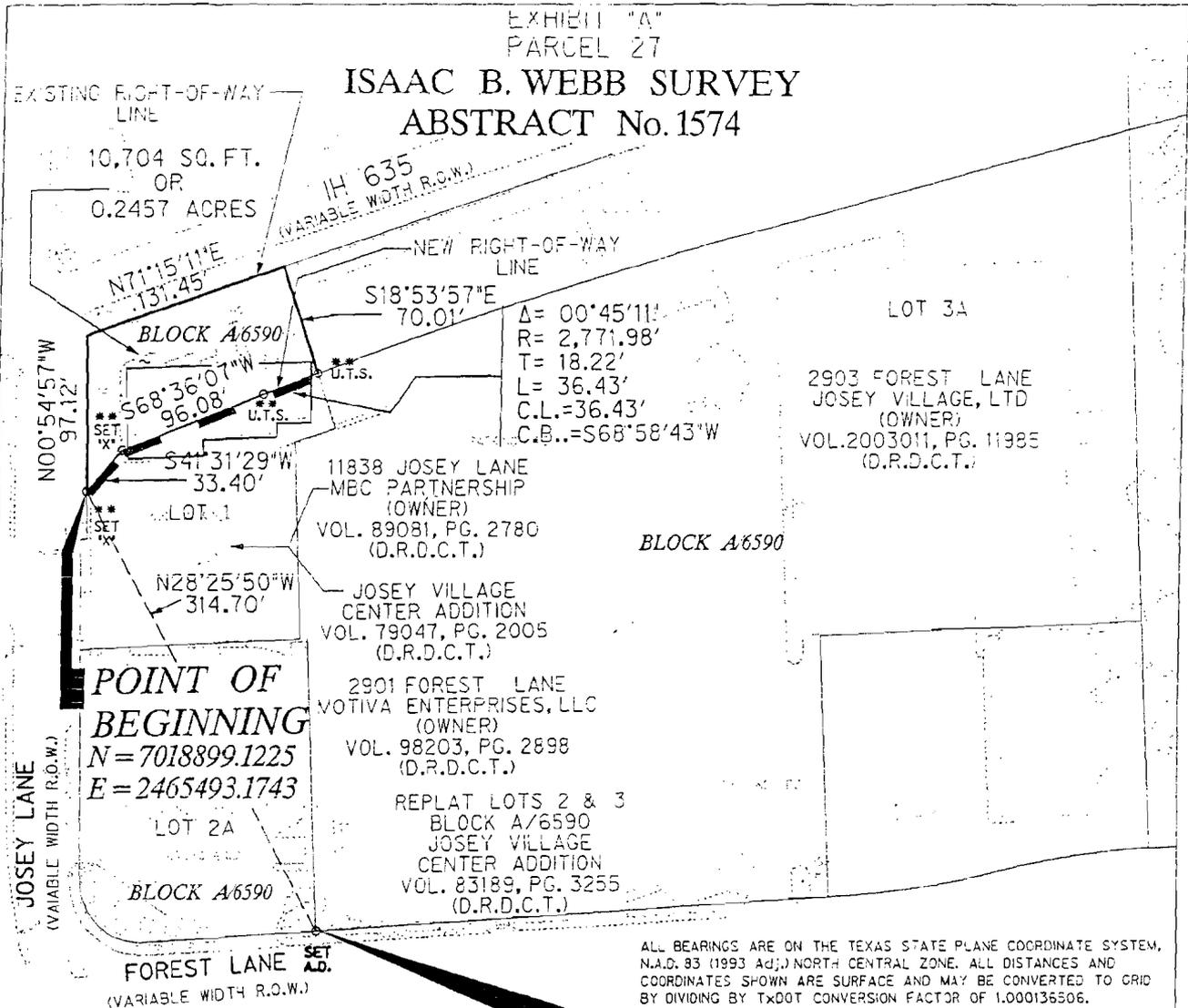
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

Access is granted to the transportation facility from the adjacent property.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
\_\_\_\_\_  
Colin J. Henry, R.P.L.S.                      Date  
Texas Registration No. 5230                      11/17/04





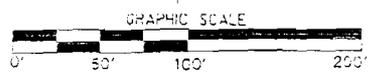
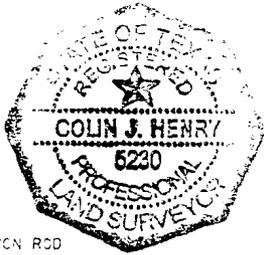
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.

**POINT OF COMMENCING**  
N = 7018622.3749  
E = 2465643.0028

**LEGEND**

EXISTING RIGHT OF WAY LINE	---
PROPERTY LINE	---
COUNTY LINE	---
DEVELOP ACCESS LINE	---
ACCESS RECORDED ABOVE THE DEPTH OF MONUMENTS AND SURVEY LINE	---
FENCE LINE	---
CITY LIMITS	---
EASEMENTS	---
RAILROAD	---
STRUCTURE	---

SET A.D. = SET TXDOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD  
 FND B.D. = FOUND TXDOT BRASS DISK IN CONCRETE  
 FND 'X' = FOUND 'X' CUT IN CONCRETE  
 U.T.S. = UNABLE TO SET MONUMENTATION  
 \*\* 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.

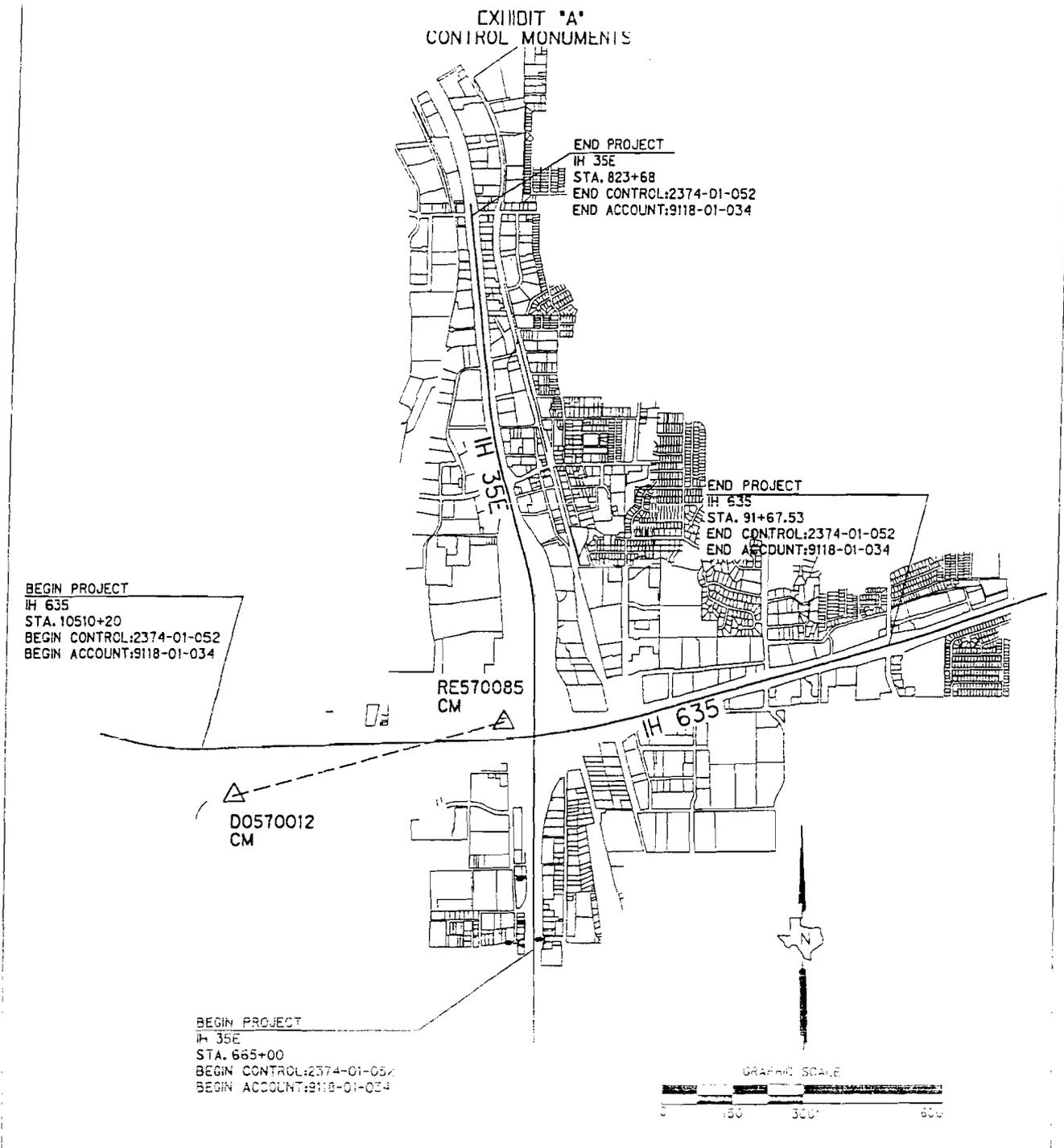


A PLAT OF A SURVEY OF A 10,704 SQ. FT. TRACT OF LAND IN THE ISAAC B. WEBB SURVEY ABSTRACT No. 1574 AND BEING IN THE CITY OF DALLAS DALLAS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.  
 COLIN J. HENRY, P.L.S., TEXAS No. 5230

NOVEMBER 2004  
DATE

3/4



A PLAT OF A SURVEY OF  
A 10,704 SQ. FT. TRACT OF LAND  
IN THE ISAAC B. WEBB SURVEY  
ABSTRACT No. 1574  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018290.27508	2459921.96446	3/2" ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3/2" ALUM. ALLOY TXDOT DISC

NOTE:  
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM,  
N.A.D. 83 (1983) 451 NORTH CENTRAL ZONE. ALL DISTANCES AND  
COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID  
BY DIVIDING BY THE CONVERSION FACTOR OF 1.000136506.

NOVEMBER 2004  
DATE

4/4

County: Dallas  
Highway: IH 635  
Project Limits: From: Luna Road  
                  To: Webb Chapel Road  
ROW CSJ: 2374-01-052  
ACCOUNT: 9118-01-034

Access Clause for Parcel 27

Notwithstanding the statement on page 2 of the foregoing legal description that "Access is granted to the transportation facility from the adjacent property." Access will not be permitted to the southerly remainder abutting Interstate Highway facility along Calls 4, 5 and 6 of the foregoing property description.

ROW CSJ 2374-01-052  
Parcel 27  
Bisection Clause Cat I

*AND IN ADDITION THERETO:*

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

County: Dallas  
Parcel: 51  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
To Valwood Parkway  
CSJ: 2374-01-052

Page 1 of 4  
March 2005  
Revised January 2007

**LEGAL DESCRIPTION FOR PARCEL 51**

BEING a 14,323 square foot tract of land situated in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas, also being part of Lot 1, Block 1 of Exxon No. 6-2649 Addition, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 86157, Page 4934 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being part of that tract of land described in deed to Tahhan Family Investments, LTD., as recorded in Volume 2005098, Page 5165 (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found "X" cut in concrete, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,022,731.0698 feet, East 2,459,167.8992 feet, for the common corner of the Farmers Branch Bank Addition #2, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 81048, Page 2827, D.R.D.C.T., and Valley View Tech Center III, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 84192, Page 0073, D.R.D.C.T.;

THENCE North 52 degrees 13 minutes 35 seconds East, a distance of 542.51 feet to a set Texas Department of Transportation (TxDOT) aluminum disk (hereinafter referred to as "A.D.") for the POINT OF BEGINNING, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,023,063.3839 feet, East 2,459,596.7217 feet, said point being on the south line of said Lot 1, Block 1 of Exxon No. 6-2649 Addition and the new west right-of-way line of Interstate Highway 35E;\*\*

- ✓ (1) THENCE North 13 degrees 41 minutes 07 seconds West, departing said south line and along said new west right-of-way line, passing a point at a distance of 53.03 feet for the beginning of an Access Denial Line, continuing along said new west right-of-way line and along said Access Denial Line, for a total distance of 108.42 feet to a set "X"-cut in concrete for corner;\*\*
- ✓ (2) THENCE North 61 degrees 11 minutes 28 seconds West, continuing along said new west right-of-way line and said Access Denial Line, a distance of 74.92 feet to a set "X"-cut in concrete for corner in the existing south right-of-way line of Valley View Lane (a variable width right-of-way), said point being the end of said Access Denial Line;\*\*
- (3) THENCE North 70 degrees 45 minutes 02 seconds East, departing said new west right-of-way line and along said existing south right-of-way line, a distance of 130.94 feet to a point for corner at the intersection of said existing south right-of-way with the existing west right-of-way line of Interstate Highway 35E (a variable width right-of-way);
- (4) THENCE South 15 degrees 31 minutes 39 seconds East, departing said existing south right-of-way line of Valley View Lane and along said existing west right-of-way line, a distance of 163.98 feet to a point for the southeast corner of said Lot 1, Block 1 of Exxon No. 6-2649 Addition, from which a found concrete monument bears North 30 degrees 16 minutes 07 seconds East, a distance of 0.47 feet;

County: Dallas  
Parcel: 51  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
                  To Valwood Parkway  
CSJ: 2374-01-052

Page 2 of 4  
March 2005  
Revised January 2007

- (5) THENCE South 70 degrees 45 minutes 02 seconds West, departing said existing west right-of-way line and along the south line of said addition, a distance of 80.73 feet to the POINT OF BEGINNING AND CONTAINING 14,323 square feet or 0.3288 acre of land, more or less.

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

✓ Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Colin J. Henry  
Colin J. Henry, R.P.L.S.  
Texas Registration No. 5230

2/21/07  
Date

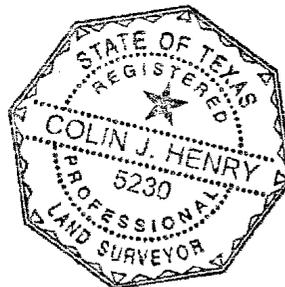


EXHIBIT "A"  
PARCEL 51  
**THOMAS KEENAN SURVEY**  
ABSTRACT No. 733

LOT 1, BLOCK 1  
EXXON No.6-2649  
ADDITION  
VOL. 86157, PG. 4934  
(D.R.D.C.T.)

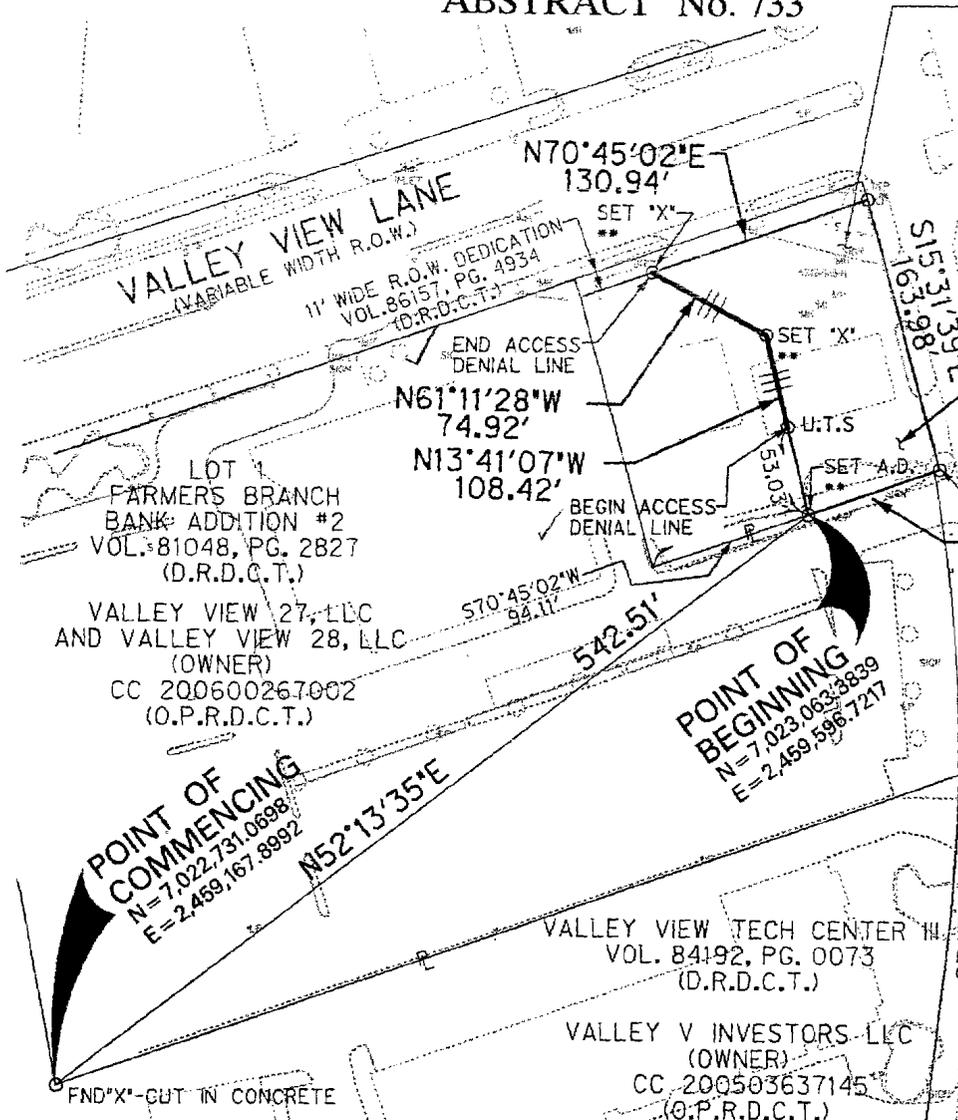
STATE OF TEXAS  
JUDGEMENT  
VOL. 4462, PG. 183  
(D.R.D.C.T.)

13115 N  
STEMMONS FREEWAY  
TAHHAN FAMILY  
INVESTMENTS LTD.  
(OWNER)  
VOL.2005098, PG. 5165  
(D.R.D.C.T.)

14,323 SQ. FT.  
OR  
0.3288 ACRE

FOUND CONCRETE MONUMENT  
BEARS N30°16'07"E-0.47'

S70°45'02"W  
80.73'



**POINT OF COMMENCING**  
N=7,022,731.0698  
E=2,459,167.8992

**POINT OF BEGINNING**  
N=7,023,063.3839  
E=2,459,596.7217

VALLEY VIEW 27, LLC  
AND VALLEY VIEW 28, LLC  
(OWNER)  
CC 200600267002  
(O.P.R.D.C.T.)

VALLEY VIEW TECH CENTER III  
VOL. 84192, PG. 0073  
(D.R.D.C.T.)

VALLEY V INVESTORS LLC  
(OWNER)  
CC 200503637145  
(O.P.R.D.C.T.)

STATE OF TEXAS  
JUDGEMENT  
VOL. 72090, PG. 1863  
(D.R.D.C.T.)

**LEGEND**

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

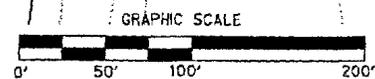
SET A.D. = SET TxDOT ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD  
SET 'X' = SET 'X' CUT IN CONCRETE  
U.T.S. = UNABLE TO SET

\*\* 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.



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

COLIN J. HENRY, R.P.S. TEXAS No. 5230



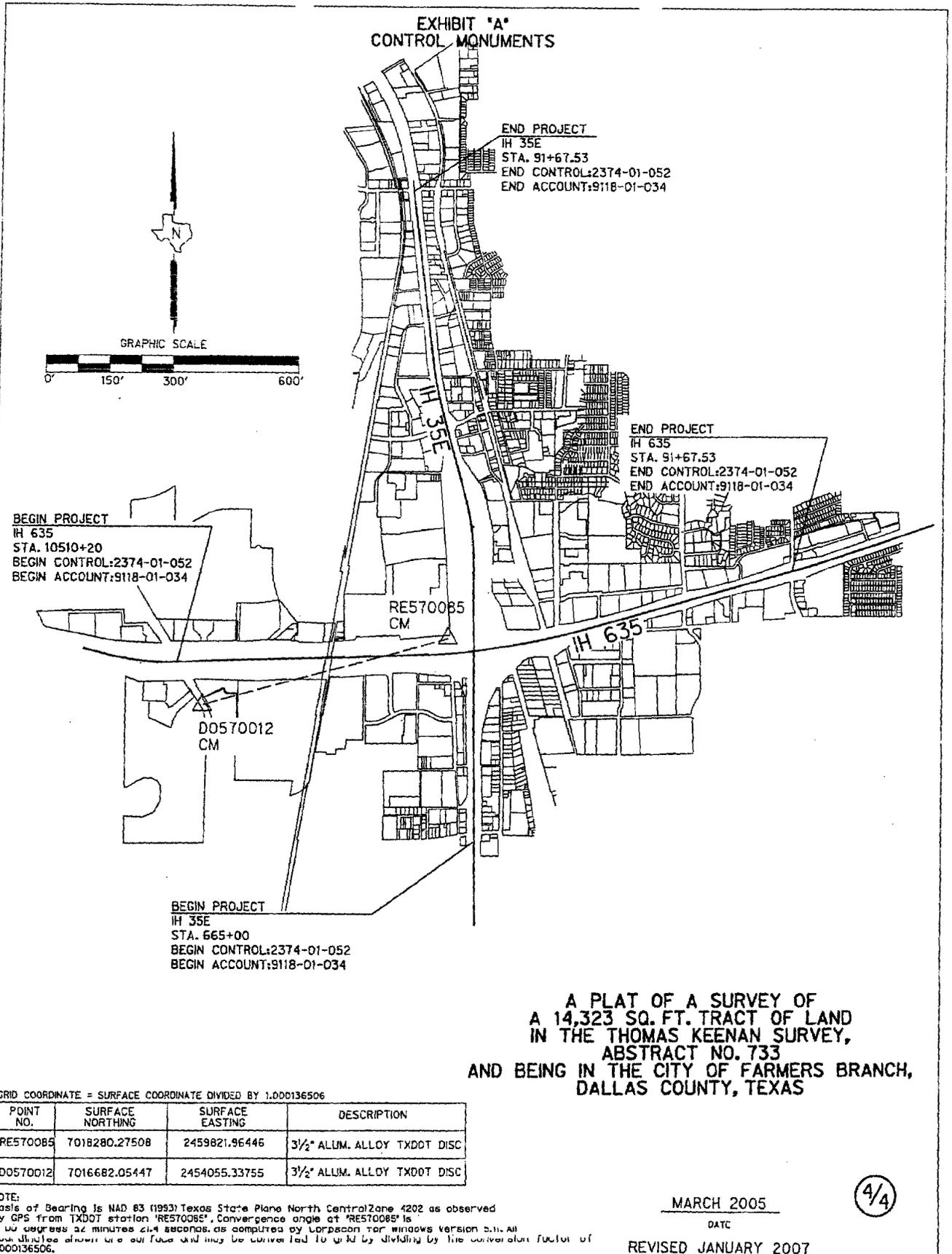
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF  
A 14,323 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY  
ABSTRACT No. 733  
AND BEING IN THE  
CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

MARCH 2005  
DATE

REVISED JANUARY 2007

3/4



BEGIN PROJECT  
IH 635  
STA. 10510+20  
BEGIN CONTROL:2374-01-052  
BEGIN ACCOUNT:9118-01-034

END PROJECT  
IH 35E  
STA. 91+67.53  
END CONTROL:2374-01-052  
END ACCOUNT:9118-01-034

END PROJECT  
IH 635  
STA. 91+67.53  
END CONTROL:2374-01-052  
END ACCOUNT:9118-01-034

BEGIN PROJECT  
IH 35E  
STA. 665+00  
BEGIN CONTROL:2374-01-052  
BEGIN ACCOUNT:9118-01-034

A PLAT OF A SURVEY OF  
A 14,323 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY,  
ABSTRACT NO. 733  
AND BEING IN THE CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2459821.96446	3 1/2" ALLUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3 1/2" ALLUM. ALLOY TXDOT DISC

NOTE:  
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed  
by GPS from TXDOT station 'RE570085'. Convergence angle at 'RE570085' is  
+ 00 degrees 32 minutes 21.4 seconds, as computed by Topconcor for windows version 5.11. All  
used distances shown are surface and may be converted to grid by dividing by the conversion factor of  
1.000136506.

MARCH 2005

DATE

REVISED JANUARY 2007

4/4

ROW CSJ 2374-01-052  
Parcel 51  
Bisection Clause Cat I

*AND IN ADDITION THERETO:*

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

County: Dallas  
Parcel: 48  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
To Valwood Parkway  
CSJ: 2374-01-052

Page 1 of 5  
March 2005  
Revised January 2007

**LEGAL DESCRIPTION FOR PARCEL 48**

BEING a 16,034 square foot tract of land situated in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas, also being part of Valley View Tech Center III, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 84192, Page 0073 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being part of that tract of land described in deed to Valley V Investors LLC, as recorded in County Clerk's Document Number 200503637145 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found "X" cut in concrete, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate of North 7,022,731.0698 feet, East 2,459,167.8992 feet, for the common corner of said Valley View Tech Center III and Farmers Branch Bank Addition #2, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 81048, Page 2827, D.R.D.C.T.;

THENCE North 70 degrees 45 minutes 02 seconds East, along the common line of said Valley View Tech Center III and said Farmers Branch Bank Addition #2, a distance of 486.74 feet to a set "X" cut in concrete for the POINT OF BEGINNING, having a NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,022,891.5379 feet, East 2,459,627.4223 feet;\*\*

- (1) THENCE North 70 degrees 45 minutes 02 seconds East, continuing along said common line, a distance of 61.98 feet to a point for corner in the existing west right-of-way line of Interstate Highway 35E (a variable width right-of-way), said point being the northeast corner of said Valley View Tech Center III, from which a 1/2-inch found iron rod bears North 73 degrees 11 minutes 46 seconds East, a distance of 0.62 feet, said point being the point of curvature of a non-tangent circular curve to the right, having a radius of 937.93 feet, whose chord bears South 03 degrees 20 minutes 25 seconds West, a distance of 102.47 feet;
- (2) THENCE Southwesterly, departing said common line and along said existing west right-of-way line and said curve, through a central angle of 06 degrees 15 minutes 46 seconds, an arc distance of 102.52 feet to the point of tangency, from which a 1/2-inch found iron rod bears South 19 degrees 57 minutes 42 seconds East, a distance of 3.71 feet;
- (3) THENCE South 06 degrees 28 minutes 18 seconds West, continuing along said existing west right-of-way line, a distance of 524.41 feet to a point for corner at the intersection of said existing west right-of-way line with the existing north right-of-way line of Springlake Road (a variable width right-of-way), said point being the southeast corner of said addition, from which a 1/2-inch found iron rod bears South 01 degree 53 minutes 51 seconds West, a distance of 4.07 feet;

County: Dallas  
Parcel: 48  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
To Valwood Parkway  
CSJ: 2374-01-052

Page 2 of 5  
March 2005  
Revised January 2007

- (4) THENCE South 89 degrees 11 minutes 02 seconds West, departing said existing west right-of-way line and along said existing north right-of-way line, a distance of 34.91 feet to a set Texas Department of Transportation (TxDOT) aluminum disk (hereinafter referred to as "A.D.") for corner, said point being the beginning of an Access Denial Line and being in the new west right-of-way line of Interstate Highway 35E;\*\*
- (5) THENCE North 44 degrees 53 minutes 19 seconds East, departing said existing north right-of-way line and along said Access Denial Line and said new west right-of-way line, a distance of 40.00 feet to a set A.D. for corner;\*\*
- (6) THENCE North 04 degrees 27 minutes 52 seconds East, continuing along said Access Denial Line and said new west right-of-way line, a distance of 260.00 feet to a set A.D. for corner;\*\*
- (7) THENCE North 01 degree 36 minutes 54 seconds East, continuing along said Access Denial Line and said new west right-of-way line, passing a set A.D. for the end of said Access Denial Line at a distance of 79.77 feet, and continuing along said new west right-of-way line for a total distance of 200.00 feet to a set A.D. for corner, said point being the beginning of an Access Denial Line;\*\*
- (8) THENCE North 06 degrees 13 minutes 18 seconds West, continuing along said new west right-of-way line and along said Access Denial Line, passing a set A.D. for the end of said Access Denial Line at a distance of 89.68 feet, and continuing along said new west right-of-way line for a total distance of 116.64 feet to the POINT OF BEGINNING AND CONTAINING 16,034 square feet or 0.3681 acre of land, more or less.

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

✓ Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

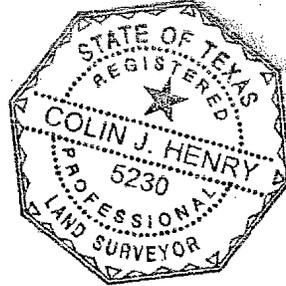
County: Dallas  
Parcel: 48  
Highway: Interstate Highway 35E  
Project Limits: From Royal Lane  
To Valwood Parkway  
CSJ: 2374-01-052

Page 3 of 5  
March 2005  
Revised January 2007

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

*Colin J. Henry* 2/21/07

Colin J. Henry, R.P.L.S.      Date  
Texas Registration No. 5230



PARCEL 48

THOMAS KEENAN SURVEY

ABSTRACT No. 733 N70°45'02"E  
61.98'

FARMERS BRANCH BANK  
ADDITION #2  
VOL. 81048, PG. 2827  
(D.R.D.C.T.)

2350 VALLEY VIEW LANE  
VALLEY VIEW 27, LLC  
AND VALLEY VIEW 28, LLC  
(OWNER)  
CC 200600267002  
(O.P.R.D.C.T.)

POINT OF BEGINNING

N = 7,022,891.5379  
E = 2,459,627.4223

1/2" FIR BEARS  
N73°11'46"E-0.62'

Δ = 06°15'46"  
R = 937.93'  
T = 51.31'  
L = 102.52'  
C.L. = 102.47'  
C.B. = S03°20'25"W

N70°45'02"E 486.74'

POINT OF COMMENCING

N = 7,022,731.0698  
E = 2,459,167.8992

FOUND "X"-CUT  
IN CONCRETE

ACCESS DENIAL LINE

END ACCESS DENIAL LINE  
N06°13'18"W  
116.64'

BEGIN ACCESS DENIAL LINE  
N01°36'54"E  
200.00'

NEW R.O.W. LINE

END ACCESS DENIAL LINE

ACCESS DENIAL LINE

12801 N STEMMONS FREEWAY  
VALLEY V INVESTORS, LLC  
(OWNER)

CC 200503637145  
(O.P.R.D.C.T.)

VALLEY VIEW TECH CENTER III  
VOL. 84192, PG. 0073  
(D.R.D.C.T.)

N44°53'19"E  
40.00'

BEGIN ACCESS DENIAL LINE

SET A.D. \*\*

524.41'

260.00'

N04°27'52"E  
N06°28'18"W

1/2" FIR BEARS  
S19°57'42"E-3.71'

16,034 SQ. FT.  
OR  
0.3681 ACRE

VARIABLE WIDTH R.O.W.  
IH 35E  
STATE OF TEXAS  
JUDGEMENT PG. 1863  
VOL. 16, R.D. 5, ST. 1

EXISTING R.O.W. LINE

1/2" FIR BEARS  
S01°53'51"W-4.07'

S89°11'02"W  
34.91'

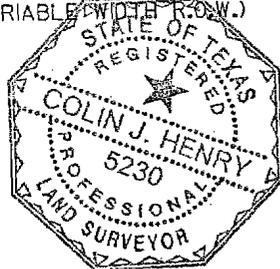
LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

FND B.D. = FOUND TXDOT BRASS DISK IN CONCRETE  
FIR = FOUND IRON ROD  
CC = COUNTY CLERK'S DOCUMENT NUMBER

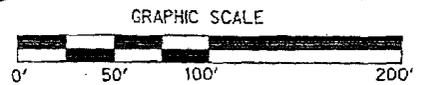
\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

SPRINGLAKE  
(VARIABLE WIDTH R.O.W.)



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

COLIN J. HENRY, R.L.S., TEXAS No. 5230



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 Ad.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF  
A 16,034 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY  
ABSTRACT No. 733  
AND BEING IN THE  
CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

MARCH 2005

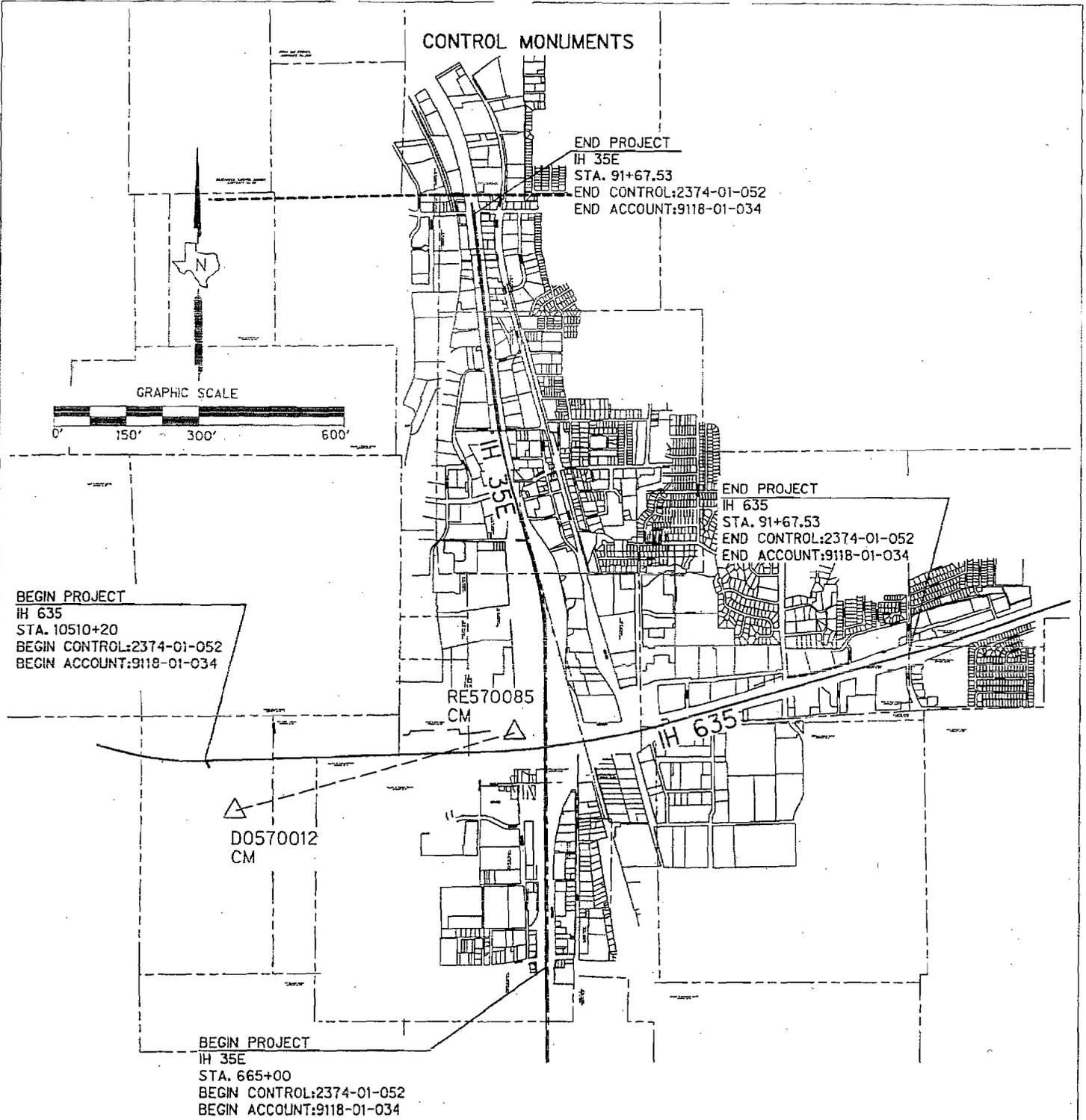
DATE

REVISED JANUARY 2007

4/5

PARCEL 48

CSJ: 2374-01-052



BEGIN PROJECT  
IH 635  
STA. 10510+20  
BEGIN CONTROL:2374-01-052  
BEGIN ACCOUNT:9118-01-034

END PROJECT  
IH 35E  
STA. 91+67.53  
END CONTROL:2374-01-052  
END ACCOUNT:9118-01-034

END PROJECT  
IH 635  
STA. 91+67.53  
END CONTROL:2374-01-052  
END ACCOUNT:9118-01-034

BEGIN PROJECT  
IH 35E  
STA. 665+00  
BEGIN CONTROL:2374-01-052  
BEGIN ACCOUNT:9118-01-034

GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2459821.96446	3/2" ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3/2" ALUM. ALLOY TXDOT DISC

NOTE:  
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station 'RE570085'. Convergence angle at 'RE570085' is + 00 degrees 32 minutes 21.4 seconds, as computed by Carpscon for windows version 5.11. All used distances shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

A PLAT OF A SURVEY OF  
A 16,034 SQ. FT. TRACT OF LAND  
IN THE THOMAS KEENAN SURVEY  
ABSTRACT No. 733  
AND BEING IN THE  
CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

MARCH 2005

DATE

REVISED JANUARY 2007

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PARCEL 48

CSJ: 2374-01-052

Highway: Loop 49  
Limits: From: Interstate 20, at Farm to Market Road 849, South  
To: State Highway 31, 2.0 Miles East of Farm to Market Road 2661  
County: SMITH  
Account No. 8010-02-069  
CSJ: 3487-01-010

**Property Description for Parcel 139**

**BEING** 1.143 acres of land situated in the Lewis Jones Survey, A-501, Smith County, Texas and being part of a called 12.5 acre tract described as 3<sup>rd</sup> tract from Raymond E. Brown to Clarissa E. Brown et al in a deed recorded in Volume 2910, Page 691 of the Smith County Official Public Records, said 1.143 acre tract to be more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod (set) for the Northwest corner of said 12.5 acre tract, the most northerly Northeast corner of a called 56.069 acre tract described in a deed recorded in Volume 2586, Page 648 of said Smith County Official Public Records, in the South boundary line of a called 30-foot by 1481-vara tract from Sybil V. McGinney to Michael B. McGinney Trust No. One described in a deed recorded in Volume 4357, Page 105, being the same land from A. W. Ware et al to W. B. McGinney described in a deed recorded in Volume 369, Page 442 of said Smith County Official Public Records, and in the proposed East right-of-way line of Loop 49, same being an access denial line, said point of beginning being located 274.55 feet left of and at a right angle from Centerline Station 328+45.88, and being located at the coordinates of 6,845,733.25 feet North and 2,915,919.85 feet East, from which an iron T-post found in a swamp bears North 02 degrees 51 minutes 57 seconds West, a distance of 16.13 feet and the calculated Northeast corner of said 12.5 acre tract, bears North 88 degrees 04 minutes 50 seconds East, a distance of 912.39 feet:

- ✓ 1. **THENCE** South 19 degrees 38 minutes 20 seconds East, a distance of 602.22 feet with said proposed East right-of-way line of Loop 49 and access denial line to a Texas Department of Transportation Concrete right-of-way monument (set) for corner in same, in the South boundary line of said 12.5 acre tract and a lower North boundary line of said 56.069 acre tract, from which a 3/8" iron rod found at the Southeast corner of said 12.5 acre tract, bears North 88 degrees 19 minutes 13 seconds East, a distance of 738.63 feet;
2. **THENCE** South 88 degrees 19 minutes 13 seconds West, a distance of 173.83 feet with the South boundary line of said 12.5 acre tract and the lower North boundary line of said 56.069 acre tract to a ½" iron rod (set) at the Southwest corner of said 12.5 acre tract and an ell corner in the North boundary line of said 56.069 acre tract;
3. **THENCE** North 02 degrees 51 minutes 57 seconds West, a distance of 573.00 feet with the West boundary line of said 12.5 acre tract and the most northerly East boundary line of said 56.069 acre tract, back to the place of beginning and **containing 1.143 acres of land.**

Notes:

1. All bearings and distances, coordinates, and areas are based on the Texas Coordinate System, North Central Zone, NAD 83, Feet.

2. All distances and coordinates shown are surface, using a TX DOT factor of 1.00012. To return to grid, multiply by 0.999880014.
3. All ½" iron rods and Type II right-of-way monuments described herein as "set", are pending TX DOT right-of-way approval and/or survey permission before actual placing on the ground.
- ✓ 4. Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

See Exhibit Plat "B" prepared even date.

I, Kevin L. Kilgore, Registered Professional Land Surveyor No. 4687, do hereby certify that the above description was prepared from surveys made on the ground under my supervision during the month of December, 2005 and the month of May, 2007.

**GIVEN UNDER MY HAND AND SEAL**, this, the 18<sup>th</sup> day of May, 2007.

  
Kevin L. Kilgore  
Registered Professional Land Surveyor  
State of Texas No. 4687

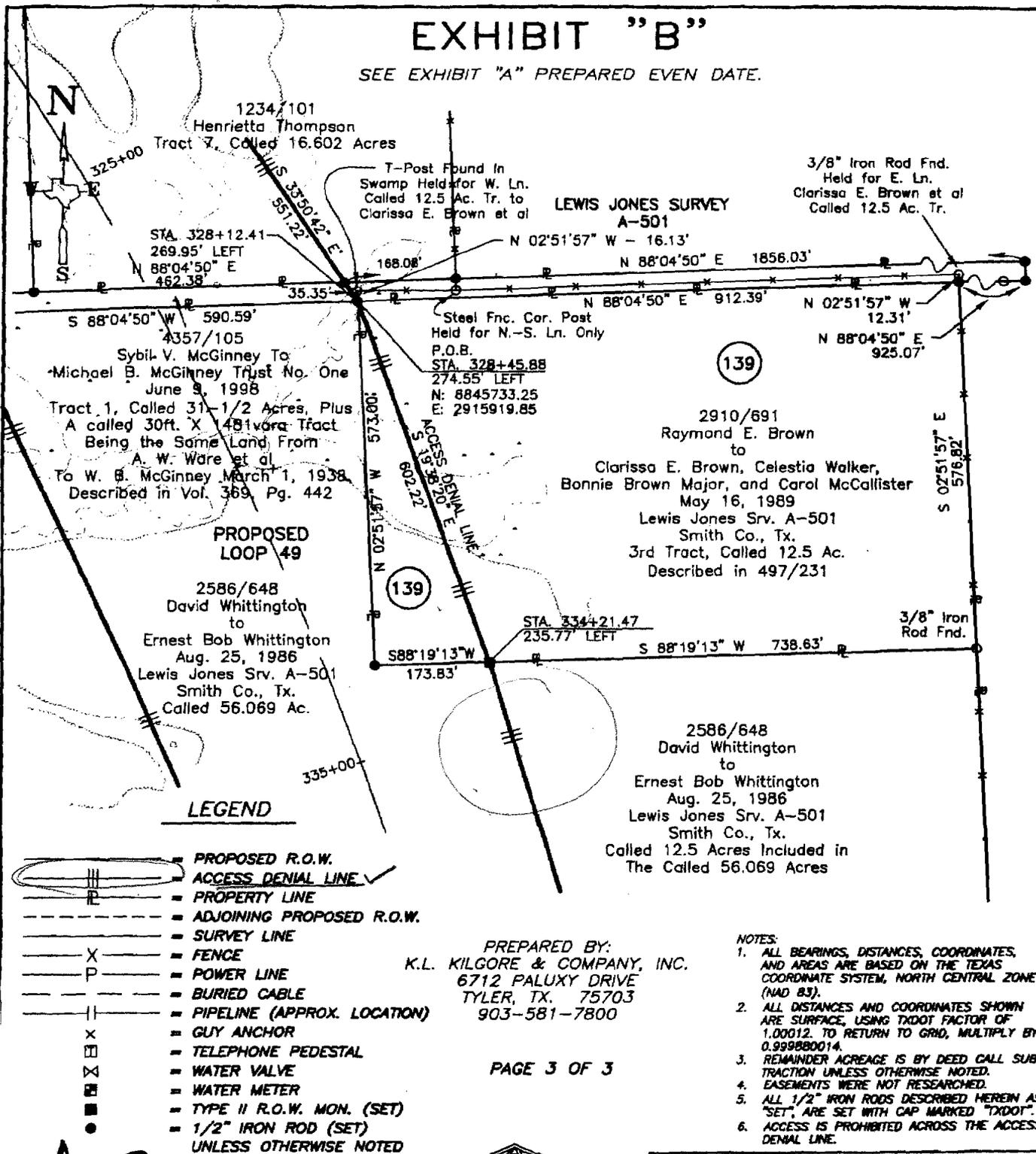


Prepared by:  
**K.L. KILGORE & COMPANY, INC.**  
**6712 PALUXY DRIVE**  
**TYLER, TX. 75703 PH. (903) 581-7800**

**TEXAS DEPARTMENT OF TRANSPORTATION**  
**2703 W. FRONT STREET**  
**TYLER, TX. PH. (903) 510-9141**

# EXHIBIT "B"

SEE EXHIBIT "A" PREPARED EVEN DATE.



- LEGEND**
- PROPOSED R.O.W.
  - ACCESS DENIAL LINE
  - PROPERTY LINE
  - ADJOINING PROPOSED R.O.W.
  - SURVEY LINE
  - FENCE
  - POWER LINE
  - BURIED CABLE
  - PIPELINE (APPROX. LOCATION)
  - GUY ANCHOR
  - TELEPHONE PEDESTAL
  - WATER VALVE
  - WATER METER
  - TYPE II R.O.W. MON. (SET)
  - 1/2" IRON ROD (SET)
  - UNLESS OTHERWISE NOTED

PREPARED BY:  
K.L. KILGORE & COMPANY, INC.  
6712 PALUXY DRIVE  
TYLER, TX. 75703  
903-581-7800

- NOTES:
1. ALL BEARINGS, DISTANCES, COORDINATES, AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83).
  2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, USING TXDOT FACTOR OF 1.00012. TO RETURN TO GRID, MULTIPLY BY 0.999880014.
  3. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.
  4. EASEMENTS WERE NOT RESEARCHED.
  5. ALL 1/2" IRON RODS DESCRIBED HEREIN AS "SET", ARE SET WITH CAP MARKED "TXDOT".
  6. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE.

PAGE 3 OF 3

5/18/2007  
KEVIN L. KILGORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4687



TEXAS DEPARTMENT OF TRANSPORTATION  
2709 W. FRONT STREET  
TYLER, TX. 75702 PH. (903) 510-9229

SCALE 1" = 200'

**PARCEL NO. 139**  
Clarissa E. Brown, et al.  
LOOP 49 (INTERSTATE 20 SOUTH TO S.H. 31)  
SMITH COUNTY, TEXAS  
CSJ NO. 3487-01-006, ROW NO. 3487-01-010  
R.O.W. ACQUISITION = 1.143 AC.  
REMAINDER LEFT = 10.897 AC. (APPROX.)  
REMAINDER RIGHT = 0.000 AC. (APPROX.)

Page 1 of 3  
May, 2005  
Revised November, 2006  
Revised February, 2007

County: Houston  
Const. CSJ: 0336-01-039  
ROW Account: 8011-02-012  
ROW CSJ: 0336-01-044  
Highway: State Highway 7  
Parcel Limits: From: 455+75.00, 60.00' Right  
To: 461+90.00, 60.00' Right

**Property Description**  
**For Parcel 32**

Being a 0.187 of one acre (8,126 square feet) tract of land situated in the James. McLean Survey, Abstract No. 707, Houston County, Texas, being a portion of that certain called 368.26 acre tract of land conveyed to The Waldrep Family Trust by deed recorded in the County Clerk file No. 063878, of the Official Public Records of Real Property Houston County, Texas (O.P.R.O.R.P.H.C.T.); said 0.187 of one acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a iron rod found for angle point in the westerly line of a 360.58 acre residue of that certain called 368.26 acre tract of land conveyed to The Waldrep Family Trust by deed recorded in the County Clerk file No. 063878, O.P.R.O.R.P.H.C.T., being in the east right of way of F.M. 232, 100 feet wide right of way, recorded in Volume 18, Page 541, Commissioners Court Minutes of Houston County, Texas;

**THENCE**, North 02°06'32" West, along the westerly line of said 360.58 acre residue tract and the easterly right of way line of F.M. 232, a distance of 296.07 feet a to TxDOT concrete monument found in the existing southerly right of way line of State Highway 7 (width varies) recorded in Volume 146, Page 159, Deed Records Houston County, Texas (D.R.H.C.), for the northwesterly corner of said 368.26 acre tract;

**THENCE**, North 76°32'18" East, along the existing southerly right of way line of State Highway 7 and the northerly line of said 360.58 acre residue tract, a distance of 461.92 feet to a 5/8-inch iron rod with an aluminum cap stamped "TxDOT" set at the intersection with the proposed southerly right of way line of State Highway 7, for the **POINT OF BEGINNING** of the herein described tract having surface coordinates of X = 3,867,228.13, Y = 10,486,347.64, all bearings and coordinates are based on Texas State Plane Coordinate System, Central Zone, NAD83, 1988 Adjustment. All coordinates and distances are surface values and can be converted to grid by dividing by a combined scale factor of 1.000120, said point at station 455+75.00, 60.00 feet right and perpendicular of project baseline;

- 1.) **THENCE**, North 76°32'18" East, continuing along the existing southerly right of way line of State Highway 7 and the northerly line of said 360.58 acre residue tract, a distance of 162.59 feet to the point of curvature of a curve to the left from which a found "TxDOT" concrete monument bears South 79°37'25" West a distance of 12.20 feet;
- 2.) **THENCE**, in an easterly direction continuing along the existing southerly right of way line of State Highway 7 and the northerly line of said 360.58 acre residue tract, along said curve to the left, having a radius of 5,799.50 feet, a central angle of 03°10'00", an arc length of 320.53 and a chord bearing of North 74°57'18" East, a distance of 320.48 feet to the end of said curve;

Page 2 of 3  
May, 2005  
Parcel 32  
Revised November, 2006  
Revised February, 2007

- 3.) **THENCE**, North 73°22'18" East, continuing along the existing southerly right of way line of State Highway 7 and the northerly line of said 360.58 acre residue tract, a distance of 135.21 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set at the intersection with the proposed southerly right of way line of State Highway 7 and also being at station 461+90.00, 60.00 feet right and perpendicular of project baseline;
- 4.) **THENCE**, South 68°53'41" West, along the proposed southerly right of way line of State Highway 7, a distance of 293.17 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for and angle point;
- 5.) **THENCE**, South 75°11'29" West, continuing along the proposed southerly right of way line of State Highway 7, a distance of 55.82 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for an angle point;
- 6.) **THENCE**, South 81°35'06" West, continuing along the proposed southerly right of way line of State Highway 7, a distance of 272.64 feet to the **POINT OF BEGINNING** and containing 0.187 of one acre (8,126 square feet) of land.

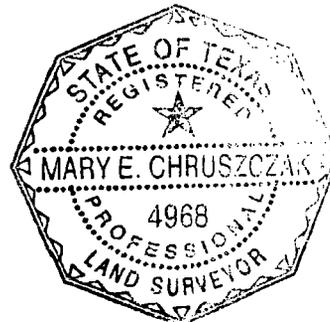
A plat of even survey date herewith accompanies this property description.

Access will be permitted to the highway facility from the remainder of the property south of State Highway 7.

Revised November, 2006 to include right of way width recordation information of F. M. 232 on the plat and property description.

Revised February, 2007 to reflect new ownership information.

  
Mary Chruszczak, RPLS

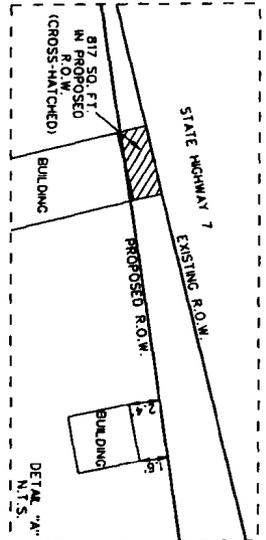


Prepared By:  
GeoSolutions, Ltd.  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380

2-22-07

# JAMES MCLEAN SURVEY A-707

- NOTES:
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM. CENTRAL ZONE NAD 83. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING A COMBINED ADJUSTMENT FACTOR OF 1.000120.
  2. METES AND BOUNDS FIELD NOTES ACCOMPANY THIS PLAT.
  3. THIS MAP IS BASED ON ABSTRACTING PERFORMED IN APRIL, 2005.
  4. ACCESS WILL BE PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY SOUTH OF STATE HIGHWAY 7.

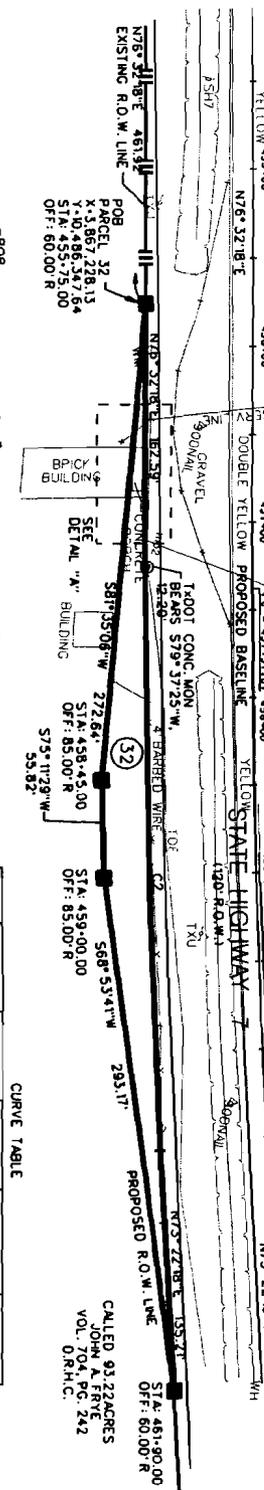


LINE TABLE

NO.	BEARING	DISTANCE
L1	N02°08'32"W	296.07'
L2	N76°32'18"E	461.92'



PLAT NO.	STATE	FEDERAL NO AND PROJECT NO.	SHEET NO.
6	TEXAS		
STATE DIST. NO.	COUNTY	CONTROL NO.	SECTION JOB NO.
11	HOUSTON	0356	01 044
			SH 7



360.58 AC. RESIDUE OF CALLED 93.22 ACRES THE WALDRUP FAMILY TRUST C.C. FILE #083878 O.P.R.O.R.P.M.C.T.

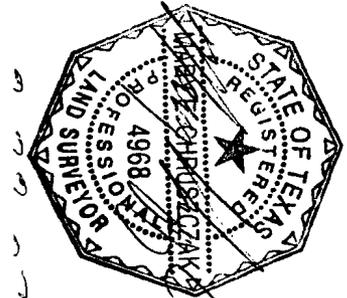
CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CHB	CHD
C2	5,799.50'	03°10'00"	320.53'	N74°57'18"E	320.48'

J. MCLEAN SURVEY, A-707

PARCEL NO.	EXIST. ACRES	LOT	BLOCK	BEGIN STATION	END STATION	OWNER	TYPE OF CONV.	TAKING ACRES SOFT.	REMAINDER ACRES
32	360.58			455+75.00	461+90.00	THE WALDRUP FAMILY TRUST		0.187 AC. 8,128 SQ. FT.	360.393

- LEGEND
- SET 3/4" R W/TXDOT ALUM. CAP
  - FND 3/4" R W/TXDOT ALUM. CAP
  - SET 3/4" R W/OS CAP (UNLESS NOTED)
  - ⊙ FND. (TYPE INDICATED AT LOCATION)
  - ⊕ PROPERTY LINE
  - ⊖ LANDHOOK
- P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
SURVEY LINE



PARCEL PLAT  
SHOWING PROPERTY OF  
**THE WALDRUP FAMILY TRUST**  
HOUSTON COUNTY  
MAY, 2005

SCALE 1" = 100'  
Prepared by:  
**Solutions 1 11**

REVISED TO INDICATE F.W. 233 RECORDATION 11/06

County: Houston  
Const. CSJ: 0336-01-039  
ROW Account: 8011-02-012  
ROW CSJ: 0336-01-044  
Highway: State Highway 7  
Parcel Limits: From: 450+73.71, 256.09' Right  
To: 455+75.00, 60.00' Right

Parcel 32AC  
Access Denial Line Description

Being an access denial line delineating a denial of access to the transportation facility from the adjacent property along the common boundary of State Highway 7 (width varies) recorded under Volume 146, Page 159 in the Deed Records Houston County, Texas (D.R.H.C.) and F.M. 232, 100 feet wide right of way, recorded in Volume 18, Page 541, Commissioners Court Minutes of Houston County, Texas, and a 360.58 acre residue of that certain called 368.26 acre tract located in the James McLean Survey, Abstract 707, Houston County, Texas, conveyed to The Waldrep Family Trust by deed recorded in the County Clerk file No. 063878, of the Official Public Records of Real Property Houston County, Texas (O.P.R.O.R.P.H.C.T.); said access denial line being more particularly described by metes and bounds as follows:

**COMMENCING** at a iron rod found for angle point in the westerly line of said 360.58 acre residue tract, being in the east right of way of F.M. 232;

**THENCE**, North 02°06'32" West, along the existing easterly right of way line of F.M. 232, being the westerly line of said 360.58 acre residue tract, a distance of 96.07 feet to a set 5/8-inch iron rod with aluminum cap stamped "COA" for the Beginning of a Access Denial Line and for the **POINT OF BEGINNING** of the herein described tract having surface coordinates X = 3,866,786.26, Y = 10,486,040.24; all bearings and coordinates are based on Texas State Plane Coordinate System, Central Zone, NAD83, 1988 Adjustment. All coordinates and distances are surface values and can be converted to grid by dividing by a combined scale factor of 1.000120, said point at station 450+73.71, 256.09 feet right and perpendicular to the project baseline;

- (1) **THENCE**, North 02°06'32" West, continuing along the existing easterly right of way line of F.M. 232, being the westerly line of said 360.58 acre residue tract, a distance of 200.00 feet to a found concrete monument at the intersection with the existing southerly right of way line of State Highway 7, being the northwesterly corner of said 368.26 acre tract;
- (2) **THENCE**, North 76°32'18" East, along the existing southerly right of way line of State Highway 7, also the northerly line of said 360.58 acre residue tract, a distance of 461.92 feet to a set 5/8-inch iron rod with aluminum cap stamped "COA" at the End of a Access Denial Line and at the intersection of the existing southerly right of way line of State Highway 7 with the proposed southerly right of way line of State Highway 7 (width varies) and at station 455+75.00, 60.00 feet right and perpendicular to the project baseline.

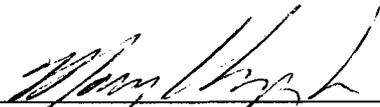
Page 2 of 3  
May, 2005  
Parcel 32AC  
Revised November, 2006  
Revised February, 2007

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

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

Revised November, 2006 to include right of way width recordation information of F. M. 232 on the plat and property description.

Revised February, 2007 to reflect new ownership information.

  
\_\_\_\_\_  
Mary Chruszczak, RPLS



2-22-07

# E. WHEELER SURVEY A-1063

PARCEL NO.	EXIST. ACRES	LOT	BLOCK	BEGN STATION	END STATION	OWNER	TYPE OF CONV.	VOL. PG.	TAKING ACRES SOFT.	REMAINDER
32AC	388.26			450+73.71	455+75.00	THE WALDREP FAMILY TRUST				388.26

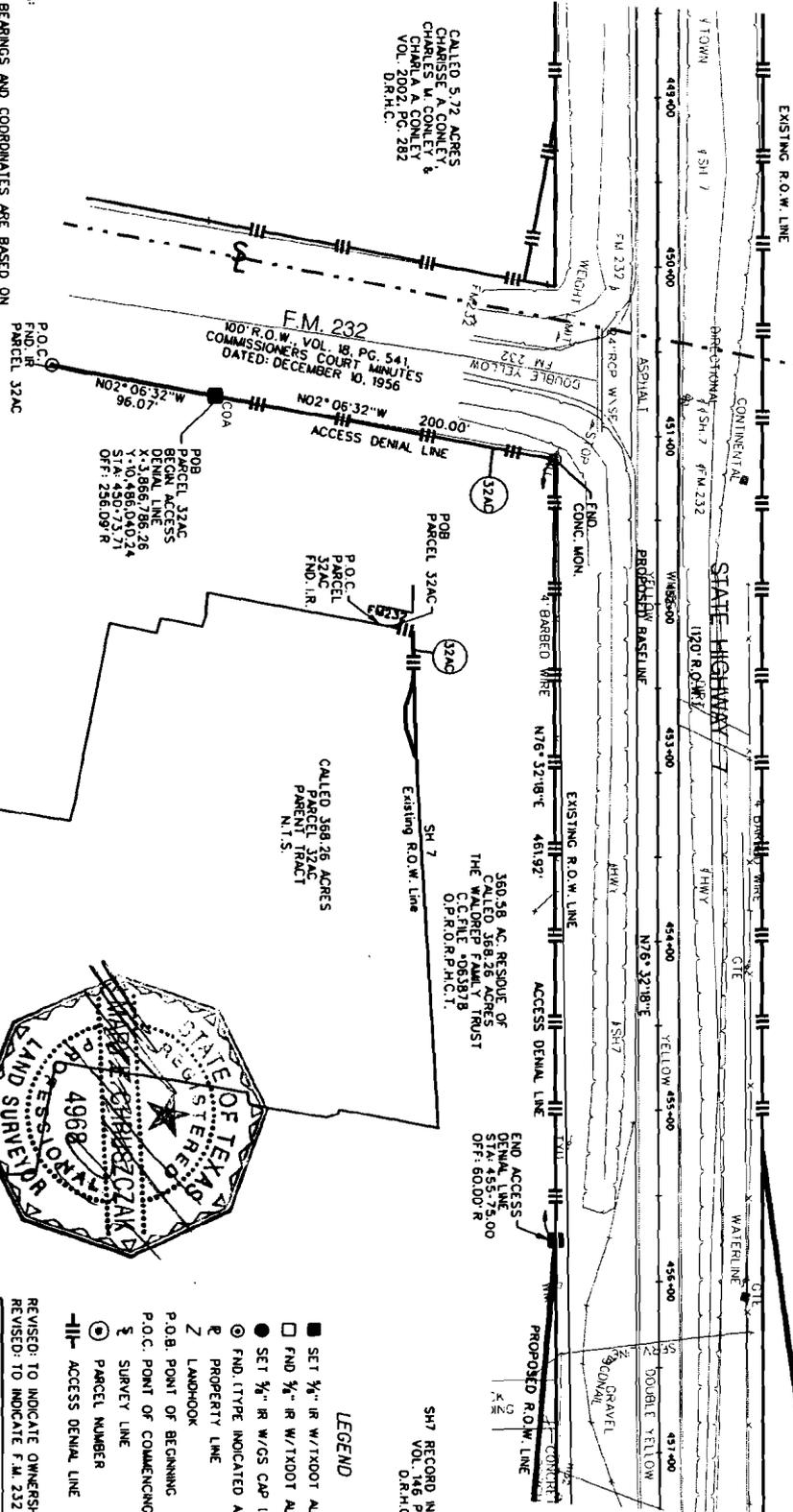
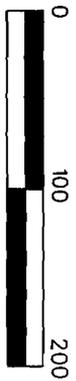
J. McLEAN SURVEY, A-707

STATE	FEDERAL AND PROJECT NO.	SHEET NO.
TEXAS		6
COUNTY	CONTROL NO.	SECTION NO.
HOUSTON	0135	01
		04
		54-7

CALLED 33.90 ACRES  
E.L. DAVIS  
VOL. 2445 PG. 120  
D.R.H.C.

CALLED 242.85 ACRES  
DORIS L. DAVIS  
VOL. 4131 PG. 599  
D.R.H.C.

SCALE 1" = 100'



CALLED 5.72 ACRES  
CHARLES A. CONLEY,  
CHARLES W. CONLEY &  
CHARLA A. CONLEY  
VOL. 2092 PG. 282  
D.R.H.C.

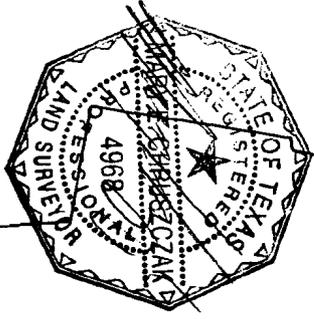
380.58 AC. RESIDUE OF  
CALLED 388.26 ACRES  
THE WALDREP FAMILY TRUST  
C.C. FILE #06397B  
O.P. R.O.R. P.H.C.T.

END ACCESS  
DENIAL LINE  
STA: 455+75.00  
OFF: 60.00' R

NOTES:  
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM. CENTER POINT AND ALL DISTANCES AND COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM. BEARING AND DISTANCE ADJUSTMENT FACTOR OF 1.000120.

2. METES AND BOUNDS FIELD NOTES ACCOMPANY THIS PLAT.
3. THIS MAP IS BASED ON ABSTRACTING PERFORMED IN APRIL, 2005.
4. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE

# JAMES McLEAN SURVEY, A-707



### LEGEND

- SET 3/4" IR W/TXDOT ALUM CAP
- FND 3/4" R W/TXDOT ALUM CAP
- SET 3/4" R W/GS CAP (UNLESS NOTED)
- ⊙ FND. (TYPE INDICATED AT LOCATION)
- ⊕ PROPERTY LINE
- Z LANDHOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- 3 SURVEY LINE
- ⊙ PARCEL NUMBER
- |- ACCESS DENIAL LINE

REVISED: TO INDICATE OWNERSHIP CHANGE 02/07  
REVISED: TO INDICATE F.M. 232 RECORDATION 11/05

PARCEL PLAT  
SHOWING PROPERTY OF  
**THE WALDREP FAMILY TRUST**  
HOUSTON COUNTY  
MAY 2005  
prepared by:  
**Solutions Ltd.**

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

**Parcel 98**  
**Property Description**

Being a 10.440 acre (454,778 square feet) parcel of land situated in the I.W. Burton Survey, Abstract Number 3 and the Jesse Henshaw Survey, Abstract Number 340, Henderson County, Texas, being a portion of that certain tract of land as described in deeds to Homer Ferrell Clayton et ux, Jeanette Clayton, as recorded in Volume 798, Page 593, Deed Records, Henderson County, Texas (DRHCT), Volume 283, Page 72, DRHCT, Volume 282, Page 253, DRHCT, Volume 1253, Page 211, DRHCT and being more particularly described as follows:

**Commencing** at a fence post found for the Southwest corner of that certain tract of land described by deed to Homer Ferrell Clayton, as recorded in Volume 1253, Page 211, DRHCT;

Thence North 35°33'46"East, along the Northwest line of said Clayton tract, a distance of 45.56 feet to a 5/8 inch iron rod with plastic cap stamped Texas Department of Transportation (TxDOT) set in the proposed Southerly right-of-way line of U.S. Highway No. 175 and the beginning of the southerly Control of Access line, also being 169.19 feet Southwesterly of and at right angles to proposed centerline survey station 943+82.94 and the **POINT OF BEGINNING**;

- 1) Thence North 35°33'46"East, along said Northwest line of said Clayton tract, a distance of 302.85 feet to the East corner of that certain tract of land described in deed to L.C. Westbrooks, as recorded in Volume 256, Page 622, DRHCT;
- 2) Thence North 51°42'56"West, along said Northeast line of said Westbrooks tract, a distance of 62.00 feet to a TxDOT Type II monument set in the proposed Northerly right-of-way line of U.S. Highway No. 175, the beginning of the northerly Control of Access line and the beginning of a curve to the left;
- 3) Thence 70.37 feet along said proposed Southerly right-of-way line of U.S. Highway No. 175, said northerly Control of Access line and the arc of said curve to the left through a central angle of 01°29'26", a radius of 2,704.79 feet and a long chord which bears South 72°53'16"East, 70.37 feet to a TxDOT Type II monument set in the proposed Northerly right-of-way line of U.S. Highway No. 175;
- 4) Thence North 61°08'54"East, along said proposed Northerly right-of-way line of U.S. Highway No. 175 and said northerly Control of Access line, a distance of 28.28 feet to a TxDOT Type II monument set in the proposed Northerly right of way line of U.S. Highway No. 175 at the beginning of a curve to the left;

August 24, 2005  
Parcel 98  
Revised 9/25/06

- 5) Thence 192.29 feet along said proposed Northerly right-of-way line of U.S. Highway No. 175, said northerly Control of Access line and the arc of said curve to the left through a central angle of  $04^{\circ}06'13''$ , a radius of 2,684.79 feet and a long chord which bears South  $76^{\circ}06'36''$ East, 192.24 feet to a TxDOT Type II monument set in the proposed Northerly right of way line of U.S. Highway No. 175;
- 6) Thence South  $27^{\circ}07'13''$ East, along said proposed Northerly right-of-way line of U.S. Highway No. 175 and said northerly Control of Access line, a distance of 14.30 feet to a TxDOT Type II monument set in the proposed Northerly right of way line of U.S. Highway No. 175 at the beginning of a curve to the left;
- 7) Thence 420.77 feet along said proposed Northerly right-of-way line of U.S. Highway No. 175, said northerly Control of Access line and the arc of said curve to the left through a central angle of  $08^{\circ}52'50''$ , a radius of 2,714.79 feet and a long chord which bears South  $82^{\circ}46'15''$ East, 420.35 feet to a TxDOT Type II monument set in the proposed Northerly right of way line of U.S. Highway No. 175;
- 8) Thence South  $87^{\circ}12'41''$ East, along said proposed Northerly right-of-way line of U.S. Highway No. 175 and said northerly Control of Access line, a distance of 59.24 feet to a TxDOT Type II monument set in the proposed Northerly right of way line of U.S. Highway No. 175 at the end of the northerly Control of Access line and the beginning of a curve to the left;
- 9) Thence 199.71 feet along said proposed Northerly right-of-way line of U.S. Highway No. 175, said northerly Control of Access line and the arc of said curve to the left through a central angle of  $53^{\circ}43'15''$ , a radius of 213.00 feet and a long chord which bears North  $28^{\circ}12'20''$ West, 192.47 feet to a TxDOT Type II monument set in the existing Southerly right of way line of U.S. Highway No. 175;
- 10) Thence South  $57^{\circ}48'47''$ East, along the said existing Southerly right-of-way line of U.S. Highway No. 175, a distance of 46.02 feet to a 5/8 inch iron rod with plastic cap stamped "Transystems Corporation" set at the beginning of a curve to the left;
- 11) Thence 849.33 feet along the said existing Southerly right-of-way line of U.S. Highway No. 175 and the arc of said curve to the left through a central angle of  $16^{\circ}34'21''$ , a radius of 2,936.37 feet and a long chord which bears South  $66^{\circ}05'58''$ East, 846.38 feet to a 5/8 inch iron rod with plastic cap stamped "Transystems Corporation" set at the Northeast corner of that certain tract of land described as Tract Four in deed to Homer Ferrell Clayton et ux, Jeanette Clayton, as recorded in Volume 798, Page 593, DRHCT;
- 12) Thence South  $02^{\circ}09'58''$ East, along the East line of said Clayton tract, a distance of 147.84 feet to a 5/8 inch iron rod with plastic cap stamped TxDOT set in the proposed Southerly right-of-way line of U.S. Highway No. 175, the beginning of the southerly Control of Access line and the beginning of a curve to the left;

August 24, 2005  
Parcel 98  
Revised 9/25/06

- 13) Thence 71.59 feet along the proposed Southerly right-of-way line of U.S. Highway No. 175, the southerly Control of Access line and the arc of said curve to the left through a central angle of  $00^{\circ}21'46''$ , a radius of 11,309.16 feet and a long chord which bears North  $85^{\circ}00'52''$  West, 71.59 feet to a TxDOT Type II monument set in the proposed Southerly right-of-way line of U.S. Highway No. 175;
- 14) Thence North  $89^{\circ}09'30''$  West, along the proposed Southerly right-of-way line of U.S. Highway No. 175 and the southerly Control of Access line, at 573.88 feet the end of said southerly Control of Access line, at 623.92 feet the beginning of said Control of Access line, continuing for a total distance of 790.05 feet to a TxDOT Type II monument set in the proposed Southerly right-of-way line of U.S. Highway No. 175;
- 15) Thence North  $77^{\circ}41'44''$  West, the proposed Southerly right-of-way line of U.S. Highway No. 175 and the southerly Control of Access line, a distance of 772.64 feet to the end of the southerly Control of Access line and the **POINT OF BEGINNING** and containing 10.440 acre (454,778 square feet) of land more or less.

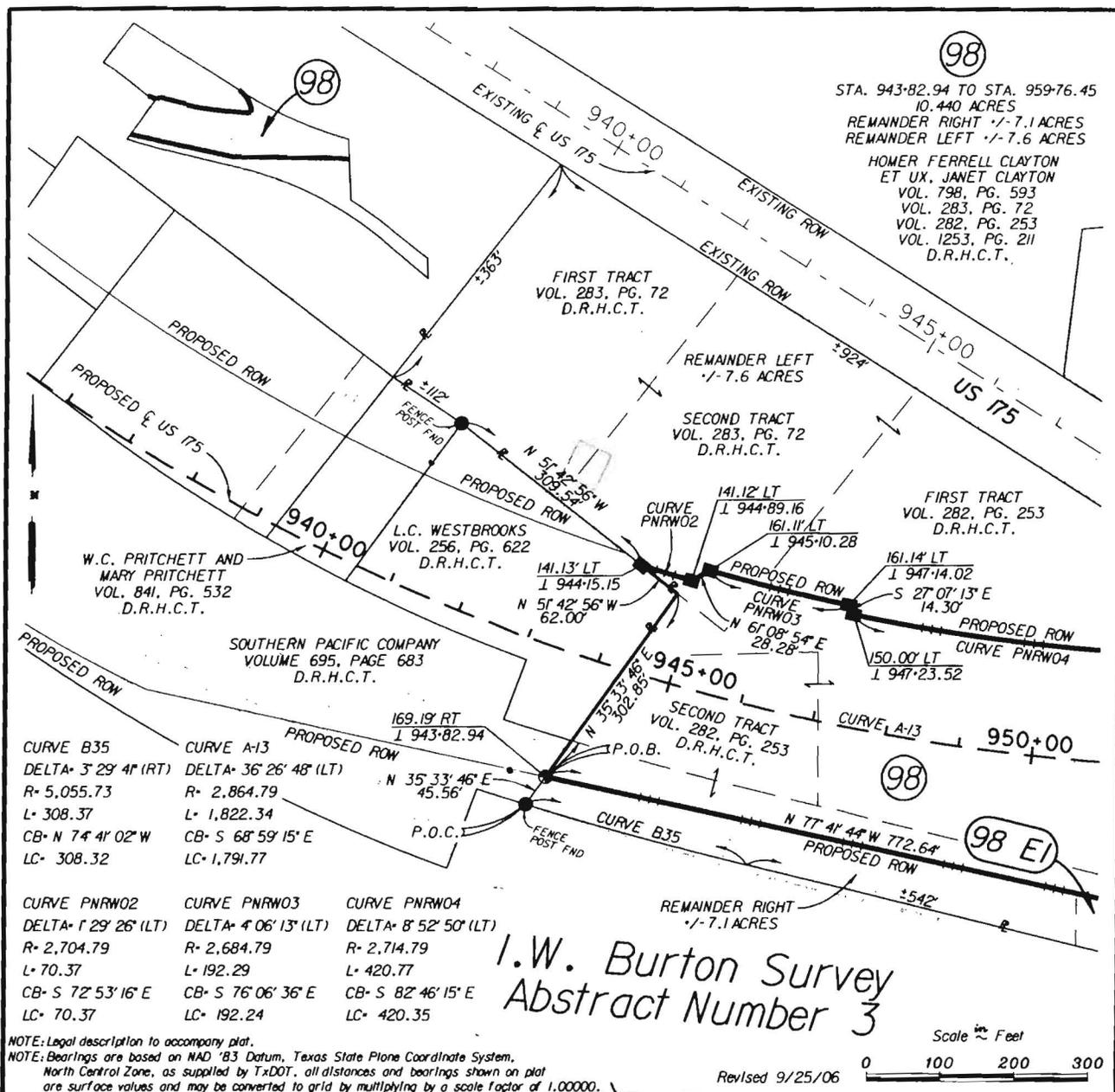
Note: Plat to accompany legal description.

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

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

  
9-25-06  
\_\_\_\_\_  
David L. Dawson  
Registered Professional Land Surveyor  
Texas Registration Number 4672





98  
STA. 943+82.94 TO STA. 959+76.45  
10.440 ACRES  
REMAINDER RIGHT +/- 7.1 ACRES  
REMAINDER LEFT +/- 7.6 ACRES  
HOMER FERRELL CLAYTON  
ET UX, JANET CLAYTON  
VOL. 798, PG. 593  
VOL. 283, PG. 72  
VOL. 282, PG. 253  
VOL. 1253, PG. 211  
D.R.H.C.T.

I.W. Burton Survey  
Abstract Number 3

- |  |  |   |   |   |
|--|--|---|---|---|
| CURVE B35<br>DELTA- 3° 29' 41" (RT)<br>R- 5,055.73<br>L- 308.37<br>CB- N 74° 41' 02" W<br>LC- 308.32 | CURVE A-13<br>DELTA- 36° 26' 48" (LT)<br>R- 2,864.79<br>L- 1,822.34<br>CB- S 68° 59' 15" E<br>LC- 1,791.77 | CURVE PNRW02<br>DELTA- 1° 29' 26" (LT)<br>R- 2,704.79<br>L- 70.37<br>CB- S 72° 53' 16" E<br>LC- 70.37 | CURVE PNRW03<br>DELTA- 4° 06' 13" (LT)<br>R- 2,684.79<br>L- 192.29<br>CB- S 76° 06' 36" E<br>LC- 192.24 | CURVE PNRW04<br>DELTA- 8° 52' 50" (LT)<br>R- 2,714.79<br>L- 420.77<br>CB- S 82° 46' 15" E<br>LC- 420.35 |
|--|--|---|---|---|

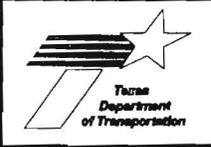
NOTE: Legal description to accompany plat.  
NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, as supplied by TxDOT, all distances and bearings shown on plat are surface values and may be converted to grid by multiplying by a scale factor of 1.00000.

Scale in Feet  
0 100 200 300  
Revised 9/25/06

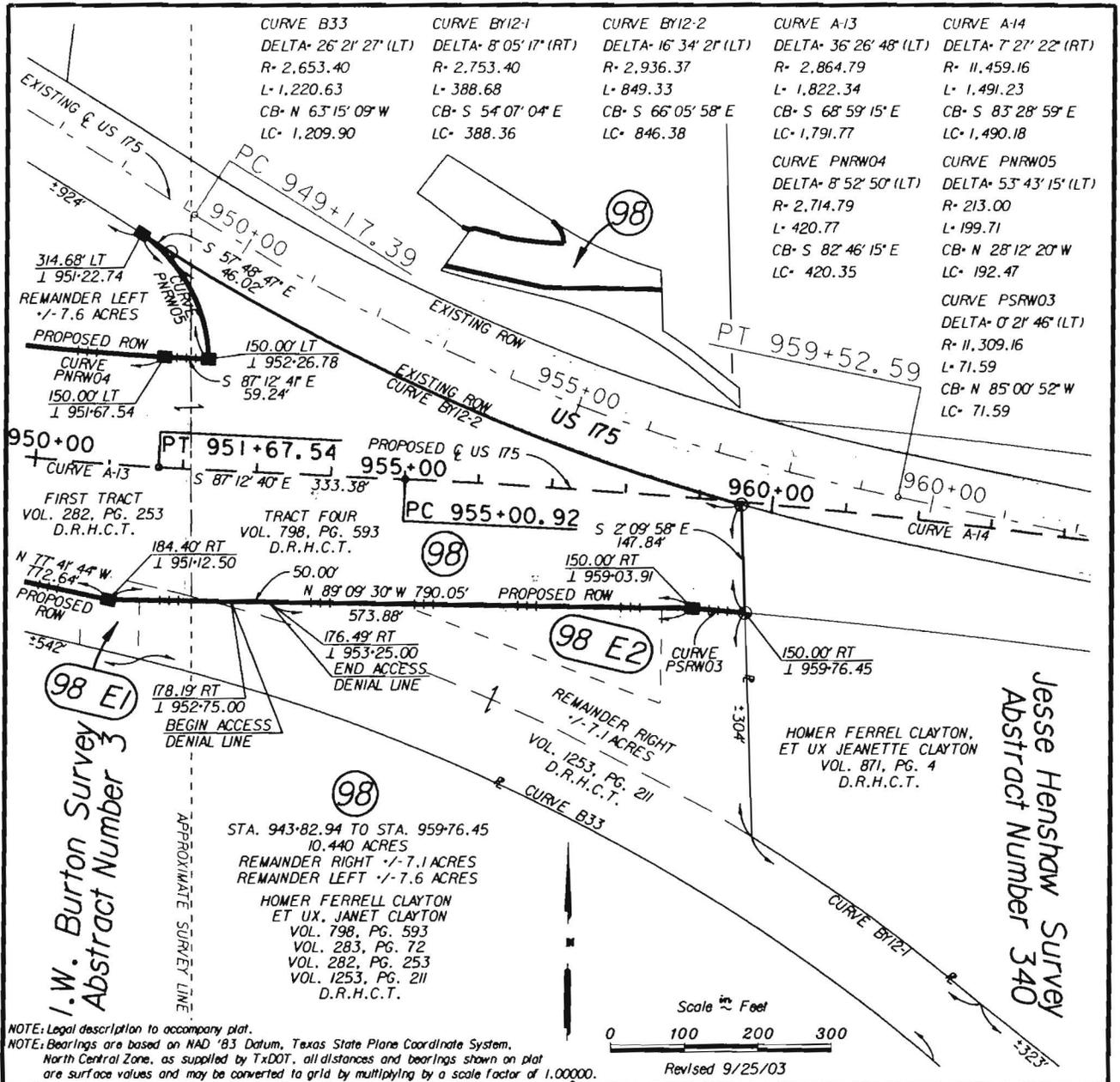
- LEGEND**
- - 1/4" Inch Iron rod with plastic cap stamped "Transystems Corporation"
  - - Marker found "as noted"
  - ⊙ - 1/2" Inch Iron rod with plastic cap stamped "TxDOT"
  - - Type II monument set
  - D.R.A.C.T. - Deed Records, Anderson County, Texas
  - D.R.H.C.T. - Deed Records, Henderson County, Texas
  - P.O.C. - Point Of Commencing
  - P.O.B. - Point Of Beginning
  - - Property Line
  - - Survey Line
  - - Fee Hook
  - - Centerline
  - [ ] - Record Information
  - - Control of Access
  - - Fence
  - - Power Line
  - - Railroad



**PARCEL 98**  
HOMER FERRELL CLAYTON  
ET UX, JANET CLAYTON  
10.440 ACRE  
(454,778 SQ. FT.)



PAGE	STATE	DIST.	COUNTY
Page 4 of 5	TEXAS	TYLER	HENDERSON
CONST. C. S. J.	0198-02-027		HIGHWAY NO.
ROW C. S. J.	0198-02-028		US HWY 175



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

**LEGEND**

- - 5/8" Inch Iron rod with plastic cap stamped "Transystems Corporation"
- - Marker found "as noted"
- ⊕ - 5/8" Inch Iron rod with plastic cap stamped "TxDOT"
- - Type II monument set
- D.R.A.C.T. - Deed Records, Anderson County, Texas
- D.R.H.C.T. - Deed Records, Henderson County, Texas
- P.O.C. - Point Of Commencing
- P.O.B. - Point Of Beginning
- ℙ - Property Line
- ℙ - Survey Line
- ↪ - Fee Hook
- ⊕ - Centerline
- [ ] - Record Information
- ||— - Control of Access
- x— - Fence
- - Power Line
- +— - Railroad

**PARCEL 98**  
HOMER FERRELL CLAYTON  
ET UX, JANET CLAYTON  
10.440 ACRE  
(454,778 SQ. FT.)



	PAGE	STATE	DIST.	COUNTY
	Page 5 of 5	TEXAS	TYLER	HENDERSON
	CONST. C.S.J.	0198-02-027	HIGHWAY NO.	
	ROW C.S.J.	0198-02-028	US HWY 175	

**Henderson County**  
**US 175**  
**ROW CSJ 0198-02-028**  
**Parcel No. 98E, Parts 1 and 2**

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

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

**Parcel 98 E Part 1 Drainage Easement**  
**Property Description**

Being a 0.134 acre (5,818 square feet) parcel of land situated in the I.W. Burton Survey, Abstract Number 3, Henderson County, Texas, being a portion of that certain tract of land as described in deeds to Homer Ferrell Clayton et ux, Jeanette Clayton, as recorded in Volume 798, Page 593, Deed Records, Henderson County, Texas (DRHCT), Volume 283, Page 72, DRHCT, Volume 282, Page 253, DRHCT, Volume 1253, Page 211, DRHCT and being more particularly described as follows:

**Commencing** at a fence post found for the Southwest corner of that certain tract of land described by deed to Homer Ferrell Clayton, as recorded in Volume 1253, Page 211, DRHCT;

Thence North 35°33'46"East, along the Northwest line of said Clayton tract, a distance of 45.56 feet to a 5/8 inch iron rod with plastic cap stamped Texas Department of Transportation (TxDOT) set in the proposed Southerly right-of-way line of U.S. Highway No. 175;

Thence South 77°41'44"East, along the proposed Southerly right-of-way line of U.S. Highway No. 175, a distance of 734.09 feet to the Northwest corner of said drainage easement, also being 179.00 feet Southwesterly of and at right angles to proposed centerline survey station 950+76.60 and the **POINT OF BEGINNING**;

- 1) Thence South 77°41'44"East, along the proposed Southerly right-of-way line of U.S. Highway No. 175, a distance of 38.55 feet to a TxDOT Type II monument set;
- 2) Thence South 89°09'30"East, along the proposed Southerly right-of-way line of U.S. Highway No. 175, a distance of 42.22 feet to the Northeast corner of said drainage easement;
- 3) Thence South 00°50'29"West, along the East line of said drainage easement, a distance of 79.96 feet to the Southeast corner of said drainage easement;
- 4) Thence North 76°25'52"West, along the South line of said drainage easement, a distance of 82.02 feet to the Southwest corner of said drainage easement;
- 5) Thence North 00°50'29"East, along the West line of said drainage easement, a distance of 69.55 feet to the **POINT OF BEGINNING** and containing 0.134 acre (5,818 square feet) of land more or less.

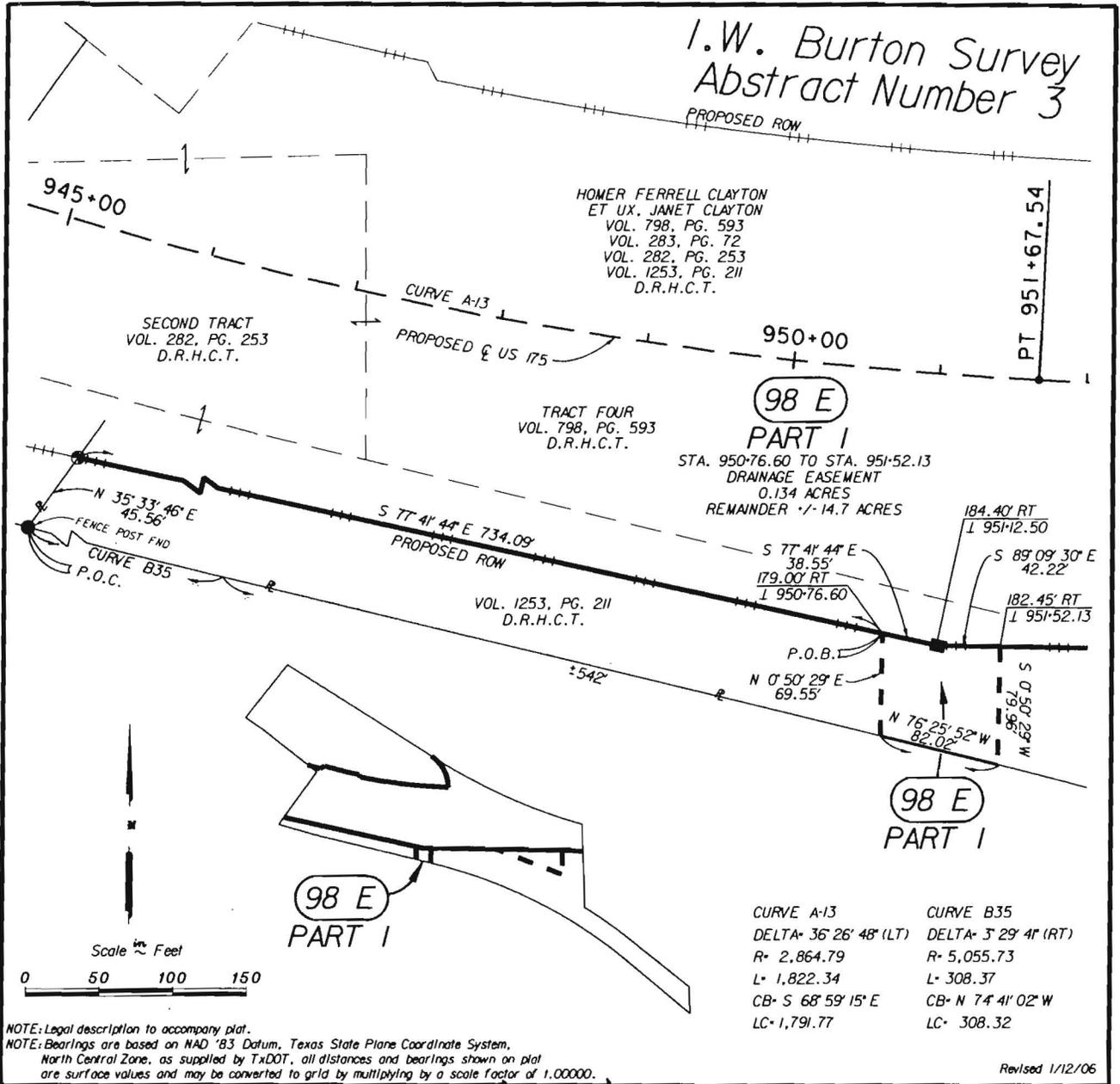
August 24, 2005  
Parcel 98 E Part 1  
Revised 1/12/06

Note: Plat to accompany legal description.

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

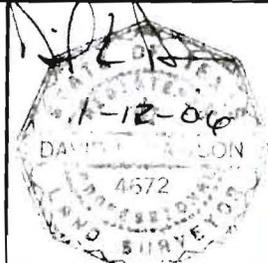
 1-12-06  
\_\_\_\_\_  
David L. Dawson  
Registered Professional Land Surveyor  
Texas Registration Number 4672





<b>CURVE A-13</b>	<b>CURVE B35</b>
DELTA= 36° 26' 48" (LT)	DELTA= 3° 29' 41" (RT)
R= 2,864.79	R= 5,055.73
L= 1,822.34	L= 308.37
CB= S 68° 59' 15" E	CB= N 74° 41' 02" W
LC= 1,791.77	LC= 308.32

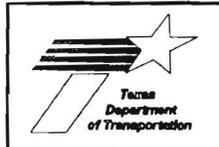
- LEGEND**
- - 5/16 inch iron rod with plastic cap stamped "Transystems Corporation"
  - - Marker found "as noted"
  - ⊙ - 5/16 inch iron rod with plastic cap stamped "TxDOT"
  - - Type II monument set
  - D.R.A.C.T. - Deed Records, Anderson County, Texas
  - D.R.H.C.T. - Deed Records, Henderson County,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



**PARCEL 98E PART 1**

HOMER FERRELL CLAYTON ET UX, JANET CLAYTON

0.134 ACRE  
(5,818 SQ. FT.)



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

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

**Parcel 98 E Part 2 Drainage Easement**  
**Property Description**

Being a 0.530 acre (23,075 square feet) parcel of land situated in the Jesse Henshaw Survey, Abstract Number 340, Henderson County, Texas, being a portion of that certain tract of land as described in deeds to Homer Ferrell Clayton et ux, Jeanette Clayton, as recorded in Volume 798, Page 593, Deed Records, Henderson County, Texas (DRHCT), Volume 283, Page 72, DRHCT, Volume 282, Page 253, DRHCT, Volume 1253, Page 211, DRHCT and being more particularly described as follows:

**Commencing** at a fence post found for the Southwest corner of that certain tract of land described by deed to Homer Ferrell Clayton, as recorded in Volume 1253, Page 211, DRHCT;

Thence North 35°33'46"East, along the Northwest line of said Clayton tract, a distance of 45.56 feet to a 5/8 inch iron rod with plastic cap stamped Texas Department of Transportation (TxDOT) set in the proposed Southerly right-of-way line of U.S. Highway No. 175;

Thence South 77°41'44"East, along the proposed Southerly right-of-way line of U.S. Highway No. 175, a distance of 734.09 feet to a TxDOT Type II monument set;

Thence South 89°09'30"East, along the proposed Southerly right-of-way line of U.S. Highway No. 175, a distance of 393.73 feet to the Northwest corner of said drainage easement, also being 170.46 feet Southwesterly of and at right angles to proposed centerline survey station 955+02.48 and the **POINT OF BEGINNING**;

- 1) Thence South 89°09'30"East, along the proposed Southerly right-of-way line of U.S. Highway No. 175, a distance of 355.00 feet to the Northeast corner of said drainage easement, from which a TxDOT Type II monument set bears South 89°09'30"East, a distance of 41.32 feet;
- 2) Thence South 00°50'30"West, along the East line of said drainage easement, a distance of 130.00 feet to the Southeast corner of said drainage easement;
- 3) Thence North 69°02'45"West, along the Southwest line of said drainage easement, a distance of 378.05 feet to the **POINT OF BEGINNING** and containing 0.530 acre (23,075 square feet) of land more or less.

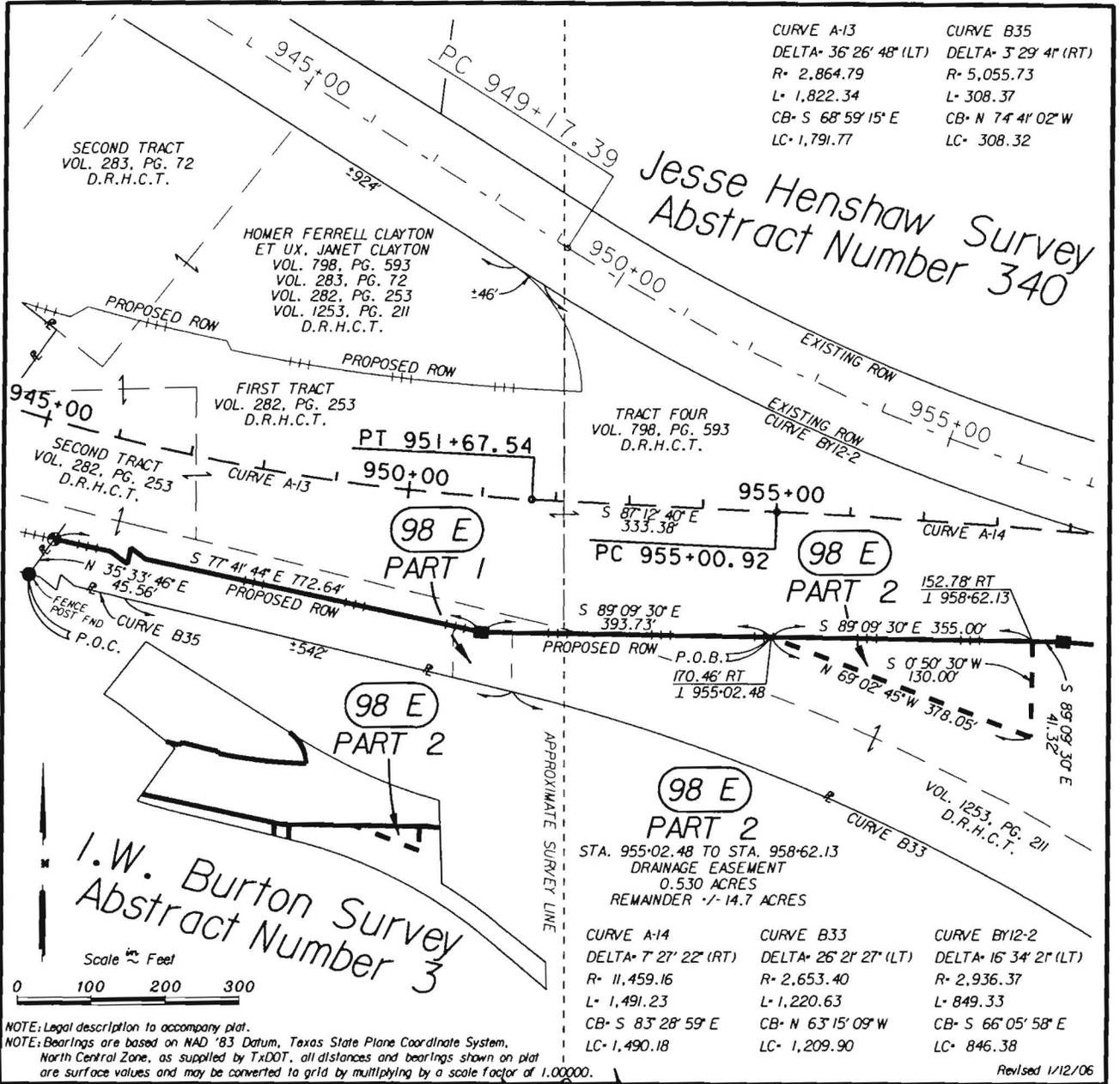
August 24, 2005  
Parcel 98 E Part 2  
Revised 1/12/06

Note: Plat to accompany legal description.

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

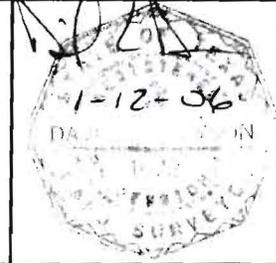
 1-12-06  
\_\_\_\_\_  
David L. Dawson  
Registered Professional Land Surveyor  
Texas Registration Number 4672





**LEGEND**

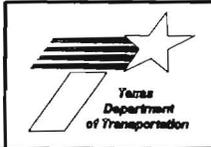
- - 5/16 Inch Iron rod with plastic cap stamped "Transystems Corporation"
- - Marker found "as noted"
- ⊙ - 5/16 Inch Iron rod with plastic cap stamped "TxDOT"
- - Type II monument set
- D.R.A.C.T. - Deed Records, Anderson County, Texas
- D.R.H.C.T. - Deed Records, Henderson County, Texas
- P.O.C. -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



**PARCEL 98E PART 2**

HOMER FERRELL CLAYTON ET UX, JANET CLAYTON

0.530 ACRE  
(23,075 SQ. FT.)



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

Revised 1/12/06

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

**Parcel 100**  
**Property Description**

Being a tract of land containing 1.436 acre (62,549 square feet) of land situated in the Jesse Henshaw Survey, Abstract No. 340, Henderson County, Texas, being out of a called 7.36 acre tract, described in a deed from W.T. Bristow and wife, Mickye Bristow to Homer Ferrel Clayton and wife, Jeanette Clayton, dated April 23, 1979 and recorded in Volume 871, Page 4 of the Deed Records of Henderson County, Texas (D.R.H.C.T.); metes and bounds of said 1.436 acre parcel being more particularly described as follows:

**Commencing** at a 1/2-inch iron rod found for the southeast corner of a called 1.06 acre tract, described in a deed to Joyce L. Querry, dated February 23, 1990 and recorded in Volume 1387, Page 218 of the D.R.H.C.T. and being an ell of a called 50.626 acre tract as described in a deed to Keith Bristow, dated January 31, 1994 and recorded in Volume 1515, Page 495 of the D.R.H.C.T., thence as follows:

North 07°46'19" East, 272.30 feet along the line common to said 1.06 acre tract and said 50.626 acre tract, to a 5/8-inch iron rod with aluminum cap stamped "Tx.D.O.T." set in the proposed southerly right-of-way line of U.S. Highway 175 (width varies);

North 79°45'18" West, 91.80 feet along said proposed right-of-way line to a "Tx.D.O.T." Type II monument set for an angle point;

North 81°52'31" West, at 44.12 feet along said proposed right-of-way line passing a 5/8-inch iron rod with aluminum cap stamped "Tx.D.O.T." in the line common to and said 1.06 acre tract and Tract 1 of called Tract 1 and Tract 2 described in a deed to Keith Bristow, dated July 16, 2002 and recorded in Volume 2205, Page 732 of the D.R.H.C.T., continuing for a total distance of 197.26 feet to a "Tx.D.O.T." Type II monument set for an angle point;

North 77°43'10" West, 203.84 feet along said proposed southerly right-of-way line to a "Tx.D.O.T." Type II monument set for the beginning of a curve to the left;

Northwesterly continuing along said proposed right-of-way line and arc of said curve to the left, at 368.67 feet passing the line common to said Tract 1 and said Tract 2 continuing along the arc of said curve to the left for a total distance of 483.58 feet, having a central angle of 02°27'00", a radius of 11,309.16 and a chord bearing and length of North 80°47'45" West, 483.54 feet to a 5/8-inch iron rod with aluminum cap stamped "Tx.D.O.T." set for the Southeast corner of the herein described parcel at the beginning of the Control of Access line and being 150.00 feet southwesterly of and at right angles to the proposed centerline of U.S. Highway 175 survey station 965+38.94 and being the **POINT OF BEGINNING** of the herein described parcel and being in a curve to the left;

September 25, 2006  
Parcel 100  
Revised 9/25/06

- 1.) THENCE at 506.88 feet the end of said Control of Access line, continuing for a total distance of 555.12 feet along said proposed right-of-way line and arc of said curve to the left, 555.12 feet, having a central angle of  $02^{\circ}48'45''$ , a radius of 11,309.16 and a chord bearing and length of North  $83^{\circ}25'38''$  West, 555.07 feet to a 5/8-inch iron rod with aluminum cap stamped "Tx.D.O.T." set for the Southwest corner of the herein described parcel and being in the line common to said 7.36 acre tract and a called 8.275 acre tract as described in a deed to Homer Ferrell Clayton et ux, Janet Clayton, dated April December 11, 1976 and recorded in Volume 798, Page 593 of the D.R.H.C.T.;
- 2.) THENCE, North  $02^{\circ}09'58''$  West, 147.84 feet along said common line to a point for the Northwest corner of the herein described parcel, being in the existing southerly right-of-way line of U. S. Highway 175 (width varies) and being the northerly corner common to said 7.36 acre tract and said 8.275 acre tract and being the beginning of a curve to the left from which a 1/2-inch iron rod found bears North  $02^{\circ}09'58''$  West, 1.09 feet;
- 3.) THENCE, in a southeasterly direction continuing along said existing right-of-way line and arc of said curve to the left, 207.47 feet, having a central angle of  $04^{\circ}02'53''$ , a radius of 2,936.37 and a chord bearing and length of South  $76^{\circ}24'35''$  East, 207.42 feet to a point being the point-of-tangency from which a concrete monument found bears North  $71^{\circ}23'07''$  West, 0.79 feet;
- 4.) THENCE, South  $78^{\circ}26'02''$  East, 358.83 feet along said existing right-of-way line to a 5/8-inch iron rod with plastic cap stamped "TRANSYSTEMS CORPORATION" set for the Northeast corner of the herein described parcel and being the northerly corner common to said 7.36 acre tract and said Tract 2;
- 5.) THENCE, South  $02^{\circ}25'58''$  East, 90.67 feet along the line common to said 7.36 acre tract and said Tract 2 to the **POINT OF BEGINNING** and containing a computed area of 1.436 acre (62,549 square feet) of land.

Note: Plat to accompany legal description.

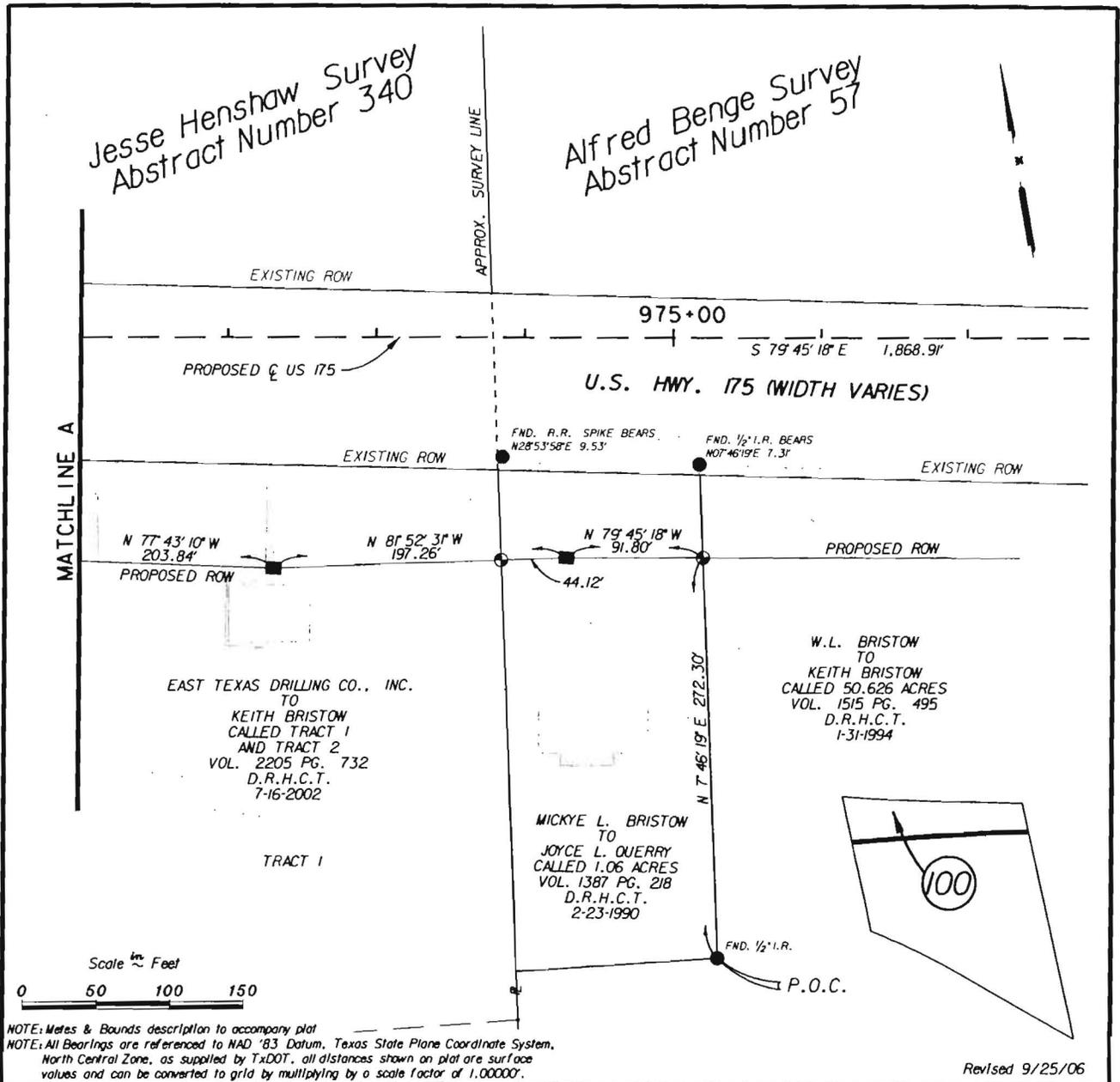
Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, as supplied by TxDOT, all distances shown on legal description are surface values and may be converted to grid by multiplying a scale factor of 1.00000.

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

 9-25-06

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

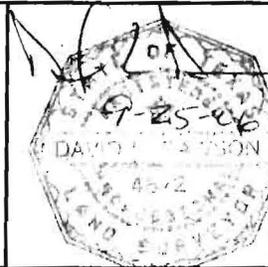




**LEGEND**

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

Texas Department of Transportation



**PARCEL 100**

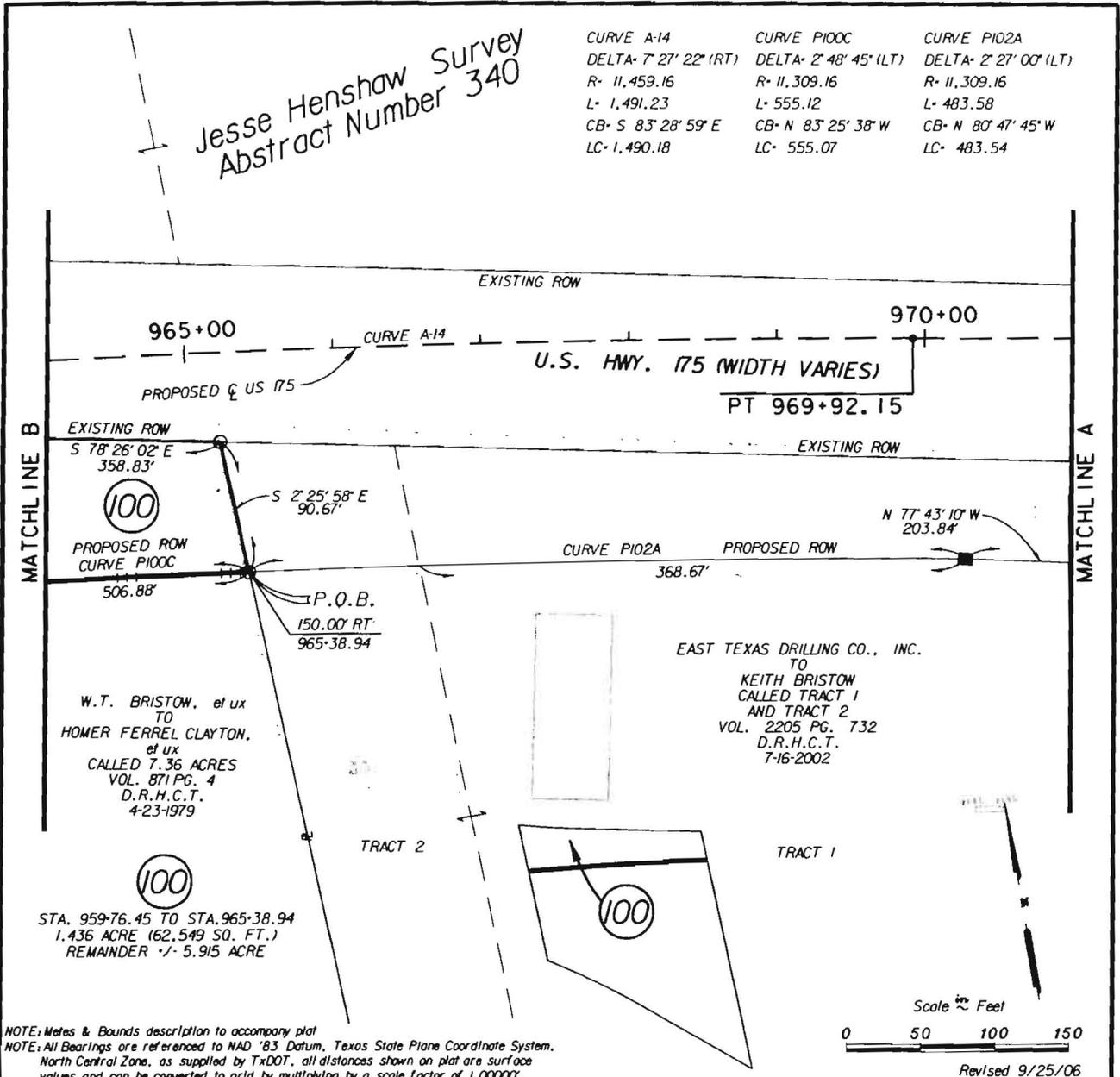
HOMER FERREL CLAYTON,  
ET UX

1.436 ACRE  
(62,549 SQ. FT.)

PAGE	STATE	DIST.	COUNTY
Page 3 of 5	TEXAS	TYLER	HENDERSON
CONST. C. S. J.	0198-02-027	HIGHWAY NO.	
ROW C. S. J.	0198-02-028	US HWY 175	

Jesse Henshaw Survey  
Abstract Number 340

CURVE A-14 DELTA- 7° 27' 22" (RT) R- 11,459.16 L- 1,491.23 CB- S 83° 28' 59" E LC- 1,490.18	CURVE P100C DELTA- 2° 48' 45" (LT) R- 11,309.16 L- 555.12 CB- N 83° 25' 38" W LC- 555.07	CURVE P102A DELTA- 2° 27' 00" (LT) R- 11,309.16 L- 483.58 CB- N 80° 47' 45" W LC- 483.54
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NOTE: Metes & Bounds description to accompany plat  
NOTE: All Bearings are referenced to NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, as supplied by TxDOT, all distances shown on plat are surface values and can be converted to grid by multiplying by a scale factor of 1.000000.

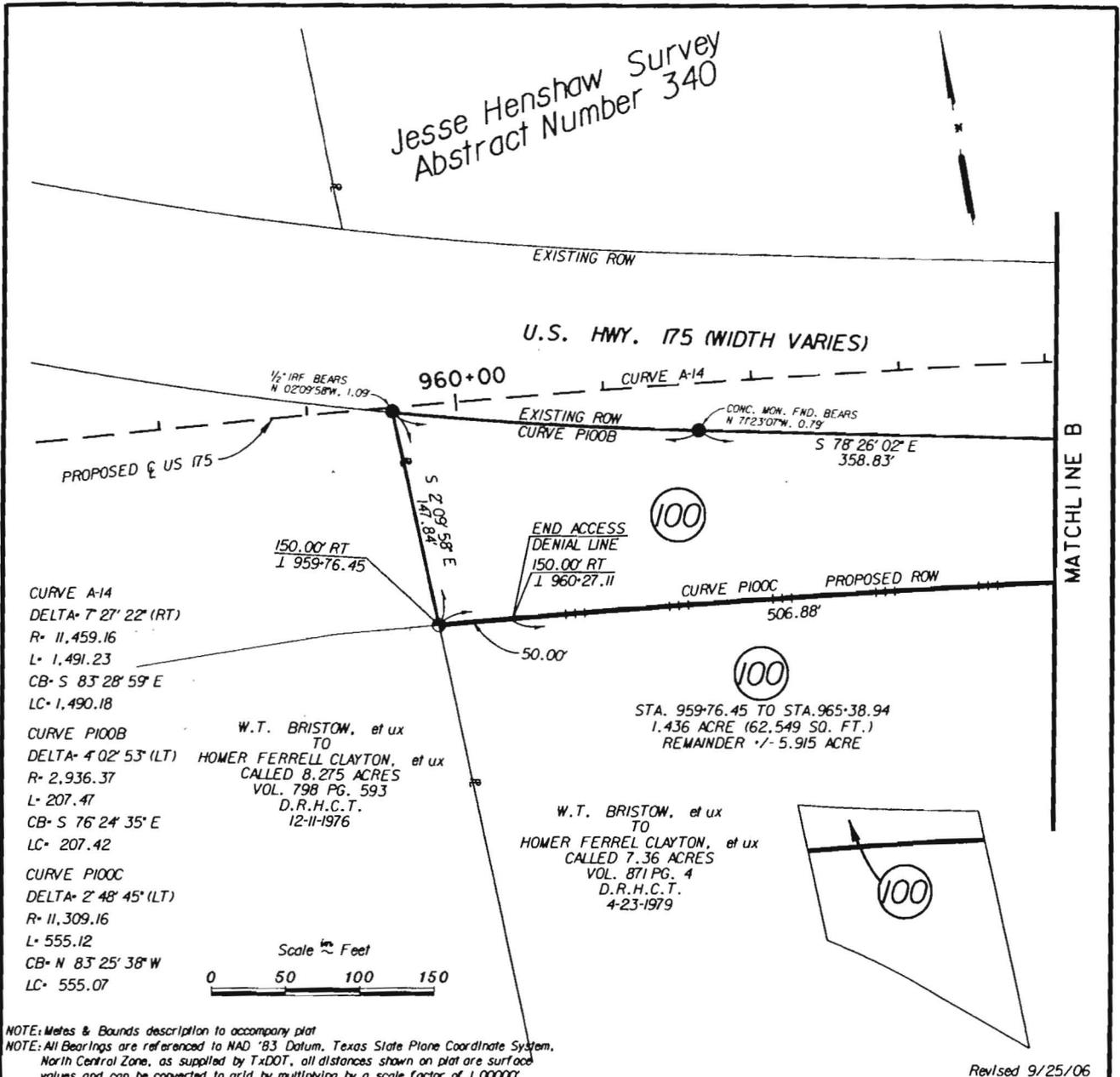
**LEGEND**

- - 5/8" Inch Iron rod with plastic cap stamped "Transystems Corporation"
- - Marker found "as noted"
- ⊕ - 5/8" Inch Iron rod with plastic cap stamped "TxDOT"
- - Type II monument set
- D.R.A.C.T. - Deed Records, Anderson County, Texas
- D.R.H.C.T. - Deed Records, Henderson County, Texas
- P.O.C. - Point Of Commencing
- P.O.B. - Point Of Beginning
- ℙ - Property Line
- § - Survey Line
- ↗ - Flag Hook
- ⊕ - Centerline
- [ ] - Record Information
- ≡ - Control of Access
- - Fence
- - Power Line
- +— - Railroad



**PARCEL 100**  
HOMER FERREL CLAYTON,  
ET UX  
1.436 ACRE  
(62,549 SQ. FT.)

	PAGE	STATE	DIST.	COUNTY
	Page 4 of 5	TEXAS	TYLER	HENDERSON
	CONST. C. S. J.	0198-02-027	HIGHWAY NO.	
	ROW C. S. J.	0198-02-028	US HWY 175	



- LEGEND**
- - 5/8" Inch Iron rod with plastic cap stamped "Transystems Corporation"
  - - Marker found "as noted"
  - ⊕ - 5/8" Inch Iron rod with plastic cap stamped "TxDOT"
  - - Type II monument set
  - D.R.A.C.T. - Deed Records, Anderson County, Texas
  - D.R.H.C.T. - Deed Records, Henderson County, Texas
  - P.O.C. - Point Of Commencing
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  - - Property Line
  - - Survey Line
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  - - Railroad



**PARCEL 100**  
HOMER FERRELL CLAYTON,  
ET UX  
1.436 ACRE  
(62,549 SQ. FT.)

	PAGE	STATE	DIST.	COUNTY
	Page 5 of 5	TEXAS	TYLER	HENDERSON
	CONST. C. S. J.	0198-02-027	HIGHWAY NO.	
	ROW C. S. J.	0198-02-028	US HWY 175	

County: Midland  
Highway: SH 349  
Limits: From FM 1788, North of SH 191  
To CR 60  
RCSJ: 1718-07-030  
CCSJ: 1718-17-029  
Revision Date: February 27, 2006

Property Description for Parcel 1

Being 71,314 square feet or 1.637 acres of land situated in Section 37, Block 41, Township-1-South, Texas & Pacific RR Co. Survey, Midland County, Texas, out of that 25 acres of land described in a deed to Steve L. Holifield, Sr., recorded in Volume 1666, Page 335, Official Records of Midland County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½ -inch diameter rebar found at the northwest corner of said Holifield 25 acres;

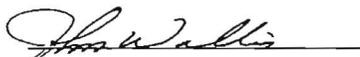
THENCE North 76°00'15" East with the north line of said Holifield 25 acres, a distance of 916.32 feet to a 5/8-inch rebar with 2-inch diameter aluminum cap marked "TxDOT ROW MONUMENT"\* (N = 6693687.29', E = 804678.45') set at the POINT OF BEGINNING and northwest corner of this parcel in the proposed ROW;

- 1) THENCE North 76°00'15" East with the north line of said Holifield tract, a distance of 130.16 feet to an iron pipe fence corner post at the northeast corner of this parcel in the existing west ROW of FM 1788 described in a deed to the State of Texas recorded in Midland County Deed Records Volume 715, Page 251;
- 2) THENCE South 13°04'10" East with the existing ROW of said FM 1788, a distance of 400.02 feet to a TxDOT Type I concrete ROW marker found at the southeast corner of this parcel at the intersection of the existing west ROW of FM 1788 and the north ROW of SH 191;
- 3) THENCE South 10°28'14" West with the existing ROW of said SH 191, a distance of 325.50 feet to a 5/8-inch rebar with 2-inch diameter aluminum cap marked "TxDOT ROW MONUMENT"\* set at the southwest corner of this parcel, from which a found TxDOT Type I concrete ROW marker bears South 10°28'14" West 30.97 feet;
- 4) THENCE North 13°04'52" West with the proposed ROW of SH 349 and a denial of access line, at 616.33 feet pass a 5/8-inch rebar with 2-inch diameter aluminum cap marked "TxDOT ROW MONUMENT" set at the end of said denial of access line, in all a distance of 696.33 feet to the POINT OF BEGINNING, containing 1.637 acres.

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

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property unless specifically permitted as shown and described herein.

All bearings are based on the Texas Coordinate System of 1983 (1993 Adj.), North Central Zone, by GPS vectors through TxDOT Control Point "31". Theta angle = -2°00'51". All distances shown are surface and may be converted to grid by dividing by the combined grid factor of 1.000109972.

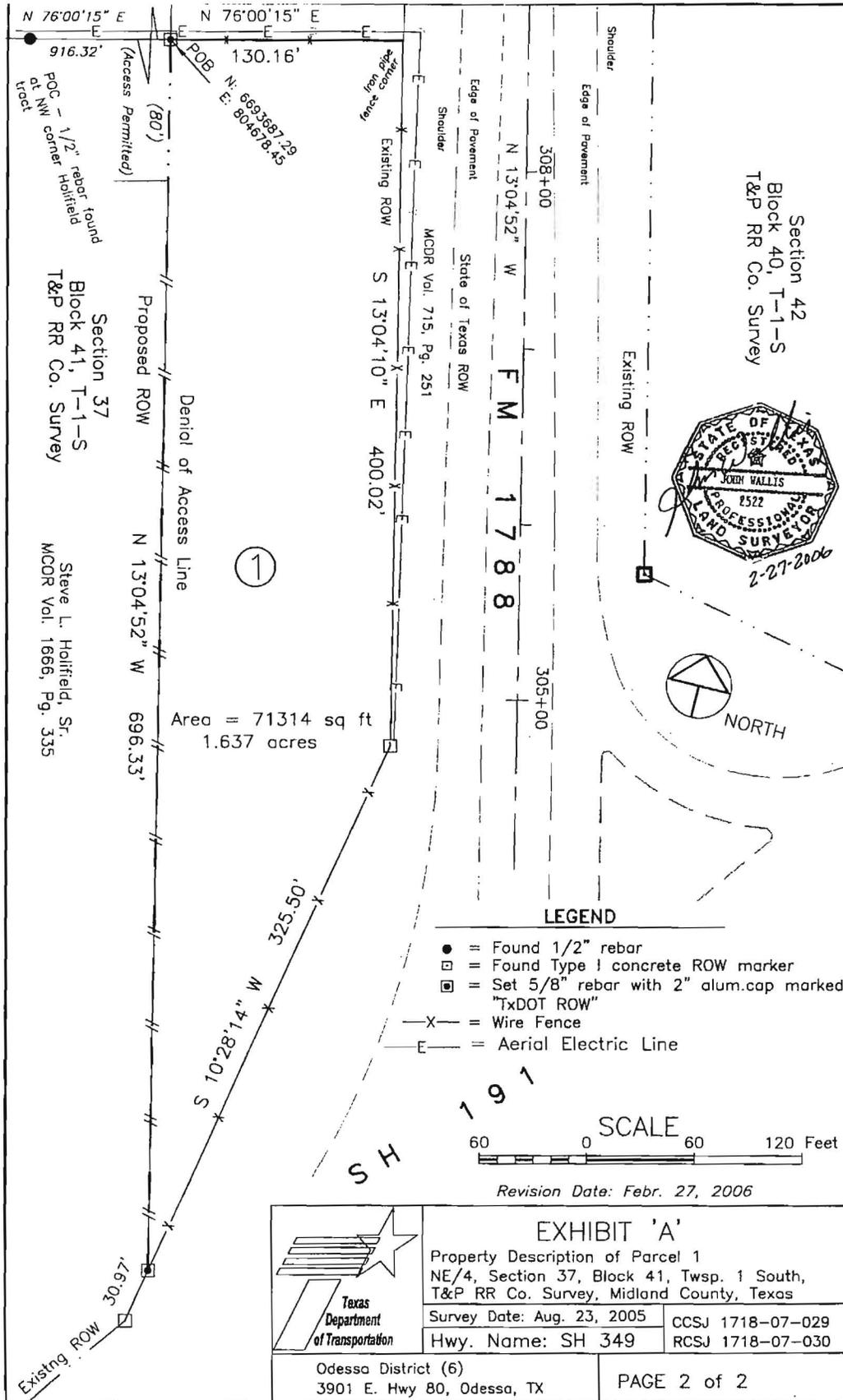


John Wallis  
Reg. Prof. Land Surveyor No. 2522 - State of Texas

Survey Date: August 23, 2005  
Revision Date: February 27, 2006

Texas Dept. of Transportation  
3901 E. Hwy. 80, Odessa, TX 79761  
(432) 498-4764





County: Dallas  
Parcel: 11 Part 1  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052

Page 1 of 4  
November 17, 2004  
Revised April 16, 2007

**LEGAL DESCRIPTION FOR PARCEL 11 PART 1**

BEING a 1,731 square foot tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the John L. Pulliam Survey, Abstract No. 1156, being further located in Lot 1, Block A/6572 of Sam Moon Tree Farm, an addition to the City of Dallas as recorded in Volume 2003035, Page 55, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described in deed to Moon Ventures, Ltd., as recorded in Volume 2002140, Page 8107, D.R.D.C.T., and being more particularly described by metes and bounds as follows;

COMMENCING at NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,019,063.3497, East 2,461,102.6432, being the northwest corner of said Sam Moon Tree Farm on the east right-of-way of Harry Hines Boulevard (a variable width right-of-way), from which a 1/2 inch found iron rod bears North 80 degrees 01 minute 00 seconds East, a distance of 0.43 feet;

THENCE South 15 degrees 30 minutes 00 seconds East, along the common line between said right-of-way and said addition, a distance of 543.24 feet to a set Aluminum Disk on a 5/8-inch iron rod (hereinafter referred to as "set A.D.") having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,539.8640 feet, East 2,461,247.8190 feet, and being the POINT OF BEGINNING on the new north right-of-way line of Interstate Highway 635, and also being the BEGINNING of a Denial of Access Line;\*\*

- (1) THENCE South 62 degrees 09 minutes 54 seconds East, departing said common line and along said new north right-of-way line, a distance of 51.27 feet to a set A.D. for corner;\*\*
- (2) THENCE South 65 degrees 44 minutes 15 seconds East, continuing along said new north right-of-way line and said Denial of Access Line, a distance of 51.09 feet to a set A.D. on the common line between Interstate Highway 635 (a variable width right-of-way) with the south line of said addition, and being the END of said Denial of Access Line;\*\*
- (3) THENCE South 89 degrees 30 minutes 00 seconds West, departing said new north right-of-way line and along said common line between Interstate Highway 635 and said addition, a distance of 79.27 feet to a 1/2-inch found iron rod for corner;

County: Dallas  
Parcel: 11 Part 1  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052

Page 2 of 4  
November 17, 2004  
Revised April 16, 2007

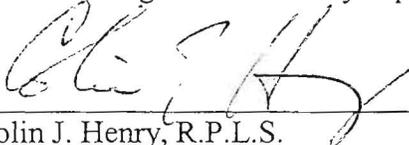
- (4) THENCE North 15 degrees 30 minutes 00 seconds West, along said common line of Harry Hines Boulevard and said addition, a distance of 47.35 feet to THE POINT OF BEGINNING AND CONTAINING 1.731 square feet or 0.0397 acre of land, more or less.

\*\* 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.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

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

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 4/16/07

Colin J. Henry, R.P.L.S.                      Date  
Registered Professional Land Surveyor  
Texas Registration No. 5230



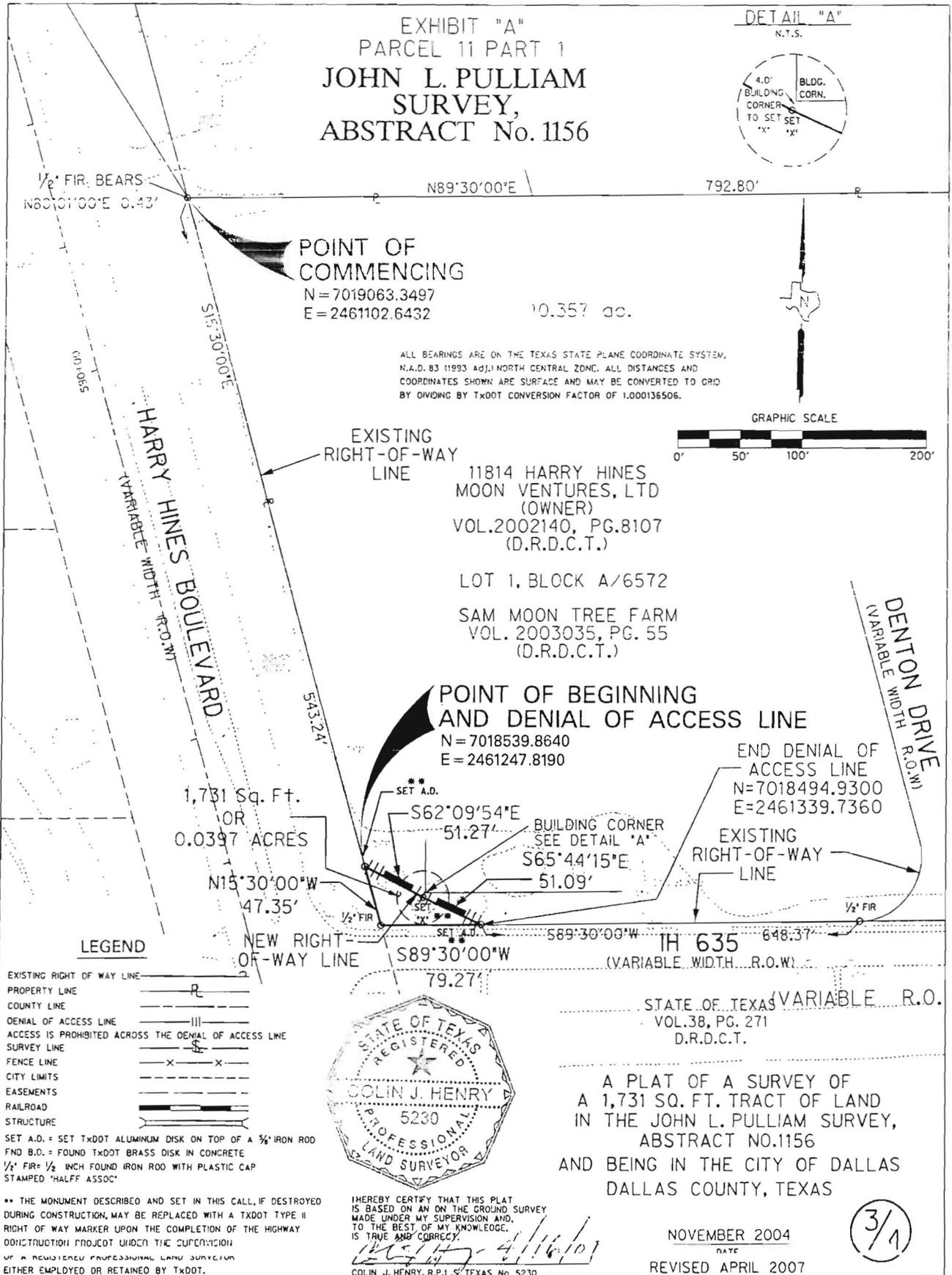
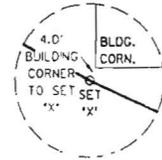


EXHIBIT "A"  
PARCEL 11 PART 1  
JOHN L. PULLIAM  
SURVEY,  
ABSTRACT No. 1156

DETAIL "A"  
N.T.S.



1/2" FIR BEARS  
N89°30'00"E 0.43'

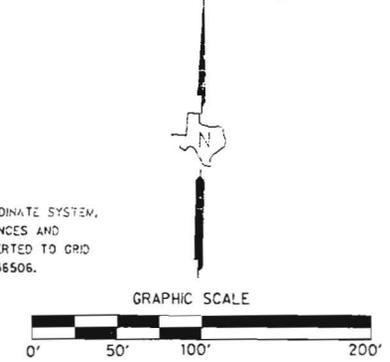
N89°30'00"E 792.80'

POINT OF COMMENCING

N = 7019063.3497  
E = 2461102.6432

10.357 ac.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 Adj.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.



EXISTING RIGHT-OF-WAY LINE

11814 HARRY HINES  
MOON VENTURES, LTD  
(OWNER)  
VOL. 2002140, PG. 8107  
(D.R.D.C.T.)

LOT 1, BLOCK A/6572

SAM MOON TREE FARM  
VOL. 2003035, PG. 55  
(D.R.D.C.T.)

HARRY HINES BOULEVARD  
VARIABLE WIDTH R.O.W.

DENTON DRIVE  
VARIABLE WIDTH R.O.W.

POINT OF BEGINNING AND DENIAL OF ACCESS LINE

N = 7018539.8640  
E = 2461247.8190

END DENIAL OF ACCESS LINE  
N = 7018494.9300  
E = 2461339.7360

1,731 Sq. Ft.  
OR  
0.0397 ACRES

N15°30'00"W  
47.35'

S62°09'54"E 51.27'  
BUILDING CORNER SEE DETAIL "A"  
S65°44'15"E 51.09'

EXISTING RIGHT-OF-WAY LINE

NEW RIGHT-OF-WAY LINE

S89°30'00"W 79.27'

S89°30'00"W 648.37'  
TH 635 (VARIABLE WIDTH R.O.W.)

LEGEND

- EXISTING RIGHT OF WAY LINE ——— R ———
- PROPERTY LINE ——— P ———
- COUNTY LINE ——— C ———
- DENIAL OF ACCESS LINE ——— D ———
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE ——— X ———
- SURVEY LINE ——— S ———
- FENCE LINE ——— F ———
- CITY LIMITS ——— L ———
- EASEMENTS ——— E ———
- RAILROAD ——— R ———
- STRUCTURE ——— S ———

SET A.D. = SET TXDOT ALUMINUM DISK ON TOP OF A 5/8" IRON ROD  
FND B.D. = FOUND TXDOT BRASS DISK IN CONCRETE  
1/2" FIR = 1/2 INCH FOUND IRON ROD WITH PLASTIC CAP  
STAMPED "HALFF ASSOC"



STATE OF TEXAS (VARIABLE R.O.)  
VOL. 38, PG. 271  
D.R.D.C.T.

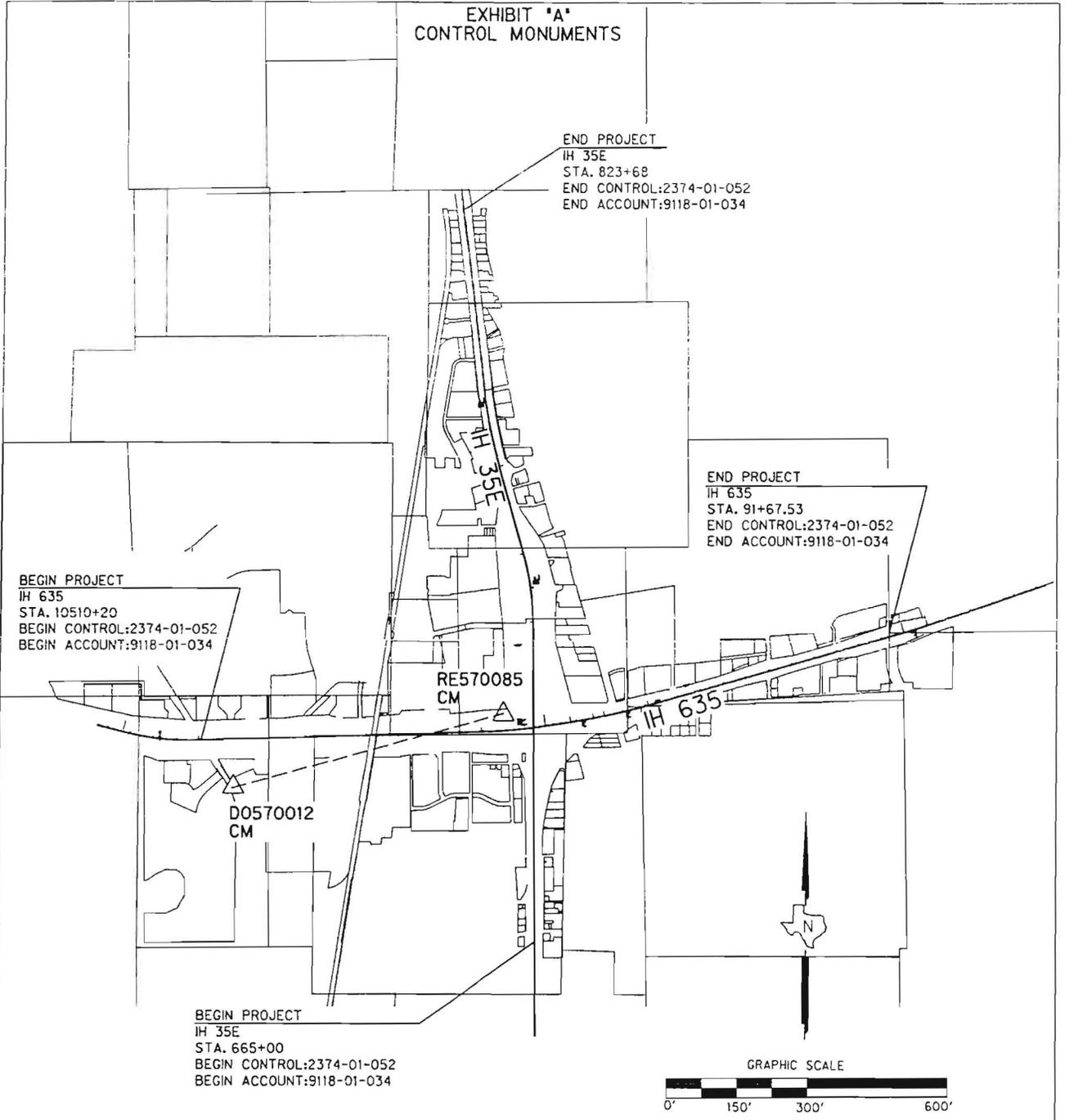
A PLAT OF A SURVEY OF  
A 1,731 SQ. FT. TRACT OF LAND  
IN THE JOHN L. PULLIAM SURVEY,  
ABSTRACT NO. 1156  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

•• 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.

HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.  
4/16/07  
COLIN J. HENRY, R.P.L.S., TEXAS No. 5230

NOVEMBER 2004  
DATE  
REVISED APRIL 2007

3/1

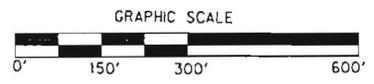


GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
RE570085	7018280.27508	2459821.96446	3/2" ALUM. ALLOY TXDOT DISC
D0570012	7016682.05447	2454055.33755	3/2" ALUM. ALLOY TXDOT DISC

NOTE:  
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from IXTXU1 station 'RL570085'. Convergence angle at 'RL570085' is + 00 degrees 02 minutes 21.4 seconds, as computed by computer for Windows Version 3.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

A PLAT OF A SURVEY OF  
A 1,731 SQ. FT. TRACT OF LAND  
IN THE JOHN L. PULLIAM SURVEY,  
ABSTRACT NO.1156  
AND BEING IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS



NOVEMBER 2004  
DATE  
REVISED APRIL 2007

4/4

County: Dallas  
Parcel: 11 Part 2  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 1 of 4  
November 17, 2004

**LEGAL DESCRIPTION FOR PARCEL 11 PART 2**

BEING a 7,228 square feet tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the John L. Pulliam Survey, Abstract No. 1156, being further located in Lot 1, Block A/6572 of Sam Moon Tree Farm, an addition to the City of Dallas as recorded in Volume 2003035, Page 55, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described in deed to Moon Ventures, Ltd., as recorded in Volume 2002140, Page 8107, D.R.D.C.T., and being more particularly described by metes and bounds as follows;

COMMENCING at NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,019,063.3497 feet, East 2,461,102.6432 feet, being the northwest corner of said Sam Moon Tree Farm on the east right-of-way of Harry Hines Boulevard (a variable width right-of-way) from which a found 1/2-inch iron rod bears North 80 degrees 01 minute 00 seconds East, a distance of 0.43 feet;

THENCE South 57 degrees 40 minutes 18 seconds East, departing said common line between said right-of-way and said addition, a distance of 1,052.05 feet to a set Aluminum Disk on a 5/8-inch iron rod (hereinafter referred to as "set A.D.") having NAD83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 7,018,500.7447 feet, East 2,461,991.6272 feet, for the POINT OF BEGINNING on the common south line of said addition with the west right-of-way of Denton Drive (a variable width right-of-way) and being on the new north right-of-way line of Interstate Highway 635;\*\*

- (1) THENCE North 37 degrees 01 minute 24 seconds East, departing said common line and along said new north right-of-way line, a distance of 40.75 feet to a set A.D. for corner;\*\*
- (2) THENCE North 15 degrees 25 minutes 12 seconds West, continuing along said new north right-of-way line, a distance of 138.45 feet to a set "X" cut in concrete for corner;\*\*
- (3) THENCE North 08 degrees 21 minutes 05 seconds West, continuing along said new north right-of-way line, a distance of 216.56 feet to a set "X" cut in concrete on the common west line of said Denton Drive with said addition;\*\*

County: Dallas  
Parcel: 11 Part 2  
Highway: Interstate Highway 635  
Project Limits: From Luna Road  
                  To Webb Chapel Road  
CSJ: 2374-01-052  
Account: 9118-01-034

Page 2 of 4  
November 17, 2004

- (4) THENCE South 15 degrees 30 minutes 00 seconds East, departing said new north right-of-way line and along said common line, a distance of 329.02 feet to a 1/2-inch found iron rod for the point of curvature of a circular curve to the right having a radius of 50.00 feet and whose chord bears South 34 degrees 58 minutes 01 second West, a distance of 77.13 feet;\*\*
  
- (5) THENCE Southwesterly, continuing along said common line and said curve through a central angle of 100 degrees 56 minutes 02 seconds an arc distance of 88.08 feet to THE POINT OF BEGINNING AND CONTAINING 7,228 square feet or 0.1659 acre of land, more or less;\*\*

\*\* 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.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "RE570085". Convergence angle at "RE570085" is + 00 degrees 52 minutes 21.4 seconds as computed by Corpscon for Windows Version 5.11. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

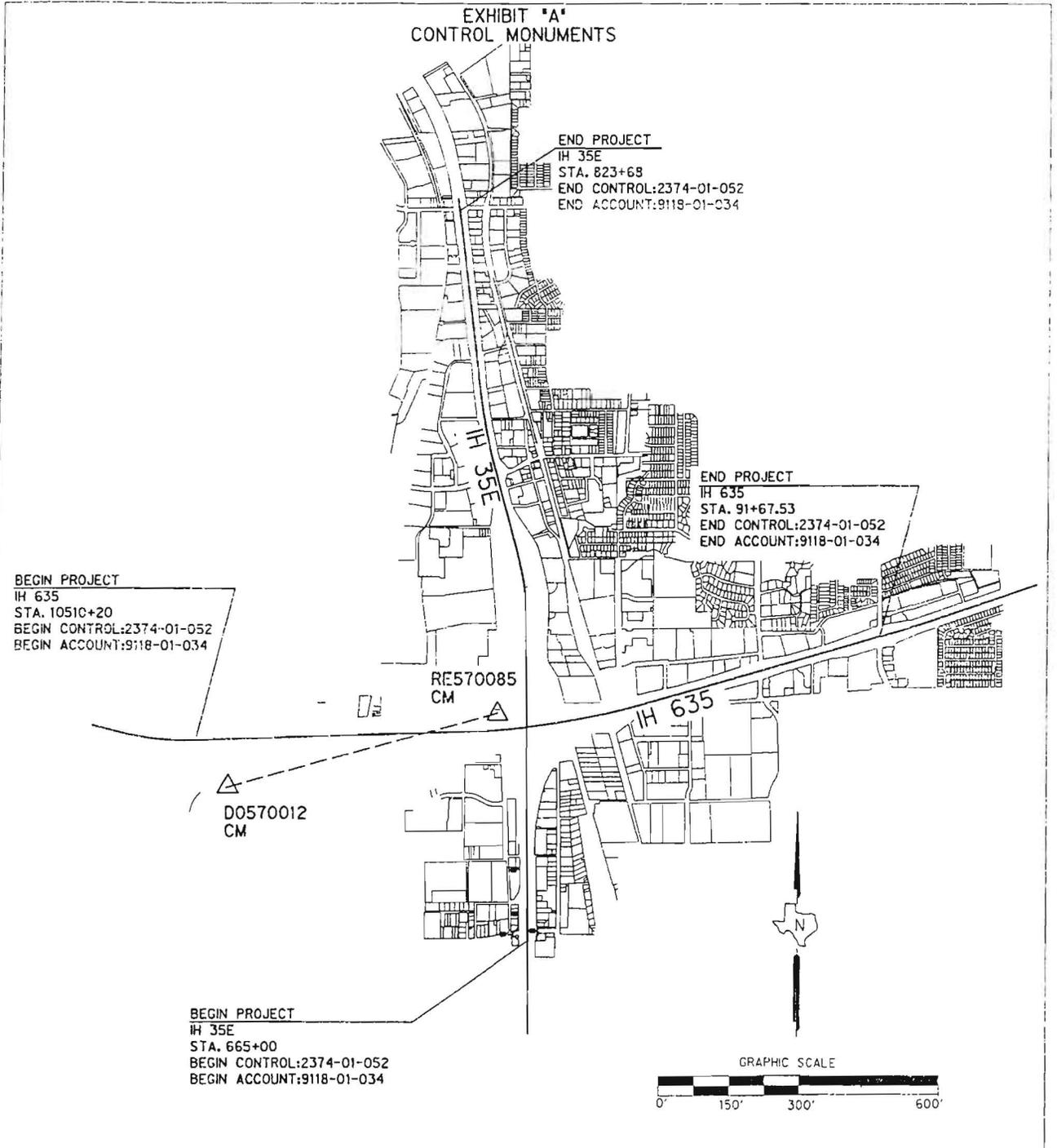
Access is granted to the transportation facility from the adjacent property.

I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
\_\_\_\_\_  
Colin J. Henry, R.P.L.S.                      11/17/04  
Texas Registration No. 5230                      Date







GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000136506

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NOTE:  
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed  
by GPS from IADUI station 'HLS/0085'. Convergence angle at 'HLS/0085' is  
+ 00 degrees 52 minutes 21.4 seconds, as computed by Carpscan for Windows Version 5.11. All  
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4/4