TEXAS TRANSPORTATION COMMISSION

To facilitate the safety and movement of traffic and to preserve the financial investment of the public in its highways, the Texas Transportation Commission (commission) finds that public necessity requires the laying out, opening, constructing, reconstructing, maintaining, widening, straightening, extending, and operating of the highway facilities listed below as a part of the State Highway System (highway system).

As provided for by Transportation Code, Chapter 203, Subchapter D, including Sections 203.051, 203.052, and 203.054, the commission finds and determines that each of the parcels of land listed below, and more particularly described in the attached Exhibits (parcels), are necessary or convenient as a part of the highway system to be constructed, reconstructed, maintained, widened, straightened, or extended (constructed or improved) and it is necessary to acquire fee simple title in the parcels or such lesser property interests as set forth in the attached Exhibits.

The commission finds and determines that the highway facilities to be constructed or improved on the parcels identified and listed below under "CONTROLLED ACCESS" are designated as a Controlled-Access Highway in accordance with Transportation Code, Section 203.031; and where there is adjoining real property remaining after acquisition of a parcel, the roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached Exhibits A - Z. Where there is adjoining real property remaining after acquisition of a parcel with respect to the highway facilities to be constructed or improved on the parcels identified as listed below under “NON-CONTROLLED ACCESS,” roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached Exhibits 1 - 33, in accordance with Transportation Code, Sections 203.002 and 203.003.

The commission finds and determines that condemnation of the parcels is required.

IT IS THEREFORE ORDERED that the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the commission applies to all of the parcels.

IT IS FURTHER ORDERED that the executive director is hereby authorized to proceed to condemnation on the parcels and directed to transmit or cause to be transmitted this request of the commission to the Office of the Attorney General to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the parcels, proceedings in condemnation to acquire in the name of and on behalf of the state, fee simple title to each parcel or such lesser estates or property interests as are more fully described in each of the attached Exhibits, save and excepting oil, gas, and sulfur, as provided by law, as follows:

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Archer	US 277	24	0156-05-047	12
Archer	US 277	22	0156-05-047	11A
Archer	US 277	23	0156-05-047	13
Dallas	SH 183	4	0094-03-100	38
Dallas	SH 183	18	0094-03-100	37
Dallas	SH 183	32	0094-07-042	33
Dallas	SH 183	33	0094-07-042	34
Harris	FM 1960	17	1685-01-096	1403
Harris	SH 99	20	3510-06-006	215
Harris	SH 99	19	3510-06-006	250B
Harris	SH 99	31	3510-06-006	226
Harris	US 290	13	0050-08-096	709
Harris	US 290	7	0050-09-086	2019
Harris	US 290	14	0050-09-086	2004
Harris	US 290	15	0050-09-086	2052
Harris	US 290	6	0050-09-086	2010
Harris	US 290	5	0050-09-086	2020
Harris	US 290	9	0050-09-086	2005
Harris	US 290	16	0050-09-090	441
Harris	US 290	10	0050-09-090	403
Harris	US 290	11	0050-09-090	404
Montgomery	SH 99	25	3510-07-007	727
Montgomery	SH 99	26	3510-07-007	629, 629TE
Nacogdoches	US 59	8	0176-01-099	5
Nueces	US 77	2	0102-02-100	19
Nueces	US 77	3	0102-02-100	12
Nueces	US 77	1	0102-02-100	11
Randall	SL 335	27	2635-02-027	3C
Randall	SL 335	21	2635-02-027	4
Randall	SL 335	29	2635-02-027	3F
Randall	SL 335	28	2635-02-027	3D
Randall	SL 335	30	2635-02-027	3G
Zapata	US 83	12	0038-04-063	2

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

VARIOUS Districts

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	SH 183	Z	0094-07-042	38
Denton	IH 35E	N	0196-02-110	27
Denton	IH 35E	M	0196-01-097	31
Harris	SH 99	S	3510-06-005	146
Harris	SH 99	Q	3510-06-005	148B
Harris	SH 99	R	3510-06-005	109
Harris	SH 99	P	3510-06-006	233
Harris	SH 99	Y	3510-06-006	220, 220TE
Harris	SH 99	X	3510-06-006	346
Harris	SH 99	O	3510-06-006	275B
Harris	US 290	C	0050-08-096	704
Harris	US 290	D	0050-08-096	721
Harris	US 290	F	0050-08-096	701
Harris	US 290	H	0050-08-096	705
Harris	US 290	I	0050-08-096	706
Harris	US 290	J	0050-08-096	726
Harris	US 290	G	0050-09-086	2025
Harris	US 290	B	0050-09-086	2038
Harris	US 290	K	0050-09-086	2029
Harris	US 290	E	0050-09-086	2001
Harris	US 290	L	0050-09-090	438
Harris	US 290	A	0050-09-090	412
Montgomery	SH 99	W	3510-07-007	615
Tarrant	IH 35W	T	0014-16-266	832
Tarrant	IH 35W	V	0014-16-266	825
Tarrant	IH 35W	U	0014-16-266	822

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Interim Executive Director

113865 FEB 27 14

Minute Number — Date Passed

County: Nueces
Highway: US 77
Limits: FM 892 to South of CR 28
RCSJ: 0102-02-100
CCSJ: 0102-02-096

Property Description
Parcel 11

BEING 17.113 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF SECTION 35 OF THE GEORGE H. PAUL SUBDIVISION OF THE DRISCOLL RANCH, RECORDED IN VOLUME A, PAGE 82, MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.N.C.T.) AND BEING PART OF A CALLED 88.261 ACRE TRACT DESCRIBED AS TRACT 1 AND PART OF A 88.261 ACRE TRACT DESCRIBED AS TRACT 2 IN DISTRIBUTION DEED TO JAMES LUTHER MASSEY, III RECORDED IN DOCUMENT NUMBER 2008002436 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS (O.R.N.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap set by TxDOT over a 1" iron pipe found for common corner of Section 28/29/34/35 in the existing centerline of County Road 34 (CR 34) per plat recorded in Volume A, Page 82 of the M.R.N.C.T.;

THENCE South 89°31'56" West 800.89 feet with the centerline of CR 34 to a 1/2" iron rod with cap marked "LANDESIGN" set on the proposed east right-of-way line of U.S. Highway 77 (US 77) for the **POINT OF BEGINNING**;

1. THENCE South 35°24'43" West 24.68 feet through CR 34 with the proposed east right-of-way line of US 77 to a set Type II Monument on the north line of said Tract 2 and the existing south right-of-way line of CR 34;

2. THENCE South 62°28'19" West 89.05 feet through said Tract 2 with the proposed east right-of-way line of US 77 to a set Type II Monument;

3. THENCE South 35°24'43" West 1816.05 feet through said Tract 2 and said Tract 1 with the proposed east right-of-way line of US 77 to a set Type II Monument;

4. THENCE South 35°24'43" West 1873.04 feet through said Tract 1 with the proposed east right-of-way line of US 77 to a set Type II Monument;

5. THENCE South 35°24'43" West 50.00 feet through said Tract 1 with the proposed east right-of-way line of US 77 to a calculated point on the south line of said Tract 1 and the north line of a called 88.535 acre tract described in deed to Rebekah Massey Robertson recorded in Document Number 2008002437 of the Official Records of Nueces County, Texas (O.R.N.C.T.);

6. THENCE North 51°58'41" West 200.21 feet with the south line of said Tract 1 and the north line of said 88.535 acre tract to a calculated point at the southwest corner of said Tract 1, the northwest corner of said 88.535 acre tract, the east line of a called 6.537 acre tract described in deed to the State of Texas recorded in Volume 995, Page 330 of the D.R.N.C.T. and the existing east right-of-way line of US 77;

7. THENCE North 35°24'43" East 3560.31 feet with the west line of said Tract 1 and Tract 2 and the existing east right-of-way line of US 77 to a found Type III Monument on the north line of said Tract 2;

8. THENCE North 62°28'19" East 133.58 feet with north line of Tract 2 and the existing east right-of-way line of US 77 to a found Type III Monument on the south line of a called Parcel 2 described in deed to the State of Texas recorded in Volume 268, Page 39 of the D.R.N.C.T. and the existing south right-of-way line of CR 34;

9. THENCE North 58°44'48" East 39.08 feet through CR 34 in the existing east right-of-way line of US 77 to a calculated point in the centerline of CR 34;

10. THENCE North 89°31'58" East 202.74 feet with the centerline of CR 34 to the **POINT OF BEGINNING**.

This parcel contains 17.113 acre of land out of Section 35 of the George H. Paul Subdivision of the Driscoll Ranch.

TOTAL	17.113 ACRES
EXISTING RIGHT-OF-WAY CR 34	0.098 ACRES APPROXIMATE
EXISTING DRAINAGE ESMT.	0.069 ACRES (BASED ON 15' WIDE)
ADDITIONAL	16.946 ACRES APPROXIMATE

Bearings are based on NAD 83/93 Texas State Plane Coordinate System (South Zone) as furnished by the Texas Department of Transportation.

A plat of even survey date herewith accompanies this metes and bounds description.

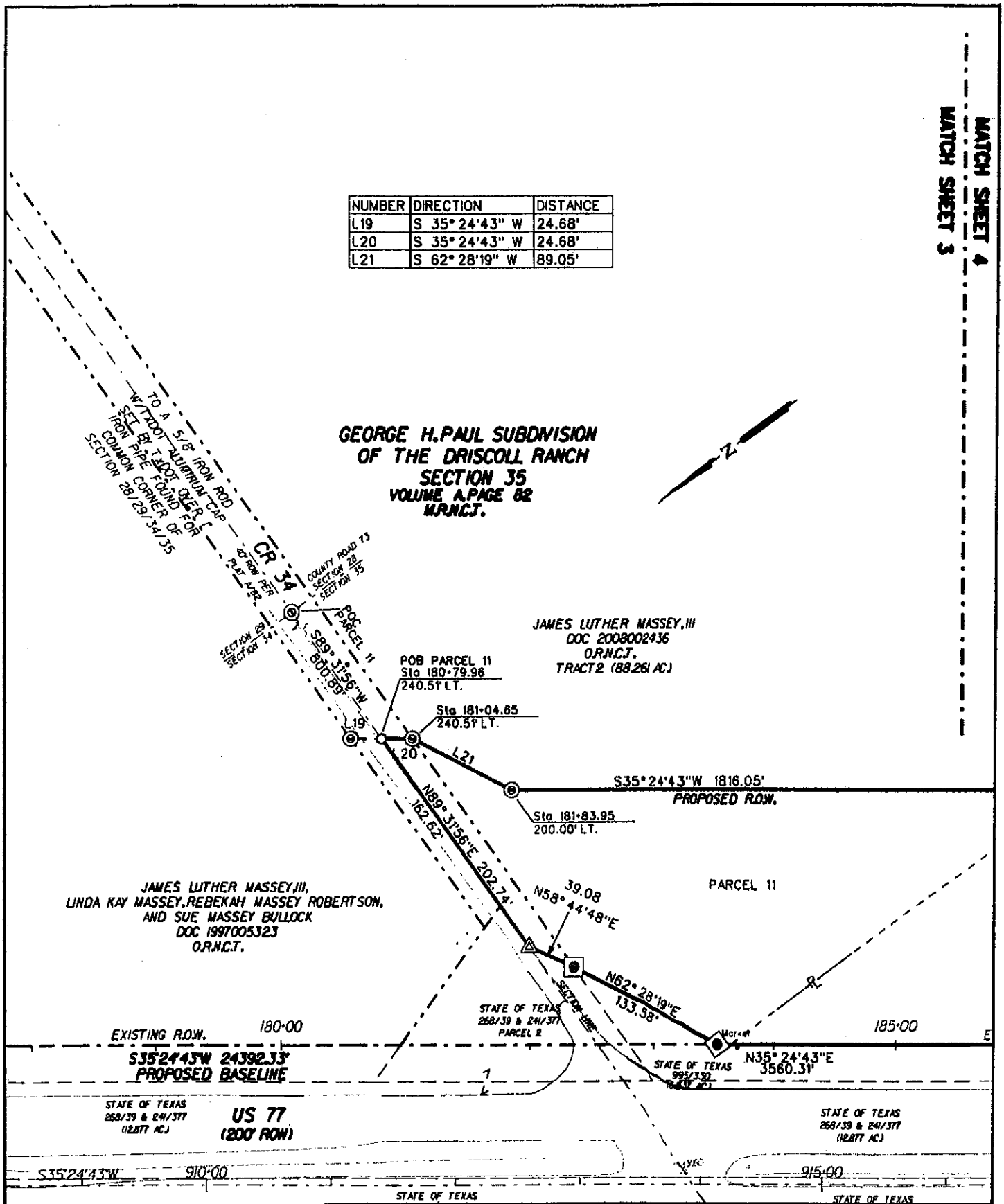
I Joseph Beavers, R.P.L.S. certify that the survey was perfomed on the ground under my supervision from May 29, 2012 to August, 2012.

5 SEPT 12

Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938

STATE OF TEXAS
REGISTERED
JOSEPH BEAVERS
4938
PROFESSIONAL
LAND SURVEYOR

NUMBER	DIRECTION	DISTANCE
L19	S 35° 24'43" W	24.68'
L20	S 35° 24'43" W	24.68'
L21	S 62° 28'19" W	89.05'



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Scale 1" = 100'

PARCEL	11		
HIGHWAY:	US 77	ACRES	17.113
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	3 of 8
PROJECT NAME:	US77R08CC10	JOB NUMBER:	170-12-8

LANDESIGN SERVICES, INC.
512-388-7001
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

MATCH SHEET 4
MATCH SHEET 3

GEORGE H.PAUL SUBDIVISION
OF THE DRISCOLL RANCH
SECTION 35
VOLUME A,PAGE 82
M.R.N.C.T.

MATCH SHEET 5
MATCH SHEET 4

JAMES LUTHER MASSEY,III
DOC 2008002436
O.R.N.C.T.
TRACT 1 (88.261 AC)

PROPOSED R.O.W. S35°24'43"W 1816.05'

PARCEL 11

EXISTING R.O.W. N35°24'43"E 3560.31' 190.00 EXISTING R.O.W.
STATE OF TEXAS
995/330
(63.57 AC)

PROPOSED BASELINE
S35°24'43"W 24392.33'

STATE OF TEXAS
258/39 & 241/377
(112.877 AC)

US 77
(200' ROW)

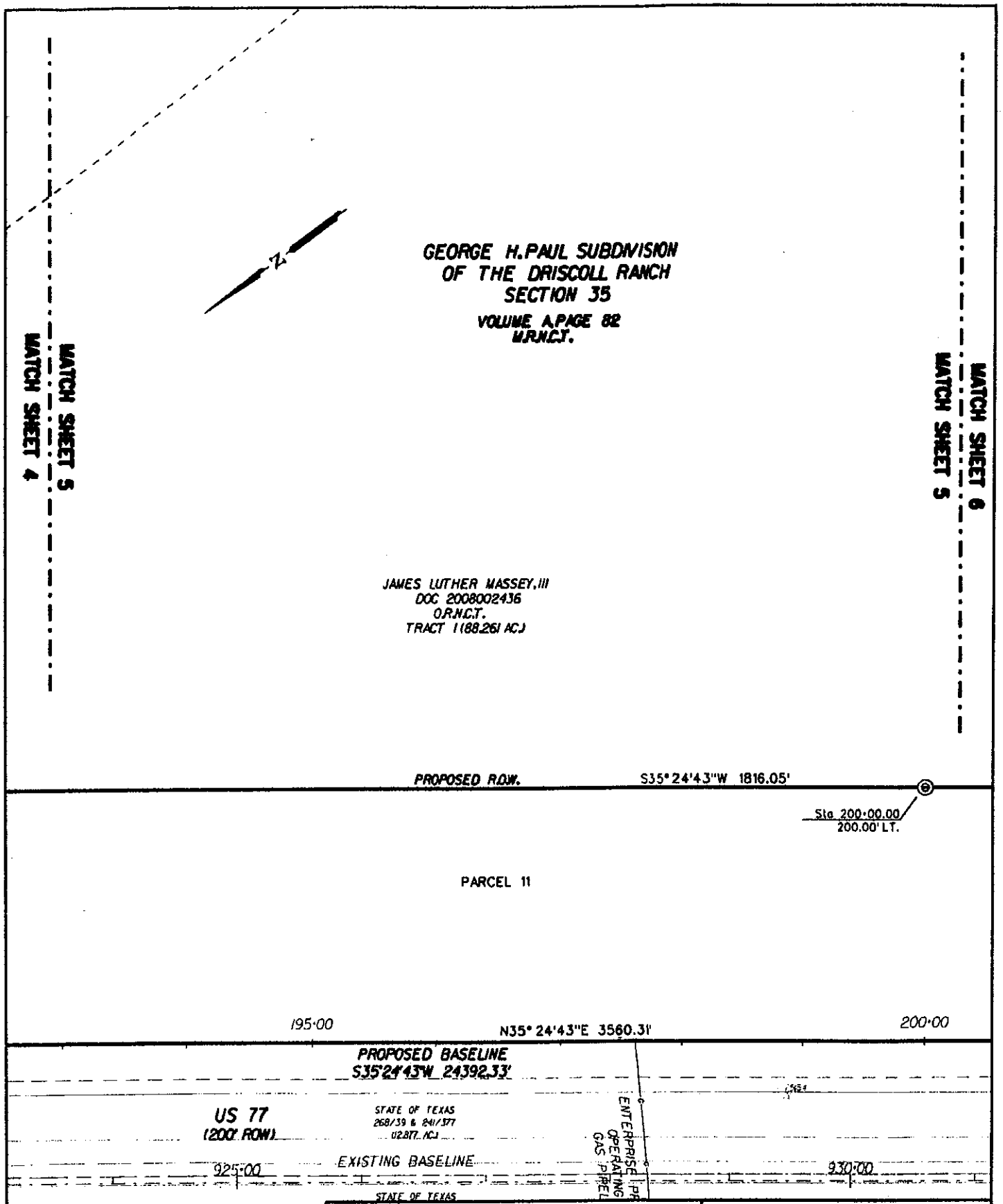
EXISTING BASELINE 920.00 S35°24'43"W

STATE OF TEXAS

100 50 0 100
Scale 1" = 100'

PARCEL	11		
HIGHWAY:	US 77	ACRES	17.113
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	4 of 8
PROJECT NAME:	US77ROBCCIO	JOB NUMBER:	170-12-8

LANDESIGN SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681


GEORGE H.PAUL SUBDIVISION
OF THE DRISCOLL RANCH
SECTION 35
VOLUME A,PAGE 82
M.R.N.C.T.
N
MATCH SHEET 4
MATCH SHEET 5
MATCH SHEET 6
MATCH SHEET 5
JAMES LUTHER MASSEY,III
DOC 2008002436
O.R.N.C.T.
TRACT 1(88.261 AC.)
PROPOSED R.O.W.
S35°24'43"W 1816.05'
Sta 200+00.00
200.00' LT.
PARCEL 11
195+00
N35°24'43"E 3560.31'
200+00
PROPOSED BASELINE
S35°24'43"W 24392.33'
US 77
(200' ROW)
STATE OF TEXAS
268/39 & 241/377
(2.877 AC.)
EXISTING BASELINE
925+00
930+00
STATE OF TEXAS
ENTERPRISE PRODUCTS OPERATING
GAS PIPELINE
100 50 0 100
Scale 1" = 100'
PARCEL 11
HIGHWAY: US 77
RCSJ: 0102-02-100
CCSJ: 0102-02-096
SCALE: 1" = 100'
ACRES 17.113
COUNTY: NUECES
DATE: 08/24/2012
SHEET 5 of 8
PROJECT NAME: UST7ROBCCIO
JOB NUMBER: 170-12-8
LANDESIGN SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

MATCH SHEET 7
MATCH SHEET 9

GEORGE H.PAUL SUBDIVISION
OF THE DRISCOLL RANCH
SECTION 35
VOLUME A,PAGE 82
M.R.N.C.T.

N

MATCH SHEET 6
MATCH SHEET 5

JAMES LUTHER MASSEY,III
DOC 2008002436
O.R.N.C.T.
TRACT 1 (88.261 AC)

PROPOSED R.O.W. S35° 24'43"W 1873.04'

PARCEL 11

00+00 N35° 24'43"E 3560.31' 205+00 EXISTING R.O.W.

S35°24'43"W 24392.33'
PROPOSED BASELINE

US 77
(200' ROW)

STATE OF TEXAS
268/39 & 241/377
(12.877 AC)

EXISTING BASELINE 935+00 S35°24'43"W

STATE OF TEXAS

100 50 0 100
Scale 1" = 100'

PARCEL	11		
HIGHWAY:	US 77	ACRES	17.113
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET 6	of 8
PROJECT NAME: US77ROBCC10		JOB NUMBER: 170128	

LANDESIGN SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

MATCH SHEET 7
MATCH SHEET 8

GEORGE H.PAUL SUBDIVISION
OF THE DRISCOLL RANCH
SECTION 35
VOLUME A,PAGE 82
M.R.N.C.T.

N

MATCH SHEET 8
MATCH SHEET 7

JAMES LUTHER MASSEY,III
DOC 2008002436
O.R.N.C.T.
TRACT 1 (88.261 AC)

PROPOSED R.O.W.

S35° 24'43"W 1873.04'

PARCEL 11

210+00

N35° 24'43"E 3560.31'

215+00

STATE OF TEXAS
995/330
(6.537 AC)

S35°24'43"W 24392.33'
PROPOSED BASELINE

US 77
(200' ROW)

W

940+00

EXISTING BASELINE

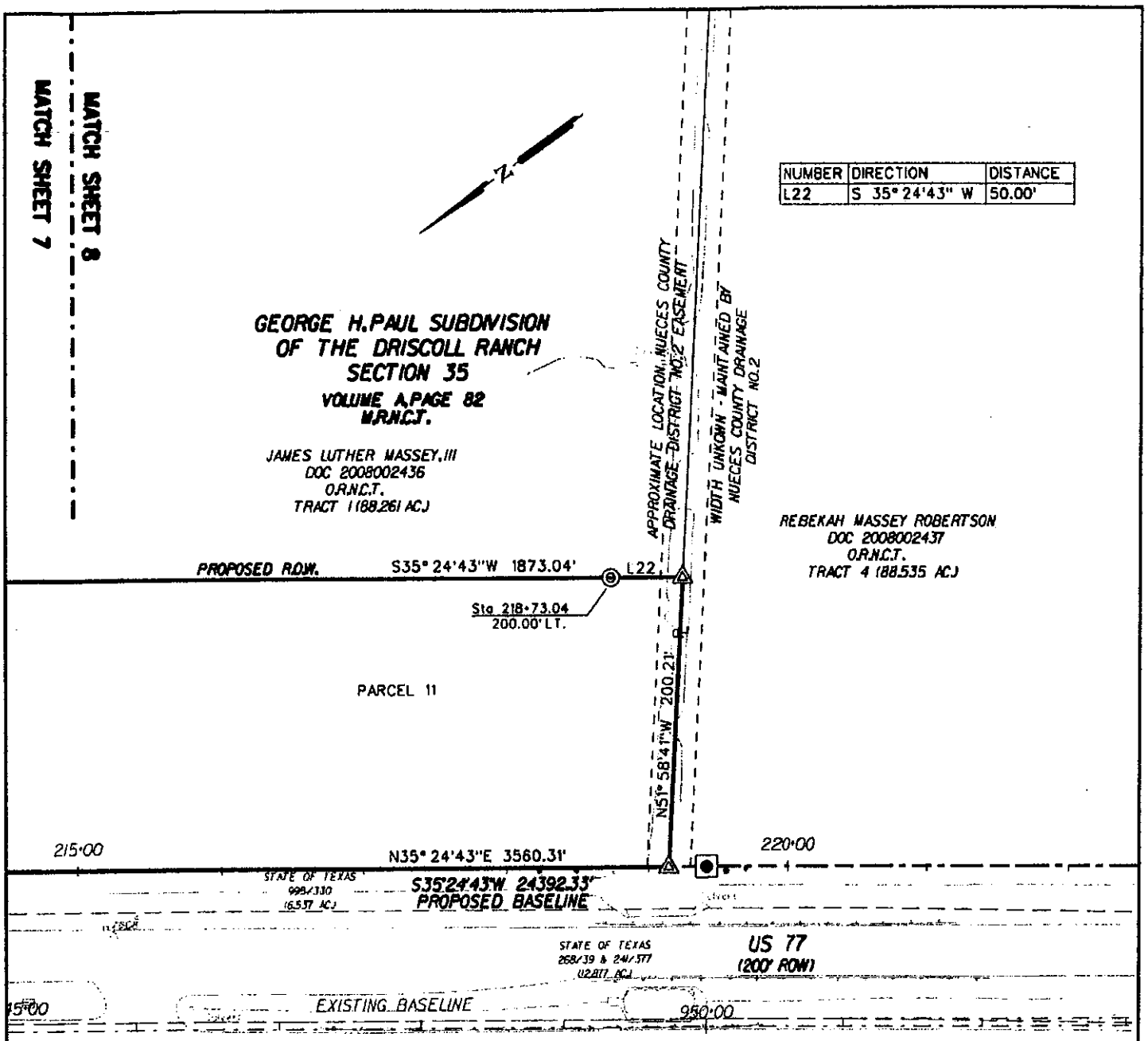
945+00

100 50 0 100
Scale 1" = 100'

PARCEL	11		
HIGHWAY:	US 77	ACRES	17.113
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET 7 of 8	
PROJECT NAME: US77ROBCCIO		JOB NUMBER: 170-12-8	

LANDESIGN SERVICES, INC.
LAND SURVEYORS
EST. 2002

LANDESIGN
SERVICES, INC.
512-238-7901
565 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681



NUMBER	DIRECTION	DISTANCE
L22	S 35° 24'43" W	50.00'

100 50 0 100

Scale 1" = 100'

LEGEND

- TYPE II MONUMENT SET
- TYPE III MONUMENT SET
- COTTON SPINDLE SET
- 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET
- 1/2" IRON REBAR FOUND (unless noted otherwise)
- CALCULATED POINT
- IRON PIPE FOUND
- TYPE I MONUMENT FOUND
- NAIL FOUND
- TYPE II MONUMENT FOUND
- CONTROL POINT

D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS

O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY TEXAS

M.R.N.C.T. MAP RECORDS NUECES COUNTY TEXAS

NOTES:

BEARINGS ARE BASED ON NAD 83/93 TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AS FURNISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

ALL REFERENCED PROPERTY, DISTANCES AND AREA WERE TAKEN FROM DEED RECORDS ACQUIRED FROM NUECES COUNTY PROPERTY RECORDS.

THIS PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION.

I, JOSEPH BEAVERS, R.P.L.S. PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND FROM MAY 29, 2012 TO AUGUST, 2012.

5 SEPT 12

JOSEPH BEAVERS — DATE

Registered Professional Land Surveyor, No. 4938, State of Texas

STATE OF TEXAS — REGISTERED — JOSEPH BEAVERS — 4938 — PROFESSIONAL LAND SURVEYOR

PARCEL	11		
HIGHWAY:	US 77	ACRES	17.113
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	8 of 8
PROJECT NAME:	US77ROBCCIO	JOB NUMBER:	170-12-8

LANDESIGN SERVICES, INC. — LAND SURVEYORS — EST. 2002

LANDESIGN SERVICES, INC.
512-838-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

County: Nueces
Highway: US 77
Limits: FM 892 to South of CR 28
RCSJ: 0102-02-100
CCSJ: 0102-02-096

Property Description
Parcel 19

BEING 7.429 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF SECTION 55 OF THE GEORGE H. PAUL SUBDIVISION OF THE DRISCOLL RANCH, RECORDED IN VOLUME A, PAGE 82, MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.N.C.T.) AND BEING PART OF THE REMAINDER OF A CALLED 53.18 ACRE TRACT DESCRIBED IN DEED OF GIFT TO BENNIE W. BOCK, II AND KATHARYN H. BOCK RECORDED IN VOLUME 2186, PAGE 277 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS (D.R.N.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said 53.18 acre tract and the southeast corner of a called 164.96 acre tract described in deed to Leon R. Bernsen and wife, Anna Marie Bernsen recorded in Document Number 2002002022 of the Official Records of Nueces County, Texas (O.R.N.C.T.);

THENCE South 89°32'42" West 3428.67 feet with the north line of said 53.18 acre tract and the south line of said 164.96 acre tract to a set Type II Monument on the proposed east right-of-way line of U.S. Highway 77 (US 77) for the **POINT OF BEGINNING**;

1. THENCE South 35°24'43" West 1553.54 feet through said 53.18 acre tract with the proposed east right-of-way line of US 77 to a set Type II Monument;

2. THENCE South 27°30'04" East 45.53 feet through said 53.18 acre tract with the proposed east right-of-way line of US 77 to a set Type II Monument on the existing north right-of-way line of County Road 28 (CR 28) as shown on plat recorded in Volume A, Page 82 of the M.R.N.C.T.;

3. THENCE South 35°24'43" West 24.67 feet through CR 28 with the proposed east right-of-way line of US 77 to a set cotton spindle in the existing centerline of CR 28, the south line said 53.18 acre tract and the north line of 261.57 acre tract described in deed to James Robert Howze recorded in Volume 2183, Page 740 of the O.R.N.C.T.;

4. THENCE South 89°35'08" West 197.00 feet with the centerline of CR 28, the south line of said 53.18 acre tract and the north line of said 261.57 acre tract to a calculated point at the southwest corner of the remainder of said 53.18 acre tract, the northwest corner of the remainder of said 261.57 acre tract, the east corner of a called 0.316 acre tract described in deed to the State of Texas recorded in Volume

248, Page 404 and in Volume 269, Page 470 of the D.R.N.C.T. and the existing east right-of-way line of US 77;

5. THENCE North 27°30'04" West 90.76 feet with the existing west right-of-way line of CR 28, the west line of the remainder of said 53.18 acre tract and the existing east right-of-way line of US 77 to a found Type III Monument at the southwest corner of the remainder of said 53.18 acre tract and the southeast corner of a called 2.756 acre tract described in deed to the State of Texas recorded in Volume 970, Page 343 of the D.R.N.C.T.;

6. THENCE North 35°24'43" East 1528.32 feet with the west line of the remainder of said 53.18 acre tract and the existing east right-of-way line of US 77 to a found 5/8" iron rod at the northwest corner of the remainder of said 53.18 acre tract, the northeast corner of said 2.756 acre tract, the southeast corner of a called 3.344 acre tract described in deed to the State of Texas recorded in Volume 967, Page 253 of the D.R.N.C.T. and the southwest corner of said 164.96 acre tract;

7. THENCE North 89°32'42" East 246.80 feet with the north line of said 53.18 acre tract and the south line of said 164.96 acre tract to the **POINT OF BEGINNING**.

This parcel contains 7.429 acres of land out of Section 55 of the George H. Paul Subdivision of the Driscoll Ranch.

TOTAL	7.429 ACRES
EXISTING RIGHT-OF-WAY CR 34	0.096 ACRES
ADDITIONAL	7.333 ACRES

Bearings are based on NAD 83/93 Texas State Plane Coordinate System (South Zone) as furnished by the Texas Department of Transportation.

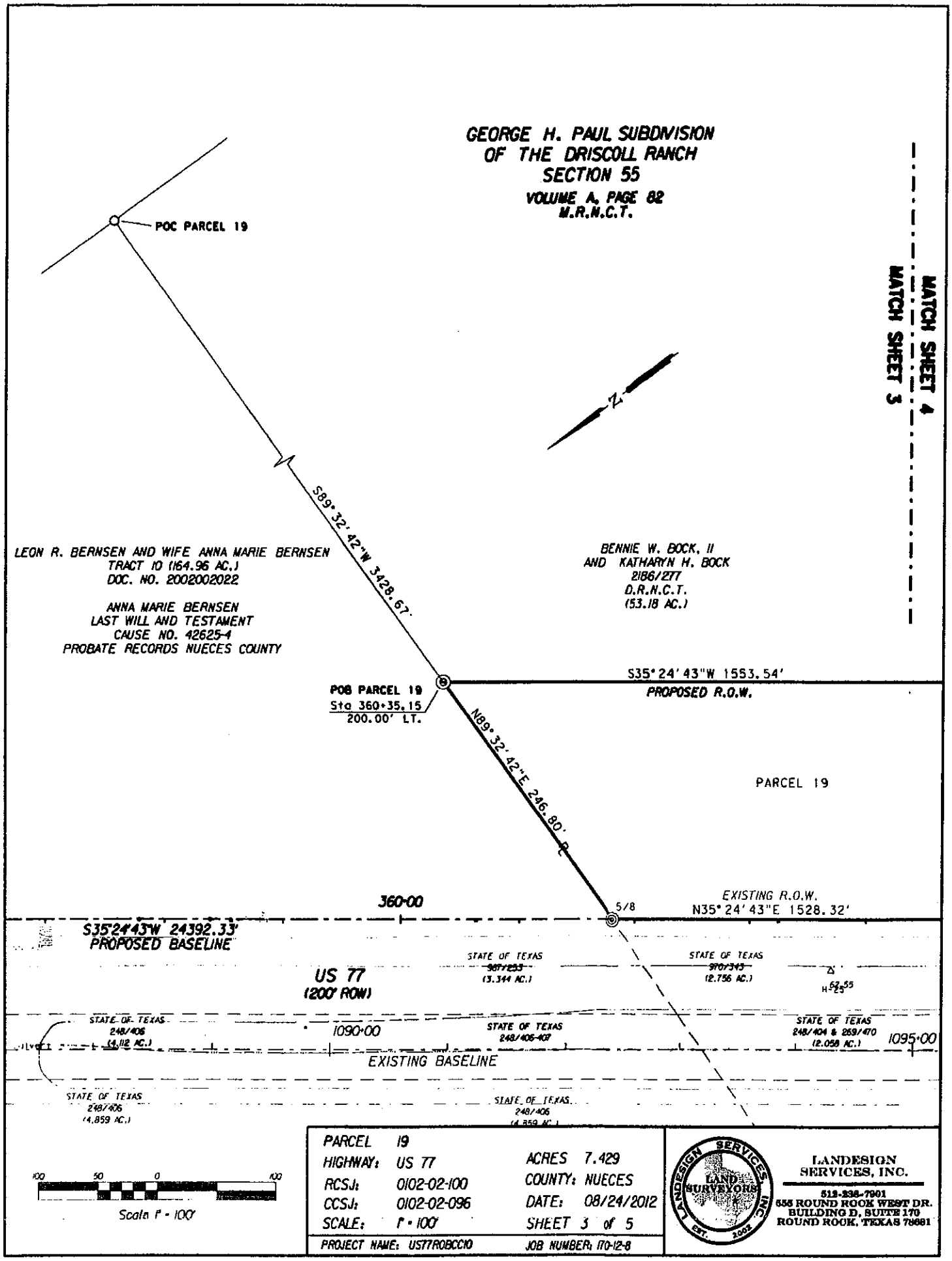
A plat of even survey date herewith accompanies this metes and bounds description.

I Joseph Beavers, R.P.L.S. certify that the survey was performed on the ground under my supervision from May 29, 2012 to August, 2012.

24 Aug 12

Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938

STATE OF TEXAS
REGISTERED
JOSEPH BEAVERS
4938
PROFESSIONAL
LAND SURVEYOR



PARCEL	19		
HIGHWAY:	US 77	ACRES	7.429
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	3 of 5
PROJECT NAME:	US77ROBCC10	JOB NUMBER:	170-12-8

LANDESIGN SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

MATCH SHEET 4
MATCH SHEET 3

MATCH SHEET 5
MATCH SHEET 4

GEORGE H. PAUL SUBDIVISION
OF THE DRISCOLL RANCH
SECTION 55
VOLUME A, PAGE 82
M.R.N.C.T.

Water

BENNIE W. BOCK II
AND KATHARYN H. BOCK
2186/277
D.R.N.C.T.
(53.18 AC.)

S35° 24' 43"W 1553.54'
PROPOSED R.O.W.

PARCEL 19

365+00

N35° 24' 43"E 1528.32'

EXISTING R.O.W.

370+00

S35°24'43"W 24392.33'
PROPOSED BASELINE

STATE OF TEXAS
910/343
(2.756 AC.)

US 77
(200' ROW)

1095+00

S35°24'43"W

1100+00

STATE OF TEXAS
248/404 & 269/470
(2.058 AC.)

EXISTING BASELINE

STATE OF TEXAS
248/404 & 269/470
(9.433 AC.)

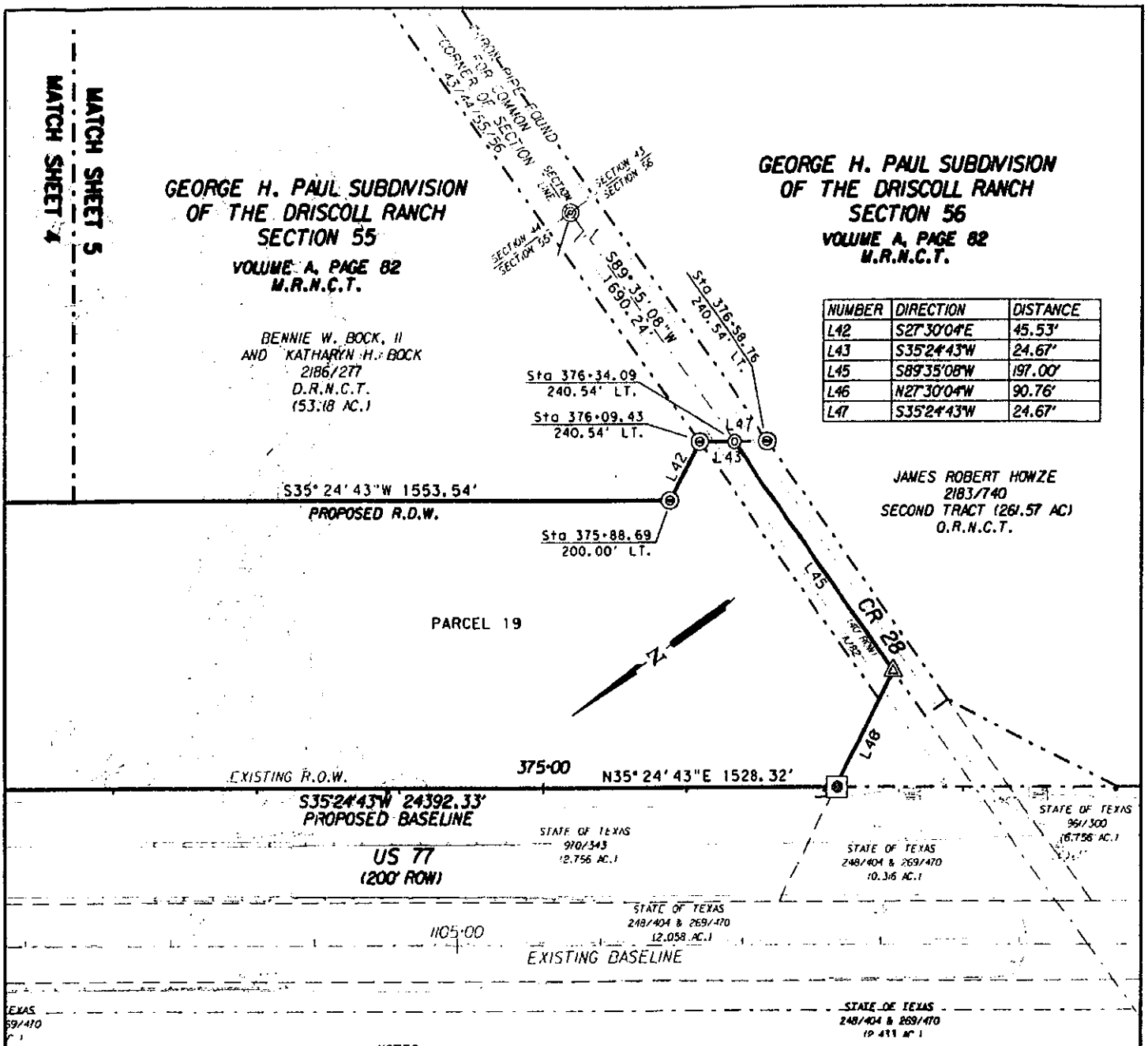
STATE OF TEXAS
248/404 & 269/470

50 0 100
Scale 1" = 100'

PARCEL	19		
HIGHWAY:	US 77	ACRES	7.429
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	4 of 5
PROJECT NAME: US77ROBCCIO		JOB NUMBER:	170-12-8

LANDESIGN SERVICES, INC. LAND SURVEYORS EST. 2003

LANDESIGN
SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681



NUMBER	DIRECTION	DISTANCE
L42	S27°30'04"E	45.53'
L43	S35°24'43"W	24.67'
L45	S89°35'08"W	197.00'
L46	N27°30'04"W	90.76'
L47	S35°24'43"W	24.67'

100 50 0 100

Scale 1" = 100'

LEGEND

- TYPE II MONUMENT SET
- TYPE III MONUMENT
- COTTON SPINDLE SET
- 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET
- 1/2" IRON REBAR FOUND (unless noted otherwise)
- CALCULATED POINT
- IRON PIPE FOUND
- TYPE I MONUMENT FOUND
- NAIL FOUND
- TYPE II MONUMENT FOUND
- CONTROL POINT

D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS

O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY TEXAS

NOTES:

BEARINGS ARE BASED ON NAD 83/93 TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AS FURNISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

ALL REFERENCED PROPERTY, DISTANCES AND AREA WERE TAKEN FROM DEED RECORDS ACQUIRED FROM NUECES COUNTY PROPERTY RECORDS.

THIS PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION.

I, JOSEPH BEAVERS, R.P.L.S. PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND THAT DATE 2012 TO AUGUST, 2012.

24 Aug 12

JOSEPH BEAVERS — DATE

Registered Professional Land Surveyor, No. 4938, State of Texas

STATE OF TEXAS REGISTERED JOSEPH BEAVERS 4938 PROFESSIONAL LAND SURVEYOR

PARCEL	19		
HIGHWAY:	US 77	ACRES	7.429
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	5 of 5
PROJECT NAME: US77ROBCCIO		JOB NUMBER:	170-12-8

LANDESIGN SERVICES LAND SURVEYORS EST. 2002

LANDESIGN SERVICES, INC.
512-238-7901
556 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

County: Nueces
Highway: US 77
Limits: FM 892 to South of CR 28
RCSJ: 0102-02-100
CCSJ: 0102-02-096

Property Description
Parcel 12

BEING 12.498 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF SECTION 35 OF THE GEORGE H. PAUL SUBDIVISION OF THE DRISCOLL RANCH, RECORDED IN VOLUME A, PAGE 82, MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.N.C.T.) AND BEING PART OF A CALLED 88.535 ACRE TRACT DESCRIBED AS TRACT 4 IN DISTRIBUTION DEED TO REBEKAH MASSEY ROBERTSON RECORDED IN DOCUMENT NUMBER 2008002437 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS (O.R.N.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 3/4" hex bar at the southeast corner of said 88.535 acre tract, the north line of a called 5.541 acre tract described in deed to the State of Texas recorded in Volume 1064, Page 48 of the D.R.N.C.T. and the existing north right-of-way line of Farm to Market Road 2826 (FM 2826) as shown on right-of-way map CSJ number 2886-2-1;

THENCE South 89°32'24" West 2380.86 feet with the south line of said 88.535 acre tract and the existing north right-of-way line of FM 2826 to a set Type II Monument on the proposed east right-of-way line of U.S. Highway 77 (US 77) for the **POINT OF BEGINNING**;

1. THENCE South 89°32'24" West 258.83 feet with the south line of said 88.535 acre tract and the existing north right-of-way line of FM 2826 to a found Type III Monument at the southwest corner of said 88.535 acre tract, the east line of a called 6.537 acre tract described in deed to the State of Texas recorded in Volume 995, Page 330 of the D.R.N.C.T. and the existing east right-of-way line of US 77

2. THENCE North 27°31'24" West 34.56 feet with the west line of said 88.535 acre tract and the existing east right-of-way line of US 77 to a found Type III Monument;

3. THENCE North 35°24'43" East 2758.84 feet with the west line of said 88.535 acre tract and the existing east right-of-way line of US 77 to a calculated point at the northwest corner of said 88.535 acre tract and the southwest corner of a called 88.261 acre tract described in deed to James Luther Massey, III recorded in Document Number 2008002436 of the O.R.N.C.T.;

4. THENCE South 51°58'41" East 200.21 feet with the north line of said 88.535 acre tract and the south line of said 88.261 acre tract to a calculated point on the proposed east right-of-way line of US 77;

5. THENCE South 35°24'43" West 50.00 feet through said 88.535 acre tract with the proposed east right-of-way line of US 77 to a set Type III Monument;

6. THENCE South 35°24'43" West 1026.96 feet through said 88.535 acre tract with the proposed east right-of-way line of US 77 to a set Type II Monument;

7. THENCE South 35°24'43" West 1516.12 feet through said 88.535 acre tract with the proposed east right-of-way line of US 77 to a set Type II Monument;

8. THENCE South 27°31'26" East 45.50 feet through said 88.535 acre tract with the proposed east right-of-way line of US 77 to the **POINT OF BEGINNING**.

This parcel contains 12.498 acres of land out of Section 35 of the George H. Paul Subdivision of the Driscoll Ranch.

TOTAL	12.498 ACRES
EXISTING DRAINAGE ESMT.	0.069 ACRES APPROXIMATE (BASED ON 15' WIDE)
ADDITIONAL	12.429 ACRES APPROXIMATE

Bearings are based on NAD 83/93 Texas State Plane Coordinate System (South Zone) as furnished by the Texas Department of Transportation.

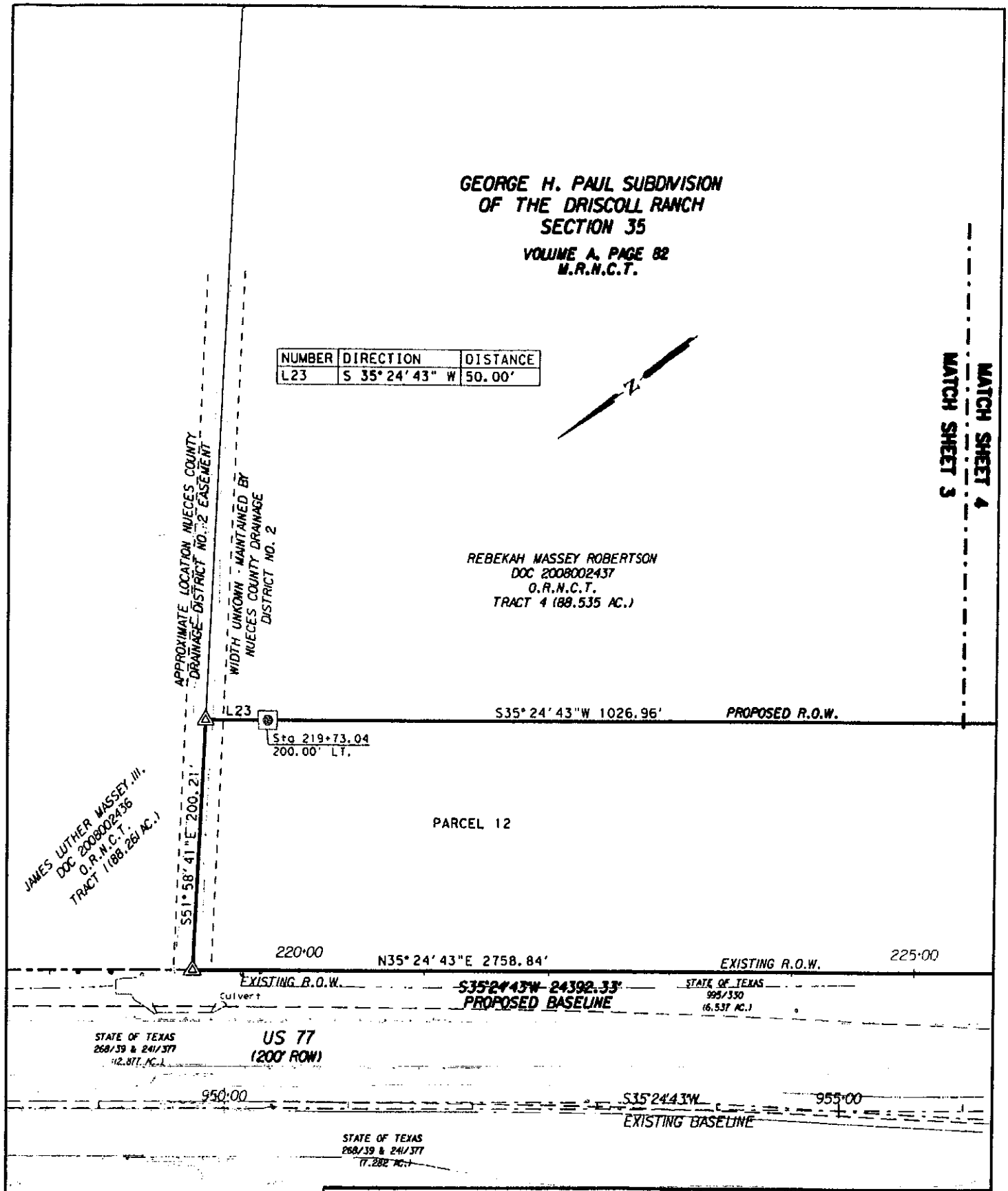
A plat of even survey date herewith accompanies this metes and bounds description.

I Joseph Beavers, R.P.L.S. certify that the survey was performed on the ground under my supervision from May 29, 2012 to August, 2012.

24 Aug 12

Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938

STATE OF TEXAS
REGISTERED
JOSEPH BEAVERS
4938
PROFESSIONAL
LAND SURVEYOR



NUMBER	DIRECTION	DISTANCE
L23	S 35° 24' 43" W	50.00'

PARCEL	12		
HIGHWAY:	US 77	ACRES	12.498
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	3 of 6
PROJECT NAME:	US77ROBCCIO	JOB NUMBER:	170-12-8

LANDESIGN SERVICES, INC.
512-238-7001
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

MATCH SHEET 5
MATCH SHEET 4

GEORGE H. PAUL SUBDIVISION
OF THE DRISCOLL RANCH
SECTION 35

VOLUME A, PAGE 82
M.R.N.C.T.

N

MATCH SHEET 4
MATCH SHEET 3

REBEKAH MASSEY ROBERTSON
DOC 2008002437
O.R.N.C.T.
TRACT 4 (88.535 AC.)

PROPOSED R.O.W. S35°24'43"W 1026.96' S35°24'43"W 1516.12'

Sta 230+00.00
200.00' LT.

PARCEL 12

·00 N35°24'43"E 2758.84' 230·00

STATE OF TEXAS
995/130
(6.537 AC.)

S35°24'43"W 24392.33'
PROPOSED BASELINE

EXISTING R.O.W.

US 77
(200' ROW)

960·00

UNDERGROUND ELECTRIC

STATE OF
268/39 & 2
112.877

STATE OF TEXAS
268/39 & 241/377

50 0 50 100
Scale 1" = 100'

PARCEL	12		
HIGHWAY:	US 77	ACRES	12.498
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	4 of 6
PROJECT NAME:	UST77ROBCC10	JOB NUMBER:	170-12-8

LANDESIGN SERVICES, INC. LAND SURVEYORS EST. 2002

LANDESIGN
SERVICES, INC.
512-238-7901
556 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

MATCH SHEET 5
MATCH SHEET 4

MATCH SHEET 6
MATCH SHEET 5

GEORGE H. PAUL SUBDIVISION
OF THE DRISCOLL RANCH
SECTION 35
VOLUME A, PAGE 82
M.R.N.C.T.

REBEKAH MASSEY ROBERTSON
DOC 2008002437
O.R.N.C.T.
TRACT 4 (88.535 AC.)

PROPOSED R.O.W.

S35° 24' 43"W 1516.12'

PARCEL 12

235+00

N35° 24' 43"E 2758.84'

240+00

EXISTING R.O.W.

S35°24'43"W 24392.33'
PROPOSED BASELINE

STATE OF TEXAS
995/330
(6.537 AC.)

US 77
(200' ROW)

STATE OF TEXAS
268/39 & 241/377
(12.877 AC.)

965+00

S35°24'43"W

970+00

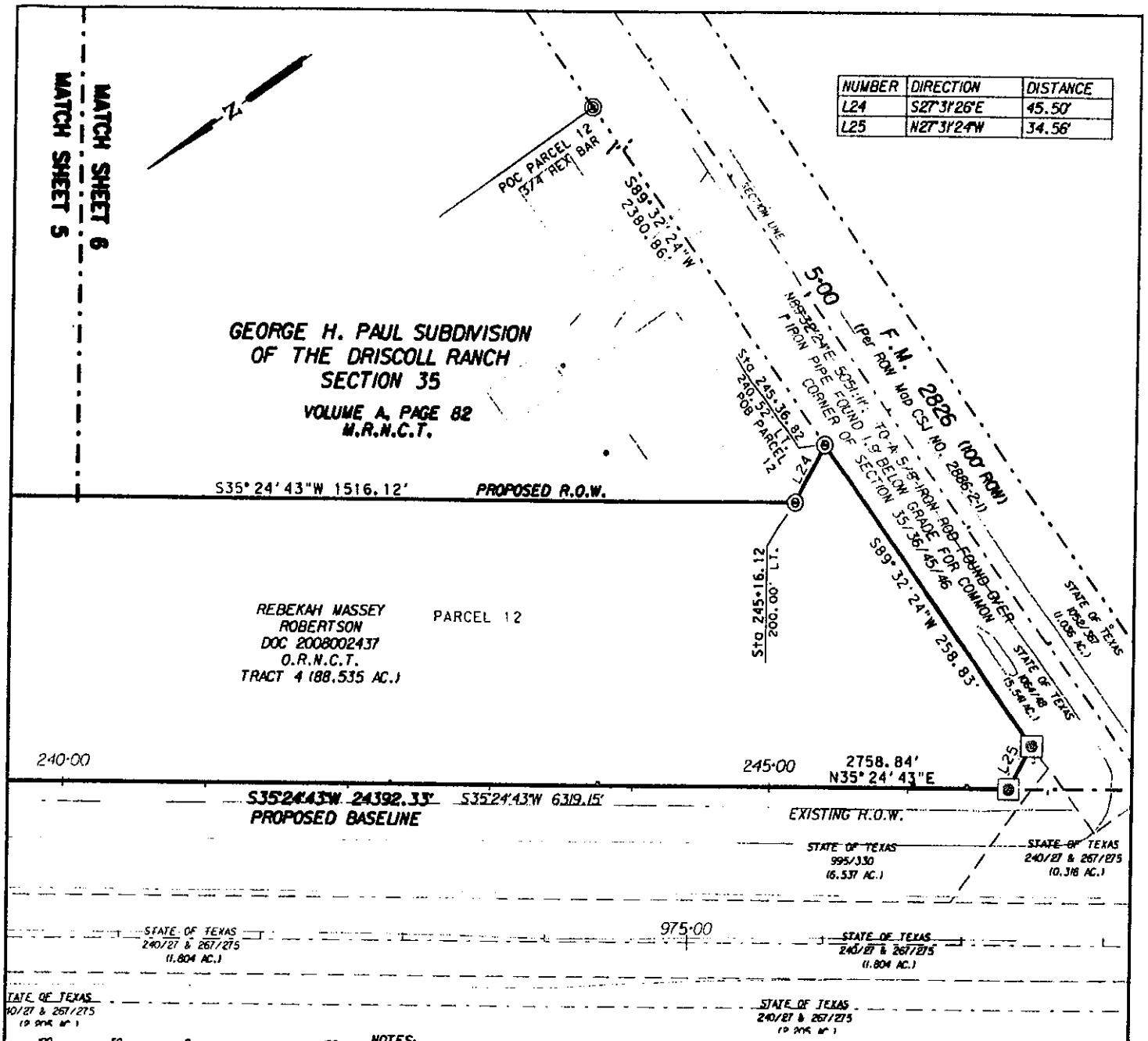
EXISTING BASELINE

STATE OF TEXAS
240/27 & 267/275

100 50 0 100
Scale 1" = 100'

PARCEL	12		
HIGHWAY:	US 77	ACRES	12.498
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	5 of 6
PROJECT NAME: US77ROBCC10		JOB NUMBER:	110-12-8

LANDESIGN SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681



100 50 0 100

Scale 1" = 100'

LEGEND

- TYPE II MONUMENT SET
- TYPE III MONUMENT
- COTTON SPINDLE SET
- 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET
- 1/2" IRON REBAR FOUND (unless noted otherwise)
- CALCULATED POINT
- IRON PIPE FOUND
- TYPE I MONUMENT FOUND
- NAIL FOUND
- TYPE II MONUMENT FOUND
- CONTROL POINT

D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS
O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY TEXAS
M.R.N.C.T. MAP RECORDS NUECES COUNTY TEXAS

NOTES:

BEARINGS ARE BASED ON NAD 83/93 TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AS FURNISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

ALL REFERENCED PROPERTY, DISTANCES AND AREA WERE TAKEN FROM DEED RECORDS ACQUIRED FROM NUECES COUNTY PROPERTY RECORDS.

THIS PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION.

I, JOSEPH BEAVERS, R.P.L.S. PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND FROM MAY 29, 2012 TO AUGUST, 2012.

24 AUG 12

JOSEPH BEAVERS — DATE

Registered Professional Land Surveyor, No. 4938, State of Texas

STATE OF TEXAS REGISTERED JOSEPH BEAVERS 4938 PROFESSIONAL LAND SURVEYOR

PARCEL	12		
HIGHWAY:	US 77	ACRES	12.498
RCSJ:	0102-02-100	COUNTY:	NUECES
CCSJ:	0102-02-096	DATE:	08/24/2012
SCALE:	1" = 100'	SHEET	6 of 6
PROJECT NAME:	US77ROBCCIO	JOB NUMBER:	110-12-8

LANDESIGN SERVICES, INC. LAND SURVEYORS EST. 2002

LANDESIGN SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Description for Parcel 38

BEING 38,676 square feet of land situated in the Harris Johnson Survey, Abstract No. 685, Dallas County, Texas and being part of Lot 3 of the "Irving Mall Shopping Center Addition", an addition to the City of Irving, Texas as recorded in Volume 93162, Page 0053 of the Deed Records of Dallas County, Texas and being part of that land conveyed to Mervyn's, a California Corporation, by deed recorded in Volume 96231, Page 01246 of said Deed Records and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the most easterly south line of said Lot 3 with the most southerly north line of Lot 2 of said Irving Mall Shopping Center Addition at a found PK nail for corner, same being an interior ell corner of said Lots 2 and 3

THENCE South 10°12'56" East along a common line of said Lots 2 and 3, a distance of 85.29 feet to the new north line of S. H. 183 (Surface Northing 6991998.08, Easting 2430368.49) at a set 5/8" iron rod with aluminum cap marked TxDOT and the POINT OF BEGINNING of the herein described tract;

1) THENCE South 10°12'56" East, continuing along said common line of Lots 2 and 3, a distance of 64.14 feet to the existing north line of S. H. 183 (variable width) from which point a found ½" iron rod bears North 53°36'40" West, 1.02 feet;

2) THENCE South 74°04'46" West, along said existing north line of S. H. 183, a distance of 175.71 feet to a found TxDOT brass monument;

3) THENCE South 85°19'41" West, along said existing north line of S. H. 183, a distance of 285.55 feet to the southwest corner of said Lot 3, same being the most southerly southeast corner of Lot 4 of said "Irving Mall Shopping Center Addition" from which point a found ½" iron rod bears North 49°49'14" West, 1.83 feet;

4) THENCE North 10°02'31" West, along the common line of said Lots 3 and 4 of the "Irving Mall Shopping Center Addition", a distance of 90.24 feet to the new north right of way line of S. H. 183 at a set 5/8" iron rod with aluminum cap marked TxDOT;

5) THENCE North 85°28'10" East, along said new north right of way line of S. H. 183, a distance of 349.61 feet to a set 5/8" iron rod with aluminum cap marked TxDOT**;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Description for Parcel 38

6) THENCE North 80°36'17" East, continuing along said new north right of way line of S. H. 183, a distance of 110.90 feet to the POINT OF BEGINNING and containing 38,676 square feet [0.8879 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.

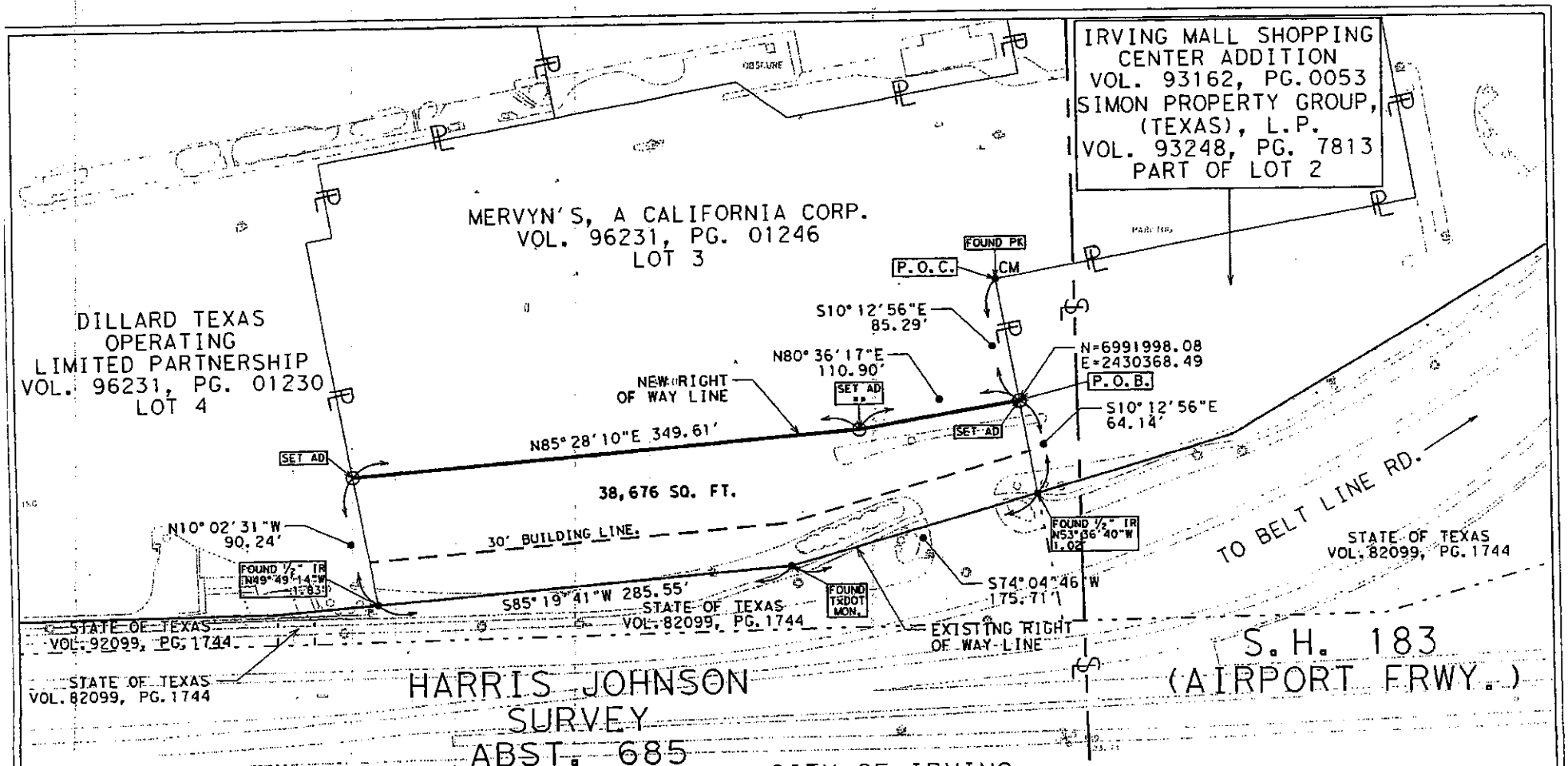
BASIS OF BEARING: All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

7-28-05

G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276

STATE OF TEXAS
REGISTERED
G. DENNIS QUALLS
4276
PROFESSIONAL
LAND SURVEYOR

Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE

ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"

- ○ = TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- ○ = TXDOT BRASS DISK (BD)
- ● = SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM = CONTROLLING MONUMENT

**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

GRAPHIC SCALE
0' 25' 50' 100'

CITY OF IRVING

A PLAT OF A SURVEY OF
PARCEL 38
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 38,676 SQ. FT. [0.8879 AC.]
TRACT OF LAND IN THE
HARRIS JOHNSON SURVEY
ABSTRACT NO. 685
CITY OF IRVING
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 3 OF 3

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
REGISTERED
G. DENNIS QUALLS
4276
PROFESSIONAL LAND SURVEYOR

7-28-05

G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2020

BEING a 0.1067 of one acre (4,649 square feet) parcel of land located in the R. Rowles Survey, Abstract Number 670, Harris County, Texas, and out of a called 2.3472-acre tract conveyed from Tanglewood Bank, N.A. to Christopher J. Pappas, Trustee by deed dated November 30, 1995 as recorded under County Clerk's File No. R688124, Film Code No. 506-29-2622 of the Official Public Records of Real Property of Harris County, Texas, and being a portion of Lots 2 and 3, Block D of Hahl's Suburban Farms Subdivision "G", a subdivision plat recorded in Volume 334, Page 134 of the Deed Records of Harris County, Texas, said 0.1067 of one acre parcel being more particularly described as follows:

COMMENCING at a found "X" cut in concrete for a point of tangency located in the west line of said 2.3472-acre tract, and in the east line of called 2.913-acre tract conveyed to Harris J. Pappas and Christopher J. Pappas by deed recorded under County Clerk's File No. T513010, Film Code No. 523-56-3588 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

North 31° 12' 55" East, with the east line of said 2.913-acre tract and the west line of said 2.3472-acre tract, a distance of 36.51 feet to a set "X" cut in concrete located at the intersection with the proposed southwesterly right-of-way line of US Highway 290 (width varies) for the southwest corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,875,834.75 and E = 3,074,089.78, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013);

1) THENCE, North 31° 12' 55" East, continuing with the east line of said 2.913-acre tract and the west line of said 2.3472-acre tract, a distance of 11.95 feet to a point located in the existing southwesterly right-of-way line of US Highway 290 (300 foot wide) for the northwest corner of said 2.3472-acre tract and said parcel herein described and the northeast corner of said 2.913-acre tract;

2) THENCE, South 58° 47' 05" East, with said existing southwesterly right-of-way line of US Highway 290, a distance of 343.47 feet to a point for the northeast corner of said 2.3472-acre tract and said parcel herein described and a northerly cut-back corner, from which a found 5/8-inch iron rod bears South 03° 58' 23" East, 0.83 feet;

3) THENCE, South 14° 24' 44" West, along a cut-back line and an east line of said 2.3472-acre tract, a distance of 22.69 feet to a point for a southerly cut-back corner located in the existing northerly right-of-way line of Fawndale Lane (60 foot wide) of record per plat recorded in Volume 334, Page 134 of the Deed Records of Harris County, Texas and per plat recorded in Volume 201, Page 15 of the Map Records of Harris County, and per deed recorded under County Clerk's File No. H486745, Film Code No. 016-00-1197 of the Official Public Records of Real Property of Harris County, Texas, for the most easterly southeast corner of said parcel herein described;

4) THENCE, South 87° 42' 46" West, with said existing north right-of-way line of Fawndale Lane, a distance of 29.49 feet to a set 5/8-inch rod with TxDOT aluminum disk located in said proposed southwesterly right-of-way line of US Highway 290, for the most southerly southeast corner of said parcel herein described; **

5) THENCE, North 14° 27' 39" East, with said proposed southwesterly right-of-way line of US Highway 290, a distance of 27.23 feet to a set 5/8-inch rod with TxDOT aluminum disk for an angle point;**

6) THENCE, North 58° 47' 27" West, continuing with said proposed southwesterly right-of-way line of US Highway 290, a distance of 317.58 feet to the POINT OF BEGINNING, containing 0.1067 of one acre (4,649 square feet) of land.

** 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.

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

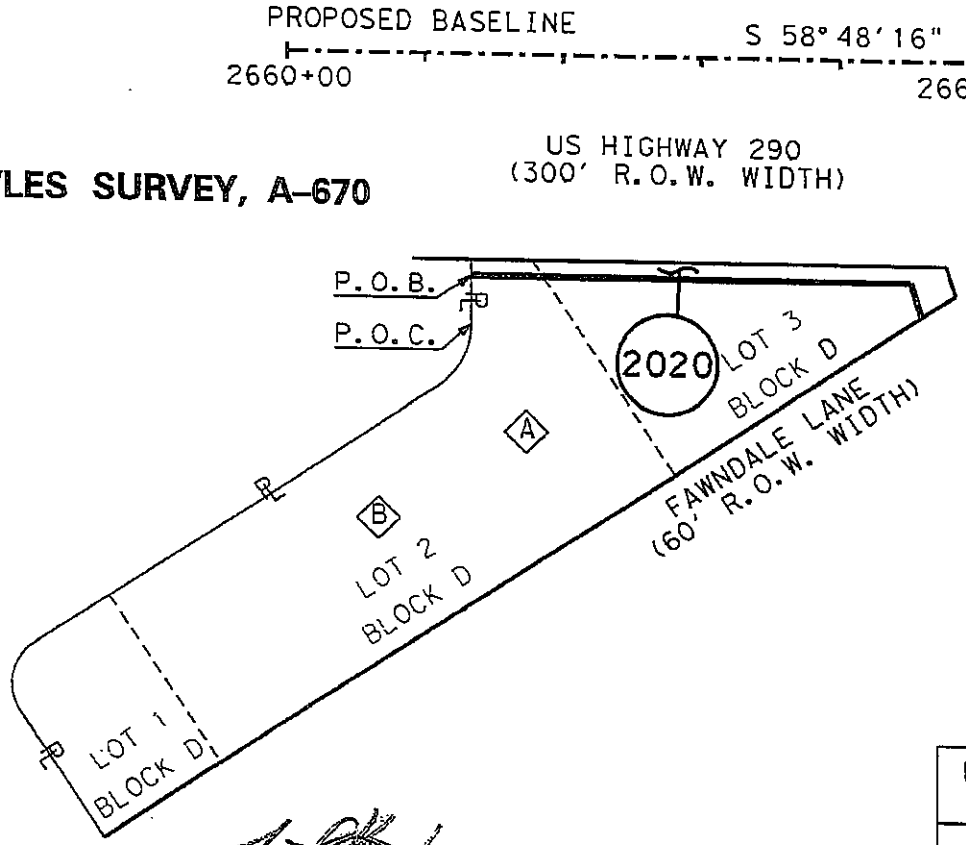
A parcel plat of even date was prepared in conjunction with this property description.

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

02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR



Scale: N.T.S.

(A) CALLED 2.3472 ACRES
CHRISTOPHER J.
PAPPAS, TRUSTEE
H.C.C.F. NO. R688124
F.C. NO. 506-29-2622
O.P.R.R.P.H.C.
NOVEMBER 30, 1995

(B) HAHL'S SUBURBAN FARMS
SUBDIVISION "G"
VOL. 334, PG. 134
D.R.H.C.

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
2.3472 AC.	0.1067 AC. (4,649)		2.240 AC.

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

02-15-2012

R.O.W. DEEDS FOR US 290
H.C.C.F. NO. B576798, F.C. NO. 077-12-0543 O.P.R.R.P.H.C.
H.C.C.F. NO. B538860, F.C. NO. 073-14-0370 O.P.R.R.P.H.C.

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2020

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 6 SCALE: N.T.S.

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC.FROM JUNE,2006 TO AUGUST, 2011.

4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB,FENDLEY,& ASSOCIATES, INC.FROM JUNE,2006 TO AUGUST, 2011.

5. ** INDICATES THE MONUMENT DESCRIBED AND SET 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.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ABBREVIATIONS

W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
M.E. - MAINTAINENCE EASEMENT
STM.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
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M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

LEGEND

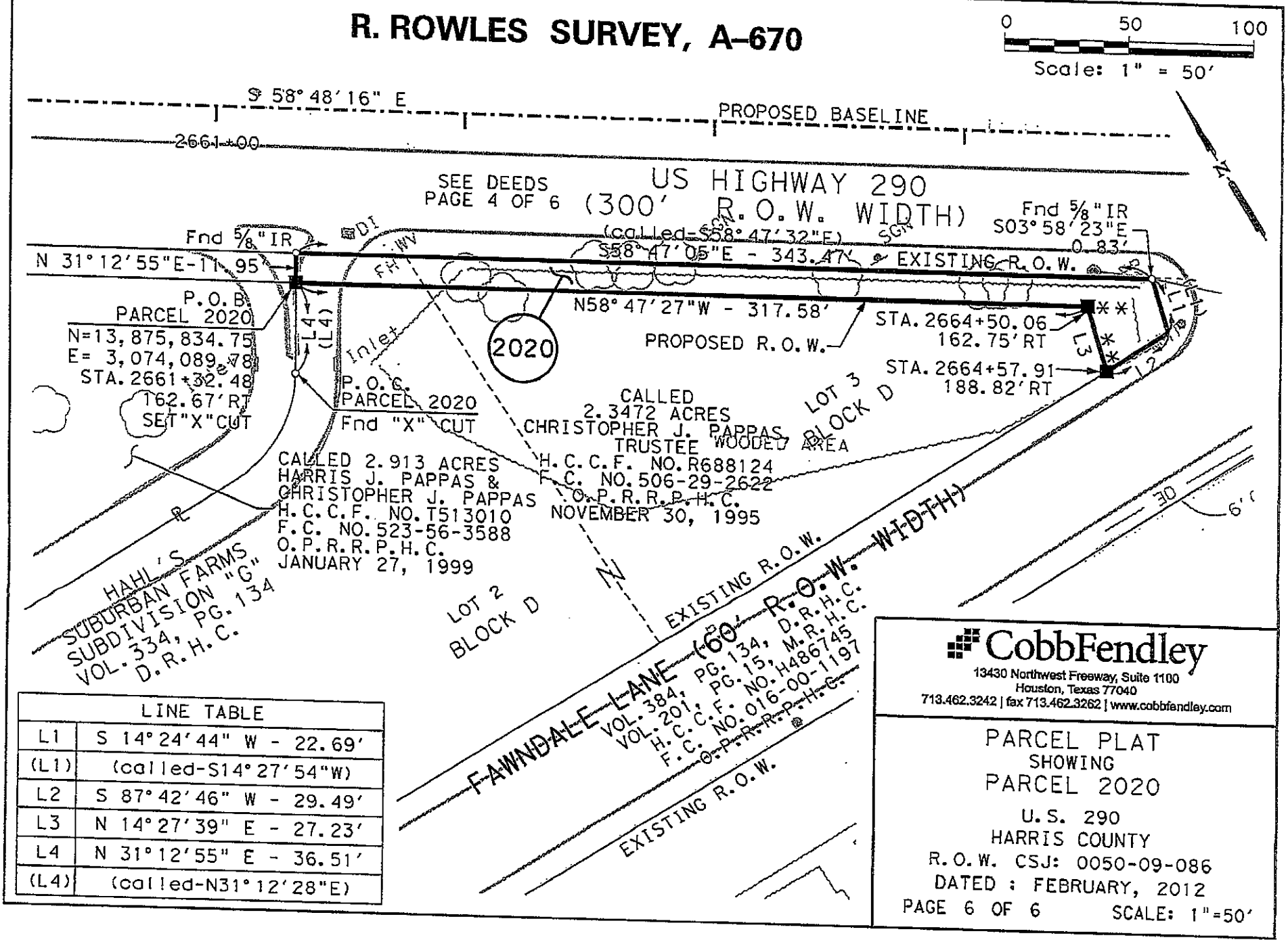
PL PROPERTY LINE
LAND HOOK
FOUND MONUMENT AS DESCRIBED
FOUND 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2020

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 6 SCALE: N.T.S.

R. ROWLES SURVEY, A-670



LINE TABLE	
L1	S 14° 24' 44" W - 22.69'
(L1)	(called-S14° 27' 54"W)
L2	S 87° 42' 46" W - 29.49'
L3	N 14° 27' 39" E - 27.23'
L4	N 31° 12' 55" E - 36.51'
(L4)	(called-N31° 12' 28"E)

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2010

BEING a 0.0660 of one acre (2,874 square feet) parcel of land located in the R. Rowles Survey, Abstract Number 670, Harris County, Texas, and out of a called 0.7199-acre tract of land conveyed from John Schinas and wife, Mercedes Schinas to Enosis Enterprises, IV, LP by deed dated November 30, 2006 as recorded under Clerk's File Number 20060278730, Film Code Number 036-34-0149 of the Official Public Records of Real Property, Harris County, Texas and being a portion of Lot 38 of Hahl's Suburban Farms Subdivision "G", a subdivision plat recorded in Volume 334, Page 134 of the Deed Records of Harris County, Texas, said 0.0660 of one acre parcel being more particularly described as follows:

COMMENCING at a found one-inch iron pipe for the most westerly northwest corner of a called 1.9150-acre tract conveyed to Enosis Enterprises, III, L.P. by deed recorded under County Clerk's File No. Y465700, Film Code No. 005-51-0358 of the Official Public Records of Real Property of Harris County, Texas, and for the most southerly southwest corner of a called 2.499-acre tract designated Tract II conveyed to Carter Interests, Ltd. by deed recorded under County Clerk's File No. R013734, Film Code Number 500-62-2034 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

North 76° 54' 31" East, with the northwesterly line of said 1.9150-acre tract and the southeasterly line of said 2.499-acre tract, a distance of 41.63 feet to a found one-inch iron pipe for the southeasterly corner of said 2.499-acre tract, and the most southerly corner of a called 0.6396-acre tract of land conveyed to Aiden Lodging Group, LLC. by deed recorded under County Clerk's File No. 20080441850, Film Code Number 008-67-0332 of the Official Public Records of Real Property of Harris County, Texas, and of Palace Inn Flintlock, a subdivision plat recorded under Film Code Number 629252 of the Map Records of Harris County, Texas;

North 76° 05' 43" East, continuing with the northwesterly line of said 1.9150-acre tract and with the southeasterly line of said 0.6396-acre tract and said Palace Inn Flintlock, passing at a distance of 137.42 feet a point for the southeast corner of said 0.6396-acre tract and said Palace Inn Flintlock, and for the most southerly corner of said 0.7199-acre tract, continuing with the northwesterly line of said 1.9150-acre tract and with the southeasterly line of said 0.7199-acre tract for a total distance of 183.19 feet to an angle point;

North 75° 54' 47" East, continuing with the northwesterly line of said 1.9150-acre tract and with the southeasterly line of said 0.7199-acre tract, a distance of 304.69 feet to a set 5/8-inch rod with TxDOT aluminum disk located at the intersection with the proposed southwesterly right-of-way line of US Highway 290 (width varies) for the southeast corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,876,773.92 and E = 3,072,539.59, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013);

1) THENCE, North 58° 47' 27" West, with said proposed southwesterly right-of-way line of US Highway 290, a distance of 229.13 feet to a set 5/8-inch rod with TxDOT aluminum disk located in the westerly line of said 0.7199-acre tract and the easterly line of said 0.6396-acre tract and Palace Inn Flintlock, for the southwest corner of said parcel herein described;

2) THENCE, North 35° 13' 52" East, with the westerly line of said 0.7199-acre tract and the easterly line of said 0.6396-acre tract and said Palace Inn Flintlock, a distance of 12.18 feet to a found 1/2-inch iron rod in concrete located in the existing southwesterly right-of-way line of US Highway 290 (300 feet wide) for the northwesterly corner of said 0.7199-acre tract, the northeasterly corner of said 0.6396-acre tract and said Palace Inn Flintlock, and for the northwest corner of said parcel herein described;

3) THENCE, South 58° 50' 09" East, with said existing southwesterly right-of-way line of US Highway 290, and the northeasterly line of said 0.7199-acre tract, a distance of 240.48 feet to a found concrete monument (broken) for the northeasterly corner of said 0.7199-acre tract, and the northwesterly corner of said 1.9150-acre tract, and for the northeast corner of said parcel herein described;

4) THENCE, South 75° 54' 47" West, with the southeasterly line of said 0.7199-acre tract and the northwesterly line of said 1.9150-acre tract, a distance of 17.36 feet to the POINT OF BEGINNING, containing 0.0660 of one acre (2,874 square feet) of land.

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

A parcel plat of even date was prepared in conjunction with this property description.

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

02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

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3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC.FROM JUNE,2006 TO AUGUST, 2011.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

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H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
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LEGEND

PL PROPERTY LINE
LAND HOOK
FOUND MONUMENT AS DESCRIBED
FOUND 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
0.7199 AC.	0.0660 AC. (2,874)		0.6539 AC.

STATE OF TEXAS REGISTERED MICHAEL VINCENT ROLLIN 6236 PROFESSIONAL LAND SURVEYOR

02-15-2012

CobbFendley
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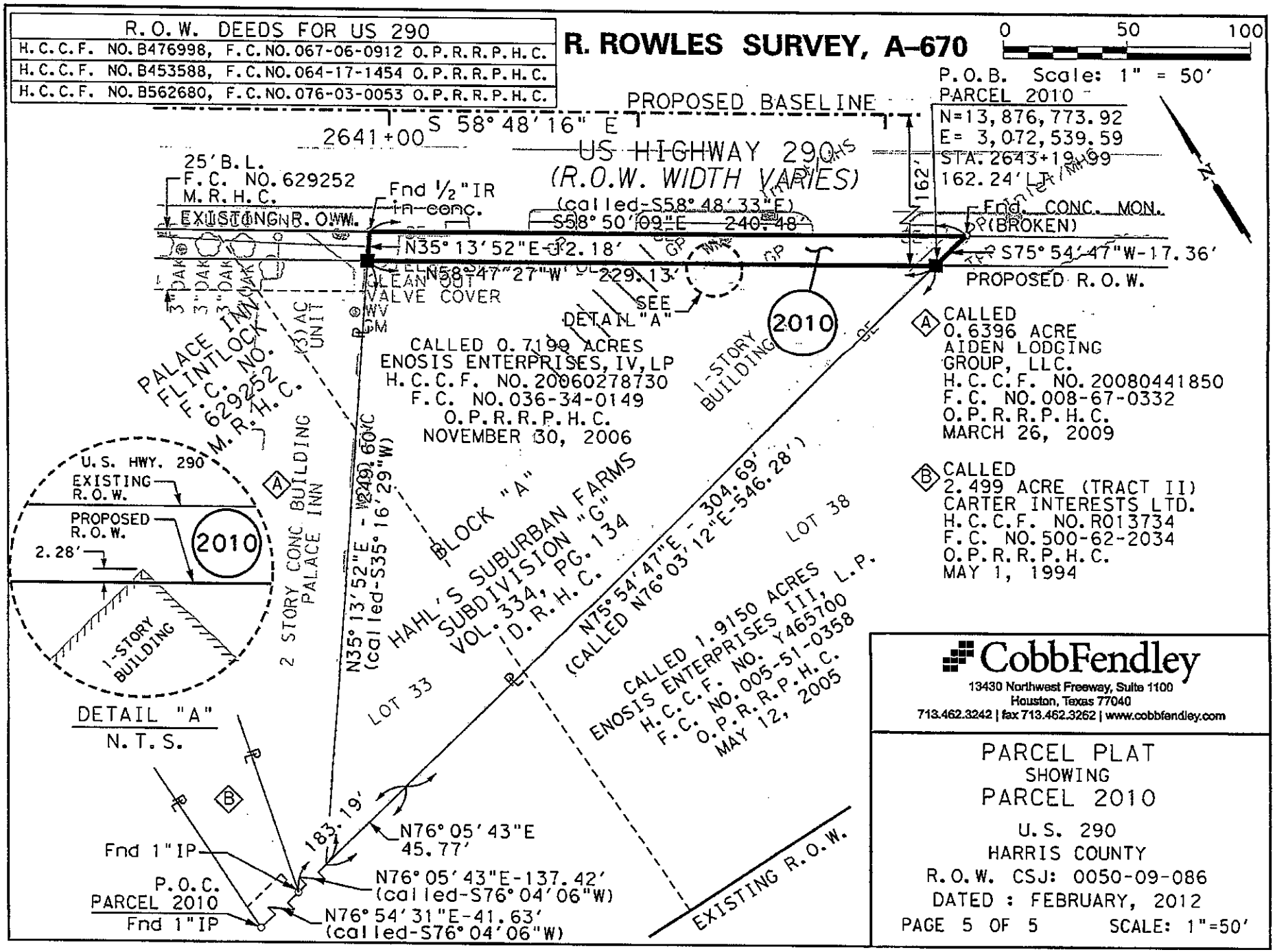
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2010

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 5 SCALE: N.T.S.


R.O.W. DEEDS FOR US 290
H.C.C.F. NO.B476998, F.C.NO.067-06-0912 O.P.R.R.P.H.C.
H.C.C.F. NO.B453588, F.C.NO.064-17-1454 O.P.R.R.P.H.C.
H.C.C.F. NO.B562680, F.C.NO.076-03-0053 O.P.R.R.P.H.C.
R. ROWLES SURVEY, A-670
0 50 100
P.O.B. Scale: 1" = 50'
PARCEL 2010
N=13,876,773.92
E= 3,072,539.59
STA. 2643+19.99
162.24' LT.
PROPOSED BASELINE
2641+00
S 58° 48' 16" E
US HIGHWAY 290
(R.O.W. WIDTH VARIES)
(called-S58° 48' 33" E)
S58° 50' 09" E 240.48'
25' B.L.
F.C. NO. 629252
M.R.H.C.
EXISTING R.O.W.
Fnd ½" IR in conc.
N35° 13' 52" E-12.18'
N58° 47' 27" W 229.13'
CLEAN OUT
VALVE COVER
WV
GM
SEE DETAIL "A"
162'
Fnd. CONC. MON. (BROKEN)
S75° 54' 47" W-17.36'
PROPOSED R.O.W.
2010
1-STORY BUILDING
CALLED 0.7199 ACRES
ENOSIS ENTERPRISES, IV, LP
H.C.C.F. NO. 20060278730
F.C. NO. 036-34-0149
O.P.R.R.P.H.C.
NOVEMBER 30, 2006
PALACE INN
FLINTLOCK
F.C. NO. 629252
M.R.H.C.
(3) AC UNIT
2 STORY CONC BUILDING
PALACE INN
N35° 13' 52" E - 249.60'
(called-S35° 16' 29" W)
BLOCK "A"
HAHL'S SUBURBAN FARMS
SUBDIVISION "G"
VOL. 334, PG. 134
D.R.H.C.
N75° 54' 47" E - 304.69'
(CALLED N76° 03' 12" E-546.28')
LOT 38
LOT 33
CALLED 1.9150 ACRES
ENOSIS ENTERPRISES III, L.P.
H.C.C.F. NO. Y465700
F.C. NO. 005-51-0358
O.P.R.R.P.H.C.
MAY 12, 2005
CALLED
0.6396 ACRE
AIDEN LODGING
GROUP, LLC.
H.C.C.F. NO. 20080441850
F.C. NO. 008-67-0332
O.P.R.R.P.H.C.
MARCH 26, 2009
CALLED
2.499 ACRE (TRACT II)
CARTER INTERESTS LTD.
H.C.C.F. NO. R013734
F.C. NO. 500-62-2034
O.P.R.R.P.H.C.
MAY 1, 1994
U.S. HWY. 290
EXISTING R.O.W.
PROPOSED R.O.W.
2.28'
2010
1-STORY BUILDING
DETAIL "A"
N.T.S.
183.19'
N76° 05' 43" E
45.77'
N76° 05' 43" E-137.42'
(called-S76° 04' 06" W)
N76° 54' 31" E-41.63'
(called-S76° 04' 06" W)
Fnd 1" IP
P.O.C.
PARCEL 2010
Fnd 1" IP
EXISTING R.O.W.
CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com
PARCEL PLAT
SHOWING
PARCEL 2010
U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 5
SCALE: 1"=50'

ROW CSJ	0050-09-086
Parcel	2010
Bisection Clause	Cat I

AND IN ADDITION THERETO:

Title to all of that Retail/Automotive Center located partially on the remainder of the herein described parcel, said improvement(s) being bisected by the proposed right of way line with the result that the portion of the said improvement(s) 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.

February, 2012
Parcel No. 2019
Page 1 of 6 Pages

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2019

BEING a 0.1079 of one acre (4,700 square feet) parcel of land located in the R. Rowles Survey, Abstract Number 670, Harris County, Texas, and out of a called 2.913-acre tract conveyed from Kagan Edelman Capital Fund Series XV, Ltd. to Harris J. Pappas and Christopher J. Pappas by deed dated January 27, 1999 as recorded under County Clerk's File No. T513010, Film Code No. 523-56-3588 of the Official Public Records of Real Property of Harris County, Texas, and being a portion of Lot 2, Block D of Hahl's Suburban Farms Subdivision "G", a subdivision plat recorded in Volume 334, Page 134 of the Deed Records of Harris County, Texas, said 0.1079 of one acre parcel being more particularly described as follows:

COMMENCING at a found " X" cut in concrete for a point of tangency located in the east line of said 2.913-acre tract and the west line of a called 2.3472-acre tract conveyed to Christopher J. Pappas, Trustee by deed recorded under County Clerk's File No. R688124, Film Code No. 506-29-2622 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

North 31° 12' 55" East, with the east line of said 2.913-acre tract and the west line of said 2.3472-acre tract, a distance of 36.51 feet to a set "X" cut in concrete located at the intersection with the proposed southwesterly right-of-way line of US Highway 290 (width varies) for the southeast corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,875,834.75 and E = 3,074,089.78, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013);

1) THENCE, North 58° 47' 27" West, with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 132.48 feet a set 5/8-inch rod with TxDOT aluminum disk located at Station 2660+00, 162.64 feet right, continuing with said proposed southwesterly right-of-way line of US Highway 290 for a total distance of 392.54 feet to set 5/8-inch rod with TxDOT aluminum disk located in the west line of said 2.913-acre tract and the east line of a called 3.345-acre tract conveyed to Boxer F2, L.P. by deed recorded under County Clerk's File No. 20100434892, Film Code No. 019-59-0141 of the Official Public Records of Real Property of Harris County, Texas; **

2) THENCE, North 31° 12' 55" East, with the west line of said 2.913-acre tract and the east line of said 3.345-acre tract, a distance of 11.99 feet to a found 5/8-inch iron rod located in the existing southwesterly right-of-way line of US Highway 290 (300 foot wide) for the most northerly northwest corner of said 2.913-acre tract and said parcel herein described, and for the northeast corner of said 3.345-acre tract;

3) THENCE, South 58° 47' 05" East, with said existing southwesterly right-of-way line of US Highway 290, a distance of 392.54 feet to a found 5/8-inch iron rod for the northeast corner of said 2.913-acre tract and said parcel herein described, and the northwest corner of said 2.3472-acre tract;

4) THENCE, South 31° 12' 55" West, with the east line of said 2.913-acre tract and the west line of said 2.3472-acre tract, a distance of 11.95 feet to the POINT OF BEGINNING, containing 0.1079 of one acre (4,700 square feet) of land.

** 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.

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

A parcel plat of even date was prepared in conjunction with this property description.

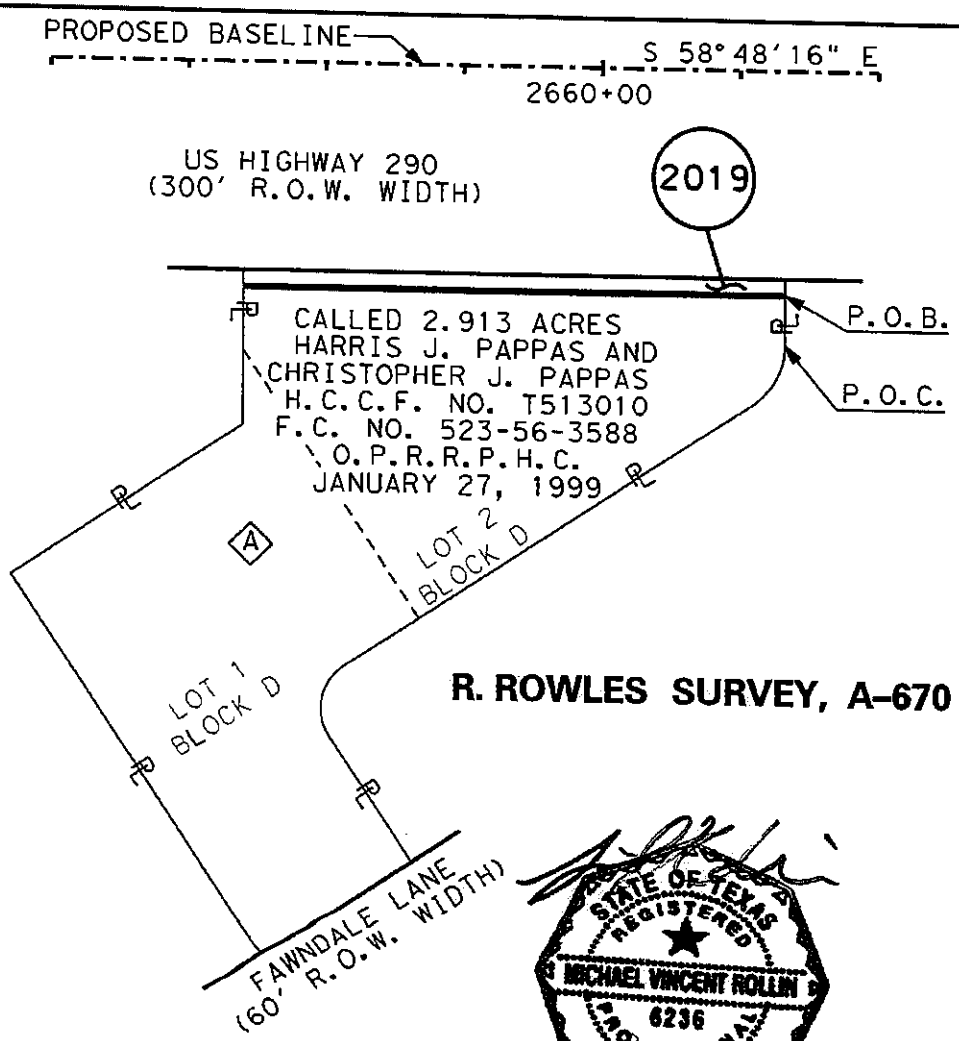
February, 2012
Parcel No. 2019
Page 3 of 6 Pages

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

02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR



Scale: N.T.S.

A HAHL'S SUBURBAN FARMS
SUBDIVISION "G"
VOL. 334, PG. 134
D.R.H.C.

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
2.913 AC.	0.1079 AC. (4,700)		2.805 AC.

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

02-15-2012

R.O.W. DEEDS FOR US 290
H.C.C.F. NO. B576798, F.C. NO. 077-12-0543 O.P.R.R.P.H.C.
H.C.C.F. NO. B538860, F.C. NO. 073-14-0370 O.P.R.R.P.H.C.
H.C.C.F. NO. B544588, F.C. NO. 074-06-0134 O.P.R.R.P.H.C.

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Houston, Texas 77040
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PARCEL PLAT
SHOWING
PARCEL 2019

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 6 SCALE: N.T.S.

GENERAL NOTES:

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

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H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

LEGEND

PL PROPERTY LINE
LAND HOOK
○ FOUND MONUMENT AS DESCRIBED
□ FOUND 5/8" IR W/TxDOT ALUM. DISK
■ SET 5/8" IR W/TxDOT ALUM. DISK
● SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2019

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 6 SCALE: N.T.S.

R. ROWLES SURVEY, A-670

0 50 100
Scale: 1" = 50'

PROPOSED BASELINE
2660+00
S58° 48' 16"E

SEE DEEDS
PAGE 4 OF 6

US HIGHWAY 290
(300' R.O.W. WIDTH)
(called-S56°27'41"E)

Fnd 5/8" IR
EXISTING R.O.W.
S58° 47' 05"E - 392.54'
Fnd 5/8" IRW
N 31° 12' 55"E - 11.99'
132.48'
L1
PROPOSED R.O.W.
N58° 47' 27"W - 392.54'
STA. 2660+00
162.64' RT
P.O.B.
PARCEL 2019
N=13,875,834.75
E= 3,074,089.78
STA. 2661+32.48
162.67' RT
SET "X" CUT
P.O.C.
PARCEL 2019
Fnd "X" CUT
L2
(L2)
Inlet
STA. 2657+39.94
162.58' RT
2019

CALLED 3.345 AC.
BOXER F2, L.P.
H.C.C.F.
NO. 20100434892
F.C. NO. 019-59-0141
O.P.R.R.P.H.C.
OCTOBER 08, 2010

CALLED 2.913 ACRES
HARRIS J. PAPPAS AND
CHRISTOPHER J. PAPPAS
H.C.C.F. NO. T513010
F.C. NO. 523-56-3588
O.P.R.R.P.H.C.
JANUARY 27, 1999

CALLED
2.3472 ACRES
CHRISTOPHER J. PAPPAS,
TRUSTEE
H.C.C.F. NO. R688124
F.C. NO. 506-29-2622
O.P.R.R.P.H.C.
NOVEMBER 30, 1995

Fnd 1/2" IR

LOT 2
BLOCK D

LOT 1
BLOCK D
HAHL'S SUBURBAN FARMS
SUBDIVISION "G"
VOL. 334, PG. 134
D.R.H.C.

LINE TABLE	
L1	S 31°12'55"W - 11.95'
L2	N 31°12'55" E - 36.51'
(L2)	(called - N31°12'28"E)

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13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2019

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 6 OF 6 SCALE: 1"=50'

County: Nacogdoches
Highway: US 59
Limits: From LP 224
To 1.439 Mi. S. of LP 224
CCSJ: 0176-01-094
RCSJ: 0176-01-099

Property Description for
Parcel 5

BEING a 0.1336 of one acre (5,821 square feet) parcel of land located in the Jose Luis De La Bega Survey, Abstract No. 7, Nacogdoches County, Texas, and being a portion of that certain called 6.04 acre tract of land conveyed from Worth W. Barham to D&B Distributors, Inc., by deed dated July 6, 1976, and recorded in Volume 408, Page 888 of the Deed Records of Nacogdoches County, Texas (D.R.N.C.T.); said 0.1336 of one acre being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-1/2-inch iron pipe (leaning) at the southeasterly corner of said 6.04 acre tract, being the northeasterly corner of that certain remainder of a called 9.994 acre tract of land conveyed to Wm. R. Miller by deed and recorded in Volume 255, Page 134 of said Deed Records; thence as follows:

North 81°30'09" West, a distance of 1,127.97 feet along the southerly line of said 6.04 acre tract, being the northerly line of said remainder of a called 9.994 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right-of-way line of U.S. Highway 59 (width varies), and for the **POINT OF BEGINNING** of the herein described parcel having surface coordinates of N = 10,576,435.35, E = 4,056,639.51, located 93.05 feet right of and perpendicular to baseline station 862+62.21;

1) **THENCE, North 81°30'09" West, a distance of 18.70 feet** continuing along the southerly line of said 6.04 acre tract, being the northerly line of said remainder of 9.994 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right-of-way line of U.S. Highway 59 (width varies), being the northwesterly corner of said remainder of 9.994 acre tract, same being the southwesterly corner of said 6.04 acre tract, said existing right-of-way conveyed to the State of Texas by deeds and recorded in Volume 164, Page 125 and Volume 164, Page 126 both of said Deed Records, from which a found 1/2-inch iron rod bears South 84°43' East, 2.42 feet;

2) **THENCE, North 23°17'57" East, a distance of 248.90 feet** along the existing easterly right-of-way line of U.S. Highway 59, being the westerly line of said 6.04 acre tract to a found 3/4-inch iron pipe (bent) at the southwesterly corner of that certain called 1.44 acre tract of land conveyed to Bruce Allums by deed and recorded in Volume 1173, Page 161 of said Official Public Records, being the northwesterly corner of said 6.04 acre tract;

3) **THENCE, South 81°03'31" East, a distance of 33.33 feet** along the southerly line of said 1.44 acre tract, being the northerly line of said 6.04 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right-of-way line of U.S. Highway 59 and for a curve to the right, said point located 107.22 feet right of and perpendicular to baseline station 865+19.59;

4) **THENCE, South 27°29'24" West, a distance of 208.31'** along the proposed easterly right-of-way line of U.S. Highway 59, crossing said 6.04 acre tract, to a 60d nail set for an angle point;

5) **THENCE,** South 21° 59' 55" West, a distance of 44.65', continuing along said proposed easterly right-of-way line to the **POINT OF BEGINNING** and containing 0.1336 of one acre (5,821 square feet) of land.

Notes:

Horizontal Control is a project coordinate system (in US survey feet). To translate project coordinates to Texas State Plane Coordinate System NAD83 (CORS96) Central Zone coordinates divide the northing and easting values by a surface adjustment factor of 1.000120. Then add 1,265.4112 to the northing coordinate value and 485.7607 to the easting coordinate value.

A parcel plat of even date was prepared in conjunction with this property description.

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

I certify that the survey was performed on the ground under my supervision in May, 2012.

11-20-2012

Scott Morris, RPLS NO. 5076
TxDOT Lufkin District Surveyor

NOTES:

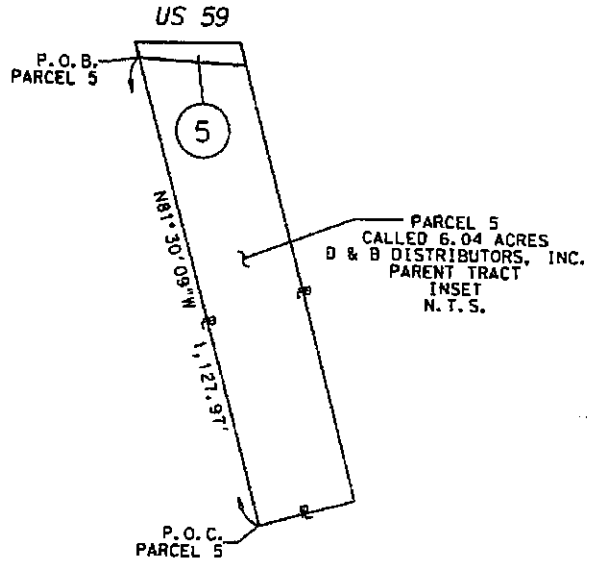
1. DATUM STATEMENT
   HORIZONTAL CONTROL IS A PROJECT COORDINATE SYSTEM (IN US SURVEY FEET). TO TRANSLATE PROJECT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORS96) CENTRAL ZONE COORDINATES DIVIDE THE NORTHING AND EASTING VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. THEN ADD 1,265.4112 TO THE NORTHING COORDINATE VALUE AND 485.7607 TO THE EASTING COORDINATE VALUE.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON KOM ACQUISITIONS FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN MAY 2012. FIELD SURVEYS WERE COMPLETED IN MAY 2012, AND MAP SETS WERE COMPLETED IN AUGUST 2012.

3. CITY LIMITS LINES OF THE CITY OF NACOGDOCHES WERE OBTAINED FROM DWG FILE PROVIDED BY THE ENGINEERING TECHNICIAN SUPERVISOR OF THE CITY OF NACOGDOCHES, TEXAS.

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

5. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPOERTY ABUTTING THE HIGHWAY FACILITY.



11-20-2012

LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
℄	SURVEY LINE
(5)	PARCEL NUMBER
D.R.N.C.T.	DEED RECORDS NACOGDOCHES COUNTY TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY NACOGDOCHES COUNTY TEXAS
—‖—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
- - - -	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—·—·—	SURVEY LINE

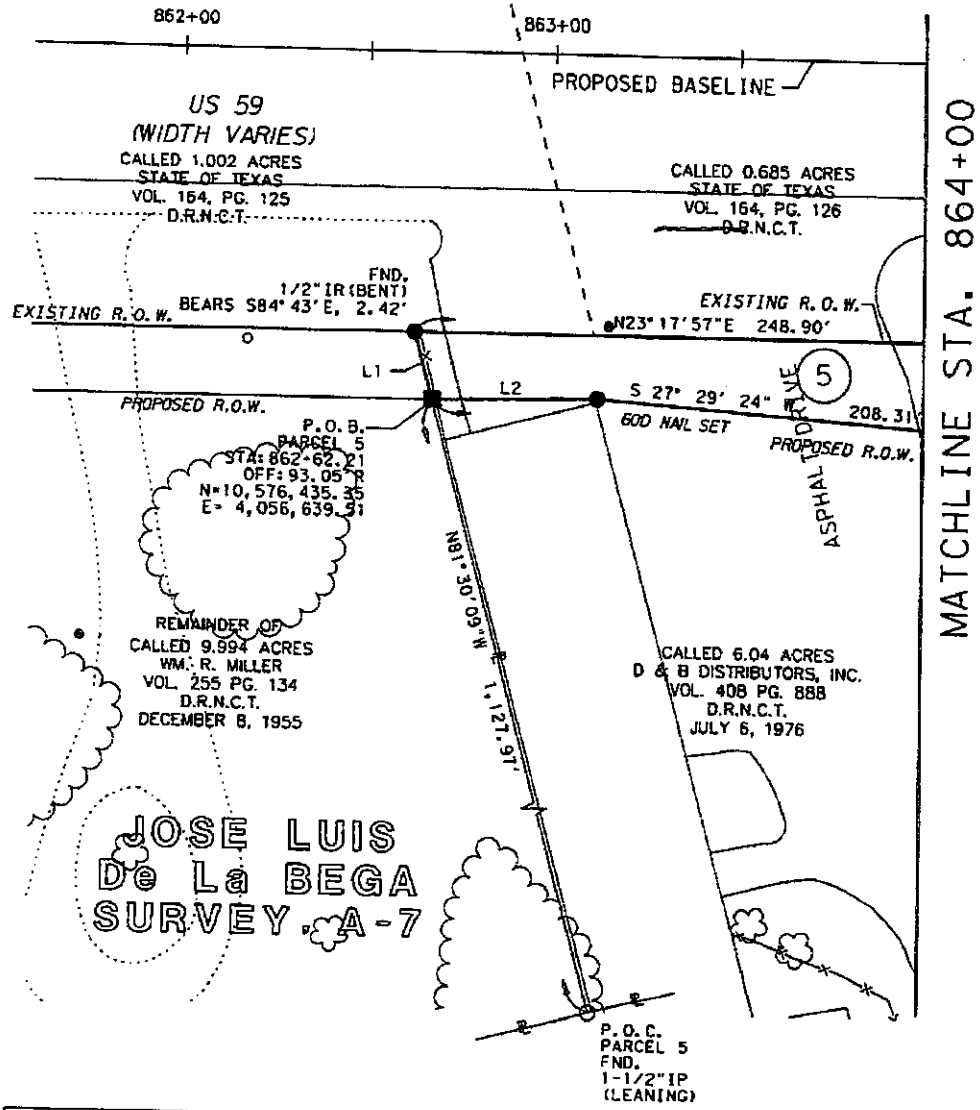
REVISIONS

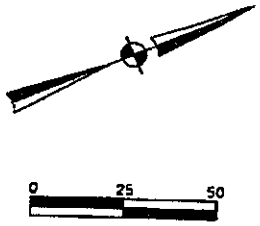
REVISION TO PROPOSED ROW LINE MADE NOVEMBER 20, 2012

EXISTING	TAKING	REMAINING
6.04 AC.	0.1336 AC. 5,821 SQ.FT.	5.91 AC. RT

PARCEL PLAT SHOWING
PARCEL 5
U.S. HIGHWAY 59
NACOGDOCHES COUNTY, TEXAS
R.O.W. C.S.J.: 0176-01-099

AUGUST, 2012 | SCALE: 1"=50'



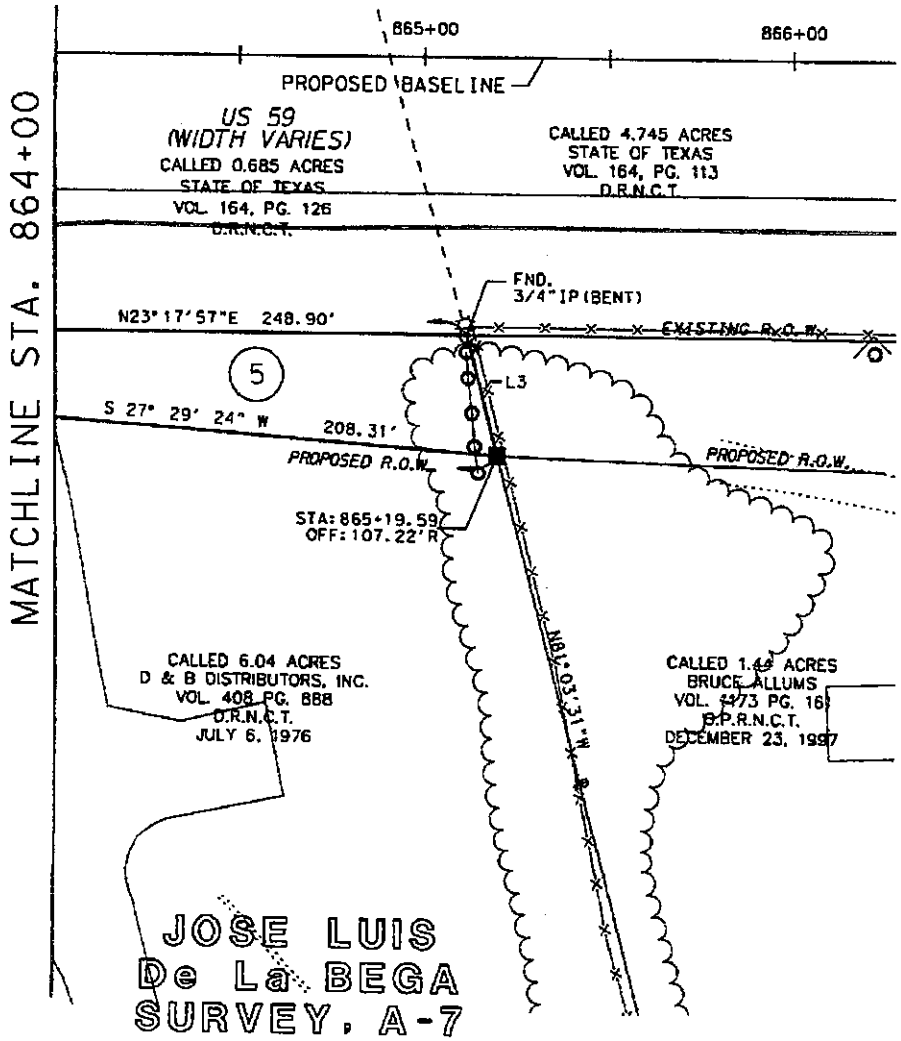


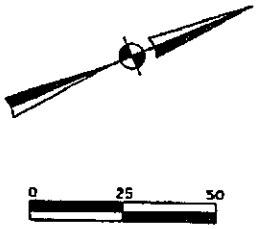
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N81° 30' 09" W	18.70'
L2	S21° 59' 55" W	44.65'

PARCEL PLAT SHOWING
PARCEL 5
U.S. HIGHWAY 59
NACOGDOCHES COUNTY, TEXAS
R.O.W. C.S.J.: 0176-01-099

AUGUST, 2012 | SCALE: 1"=50'

FILE: US59 P-05B.dgn





LINE TABLE		
LINE NO.	BEARING	LENGTH
L3	S81°03'31"E	33.33'

PAGE 5 OF 5

PARCEL PLAT SHOWING
PARCEL 5
U.S. HIGHWAY 59
NACOGDOCHES COUNTY, TEXAS
R.O.W. C.S.J.: 0176-01-099

AUGUST, 2012 | SCALE: 1"=50'

February, 2012
Parcel No. 2005
Page 1 of 6 Pages

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2005

BEING a 0.0679 of one acre (2,956 square feet) parcel of land located in the J. Bays Survey, Abstract Number 127, Harris County, Texas, and out of a called 1.3269-acre tract designated Tract Three conveyed from Mike Hughes and Kay F. Hughes to 7-11 Hughes Real Estate, L.P. by deed dated September 01, 2006 as recorded under County Clerk's File No. 20060085188, Film Code Number 029-02-0173 of the Official Public Records of Real Property of Harris County, Texas, and being a portion of Lots 16 and 17 of Hahl's Suburban Farms Subdivision "G", a subdivision plat recorded in Volume 334, Page 134 of the Deed Records of Harris County, Texas, said 0.0679 of one acre parcel being more particularly described as follows:

COMMENCING at a found one-inch pinched top pipe located in the existing west right-of-way line of Flintlock (40 foot wide) as shown on the plat recorded under Volume 334, Page 134 of the Deed Records of Harris County, Texas for the southeast corner of said 1.3269-acre tract and the northeast corner of Unrestricted Reserve "C" of Two Ninety at Fairbanks North Houston Shopping Center, a subdivision plat recorded under Film Code Number 422125 of the Map Records of Harris County, Texas; thence as follows:

North 02° 09' 21" West, with said existing west right-of-way line of said Flintlock and the east line of said 1.3269-acre tract, a distance of 166.59 feet to a set 5/8-inch rod with TxDOT aluminum disk located in the proposed southwesterly right-of-way line of US Highway 290 (width varies), for the southeast corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,877,312.59 and E = 3,071,650.45, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013); **

1) THENCE, North 58° 47' 27" West, with said proposed southwesterly right-of-way line of US Highway 290, a distance of 255.48 feet to a set 5/8-inch rod with TxDOT aluminum disk located in the west line of said 1.3269-acre tract, and the east line of a called 2.2500-acre tract conveyed to Intown Suites Highway 290, L.P. by deed recorded under County Clerk's File No. V777873, Film Code Number 551-65-2475 of the Official Public Records of Real Property of Harris County, Texas and of Restricted Reserve "B" of Highway 290-Fairbanks 13.48, a subdivision plat recorded under Film Code Number 402119 of the Map Records of Harris County, Texas;

2) THENCE, North 30° 35' 44" East, with the west line of said 1.3269-acre tract and the east line of said 2.2500-acre tract and said Restricted Reserve "B" of Highway 290-Fairbanks 13.48, a distance of 11.75 feet to a point located in the existing southwesterly right-of-way line of US Highway 290 (width varies) for the northwest corner of said 1.3269-acre tract and said parcel herein described and the northeast corner of said 2.2500-acre tract and said Restricted Reserve "B" of Highway 290-Fairbanks 13.48;

3) THENCE, South 58° 47' 27" East, with said existing southwesterly right-of-way line of US Highway 290, and the northeasterly line of said 1.3269-acre tract, a distance of 247.87 feet to the point of intersection with said existing west right-of-way line of Flintlock for the northeast corner of said 1.3269-acre tract and said parcel herein described;

4) THENCE, South 02° 09' 21" East, with said existing west right-of-way line of Flintlock and the east line of said 1.3269-acre tract, a distance of 14.06 feet to the POINT OF BEGINNING, containing 0.0679 of one acre (2,956 square feet) of land.

** 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.

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

A parcel plat of even date was prepared in conjunction with this property description.

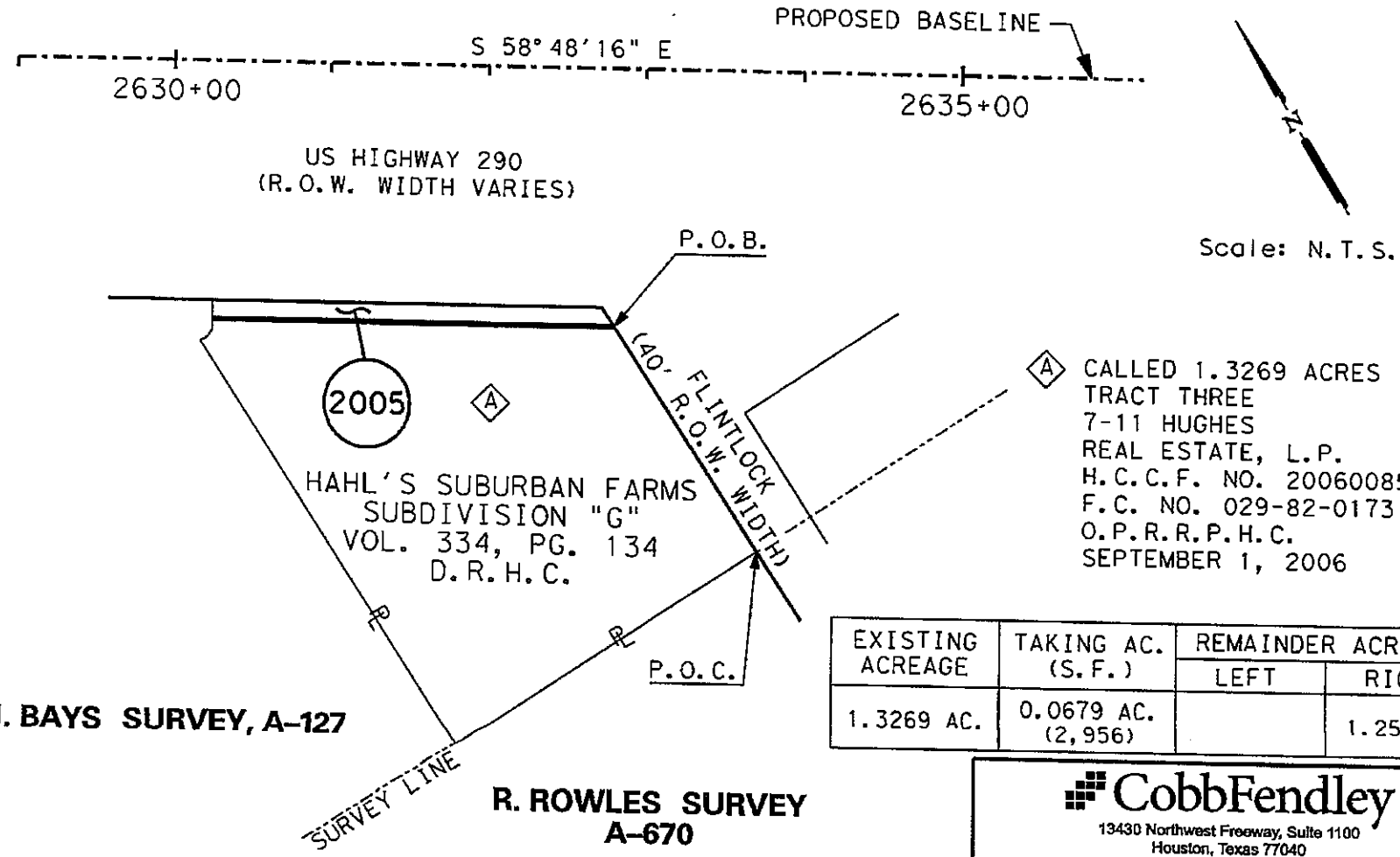
February, 2012
Parcel No. 2005
Page 3 of 6 Pages

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

02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR



A CALLED 1.3269 ACRES
TRACT THREE
7-11 HUGHES
REAL ESTATE, L.P.
H.C.C.F. NO. 20060085188
F.C. NO. 029-82-0173
O.P.R.R.P.H.C.
SEPTEMBER 1, 2006

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
1.3269 AC.	0.0679 AC. (2,956)		1.259 AC.

R.O.W. DEEDS FOR US 290
H.C.C.F. NO.B441768, F.C.NO.063-13-0101 O.P.R.R.P.H.C.
H.C.C.F. NO.B443003, F.C.NO.063-15-1031 O.P.R.R.P.H.C.

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Houston, Texas 77040
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PARCEL PLAT
SHOWING
PARCEL 2005

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 6 SCALE: N.T.S.

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC. FROM JUNE, 2006 TO AUGUST, 2011.

4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY, & ASSOCIATES, INC. FROM JUNE, 2006 TO AUGUST, 2011.

5. ** INDICATES THE MONUMENT DESCRIBED AND SET 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.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ABBREVIATIONS

W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
M.E. - MAINTAINENCE EASEMENT
STM.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
D.R.H.C. - DEED RECORDS OF HARRIS COUNTY
M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

LEGEND

PL PROPERTY LINE
LAND HOOK
FOUND MONUMENT AS DESCRIBED
FOUND 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

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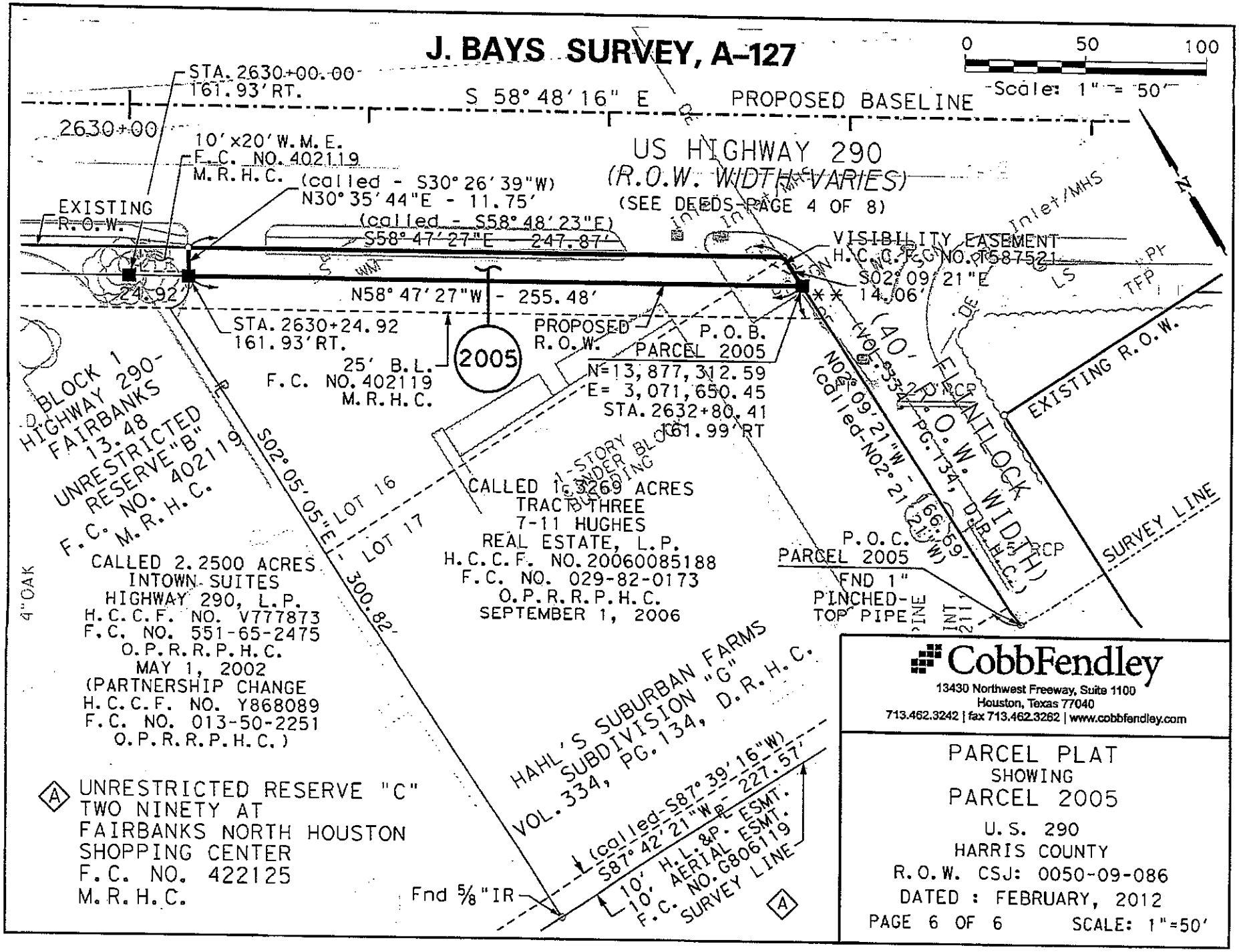
PARCEL PLAT
SHOWING
PARCEL 2005

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 6 SCALE: N.T.S.


J. BAYS SURVEY, A-127
0 50 100
Scale: 1" = 50'
STA. 2630+00.00
161.93' RT.
S 58° 48' 16" E
PROPOSED BASELINE
2630+00
10'x20' W.M.E.
F.C. NO. 402119
M.R.H.C.
(called - S30° 26' 39"W)
N30° 35' 44"E - 11.75'
US HIGHWAY 290
(R.O.W. WIDTH VARIES)
(SEE DEEDS-PAGE 4 OF 8)
EXISTING
R.O.W.
(called - S58° 48' 23"E)
S58° 47' 27"E - 247.87'
VISIBILITY EASEMENT
H.C.C.F. NO. T587521
S02° 09' 21"E
14.06'
24.92'
N58° 47' 27"W - 255.48'
STA. 2630+24.92
161.93' RT.
25' B.L.
F.C. NO. 402119
M.R.H.C.
2005
PROPOSED
R.O.W.
P.O.B.
PARCEL 2005
N=13,877,312.59
E= 3,071,650.45
STA. 2632+80.41
161.99' RT
BLOCK 1
HIGHWAY 290-
FAIRBANKS
13.48
UNRESTRICTED
RESERVE "B"
F.C. NO. 402119
M.R.H.C.
S02° 05' 05"E - 300.82'
LOT 16
LOT 17
1-STORY
UNDER BLOCK
BUILDING
CALLED 1.3269 ACRES
TRACT THREE
7-11 HUGHES
REAL ESTATE, L.P.
H.C.C.F. NO. 20060085188
F.C. NO. 029-82-0173
O.P.R.R.P.H.C.
SEPTEMBER 1, 2006
(40' R.O.W. WIDTH)
(VOL. 334, PG. 134, D.R.H.C.)
N02° 09' 21"W - 166.69'
(called-N02° 21' 21"W)
FLINTLOCK
EXISTING R.O.W.
SURVEY LINE
P.O.C.
PARCEL 2005
FND 1"
PINCHED-
TOP PIPE
CALLED 2.2500 ACRES
INTOWN SUITES
HIGHWAY 290, L.P.
H.C.C.F. NO. V777873
F.C. NO. 551-65-2475
O.P.R.R.P.H.C.
MAY 1, 2002
(PARTNERSHIP CHANGE
H.C.C.F. NO. Y868089
F.C. NO. 013-50-2251
O.P.R.R.P.H.C.)
4" OAK
HAHL'S SUBURBAN FARMS
SUBDIVISION "G"
VOL. 334, PG. 134, D.R.H.C.
(called-S87° 39' 16"W)
S87° 42' 21"W - 227.57'
10' H.L.&P. ESMT.
10' AERIAL ESMT.
F.C. NO. G806119
SURVEY LINE
Fnd 5/8" IR
A UNRESTRICTED RESERVE "C"
TWO NINETY AT
FAIRBANKS NORTH HOUSTON
SHOPPING CENTER
F.C. NO. 422125
M.R.H.C.
CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com
PARCEL PLAT
SHOWING
PARCEL 2005
U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 6 OF 6
SCALE: 1"=50'

ROW CSJ	0050-09-086
Parcel	2005
Bisection Clause	Cat I

AND IN ADDITION THERETO:

Title to all of that Illuminated Monopole Sign located partially on the remainder of the herein described parcel, said improvement(s) being bisected by the proposed right of way line with the result that the portion of the said improvement(s) 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: Harris
Highway: US 290
Limits: From West of Pinemont to West of 34th Street (Segment 4)
ROW CSJ: 0050-09-090

Property Description for
Parcel 403

BEING a 0.1781 of an acre (7,757 square feet) parcel of land located in the W. C. Wallace Survey, Abstract No. 848, Harris County, Texas, being a portion of Lots 3,4 and 5, Block 2 Rossyln Gardens, a subdivision of record under Volume 3, Page 28 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 1.0737 acre tract (designated as Tract I) and a portion of that certain called 15,175 square foot tract (designated as Tract II) of land both conveyed from Rosslyn Garden Properties, Ltd. to 290 GCP, Inc. by deed dated March 31, 1998 and recorded under Harris County Clerk File (H.C.C.F.) No. S939426, Film Code No. 517-74-2980 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.1781 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with "GS" cap in the northerly line of that certain called 5.595 acre tract of land conveyed from Gateland, Inc. to Pinemont-290, Inc. by deed dated May 21, 1996 and recorded under H.C.C.F. No. R941805, Film Code No. 508-50-1588 of said Official Public Records, being the southwesterly corner of that certain called 0.1361 acre tract of land conveyed from Gulf Freeway Investments to Southern General Partners by deed dated March 30, 2009 and recorded under H.C.C.F. No. 20090334926, Film Code No. 066-48-2116 of said Official Public Records, same being the southeasterly corner of said 1.0737 acre tract, thence as follows:

North 01°59'44" West, a distance of 59.51 feet along the westerly line of said 0.1361 acre tract, being the easterly line of said 1.0737 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed southwesterly right-of-way line of U.S. Highway 290 (width varies), being in a curve to the left and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,871,522.33, E = 3,080,923.03, located 150.69 feet right of and perpendicular to baseline station 2742+59.53;

1) THENCE, in a northwesterly direction, along the proposed southwesterly right-of-way line of U.S. Highway 290 and along said curve to the left, having a central angle of 02°36'13", a radius of 5,572.00 feet, an arc length of 253.20 feet and a chord bearing and distance of North 46°47'52" West, 253.18 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve; **

2) THENCE, North 67°57'39" West, a distance of 26.70 feet continuing along the proposed southwesterly right-of-way line of U.S. Highway 290 to a set 5/8-inch iron rod with TxDOT aluminum cap in the existing southwesterly right-of-way line of U.S. Highway 290 (width varies), being the northerly line of said 15,175 square foot tract of land, located 160.94 feet right of and perpendicular to baseline station 2739+74.04, said existing right-of-way conveyed to the State of Texas by deed dated November 8, 1962 and recorded under Volume 5018, Page 216 of the Deed Records of Harris County, Texas (D.R.H.C.T.);**

3) THENCE, North 87°38'36" East, a distance of 57.12 feet along the existing southwesterly right-of-way line of U.S. Highway 290, being the northerly line of said 15,175 square foot tract to a set 5/8-inch iron rod with "GS" cap at the northeasterly corner of said 15,175 square foot tract and for the point of curvature of a curve to the right, from which a found 1-1/4-inch iron pipe bears North 87°12' East, 2.18 feet;

4) THENCE, in a southeasterly direction, continuing along the existing southwesterly right-of-way line of U.S. Highway 290, being the northeasterly lines of said 15,175 square foot tract and said 1.0737 acre tract and along said curve to the right, having a central angle of 02°05'00", a radius of 5,579.79 feet, an arc length of 202.88 feet and a chord bearing and distance of South 47°53'19" East, 202.87 feet to the northerly corner of said 0.1361 acre tract, being the easterly corner of said 1.0737 acre tract, from which a found 1-1/4-inch iron pipe bears North 01°15' West, 1.35 feet;

5) THENCE, South 01°59'44" East, a distance of 49.68 feet along the westerly line of said 0.1361 acre tract, being the easterly line of said 1.0737 acre tract to the POINT OF BEGINNING and containing 0.1781 of an acre (7,757 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All surface values were derived utilizing the combined adjustment factors (sea level factor x scale factor) which have been developed by the State for its use as follows: Surface values are divided by a combined adjustment factor of 1.00013 to obtain grid values. Coordinates provided by client.

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

A parcel plat of even date was prepared in conjunction with this property description.
Access will be permitted to the remainder property abutting the highway facility.
I certify that the survey was performed on the ground under my supervision in June, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-23-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN APRIL OF 2010 AND UPDATED APRIL 2012. FIELD SURVEYS WERE COMPLETED IN JUNE OF 2012, MAP SET COMPLETED IN JUNE OF 2012.

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

4. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

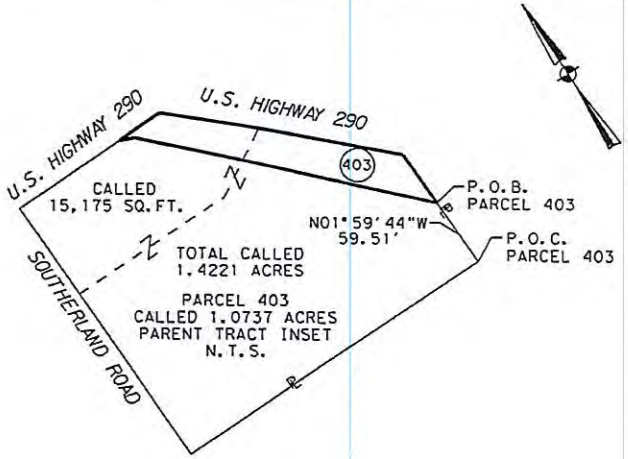
5. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

LEGEND

	SET 5/8" IR W/TXDOT ALUM. CAP
ADL	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
	FND 5/8" IR W/TXDOT ALUM. CAP
	SET 5/8" IR W/GS CAP (UNLESS NOTED)
	FND. (TYPE INDICATED AT LOCATION)
PL	PROPERTY LINE
	LANDHOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
SL	SURVEY LINE
#	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
	ACCESS DENIAL LINE
	PROPOSED R.O.W. LINE
	CITY LIMITS LINE
	EXISTING R.O.W. LINE
	SURVEY LINE

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-23-12



REVISIONS

EXISTING	TAKING	REMAINING
1.4221 AC.	0.1781 AC. 7,757 SQ.FT.	1.2440 AC. RT

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 403
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012 | SCALE: N.T.S.

FILE: US290 S4 P-403 COVER.dgn

W.C. WALLACE SURVEY, A-848

PROPOSED U.S. 290 BASELINE
2740+00

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	02°05'00"	5,579.79'	202.88'	S47°53'19"E	202.87'
C2	02°36'13"	5,572.00'	253.20'	N46°47'52"W	253.18'

US 290
(NORTHWEST FREEWAY)
(300' R.O.W.)

H-7002
79.65'

CALLED 2.817 ACRES
STATE OF TEXAS
VOL. 5018, PG. 216
D.R.H.C.T.
11/8/1962

CALLED 0.862 ACRES
STATE OF TEXAS
VOL. 5074, PG. 439
D.R.H.C.T.
3/14/1963

FND. 1-1/4" IP
BEARS
N01°15'W, 1.35'

FND 1-1/4" IP
BEARS
N87°12'E, 2.18'

EXISTING R.O.W.

C1

LOT 24

S01°59'44"E
49.68'

LOT 3

403

LOT LINE

TRACT LINE

N87°38'36"E
57.12'

PROPOSED R.O.W.

C2

POB
PARCEL 403
N=13,871,522.33
E= 3,080,923.03
STA: 2742+59.53
OFF: 150.69'R

N01°59'44"W
59.51'

LOT LINE

STA: 2739+99.79
OFF: 151.79'R

STA: 2739+74.04
OFF: 160.94'R

N67°57'39"W
26.70'

CALLED TOTAL
1.4221 ACRES

SEE
DETAIL "A"

CALLED
0.1361 ACRES
SOUTHERN GENERAL
PARTNERS
H.C.C.F. No. 20090334926
F.C. No. 066-48-2116
O.P.R.O.R.P.H.C.T.
03/30/2009

POC
PARCEL 403

LOT 23

LOT LINE

EXISTING R.O.W.

LOT 4

CALLED 15,175 SQ.FT.
(0.3484 ACRES)
TRACT II
290 GCP, INC.
H.C.C.F. No. S939426
FILM CODE: 517-74-2980
O.P.R.O.R.P.H.C.T.
03/31/1998

TRACT LINE

LOT LINE

LOT 5
BLOCK 2

LOT 6

CALLED 5.595 ACRES
PINEMONT - 290, INC.
H.C.C.F. No. R941805
F.C. No. 508-50-1588
O.P.R.O.R.P.H.C.T.
05/21/1996

CALLED 1.0737 ACRES
TRACT 1
290 GCP, INC.
H.C.C.F. No. S939426
FILM CODE: 517-74-2980
O.P.R.O.R.P.H.C.T.
03/31/1998

U.S. 290
PROPOSED BASELINE
CURVE DATA

Δ=13°53'03"
R=6,000.00'
L=1,453.95'
CHB=S51°51'44"E
CHD=1,450.40'
PI STA: 2735+76.93
N= 13,872,117.97
E= 3,080,542.05

ROSSYLN GARDENS
VOL. 3, PG. 28
H.C.M.R.

US 290
(NORTHWEST FREEWAY)
EXISTING R.O.W.
PROPOSED R.O.W.
2 STORY BRICK BUILDING
6.9' 21.5' 12.6' 9.1' 13.8' 11.5' 7.6' 7.8' 5.7' 8.7' 18.4' 10.3' 28.0' 10.7' 10.6' 41.0' 40.7'

DETAIL "A"
N.T.S.

PAGE 5 OF 5

GSO Solutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 403
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012 | SCALE: 1"=50'

FILE: US290 S4 P-403B.dgn

ROW CSJ	0050-09-090
Parcel	403
Bisection Clause	Cat I

AND IN ADDITION THERETO:

Title to all of that Main Building and Sign located partially on the remainder of the herein described parcel, said improvement(s) being bisected by the proposed right of way line with the result that the portion of the said improvement(s) 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: Harris
Highway: US 290
Limits: From West of Pinemont to West of 34th Street (Segment 4)
ROW CSJ: 0050-09-090

Property Description for
Parcel 404

BEING a 0.0954 of an acre (4,156 square feet) parcel of land located in the W. C. Wallace Survey, Abstract No. 848, Harris County, Texas, being a portion of Lot 24, Block 2 Rosslyn Gardens, a subdivision of record under Volume 3, Page 28 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 0.1361 acre tract of land conveyed from Gulf Freeway Investments to Southern General Partners by deed dated March 30, 2009 and recorded under Harris County Clerk's File (H.C.C.F.) No. 20090334926, Film Code No. 066-48-2116 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.0954 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with "GS" cap in the northerly line of that certain called 5.595 acre tract of land conveyed from Gateland, Inc. to Pinemont-290, Inc. by deed dated May 21, 1996 and recorded under H.C.C.F. No. R941805, Film Code No. 508-50-1588 of said Official Public Records, being the southeasterly corner of that certain called 1.0737 acre tract (designated as Tract I) conveyed from Rosslyn Garden Properties, Ltd. to 290 GCP, Inc. by deed dated March 31, 1998 and recorded under H.C.C.F. No. S939426, Film Code No. 517-74-2980, also being the southwesterly corner said 0.1361 acre tract, thence as follows:

North 01°59'44" West, a distance of 59.51 feet along the westerly line of said 0.1361 acre tract, being the easterly line of said 1.0737 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed southwesterly right-of-way line of U.S. Highway 290 (width varies) and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,871,522.33, E = 3,080,923.03, located 150.69 feet right of and perpendicular to baseline station 2742+59.53;

1) THENCE, North 01°59'44" West, a distance of 49.68 feet continuing along the westerly line of said 0.1361 acre tract, being the easterly line of said 1.0737 acre tract to a point in the existing southwesterly right-of-way line of U.S. Highway 290 (300' R.O.W. width), being the easterly corner of said 1.0737 acre tract, same being the northerly corner of said 0.1361 acre tract and in a curve to the right, from which a found 1-1/4-inch iron pipe bears North 01°15' West, 1.35 feet, said existing right-of-way conveyed to the State of Texas by deed dated March 14, 1963 and recorded under Volume 5074, Page 439 and by deed dated November 2, 1962 and recorded under Volume 4985, Page 222 both of the Deed Records of Harris County, Texas (D.R.H.C.T.);

2) THENCE, in a southeasterly direction, along the existing southwesterly right-of-way line of U.S. Highway 290, being the northeasterly line of said 0.1361 acre tract and along said curve to the right, having a central angle of 01°33'34", a radius of 5,579.79 feet, an arc length of 151.87 feet and a chord bearing and distance of South 46°04'02" East, 151.86 feet to a found 5/8-inch iron rod at the northeasterly corner of said 5.595 acre tract, being the southeasterly corner of said 0.1361 acre tract, from which a found 1-inch iron pipe bears North 88°36' East, 0.31 feet;

3) THENCE, South 87°57'46" West, a distance of 49.94 feet along the northerly line of said 5.595 acre tract, being the southerly line of said 0.1361 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed southwesterly right-of-way line of U.S. Highway 290, located 150.54 feet right of and perpendicular to baseline station 2743+42.03;

4) THENCE, North 44°55'13" West, a distance of 25.47 feet along the proposed southwesterly right-of-way line of U.S. Highway 290 to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the left;**

5) THENCE, in a northwesterly direction, continuing along the proposed southwesterly right-of-way line of U.S. Highway 290 and along said curve to the left, having a central angle of 00°34'33", a radius of 5,572.00 feet, an arc length of 56.00 feet and a chord bearing and distance of North 45°12'30" West, 56.00 feet to the POINT OF BEGINNING and containing 0.0954 of an acre (4,156 square feet) of land.

Notes:

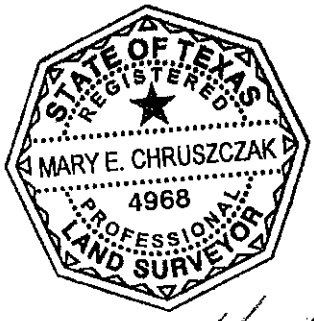
All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All surface values were derived utilizing the combined adjustment factors (sea level factor x scale factor) which have been developed by the State for its use as follows: Surface values are divided by a combined adjustment factor of 1.00013 to obtain grid values. Coordinates provided by client.

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

A parcel plat of even date was prepared in conjunction with this property description.
Access will be permitted to the remainder property abutting the highway facility.
I certify that the survey was performed on the ground under my supervision in June, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766



7-23-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN APRIL OF 2010 AND UPDATED APRIL 2012. FIELD SURVEYS WERE COMPLETED IN JUNE OF 2012, MAP SET COMPLETED IN JUNE OF 2012.

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

4. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

5. ** 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.

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-23-12

LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR W/GS CAP (UNLESS NOTED)
○	FND. (TYPE INDICATED AT LOCATION)
PL	PROPERTY LINE
Z	LANDHOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
℄	SURVEY LINE
(#)	PARCEL NUMBER
O.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—‖—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
—·—·—	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—··—	SURVEY LINE

REVISIONS

EXISTING	TAKING	REMAINING
0.1361 AC.	0.0954 AC. 4,156 SQ.FT.	0.0407 AC. RT

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 404
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012 | SCALE: N.T.S.

FILE: US290 S4 P-404 COVER.dgn

W.C. WALLACE SURVEY, A-848

PROPOSED U.S. 290 BASELINE
2742+00
PT 2743+00.33
S44°55'13"E

U.S. 290
PROPOSED BASELINE
CURVE DATA

Δ=13°53'03"
R=6,000.00'
L=1,453.95'
CHB=S51°51'44"E
CHD=1,450.40'
PI STA: 2735+76.93
N= 13,872,117.97
E= 3,080,542.05

0 25 50

H-7002
79.65

US 290
(NORTHWEST FREEWAY)
(300' R.O.W.)

CALLED 2.817 ACRES
STATE OF TEXAS
VOL. 5018, PG. 216
D.R.H.C.T.
11/8/1962

CALLED 0.862 ACRES
STATE OF TEXAS
VOL. 5074, PG. 439
D.R.H.C.T.
3/14/1963

CALLED 0.608 ACRES
STATE OF TEXAS
VOL. 4985, PG. 222
D.R.H.C.T.
11/2/1962

FND.
1-1/4"IP
BEARS
N01°15'W, 1.35'

FND.5/8"IR
FND.1"IP BEARS
N88°36'E, 0.31'

EXISTING R.O.W.
C1
404
EXISTING R.O.W.

N01°59'44"W
49.68'

S87°57'46"W
49.94'

STA:2743+16.56
OFF:150.54'R

C2
L1
STA:2743+42.03
OFF:150.54'R

PROPOSED R.O.W.
PROPOSED R.O.W.

POB
PARCEL 404
N=13,871,522.33
E= 3,080,923.03
STA:2742+59.53
OFF:150.69'R

LOT LINE
N01°59'44"W
59.51'

LOT 24

CALLED
0.1361 ACRES
SOUTHERN GENERAL
PARTNERS
H.C.C.F. No. 20090334926
F.C. No. 066-48-2116
O.P.R.O.R.P.H.C.T.
03/30/2009

CALLED 5.595 ACRES
PINEMONT - 290, INC.
H.C.C.F. No. R941805
F.C. No. 508-50-1588
O.P.R.O.R.P.H.C.T.
05/21/1996

POC
PARCEL 404

LOT 5
BLOCK 2

CALLED 1.0737 ACRES
TRACT 1
290 GCP, INC.
H.C.C.F. No. S939426
FILM CODE: 517-74-2980
O.P.R.O.R.P.H.C.T.
03/31/1998

LOT 6
LOT LINE
LOT 23

ROSSYLN GARDENS
VOL. 3, PG. 28
H.G.M.R.

LINE TABLE		
No.	BEARING	CHORD
L1	N44°55'13"W	25.47'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	01°33'34"	5,579.79'	151.87'	S46°04'02"E	151.86'
C2	00°34'33"	5,572.00'	56.00'	N45°12'30"W	56.00'	

PAGE 5 OF 5

GEO Solutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 404
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012 | SCALE: 1"=50'

FILE: US290 S4 P-404B.dgn

County: Zapata
Highway: U. S. Highway No. 83
RCSJ: 0038-04-063

PROPERTY DESCRIPTION FOR PARCEL NO. 2

Being 0.191 acres (8,321 square feet) of land out of a 1.85 acre tract described in a deed dated May 1, 2009 from E & N Vela Family Partnership, LTD to Falcon Hotel Group, LLC recorded in 849, Page 862 of the Official Records of Zapata County, Texas, said 0.191 acres also being out of Porcion 34, Abstract 101, Pedro Vela, Original Grantee, said 0.191 acres of land being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found at the southwesterly corner of said 1.85 acre tract, said point being in the easterly line of the United States of America Parcel Number 251.1 (561.98 acres), said Parcel Number 251.1 being described in the Judgment for Stipulation-Exclusion recorded in Volume 95, Page 487 of the Deed Records of Zapata County, said point also being in the Falcon Lake Reservoir 307 foot elevation traverse, thence as follows;

NORTH 53°55'05" EAST along the common line between said 1.85 acre tract and a 3.000 acre tract described in a deed dated March 10, 1999 from Larry D. Strain and wife, Darlene J. Strain, to Zapata Investment Company. and recorded in Volume 611, Page 696 of the Official Records of Zapata County, Texas, said Zapata Investment Company being identified as Best Lake, LTD in an Affidavit of Identity recorded in Volume 706, Page 825 of the Official Records of Zapata County, a distance of 297.45 feet to a 5/8 inch iron rod with a TXDOT aluminum cap set at the POINT of BEGINNING of the herein described parcel, said POINT of BEGINNING having surface co-ordinates of X=737,385.43 and Y=16,846,565.18, said point being the southwesterly corner of the herein described parcel, in a curve to the left and in the proposed westerly right-of-way line of said U.S. Highway No. 83. 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 coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000040;

1. Thence in a northerly direction along the proposed westerly right-of-way line of said U.S. Highway No. 83 and along said curve to the left a distance of 177.85 feet to a 5/8 inch iron rod with a TXDOT aluminum cap set at the end of said curve, said curve having a central angle of 03°27'20", a radius of 2,949.00 feet and a chord bearing NORTH 20°42'56" WEST a distance of 177.83 feet;

2. Thence NORTH 22°26'35" WEST continuing along the proposed right-of-way of said U. S. Highway Number 83 a distance of 23.03 feet to a 5/8 inch iron rod with a TXDOT aluminum cap set at an angle point;

3. Thence SOUTH 67°33'25" WEST continuing along the proposed right-of-way of said U. S. Highway Number 83 a distance of 12.26 feet to a 5/8 inch iron rod with a TXDOT aluminum cap set at an angle point;

4. Thence NORTH 24°37'48" WEST continuing along the proposed right-of-way of said U. S. Highway Number 83 a distance of 144.55 feet to a 5/8 inch iron rod with a TXDOT aluminum cap set for the northwesterly corner of the herein described parcel in the common line between said .185 acre tract and a 0.152 acre tract described in a deed dated February 21, 2001 from Siesta Shores Water Control and Improvement District to Zapata County and recorded under county clerk's document number 2011-00163519 of the Official Records of Zapata County, Texas;

5. Thence NORTH 53°55'05" EAST along the common line between said 1.85 and 0.152 acre tracts at a distance of 49.31 feet passing a 1/2 inch iron rod found, in all a distance of 50.41 feet to the northeasterly corner of the herein described parcel, said point also being in the existing westerly right-of-way of U. S. Highway Number 83 (130 foot ROW), and in a curve to the right;

6. Thence in an easterly direction along said curve to the right a distance of 357.82 feet to the end of said curve, said curve having a central angle of 03°36'58", a radius of 5,669.58 feet and a chord bearing SOUTH 17°09'06" EAST a distance of 357.76 feet;

7. Thence SOUTH 53°55'05" WEST along the common line between said 0.185 and 3.000 acre tracts at a distance of 2.78 feet passing a 40d nail, in all a distance of 3.69 feet to the POINT of BEGINNING and containing 0.191 acres of land.

A parcel plat accompanies this property 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.

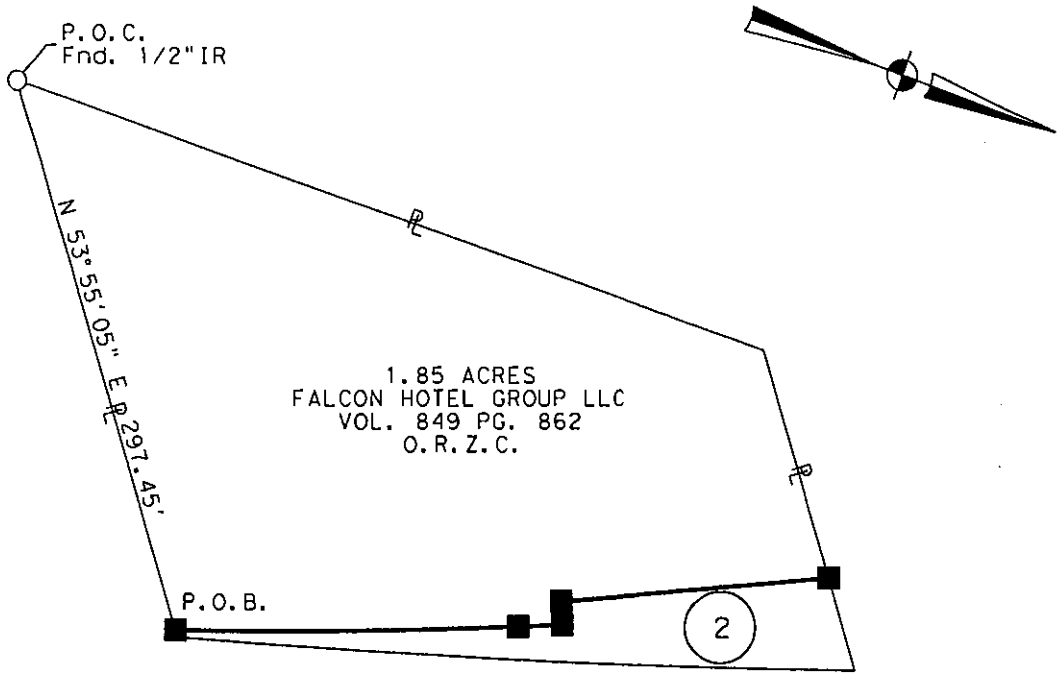
William L. McCown, R.P.L.S. #1719
RODS SURVEYING, INC.

Wm. L. McCown

DATE 12-20-12

STATE OF TEXAS
REGISTERED
WM. L. McCOWN
1719
PROFESSIONAL
LAND SURVEYOR

NOT TO SCALE



US 83

Notes:

1. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000040.

2. SET : Indicates a 5/8 inch iron rod set with a TXDOT aluminum cap.

3. A metes and bounds description accompanies this plat.

4. Although there is no apparent visual evidence on the ground the following easements could possibly affect Parcel 2, they are either not clearly defined enough to locate within this parcel or they are undefined blanket easements:

a) Pipeline Easement dated June 1, 1975, executed by Delia Vela Vasquez, et al to Southern Pipeline Corporation, recorded in Volume 192, Pages 410-414, Deed Records of Zapata County, Texas.

b) Memorandum of Pipeline Easement dated January 1, 1995, executed by Rosa Linda V. Pena to Tans Texas Transmission Corporation, recorded in Volume 538, Page 764-767, Official Records of Zapata County, Texas.

5. Monuments shown hereon as set may be replaced by a TxDOT Type II right-of-way Monument upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by The Texas Department of Transportation.

6. The following easement could possibly affect Parcel 2 it is either not clearly defined enough to locate within this parcel or it is an undefined blanket easement:

The easement granted to Trans Texas Transmissiom Corporation recorded in Volume 538, Page 764 O.R.Z.C does not affect Parcel 2.

EXISTING	TAKING	REMAINING
1.85 AC.	0.191 AC.	1.659 AC.
	8,321 SQ. FT.	

I do hereby certify that the plat shown hereon conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

STATE OF TEXAS
REGISTERED
WM. L. McCOWN
1719
PROFESSIONAL
LAND SURVEYOR

Wm. L. McCown

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

12-20-12

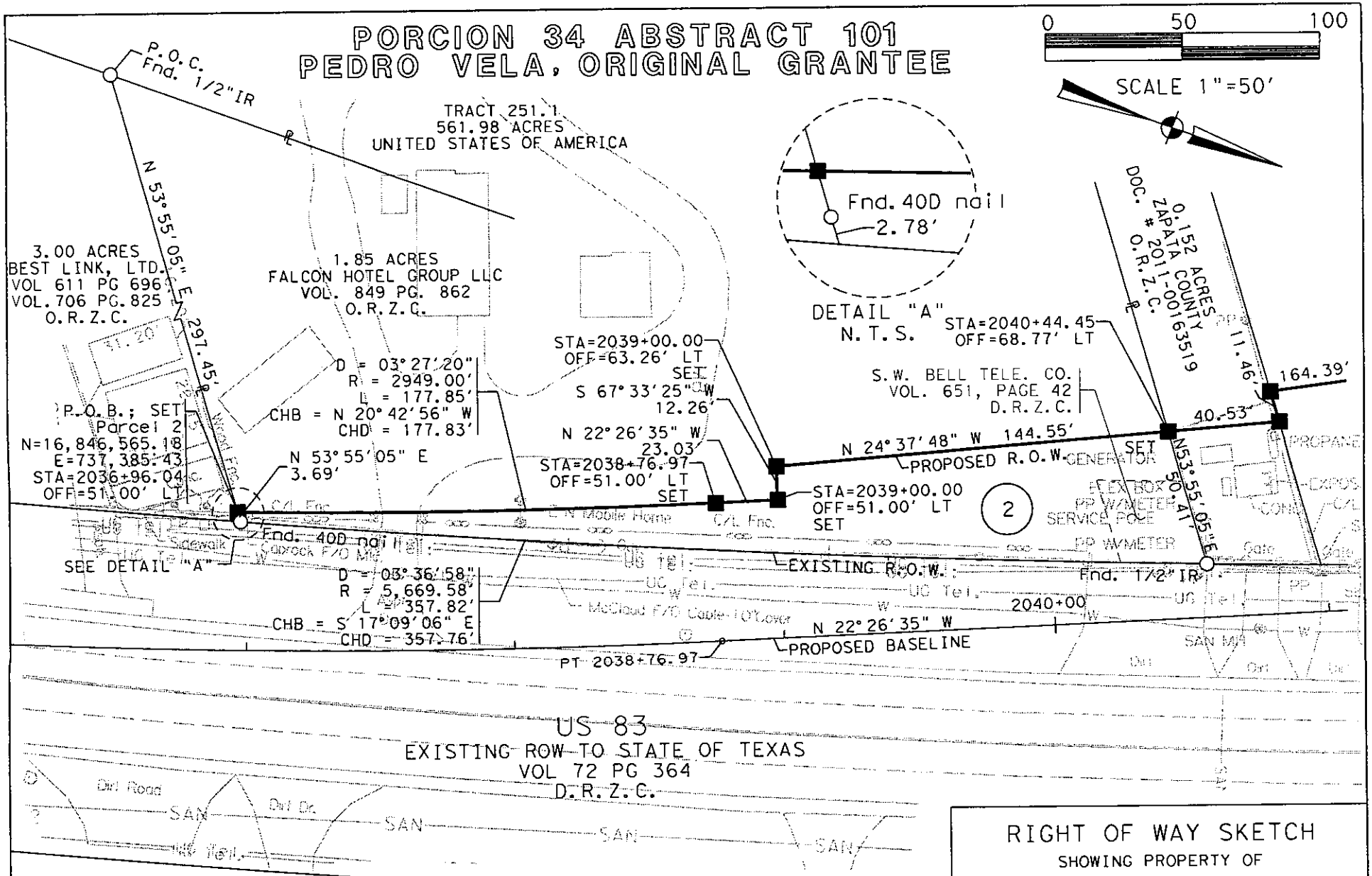
Sheet 4 of 5

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF

PARCEL NO. 2

US 83 ZAPATA COUNTY
RODS SURVEYING INC. OCTOBER, 2011
RCSJ : 0038-04-063

N:/TXDOT/Txdot Pharr 139/21001019/Cad/AV_PAR2_SHI.dgn



PI STATION	= 2035+68.97
DELTA	= 11° 48' 23.20" (LT)
DEGREE OF CURVE	= 1° 54' 35.49"
TANGENT	= 310.19
LENGTH	= 618.18
RADIUS	= 3,000.00
PC STATION	= 2032+58.78
PT STATION	= 2038+76.97

Sheet 5 of 5

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF

PARCEL NO. 2

US 83 ZAPATA COUNTY
RODS SURVEYING INC. OCTOBER, 2011
RCSJ : 0038-04-063

N:/TXDOT/Txdot Pharr 139/21001019/Cad/AV_PAR2_SH2.dgn

County: Harris
Highway: US 290
Limits: From West of Eldridge Parkway to West of FM529 (Segment 7)
ROW CSJ: 0050-08-096

Property Description for
Parcel 709

BEING a 0.0489 of one acre (2,129 square feet) parcel of land located in the Charles Clarkson Survey, Abstract No. 190, Harris County, Texas, and being a portion of Lot 3, of Lot 2 and Lot 3 of U.S. 290 at West Road, Boundary Line Adjustment Plat, a subdivision of record in Film Code No. 469058 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 0.5739 acre tract of land conveyed from Manouch Shahbaz and wife, Mary F. Shahbaz; and Saeed Rafie and wife, Mitra Rafie to GRM Food Services, Limited by deed dated July 23, 2002 recorded under Harris County Clerk File (H.C.C.F.) No. V962538, Film Code No. 554-43-0470 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.0489 of one acre being more particularly described as follows:

COMMENCING at a an angle point in the northwesterly line of Lot 2A, Boundary Line Adjustment Plat U.S. 290, a subdivision of record in Film Code No. 599122 of said Map Records, being the easterly corner of said Lot 3 and said 0.5739 acre tract, from which a found 5/8-inch iron rod with cap bears North 75°50' West, 0.19 feet, thence as follows:

South 37°18'02" West, a distance of 216.88 feet along the northwesterly line of said Lot 2A, being the southeasterly line of said Lot 3 and said 0.5739 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northeasterly right-of-way line of U.S. Highway 290 (width varies) for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,892,206.42, E = 3,046,999.68, located 168.54 feet left of and perpendicular to baseline station 2343+21.36;

1) THENCE, South 37°18'02" West, a distance of 20.09 feet continuing along the northwesterly line of said Lot 2A, being the southeasterly line of said Lot 3 and said 0.5739 acre tract to a point in the existing northeasterly right-of-way line of U.S. Highway 290 (300' R.O.W. width), being the westerly corner of said Lot 2A, same being the southerly corner of said Lot 3 and said 0.5739 acre tract, from which a found 1/2-inch iron rod (bent) bears North 57°58' East, 0.94 feet, said existing right-of-way conveyed to the State of Texas by deed dated October 30, 1962 and recorded under Volume 4995, Page 209 of the Deed Records of Harris County, Texas (D.R.H.C.T.), H.C.C.F. No. B629587, Film Code No. 083-01-0370 of said Official Public Records;

2) THENCE, North 52°42'03" West, a distance of 106.01 feet along the existing northeasterly right-of-way line of U.S. Highway 290, being the southwesterly line of said Lot 3 and said 0.5739 acre tract to the southerly corner of Lot 1, U.S. 290 at West Road Boundary Line Adjustment Plat, a subdivision of record in Film Code No. 430109 of said Map Records, being the westerly corner of said Lot 3, from which a found 5/8-inch iron rod (bent) bears North 37°55' East, 0.88 feet;

3) THENCE, North 37°16'36" East, a distance of 20.07 feet along the southeasterly line of said Lot 1, being the northwesterly line of said Lot 3 and said 0.5739 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northeasterly right-of-way line of U.S. Highway 290, located 168.54 feet left of and perpendicular to baseline station 2342+15.34;

4) THENCE, South 52°42'53" East, a distance of 106.02 feet along the proposed northeasterly right-of-way line of U.S. Highway 290 to the POINT OF BEGINNING and containing 0.0489 of one acre (2,129 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

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

I certify that the survey was performed on the ground under my supervision in January, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

5-7-12

NOTES:

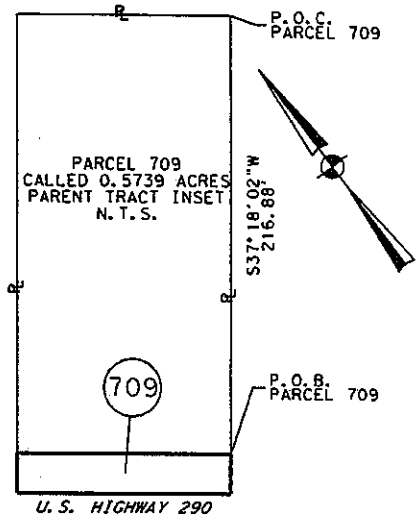
1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN DECEMBER OF 2011 AND UPDATED MARCH 2012. FIELD SURVEYS WERE COMPLETED IN JANUARY OF 2012, MAP SET COMPLETED IN MAY OF 2012.

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

4. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.



LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
℄	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—|||—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
—·—·—	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—··—	SURVEY LINE

STATE OF TEXAS REGISTERED MARY E. CHRUSZCZAK 4968 PROFESSIONAL LAND SURVEYOR

5-7-12

PAGE 3 OF 4

REVISIONS

EXISTING	TAKING	REMAINING
0.5739 AC.	0.0489 AC. 2,129 SQ.FT.	0.5250 AC. LT

GeoSolutions, LLC

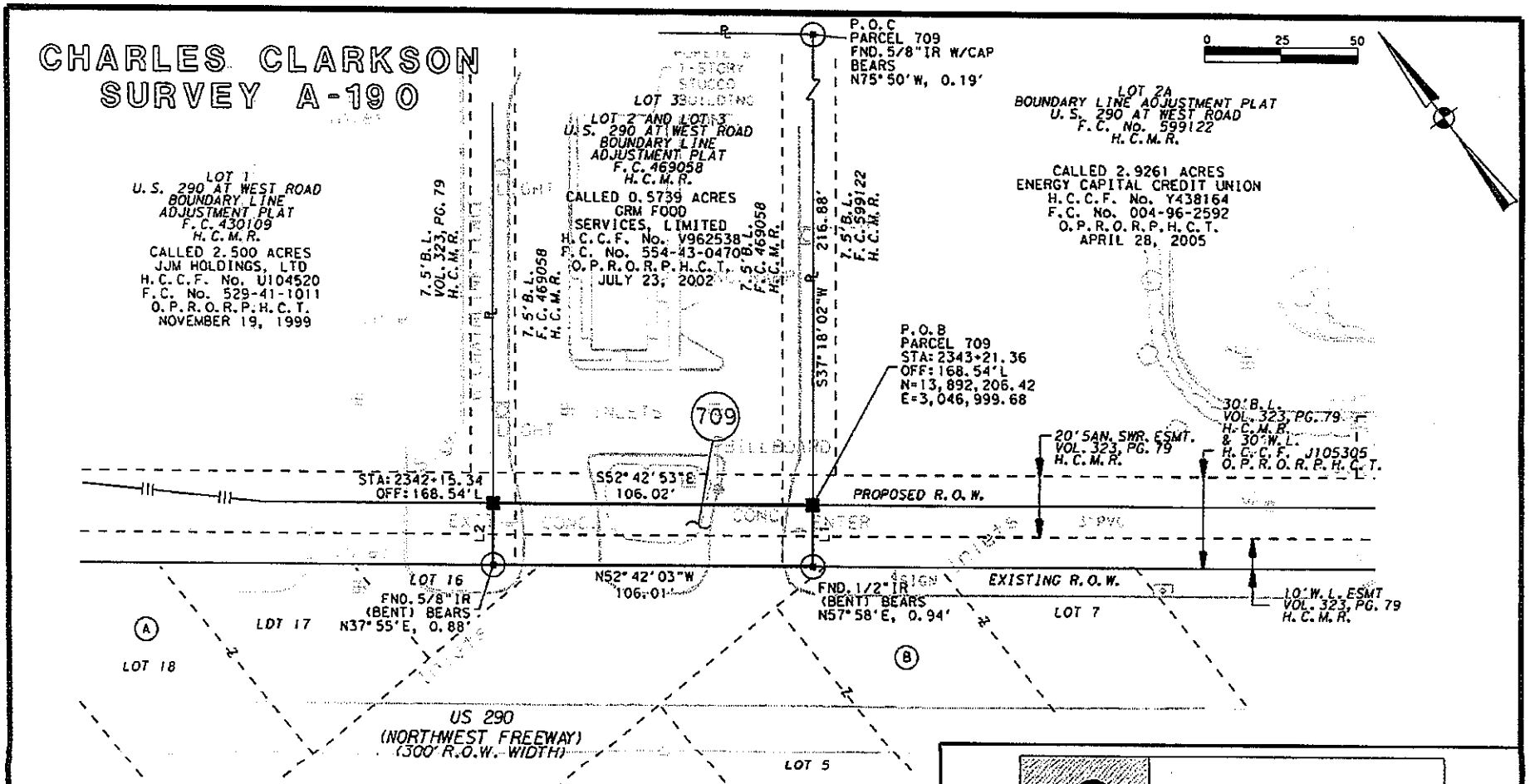
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 709

U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: N.T.S.

FILE: US290 S7 P-709 COVER.dgn



STATE OF TEXAS
(OFFICIAL PUBLIC RECORDS AND DEED RECORDS)

US 290 RECORDED ROW INFORMATION
(A) CALLED 0.931 ACRE VOL. 4995 PG. 209 H.C.C.F. No. B629587 F.C. No. 083-01-0370 DATED: OCTOBER 30, 1962
(B) CALLED 0.945 ACRE VOL. 4995 PG. 209 H.C.C.F. No. B629587 F.C. No. 083-01-0370 DATED: OCTOBER 30, 1962

LINE TABLE

No.	BEARING	LENGTH
L1	S37°18'02"W	20.09'
L2	N37°16'36"E	20.07'

PAGE 4 OF 4

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 709
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

FILE: US290 S7 P-709A.dgn

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2004

BEING a 0.1152 of one acre (5,017 square feet) parcel of land located in the J. Bays Survey, Abstract Number 127, Harris County, Texas, and out of a called 2.2500-acre tract conveyed from Suburban Holdings, L.P. to Intown Suites Highway 290, L.P. (changed from a Georgia Limited Partnership to a Delaware Limited Partnership under File Number Y868089, Film Code Number 013-50-2251 of the Official Public Records of Real Property of Harris County, Texas) by deed dated May 01, 2002 as recorded under County Clerk's File No. V777873, Film Code Number 551-65-2475 of the Official Public Records of Real Property of Harris County, Texas, and being a portion of Unrestricted Reserve "B" of Highway 290-Fairbanks 13.48, a subdivision plat recorded under Film Code Number 402119 of the Map Records of Harris County, Texas, said 0.1152 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod with cap stamped "PLS/RPLS 4902" for the southwest corner of said 2.2500-acre tract and said Unrestricted Reserve "B" of Highway 290-Fairbanks 13.48, for an interior corner of the residue of a called 13.37-acre tract conveyed. to HD Development Properties, L.P. by deed recorded under County Clerk's File No. U479374, Film Code Number 533-21-3295 of the Official Public Records of Real Property of Harris County, Texas and of Unrestricted Reserve "A" of Two Ninety at Fairbanks North Houston Shopping Center, a subdivision plat recorded under Film Code Number 422125 of the Map Records of Harris County, Texas, for the northwest corner of Unrestricted Reserve "C" of said Two Ninety at Fairbanks North Houston Shopping Center, thence as follows:

North 02° 17' 39" West, with the east line of said 13.37-acre tract and said Unrestricted Reserve "A" of Two Ninety at Fairbanks North Houston Shopping Center and the west line of said 2.2500-acre tract and said Unrestricted Reserve "B" of Highway 290-Fairbanks 13.48, a distance of 442.63 feet to a set 5/8-inch iron rod with TxDOT aluminum disk located in the proposed southwesterly right-of-way line of US Highway 290 (width varies) for the southwest corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,877,569.77 and E = 3,071,173.86, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013);

1) THENCE, North 02° 17' 39" West, continuing with the west line of said 2.2500-acre tract and said Unrestricted Reserve "B" of Highway 290-Fairbanks 13.48, and the east line of the residue of said 13.37-acre tract and of Unrestricted Reserve "A" of Two Ninety at Fairbanks North Houston Shopping Center, a distance of 46.47 feet to a point located in the existing southwesterly right-of-way line of US Highway 290 (width varies) for the northwest corner of said 2.2500-acre tract, said Unrestricted Reserve "B" of Highway 290-Fairbanks 13.48, and the northeast corner of the residue of said 13.37-acre tract and of Unrestricted Reserve "A" of Two Ninety at Fairbanks North Houston Shopping Center for the most northerly corner of said parcel herein described;

2) THENCE, South 58° 47' 27" East, continuing with said existing southwesterly right-of-way line of US Highway 290, a distance of 310.92 feet to a point for the northeast corner of said 2.2500-acre tract, said Unrestricted Reserve "B" of Highway 290 Fairbanks 13.48, and said parcel herein described and for the northwest corner of a called 1.3269-acre tract conveyed to 7-11 Hughes Real Estate, L.P. by deed recorded under County Clerk's File No. 20060085188, Film Code Number 029-02-0173 of the Official Public Records of Real Property of Harris County, Texas;

3) THENCE, South 30° 35' 44" West, with the east line of said 2.2500-acre tract and said Unrestricted Reserve "B" of Highway 290 Fairbanks 13.48, and the west line of said 1.3269-acre tract, a distance of 11.75 feet to a set 5/8-inch iron rod with TxDOT aluminum disk located in said proposed southwesterly right-of-way line of US Highway 290 for the most southerly corner of said parcel herein described;

4) THENCE, North 58° 47' 27" West, with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 24.92 feet a set 5/8-inch iron rod with TxDOT aluminum disk located at Station 2630+00, 161.93 feet right, continuing with said proposed southwesterly right-of-way line of US Highway 290 for a total distance of 242.11 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point;**

5) THENCE, South 31° 12' 33" West, continuing with said proposed southwesterly right-of-way line of US Highway 290, a distance of 27.00 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point;**

6) THENCE, North 58° 47' 27" West, continuing with said proposed southwesterly right-of-way line of US Highway 290, a distance of 43.29 feet to the POINT OF BEGINNING, containing 0.1152 of one acre (5,017 square feet) of land.

** 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.

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

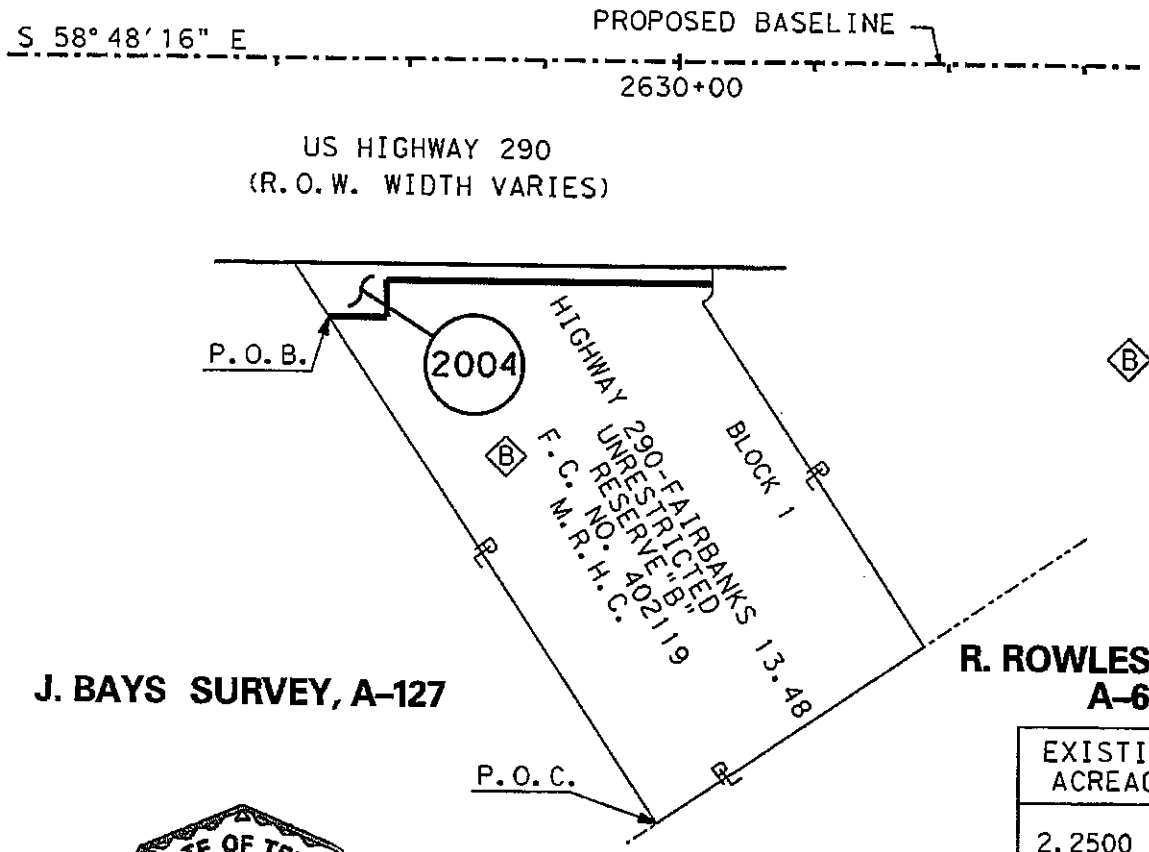
A parcel plat of even date was prepared in conjunction with this property description.

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

02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR



Scale: N.T.S.

(B) CALLED 2.2500 ACRES
INTOWN SUITES HIGHWAY 290, L.P.
H.C.C.F. NO. V777873
F.C. NO. 551-65-2475
O.P.R.R.P.H.C.
MAY 1, 2002
(PARTNERSHIP CHANGE
H.C.C.F. NO. Y868089
F.C. NO. 013-50-2251
O.P.R.R.P.H.C.)

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
2.2500 AC.	0.1152 AC. (5,017)		2.1348 AC.

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

02-15-2012

R.O.W. DEEDS FOR US 290
H.C.C.F. NO. B441768, F.C. NO. 063-13-0101 O.P.R.R.P.H.C.
H.C.C.F. NO. B443003, F.C. NO. 063-15-1031 O.P.R.R.P.H.C.

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2004
U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 6 SCALE: N.T.S.

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC. FROM JUNE,2006 TO AUGUST, 2011.

4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB,FENDLEY,& ASSOCIATES, INC. FROM JUNE,2006 TO AUGUST, 2011.

5. ** INDICATES THE MONUMENT DESCRIBED AND SET 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.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ABBREVIATIONS

W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
M.E. - MAINTAINENCE EASEMENT
STM.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
D.R.H.C. - DEED RECORDS OF HARRIS COUNTY
M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

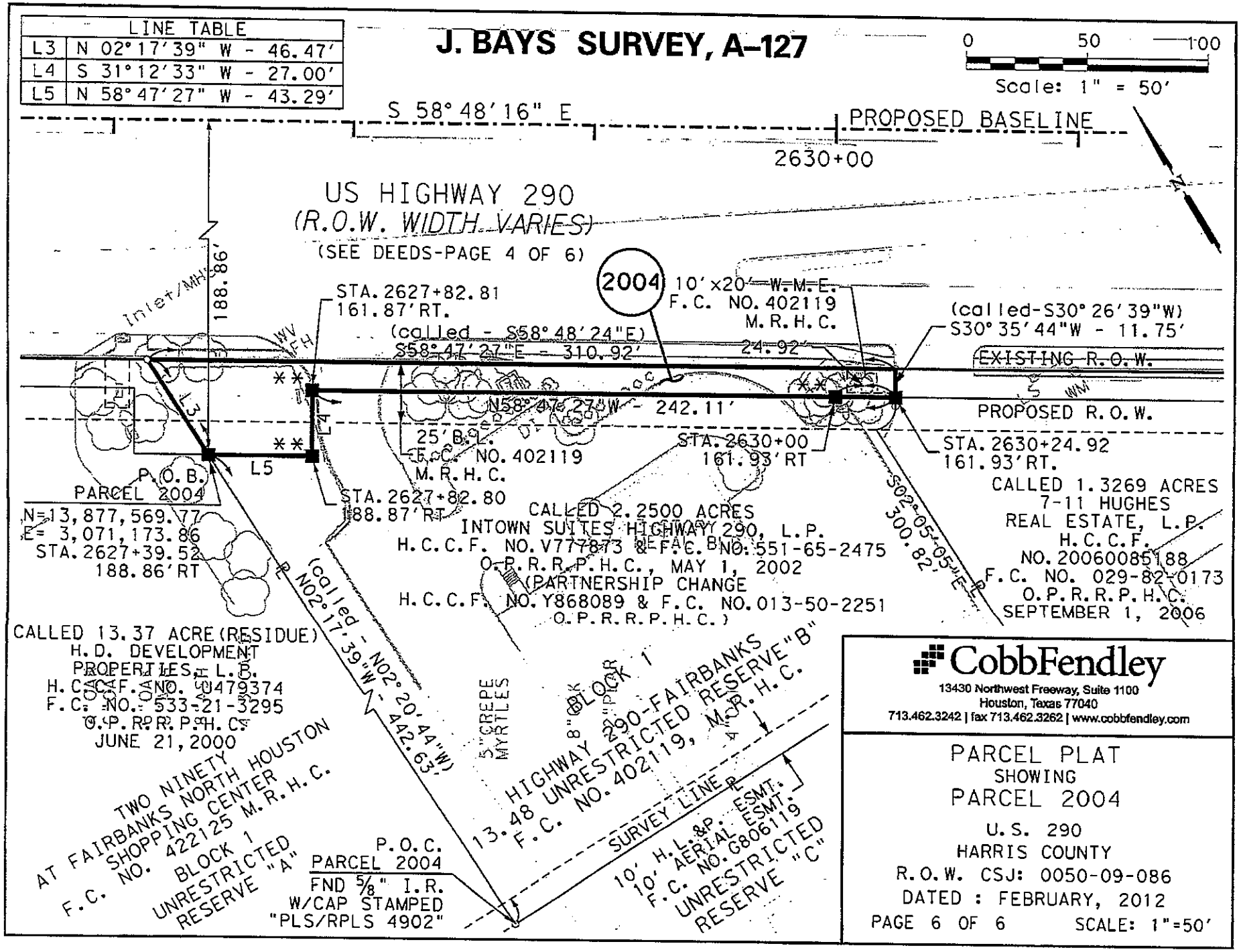
LEGEND

PL PROPERTY LINE
LAND HOOK
○ FOUND MONUMENT AS DESCRIBED
□ FOUND 5/8" IR W/TxDOT ALUM. DISK
■ SET 5/8" IR W/TxDOT ALUM. DISK
● SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2004

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 6 SCALE: N.T.S.


LINE TABLE
L3 N 02°17'39" W - 46.47'
L4 S 31°12'33" W - 27.00'
L5 N 58°47'27" W - 43.29'
J. BAYS SURVEY, A-127
0 50 100
Scale: 1" = 50'
S 58°48'16" E
PROPOSED BASELINE
2630+00
US HIGHWAY 290
(R.O.W. WIDTH VARIES)
(SEE DEEDS-PAGE 4 OF 6)
2004
10'x20' W.M.E.
F.C. NO. 402119
M.R.H.C.
(called-S30°26'39"W)
S30°35'44"W - 11.75'
EXISTING R.O.W.
PROPOSED R.O.W.
STA. 2627+82.81
161.87'RT.
(called - S58°48'24"E)
S58°47'27"E - 310.92'
24.92'
N58°47'27"W - 242.11'
25' B.L.
F.C. NO. 402119
M.R.H.C.
STA. 2630+00
161.93'RT
STA. 2630+24.92
161.93'RT.
STA. 2627+82.80
188.87'RT
188.86'
P.O.B.
PARCEL 2004
N=13,877,569.77
E= 3,071,173.86
STA. 2627+39.52
188.86'RT
CALLED 2.2500 ACRES
INTOWN SUITES HIGHWAY 290, L.P.
H.C.C.F. NO. V777873 & F.C. NO. 551-65-2475
O.P.R.R.P.H.C., MAY 1, 2002
(PARTNERSHIP CHANGE
H.C.C.F. NO. Y868089 & F.C. NO. 013-50-2251
O.P.R.R.P.H.C.)
S02°05'05"E
300.82'
CALLED 1.3269 ACRES
7-11 HUGHES
REAL ESTATE, L.P.
H.C.C.F.
NO. 20060085188
F.C. NO. 029-82-0173
O.P.R.R.P.H.C.
SEPTEMBER 1, 2006
CALLED 13.37 ACRE (RESIDUE)
H.D. DEVELOPMENT
PROPERTIES, L.P.
H.C.C.F. NO. U479374
F.C. NO. 533-21-3295
O.P.R.R.P.H.C.
JUNE 21, 2000
(called - N02°20'44"W)
N02°17'39"W - 442.63'
5" CREPE MYRTLES
BLOCK 1
HIGHWAY 290-FAIRBANKS
13.48 UNRESTRICTED RESERVE "B"
F.C. NO. 402119, M.R.H.C.
SURVEY LINE
10' H.L.&P. ESMT.
10' AERIAL ESMT.
F.C. NO. G806119
UNRESTRICTED
RESERVE "C"
TWO NINETY
AT FAIRBANKS NORTH HOUSTON
SHOPPING CENTER
F.C. NO. 422125 M.R.H.C.
BLOCK 1
UNRESTRICTED
RESERVE "A"
P.O.C.
PARCEL 2004
FND 5/8" I.R.
W/CAP STAMPED
"PLS/RPLS 4902"
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Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com
PARCEL PLAT
SHOWING
PARCEL 2004
U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 6 OF 6
SCALE: 1"=50'

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2052

BEING a 0.0550 of one acre (2,398 square feet) parcel of land located in the J. Bays Survey, Abstract No. 127, Harris County, Texas, and out of a called 2.1661-acre tract conveyed from Northwest 100 Partners, Ltd. to Pappas Restaurants, Inc. by deed dated August 24, 1998 as recorded under County Clerk's File No. T236204, Film Code No. 520-76-2346 of the Official Public Records of Real Property of Harris County, Texas and a portion of Restricted Reserve "E" of Northwest 100 Section 3, a subdivision plat recorded under Film Code No. 374056 of the Map Records of Harris County, Texas; said 0.0550 of one acre parcel being more particularly described as follows:

COMMENCING at a point for the northwest corner of said 2.1661-acre tract and of said Restricted Reserve "E", and the northeast corner of a called 2.984-acre tract conveyed to Christopher J. Pappas, Trustee by deed recorded under County Clerk's File No. L342381, Film Code No. 192-39-2314 of the Official Public Records of Real Property of Harris County, Texas and of Restricted Reserve "A", Block 1 of Pappas Restaurant – U.S. Hwy. No. 290 Replat, a subdivision plat recorded under Film Code No. 351134 of the Map Records of Harris County, Texas; from which a found one-inch iron pipe bears South 28° 22' 27" West, 0.26 feet; thence as follows:

South 31° 10' 58" West, with the westerly line of said 2.1661-acre tract and said Unrestricted Reserve "E", and the easterly line of said 2.984-acre tract and said Restricted Reserve "A", Block 1 of Pappas Restaurant – U.S. Hwy No. 290 Replat, a distance of 487.17 feet to a set 5/8-inch rod with TxDOT aluminum disk located in the proposed northeasterly right-of-way line of US Highway 290 (width varies), for the northwest corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,873,495.69 and E = 3,078,580.78, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013);

1) THENCE, South 58° 49' 02" East, with said proposed northeasterly right-of-way line of US Highway 290, a distance of 188.71 feet to a set 5/8-inch rod with TxDOT aluminum disk located in the easterly line of said 2.1661-acre tract and said Restricted Reserve "E", and the westerly line of a called 1.550-acre tract conveyed to Spirit SPE Portfolio 2004-6, LLC by deed recorded under County Clerk's File No. X793284, Film Code No. 589-58-1387 of the Official Public Records of Real Property of Harris County, Texas;

2) THENCE, South 31° 10' 58" West, with the easterly line of said 2.1661-acre tract and said Restricted Reserve "E", and the westerly line of said 1.550-acre tract, a distance of 12.71 feet to a found one-inch iron pipe located in the existing northeasterly right-of-way line of US Highway 290 (300 foot wide) for the southeast corner of said 2.1661-acre tract, said Restricted Reserve "E" and said parcel herein described, and the southwest corner of said 1.550-acre tract;

3) THENCE, North 58° 48' 52" West, with said existing northeasterly right-of-way line of US Highway 290, and the southwesterly line of said 2.1661-acre tract and said Restricted Reserve "E", a distance of 188.71 feet to a point for the southwest corner of said 2.1661-acre tract, said Restricted Reserve "E", and said parcel herein described and the southeast corner of said 2.984-acre tract and said Restricted Reserve "A", Block 1 of Pappas Restaurant – U.S. Hwy No. 290 Replat, from which a found 5 /8-inch iron rod bears North 67° 53' 31" West, 0.41 feet;

4) THENCE, North 31° 10' 58" East, with the westerly line of said 2.1161-acre tract and said Restricted Reserve "E", and the easterly line of said 2.984-acre tract and said Restricted Reserve "A", Block 1 of Pappas Restaurant – U.S. Hwy No. 290 Replat, a distance of 12.70 feet to the POINT OF BEGINNING, containing 0.0550 of one acre (2,398 square feet) of land.

** 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.

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

A parcel plat of even date was prepared in conjunction with this property description.

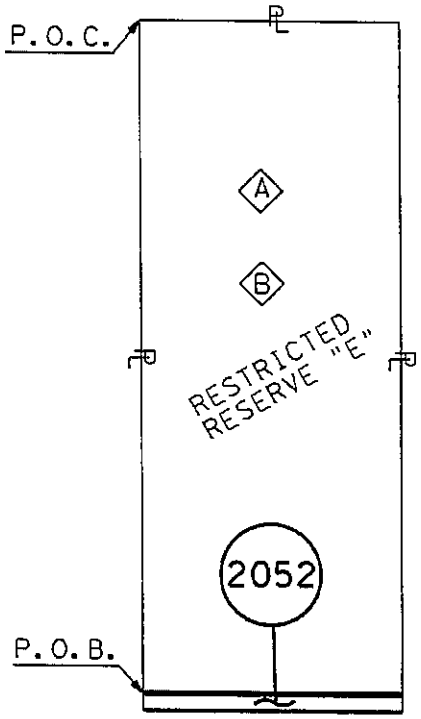
I, Michael V. Rollin, a Registered Professional Land Surveyor, hereby certify that this legal description hereon and the accompanying plat of even survey date represent an actual survey made on the ground under my supervision.

02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

J. BAYS SURVEY, A-127



US HIGHWAY 290
(300' R.O.W. WIDTH)

PROPOSED BASELINE — S 58°48'16" E

2710+00 — 2715+00

Scale: N.T.S.

STATE OF TEXAS REGISTERED MICHAEL VINCENT ROLLIN 6236 PROFESSIONAL LAND SURVEYOR

02-15-2012

(A) CALLED 2.1661 ACRES
PAPPAS RESTAURANTS, INC.
H.C.C.F. NO. T236204
F.C. NO. 520-76-2346
O.P.R.R.P.H.C.
AUGUST 24, 1998

(B) NORTHWEST 100
SECTION 3
F.C. NO. 374056
M.R.H.C.

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
2.1661 AC.	0.0550 AC (2,398)	2.111 AC.	

R.O.W. DEEDS FOR US 290
H.C.C.F NO. C471791, F.C. NO. 070-26-0841 O.P.R.R.P.H.C.
H.C.C.F NO. E728364, F.C. NO. 138-16-1812 O.P.R.R.P.H.C.

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713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2052

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 6 SCALE: N.T.S.

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC.FROM JUNE,2006 TO AUGUST, 2011.

4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB,FENDLEY,& ASSOCIATES, INC.FROM JUNE,2006 TO AUGUST, 2011.

5. ** INDICATES THE MONUMENT DESCRIBED AND SET 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.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ABBREVIATIONS

W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
M.E. - MAINTAINENCE EASEMENT
STM.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
D.R.H.C. - DEED RECORDS OF HARRIS COUNTY
M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

LEGEND

PL PROPERTY LINE
LAND HOOK
○ FOUND MONUMENT AS DESCRIBED
□ FOUND 5/8" IR W/TxDOT ALUM. DISK
■ SET 5/8" IR W/TxDOT ALUM. DISK
● SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

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PARCEL PLAT
SHOWING
PARCEL 2052

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 6 SCALE: N.T.S.

J. BAYS SURVEY, A-127

0 50 100
Scale: 1" = 50'

P.O.C.
PARCEL 2052
Fnd 1"IP
S28°22'27"W
0.26'

10' B.L.
H.C.C.F. NO. N816406
H.C.C.F. NO. G410706

CALLED 2.984 ACRES
CHRISTOPHER J. PAPPAS,
TRUSTEE
H.C.C.F. NO. L342381
F.C. NO. 192-39-2314
O.P.R.R.P.H.C.
SEPTEMBER 18, 1987

S31°10'58"W - 487.17'
(called-N31°11'06"E)

RESTRICTED RESERVE "E"

NORTHWEST 100
SECTION 3
F.C. NO. 374056
M.R.H.C.

RESTRICTED RESERVE "A"
BLOCK 1
PAPPAS RESTAURANT-
U.S. HWY. NO. 290
REPLAT
F.C. NO. 351134
M.R.H.C.

30' SANITARY SEWER
& STORM SEWER EASEMENT
VOL. 292, PG. 12, M.R.H.C.

CALLED 1.550 ACRES
SPIRIT SPE PORTFOLIO
2004-6, LLC
H.C.C.F. NO. X793284
F.C. NO. 589-58-1387
O.P.R.R.P.H.C.
JUNE 22, 2004

CALLED 2.1661 ACRES
PAPPAS RESTAURANTS, INC.
H.C.C.F. NO. T236204
F.C. NO. 520-76-2346
O.P.R.R.P.H.C.
AUGUST 24, 1998

5' SWBT CO.
UNDERGROUND ESMT.
H.C.C.F. NO. P681565

10' SANITARY
SEWER ESMT.
H.C.C.F. NO. G649602

P.O.B.
PARCEL 2052
N=13,873,495.69
E= 3,078,580.78
STA. 2711+85.64
162.64' LT

10' W.L.E.
F.C. NO. 374056
M.R.H.C.

2052

STA.
2713+74.35
162.69' LT

PROPOSED R.O.W.
S58°49'02"E - 188.71'
L1
L2
EXISTING R.O.W.
25' B.L.
F.C. NO. 374056
M.R.H.C.

N58°48'52"W - 188.71'
(called-N58°46'44"W)

Fnd 1"IP

Fnd 5/8"IR
N67°53'31"W
0.41'

US HIGHWAY 290
(300' R.O.W. WIDTH)
(SEE DEEDS PAGE 4 OF 6)

163'

PROPOSED BASELINE
S58°48'16"E
2713+00

LINE TABLE	
L1	N 31°10'58" E - 12.70'
L2	S 31°10'58" W - 12.71'

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PARCEL PLAT
SHOWING
PARCEL 2052

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 6 OF 6 SCALE: 1"=50'

ROW CSJ	0050-09-086
Parcel	2052
Bisection Clause	Cat I

AND IN ADDITION THERETO:

Title to all of that (Detention Pond) located partially on the remainder of the herein described parcel, said improvement(s) being bisected by the proposed right of way line, with the result that the portion of the said improvement(s) 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: Harris
Highway: US 290
Limits: From West of Pinemont to West of 34th Street (Segment 4)
ROW CSJ: 0050-09-090

Property Description for
Parcel 441

BEING a 0.0074 of an acre (321 square feet) parcel of land located in the Jno. Flowers Survey, Abstract No. 269, Harris County, Texas, and being a portion of Restricted Reserve "A", Block 1 Antoine Ventures Acres, a subdivision of record under Film Code No. 409110 of the Harris County Map Records (H.C.M.R.), and being a portion of that certain residue of a called 1.0251 acre tract of land conveyed from Antoine Venture to J&B Interests, LLC by deed dated July 14, 2008 and recorded under Harris County Clerk's File (H.C.C.F.) No. 20080372854, Film Code No. 008-17-0175 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.0074 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod with cap at the northwesterly corner of Unrestricted Reserve "A", Block 1 Star Two Hundred Ninety, a subdivision of record under Film Code No. 375055 of said Map Records, being an angle point in the southeasterly line of said Restricted Reserve "A", same being the southwesterly corner of said residue of a called 1.0251 acre tract, thence as follows:

North 45°26'15" East, a distance of 101.99 feet along the northerly line of said Unrestricted Reserve "A", along the southeasterly line of said Restricted Reserve "A" and along the southerly line of said residue of a called 1.0251 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed southwesterly right-of-way line of U.S. Highway 290 (width varies) for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N =13,865,667.55 , E = 3,086,744.98, located 174.55 feet right of and perpendicular to baseline station 2825+17.40;

1) THENCE, North 44°55'13" West, a distance of 5.41 feet along the proposed southwesterly right-of-way line of U.S. Highway 290 to a set 5/8-inch iron rod with TxDOT aluminum cap in the southerly line of that certain called 6" Fee Strip conveyed from Antoine Venture to Northwest Lodging Group, Inc. by deed dated January 26, 1998 and recorded under H.C.C.F. No. S835584, Film Code No. 516-67-3521 of said Official Public Records and in the northerly line of said residue of a called 1.0251 acre tract, located 174.55 feet right of and perpendicular to baseline station 2825+11.98;

2) THENCE, North 45°22'36" East, a distance of 32.74 feet along the northerly line of said residue of a called 1.0251 acre tract and along the southerly line of said 6" Fee Strip to a set 5/8-inch iron rod with "GS" cap for the westerly corner of that certain called 75 square foot tract of land conveyed from Antoine Venture to Northwest Lodging Group, Inc. by deed dated April 17, 2001 and recorded under H.C.C.F. No. U997999, Film Code No. 539-20-0420 of said Official Public Records and an interior corner of said residue of a called 1.0251 acre tract;

3) THENCE, South 44°38'10" East, a distance of 5.00 feet along the northerly line of said residue of a called 1.0251 acre tract and along the southwesterly line of said 75 square foot tract to a set 5/8-inch iron rod with "GS" cap at the southerly corner of said 75 square foot tract and an interior corner of said residue of a called 1.0251 acre tract;

4) THENCE, North 45°21'50" East, a distance of 15.00 feet along the northerly line of said residue of a called 1.0251 acre tract and along the southeasterly line of said 75 square foot tract to a set 5/8-inch iron rod with "GS" cap in the existing southwesterly right-of-way line of U.S. Highway 290 (300' R.O.W. width) and the northeasterly line of said Restricted Reserve "A", same being the northerly corner of said residue of a called 1.0251 acre tract, also being the easterly corner of said 75 square foot tract, said existing right-of-way conveyed to the State of Texas by deed dated June 27, 1960 and recorded under Volume 4117, Page 351 and by deed dated January 19, 1961 and recorded under Volume 4281, Page 353 both of the Deed Records of Harris County, Texas (D.R.H.C.T.)

5) THENCE, South 44°54'48" East, a distance of 16.08 feet along the existing southwesterly right-of-way line of U.S. Highway 290 and along the northeasterly lines of said Restricted Reserve "A", and said residue of a called 1.0251 acre tract to the easterly corner of said Restricted Reserve "A", being the northeasterly corner of said Unrestricted Reserve "A", same being the southeasterly corner of said residue of a called 1.0251 acre tract, from which a found "X" cut in concrete bears South 83°22' East, 0.55 feet and a found "X" cut in concrete bears South 52°35' East, 2.54 feet;

6) THENCE, South 86°56'15" West, a distance of 23.57 feet along the northerly line of said Unrestricted Reserve "A" and along the southeasterly lines of said Restricted Reserve "A" and said residue of a called 1.0251 acre tract to a found 1/2-inch iron rod with cap for an interior corner of said Restricted Reserve "A", of Said Unrestricted Reserve "A" and said residue of a called 1.0251 acre tract;

7) THENCE, South 45°26'15" West, a distance of 30.16 feet continuing along the northerly line of said Unrestricted Reserve "A", and along the southeasterly lines of said Restricted Reserve "A" and said residue of a called 1.0251 acre tract to the POINT OF BEGINNING and containing 0.0074 of an acre (321 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All surface values were derived utilizing the combined adjustment factors (sea level factor x scale factor) which have been developed by the State for its use as follows: Surface values are divided by a combined adjustment factor of 1.00013 to obtain grid values. Coordinates provided by client.

A parcel plat of even date was prepared in conjunction with this property description.
Access will be permitted to the remainder property abutting the highway facility.
I certify that the survey was performed on the ground under my supervision in June, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-23-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN APRIL OF 2010 AND UPDATED APRIL 2012. FIELD SURVEYS WERE COMPLETED IN JUNE OF 2012, MAP SET COMPLETED IN JUNE OF 2012.

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

4. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
℄	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—‖—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
- - — - -	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—··—	SURVEY LINE

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-23-12

REVISIONS

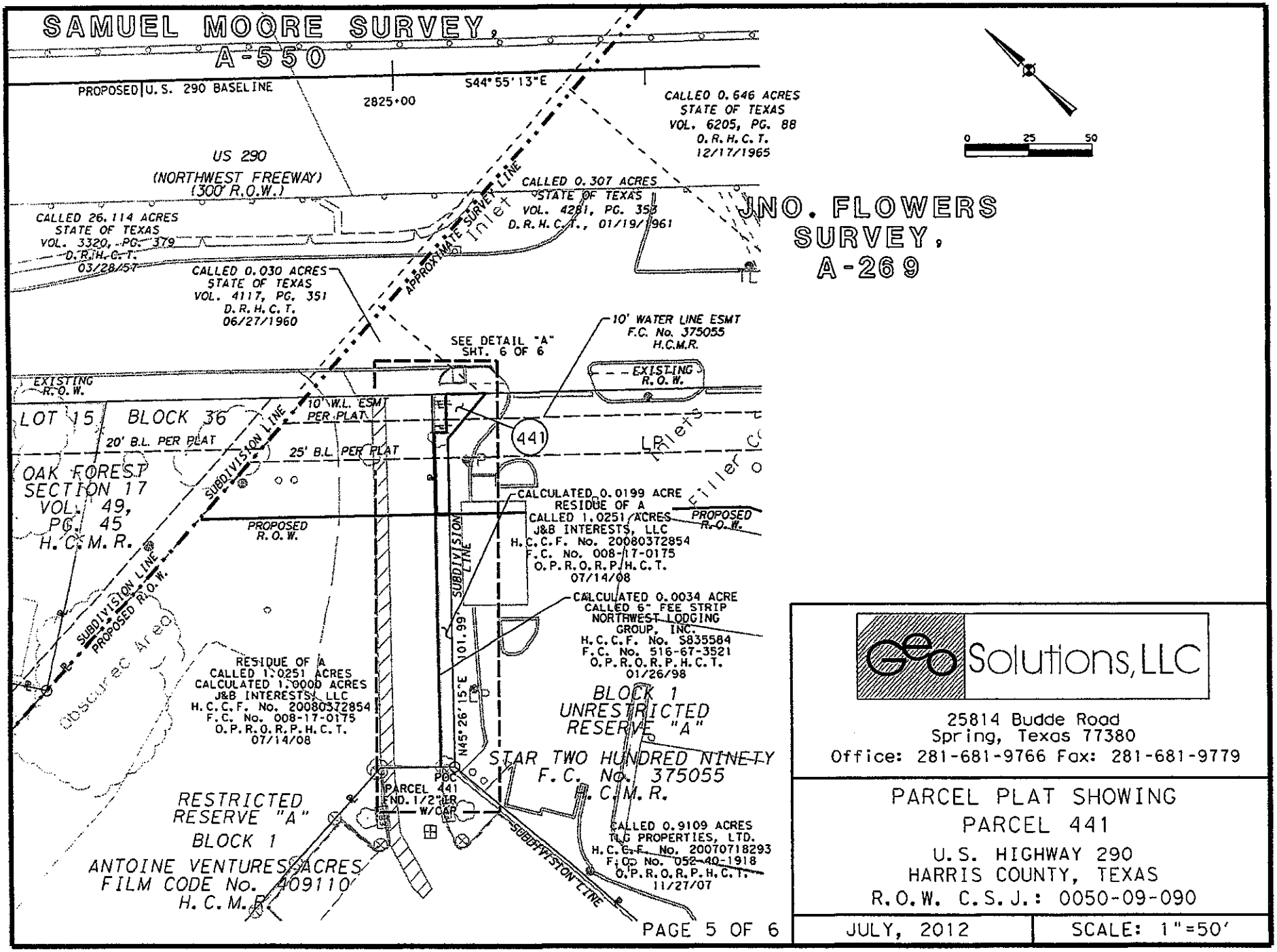
EXISTING	TAKING	REMAINING
0.0199 AC. (CALC)	0.0074 AC. 321 SQ.FT.	0.0125 AC. RT

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 441
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012 | SCALE: N.T.S.

FILE: US290 S4 P-441 COVER.dgn



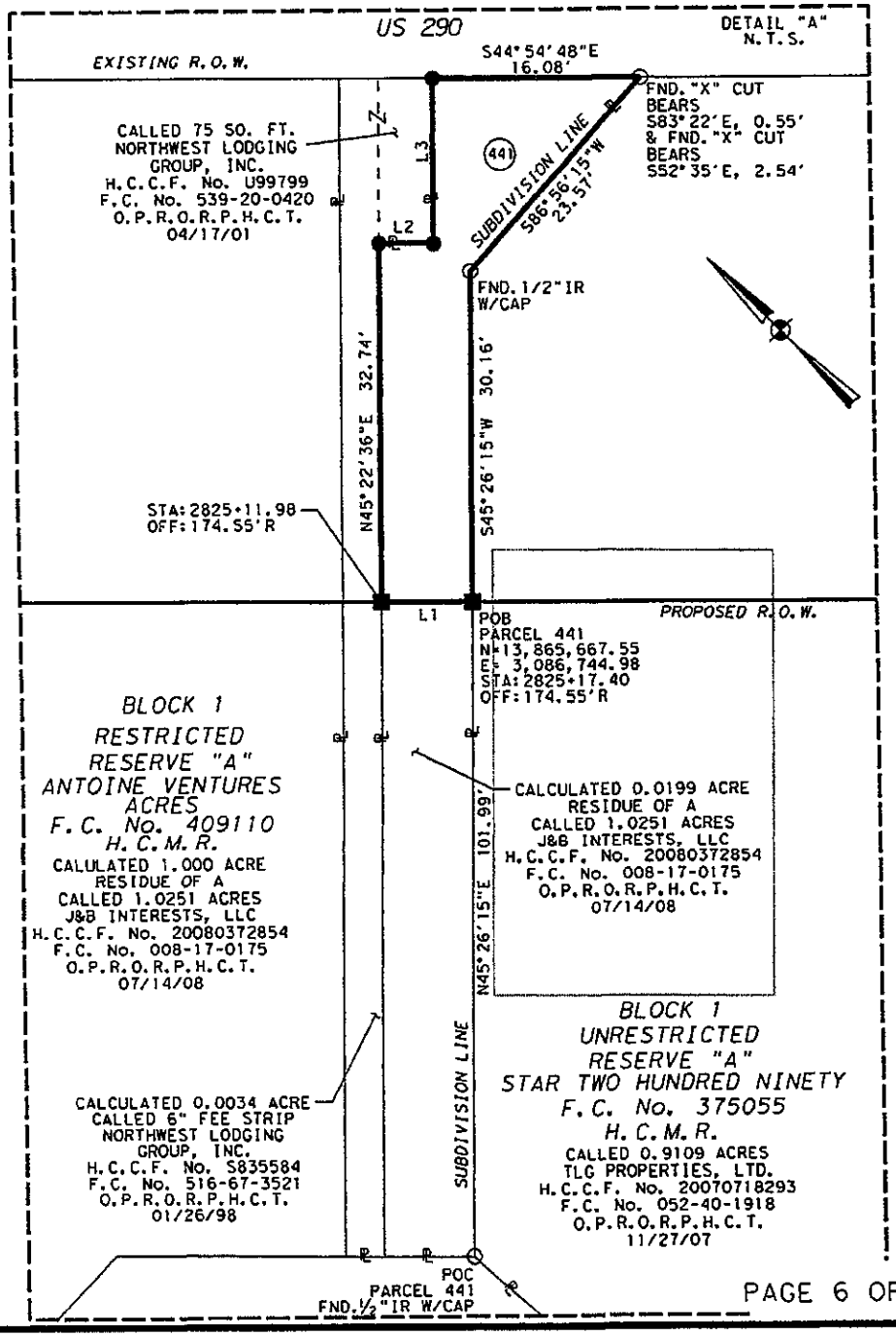
Geo Solutions, LLC

25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 441
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012	SCALE: 1"=50'

FILE: US290 S4 P-441B.dgn



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N44°55'13"W	5.41'
L2	S44°38'10"E	5.00'
L3	N45°21'50"E	15.00'

PAGE 6 OF 6

GeoSolutions, LLC

25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 441

U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012 | SCALE: 1"= N.T.S.

FILE: US290 S4 P-441C.dgn

County: Harris
Highway: F.M. 1960
Limits: U.S. Highway 290 to North Eldridge Parkway
(U.S. 290 – Segment 14)
ROW CSJ: 1685-01-096

Property Description for
Parcel 1403

BEING a 0.0714 of one acre (3,112 square feet) parcel of land located in the Francis Fry Survey, Abstract No. 268, Harris County, Texas, being a portion of Restricted Reserve "A" Amending Plat of Commons at the Crossroads recorded under Volume 343, Page 38 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 0.8264 acre tract of land conveyed from Robalo Partners, Ltd., to Albert B. Rathmell and John P. Benkenstein, by deed dated February 6, 2004, recorded under Harris County Clerk's File (H.C.C.F.) No. X382278, Film Code No. 581-66-1281 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.), and conveyed from Albert B. Rathmell to CRCO Development, L.L.C. (50% undivided interest), by deed dated December 23, 2005 recorded under H.C.C.F. No. Z145339, Film Code No. 018-90-2666 of said Official Public Records; said 0.0714 of an acre being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod at the easterly corner of that certain called 0.842 acre tract of land conveyed to Archland Property II, L.P. by deed dated June 15, 2005 recorded under H.C.C.F. No. Y574983, Film Code No. 007-64-1593 of said Official Public Records, being the southerly corner of said 0.8264 acre tract; thence as follows:

North 29°40'59" West, a distance of 226.15 feet along the northeasterly line of said 0.842 acre tract, being the southwesterly line of said 0.8264 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed southeasterly right-of-way line of Farm-to-Market Road 1960 (F.M. 1960) (width varies) and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,898,424.54, E = 3,041,405.74, located 88.21 feet right of and perpendicular to baseline station 144+01.42;

1) THENCE, North 29°40'59" West, a distance of 13.95 feet continuing along the northeasterly line of said 0.842 acre tract, being the southwesterly line of said 0.8264 acre tract to a point in the existing southeasterly right-of-way line of F.M. 1960 (width varies), and the northwest line of said Restricted Reserve "A", being the northerly corner of said 0.842 acre tract, same being the westerly corner of said 0.8264 acre tract, from which a found 1/2-inch iron rod bears North 29°41' West, 0.16 feet, said existing right-of-way conveyed to the State of Texas by deed dated June 24, 1981 recorded under H.C.C.F. No. H225439, F.C. No. 200-89-0873 of said Official Public Records;

2) THENCE, North 56°30'47" East, a distance of 161.33 feet along the existing southeasterly right-of-way line of F.M. 1960, being the northwesterly line of said Restricted Reserve "A" and said 0.8264 acre tract to a found 5/8-inch iron rod with cap at the northerly corner of said 0.8264 acre tract, being the westerly corner of that certain called 1.1044 acre tract of land conveyed to Southern Cornerstone, Inc., by deed dated November 3, 1995 recorded under H.C.C.F. No. R660277, Film Code No. 506-05-1347 of said Official Public Records;

3) THENCE, South 29°40'18" East, a distance of 24.72 feet along the northeasterly line of said 0.8264 acre tract, being the southwesterly line of said 1.1044 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed southeasterly right-of-way line of F.M. 1960, located 88.21 feet right of and perpendicular to baseline station 145+62.39;

4) THENCE, South 60°20'33" West, a distance of 160.97 feet along the proposed southeasterly right-of-way line of F.M. 1960 to the POINT OF BEGINNING and containing 0.0714 of one acre (3,112 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

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

I certify that the survey was performed on the ground under my supervision in January, 2009.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

7-30-11

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.
   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP INFORMATION. ABSTRACTING WAS PERFORMED IN AUGUST OF 2008. FIELD SURVEYS WERE COMPLETED IN FEBRUARY OF 2009, MAP SET COMPLETED IN JULY, 2011.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
℄	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
⊣⊢	ACCESS DENIAL LINE
═══	PROPOSED R.O.W. LINE
═══	EXISTING R.O.W. LINE
━ · · ·	SURVEY LINE

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-30-11

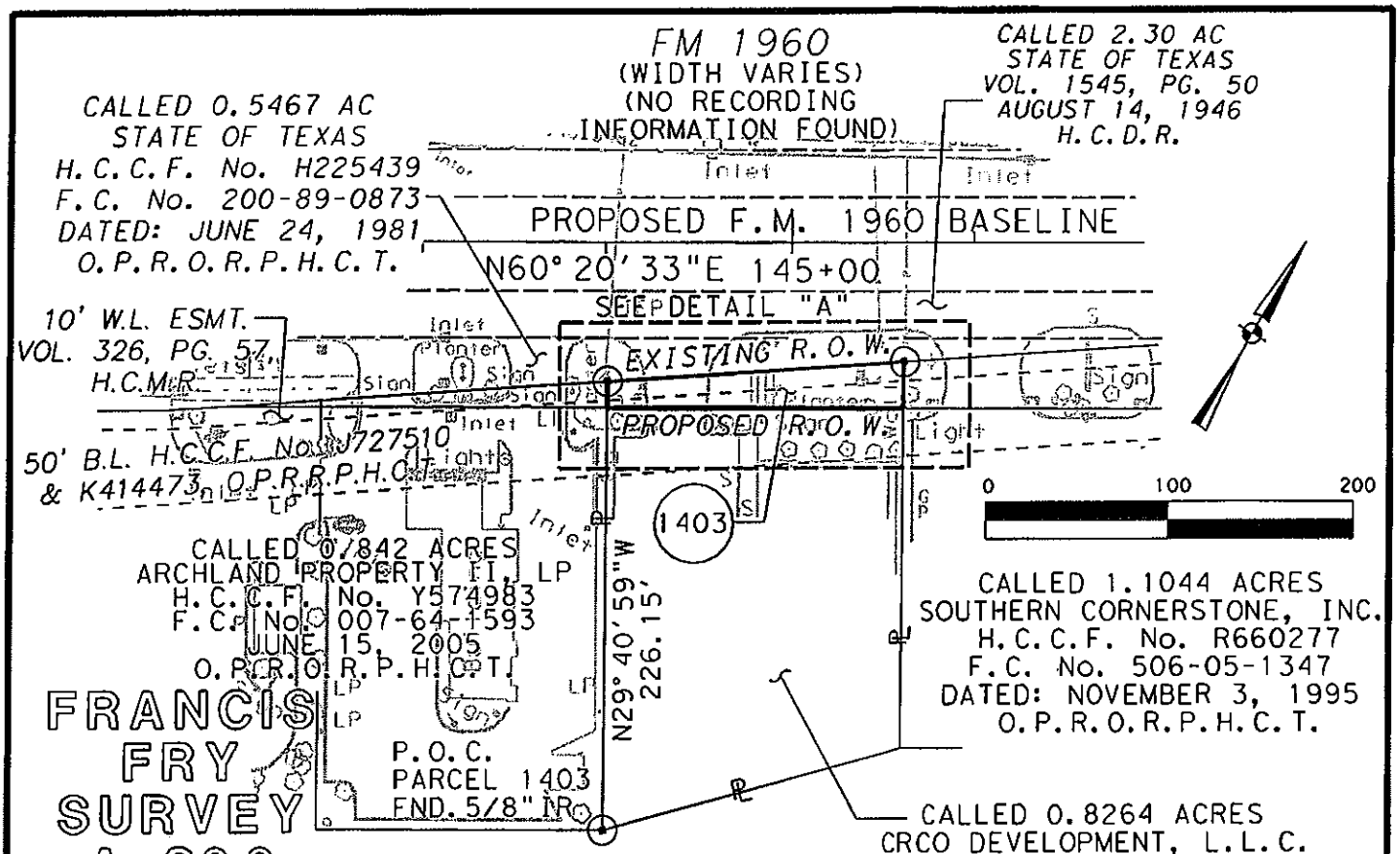
EXISTING	TAKING	REMAINING
0.8264 AC.	0.0714 AC. 3,112 SQ.FT.	0.7550 AC. RT

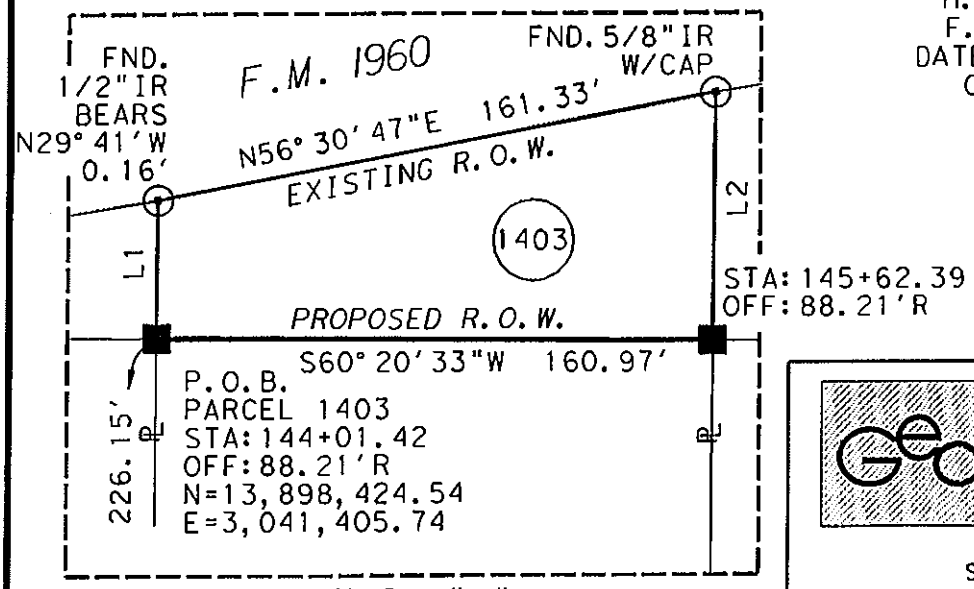
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 1403
F.M. 1960
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 1685-01-096

JULY, 2011 | SCALE: N.T.S.

FILE: FM1960 S8 P-1403 COVER.dgn





DETAIL "A"
N.T.S.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N29° 40' 59"W	13.95'
L2	S29° 40' 18"E	24.72'

Geo Solutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 1403
F.M. 1960
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 1685-01-096

JULY, 2011 | SCALE: 1"=100'

FILE: FM1960 S8 P-1403.dgn

County: Dallas
Highway: State Highway 183
R.O.W. CSJ: 0094-03-100

Description for Parcel 37

BEING 47,242 square feet of land situated in the Harris Johnson Survey, Abstract No. 685, Dallas County, Texas and being part of Lot 4 of the "Irving Mall Shopping Center Addition", an addition to the City of Irving, Texas as recorded in Volume 93162, Page 0053 of the Deed Records of Dallas County, Texas and being part of that land conveyed to Dillard Texas Operating Limited Partnership, by deed recorded in Volume 96231, Page 01231 of said Deed Records and being more particularly described in by metes and bounds as follows:

COMMENCING at the northeast corner of Lot 1R of Block A of the "Irving Market Center Second Revision Addition", as recorded in Volume 91236, Page 1993 of said Deed Records, said corner lying on the west line of said Lot 4 of the "Irving Mall Shopping Center Addition, at a found 3/8" iron rod;

THENCE South 01°09'02" East, along the east line of said Lot 1R and the west line of said Lot 4, a distance of 601.27 feet to the new north right of way line of S. H. 183 at a set 5/8" iron rod with aluminum cap marked TxDOT and being the POINT OF BEGINNING (surface northing 6991902.16, easting 2429277.14) of the herein described tract;

1) THENCE North 85°28'10" East, along said new north right of way line of S. H. 183, a distance of 635.41 feet to the east line of said Lot 4, same being the west line of Lot 3 of said "Irving Mall Shopping Center Addition", at a set 5/8" iron rod with aluminum cap marked TxDOT;

2) THENCE South 10°02'31" East, along the common line of said Lots 3 and 4 of the "Irving Mall Shopping Center Addition", a distance of 90.24 feet to the existing north line of S. H. 183 at the most southerly southeast corner of said Lot 4 same being the southwest corner of said Lot 3, from which a found ½" iron rod bears North 49°49'14" West, 1.83 feet;

3) THENCE South 85°19'41" West, along said existing north line of S. H. 183, a distance of 69.77 feet to an angle point in same, at a found TxDOT brass monument;

4) THENCE South 89°04'56" West, continuing along said existing north line of S. H. 183, a distance of 578.62 feet to the southwest corner of said Lot 4 same being the southeast corner of said Lot 1R of Block A of the Irving Market Center Second Revision Addition, from which point a found "X" cut bears South 51°23'23" West, 0.38 feet;

County: Dallas
Highway: State Highway 183
R.O.W. CSJ: 0094-03-100

Description for Parcel 37

5) THENCE North 01°09'02" West, along the common line of said Lot 4 and said Lot 1R, a distance of 53.63 feet to the POINT OF BEGINNING and containing 47,242 square feet [1.0845 acres]-of land, more or less.

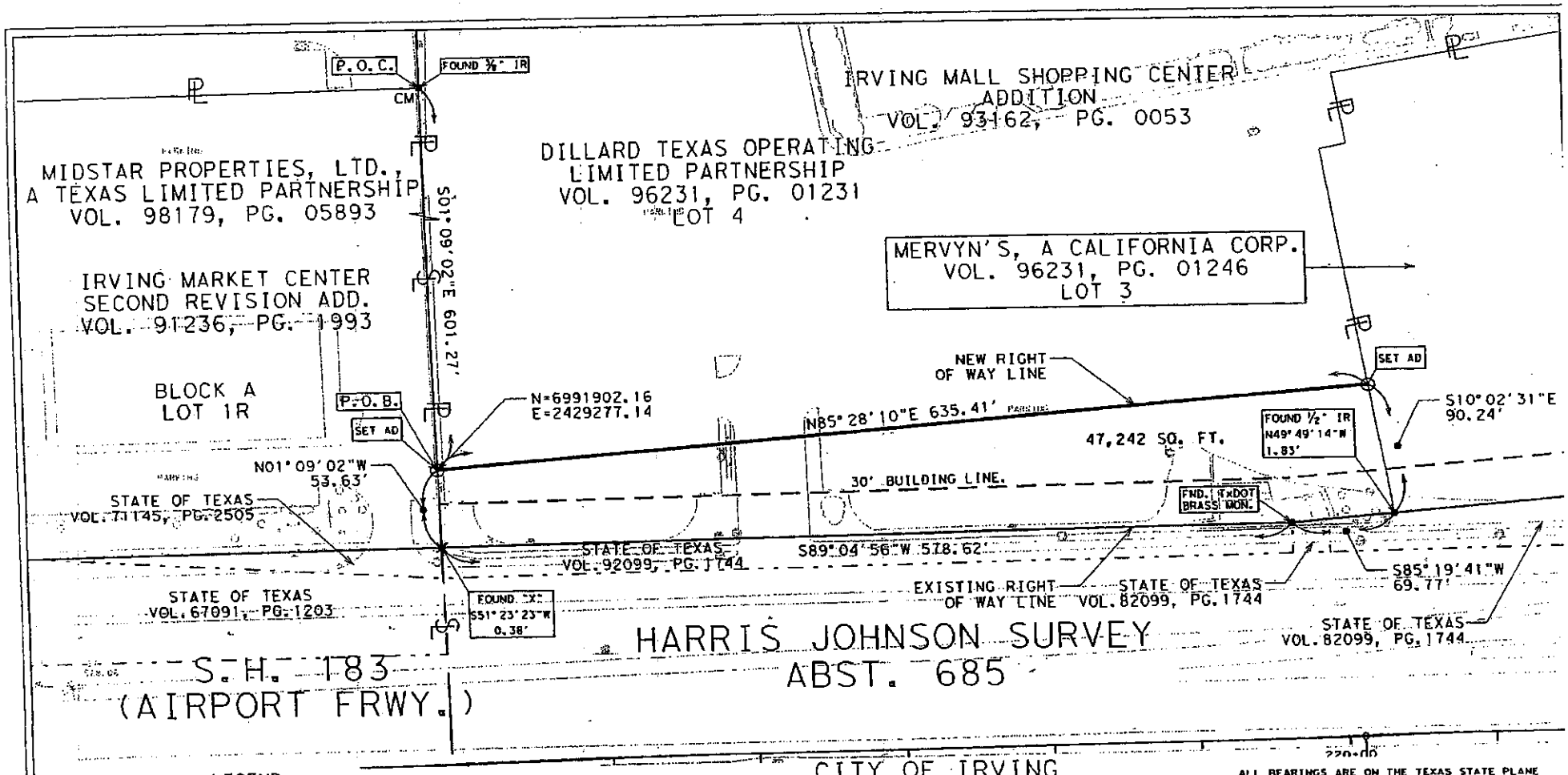
BASIS OF BEARING: All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

7-28-05

G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276

STATE OF TEXAS
REGISTERED
G. DENNIS QUALLS
4276
PROFESSIONAL
LAND SURVEYOR

Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE

ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"

- TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TXDOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM - CONTROLLING MONUMENT

**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 [illegible] UNDER THE SUPERVISION OF A REGISTERED

GRAPHIC SCALE
0' 25' 50' 100'

CITY OF IRVING

A PLAT OF A SURVEY OF
PARCEL 37
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 47,242 SQ. FT. [1.0845 AC.]
TRACT OF LAND IN THE
HARRIS JOHNSON SURVEY
ABSTRACT NO. 685
CITY OF IRVING
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 3 OF 3

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
REGISTERED
G. DENNIS QUALLS
4276
PROFESSIONAL
LAND SURVEYOR

7-28-0[illegible]

G. DENNIS QUALLS, R.P.L.S. NO. 4276 DA[illegible]

County: Harris
Highway: SH 99 (Grand Parkway)
Limits: From East of SH 249 to East of IH 45 – Segment F2
RCSJ: 3510-06-006

Property Description for Parcel 250 B

Being a 0.0003 acre (14 square feet) parcel of land situated in the William Hieronymus Survey, Abstract No. 352, Harris County, Texas; said 0.0003 acre parcel being out of Restricted Reserve "A", Block 1, Klein ISD Stadium Multi Purpose Facility Subdivision, recorded under Film Code (F.C.) No. 639125 of the Harris County Map Records (H.C.M.R.), and being out of a called 0.2296 acre tract described in a deed executed on April 11, 2011 from Klein Independent School District to Dowdell Public Utility District, recorded under Harris County Clerk's File (H.C.C.F.) No. 20110353675, F.C. No. 078-69-0421, of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.0003 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "American-Lupher RPLS 4752" found for the northeast corner of said 0.2296 acre tract;

THENCE, South 87° 39' 52" West, along the north line of said 0.2296 acre tract, a distance of 89.15 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southeast right-of-way line of State Highway 99 (SH 99) for the east corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,957,208.21, E= 3,062,049.36; said point being 200.00 feet right from the proposed SH 99 baseline station 3330+94.14; said point also being in a curve to the right whose center bears North 15° 31' 55" West, 2,700.00 feet;

1) **THENCE,** southwesterly, along the proposed southeast right-of-way line of said SH 99 and around said curve to the right with a radius of 2,700.00 feet, a central angle of 00° 14' 11", an arc length of 11.14 feet, and a chord which bears South 74° 35' 10" West, 11.14 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the west line of said 0.2296 acre tract for the southwest corner of the herein described parcel;

2) **THENCE**, North 02° 20' 09" West, along the west line of said 0.2296 acre tract, a distance of 2.52 feet to a point for the northwest corner of said 0.2296 acre tract and of the herein described parcel;

3) **THENCE**, North 87° 39' 52" East, along the north line of said 0.2296 acre tract, a distance of 10.85 feet to the **POINT OF BEGINNING** and containing 0.0003 acre (14 square feet) parcel of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), 1993 Adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.

2. NGS monuments HGCSD-1, HGCSD-24, and CLEVPORT were held for horizontal control as provided by TxDOT.

3. A parcel plat of even date was prepared in conjunction with this property description.

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

Revision July, 2013: Split Parcel 250 into Parcels 250 A and 250 B; Added matters as reflected in Title Commitment.
Revision July, 2012: Increased taking acreage of parcel

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2011 and July, 2013

8/14/13

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

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

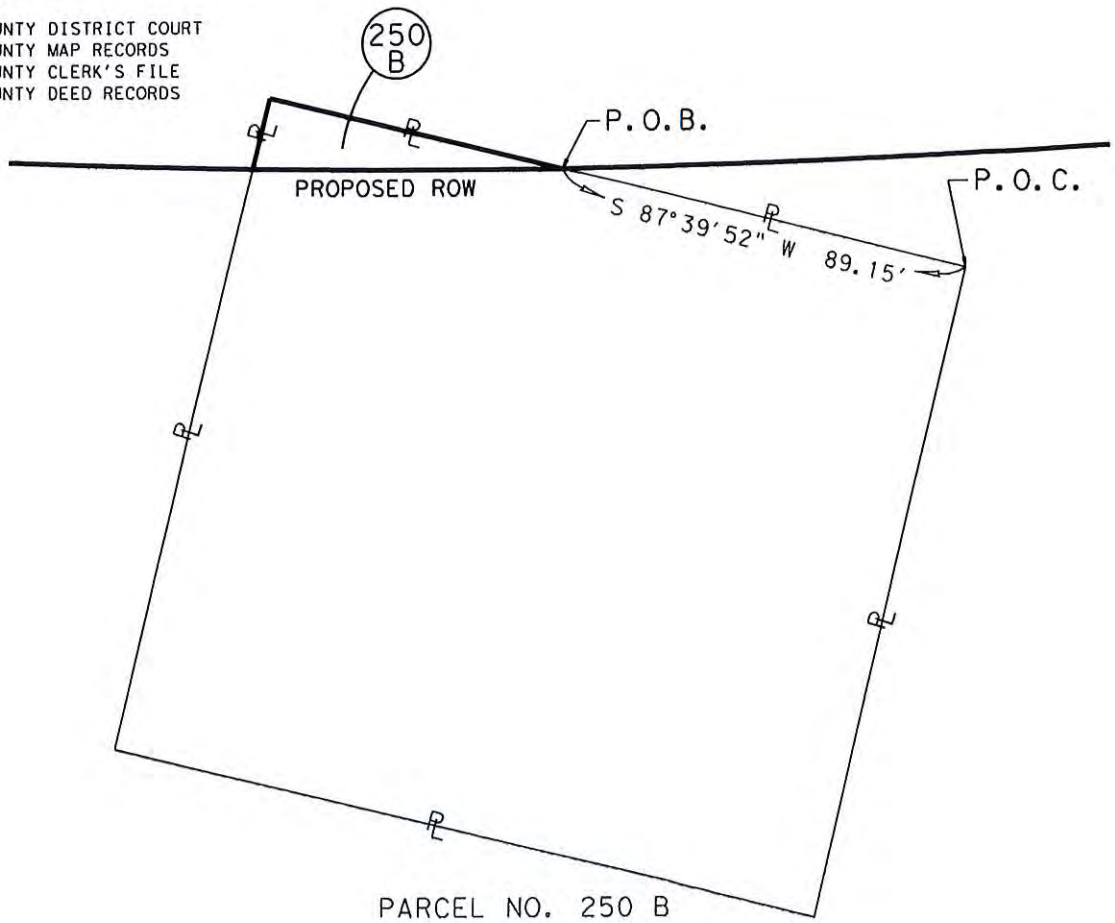
LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROW AND ACCESS DENIAL LINE ("ADL")
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE

■ SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
□ FOUND 5/8" I.R. W/TXDOT ALUM CAP
● SET (AS INDICATED)
◎ FOUND PROPERTY CORNER (AS DESCRIBED)

O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
A - - ABSTRACT NUMBER
F.C. - FILM CODE
H.C.D.C. - HARRIS COUNTY DISTRICT COURT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS

WILLIAM HIERONYMUS
SURVEY
A - 352



PARCEL NO. 250 B

N.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. NGS MONUMENTS HGCSD-1, HGCSD-24, AND CLEVPORT WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT.
3. ** THE MONUMENT DESCRIBED AND SET 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. WITH AN EFFECTIVE DATE OF

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

8/14/13

LEO M. DELATORRE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

REVISION JULY, 2013: SPLIT PARCEL 250 INTO PARCELS 250 A & 250 B; ADDED MATTERS AS REFLECTED IN TITLE COMMITMENT

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.2296	0.0003 14		0.2293

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

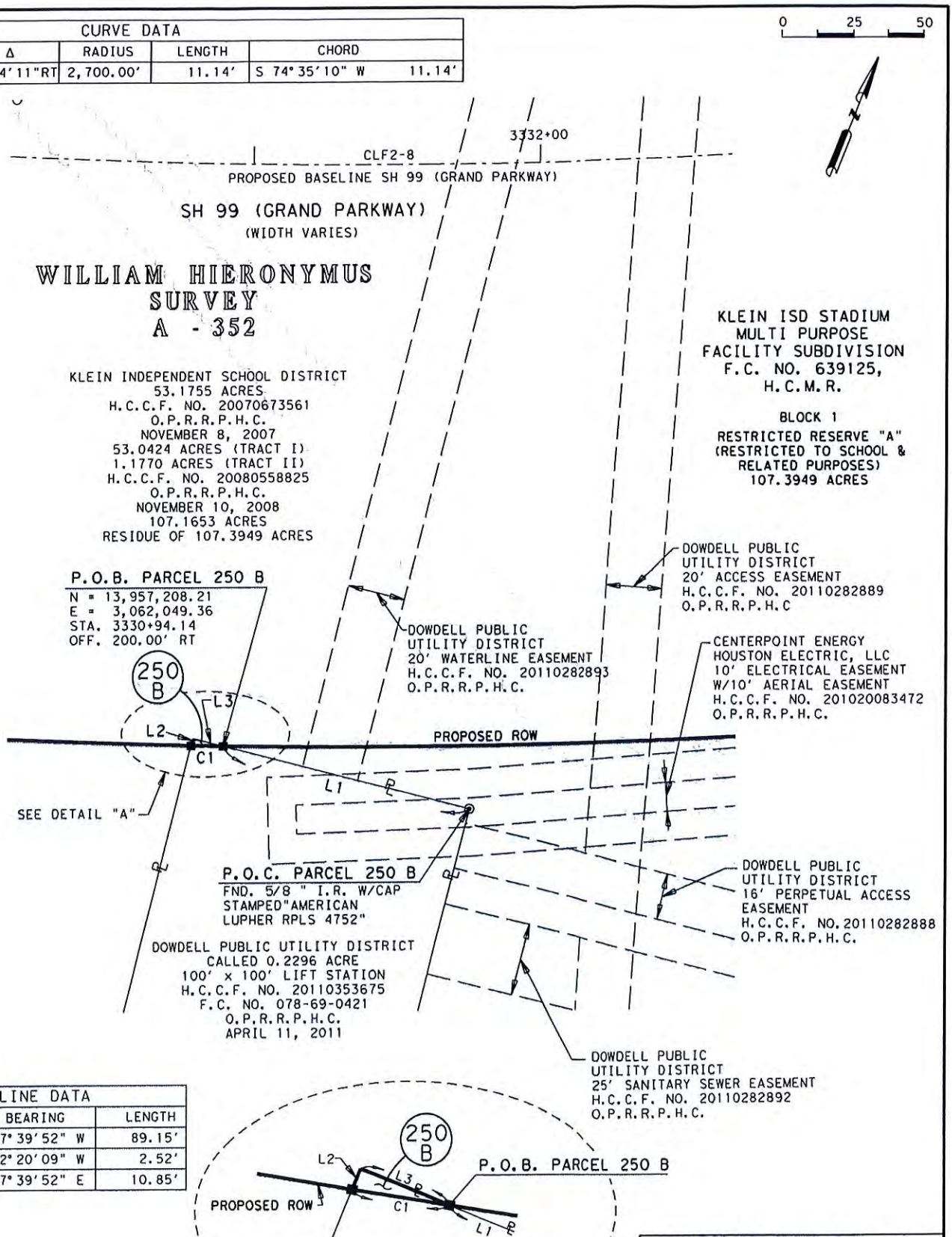
PARCEL PLAT
SHOWING
PARCEL 250 B

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006

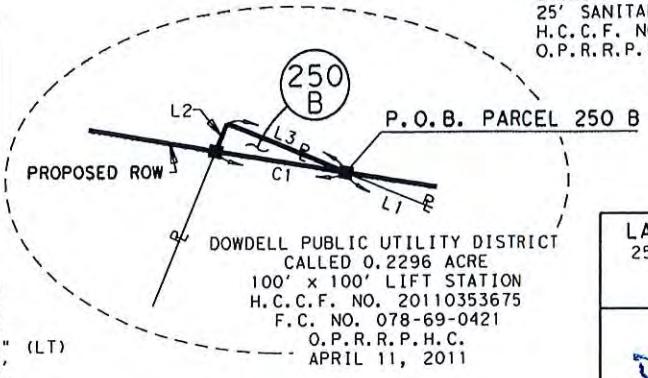
PAGE 3 OF 4 SCALE: 1"=N.T.S.

s:\2013\1320033\cadd\351006006*Parcel 250B-01.dgn

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	00°14'11"RT	2,700.00'	11.14'	S 74°35'10" W 11.14'



LINE DATA		
LINE	BEARING	LENGTH
L1	S 87°39'52" W	89.15'
L2	N 02°20'09" W	2.52'
L3	N 87°39'52" E	10.85'



DETAIL "A"
N.T.S.

Curve CLF2-8		
P.I. Station		3338+57.59
N		13,957,371.12
E		3,062,766.18
Delta	=	56°01'53" (LT)
Tangent	=	1,330.15'
Length	=	2,444.83'
Radius	=	2,500.00'
Long Chord	=	2,348.57'
Chord Bearing	=	N 59°26'25" E

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 250 B

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 4 OF 4 SCALE: 1"=50'

s:\2013\1320033\cadd\351006006*Parcel 250B-02.dgn

County: Harris
Highway: SH 99 (Grand Parkway)
Limits: From East of SH 249 to East of IH 45 – Segment F2
RCSJ: 3510-06-006

Property Description for Parcel 215

Being a calculated 0.7039 acre (30,662 square feet) parcel of land situated in the Thomas Martin Survey, Abstract No. 552, Harris County, Texas; said 0.7039 acre parcel being all of the residue of a called 1.7652 acre tract described in a Second Exchange Deed executed on April 4, 2013 from Gleannloch Commercial Development, L.P., to Gleannloch Farms Community Association, Inc., recorded under Harris County Clerk's File (H.C.C.F.) No. 20130168201, Film Code (F.C.) No. 086-62-2104 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.7039 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with TxDOT aluminum cap having coordinates of N= 13,950,934.71, E= 3,053,578.91 set in the proposed southeast right-of-way line of State Highway 99 (SH 99) and the northwest line of a 20.144 acre residual tract composed of the residue of a called 19.3766 acre tract described in a deed executed on March 1, 2013 from Providence Classical School to RH of Texas Limited Partnership, recorded under H.C.C.F. No. 20130098655, O.P.R.R.P.H.C., and a called 1.2409 acre tract described in a deed executed on April 4, 2013 from Gleannloch Commercial Development, L.P., to RH of Texas Limited Partnership, recorded under H.C.C.F. No. 20130160755, O.P.R.R.P.H.C., for a southwesterly corner of a 20.79 acre (calculated) residual tract out of a certain tract of land composed of the following three tracts: 1) the residue of a called 21.7780 acre tract (Tract 4) described in a deed executed on October 26, 2006 from Champions Glen, L.P. to Gleannloch Commercial Development, L.P., recorded under H.C.C.F. No. 20060159163, O.P.R.R.P.H.C.; 2) a called 1.2015 acre tract described in a Second Exchange Deed executed on April 4, 2013 from Gleannloch Farms Community Association, Inc., to Gleannloch Commercial Development, L.P., recorded under H.C.C.F. No. 20130168201, O.P.R.R.P.H.C.; 3) a called 0.4735 acre tract described in a deed executed on April 5, 2013 from RH of Texas Limited Partnership to Gleannloch Commercial Development, L.P., recorded under H.C.C.F. No. 20130160756, O.P.R.R.P.H.C.; said point being the east corner of said 0.7039 acre residual tract and of the herein described parcel; said point also being 164.41 feet right from the proposed SH 99 baseline station 3217+69.45;

1) **THENCE,** South 42° 47' 20" West, along the proposed southeast right-of-way line of said SH 99 with the southeast line of said 0.7039 acre residual tract and the northwest line of said 20.144 acre residual tract, a distance of 90.00 feet to a point (unable to set, falls in 12 inch Oak) for the most easterly corner of a 25.33 acre (calculated) residual tract out of a called 85.9900 acre tract (Tract 3) described in said deed recorded under H.C.C.F. No. 20060159163, O.P.R.R.P.H.C., and being the most southerly corner of said 0.7039 acre residual tract and of the herein described parcel;

2) **THENCE,** North 47° 13' 48" West, along the southwest line of said 0.7039 acre residual tract and the northeast line of said 25.33 acre residual tract, a distance of 340.67 feet to a point in the existing southeast right-of-way line of Boudreaux Road (width varies – called 60 feet wide per Volume 646, Page 595 and Volume 648, Page 511 of the Harris County Deed Records) for the most northerly corner of said 25.33 acre residual tract and being the most westerly corner of said 0.7039 acre residual tract and of the herein described parcel;

3) **THENCE,** North 42° 45' 51" East, along the existing southeast right-of-way line of said Boudreaux Road, a distance of 90.00 feet to a point for the most westerly corner of said 20.79 acre residual tract and the north corner of 0.7039 acre residual tract and of the herein described parcel;

4) **THENCE,** South 47° 13' 48" East, along the northeast line of said 0.7039 acre residual tract and the southwest line of said 20.79 acre residual tract, a distance of 340.71 feet to the **POINT OF BEGINNING** and containing 0.7039 acre (30,662 square feet) parcel of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), 1993 Adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.

2. NGS monuments HGCSD-1, HGCSD-24, and CLEVPORT were held for horizontal control as provided by TxDOT.

3. A parcel plat of even date was prepared in conjunction with this property description.

Revision June, 2013: Increased taking acreage and decreased parent tract acreage

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2011

8/22/13

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

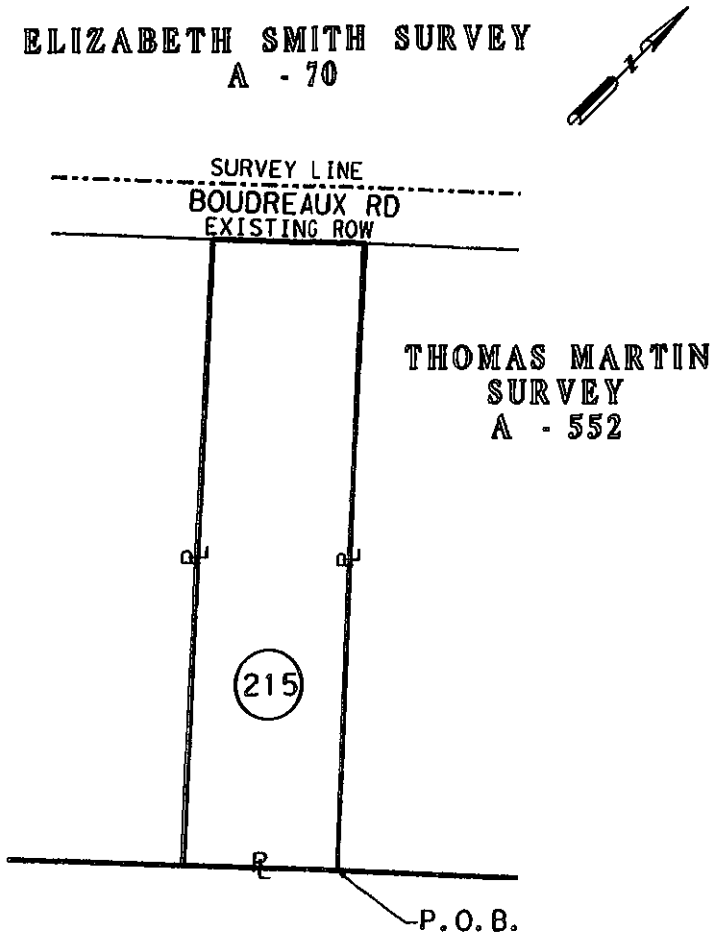
STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROW AND ACCESS DENIAL LINE ("ADL")
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- ■ SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
- □ FOUND 5/8" I.R. W/TXDOT ALUM CAP
- ● SET (AS INDICATED)
- ◎ FOUND PROPERTY CORNER (AS DESCRIBED)

O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
A - - ABSTRACT NUMBER
F.C. - FILM CODE
H.C.D.C. - HARRIS COUNTY DISTRICT COURT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS



PARCEL NO. 215

N.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. NGS MONUMENTS HGCSD-1, HGCSD-24, AND CLEVPORT WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT.
3. ** THE MONUMENT DESCRIBED AND SET 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-54053 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2013.

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

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

8/22/13

LEO M. DELATORRE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

REVISION JUNE, 2013:
INCREASED TAKING ACREAGE AND DECREASED PARENT TRACT ACREAGE.

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.7039 (CALC.)	0.7039 30,662	0.0000	0.0000

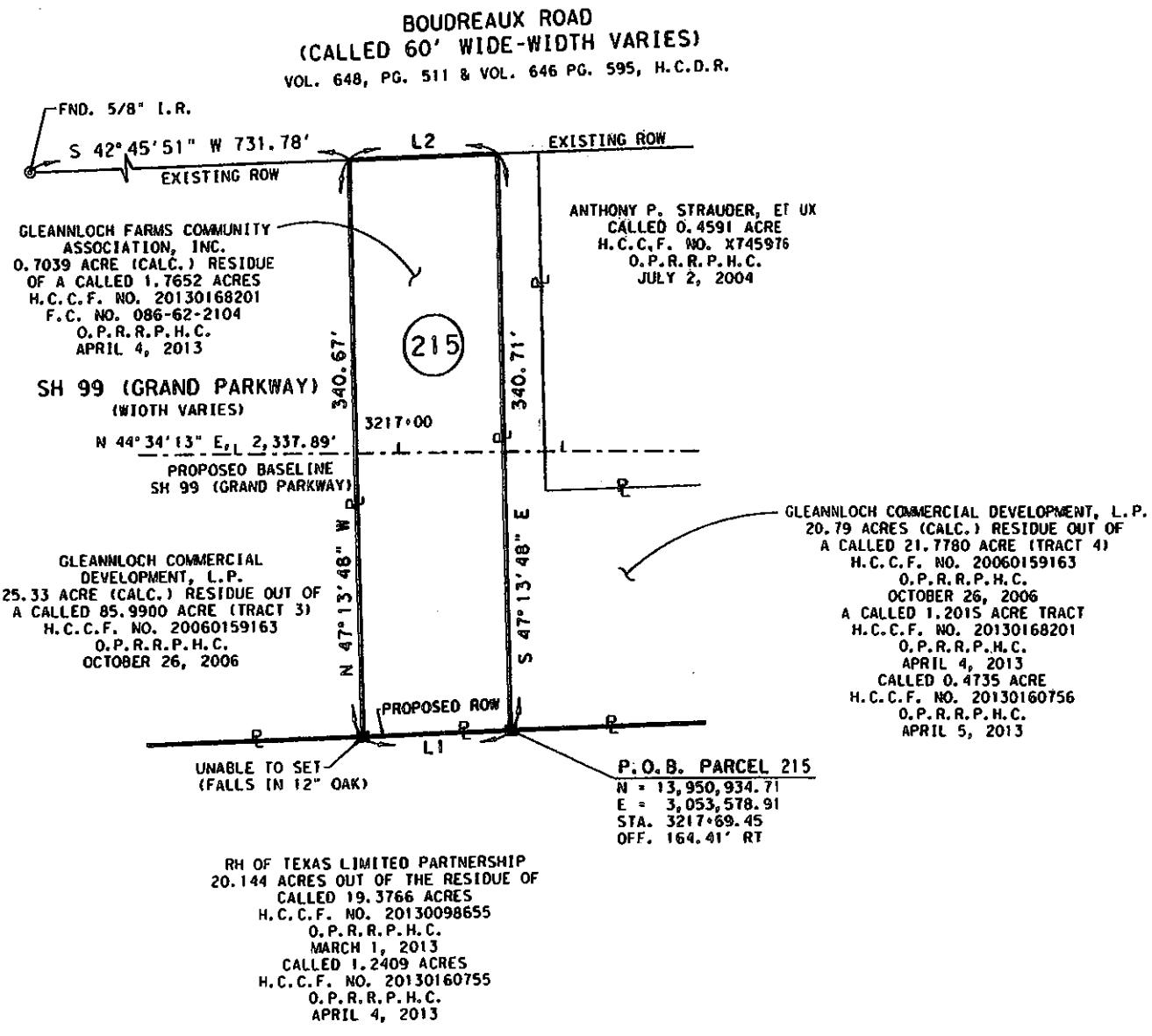
LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 215

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 4 OF 5 SCALE: N.T.S.

S:\2013\1320033\cadd\351006006*Parcel 215-01.dgn

LINE DATA		
LINE	BEARING	LENGTH
L1	S 42°47'20" W	90.00'
L2	N 42°45'51" E	90.00'



THOMAS MARTIN SURVEY
A - 552

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 215

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 5 OF 5 SCALE: 1"=100'

County: Randall
Highway: State Highway Loop 335
ROW CSJ: 2635-02-027

Property Description for Parcel 4

Being a 0.02354 acre parcel of land out of that certain tract of land conveyed to GTB PARTNERS in Clerk's File 2009-13304, Official Public Records of Randall County, Texas, being situated in Lot 1, Block 1, Hollywood Addition Unit No. 13, an addition to the City of Amarillo, being a portion of Section 4, Block 9, Beaty, Seale and Forwood Survey, Randall County, Texas, according to the plat thereof recorded in Clerk's File 620578, and being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod with yellow cap found at the northwest corner of said Lot 1, said lot corner also being on the east right of way line of Bell Street as conveyed to the City of Amarillo in Street Deed recorded in Volume 639, Page 513, Deed Records of Randall County, Texas. THENCE South 00° 05' 30" East *(called South 00° 24' 13" East in Clerk's File 620578 and Clerk's File 2009-13304) (called South 00° 24' East in Volume 639, Page 513)*, along the west line of said Lot 1 and the east right of way line of said Bell Street, a distance of 200.90 feet to the POINT OF BEGINNING of this described parcel, a 5/8 inch iron rod with an aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" set at a point of curvature being at the intersection of the west line of said Lot 1 and the proposed north right of way line of State Loop Highway 335. Said POINT OF BEGINNING being 214.72 feet left of State Loop Highway 335 Station 24+08.40 and having project coordinates of North: 3688641.36 feet and East: 536208.77 feet; (The monument described and set in this call 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.)

(1) THENCE Southeasterly along the arc of a curve to the left and along the proposed north right of way line of State Highway Loop 335, an arc distance of 109.21 feet to a 5/8 inch iron rod with an aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT", set at a point of tangency being on the south line of said Lot 1, from which a 1/2 inch iron rod with cap stamped "RPLS 5437" found at the southeast corner of said Lot 1 bears South 89° 28' 40" East, a distance of 200.70 feet, said curve having a radius of 70.00 feet and a chord that bears South 44° 47' 05" East, a distance of 98.46 feet; (The monument described and set in this call 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.)

(2) THENCE North 89° 28' 40" West *(called North 89° 44' 52" East in Clerk's File 620578 and in Clerk's File 2009-13304)* along the south line of said Lot 1, a distance of 69.25 feet to a 3/8 inch iron rod found at the southwest corner of said Lot 1, said corner being on the east right of way line of said Bell Street and from which an iron rod found at the southwest corner of said Section 4 bears South 89° 54' 29" West, a distance of 60.00 feet and South 00° 05' 31" East, a distance of 49.85 feet;

(3) THENCE North 00° 05' 30" West *(called North 00° 24' 13" West in Clerk's File 620578 and Clerk's File 2009-13304) (called North 00° 24' West in Volume 639, Page 513)* along the west

line of said Lot 1 and east right of way line of said Bell Street, a distance of 69.25 feet to the POINT OF BEGINNING.

This entire parcel is within the corporate limits of the City of Amarillo.

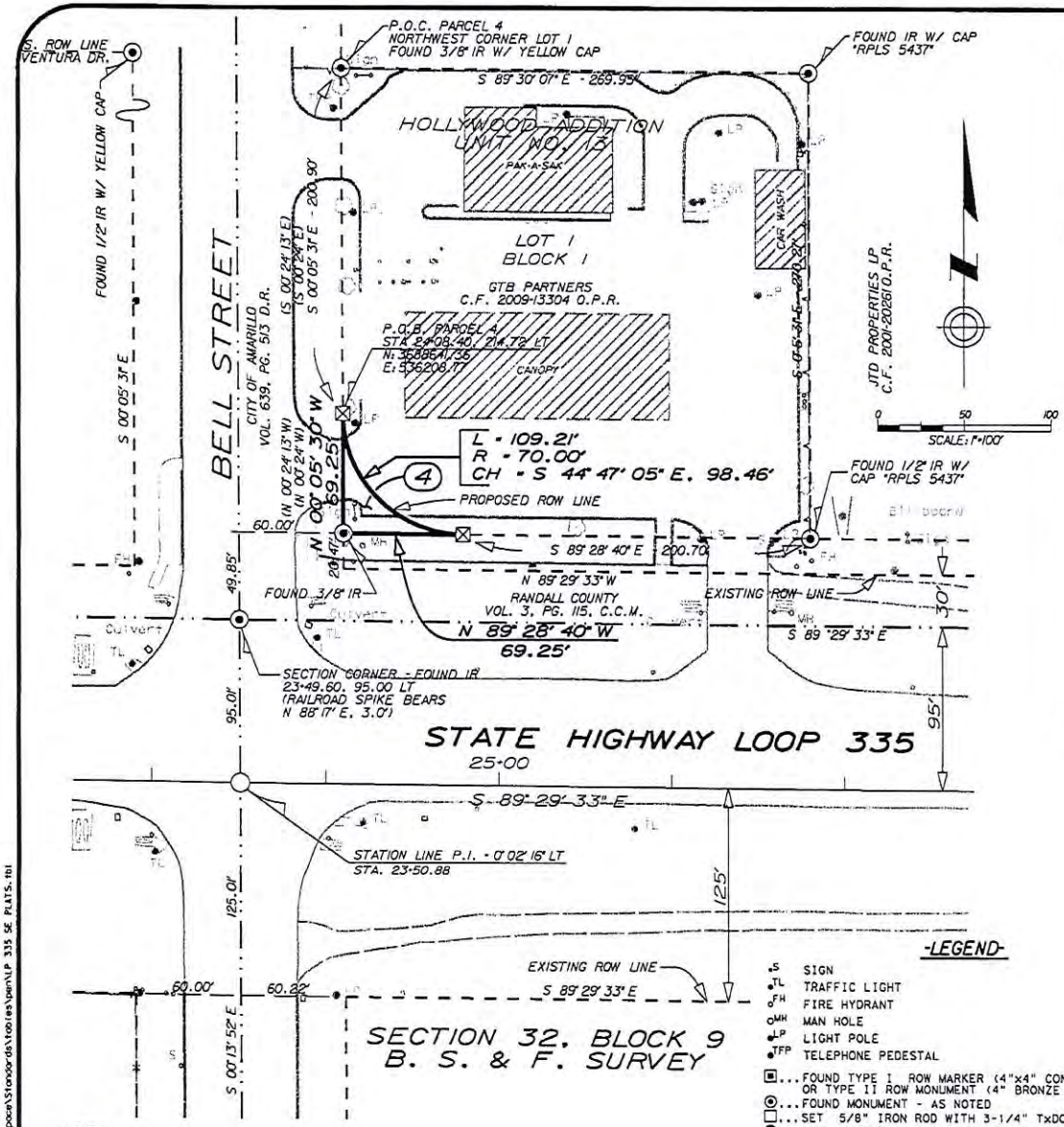
NOTES:

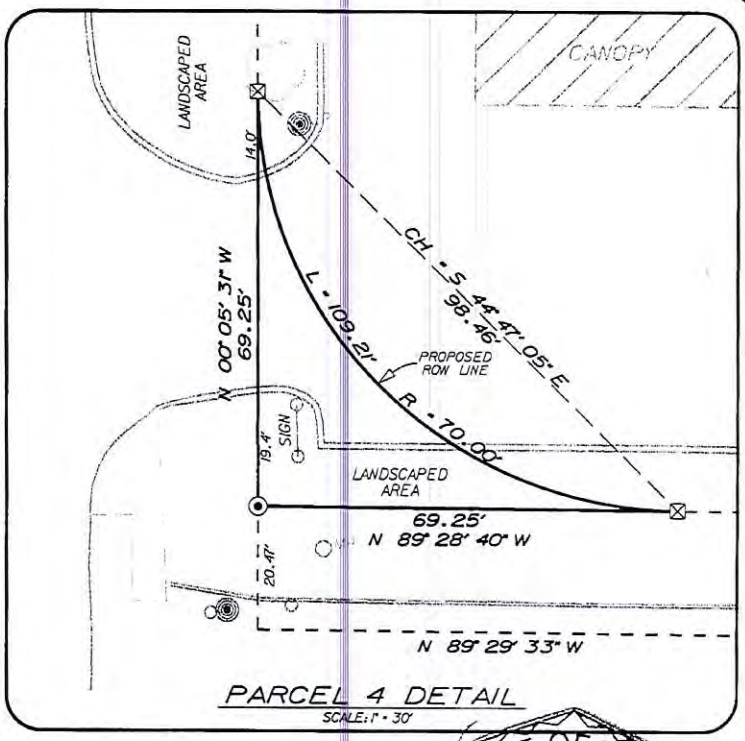
1. Bearings based on the Texas Coordinate System, North Zone, NAD 1983.
2. Distances are surface values.
3. Coordinate values are based on project coordinate system and may be converted to Texas Plane Coordinate System, North Zone, NAD 1983 values by dividing by a surface adjustment factor of 1.000250413.
4. Date of field survey: 2-11-13
5. Parcel plat with same date accompanies this description.

R. Mike Robbins 2-14-13

R. Mike Robbins Date
Registered Professional Land Surveyor
No. 5139 State of Texas
Texas Department of Transportation
P.O. Box 7368
Amarillo, Texas 79114-7368
Phone: (806) 356-3317

STATE OF TEXAS
REGISTERED
R. MIKE ROBBINS
5139
PROFESSIONAL
LAND SURVEYOR





PARCEL 4 DETAIL

SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
R. MIKE ROBBINS
5139
PROFESSIONAL
LAND SURVEYOR

R. Mike Robbins 2-14-13

R. MIKE ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5139, STATE OF TEXAS

DATE

-LEGEND-

- S SIGN
- TL TRAFFIC LIGHT
- FH FIRE HYDRANT
- MH MAN HOLE
- LP LIGHT POLE
- TFP TELEPHONE PEDESTAL
- ...FOUND TYPE I ROW MARKER (4"x4" CONCRETE OBELISK) OR TYPE II ROW MONUMENT (4" BRONZE CAP IN CONCRETE)
- ...FOUND MONUMENT - AS NOTED
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP
- ...SET 5/8" IRON ROD WITH 1-1/4" TxDOT PLASTIC CAP
- ...SET TYPE II MONUMENT (4" BRASS CAP IN CONCRETE)
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP WHICH MAY BE REPLACED AT A LATER DATE WITH A TYPE II ROW MARKER (4" BRONZE CAP IN CONCRETE)
- ...CALCULATED POSITION
- IR.....IRON ROD (REBAR)
- IP.....IRON PIPE
- P.O.B....POINT OF BEGINNING
- P.O.C....POINT OF COMMENCEMENT
- D.R.....DEED RECORDS OF RANDALL COUNTY
- O.P.R....OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY
- C.F.....CLERK'S FILE
- VV/PPP.VOLUME/PAGE
- C.C.M....COMMISSIONERS' COURT MINUTES OF RANDALL COUNTY

NOTES:

1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983.
2. DISTANCES ARE SURFACE VALUES.
3. COORDINATE VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000250413.
4. DATE OF FIELD SURVEY: 2-11-13
5. CALLS OF RECORD ARE SHOWN IN PARENTHESES.
5. PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.

PARCEL 4
0.02354 ACRES
STATE HIGHWAY LOOP 335 RANDALL COUNTY
ROW CSJ: 2635-02-027
TEXAS DEPARTMENT OF TRANSPORTATION
P.O. BOX 7368
AMARILLO, TX 79114-7368
PHONE: (806) 356-3317
SHEET 3 OF 3 SCALE: 1"=100'

C:\Program Data\Bentley\WorkSpace\Standards\tables\pen\LP 335 SE PLATS.tbl

t:\amarow\row projects\191 randall\lp 335 southeast\survey\cad files\row survey.dgn 2/13/2013 1:28:20 PM

County: Archer
Highway: U.S. 277
STA. 10199+98.11 to 10200+48.11
R.O.W. CSJ: 0156-04-047

June 11, 2011

Description for Parcel 11A

BEING, 7,000 square feet of land, more or less, in the Palo Pinto County School Land Survey, Abstract No. 339, Archer County, Texas, and being all of Lot 7 and Lot 8, Block 101 of the Townsite of Dundee as recorded in Volume R, Page 16 of the Deed Records of Archer County, Texas and being the same two lots as described in instrument to Robert E. Huff and W. A. McCutchen as recorded in Volume S, Page 479 of the Deed Records of Archer County, Texas, said 7,000 square feet of land being more particularly described as follows:

COMMENCING at an iron rod found at the Northwesterly corner of Block 102 of said Townsite of Dundee, said corner being on the Southeasterly right-of-way line of U.S. 277;

THENCE, North 64 degrees 30 minutes 00 seconds East along the Southeasterly right-of-way line of U.S. 277 and the Northwesterly line of Block 102 and an extension thereof, a distance of 375.00 feet to the Northwesterly corner of the Block 101;

THENCE, departing the Southeasterly right-of-way line of U.S. 277, South 25 degrees 30 minutes 00 seconds East along the Southwesterly line of Block 101, a distance of 160.00 feet to a 1/2 inch iron rod found at the Northwesterly corner of Lot 7, Block 101 of the Townsite of Dendee, and being the **POINT OF BEGINNING** of the tract of land herein described, from which Engineer's Survey Centerline Station 10199+98.11 on said proposed U.S. Highway 277 bears South 25 degrees 30 minutes 00 seconds East, a distance of 337.78 feet. Said beginning point has a State Plane Surface Coordinate of Northing = 7,317,745.349 feet and Easting = 1,847,738.898 feet;

1) **THENCE,** North 64 degrees 30 minutes 00 seconds East along the Northwesterly lines of Lots 7 and 8, a distance of 50.00 feet to a 5/8 inch iron rod with TxDOT aluminum disc set at the northeasterly corner of Lot 8;

2) **THENCE,** South 25 degrees 30 minutes 00 seconds East along the northeasterly line of Lot 8, a distance of 140.00 feet to a 5/8 inch iron rod with TxDOT aluminum disc set at the southeasterly corner of Lot 8;

3) **THENCE,** South 64 degrees 30 minutes 00 seconds West along the Southeasterly lines of Lots 7 and 8, a distance of 50.00 feet to a 1/2 inch iron rod found at the Southwesterly corner of Lot 7;

4) **THENCE,** North 25 degrees 30 minutes 00 seconds West along the Southwesterly line of Lot 7, a distance of 140.00 feet to the **POINT OF BEGINNING** and containing 7,000 square feet (0.161 acres) of land, more or less.

County: Archer
Highway: U.S. 277
STA. 10199+98.11 to 10200+48.11
R.O.W. CSJ: 0156-04-047

Description for Parcel 11A

* 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 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, North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00013479.

For Huitt-Zollars, Inc

D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191
Huitt-Zollars, Inc.
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: June 11, 2013

STATE OF TEXAS
REGISTERED
D. REX WINCHESTER
5191
PROFESSIONAL
LAND SURVEYOR

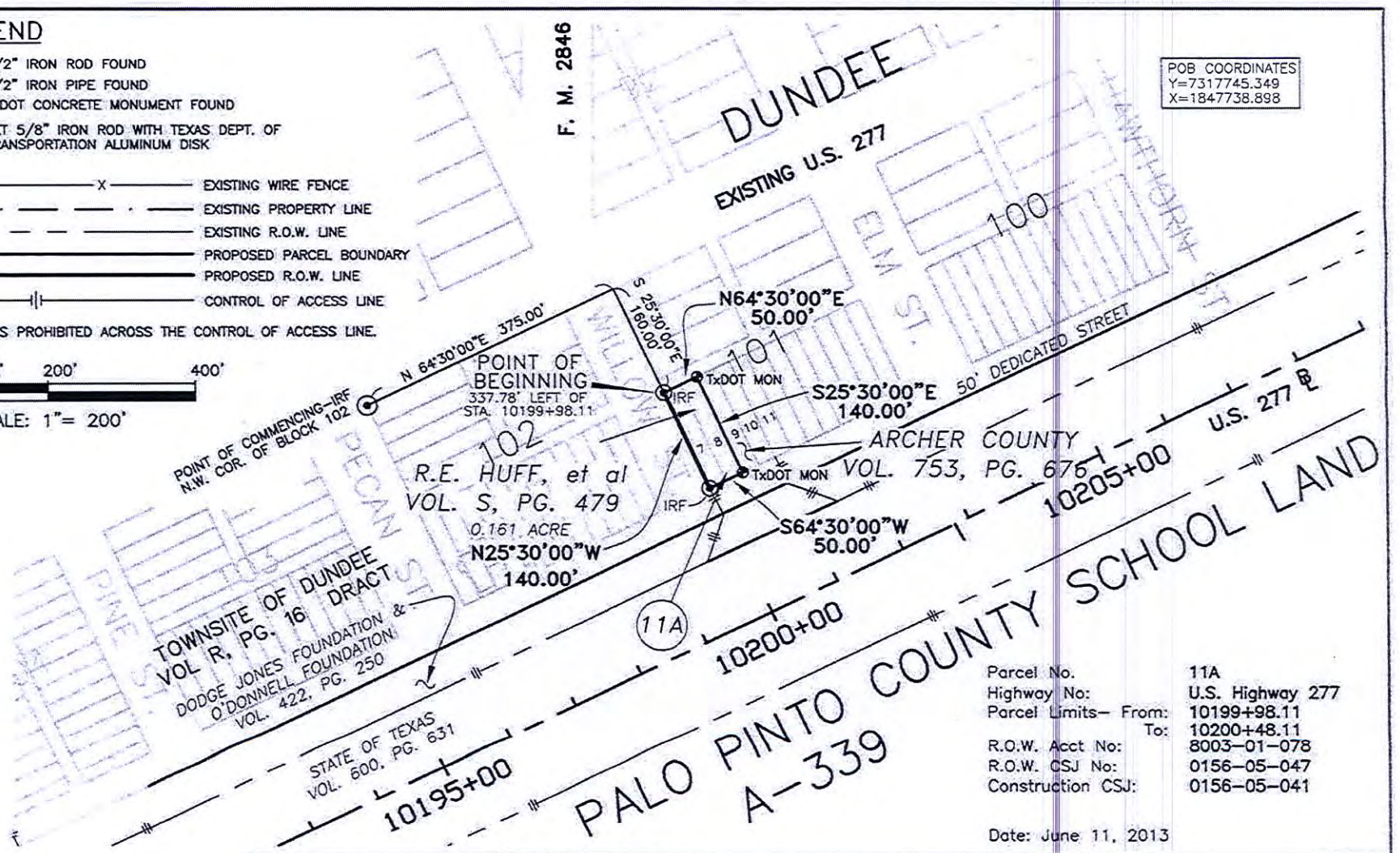
LEGEND

- IRF — 1/2" IRON ROD FOUND
- IPF — 1/2" IRON PIPE FOUND
- CMF — TxDOT CONCRETE MONUMENT FOUND
- TxDOT MON — SET 5/8" IRON ROD WITH TEXAS DEPT. OF TRANSPORTATION ALUMINUM DISK
- EXISTING WIRE FENCE
- EXISTING PROPERTY LINE
- EXISTING R.O.W. LINE
- PROPOSED PARCEL BOUNDARY
- PROPOSED R.O.W. LINE
- CONTROL OF ACCESS LINE

NOTE: ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

0' 50' 100' 200' 400'

SCALE: 1"= 200'



Parcel No.	11A
Highway No:	U.S. Highway 277
Parcel Limits– From:	10199+98.11
To:	10200+48.11
R.O.W. Acct No:	8003–01–078
R.O.W. CSJ No:	0156–05–047
Construction CSJ:	0156–05–041

Date: June 11, 2013

ALL BEARINGS ARE REFERENCED TO THE U.S. STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, NAD '83, TEXAS NORTH CENTRAL ZONE. ALL COORDINATES, ACREAGES, AND DISTANCES ARE SURFACE. THE SURFACE ADJUSTMENT FACTOR USED IS 1.00013479.

Texas Department of Transportation
© 2013 TxDOT

FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.			SHEET NO.
	TEXAS	RW 156-5-47			
STATE DIST.	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.
WICHITA FALLS	ARCHER	0156	05	047	US 277

STATE OF TEXAS
REGISTERED
D. REX WINCHESTER
5191
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY PLAT ACCURATELY REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON JUNE 11, 2013 AND IS BEING SUBMITTED ALONG WITH THE SURVEYOR'S FIELD NOTE DESCRIPTION OF THE PROPERTY SHOWN HEREON.

D. REX WINCHESTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5191

EXHIBIT "A"
PARCEL PLAT
SHOWING PARCEL 11A
US HIGHWAY 277

County:	Archer
R.O.W. Acct No:	8003-01-078
R.O.W. CSJ No:	0156-05-047
Construction CSJ:	0156-05-041
Highway No:	U.S. Highway 277
Parcel Limits- From:	10200+73.10
To:	10200+98.10

LEGAL DESCRIPTION FOR GARY GRIFFIN & LANDON J. CULLUM
PARCEL NO. 13
0.080 ACRE

FIELD NOTES FOR A 0.080 ACRE PARCEL OF LAND, BEING ALL OF LOT 10 OUT OF BLOCK 101 IN THE TOWNSITE OF DUNDEE, PALO PINTO COUNTY SCHOOL LAND, ARCHER COUNTY, TEXAS, SAID 0.080 ACRES BEING PART OF A 0.723 ACRE TRACT RENDERED BY GARY GRIFFIN AND LANDON J. CULLUM AS RECORDED IN THE TAX RECORDS OF ARCHER COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

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

BEGINNING at an iron rod with yellow cap set at the Northeast corner of this parcel and being the Northeast corner of Lot 10, Block 101, said iron rod bears N 64°30'00"E–475.00 feet and S 25°30'00"E–160.00 feet from the commencing point, an iron rod found at the Northwest corner of Block 102, said beginning point is 337.76 feet left of proposed U.S. Highway 277 Baseline Station 10200+98.10 and in the East line of proposed FM 2846 extension;

1. THENCE S 25°30'00"E along the East line of Lot 10, 140.00 feet to an iron rod with yellow cap set in the South line of Block 101;
2. THENCE S 64°30'00"W, along the South line of Block 101, 25.00 feet to an iron rod with yellow cap set;
3. THENCE N 25°30'00"W–140.00 feet to an iron rod with yellow cap set;
4. THENCE N 64°30'00"E–25.00 feet to the PLACE OF BEGINNING and containing 0.080 acre of land.

CORLETT, PROBST & BOYD, L.L.P.

STATE OF TEXAS:
COUNTY OF ARCHER:

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

IN WITNESS THEREOF, my hand and seal, this the 31st day of August, A.D., 2002

Dennis Probst 8-31-02

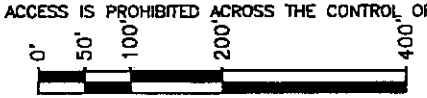
DENNIS PROBST
REGISTERED PROFESSIONAL
LAND SURVEYOR #5352

STATE OF TEXAS
REGISTERED
DENNIS PROBST
5352
PROFESSIONAL
LAND SURVEYOR

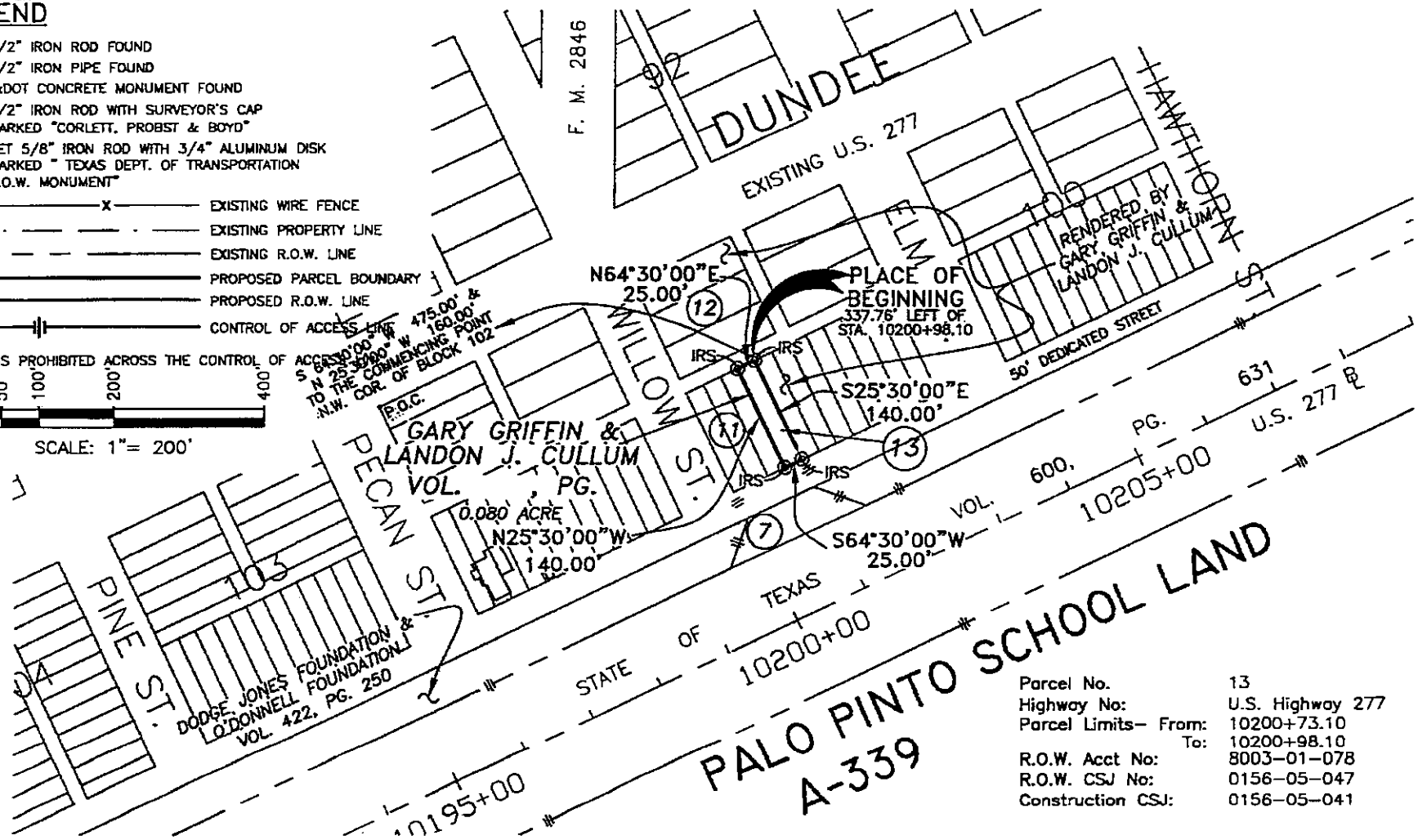
LEGEND

- IRF — 1/2" IRON ROD FOUND
- IPF — 1/2" IRON PIPE FOUND
- CMF — TxDOT CONCRETE MONUMENT FOUND
- IRS — 1/2" IRON ROD WITH SURVEYOR'S CAP MARKED "CORLETT, PROBST & BOYD"
- TxDOT MON — SET 5/8" IRON ROD WITH 3/4" ALUMINUM DISK MARKED " TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
- EXISTING WIRE FENCE
- EXISTING PROPERTY LINE
- EXISTING R.O.W. LINE
- PROPOSED PARCEL BOUNDARY
- PROPOSED R.O.W. LINE
- CONTROL OF ACCESS LINE

NOTE: ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE



SCALE: 1"= 200'



Parcel No.	13
Highway No:	U.S. Highway 277
Parcel Limits– From:	10200+73.10
To:	10200+98.10
R.O.W. Acct No:	8003–01–078
R.O.W. CSJ No:	0156–05–047
Construction CSJ:	0156–05–041

BASIS OF BEARINGS:
Bearings based on State Plane ~ Texas North Central–NAD 83
Grid to Ground factor of 1.00013479
Stated distances are ground distances only

Carter=Burgess
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735–6000 FAX (817) 735–8148

Texas Department of Transportation

STATE OF TEXAS:
COUNTY OF ARCHER:

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

IN WITNESS THEREOF, my hand and seal, this the 31st day of August, A.D. 2002

Dennis Probst 8-31-02

DENNIS PROBST
REGISTERED PROFESSIONAL
LAND SURVEYOR #5352

STATE OF TEXAS
REGISTERED
DENNIS PROBST
5352
PROFESSIONAL
LAND SURVEYOR

CORLETT, PROBST & BOYD, L.L.P.
Engineers and Surveyors
4605 JACKSBORO HIGHWAY WICHITA FALLS, TEXAS 76302 (940)–723–1455

DATE	DRAWN	CHECKED	APPROVED	SCALE
AUGUST, 2001	EHK	KWP	DLP	1"=200'

U.S. 277
ARCHER COUNTY, TEXAS
A PLAT OF 0.080 ACRE OF LAND OUT OF BLOCK 101, TOWNSITE OF DUNDEE, PALO PINTO COUNTY SCHOOL LAND, A–339
CSJ: 0156–05–047

PARCEL NO. 13

\\EHK\EHK\EHK\2000\TXDOT\12624\PARCELS\4200\PARCELS\PARCEL13A.DWG – AUG 24, 2001 3:57 PM

County:	Archer
R.O.W. Acct No:	8003-01-078
R.O.W. CSJ No:	0156-05-047
Construction CSJ:	0156-05-041
Highway No:	U.S. Highway 277
Parcel Limits- From:	10199+98.12
To:	10200+98.12

LEGAL DESCRIPTION FOR GARY GRIFFIN & LANDON J. CULLUM
PARCEL NO. 12
0.321 ACRE

FIELD NOTES FOR A 0.321 ACRE PARCEL BEING PART OF LOTS 4, 5 AND 6 OUT OF BLOCK 101, IN THE TOWNSITE OF DUNDEE, PALO PINTO COUNTY SCHOOL LAND, ARCHER COUNTY, TEXAS, SAID 0.321 ACRES BEING PART OF A 0.450 ACRE TRACT RENDERED BY GARY GRIFFIN AND LANDON J. CULLUM AS RECORDED IN THE TAX RECORDS OF ARCHER COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

BEGINNING at an iron rod with TxDOT cap set at the occupied Northwest corner of this parcel, also being the Northwest corner of Block 101, said rod bears N 64°30'00" E–375.00 feet from the commencing point, an iron rod found at the Northwest corner of Block 102, and is 497.78 feet left of proposed U.S. Highway 277 Baseline Station 10199+98.12, said rod also being in the West line of proposed FM Highway 2846 extension and in the South right–of–way of existing U.S. Highway 277;

1. THENCE N 64°30'00" E, along said South right–of–way line, 100.00 feet to an iron rod with TxDOT cap set in the East line of FM 2846 proposed extension;

2. THENCE S 25°30'00" E–140.00 feet to an iron rod with yellow cap set;

3. THENCE S 64°30'00" W–100.00 feet to an iron rod with yellow cap set in the West line of Block 101;

4. THENCE N 25°30'00" W, along said West line, 140.00 feet to the PLACE OF BEGINNING and containg 0.321 acre of land.

CORLETT, PROBST & BOYD, L.L.P.

STATE OF TEXAS:
COUNTY OF ARCHER:

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

IN WITNESS THEREOF, my hand and seal, this the 30th day of July, A.D., 2002

Dennis Probst 7-30-02

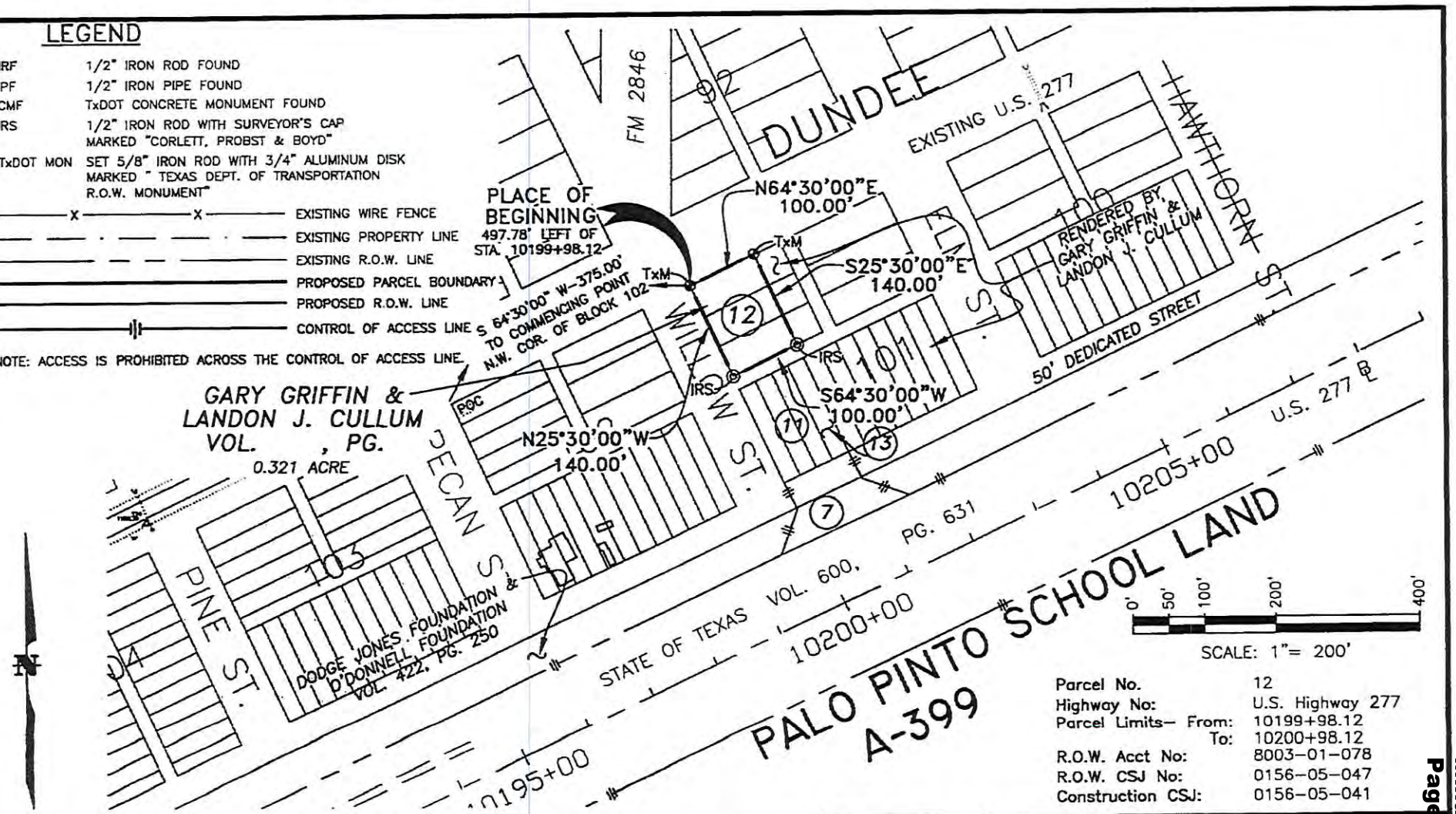
DENNIS PROBST
REGISTERED PROFESSIONAL
LAND SURVEYOR #5352

STATE OF TEXAS
REGISTERED
DENNIS PROBST
5352
PROFESSIONAL
LAND SURVEYOR

LEGEND

- IRF — 1/2" IRON ROD FOUND
- IPF — 1/2" IRON PIPE FOUND
- CMF — TxDOT CONCRETE MONUMENT FOUND
- IRS — 1/2" IRON ROD WITH SURVEYOR'S CAP MARKED "CORLETT, PROBST & BOYD"
- TxDOT MON — SET 5/8" IRON ROD WITH 3/4" ALUMINUM DISK MARKED " TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
- EXISTING WIRE FENCE
- EXISTING PROPERTY LINE
- EXISTING R.O.W. LINE
- PROPOSED PARCEL BOUNDARY
- PROPOSED R.O.W. LINE
- CONTROL OF ACCESS LINE

NOTE: ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.



Parcel No.	12
Highway No:	U.S. Highway 277
Parcel Limits— From:	10199+98.12
To:	10200+98.12
R.O.W. Acct No:	8003-01-078
R.O.W. CSJ No:	0156-05-047
Construction CSJ:	0156-05-041

BASIS OF BEARINGS:
Bearings based on State Plane ~ Texas North Central—NAD 83
Grid to Ground factor of 1.00013479
Stated distances are ground distances only

Page 2 of 2

Carter = Burgess
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735-8000 FAX (817) 735-6148

Texas Department of Transportation

STATE OF TEXAS:
COUNTY OF ARCHER:

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

IN WITNESS THEREOF, my hand and seal, this the 30th day of July, A.D., 2002

Dennis Probst 7-30-02

DENNIS PROBST
REGISTERED PROFESSIONAL
LAND SURVEYOR #5352

STATE OF TEXAS
REGISTERED
DENNIS PROBST
5352
PROFESSIONAL
LAND SURVEYOR

CORLETT, PROBST & BOYD, L.L.P.
Engineers and Surveyors
4605 JACKSBORO HIGHWAY WICHITA FALLS, TEXAS 76302 (940)-723-1455

DATE	DRAWN	CHECKED	APPROVED	SCALE
AUGUST, 2001	EHK	KWP	DLP	1"=200'

U.S. 277
ARCHER COUNTY, TEXAS
A PLAT OF 0.321 ACRE OF LAND OUT OF BLOCK 101, TOWNSITE OF DUNDEE, PALO PINTO COUNTY SCHOOL LAND, A-339
CSJ: 0156-05-047

PARCEL NO.
12

E:\EHK\2000\X001\12624\PARCELS\4200\PARCELS\PARCEL12A.DWG MODEL — JUL 30, 2002 12:07 PM

County:	Montgomery
Highway:	State Highway 99 (Segment G-2)
Project Limits:	Harris County Line at West End of Spring Creek Bridge to US 59
RCSJ No.:	3510-07-007

Property Description for Parcel 727

BEING a 0.0773 acre (3,368 square feet) parcel of land located in Montgomery County, Texas and being situated in the William Smith Survey, Abstract Number 540 and being out of a called 3.5714 acre tract, as conveyed to A-S 96 Hwy 59 North-Grand Parkway, L.P., by Warranty Deed with Vendor's Lien, executed July 24, 2007 as recorded in County Clerk's File Number 2007-087020 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 0.0773 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the common westerly corner of said 3.5714 acre tract and a called 2.155 acre tract, as conveyed to Martha S. Baker, by Warranty Deed, executed December 7, 2001 as recorded in County Clerk's File Number 2001-109901 of the O.P.R.R.P.M.C., and being in the easterly line of a called 57.24 acre tract, as conveyed to Sig-Valley Ranch, LTD., by Warranty Deed with Vendor's Lien, executed June 30, 2005 as recorded in County Clerk's File Number 2005-070741 of the O.P.R.R.P.M.C., and in the line common to said William Smith Survey and the William Massey Survey, Abstract Number 387, from which a found 1/2 inch iron rod bears North 87 degrees 27 minutes 19 seconds East, a distance of 3.90 feet, thence as follows:

North 87 degrees 27 minutes 17 seconds East, along the line common to said 3.5714 acre tract and said 2.155 acre tract, a distance of 241.70 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed northerly right-of-way line of State Highway 99 (width varies), being in a curve to the right and being the POINT OF BEGINNING of the herein described parcel, having coordinates of N=13,980,237.51 and E=3,160,877.19;

1) THENCE, Northeasterly, along the proposed northerly right-of-way line of said State Highway 99, a distance of 68.22 feet, along the arc of said curve to the right, having a radius of 10,069.13 feet, a central angle of 00 degrees 23 minutes 17 seconds, and a chord bearing and distance of North 16 degrees 33 minutes 03 seconds East, 68.22 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the point of tangency;**

2) THENCE, North 16 degrees 44 minutes 41 seconds East, continuing along the proposed northerly right-of-way line of said State Highway 99, a distance of 250.13 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the point of intersection with the existing westerly right-of-way line of Interstate 69/U.S. Highway 59 (width varies);**

3) THENCE, South 12 degrees 50 minutes 53 seconds West (called 12°02'45" West), along the existing westerly right-of-way line of said Interstate 69/U.S. Highway 59, a distance of 311.73 feet, to the common easterly corner of said 3.5714 acre tract and said 2.155 acre tract;

4) THENCE, South 87 degrees 27 minutes 17 seconds West (called South 86°40'34" West), departing the existing westerly right-of-way line of said Interstate 69/U.S. Highway 59 and along the line common to said 3.5714 acre tract and said 2.155 acre tract, a distance of 22.20 feet, to the POINT OF BEGINNING and containing 0.0773 acre (3,368 square feet) of land.

Notes:

All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (1993 Adj.) and are based on original Brown & Gay control points G2, G4, G18 and G30. All distances and coordinates are surface values expressed in U.S. survey feet. To convert to grid divide the surface values by the combined adjustment factor of 1.0000437. To convert back to surface values of previously established survey data prepared by Brown and Gay Engineers, Inc. for the Harris County Toll Road Authority in 2005, multiply grid values by the standard TxDOT scale factor of 1.00013, however these surface values will not match actual surface measurements.

This property description was prepared in conjunction with a parcel plat of even date.

Surveyed on the ground in April, 2013.

**The monument described and set in this call 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 will be permitted to the remainder property abutting the highway facility.

I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

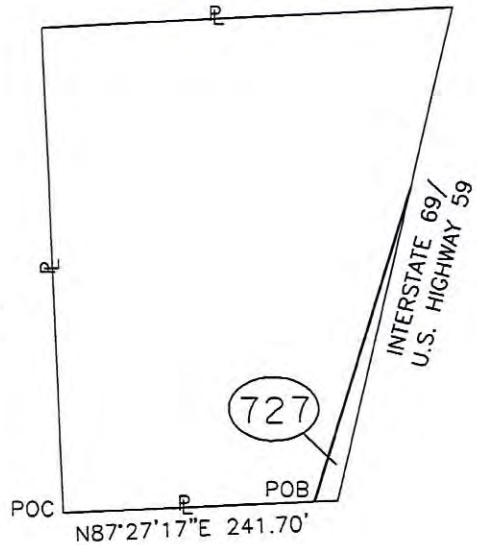
06/12/13

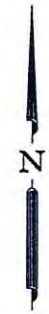
Richard R. Dorr Date
Registered Professional Land Surveyor
Texas Registration No. 4780

STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

Prepared by: TranSystems
3200 Southwest Freeway, Suite 1350
Houston, TX 77027
(713) 807-0600

PARENT TRACT INSET
N.T.S.





N.T.S.

NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (1993 ADJ.) AND ARE BASED ON ORIGINAL BROWN AND GAY CONTROL POINTS G2, G4, G18 AND G30. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.0000437. TO CONVERT BACK TO SURFACE VALUES OF PREVIOUSLY ESTABLISHED SURVEY DATA PREPARED BY BROWN & GAY ENGINEERS, INC. FOR THE HARRIS COUNTY TOLL ROAD AUTHORITY IN 2005, MULTIPLY GRID COORDINATES BY THE STANDARD TXDOT SCALE FACTOR OF 1.00013, HOWEVER THESE SURFACE VALUES WILL NOT MATCH ACTUAL SURFACE MEASUREMENTS.
2. O.P.R.R.P.H.C. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, C.C.F. DENOTES COUNTY CLERK'S FILE.
3. FIELD SURVEYS WERE COMPLETED IN APRIL, 2013.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ** DENOTES THAT 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.
6. N.T.S. INDICATES NOT TO SCALE.
7. PARENTHESIS INDICATE CALLED BEARING AND DISTANCE FROM DEED/PLAT.
8. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-60923 WITH AN EFFECTIVE DATE OF 12/26/2012.

REVISED: TRANSYSTEMS / JUNE 2013
REVISED TO REFERENCE TITLE COMMITMENT AND ADD COMMENCING CALLS TO PARENT TRACT INSET.

EXISTING	TAKING	REMAINING
3.5850 AC.	3,368 S.F. 0.0773 AC.	3.5077 AC. LT.

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

06/12/13

RICHARD R. DORR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4780

STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

PARCEL PLAT

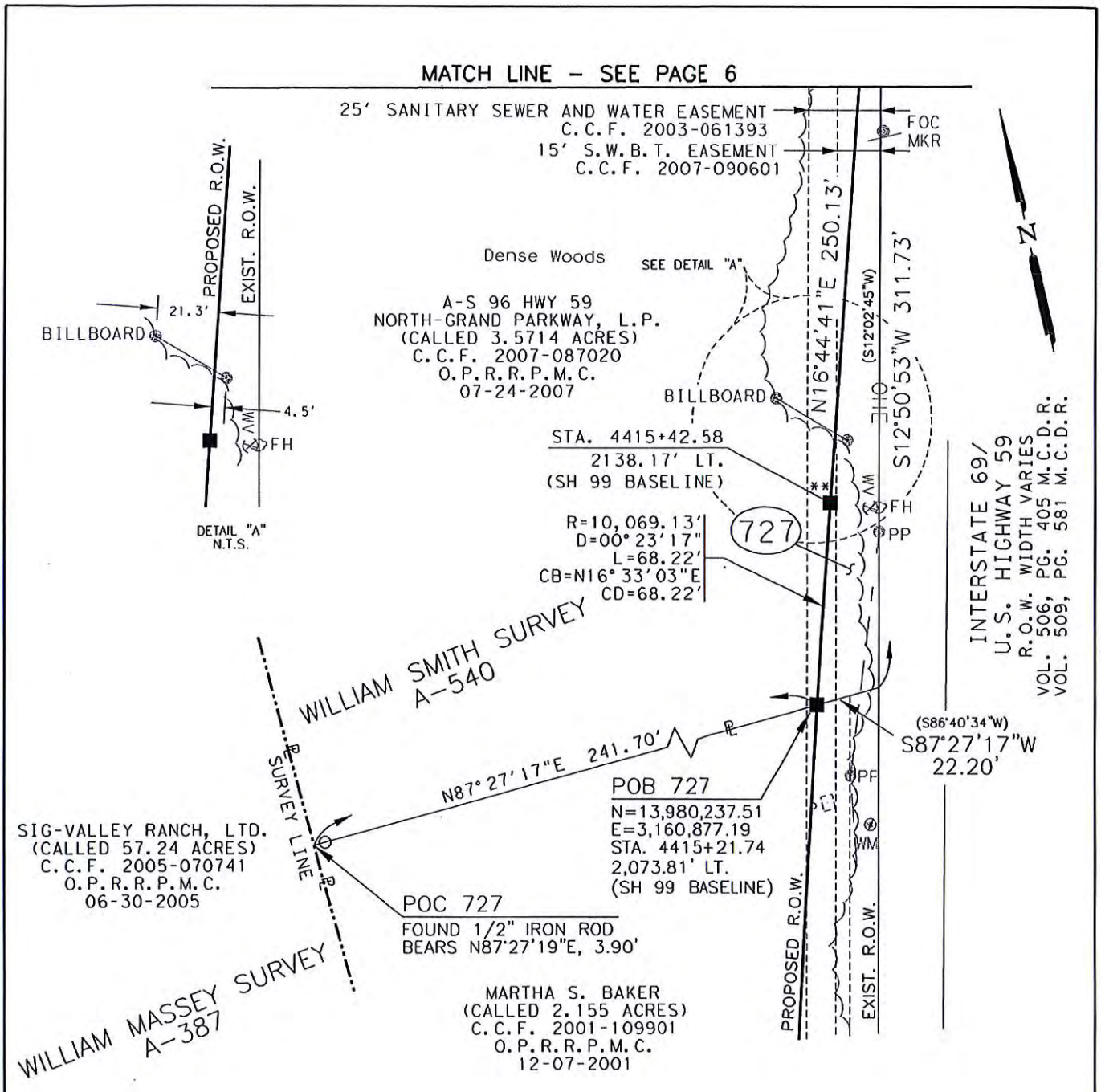
SHOWING PROPERTY OF

PARCEL 727

ROW CSJ NO. 3510-07-007
SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650

SCALE: N.T.S. SEPTEMBER, 2012



LEGEND

- ○ = MONUMENT FOUND AS NOTED
- ● = SET TxDOT ALUM. CAP ON CONCRETE UNLESS OTHERWISE NOTED
- ■ = SET 5/8" IRON ROD WITH TxDOT ALUM. CAP
- ■ A.D.L. = SET TxDOT MONUMENT FOR ACCESS DENIAL LINE

25 0 50

SCALE: 1"=50'

PARCEL PLAT

SHOWING PROPERTY OF

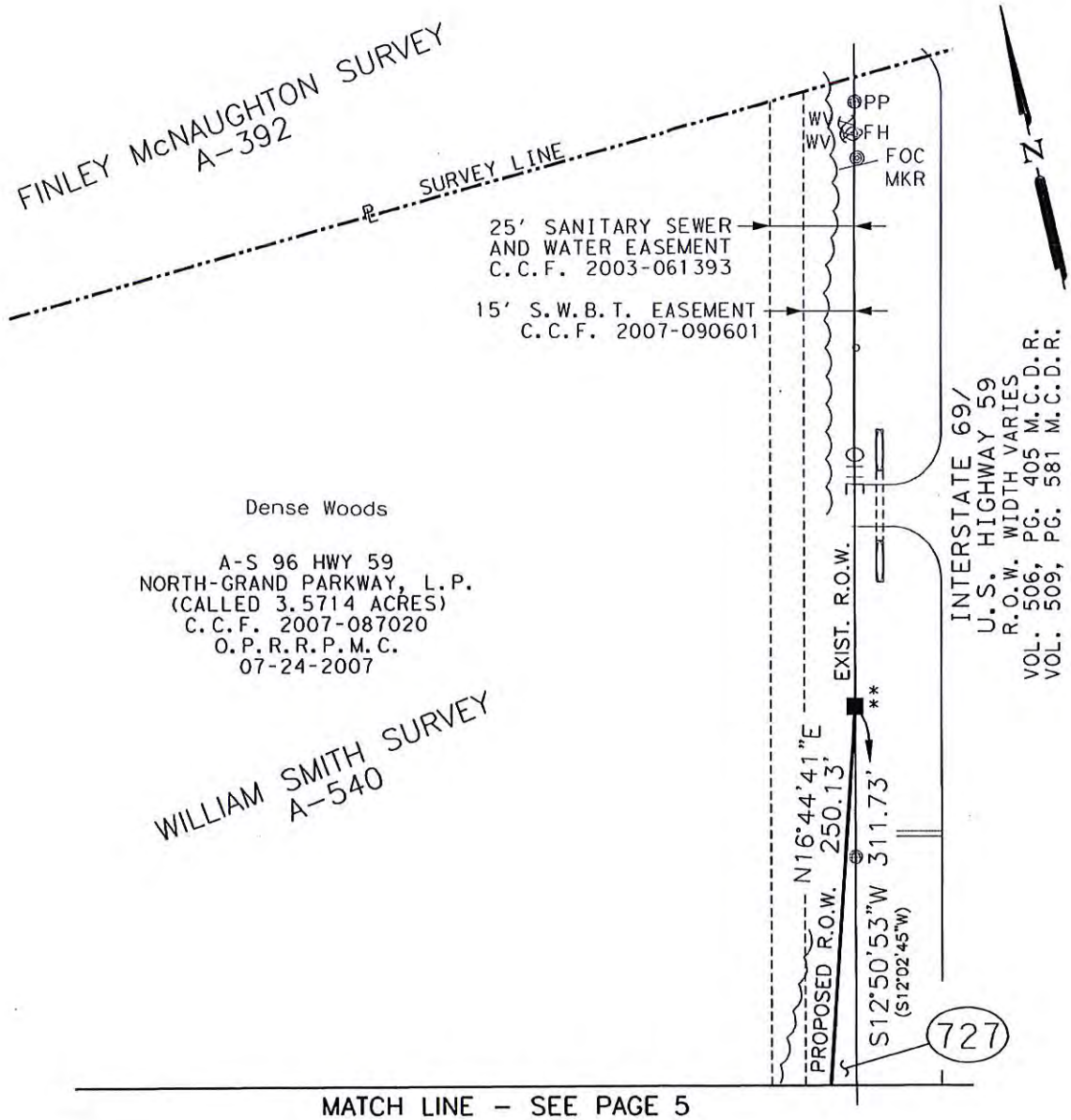
PARCEL 727

ROW CSJ NO. 3510-07-007

SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650

SCALE: 1" = 50' SEPTEMBER, 2012



LEGEND

○ = MONUMENT FOUND AS NOTED

● = SET TxDOT ALUM. CAP ON CONCRETE UNLESS OTHERWISE NOTED

■ = SET 5/8" IRON ROD WITH TxDOT ALUM. CAP

■ = SET TxDOT MONUMENT FOR ACCESS DENIAL LINE
A.D.L.

25 0 50

SCALE: 1"=50'

PARCEL PLAT

SHOWING PROPERTY OF

PARCEL 727

ROW CSJ NO. 3510-07-007

SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650

SCALE: 1" = 50' SEPTEMBER, 2012

PAGE 6 OF 6

County:	Montgomery
Highway:	State Highway 99 (Segment G-2)
Project Limits:	Harris County Line at West End of Spring Creek Bridge to US 59
RCSJ No.:	3510-07-007

Property Description for Parcel 629

BEING a 7.544 acre (328,607 square feet) parcel of land located in Montgomery County, Texas and being situated in the Montgomery County School Land Survey, Abstract Number 350 and being out of the remainder of a called 692.342 acre tract, as conveyed to Toll Houston TX, LLC, by Special Warranty Deed, executed October 19, 2012 as recorded in County Clerk's File Number 2012103106 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 7.544 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the common southerly corner of the remainder of said 692.342 acre tract and a called 364.7 acre tract, as conveyed to Bell Endeavors, Ltd., by Special Warranty Deed, executed February 20, 2004 as recorded in County Clerk's File Number 2004-021196 of the O.P.R.R.P.M.C., thence as follows:

North 40 degrees 56 minutes 03 seconds West, along the line common to the remainder of said 692.342 acre tract and said 364.7 acre tract, a distance of 5,903.88 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed southerly right-way line of State Highway 99 (width varies), being the POINT OF BEGINNING of the herein described parcel, having coordinates of N=13,975,347.45 and E=3,117,505.52;

1) THENCE, South 55 degrees 35 minutes 12 seconds West, departing the line common to the remainder of said 692.342 acre tract and said 364.7 acre tract and along the proposed southerly right-of-way line of said State Highway 99, at a distance of 675.30 feet, passing a 5/8 inch iron rod with TxDOT aluminum cap set for reference 200.00 feet right of baseline station 3945+00, continuing along the proposed southerly right-of-way line of said State Highway 99, a total distance of 1,355.34 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the beginning of a tangent curve to the left;**

2) THENCE, Southwesterly, continuing along the proposed southerly right-of-way line of said State Highway 99, at an arc distance of 804.75 feet, passing a 5/8 inch iron rod with TxDOT aluminum cap set for reference 200.00 feet right of baseline station 3930+00, continuing along the proposed southerly right-of-way line of said State Highway 99, a distance of 1,071.04 feet, along the arc of said curve to the left, having a radius of 10,586.00 feet, a central angle of 05 degrees 47 minutes 49 seconds, and a chord bearing and distance of South 52 degrees 41 minutes 18 seconds West, 1,070.59 feet, to the northeasterly corner of Restricted Reserve "C" of Benders Landing, Section One, a subdivision of record according to the map or plat thereof recorded in Cabinet P, Sheet 122 of the Montgomery County Map Records (M.C.M.R.), said Restricted Reserve "C" conveyed to Benders Landing Property Owners Association, Inc. by Special Warranty Deed, executed April 22, 2004 as recorded in County Clerk's File Number 2004-051790 of the O.P.R.R.P.M.C. and being in the existing easterly right-of-way of Riley-Fuzzel Road (100 feet wide), from which a found 5/8 inch iron rod with cap stamped "VTSM 4070" bears North 45 degrees 33 minutes 00 seconds East, a distance of 0.13 foot and a found 5/8 inch iron rod with cap stamped "VTSM 4070" bears South 32 degrees 42 minutes 24 seconds West, a distance of 0.14 foot;**

3) THENCE, North 40 degrees 09 minutes 50 seconds West, along the line common to the remainder of said 692.342 acre tract and the existing easterly right-of-way of said Riley Fuzzel Road, a distance of 33.77 feet, to the common westerly corner of the remainder of said 692.342 acre tract and a called 396.0153 acre tract, as conveyed to Elan Land Investments, L.P., by Special Warranty Deed, executed October 2, 2001 as recorded in County Clerk's File Number 2001-090558 of the O.P.R.R.P.M.C.;

4) THENCE, North 50 degrees 21 minutes 07 seconds East (called North 49°58'14" East), departing the existing easterly right-of-way line of said Riley Fuzzel Road and along the line common to the remainder of said 692.342 acre tract and said 396.0153 acre tract, a distance of 1,253.42 feet (called 1,253.37 feet), to a 5/8 inch iron rod found for an angle point;

5) THENCE, North 40 degrees 14 minutes 56 seconds East (called North 40°16'48" East), continuing along the line common to the remainder of said 692.342 acre tract and said 396.0153 acre tract, a distance of 141.98 feet (called 141.84 feet), to the point of intersection with the existing westerly right-of-way line of Riley Fuzzel Road (100 feet wide), from which a found 1 inch iron pipe bears South 40 degrees 19 minutes 20 seconds West, a distance of 2.33 feet;

6) THENCE, South 40 degrees 36 minutes 51 seconds East (called South 41°21'57" East), along the line common to the remainder of said 692.342 acre tract and the existing westerly right-of-way line of said Riley Fuzzel Road, a distance of 24.99 feet (called 15.93 feet), to a 5/8 inch iron rod found for an angle point;

7) THENCE, North 42 degrees 55 minutes 54 seconds East (called North 42°07'44" East), continuing along the line common to the remainder of said 692.342 acre tract and the existing southerly right-of-way line of said Riley Fuzzel Road, a distance of 85.01 feet (called 84.87 feet), to a 5/8 inch iron rod found for an angle point;

8) THENCE, North 39 degrees 43 minutes 06 seconds East (called North 38°56'40" East), continuing along the line common to the remainder of said 692.342 acre tract and the existing southerly right-of-way line of said Riley Fuzzel Road, a distance of 659.21 feet (called 659.28 feet), to an angle point;

9) THENCE, North 44 degrees 03 minutes 48 seconds East (called North 43°21'07" East), continuing along the line common to the remainder of said 692.342 acre tract and the existing southerly right-of-way line of said Riley Fuzzel Road, a distance of 287.42 feet, to a 5/8 inch iron rod with cap stamped "VTSM 4070" found for the common northerly corner of the remainder of said 692.342 acre tract and said 364.7 acre tract, from which a found 5/8 inch iron rod with broken cap bears South 41 degrees 34 minutes 12 seconds East, a distance of 3.68 feet;

10) THENCE, South 40 degrees 56 minutes 03 seconds East (called South 41°42'40" East), departing the line common to the remainder of said 692.342 acre tract and the existing southerly right-of-way line of said Riley Fuzzel Road and along the line common to the remainder of said 692.342 acre tract and said 364.7 acre tract, a distance of 365.18 feet, to the POINT OF BEGINNING and containing 7.544 acres (328,607 square feet) of land.

Notes:

All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (1993 Adj.) and are based on original Brown & Gay control points G2, G4, G18 and G30. All distances and coordinates are surface values expressed in U.S. survey feet. To convert to grid divide the surface values by the combined adjustment factor of 1.0000437. To convert back to surface values of previously established survey data prepared by Brown and Gay Engineers, Inc. for the Harris County Toll Road Authority in 2005, multiply grid values by the standard TxDOT scale factor of 1.00013, however these surface values will not match actual surface measurements.

This property description was prepared in conjunction with a parcel plat of even date.

Surveyed on the ground in March, 2013.

**The monument described and set in this call 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 will be permitted to the remainder property abutting the highway facility.

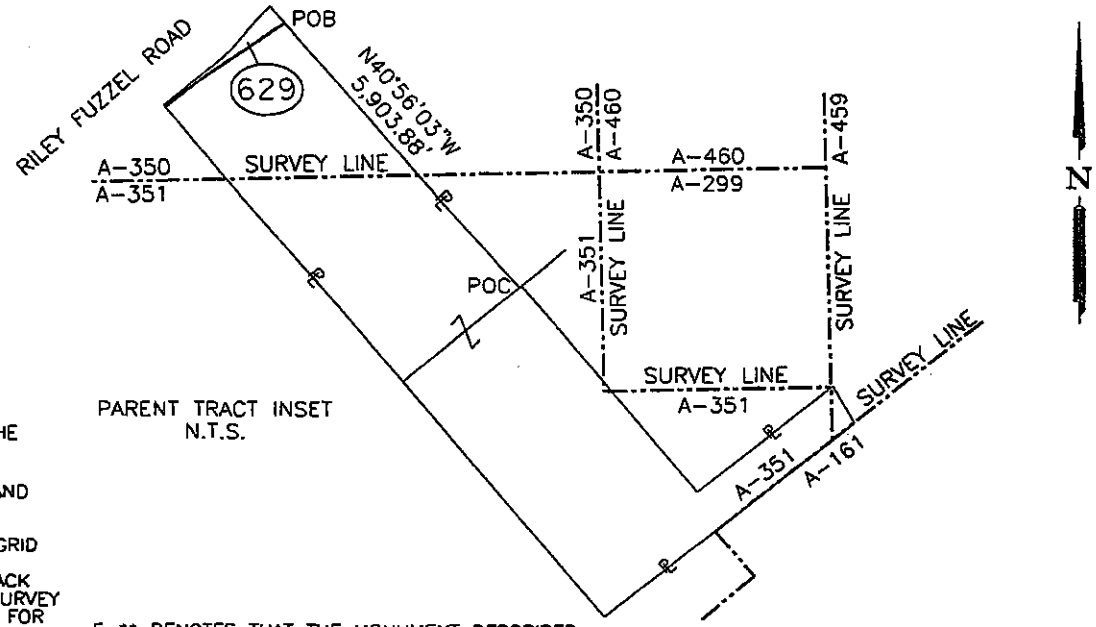
I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

05/22/13

Richard R. Dorr Date
Registered Professional Land Surveyor
Texas Registration No. 4780

STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

Prepared by: TranSystems
3200 Southwest Freeway, Suite 1350
Houston, TX 77027
(713) 807-0600



PARENT TRACT INSET
N.T.S.

NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (1993 ADJ.) AND ARE BASED ON ORIGINAL BROWN AND GAY CONTROL POINTS G2, G4, G18 AND G30. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.0000437. TO CONVERT BACK TO SURFACE VALUES OF PREVIOUSLY ESTABLISHED SURVEY DATA PREPARED BY BROWN & GAY ENGINEERS, INC. FOR THE HARRIS COUNTY TOLL ROAD AUTHORITY IN 2005, MULTIPLY GRID COORDINATES BY THE STANDARD TXDOT SCALE FACTOR OF 1.00013, HOWEVER THESE SURFACE VALUES WILL NOT MATCH ACTUAL SURFACE MEASUREMENTS.
2. M.C.M.R. DENOTES MONTGOMERY COUNTY MAP RECORDS, O.P.R.R.P.M.C. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, M.C.D.R. DENOTES MONTGOMERY COUNTY DEED RECORDS, C.C.F. DENOTES COUNTY CLERK'S FILE, M.C.P.R. DENOTES MONTGOMERY COUNTY PROBATE RECORDS.
3. FIELD SURVEYS WERE COMPLETED IN MARCH, 2013.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ** DENOTES THAT 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.
6. N.T.S. INDICATES NOT TO SCALE.
7. PARENTHESIS INDICATE CALLED BEARING AND DISTANCE FROM DEED/PLAT.
8. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-60572 WITH AN EFFECTIVE DATE OF 02/13/2013.

REVISED: TRANSYSTEMS / MAY 2013
REVISED TO REFERENCE TITLE COMMITMENT AND ADD COMMENCING CALLS TO PARENT TRACT INSET.

EXISTING	TAKING	REMAINING
691.9 AC. (CALC.)	328,607 S.F. 7.544 AC.	684.4 AC. RT.

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

05/22/13

RICHARD R. DORR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4780

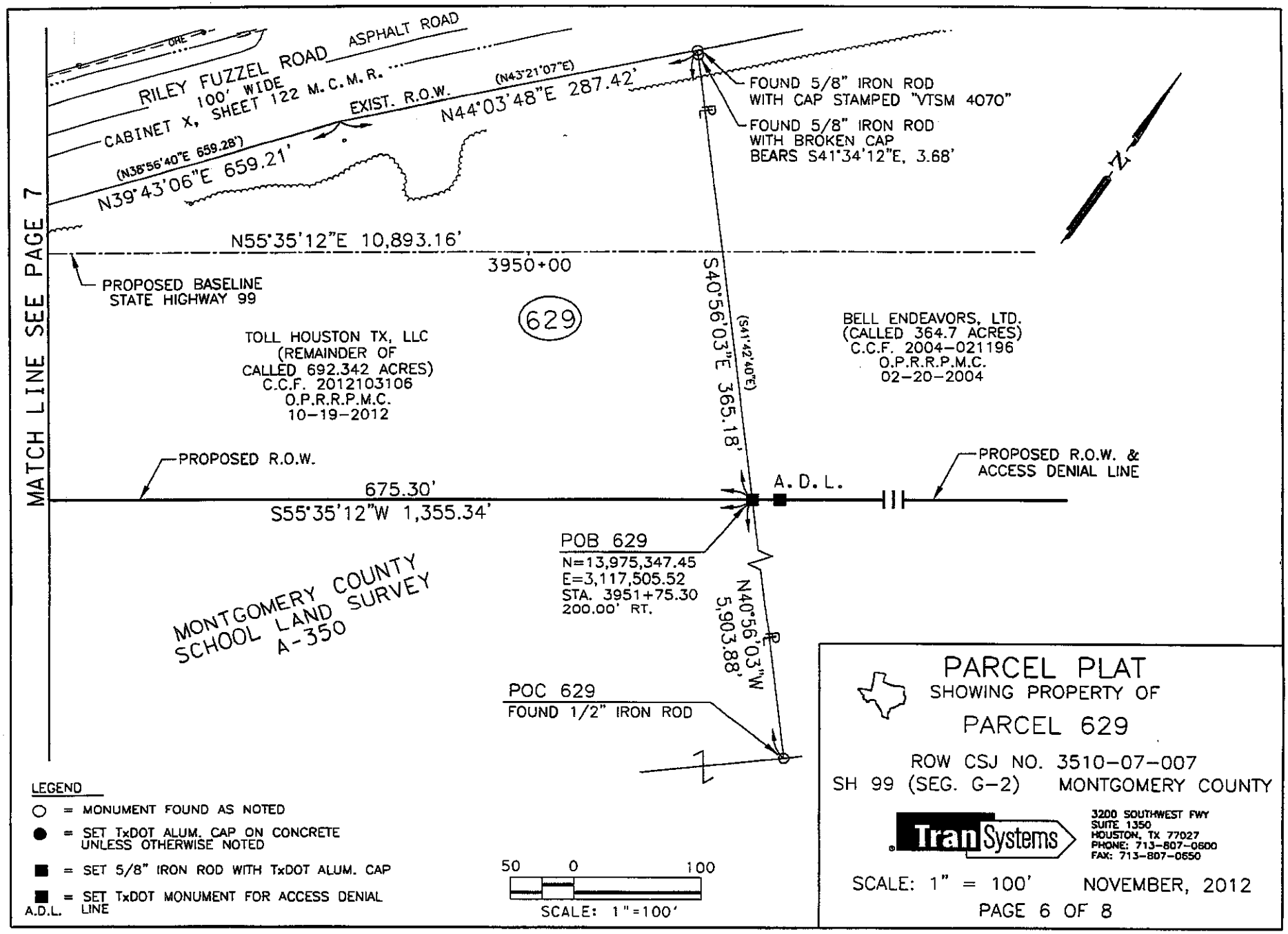
STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

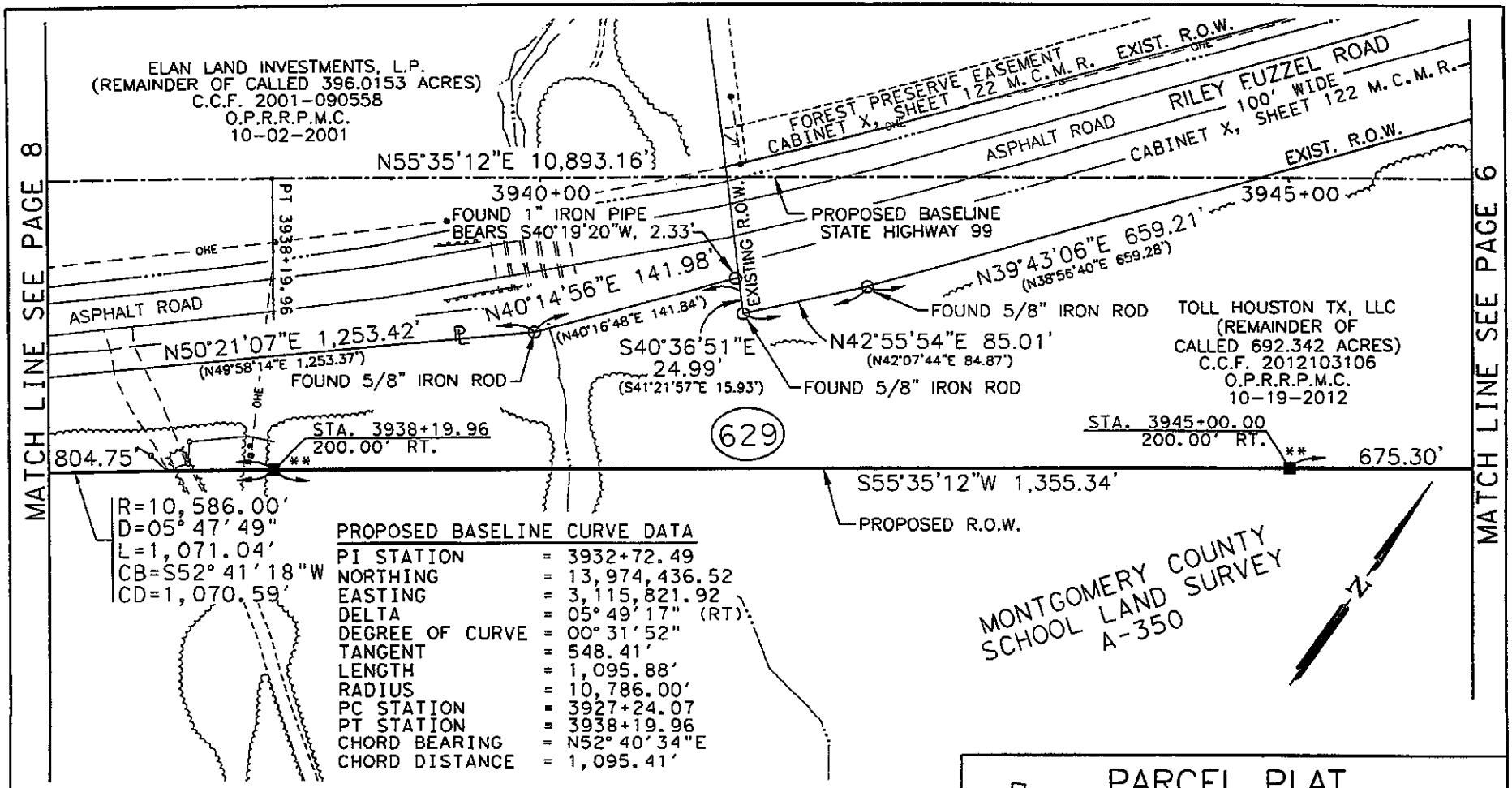
PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 629

ROW CSJ NO. 3510-07-007
SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0500
FAX: 713-807-0650

SCALE: N.T.S. NOVEMBER, 2012


MATCH LINE SEE PAGE 7
RILEY FUZZEL ROAD
ASPHALT ROAD
100' WIDE
CABINET X, SHEET 122 M.C.M.R.
EXIST. R.O.W.
(N43°21'07"E)
N44°03'48"E 287.42'
(N38°56'40"E 659.28')
N39°43'06"E 659.21'
FOUND 5/8" IRON ROD WITH CAP STAMPED "VTSM 4070"
FOUND 5/8" IRON ROD WITH BROKEN CAP BEARS S41°34'12"E, 3.68'
N
N55°35'12"E 10,893.16'
3950+00
PROPOSED BASELINE STATE HIGHWAY 99
629
TOLL HOUSTON TX, LLC (REMAINDER OF CALLED 692.342 ACRES) C.C.F. 2012103106 O.P.R.R.P.M.C. 10-19-2012
S40°56'03"E 365.18'
(S41°42'40"E)
BELL ENDEAVORS, LTD. (CALLED 364.7 ACRES) C.C.F. 2004-021196 O.P.R.R.P.M.C. 02-20-2004
PROPOSED R.O.W.
PROPOSED R.O.W. & ACCESS DENIAL LINE
A. D. L.
675.30'
S55°35'12"W 1,355.34'
POB 629
N=13,975,347.45
E=3,117,505.52
STA. 3951+75.30
200.00' RT.
MONTGOMERY COUNTY SCHOOL LAND SURVEY A-350
N40°56'03"W 5,903.88'
POC 629
FOUND 1/2" IRON ROD
LEGEND
= MONUMENT FOUND AS NOTED
= SET TxDOT ALUM. CAP ON CONCRETE UNLESS OTHERWISE NOTED
= SET 5/8" IRON ROD WITH TxDOT ALUM. CAP
A.D.L. = SET TxDOT MONUMENT FOR ACCESS DENIAL LINE
50 0 100
SCALE: 1"=100'
PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 629
ROW CSJ NO. 3510-07-007
SH 99 (SEG. G-2) MONTGOMERY COUNTY
TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650
SCALE: 1" = 100' NOVEMBER, 2012
PAGE 6 OF 8



PROPOSED BASELINE CURVE DATA

PI STATION	=	3932+72.49
NORTHING	=	13,974,436.52
EASTING	=	3,115,821.92
DELTA	=	05°49'17" (RT)
DEGREE OF CURVE	=	00°31'52"
TANGENT	=	548.41'
LENGTH	=	1,095.88'
RADIUS	=	10,786.00'
PC STATION	=	3927+24.07
PT STATION	=	3938+19.96
CHORD BEARING	=	N52°40'34"E
CHORD DISTANCE	=	1,095.41'

LEGEND

○ = MONUMENT FOUND AS NOTED

● = SET TxDOT ALUM. CAP ON CONCRETE UNLESS OTHERWISE NOTED

■ = SET 5/8" IRON ROD WITH TxDOT ALUM. CAP

■ A.D.L. = SET TxDOT MONUMENT FOR ACCESS DENIAL LINE

50 0 100
SCALE: 1"=100'

PARCEL PLAT

SHOWING PROPERTY OF

PARCEL 629

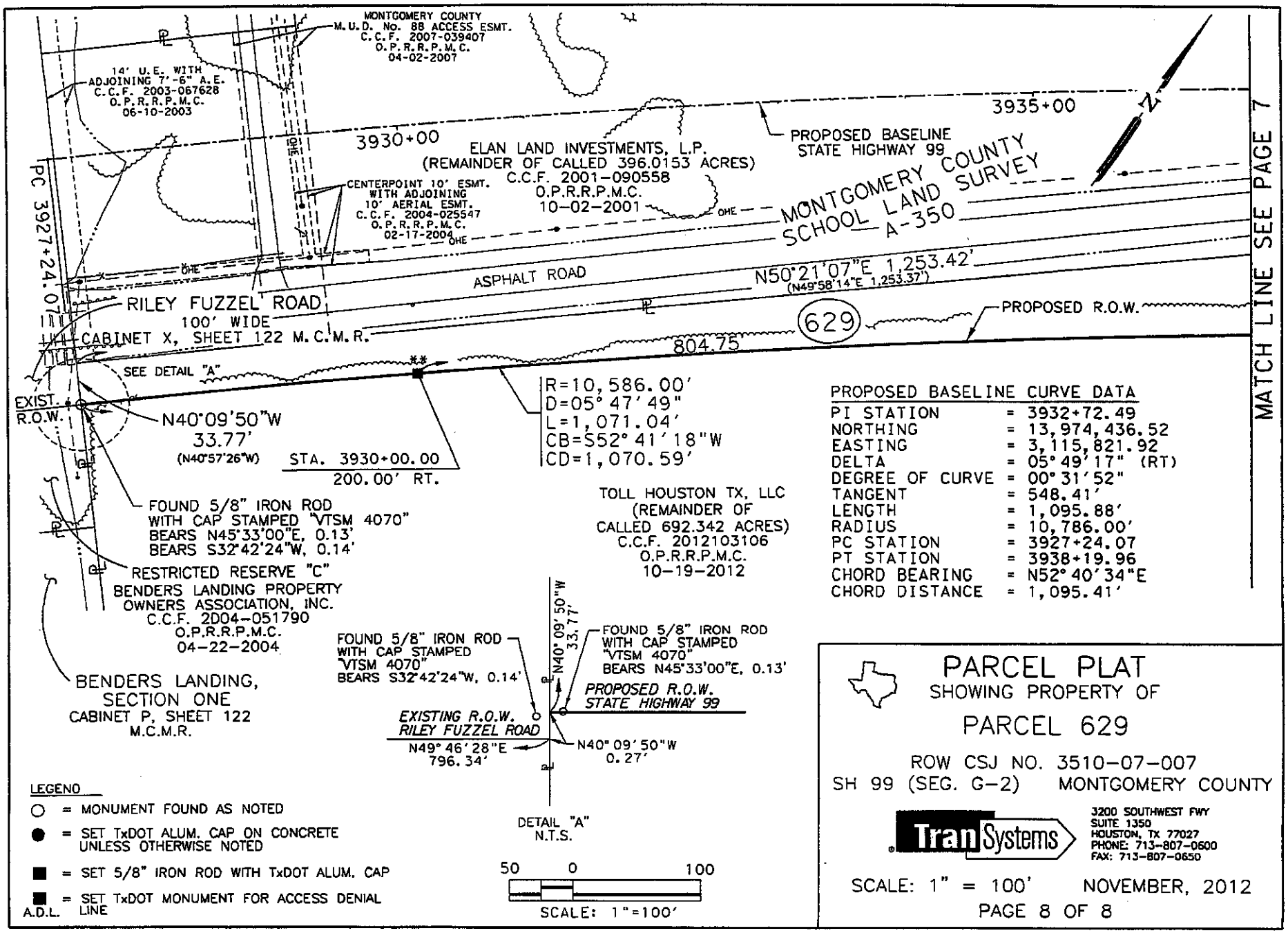
ROW CSJ NO. 3510-07-007

SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650

SCALE: 1" = 100' NOVEMBER, 2012

PAGE 7 OF 8



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CHORD BEARING	=	N52°40'34"E
CHORD DISTANCE	=	1,095.41'

County:	Montgomery
Highway:	SH 99 – Grand Parkway (Segment G2)
From:	Harris C/L at West End Spring Creek Bridge
To:	US 59
RCSJ:	3510-07-007
Parcel:	629 & 629TE

TEMPORARY EASEMENT CLAUSE

A TEMPORARY EASEMENT for the duration of two years from the date of commencement of work on said Temporary Easement for the purpose of reworking the existing drainage channel on the remainder to allow it to transition into the proposed cross culvert located inside the Grand Parkway right-of-way, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of reworking the existing drainage channel located on the remainder to allow it to transition into the proposed cross culvert to be located inside the Grand Parkway right-of-way.

County:	Montgomery
Highway:	State Highway 99 (Segment G-2)
Project Limits:	Harris County Line at West End of Spring Creek Bridge to US 59
RCSJ No.:	3510-07-007

Property Description for Parcel 629TE

BEING a 0.0264 acre (1,152 square feet) parcel of land located in Montgomery County, Texas and being situated in the Montgomery County School Land Survey, Abstract Number 350 and being out of the remainder of a called 692.342 acre tract, as conveyed to Toll Houston TX, LLC, by Special Warranty Deed, executed October 19, 2012 as recorded in County Clerk's File Number 2012103106 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 0.0264 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the common southerly corner of the remainder of said 692.342 acre tract and a called 364.7 acre tract as conveyed to Bell Endeavors, Ltd., by Special Warranty Deed, executed February 20, 2004 as recorded in County Clerk's File Number 2004-021196 of the O.P.R.R.P.M.C., thence as follows:

South 49 degrees 50 minutes 10 seconds West, along the southerly line of the remainder of said 692.342 acre tract, a distance of 2,497.16 feet, to the most southerly corner of the remainder of said 692.342 acre tract;

North 40 degrees 09 minutes 50 seconds West, along the southwesterly line of the remainder of said 692.342 acre tract, at a distance of 1,260.00 feet, passing the most easterly corner of Benders Landing, Section One, a subdivision of record according to the map or plat thereof as recorded in Cabinet P, Sheet 140 of the Montgomery County Map Records (M.C.M.R.), continuing along the line common to the remainder of said 692.342 acre tract and said Benders Landing, Section One, at a distance of 5,992.42 feet, passing the most easterly corner of Restricted Reserve "C" of said Benders Landing, Section One, as conveyed to Benders Landing Property Owners Association, Inc. by Special Warranty Deed, executed April 22, 2004 as recorded in County Clerk's File Number 2004-051790 of the O.P.R.R.P.M.C., continuing along the line common to the remainder of said 692.342 acre tract and said Restricted Reserve "C", a total distance of 6,042.41 feet, to a wooden hub set for the POINT OF BEGINNING of the herein described parcel, having coordinates of N=13,973,894.31 and E=3,115,568.16;

1) THENCE, North 40 degrees 09 minutes 50 seconds West (called North 40°57'26" West), continuing along the line common to the remainder of said 692.342 acre tract and said Restricted Reserve "C", a distance of 50.01 feet, to the southeasterly corner of the existing right-of-way of Riley-Fuzzel Road (100 feet wide) and the point of intersection with the proposed southerly right-of-way line of State Highway 99 (400 feet wide) and being in a non-tangent curve to the right, from which a found 5/8 inch iron rod with cap stamped "VTSM 4070" bears North 45 degrees 33 minutes 00 seconds East, a distance of 0.13 foot and a found 5/8 inch iron rod with cap stamped "VTSM 4070" bears South 32 degrees 42 minutes 24 seconds West, a distance of 0.14 foot;

2) THENCE, Northeasterly, along the proposed southerly right-of-way line of said State Highway 99, a distance of 27.96 feet, along the arc of said curve to the right, having a radius of 10,586.00 feet, a central angle of 00 degrees 09 minutes 05 seconds, and a chord bearing and distance of North 49 degrees 51 minutes 56 seconds East, 27.96 feet, to a wooden hub set for corner;

3) THENCE, South 28 degrees 59 minutes 22 seconds East, departing the proposed southerly right-of-way line of said state Highway 99, a distance of 50.95 feet, to a wooden hub set for corner;

4) THENCE, South 49 degrees 47 minutes 36 seconds West, a distance of 18.09 feet, to the POINT OF BEGINNING and containing 0.0264 acre (1,152 square feet) of land.

Notes:

All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (1993 Adj.) and are based on original Brown & Gay control points G2, G4, G18 and G30. All distances and coordinates are surface values expressed in U.S. survey feet. To convert to grid divide the surface values by the combined adjustment factor of 1.0000437. To convert back to surface values of previously established survey data prepared by Brown and Gay Engineers, Inc. for the Harris County Toll Road Authority in 2005, multiply grid values by the standard TxDOT scale factor of 1.00013, however these surface values will not match actual surface measurements.

This property description was prepared in conjunction with a parcel plat of even date.

Surveyed on the ground in March, 2013.

**The monument described and set in this call 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.

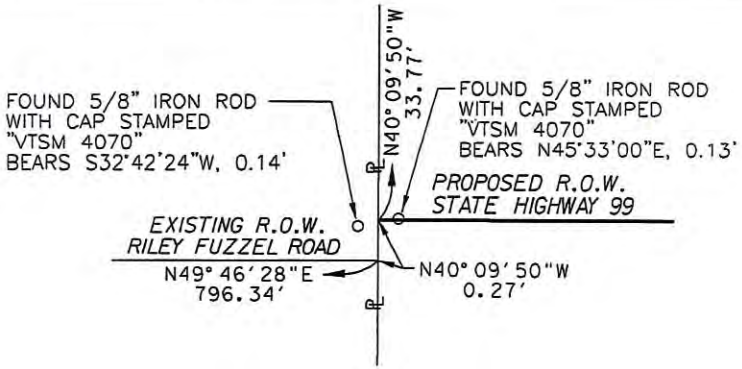
I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

10/01/13

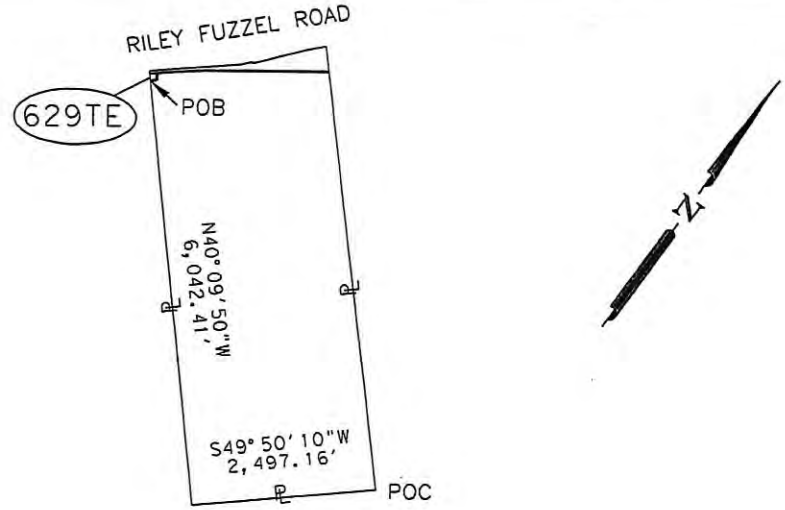
Richard R. Dorr — Date
Registered Professional Land Surveyor
Texas Registration No. 4780

STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

Prepared by: TranSystems
3200 Southwest Freeway, Suite 1350
Houston, TX 77027
(713) 807-0600
TBPLS Firm Reg. No. 100383-01



DETAIL "A"
N.T.S.



PARENT TRACT INSET
N.T.S.

NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (1993 ADJ.) AND ARE BASED ON ORIGINAL BROWN AND GAY CONTROL POINTS G2, G4, G18 AND G30. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.0000437. TO CONVERT BACK TO SURFACE VALUES OF PREVIOUSLY ESTABLISHED SURVEY DATA PREPARED BY BROWN & GAY ENGINEERS, INC. FOR THE HARRIS COUNTY TOLL ROAD AUTHORITY IN 2005, MULTIPLY GRID COORDINATES BY THE STANDARD TXDOT SCALE FACTOR OF 1.00013. HOWEVER THESE SURFACE VALUES WILL NOT MATCH ACTUAL SURFACE MEASUREMENTS.
2. M.C.M.R. DENOTES MONTGOMERY COUNTY MAP RECORDS, O.P.R.R.P.M.C. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, M.C.D.R. DENOTES MONTGOMERY COUNTY DEED RECORDS, C.C.F. DENOTES COUNTY CLERK'S FILE, M.C.P.R. DENOTES MONTGOMERY COUNTY PROBATE RECORDS.
3. FIELD SURVEYS WERE COMPLETED IN MARCH, 2013.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ** DENOTES THAT 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.
6. N.T.S. INDICATES NOT TO SCALE.
7. PARENTHESIS INDICATE CALLED BEARING AND DISTANCE FROM DEED/PLAT.
8. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-60572 WITH AN EFFECTIVE DATE OF 02/13/2013.

REVISED: TRANSYSTEMS / OCTOBER 2013
REVISED TO REFERENCE TITLE COMMITMENT AND ADD COMMENCING CALLS TO PARENT TRACT INSET.

EXISTING	TAKING	REMAINING
691.9 AC. (CALC.)	1,152 S.F. 0.0264 AC.	691.9 AC.

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

10/01/13

RICHARD R. DORR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4780

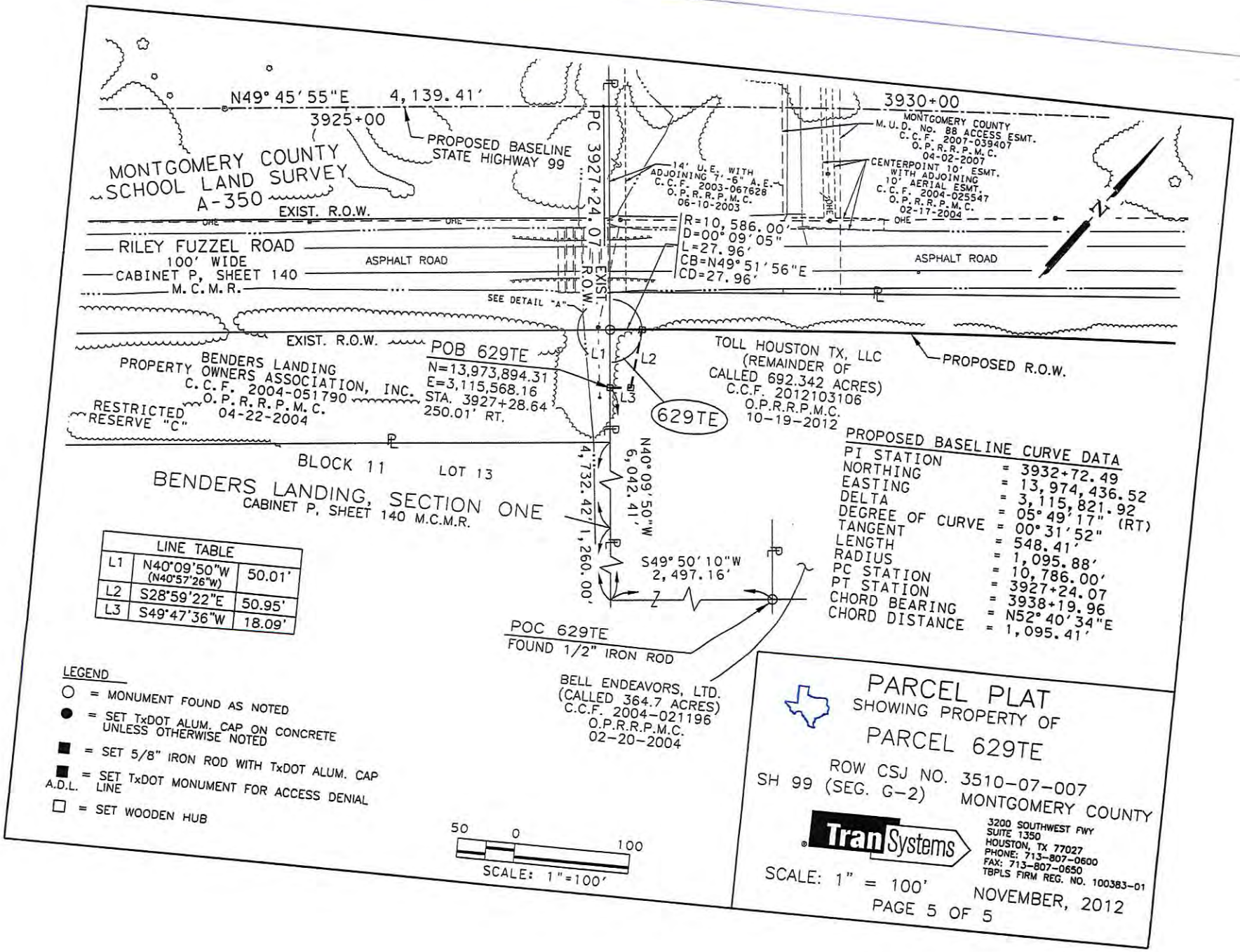
STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 629TE

ROW CSJ NO. 3510-07-007
SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650
TBPLS FIRM REG. NO. 100383-01

SCALE: N.T.S. NOVEMBER, 2012


N49° 45' 55"E 4,139.41'
3925+00
PROPOSED BASELINE STATE HIGHWAY 99
MONTGOMERY COUNTY SCHOOL LAND SURVEY A-350
EXIST. R.O.W.
RILEY FUZZEL ROAD
100' WIDE
CABINET P, SHEET 140
M. C. M. R.
ASPHALT ROAD
SEE DETAIL "A"
PC 3927+24.07
EXIST. R.O.W.
14' U.E. WITH ADJOINING 7'-6" A.E. C.C.F. 2003-067626 O.P.R.R.P.M.C. 06-10-2003
R=10,586.00'
D=00° 09' 05"
L=27.96'
CB=N49° 51' 56"E
CD=27.96'
3930+00
MONTGOMERY COUNTY M.U.D. No. 88 ACCESS ESMT. C.C.F. 2007-039407 O.P.R.R.P.M.C. 04-02-2007
CENTERPOINT 10' ESMT. WITH ADJOINING 10' AERIAL ESMT. C.C.F. 2004-025547 O.P.R.R.P.M.C. 02-17-2004
OHE
N
EXIST. R.O.W.
POB 629TE
N=13,973,894.31
E=3,115,568.16
STA. 3927+28.64
250.01' RT.
PROPERTY BENDERS LANDING OWNERS ASSOCIATION, INC. C.C.F. 2004-051790 O.P.R.R.P.M.C. 04-22-2004
RESTRICTED RESERVE "C"
L1
L2
L3
629TE
TOLL HOUSTON TX, LLC (REMAINDER OF CALLED 692.342 ACRES) C.C.F. 2012103106 O.P.R.R.P.M.C. 10-19-2012
PROPOSED R.O.W.
BLOCK 11
LOT 13
BENDERS LANDING, SECTION ONE
CABINET P, SHEET 140 M.C.M.R.
4,732.42'
N40° 09' 50"W 6,042.41'
1,260.00'
S49° 50' 10"W 2,497.16'
POC 629TE
FOUND 1/2" IRON ROD
BELL ENDEAVORS, LTD. (CALLED 364.7 ACRES) C.C.F. 2004-021196 O.P.R.R.P.M.C. 02-20-2004
PROPOSED BASELINE CURVE DATA
PI STATION = 3932+72.49
NORTHING = 13,974,436.52
EASTING = 3,115,821.92
DELTA = 05° 49' 17" (RT)
DEGREE OF CURVE = 00° 31' 52"
TANGENT = 548.41'
LENGTH = 1,095.88'
RADIUS = 10,786.00'
PC STATION = 3927+24.07
PT STATION = 3938+19.96
CHORD BEARING = N52° 40' 34"E
CHORD DISTANCE = 1,095.41'
LINE TABLE
L1 N40°09'50"W (N40°57'26"W) 50.01'
L2 S28°59'22"E 50.95'
L3 S49°47'36"W 18.09'
LEGEND
○ = MONUMENT FOUND AS NOTED
● = SET TxDOT ALUM. CAP ON CONCRETE UNLESS OTHERWISE NOTED
■ = SET 5/8" IRON ROD WITH TxDOT ALUM. CAP
■ = SET TxDOT MONUMENT FOR ACCESS DENIAL A.D.L. LINE
□ = SET WOODEN HUB
50 0 100
SCALE: 1"=100'
PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 629TE
ROW CSJ NO. 3510-07-007
SH 99 (SEG. G-2) MONTGOMERY COUNTY
TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650
TBPLS FIRM REG. NO. 100383-01
SCALE: 1" = 100'
NOVEMBER, 2012
PAGE 5 OF 5

County: Randall
Highway: State Highway Loop 335
ROW CSJ: 2635-02-027

Property Description for Parcel 3C

Being a 0.07199 acre parcel of land being situated in Section 4, Block 9, Beaty, Seale and Forwood Survey, Randall County, Texas and being that certain parcel of land which lies north of the existing north right of way line of State Highway Loop 335, same line also being the north right of way line of a public road as declared in Volume 3, Page 115, Commissioners' Court Minutes of Randall County, Texas, and south of the south line of that certain tract of land conveyed to Gary Argo and Kay Argo in Warranty Deed with Vender's Lien filed in Clerk's File 2002-16195, Official Public Records of Randall County, Texas, said parcel being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found at the northwest corner of said Gary Argo and Kay Argo tract. THENCE South 02° 41' 05" West along the west line of said Gary Argo and Kay Argo tract, a distance of 588.56 feet *(called South 02° 25' 35" West, 588.70 feet in Clerk's File 2002-16195)* to a 1/2" iron rod with cap stamped "RLPS 4664", found at the southwest corner of said Gary Argo and Kay Argo tract and being the POINT OF BEGINNING of this described parcel. Said POINT OF BEGINNING being 145.38 feet left of State Loop Highway 335 Station 27+82.69 and having project coordinates of North: 3688568.70 feet and East: 536582.43 feet;

(1) THENCE South 89° 28' 40" East along the south line of said Gary Argo and Kay Argo tract, a distance of 154.05 feet *(called South 89° 44' 52" East, 154.18 feet in Clerk's File 2002-16195)* to an iron rod with cap stamped "RPLS 4664", found at the southeast corner of said Gary Argo and Kay Argo tract and the southwest corner of that certain tract of land conveyed to Argo Landscape Construction, L.P. in General Warranty Deed filed in Clerk's File 2004-2997, Official Public Records of Randall County, Texas, and being the northeast corner of this described parcel;

(2) THENCE South 02° 41' 47" West, a distance of 20.35 feet to a point on the north right of way line of said State Highway Loop 335;

(3) THENCE North 89° 29' 33" West along the existing north right of way line of said State Highway Loop 335, a distance of 154.05 feet to a point, from which an iron rod found at the southwest corner of said Section 4 bears South 00° 30' 27" West, a distance of 30.00 feet and North 89° 29' 33" West along the south line of said Section 4, a distance of 432.26 feet;

(4) THENCE North 02° 41' 05" East, a distance of 20.39 feet to the POINT OF BEGINNING.

This entire parcel is within the corporate limits of the City of Amarillo.

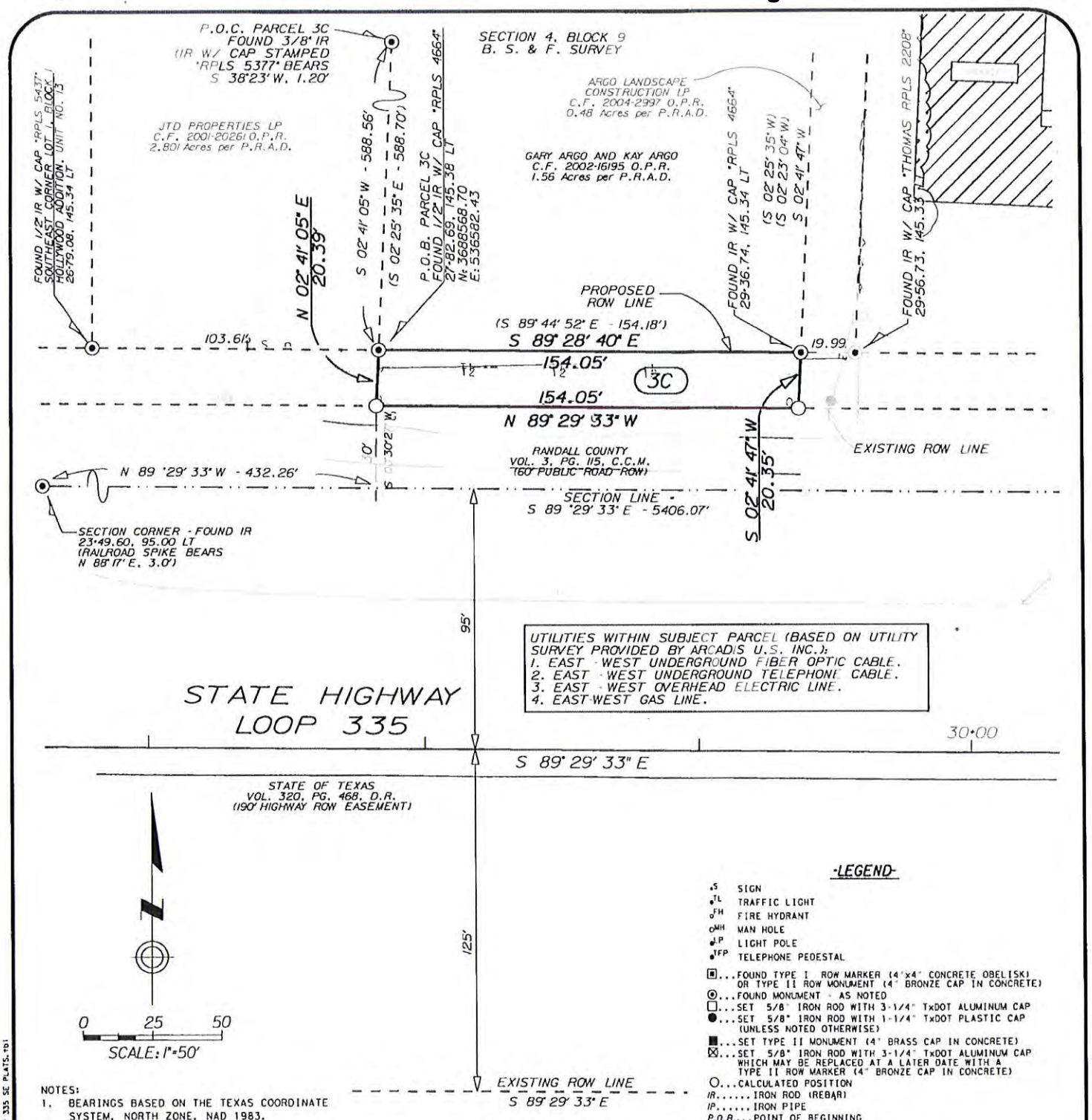
NOTES:

1. Bearings based on the Texas Coordinate System, North Zone, NAD 1983.
2. Distances are surface values.
3. Coordinate values are based on project coordinate system and may be converted to Texas Plane Coordinate System, North Zone, NAD 1983 values by dividing by a surface adjustment factor of 1.000250413.
4. Date of field survey: 2/11/2013 and 9/24/2013.
5. Parcel plat with same date accompanies this description.

R. Mike Robbins 9/30/13

R. Mike Robbins Date
Registered Professional Land Surveyor
No. 5139 State of Texas
Texas Department of Transportation
P.O. Box 7368
Amarillo, Texas 79114-7368
Phone: (806) 356-3317

STATE OF TEXAS
REGISTERED
R. MIKE ROBBINS
5139
PROFESSIONAL
LAND SURVEYOR



·LEGEND·

- S SIGN
- TL TRAFFIC LIGHT
- FH FIRE HYDRANT
- MH MAN HOLE
- LP LIGHT POLE
- TFP TELEPHONE PEDESTAL
- ...FOUND TYPE I ROW MARKER (4"x4" CONCRETE OBELISK) OR TYPE II ROW MONUMENT (4" BRONZE CAP IN CONCRETE)
- ...FOUND MONUMENT - AS NOTED
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP
- ...SET 5/8" IRON ROD WITH 1-1/4" TxDOT PLASTIC CAP (UNLESS NOTED OTHERWISE)
- ...SET TYPE II MONUMENT (4" BRASS CAP IN CONCRETE)
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP WHICH MAY BE REPLACED AT A LATER DATE WITH A TYPE II ROW MARKER (4" BRONZE CAP IN CONCRETE)
- O...CALCULATED POSITION
- IR.....IRON ROD (REBAR)
- IP.....IRON PIPE
- P.O.B....POINT OF BEGINNING
- P.O.C....POINT OF COMMENCEMENT
- D.R. ....DEED RECORDS OF RANDALL COUNTY
- O.P.R....OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY
- C.F. ....CLERK'S FILE
- VV/PPP. VOLUME/PAGE
- C.C.M....COMMISSIONERS' COURT MINUTES OF RANDALL COUNTY

NOTES:
1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983.
2. DISTANCES ARE SURFACE VALUES.
3. COORDINATE VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000250413.
4. DATES OF FIELD SURVEY: 2/11/2013 AND 9/24/2013.
5. CALLS OF RECORD ARE SHOWN IN PARENTHESES.
5. PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.

STATE OF TEXAS REGISTERED R. MIKE ROBBINS 5139 PROFESSIONAL LAND SURVEYOR

R. Mike Robbins 9/30/13
DATE

R. MIKE ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5139, STATE OF TEXAS

PARCEL 3C
0.07199 ACRES
STATE HIGHWAY LOOP 335 RANDALL COUNTY
ROW CSJ: 2635-02-027
TEXAS DEPARTMENT OF TRANSPORTATION
P.O. BOX 7368
AMARILLO, TX 79114-7368
PHONE: (806) 356-3317
SHEET 3 OF 3 SCALE: 1"=50'

County: Randall
Highway: State Highway Loop 335
ROW CSJ: 2635-02-027

Property Description for Parcel 3D

Being a 0.009330 acre parcel of land being situated in Section 4, Block 9, Beaty, Seale and Forwood Survey, Randall County, Texas and being that certain parcel of land which lies north of the existing north right of way line of State Highway Loop 335, same line also being the north right of way line of a public road as declared in Volume 3, Page 115, Commissioners' Court Minutes of Randall County, Texas, and south of the south line of that certain tract of land conveyed to Argo Landscape Construction, L.P. in General Warranty Deed filed in Clerk's File 2004-2997, Official Public Records of Randall County, Texas, said parcel being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found at the northwest corner of that certain tract of land conveyed to Gary Argo and Kay Argo in Warranty Deed with Vender's Lien filed in Clerk's File 2002-16195, Official Public Records of Randall County, Texas. THENCE South 02° 41' 05" West along the west line of said Gary Argo and Kay Argo tract, a distance of 588.56 feet *(called South 02° 25' 35" West, 588.70 feet in Clerk's File 2002-16195)* to a 1/2" iron rod with cap stamped "RLPS 4664", found at the southwest corner of said Gary Argo and Kay Argo tract. THENCE South 89° 28' 40" East along the south line of said Gary Argo and Kay Argo tract, a distance of 154.05 feet *(called South 89° 44' 52" East, 154.18 feet in Clerk's File 2002-16195)* to an iron rod with cap stamped "RPLS 4664", found at the southeast corner of said Gary Argo and Kay Argo tract and the southwest corner of said Argo Landscape Construction, L.P. tract, and being the POINT OF BEGINNING of this described parcel. Said POINT OF BEGINNING being 145.34 feet left of State Loop Highway 335 Station 29+36.74 and having project coordinates of North: 3688567.29 feet and East: 536736.48 feet;

(1) THENCE South 89° 28' 40" East along the south line of said Argo Landscape Construction, L.P. tract, a distance of 19.99 feet *(called South 89° 44' 52" East, 20.01 feet in Clerk's File 2004-2997)* to an iron rod with cap stamped "THOMAS RPLS 2208", found at the most southerly southeast corner of said Argo Landscape Construction, L.P. tract and the southwest corner of that certain tract of land conveyed to Gary W. Argo and Sharon K. Argo in Special Warranty Deed filed in Clerk's File 2010-6910, Official Public Records of Randall County, Texas, and being the northeast corner of this described parcel;

(2) THENCE South 02° 41' 47" West, a distance of 20.35 feet to a point on the north right of way line of said State Highway Loop 335;

(3) THENCE North 89° 29' 33" West along the existing north right of way line of said State Highway Loop 335, a distance of 19.99 feet to a point, from which an iron rod found at the southwest corner of said Section 4 bears South 00° 30' 27" West, a distance of 30.00 feet and North 89° 29' 33" West along the south line of said Section 4, a distance of 586.31 feet;

(4) THENCE North 02° 41' 47" East, a distance of 20.35 feet to the POINT OF BEGINNING.

This entire parcel is within the corporate limits of the City of Amarillo.

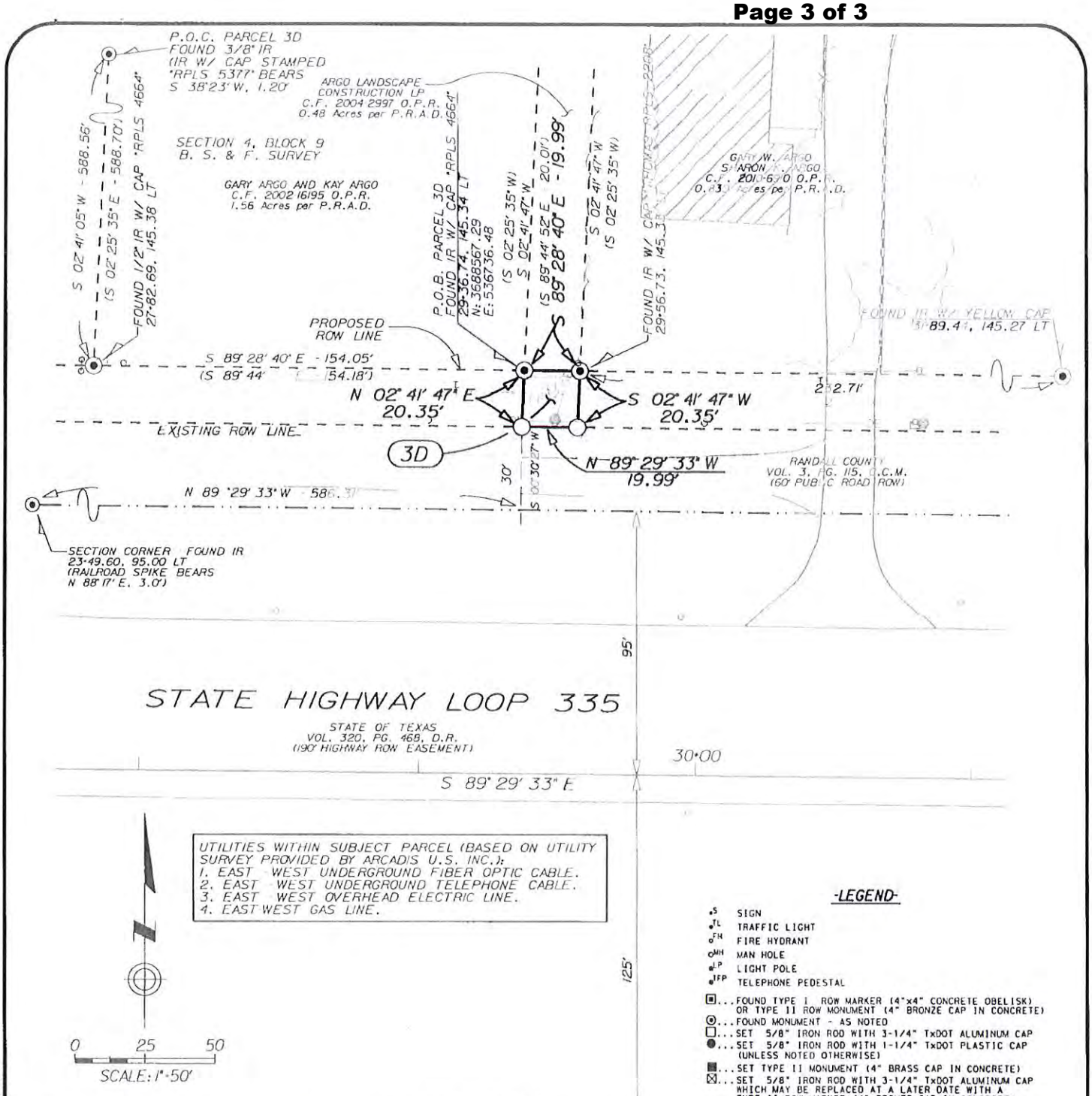
NOTES:

1. Bearings based on the Texas Coordinate System, North Zone, NAD 1983.
2. Distances are surface values.
3. Coordinate values are based on project coordinate system and may be converted to Texas Plane Coordinate System, North Zone, NAD 1983 values by dividing by a surface adjustment factor of 1.000250413.
4. Date of field survey: 2/11/2013 and 9/24/2013.
5. Parcel plat with same date accompanies this description.

STATE OF TEXAS
REGISTERED
R. MIKE ROBBINS
5139
PROFESSIONAL
LAND SURVEYOR

R. Mike Robbins 9/30/13

R. Mike Robbins Date
Registered Professional Land Surveyor
No. 5139 State of Texas
Texas Department of Transportation
P.O. Box 7368
Amarillo, Texas 79114-7368
Phone: (806) 356-3317



UTILITIES WITHIN SUBJECT PARCEL (BASED ON UTILITY SURVEY PROVIDED BY ARCADIS U.S. INC.):
1. EAST - WEST UNDERGROUND FIBER OPTIC CABLE.
2. EAST - WEST UNDERGROUND TELEPHONE CABLE.
3. EAST - WEST OVERHEAD ELECTRIC LINE.
4. EAST-WEST GAS LINE.

-LEGEND-

- S SIGN
- TL TRAFFIC LIGHT
- FH FIRE HYDRANT
- MH MAN HOLE
- LP LIGHT POLE
- TPP TELEPHONE PEDESTAL
- ...FOUND TYPE I ROW MARKER (4"x4" CONCRETE OBELISK) OR TYPE II ROW MONUMENT (4" BRONZE CAP IN CONCRETE)
- ...FOUND MONUMENT - AS NOTED
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP
- ...SET 5/8" IRON ROD WITH 1-1/4" TxDOT PLASTIC CAP (UNLESS NOTED OTHERWISE)
- ...SET TYPE II MONUMENT (4" BRASS CAP IN CONCRETE)
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP WHICH MAY BE REPLACED AT A LATER DATE WITH A TYPE II ROW MARKER (4" BRONZE CAP IN CONCRETE)
- O...CALCULATED POSITION
- IR.....IRON ROD (REBAR)
- IP.....IRON PIPE
- P.O.B....POINT OF BEGINNING
- P.O.C....POINT OF COMMENCEMENT
- D.R.....DEED RECORDS OF RANDALL COUNTY
- O.P.R....OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY
- C.F.....CLERK'S FILE
- VW/PPP.VOLUME/PAGE
- C.C.M....COMMISSIONERS' COURT MINUTES OF RANDALL COUNTY

NOTES:
1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983.
2. DISTANCES ARE SURFACE VALUES.
3. COORDINATE VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000250413.
4. DATES OF FIELD SURVEY: 2/11/2013 AND 9/24/2013.
5. CALLS OF RECORD ARE SHOWN IN PARENTHESES.
5. PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.

STATE OF TEXAS
REGISTERED
R. MIKE ROBBINS
5139
PROFESSIONAL
LAND SURVEYOR

R. Mike Robbins 9/30/13
R. MIKE ROBBINS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5139, STATE OF TEXAS

PARCEL 3D
0.009330 ACRES
STATE HIGHWAY LOOP 335 RANDALL COUNTY
ROW CSJ: 2635-02-027
TEXAS DEPARTMENT OF TRANSPORTATION
P.O. BOX 7368
AMARILLO, TX 79114-7368
PHONE: (806) 356-3317
SHEET 3 OF 3 SCALE: 1"=50'

County: Randall
Highway: State Highway Loop 335
ROW CSJ: 2635-02-027

Property Description for Parcel 3F

Being a 0.05098 acre parcel of land being situated in Section 4, Block 9, Beaty, Seale and Forwood Survey, Randall County, Texas and being that certain parcel of land which lies north of the existing north right of way line of State Highway Loop 335, same line also being the north right of way line of a public road as declared in Volume 3, Page 115, Commissioners' Court Minutes of Randall County, Texas, and south of the south line of that certain tract of land conveyed to Gary W. Argo and Sharon K. Argo in Special Warranty Deed filed in Clerk's File 2010-6910, Official Public Records of Randall County, Texas, said parcel being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found at the northwest corner of that certain tract of land conveyed to Gary Argo and Kay Argo in Warranty Deed with Vender's Lien filed in Clerk's File 2002-16195, Official Public Records of Randall County, Texas. THENCE South 02° 41' 05" West along the west line of said Gary Argo and Kay Argo tract, a distance of 588.56 feet *(called South 02° 25' 35" West, 588.70 feet in Clerk's File 2002-16195)* to a 1/2" iron rod with cap stamped "RLPS 4664", found at the southwest corner of said Gary Argo and Kay Argo tract. THENCE South 89° 28' 40" East along the south line of said Gary Argo and Kay Argo tract, a distance of 154.05 feet *(called South 89° 44' 52" East, 154.18 feet in Clerk's File 2002-16195)* to an iron rod with cap stamped "RPLS 4664", found at the southeast corner of said Gary Argo and Kay Argo tract and the southwest corner of that certain tract of land conveyed to Argo Landscape Construction, L.P. in General Warranty Deed filed in Clerk's File 2004-2997. THENCE South 89° 28' 40" East along the south line of said Argo Landscape Construction, L.P. tract, a distance of 19.99 feet *(called South 89° 44' 52" East, 20.01 feet in Clerk's File 2004-2997)* to an iron rod with cap stamped "THOMAS RPLS 2208" found at the most southerly southeast corner of said Argo Landscape Construction tract and the southwest corner of said Gary W. Argo and Sharon K. Argo tract and being the POINT OF BEGINNING of this described parcel. Said POINT OF BEGINNING being 145.33 feet left of State Loop Highway 335 Station 29+56.73 and having project coordinates of North: 3688567.11 feet and East: 536756.46 feet;

(1) THENCE South 89° 28' 40" East along the south line of said Gary W. Argo and Sharon K. Argo tract, a distance of 109.04 feet *(called South 89° 44' 52" East, 109.00 feet in Clerk's File 2010-6910)* to the most southerly southeast corner of said Gary W. Argo and Sharon K. Argo tract and the northeast corner of this described tract;

(2) THENCE South 01° 11' 55" West, a distance of 20.31 feet to a point on the north right of way line of said State Highway Loop 335;

(3) THENCE North 89° 29' 33" West along the existing north right of way line of said State Highway Loop 335, a distance of 109.56 feet to a point, from which an iron rod found at the southwest corner of said Section 4 bears South 00° 30' 27" West, a distance of 30.00 feet and North 89° 29' 33" West along the south line of said Section 4, a distance of 606.30 feet;

(4) THENCE North 02° 41' 47" East, a distance of 20.35 feet to the POINT OF BEGINNING.

This entire parcel is within the corporate limits of the City of Amarillo.

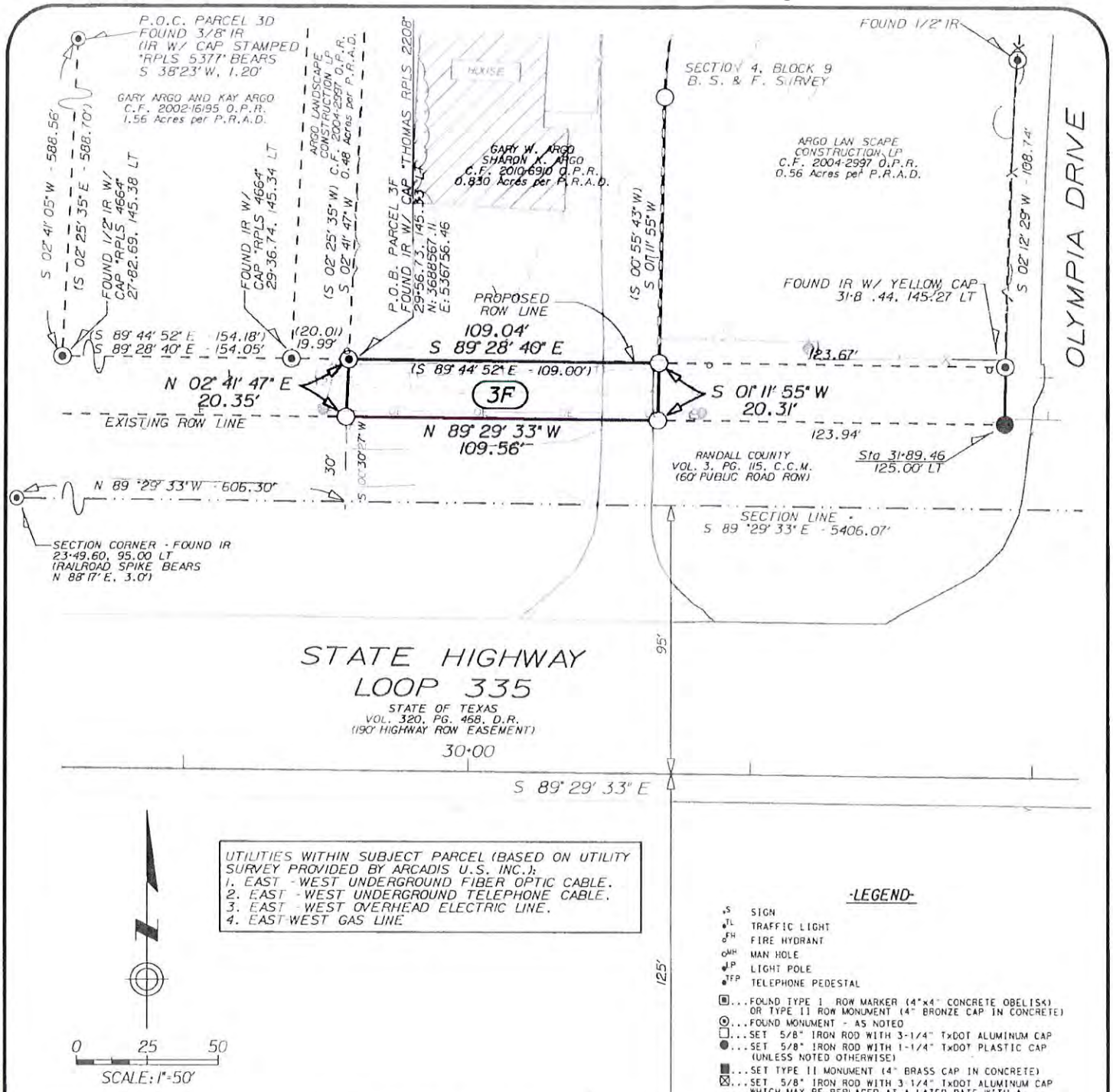
NOTES:

1. Bearings based on the Texas Coordinate System, North Zone, NAD 1983.
2. Distances are surface values.
3. Coordinate values are based on project coordinate system and may be converted to Texas Plane Coordinate System, North Zone, NAD 1983 values by dividing by a surface adjustment factor of 1.000250413.
4. Date of field survey: 2/11/2013 and 9/24/2013.
5. Parcel plat with same date accompanies this description.

R. Mike Robbins 9/30/13

STATE OF TEXAS
REGISTERED
R. MIKE ROBBINS
5139
PROFESSIONAL
LAND SURVEYOR

R. Mike Robbins Date
Registered Professional Land Surveyor
No. 5139 State of Texas
Texas Department of Transportation
P.O. Box 7368
Amarillo, Texas 79114-7368
Phone: (806) 356-3317



UTILITIES WITHIN SUBJECT PARCEL (BASED ON UTILITY SURVEY PROVIDED BY ARCADIS U.S. INC.):
1. EAST - WEST UNDERGROUND FIBER OPTIC CABLE.
2. EAST - WEST UNDERGROUND TELEPHONE CABLE.
3. EAST - WEST OVERHEAD ELECTRIC LINE.
4. EAST-WEST GAS LINE

0 25 50
SCALE: 1"=50'

-LEGEND-

- S SIGN
- TL TRAFFIC LIGHT
- FH FIRE HYDRANT
- MH MAN HOLE
- LP LIGHT POLE
- TFP TELEPHONE PEDESTAL
- ...FOUND TYPE I ROW MARKER (4"x4" CONCRETE OBELISK) OR TYPE II ROW MONUMENT (4" BRONZE CAP IN CONCRETE)
- ...FOUND MONUMENT - AS NOTED
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP
- ...SET 5/8" IRON ROD WITH 1-1/4" TxDOT PLASTIC CAP (UNLESS NOTED OTHERWISE)
- ...SET TYPE II MONUMENT (4" BRASS CAP IN CONCRETE)
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP WHICH MAY BE REPLACED AT A LATER DATE WITH A TYPE II ROW MARKER (4" BRONZE CAP IN CONCRETE)
- O...CALCULATED POSITION
- IR.....IRON ROD (REBAR)
- IP.....IRON PIPE
- P.O.B....POINT OF BEGINNING
- P.O.C....POINT OF COMMENCEMENT
- D.R. ....DEED RECORDS OF RANDALL COUNTY
- O.P.R....OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY
- C.F. ....CLERK'S FILE
- VV/PPP. VOLUME/PAGE
- C.C.M....COMMISSIONERS' COURT MINUTES OF RANDALL COUNTY

NOTES:
1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983.
2. DISTANCES ARE SURFACE VALUES.
3. COORDINATE VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000250413.
4. DATES OF FIELD SURVEY: 2/11/2013 AND 9/24/2013.
5. CALLS OF RECORD ARE SHOWN IN PARENTHESES.
5. PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.

STATE OF TEXAS
REGISTERED
R. MIKE ROBBINS
5139
PROFESSIONAL
LAND SURVEYOR

R. Mike Robbins 9/30/13
R. MIKE ROBBINS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5139, STATE OF TEXAS

PARCEL 3F
0.05098 ACRES
STATE HIGHWAY LOOP 335 RANDALL COUNTY
ROW CSJ: 2635-02-027
TEXAS DEPARTMENT OF TRANSPORTATION
P.O. BOX 7368
AMARILLO, TX 79114-7368
PHONE: (806) 356-3317
SHEET 3 OF 3 SCALE: 1"=50'

County: Randall
Highway: State Highway Loop 335
ROW CSJ: 2635-02-027

Property Description for Parcel 3G

Being a 0.05766 acre parcel of land being situated in Section 4, Block 9, Beaty, Seale and Forwood Survey, Randall County, Texas and being that certain parcel of land which lies north of the existing north right of way line of State Highway Loop 335, same line also being the north right of way line of a public road as declared in Volume 3, Page 115, Commissioners' Court Minutes of Randall County, Texas, and south the south line of that certain tract of land conveyed to Argo Landscape Construction, L.P. in General Warranty Deed filed in Clerk's File 2004-2997, Official Public Records of Randall County, Texas, said parcel being more particularly described as follows:

COMMENCING at 1/2 inch iron rod found on the east line of said Argo Landscape Construction, L.P. tract and the west right of way line of Olympia Drive, a platted street within Hollywood Addition, Unit No. 4, as shown on plat thereof recorded in Volume 496, Page 321, Deed Records of Randall County, Texas. THENCE southwesterly along the arc of a curve to the left with a radius of 1770 feet, an arc distance of 108.77 feet and a chord bearing and distance of South 02° 12' 29" West, 108.74 feet to an iron rod with yellow cap, found at the most southerly southwest corner of said Hollywood Addition, Unit No. 4 and the southeast corner of said Argo Landscape Construction, L.P. tract and being the POINT OF BEGINNING of this described parcel. Said POINT OF BEGINNING being 145.27 feet left of State Loop Highway 335 Station 31+89.44 and having project coordinates of North: 3688564.99 feet and East: 536989.16 feet;

(1) THENCE South 00° 26' 52" West, a distance of 20.27 feet to a 5/8 inch iron rod with plastic cap stamped "TX DOT", set on the north right of way line of said State Highway Loop 335 and being the southeast corner of this described parcel;

(2) THENCE North 89° 29' 33" West along the existing north right of way line of said State Highway Loop 335, a distance of 123.94 feet to a point, from which an iron rod found at the southwest corner of said Section 4 bears South 00° 30' 27" West, a distance of 30.00 feet and North 89° 29' 33" West along the south line of said Section 4, a distance of 715.87 feet;

(3) THENCE North 00° 11' 55" East, a distance of 20.31 feet to the southwest corner of said Argo Landscape Construction, L.P. tract and the most southerly southeast corner of that certain tract of land conveyed to Gary W. Argo and Sharon K. Argo in Special Warranty Deed filed in Clerk's File 2010-6910, Official Public Records of Randall County, Texas;

(4) THENCE South 89° 28' 40" East along the south line of said Argo Landscape Construction, L.P. tract, a distance of 123.67 feet to the POINT OF BEGINNING.

This entire parcel is within the corporate limits of the City of Amarillo.

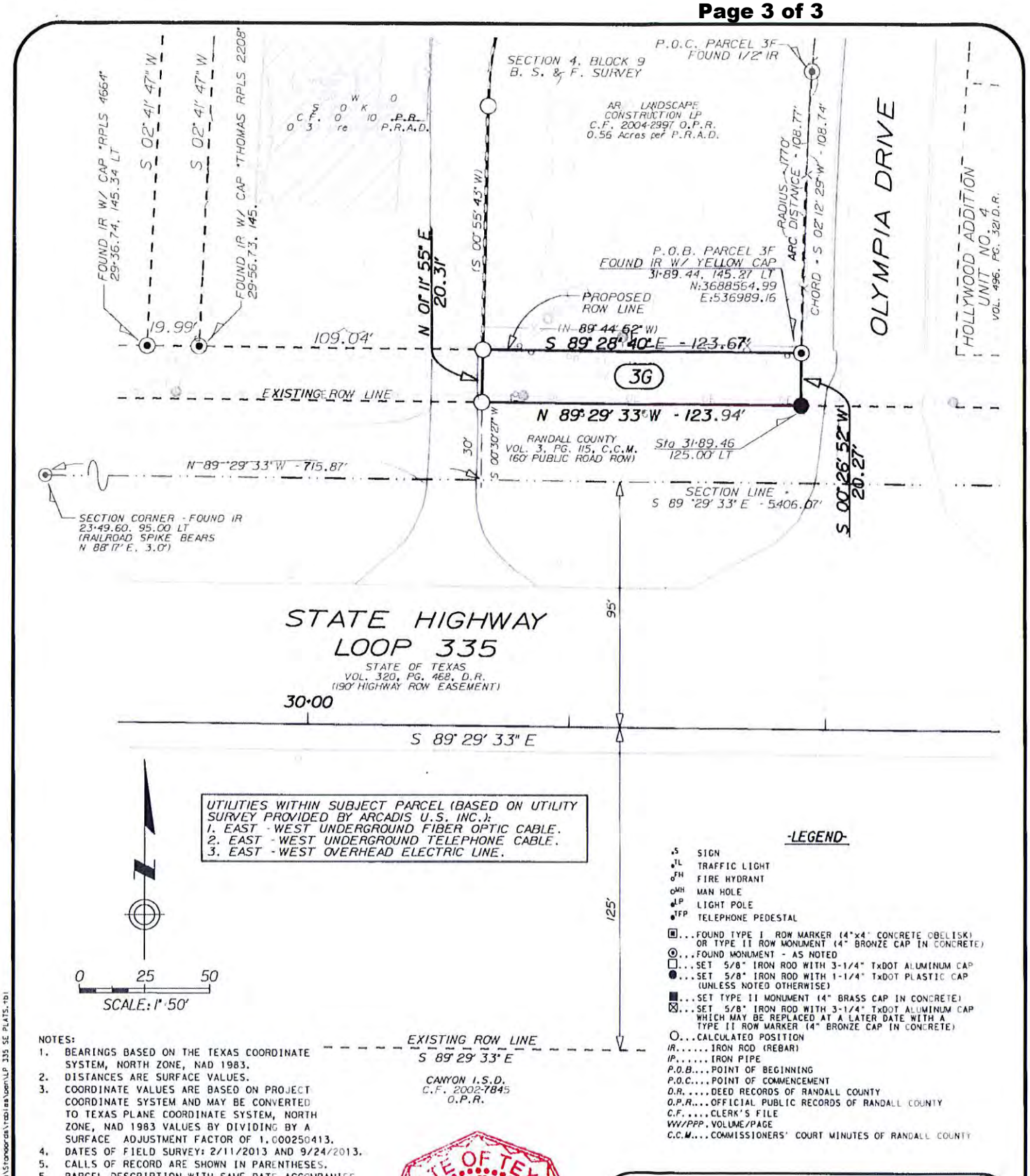
NOTES:

1. Bearings based on the Texas Coordinate System, North Zone, NAD 1983.
2. Distances are surface values.
3. Coordinate values are based on project coordinate system and may be converted to Texas Plane Coordinate System, North Zone, NAD 1983 values by dividing by a surface adjustment factor of 1.000250413.
4. Date of field survey: 2/11/2013 and 9/24/2013.
5. Parcel plat with same date accompanies this description.

R. Mike Robbins 9/30/13

R. Mike Robbins Date
Registered Professional Land Surveyor
No. 5139 State of Texas
Texas Department of Transportation
P.O. Box 7368
Amarillo, Texas 79114-7368
Phone: (806) 356-3317

STATE OF TEXAS
REGISTERED
R. MIKE ROBBINS
5139
PROFESSIONAL
LAND SURVEYOR



UTILITIES WITHIN SUBJECT PARCEL (BASED ON UTILITY SURVEY PROVIDED BY ARCADIS U.S. INC.):
1. EAST - WEST UNDERGROUND FIBER OPTIC CABLE.
2. EAST - WEST UNDERGROUND TELEPHONE CABLE.
3. EAST - WEST OVERHEAD ELECTRIC LINE.

-LEGEND-

- S SIGN
- TL TRAFFIC LIGHT
- FH FIRE HYDRANT
- MH MAN HOLE
- LP LIGHT POLE
- TFP TELEPHONE PEDESTAL
- ...FOUND TYPE I ROW MARKER (4"x4" CONCRETE OBELISK) OR TYPE II ROW MONUMENT (4" BRONZE CAP IN CONCRETE)
- ...FOUND MONUMENT - AS NOTED
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP
- ...SET 5/8" IRON ROD WITH 1-1/4" TxDOT PLASTIC CAP (UNLESS NOTED OTHERWISE)
- ...SET TYPE II MONUMENT (4" BRASS CAP IN CONCRETE)
- ...SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP WHICH MAY BE REPLACED AT A LATER DATE WITH A TYPE II ROW MARKER (4" BRONZE CAP IN CONCRETE)
- O...CALCULATED POSITION
- IR.....IRON ROD (REBAR)
- IP.....IRON PIPE
- P.O.B....POINT OF BEGINNING
- P.O.C....POINT OF COMMENCEMENT
- D.R. ....DEED RECORDS OF RANDALL COUNTY
- O.P.R....OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY
- C.F. ....CLERK'S FILE
- VV/PPP. VOLUME/PAGE
- C.C.M....COMMISSIONERS' COURT MINUTES OF RANDALL COUNTY

NOTES:
1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983.
2. DISTANCES ARE SURFACE VALUES.
3. COORDINATE VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000250413.
4. DATES OF FIELD SURVEY: 2/11/2013 AND 9/24/2013.
5. CALLS OF RECORD ARE SHOWN IN PARENTHESES.
5. PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.

STATE OF TEXAS REGISTERED R. MIKE ROBBINS 5139 PROFESSIONAL LAND SURVEYOR

R. Mike Robbins 9/30/13
R. MIKE ROBBINS — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5139, STATE OF TEXAS

PARCEL 3G
0.05766 ACRES
STATE HIGHWAY LOOP 335 RANDALL COUNTY
ROW CSJ: 2635-02-027
TEXAS DEPARTMENT OF TRANSPORTATION
P.O. BOX 7368
AMARILLO, TX 79114-7368
PHONE: (806) 356-3317
SHEET 3 OF 3 SCALE: 1" = 50'

County: Harris
Highway: SH 99 (Grand Parkway)
Limits: From East of SH 249 to East of IH 45 – Segment F2
RCSJ: 3510-06-006

Property Description for Parcel 226

Being a 0.5958 acre (25,952 square feet) parcel of land situated in the Thomas Martin Survey, Abstract No. 552, Harris County, Texas; said 0.5958 acre parcel being out of a 0.7747 acre tract described in a deed executed on July 9, 2008 from Delores Ann Burns, et al, to Edith Rivera, recorded under Harris County Clerk's File (H.C.C.F.) No. 20080390248, Film Code (F.C.) No. 058-57-1223 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C); said 0.5958 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a point (from which a found 5/8 inch iron rod bears North 42° 40' 35" East, 0.45 feet) in the existing northeast right-of-way line of Sharon Parkway (60 foot wide right-of-way easement per H.C.C.F. No. F356137 and K051281, O.P.R.R.P.H.C.) and being in the southeast line of said 0.7747 acre tract;

THENCE, South 42° 40' 35" West, along the southeast line of said 0.7747 acre tract, a distance of 30.00 feet to a point in the northeast line of a 2.0966 acre tract composed of a 0.4915 acre tract described in a deed executed on February 14, 1992 from Yih-Lin Wang to Raymond V. Fritz, recorded under H.C.C.F. No. N543386, O.P.R.R.P.H.C.; a 0.55 acre tract described in a deed executed on September 24, 1992 from Yih-Lin Wang to Raymond V. Fritz, recorded under H.C.C.F. No. N874266, O.P.R.R.P.H.C.; and a 1.0551 acre tract described in a deed executed on August 25, 2008 from Federal Home Loan Mortgage Corporation to Raymond V. Fritz, recorded under H.C.C.F. No. 20080450774, O.P.R.R.P.H.C., for the south corner of said 0.7747 acre tract;

THENCE, North 47° 19' 25" West, along the common line of said 0.7747 acre tract and of said 2.0966 acre tract, a distance of 40.56 feet to a magnetic nail with shiner set in the proposed southeast right-of-way line of State Highway 99 (SH 99) for the south corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,952,633.97, E= 3,055,148.50; said point being 114.96 feet right from the proposed SH 99 baseline station 3240+76.42;

1) **THENCE,** North 47° 19' 25" West, continuing along the common line of said 0.7747 acre tract and of said 2.0966 acre tract, a distance of 129.50 feet to a point for the south corner of a called 0.4747 acre tract described in a deed executed on April 9, 2003 from Ronald D. Boone to Francisco Orellana, recorded under H.C.C.F. No. W783524, O.P.R.R.P.H.C., and being the west corner of said 0.7747 acre tract and of the herein described parcel;

2) **THENCE,** North 42° 40' 35" East, along the common line of said 0.7747 acre tract and of said 0.4747 acre tract, at a distance of 30.00 feet pass a point (from which a found 1/2 inch iron rod bears North 71° 49' East, 0.83 feet) in the existing northeast right-of-way line of said Sharon Parkway, continuing for a total distance of 188.00 feet to a point (from which a found 5/8 inch iron rod with cap stamped "Swonke 4767" bears South 77° 51' East, 1.31 feet) in the southwest line of a 0.799 acre tract described in a deed executed on September 29, 2009 from Federal Home Loan Mortgage Corporation to Jose Lara, et al, recorded under H.C.C.F. No. 20090451154, O.P.R.R.P.H.C., for the east corner of said 0.4747 acre tract and being the north corner of said 0.7747 acre tract and of the herein described parcel;

3) **THENCE,** South 57° 58' 24" East, along the common line of said 0.7747 acre tract and of said 0.799 acre tract, a distance of 132.05 feet to a point (falls inside building, unable to set) in the proposed southeast right-of-way line of said SH 99 for the east corner of the herein described parcel;

4) **THENCE,** South 42° 45' 07" West, along the proposed southeast right-of-way line of said SH 99, at a distance of 182.40 feet pass the existing northeast right-of-way line of said Sharon Parkway, continuing for a total distance of 212.40 feet to the **POINT OF BEGINNING** and containing 0.5958 acre (25,952 square feet) parcel of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), 1993 Adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.

2. NGS monuments HGCSD-1, HGCSD-24, and CLEVPORT were held for horizontal control as provided by TxDOT.

3. A parcel plat of even date was prepared in conjunction with this property description.

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

Revision March, 2013: Added matters as reflected in Title Commitment

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2011

4/15/2013

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

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

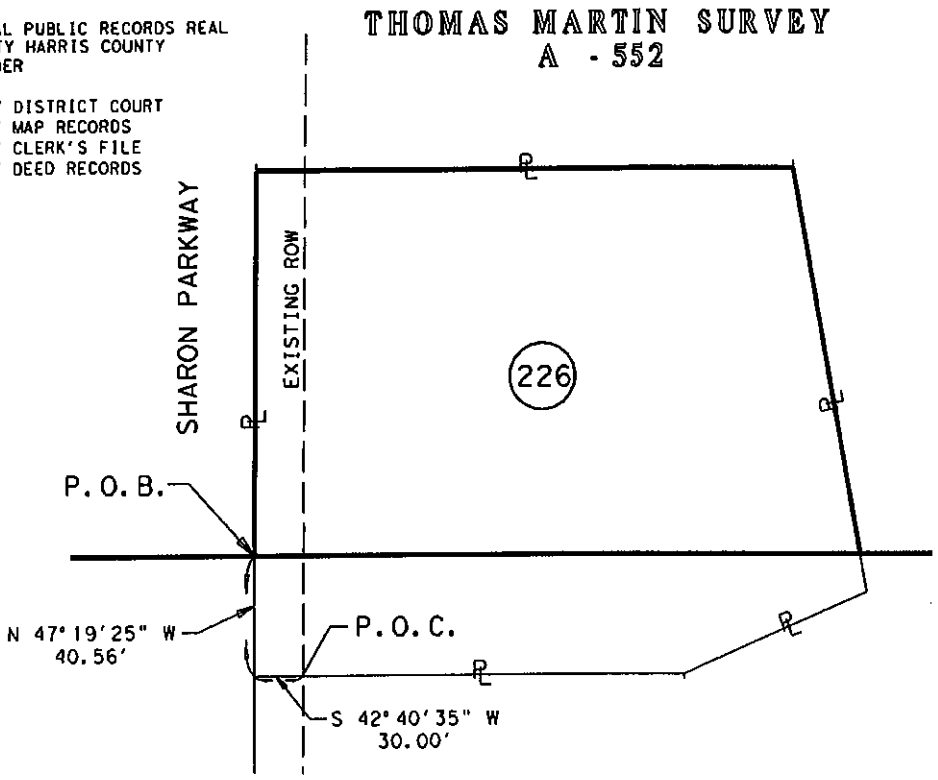
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROW AND ACCESS DENIAL LINE ("AOL")
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE

■ SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
□ FOUND 5/8" I.R. W/TXDOT ALUM CAP
● SET (AS INDICATED)
◎ FOUND PROPERTY CORNER (AS DESCRIBED)

O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
A - - ABSTRACT NUMBER
F.C. - FILM CODE
H.C.D.C. - HARRIS COUNTY DISTRICT COURT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.O.R. - HARRIS COUNTY DEED RECORDS



PARCEL NO. 226

N.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. NGS MONUMENTS HGCSD-1, HGCSD-24, AND CLEVPORT WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT.
3. ** THE MONUMENT DESCRIBED AND SET 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-54068 WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

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

4/15/2013

LEO M. DELATORRE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

REVISION MARCH, 2013:
ADDED MATTERS AS REFLECTED IN TITLE COMMITMENT.

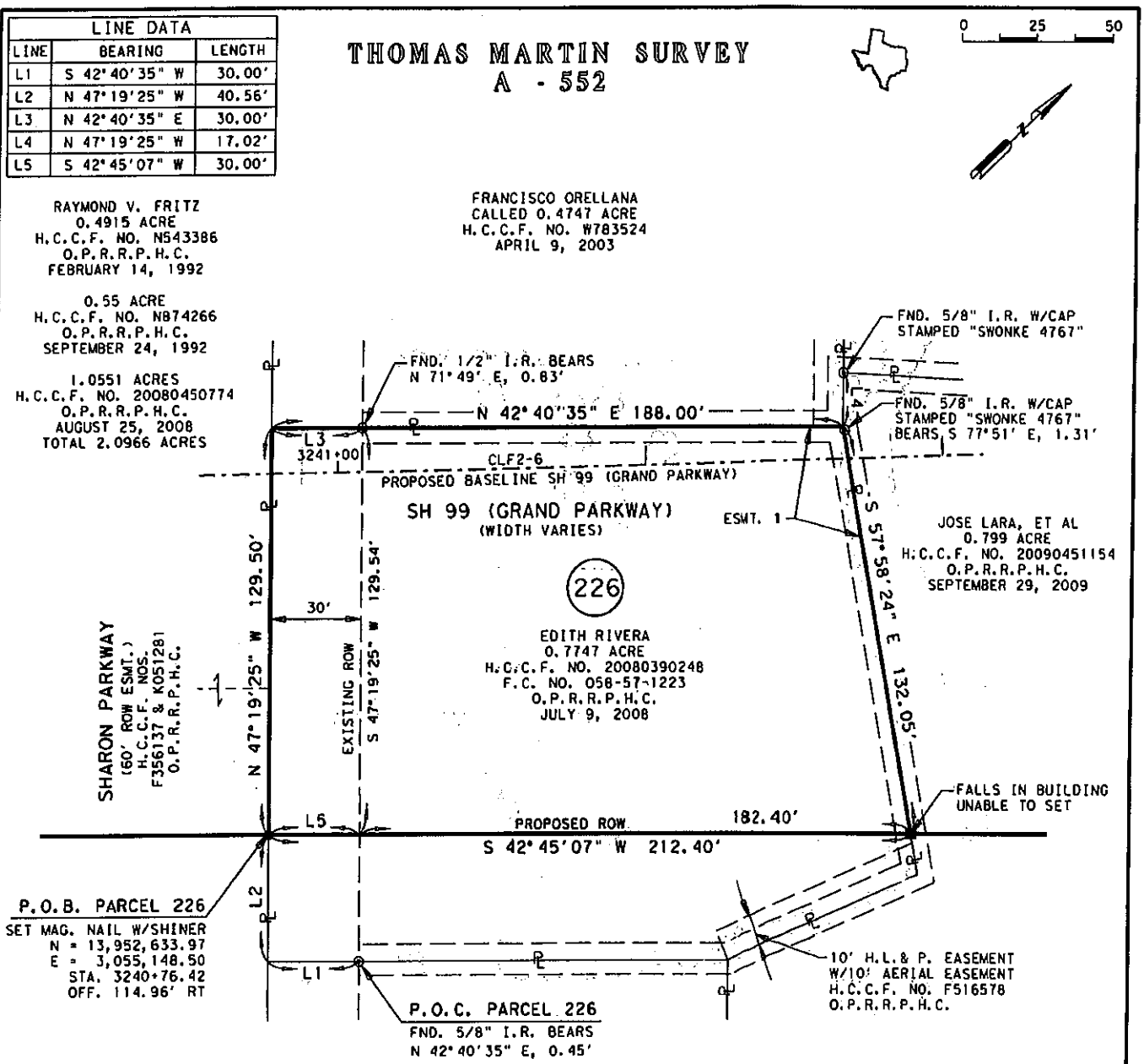
AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC. LEFT	REMAINDER AC. RIGHT
0.7747	0.5958 25,952		0.1789
AREA WITHIN EXISTING R.O.W.		PROPOSED ADDITIONAL R.O.W.	
0.0892 3,886		0.5066 22,066	

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 226

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 4 OF 6 SCALE: N.T.S.

LINE DATA		
LINE	BEARING	LENGTH
L1	S 42°40'35" W	30.00'
L2	N 47°19'25" W	40.56'
L3	N 42°40'35" E	30.00'
L4	N 47°19'25" W	17.02'
L5	S 42°45'07" W	30.00'



SEE PAGE 6 OF 6
FOR IMPROVEMENTS

ESMT. 1
10' S.W.B.T.C. EASEMENT
H.C.C.F. NO. F308361
O.P.R.R.P.H.C.

PARCEL 226 IS SUBJECT TO A 35' B.L. ALONG LOTS FRONTING ROAD OR STREET, A 10' B.L. ALONG SIDE PROPERTY LINES AND A 20' B.L. ALONG REAR PROPERTY LINES. SUBJECT TO 10' U.E. WITHIN AND ADJACENT TO ALL LINES OF THE TRACT, EXCEPT THAT THERE SHALL BE A 16' U.E. ON THE PERIMETER OF ALL OUTSIDE LOTS PER H.C.C.F. NO. F342138, O.P.R.R.P.H.C. (UNLESS OTHERWISE NOTED)

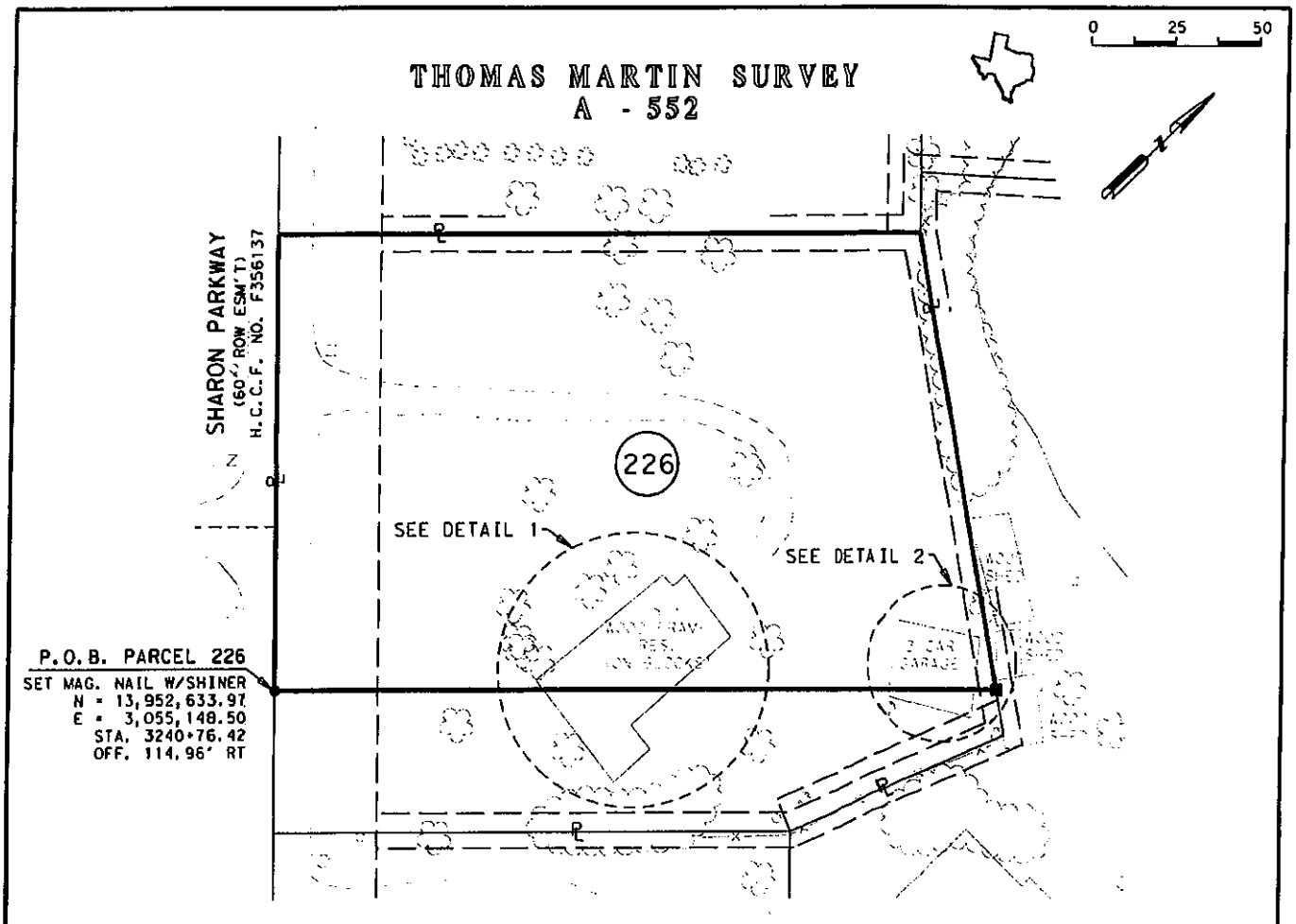
Curve CLF2-6

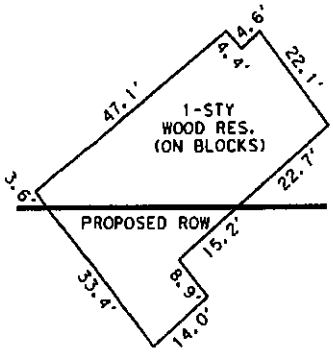
P.I. Station		3246+58.70
N		13,953,137.27
E		3,055,459.17
Delta	=	07°21'30" (LT)
Tangent	=	771.61'
Length	=	1,541.11'
Radius	=	12,000.00'
Long Chord	=	1,540.05'
Chord Bearing	=	N 39°03'54" E

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

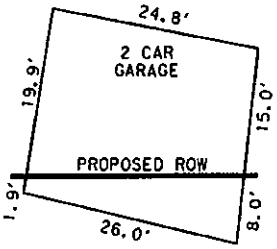
PARCEL PLAT
SHOWING
PARCEL 226

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 5 OF 6 SCALE: 1"=50'





DETAIL 1
N.T.S.



DETAIL 2
N.T.S.

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 226

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 6 OF 6 SCALE: 1"=50'

Parcel 226
Highway No.: SH 99 (Grand Parkway)
CSJ 3510-06-006
Harris County
Limits: From East of SH 249 to East of IH 45

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

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

AND IN ADDITION THERETO:

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

AND IN ADDITION THERETO:

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

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 584+56.37 TO STA. 586+81.38
R.O.W. CSJ: 0094-07-042

DATE: AUGUST 30, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 33

BEING AN 8,193 SQUARE FEET TRACT OF LAND, MORE OR LESS, IN THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845, CITY BLOCK NUMBER 42/7940, DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO DOUGLAS F. DRY AND JANETTE L. DRY, AS RECORDED IN VOLUME 97228, PAGE 3507 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALSO BEING A PART OF BROOK HOLLOW INDUSTRIAL DISTRICT NUMBER FOUR, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 31, PAGE 113 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), SAID 8,193 SQUARE FEET TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID DOUGLAS F. DRY AND JANETTE L. DRY TRACT SAME BEING THE SOUTHWEST CORNER OF A TRACT AS CONVEYED TO CARPENTER EQUITIES, LTD. AS RECORDED IN VOLUME 2002246, PAGE 10989 D.R.D.C.T.;

THENCE NORTH 37 DEGREES 25 MINUTES 19 SECONDS EAST, ALONG THE COMMON LINE OF SAID DOUGLAS F. DRY AND JANETTE L. DRY TRACT AND SAID CARPENTER EQUITIES, LTD. TRACT, A DISTANCE OF 374.15 FEET TO AN "X" CUT IN CONCRETE FOUND ON THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND BEING THE **POINT OF BEGINNING**, HAVING A COORDINATE OF NORTH 6,987,982.88, EAST 2,465,298.00;**

1) THENCE NORTH 52 DEGREES 37 MINUTES 18 SECONDS WEST, ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 225.01 FEET TO A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP FOUND ON THE WEST LINE OF SAID DOUGLAS F. DRY AND JANETTE L. DRY TRACT, SAME BEING THE COMMON EAST LINE OF A TRACT OF LAND CONVEYED TO AARDVARK PRODUCTIONS, LLC AS RECORDED IN VOLUME 2003242, PAGE 2337 D.R.D.C.T.;**

2) THENCE NORTH 37 DEGREES 25 MINUTES 19 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 35.18 FEET TO THE NORTHWEST CORNER OF SAID DOUGLAS F. DRY AND JANETTE L. DRY TRACT, SAME BEING THE NORTHEAST CORNER OF SAID AARDVARK TRACT, AND ALSO BEING ON THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183;

3) THENCE SOUTH 54 DEGREES 28 MINUTES 27 SECONDS EAST, ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 44.81 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP FOUND BEARS NORTH 25 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 0.25 FEET;**

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 584+56.37 TO STA. 586+81.38
R.O.W. CSJ: 0094-07-042

DATE: AUGUST 30, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 33

4) THENCE SOUTH 52 DEGREES 33 MINUTES 54 SECONDS EAST, CONTINUING ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 180.22 FEET TO THE NORTHEAST CORNER OF SAID DOUGLAS F. DRY AND JANETTE L. DRY TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CARPENTER EQUITIES, LTD. TRACT;

5) THENCE SOUTH 37 DEGREES 25 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID DOUGLAS F. DRY AND JANETTE L. DRY TRACT AND SAID CARPENTER EQUITIES, LTD. TRACT, A DISTANCE OF 36.45 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8,193 SQUARE FEET [0.1881 AC.] OF LAND, MORE OR LESS;**

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

**THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT 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: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.000136506.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

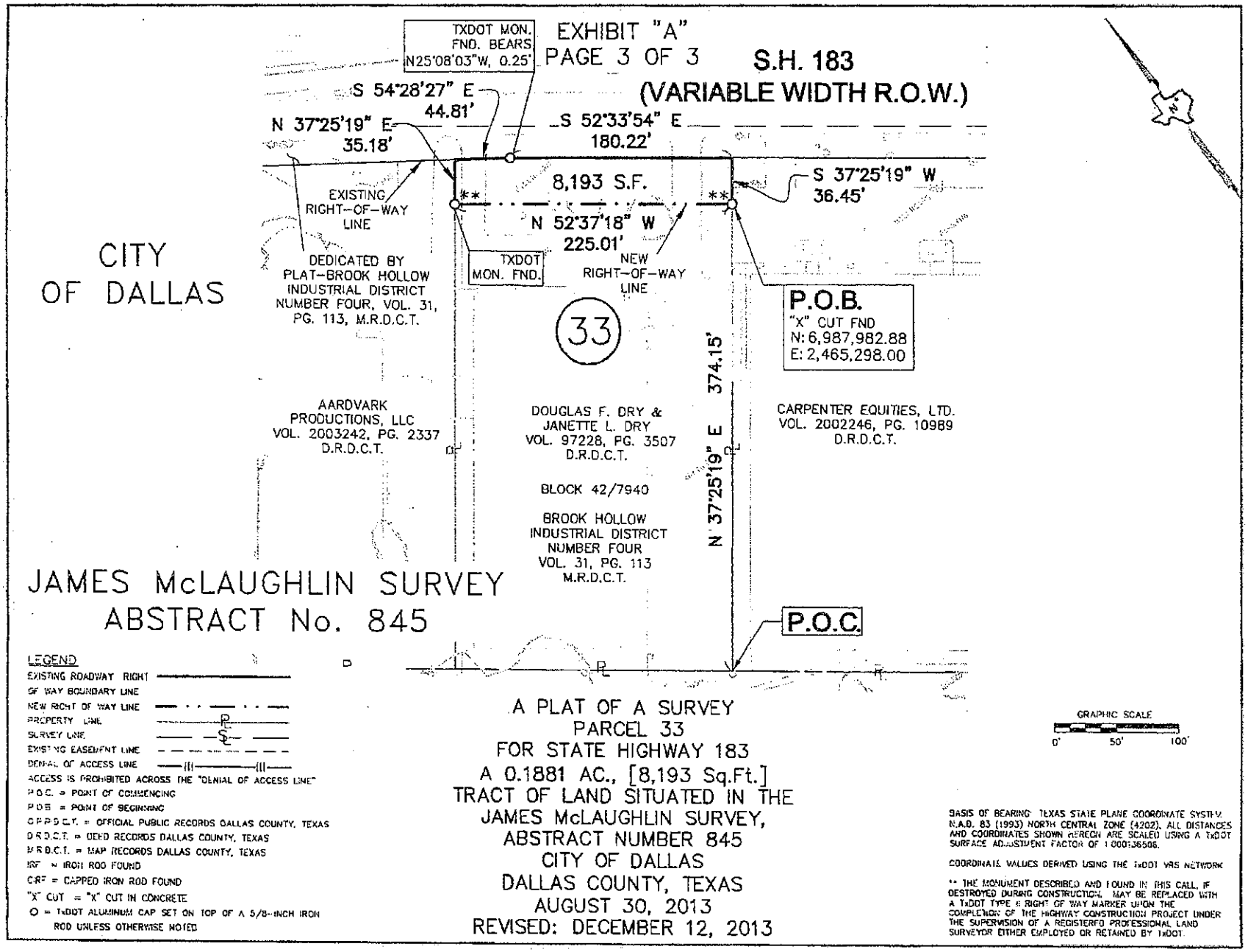
THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET CREATED AUGUST 30, 2013 FOR THE TXDOT RIGHT-OF-WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0094-07-042.

SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
DECEMBER 12, 2013

STATE OF TEXAS REGISTERED SCOTT M. POSEY 5350 PROFESSIONAL LAND SURVEYOR

EXHIBIT "A"
PAGE 3 OF 3



R.O.W. CSJ: 0094-07-042

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 586+81.38 TO STA. 594+01.39
R.O.W. CSJ: 0094-07-042

DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 34

BEING A 31,389 SQUARE FEET TRACT OF LAND, MORE OR LESS, IN THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845, CITY BLOCK NUMBER 42/7940, DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO CARPENTER EQUITIES, LTD. AS RECORDED IN VOLUME 2002246, PAGE 10989 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALSO BEING A PART OF BROOK HOLLOW INDUSTRIAL DISTRICT NUMBER FOUR, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 31, PAGE 113 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), SAID 31,389 SQUARE FEET TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID CARPENTER EQUITIES, LTD. TRACT AND BEING THE SOUTHEAST CORNER OF A TRACT AS CONVEYED TO DOUGLAS F. DRY AND JANETTE L. DRY AS RECORDED IN VOLUME 97228, PAGE 3507 D.R.D.C.T.;

THENCE NORTH 37 DEGREES 25 MINUTES 19 SECONDS EAST, ALONG THE COMMON LINE OF SAID CARPENTER EQUITIES, LTD. TRACT AND SAID DOUGLAS F. DRY AND JANETTE L. DRY TRACT, A DISTANCE OF 374.15 FEET TO AN "X" CUT IN CONCRETE FOUND ON THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND BEING THE **POINT OF BEGINNING**, HAVING A COORDINATE OF NORTH 6,987,982.88, EAST 2,465,298.00;**

1) THENCE NORTH 37 DEGREES 25 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 36.45 FEET TO THE NORTHWEST CORNER OF SAID CARPENTER EQUITIES, LTD. TRACT AND THE NORTHEAST CORNER OF SAID DOUGLAS F. DRY AND JANETTE L. DRY TRACT AND BEING ON THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183;

2) THENCE SOUTH 52 DEGREES 33 MINUTES 54 SECONDS EAST, ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 720.00 FEET TO THE INTERSECTION OF THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND THE EXISTING WESTERN RIGHT-OF-WAY LINE OF PROFIT DRIVE (RECORDED IN VOLUME 31, PAGE 113, M.R.D.C.T.), AND BEING THE NORTHEAST CORNER OF SAID CARPENTER EQUITIES, LTD. TRACT, FROM WHICH A 1/2" IRON ROD FOUND, BEARS SOUTH 81 DEGREES 54 MINUTES 10 SECONDS EAST, A DISTANCE OF 0.43 FEET;

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 586+81.38 TO STA. 594+01.39
R.O.W. CSJ: 0094-07-042

DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 34

3) THENCE SOUTH 37 DEGREES 25 MINUTES 19 SECONDS WEST, ALONG THE EXISTING WESTERN RIGHT-OF-WAY LINE OF SAID PROFIT DRIVE, A DISTANCE OF 89.60 FEET TO AN "X" CUT IN CONCRETE FOUND AT THE INTERSECTION OF THE EXISTING WESTERN RIGHT-OF-WAY LINE OF SAID PROFIT DRIVE AND THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183; **

4) THENCE NORTH 16 DEGREES 49 MINUTES 10 SECONDS EAST, ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 , A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET;**

5) THENCE NORTH 12 DEGREES 20 MINUTES 34 SECONDS WEST, CONTINUING ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 25.00 FEET TO AN "X" CUT IN CONCRETE FOUND; **

6) THENCE NORTH 41 DEGREES 06 MINUTES 51 SECONDS WEST, CONTINUING ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 25.00 FEET TO AN "X" CUT IN CONCRETE FOUND; **

7) THENCE NORTH 52 DEGREES 33 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 350.01 FEET TO AN "X" CUT IN CONCRETE FOUND; **

8) THENCE NORTH 50 DEGREES 34 MINUTES 08 SECONDS WEST, CONTINUING ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 249.99 FEET, FROM WHICH AN "X" CUT IN CONCRETE FOUND, BEARS NORTH 39 DEGREES 36 MINUTES 01 SECONDS EAST, A DISTANCE OF 0.27 FEET; **

9) THENCE NORTH 52 DEGREES 37 MINUTES 18 SECONDS WEST, CONTINUING ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 67.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 31,389 SQUARE FEET [0.7206 AC.] OF LAND, MORE OR LESS;

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 586+81.38 TO STA. 594+01.39
R.O.W. CSJ: 0094-07-042

PAGE 3 OF 4
DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 34

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

**THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT 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: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.000136506.

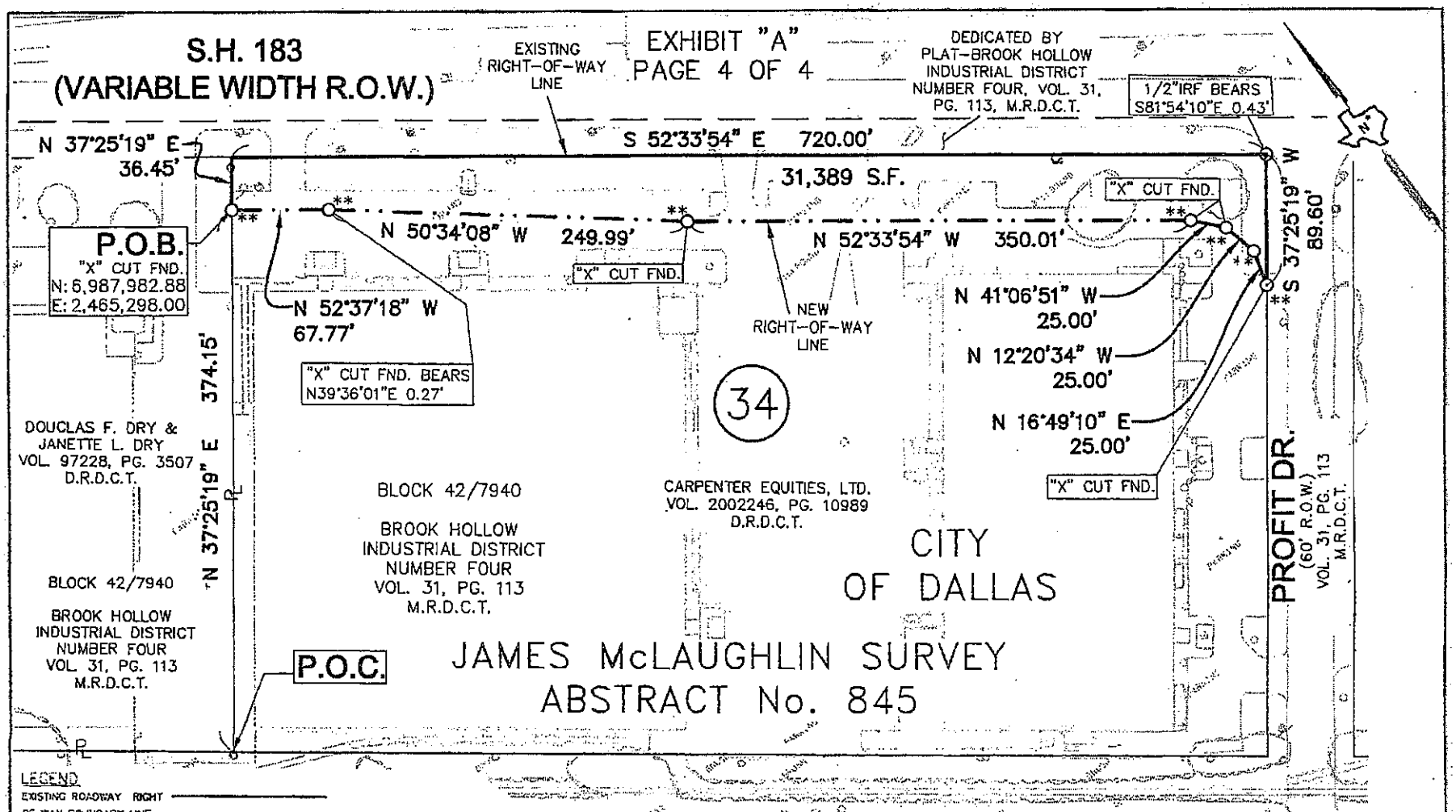
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET CREATED FEBRUARY 11, 2013 FOR THE TXDOT RIGHT-OF-WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0094-07-042.

SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
DECEMBER 12, 2013

STATE OF TEXAS
REGISTERED
SCOTT M. POSEY
5350
PROFESSIONAL
LAND SURVEYOR



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
NEW RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
DENIAL OF ACCESS LINE
ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE"
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
"X" CUT = "X" CUT IN CONCRETE
○ = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

A PLAT OF A SURVEY
PARCEL 34
FOR STATE HIGHWAY 183
A 0.7206 AC., [31,389 Sq.Ft.]
TRACT OF LAND SITUATED IN THE
JAMES McLAUGHLIN SURVEY,
ABSTRACT NUMBER 845
CITY OF DALLAS
DALLAS COUNTY, TEXAS
FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 (1993) NORTH CENTRAL ZONE (4202). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SCALED USING A TxDOT SURFACE ADJUSTMENT FACTOR OF 1.000136506.

COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK.

** THE MONUMENT DESCRIBED AND FOUND IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT 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

R.O.W. CSJ: 0094-07-042

County: Harris
Highway: US 290
Limits: From West of Pinemont to West of 34th Street (Segment 4)
ROW CSJ: 0050-09-090

Property Description for
Parcel 412

BEING a 0.2163 of an acre (9,422 square feet) parcel of land located in the Joseph Bays Survey, Abstract No. 127, Harris County, Texas, and being a portion of that certain called 1.3626 acre tract of land conveyed from State Farm Mutual Automobile Insurance Company to Allen J. Lee by deed dated April 19, 1990 and recorded under Harris County Clerk's File (H.C.C.F.) No. M615987, Film Code No. 175-72-1301 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.2163 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found PK Nail at an angle point in the northerly line of said 1.3626 acre tract, being the southeasterly corner of that certain called 0.6426 acre tract of land conveyed from Motiva Enterprises, LLC to Hassan A. Abdelkhaleq by deed dated December 1, 2003 and recorded under Harris County Clerk's File (H.C.C.F.) No. X254601, Film Code No. 579-48-1977, thence as follows:

North 45°05'53" East, a distance of 64.11 feet along the northerly line of said 1.3626 acre tract, being the southeasterly line of said 0.6426 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed southwesterly right-of-way line of U.S. Highway 290 (width varies) and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,870,345.26, E = 3,082,080.27, located 162.55 feet right of and perpendicular to baseline station 2759+11.18;

1) THENCE, North 45°05'53" East, a distance of 48.52 feet continuing along the northerly line of said 1.3626 acre tract, being the southeasterly line of said 0.6426 acre tract to a point in the existing southwesterly right-of-way line of U.S. Highway 290 (300' R.O.W. width), being the northeasterly corner of said 1.3626 acre tract, same being the most easterly corner of said 0.6426 acre tract, from which a found 5/8-inch iron rod bears North 12°13' East, 0.48 feet, said existing right-of-way conveyed to the State of Texas by deed dated May 17, 1962 and recorded under Volume 4779, Page 101 of the Deed Records of Harris County, Texas (D.R.H.C.T.);

2) THENCE, South 44°54'48" East, a distance of 194.22 feet along the existing southwesterly right-of-way line of U.S. Highway 290, being the northeasterly line of said 1.3626 acre tract to the most northerly corner of that certain residue of a called 3.7570 acre tract of land conveyed from State Farm Mutual Automobile Insurance Company to Chandrakant A. Patel and wife, Aruna C. Patel by deed dated November 23, 1998 and recorded under H.C.C.F. No. T408312, Film Code No. 522-50-3301 of said Official Public Records, being the most easterly corner of said 1.3626 acre tract, from which a found 5/8-inch iron rod with cap bears North 41°32' East, 0.35 feet;

3) THENCE, South 45°06'01" West, a distance of 48.50 feet along the southeasterly line of said 1.3626 acre tract, being the northwesterly line of said residue of 3.7570 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed southwesterly right-of-way line of U.S. Highway 290, located 162.55 feet right of and perpendicular to baseline station 2761+05.40;

4) THENCE, North 44°55'13" West, a distance of 194.21 feet along the proposed southwesterly right-of-way line of U.S. Highway 290, passing at 47.71 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the Beginning of an Access Denial Line, passing at 105.39 feet a set 5/8-inch iron rod with TxDOT aluminum cap located 162.55 feet right of and perpendicular to baseline station 2760+00.00 and continuing to the End of the Access Denial Line and the POINT OF BEGINNING and containing 0.2163 of an acre (9,422 square feet) of land.**

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All surface values were derived utilizing the combined adjustment factors (sea level factor x scale factor) which have been developed by the State for its use as follows: Surface values are divided by a combined adjustment factor of 1.00013 to obtain grid values. Coordinates provided by client.

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

A parcel plat of even date was prepared in conjunction with this property description.
Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.
I certify that the survey was performed on the ground under my supervision in June, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-23-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN APRIL OF 2010 AND UPDATED APRIL 2012. FIELD SURVEYS WERE COMPLETED IN JUNE OF 2012, MAP SET COMPLETED IN JUNE OF 2012.

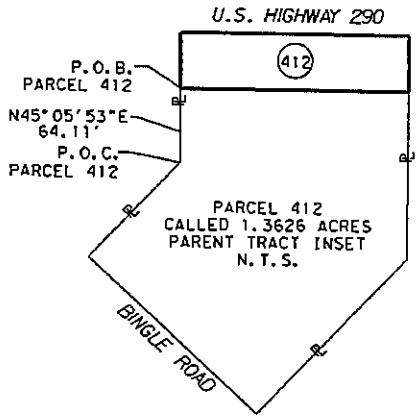
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

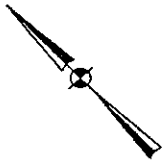
4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

5. ** 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.

LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
℄	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—‖—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
- - - -	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
— · · —	SURVEY LINE





STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-23-12

REVISIONS

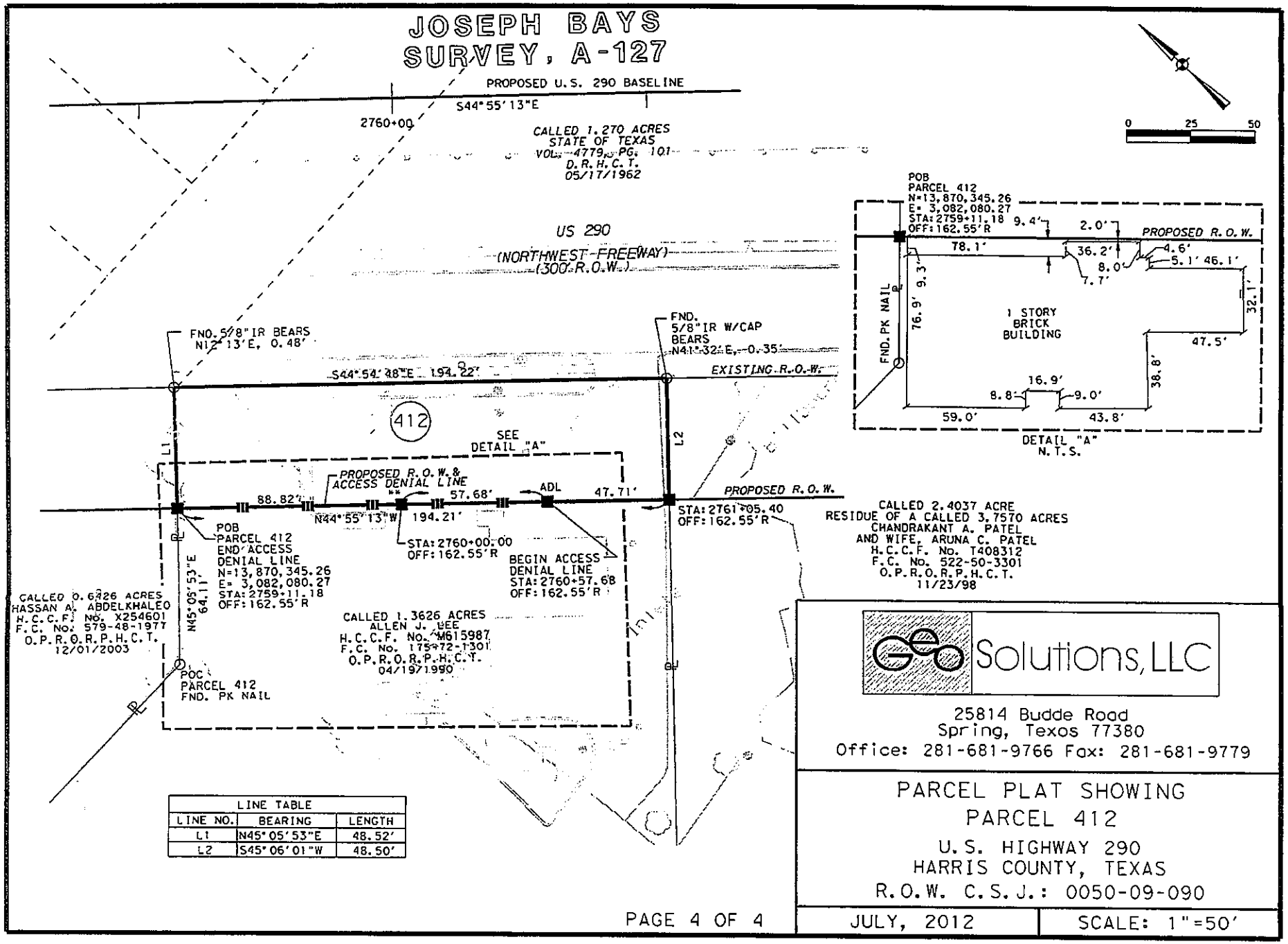
EXISTING	TAKING	REMAINING
1.3626 AC.	0.2163 AC. 9,422 SQ.FT.	1.1463 AC. RT

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 412
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012 | SCALE: N.T.S.

FILE: US290 S4 P-412 COVER.dgn



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N45°05'53"E	48.52'
L2	S45°06'01"W	48.50'

February, 2012
Parcel No. 2038
Page 1 of 6 Pages

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2038

BEING a 0.0858 of one acre (3,736 square feet) parcel of land located in the J. Bays Survey, Abstract No. 127, Harris County, Texas, and out of a called 1.0993-acre tract conveyed from Shell Oil Company to Park National Bank of Houston by deed dated December 12, 1994 and recorded under County Clerk's File No. R193614, Film Code No. 502-14-3314 of the Official Public Records of Real Property of Harris County, Texas, and a portion of Restricted Reserve "A" of Shell-Northwest Crossing, a subdivision plat recorded in Volume 344, Page 40 of the Map Records of Harris County, Texas, said 0.0858 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod for the southeast corner of said 1.0993-acre tract and the southwest corner of a called 0.6616-acre tract conveyed to Morton Alexander Bender and Joyce Bender, Trustees of the Bender Family Trust et al by deed recorded under County Clerk's File No. X281089, Film Code No. 579-94-1573 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

North 25° 17' 56" East, with the east line of said 1.0993-acre tract and the west line of said 0.6616-acre tract, a distance of 207.39 feet to a set 5/8-inch iron rod with TxDOT aluminum disk located in the proposed southwesterly right-of-way line of US Highway 290 (width varies) for the southeast corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,874,261.41 and E = 3,076,687.71, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013);

1) THENCE, North 58° 49' 02" West, with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 55.00 feet a set 5/8-inch iron rod with TxDOT aluminum disk stamped "ADL" for the beginning of an Access Denial Line, continuing with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 169.69 feet a set 5/8-inch iron rod with TxDOT aluminum disk located at Station 2690+00, 162.93 feet right, continuing with said proposed southwesterly right-of-way line of US Highway 290 for a total distance of 174.53 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point;**

2) THENCE, South 74° 09' 11" West, continuing with said proposed southwesterly right-of-way line of US Highway 290, a distance of 43.86 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point;**

3) THENCE, South 60° 41' 19" West, continuing with said proposed southwesterly right-of-way line of US Highway 290, a distance of 20.85 feet to a set 5/8-inch iron rod with TxDOT aluminum disk stamped "ADL" for the end of said Access Denial Line, located at the intersection with the existing easterly right-of-way line of Hollister Road (width varies) of record per plat recorded in Volume 218, Page 49 of the Map Records of Harris County, Texas;**

4) THENCE, North 21° 10' 17" East, with said existing easterly right-of-way line of Hollister Road, and the west line of said 1.0993-acre tract and said Shell Northwest Crossing, a distance of 33.95 feet to a point for the beginning of a curve to the right;

5) THENCE, in a northeasterly direction with the west line of said 1.0993-acre tract and said Shell Northwest Crossing and the arc of said curve to the right whose central angle is 100° 00' 41" and whose radius is 25.00 feet (chord bears North 71° 10' 38" East, a distance of 38.31 feet) for a curve length of 43.64 feet to a point of tangency located in the existing southwesterly right-of-way line of US Highway 290 (300 foot wide) for the most northerly northeast corner of said 1.0993-acre tract, said Shell Northwest Crossing, and said parcel herein described;

6) THENCE, South 58° 49' 02" East, with said existing southwesterly right-of-way line of US Highway 290 and the northeasterly line of said 1.0993-acre tract and said Shell Northwest Crossing, a distance of 194.69 feet to a found 3/4-inch iron rod for the northeast corner of said 1.0993-acre tract and said Shell Northwest Crossing and the northwest corner of said 0.6616-acre tract;

7) THENCE, South 25° 17' 56" West, with the east line of said 1.0993-acre tract and said Shell Northwest Crossing, and the west line of said 0.6616-acre tract, a distance of 12.61 feet to the POINT OF BEGINNING, containing 0.0858 of one acre (3,736 square feet) of land.

** 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.

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

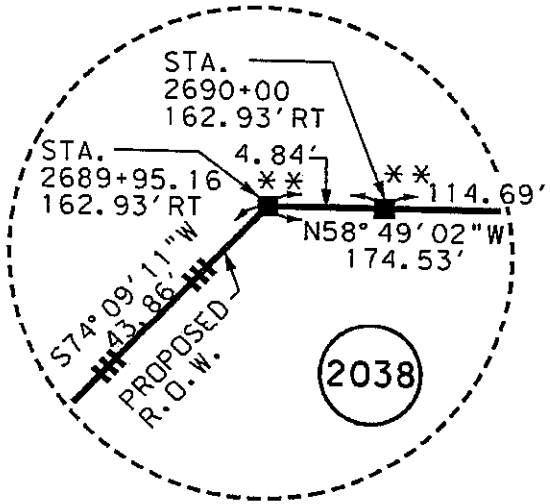
A parcel plat of even date was prepared in conjunction with this property description.

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

02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR



DETAIL "A"
N.T.S.

(A) CALLED 0.6616 ACRES
MORTON ALEXANDER BENDER AND JOYCE BENDER,
TRUSTEES OF THE BENDER FAMILY TRUST
DATED OCTOBER 3, 1975 (UNDIVIDED 60% INTEREST),
ROBERT ALAN KROLL (UNDIVIDED 10% INTEREST),
NANCY KROLL (UNDIVIDED 10% INTEREST),
DEBRA E. COLMAN, TRUSTEE OF THE DEBRA E.
COLMAN 2003 TRUST (UNDIVIDED 20% INTEREST)
H.C.C.F. NO. X281089
F.C. NO. 579-94-1573
O.P.R.R.P.H.C.
DECEMBER 13, 2003

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
1.0993 AC.	0.0858 AC. (3,736)		1.013 AC.

02-15-2012

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2038

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 6 SCALE: N.T.S.

R.O.W. DEEDS FOR US 290
H.C.C.F NO. E728364, F.C. NO. 138-16-1812 O.P.R.R.P.H.C.

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC.FROM JUNE,2006 TO AUGUST, 2011.

4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB,FENDLEY,& ASSOCIATES, INC.FROM JUNE,2006 TO AUGUST, 2011.

5. ** INDICATES THE MONUMENT DESCRIBED AND SET 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.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ABBREVIATIONS

W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
M.E. - MAINTAINENCE EASEMENT
STM.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
D.R.H.C. - DEED RECORDS OF HARRIS COUNTY
M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

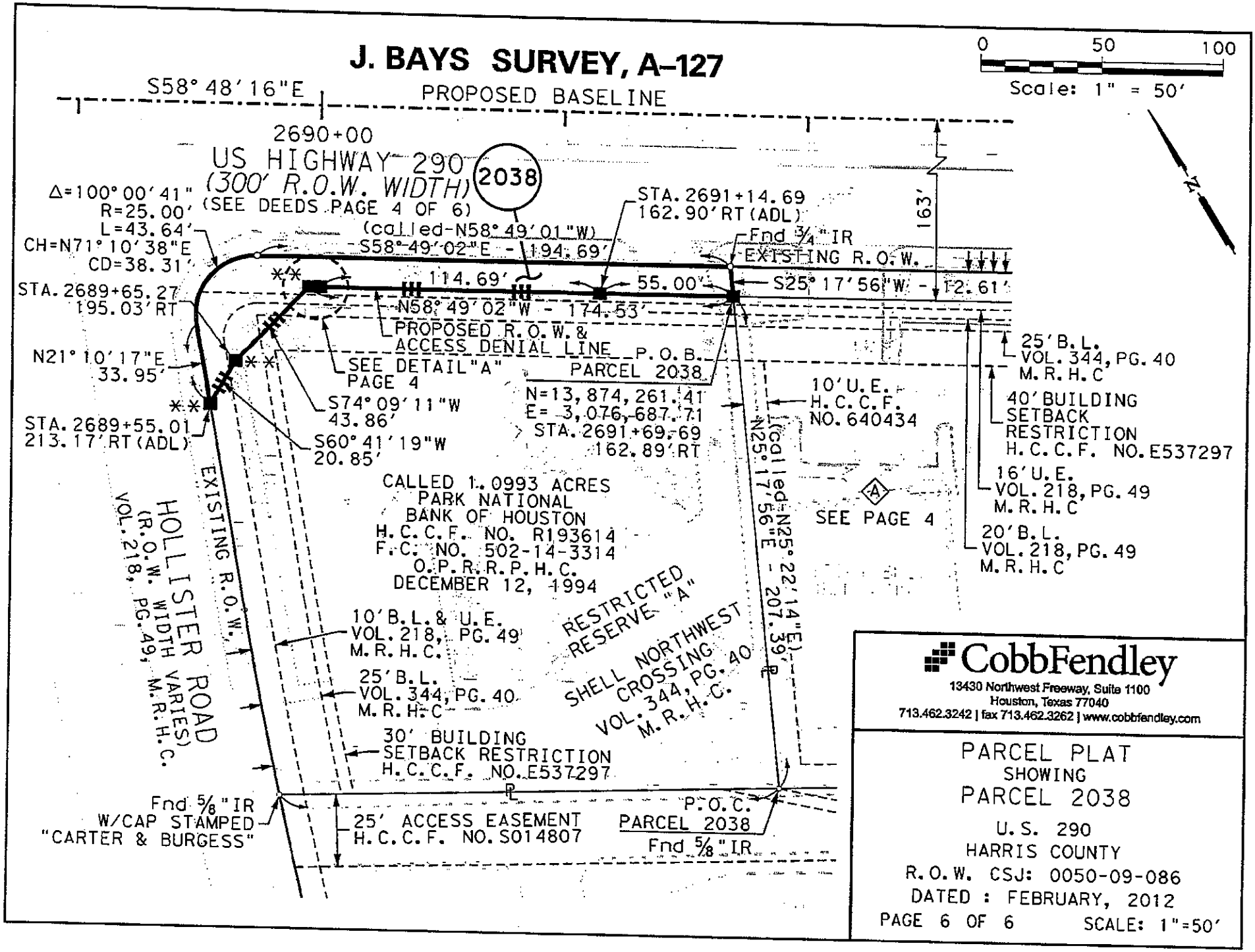
LEGEND

PL PROPERTY LINE
LAND HOOK
FOUND MONUMENT AS DESCRIBED
FOUND 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2038

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 6 SCALE: N.T.S.


J. BAYS SURVEY, A-127
0 50 100
Scale: 1" = 50'
S58° 48' 16"E
PROPOSED BASELINE
2690+00
US HIGHWAY 290
(300' R.O.W. WIDTH)
(SEE DEEDS PAGE 4 OF 6)
2038
Δ=100° 00' 41"
R=25.00'
L=43.64'
CH=N71° 10' 38"E
CD=38.31'
STA. 2689+65.27
195.03' RT
N21° 10' 17"E
33.95'
STA. 2689+55.01
213.17' RT (ADL)
(called-N58° 49' 01"W)
S58° 49' 02"E - 194.69'
114.69'
55.00'
N58° 49' 02"W - 174.53'
STA. 2691+14.69
162.90' RT (ADL)
Fnd 3/4" IR
EXISTING R.O.W.
S25° 17' 56"W - 12.61'
163'
PROPOSED R.O.W. & ACCESS DENIAL LINE
P.O.B. PARCEL 2038
SEE DETAIL "A" PAGE 4
S74° 09' 11"W
43.86'
S60° 41' 19"W
20.85'
N=13,874,261.41
E= 3,076,687.71
STA. 2691+69.69
162.89' RT
(called-N25° 22' 14"E)
N25° 17' 56"E - 207.39'
10' U.E.
H.C.C.F.
NO. 640434
25' B.L.
VOL. 344, PG. 40
M.R.H.C
40' BUILDING SETBACK RESTRICTION
H.C.C.F. NO. E537297
16' U.E.
VOL. 218, PG. 49
M.R.H.C
20' B.L.
VOL. 218, PG. 49
M.R.H.C
A
SEE PAGE 4
CALLED 1.0993 ACRES
PARK NATIONAL
BANK OF HOUSTON
H.C.C.F. NO. R193614
F.C. NO. 502-14-3314
O.P.R.R.P.H.C.
DECEMBER 12, 1994
RESTRICTED RESERVE "A"
SHELL NORTHWEST CROSSING
VOL. 344, PG. 40
M.R.H.C.
EXISTING R.O.W.
HOLLISTER ROAD
(R.O.W. WIDTH VARIES)
VOL. 218, PG. 49, M.R.H.C.
10' B.L. & U.E.
VOL. 218, PG. 49
M.R.H.C.
25' B.L.
VOL. 344, PG. 40
M.R.H.C
30' BUILDING SETBACK RESTRICTION
H.C.C.F. NO. E537297
Fnd 5/8" IR
W/CAP STAMPED
"CARTER & BURGESS"
25' ACCESS EASEMENT
H.C.C.F. NO. S014807
P.O.C.
PARCEL 2038
Fnd 5/8" IR
CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com
PARCEL PLAT
SHOWING
PARCEL 2038
U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 6 OF 6
SCALE: 1"=50'

County: Harris
Highway: US 290
Limits: From West of Eldridge Parkway to West of FM529 (Segment 7)
ROW CSJ: 0050-08-096

Property Description for
Parcel 704

BEING a 0.1235 of one acre (5,380 square feet) parcel of land located in the Charles Clarkson Survey, Abstract No. 190, Harris County, Texas, and being a portion of Lot 1, Lone Star Chevrolet Reserve, a subdivision of record in Film Code No. 580066 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 1.1181 acre tract of land conveyed from SRE Texas-8, L.P. to Car Son Star L.P. by deed dated December 30, 2004 recorded under Harris County Clerk File (H.C.C.F.) No. Y188298, Film Code No. 598-57-8935 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.1235 of one acre being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod with cap at an angle point in the northwesterly line of Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres, a subdivision of record in Film Code No. 430105 of said Map Records, being the easterly corner of said Lot 1 and said 1.1181 acre tract, thence as follows:

South 37°14'50" West, a distance of 206.93 feet along the northwesterly line of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres, being the southeasterly line of said Lot 1 and said 1.1181 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northeasterly right-of-way line of U.S. Highway 290 (width varies) and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,893,417.17, E = 3,045,419.40, located 174.54 feet left of and perpendicular to baseline station 2323+30.59;

1) THENCE, South 37°14'50" West, a distance of 25.61 feet continuing along said northwesterly line of Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres, and the southeasterly line of said Lot 1 and said 1.1181 acre tract to a point in the existing northeasterly right-of-way line of U.S. Highway 290 (300' R.O.W. width), being the westerly corner of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres, same being the southerly corner of said Lot 1 and said 1.1181 acre tract, from which a found 5/8-inch iron rod with aluminum cap bears South 34°01' West, 0.28 feet, said existing right-of-way conveyed to the State of Texas by deeds dated October 30, 1962 and recorded under Volume 4995, Page 209 of the Harris County Deed Records (H.C.D.R.), H.C.C.F. No. B629587, Film Code No. 083-01-0370 of said Official Public Records and Cause No. 119,942 dated February 13, 1975 and recorded under H.C.C.F. No. E370637, Film Code No. 116-17-0482 of said Official Public Records;

2) THENCE, North 52°42'03" West, a distance of 163.91 feet along the existing northeasterly right-of-way line of U.S. Highway 290, being the southwesterly line of said Lot 1 and said 1.1181 acre tract to a cutback corner of the existing northeasterly right-of-way line of U.S. Highway 290 with the existing southeasterly right-of-way line of North Eldridge Parkway (130' R.O.W. Width) of record under H.C.C.F. J527203 of said Official Public Records, from which a found 5/8-inch iron rod bears South 12°08' East, 0.65 feet;

3) THENCE, North 18°32'25" West, a distance of 28.87 feet along said cutback, being the westerly line of said Lot 1 and said 1.1181 acre tract to a set 5/8-inch iron rod with "GS" cap at the end of said cutback, being the westerly corner of said Lot 1 and said 1.1181 acre tract and for the point of curvature of a curve to the left;

4) THENCE, in a northeasterly direction, along the existing southeasterly right-of-way line of North Eldridge Parkway, being the northwesterly line of said Lot 1 and said 1.1181 acre tract and along said curve to the left, having a central angle of 01°41'33", a radius of 1,215.00 feet, an arc length of 35.09 feet and a chord bearing and distance of North 21°27'36" East, 35.89 feet to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" in the proposed northeasterly right-of-way line of U.S. Highway 290 and for the Beginning of an Access Denial Line, located 199.72 feet left of and perpendicular to baseline station 2321+33.03;**

5) THENCE, South 32°15'38" East, a distance of 72.05 feet along the proposed northeasterly right-of-way line of U.S. Highway 290 and an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;**

6) THENCE, South 52°42'53" East, a distance of 130.06 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and an Access Denial Line to the End of the Access Denial Line and the POINT OF BEGINNING and containing 0.1235 of one acre (5,380 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

A parcel plat of even date was prepared in conjunction with this property description.

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

I certify that the survey was performed on the ground under my supervision in January, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

5-7-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN DECEMBER OF 2011 AND UPDATED MARCH 2012. FIELD SURVEYS WERE COMPLETED IN JANUARY OF 2012, MAP SET COMPLETED IN MAY OF 2012.

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

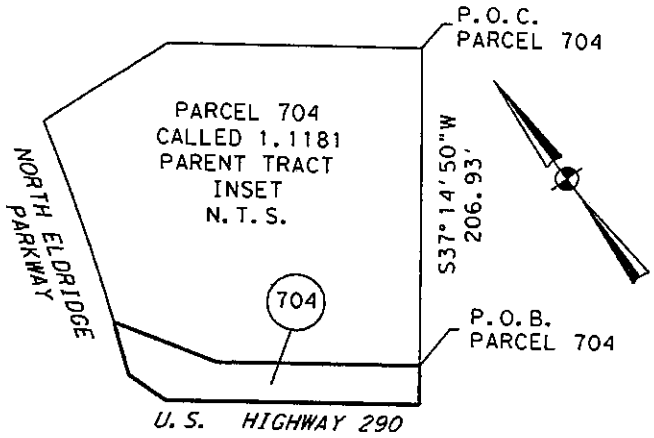
4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

5. ** 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.

LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
⅊	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—‖—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
—·—·—	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—··—	SURVEY LINE

5-7-12



REVISIONS

EXISTING	TAKING	REMAINING
1.1181 AC.	0.1235 AC. 5,380 SQ.FT.	0.9946 AC. LT

GeoSolutions, LLC

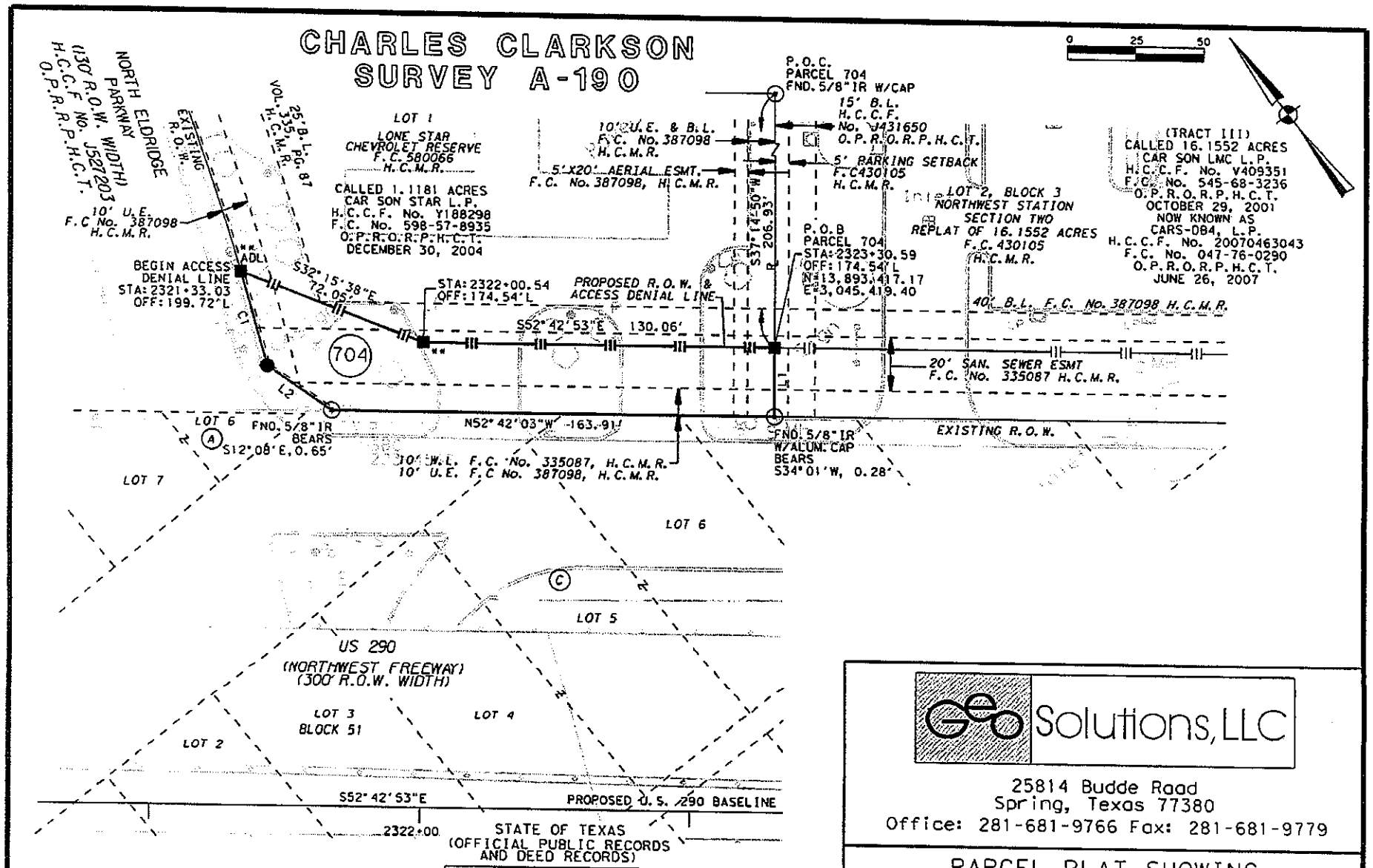
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 704

U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: N.T.S.

FILE: US290 S7 P-704 COVER.dgn



LINE TABLE		
No.	BEARING	LENGTH
L1	S37°14'50"W	25.61'
L2	N18°32'25"W	28.87'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	01°41'33"	1,215.00'	35.89'	N21°27'36"E	35.89'

US 290 RECORDED ROW INFORMATION	
A	CALLED 0.421 ACRE VOL. 4995 PG. 209 H.C.C.F. No. B629587 F.C. No. 083-01-0370 OCTOBER 30, 1962
C	CALLED 0.094 ACRE CAUSE No. 119,942 H.C.C.F. No. E370637 F.C. No. 116-17-0482 FEBRUARY 13, 1975

PAGE 5 OF 5

GEO Solutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 704
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

FILE: US290 S7 P-704A.dgn

County: Harris
Highway: US 290
Limits: From West of Eldridge Parkway to West of FM 529 (Segment 7)
ROW CSJ: 0050-08-096

Property Description for
Parcel 721

BEING a 0.1296 of one acre (5,646 square feet) parcel of land located in the J. Taylor Survey, Abstract No. 776, Harris County, Texas, and being a portion of Lot 1, Block 1 Etzel Auto Mall, a subdivision of record in Film Code No. 525014 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 5.0292 acre tract of land conveyed from the Estate of W. Gordon Vaughan, Gordon R. Vaughan and wife, Susan S. Vaughan to Anne Wilmouth Vaughan (54.49% interest), Shelton M. Vaughan (12.5% interest), and Kathleen A. Vaughan (12.5% interest) by Partition Deed dated February 23, 1992 recorded under Harris County Clerk's File (H.C.C.F.) No. N555261, Film Code No. 016-52-0984 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.), and Deed for Co-Tenant Ownership, dated February 29, 1992, recorded under H.C.C.F. No. N572313, Film Code No. 017-47-3171 of said Official Public Records, and from David Showalter, P.C. to Robert W. Soard, Trustee (20.51% interest) by deed dated March 26, 1993 and recorded under H.C.C.F. No. P162889, Film Code No. 124-56-2085 of said Official Public Records; said 0.1296 of one acre being more particularly described as follows:

COMMENCING at a found 1/2-inch iron pipe (leaning) at the northerly corner of Lot 1, Block 1 Fairview Gardens Amending Plat No. 1, a subdivision of record in Film Code No. 599120 of said Map Records, being the northeasterly corner of said Lot 1, Etzel Auto Mall, thence as follows:

South 37°08'16" West, a distance of 657.68 feet along the northwesterly line of said Lot 1, Fairview Gardens Amending Plat No. 1, being the southeasterly line of said Lot 1, Etzel Auto Mall to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northeasterly right-of-way line of U.S. Highway 290 (width varies) for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,890,041.34, E = 3,049,847.99, located 171.40 feet left of and perpendicular to baseline station 2378+99.13;

1) THENCE, South 37°08'16" West, a distance of 23.81 feet continuing along the northwesterly line of said Lot 1, Fairview Gardens Amending Plat No. 1, being the southeasterly line of said Lot 1, Etzel Auto Mall to a point in the existing northeasterly right-of-way line of U.S. Highway 290 (300' R.O.W. width), being the westerly corner of said Fairview Gardens Amending Plat No. 1, same being the southerly corner of said Lot 1, Etzel Auto Mall, from which a found 5/8-inch iron rod bears North 37°08' East, 0.31 feet, said existing right-of-way conveyed to the State of Texas by deed dated March 12, 1963 and recorded under Volume 5062, Page 126 of the Harris County Deed Records (H.C.D.R.), H.C.C.F. No. B661763, Film Code No. 086-07-0160 of said Official Public Records and by deed dated July 15, 1962 and recorded under Volume 4877, Page 539 of said Deed Records, H.C.C.F. No. B572380, Film Code No. 077-03-191 of said Official Public Records;

2) THENCE, North 52°42'03" West, a distance of 300.00 feet along the existing northeasterly right-of-way line of U.S. Highway 290, being the southwesterly line of said Lot 1, Etzel Auto Mall to a found 5/8-inch iron rod at the southerly corner of that certain calculated 1.313 acre tract of land conveyed to Betty Jean James Lott by Affidavit of Heirship, dated January 29, 2007 and recorded under H.C.C.F. No. 20070129224, Film Code No. 040-43-0855 of said Official Public Records and described under H.C.C.F. No. B269323, Film Code No. 026-15-0842 of said Official Public Records;

3) THENCE, North 36°44'32" East, a distance of 14.89 feet along the southeasterly line of said 1.313 acre tract, being the northwesterly line of said Lot 1, Etzel Auto Mall to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" in the proposed northeasterly right-of-way line of U.S. Highway 290 and for the Beginning of an Access Denial Line, located 162.55 feet left of and perpendicular to baseline station 2375+99.05;

4) THENCE, South 52°42'53" East, a distance of 35.75 feet along the proposed northeasterly right-of-way line of U.S. Highway 290 and along the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the left;**

5) THENCE, in a southeasterly direction, continuing along the proposed northeasterly right-of-way line of U.S. Highway 290, along the Access Denial Line and along said curve to the left, having a central angle of 03°48'40", a radius of 1,973.00 feet, an arc length of 131.24 feet and a chord bearing and distance of South 54°37'13" East, 131.22 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of reverse curvature to the right;**

6) THENCE, in a southeasterly direction, continuing along the proposed northeasterly right-of-way line, along the Access Denial Line and along said reverse curve to the right, having a central angle of 03°46'04", a radius of 2,027.00 feet, an arc length of 133.29 feet and a chord bearing and distance of South 54°38'32" East, 133.27 feet, passing at an arc length of 74.15 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the End of the Access Denial Line and continuing to the POINT OF BEGINNING and containing 0.1296 of one acre (5,646 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

A parcel plat of even date was prepared in conjunction with this property description.

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

I certify that the survey was performed on the ground under my supervision in January, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

5-7-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

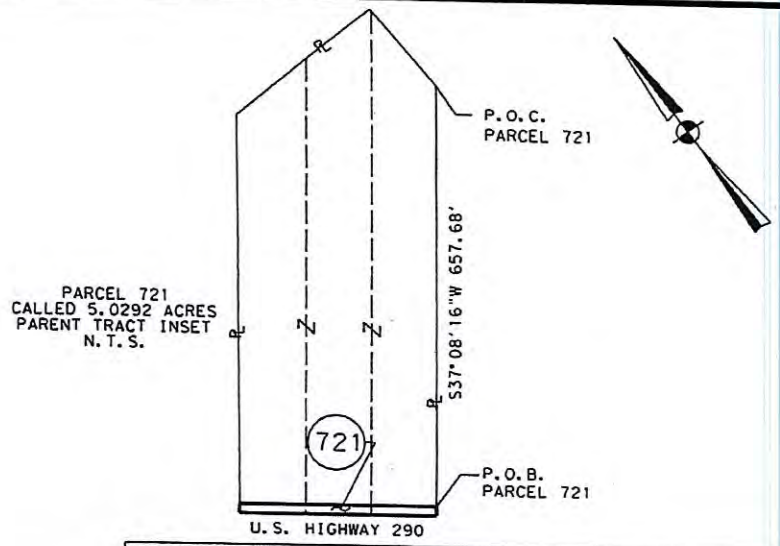
   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN DECEMBER OF 2011 AND UPDATED MARCH 2012. FIELD SURVEYS WERE COMPLETED IN JANUARY OF 2012, MAP SET COMPLETED IN MAY OF 2012.

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

4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

5. ** 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.



LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
℄	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—‖—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
- - - -	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—·—·—	SURVEY LINE

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

Mary Chrusz
5-7-12

PAGE 4 OF 5

REVISIONS

EXISTING	TAKING	REMAINING
5.0292 AC.	0.1296 AC. 5,646 SQ.FT.	4.8996 AC. LT

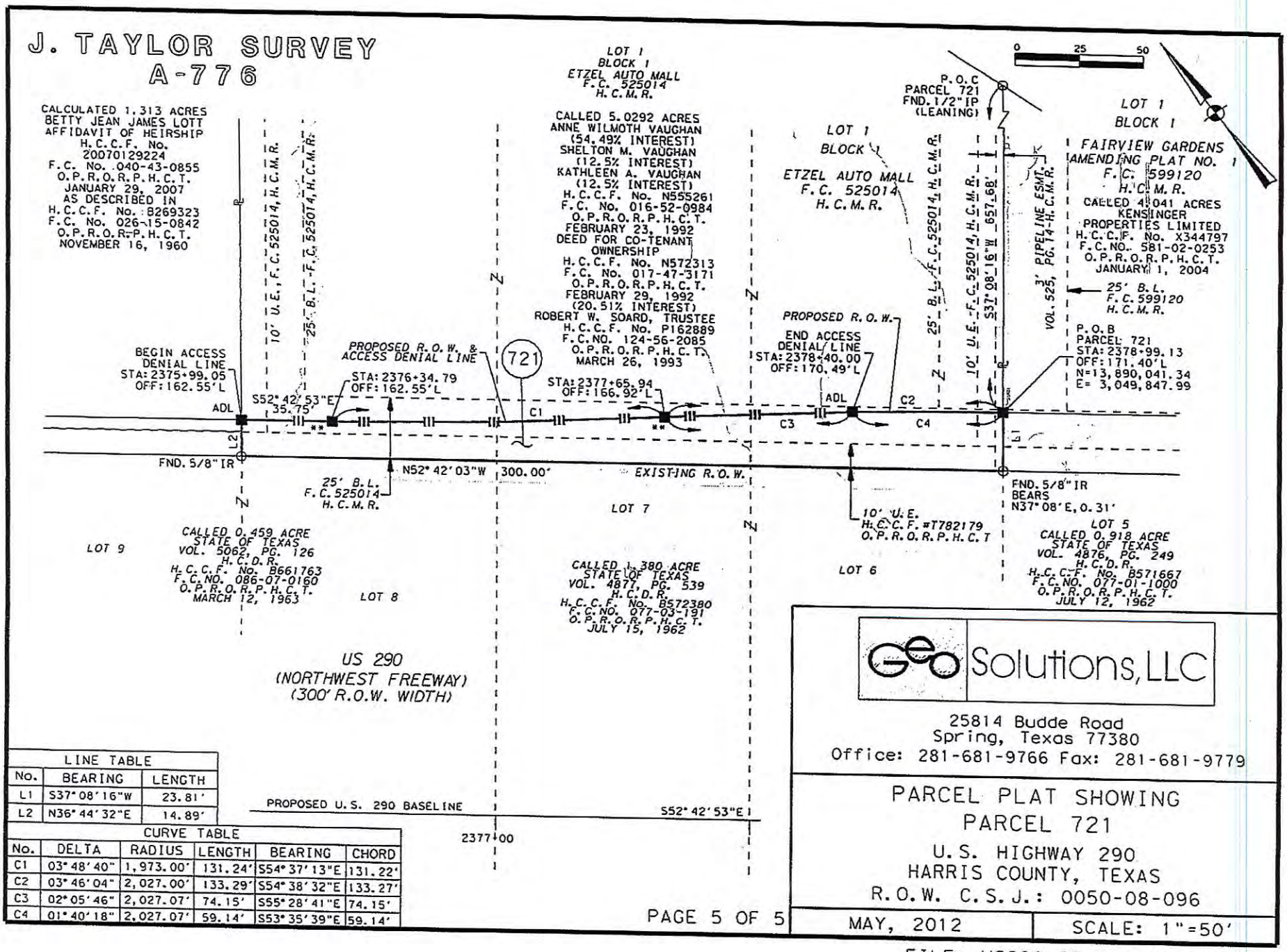
GeoSolutions, LLC

25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 721
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: N.T.S.

FILE: US290 S7 P-721 COVER.dgn



LINE TABLE		
No.	BEARING	LENGTH
L1	S37°08'16"W	23.81'
L2	N36°44'32"E	14.89'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	03°48'40"	1,973.00'	131.24'	S54°37'13"E	131.22'
C2	03°46'04"	2,027.00'	133.29'	S54°38'32"E	133.27'
C3	02°05'46"	2,027.07'	74.15'	S55°28'41"E	74.15'
C4	01°40'18"	2,027.07'	59.14'	S53°35'39"E	59.14'

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2001

BEING a 0.1146 of one acre (4,992 square feet) parcel of land located in the J. Bays Survey, Abstract Number 127, Harris County, Texas, and out of a called 33,645 square foot tract conveyed from Mobil Oil Corporation to D. F. Postle (deceased) (1/2 interest) by deed dated October 22, 1975 as recorded under County Clerk's File No. E620474, Film Code No. 131-20-1792 of the Official Public Records of Real Property of Harris County, Texas and conveyed from D. F. Postle to Douglas F. Postle, Douglas C. Postle and Frederick P. Postle, trustees for Lynn Postle Trust (1/2 interest) by deed dated September 30, 1992 as recorded under County Clerk's File No. P669584, Film Code No. 198-53-2707 of the Official Public Records of Real Property of Harris County, Texas, and being a portion of McDonald's at 290 and Fairbanks N. Houston, a subdivision plat recorded under Film Code No. 527010 of the Map Records of Harris County, Texas, said 0.1146 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod located in the existing easterly right-of-way line of Fairbanks North Houston Road for the southwest corner of said 33,645 square foot tract and of said McDonald's at 290 and Fairbanks N. Houston, being the northwest corner of a calculated 0.9229-acre tract of land conveyed to Robert E. Boze and wife, Helen F. Boze by deed recorded under County Clerk's File No. D720534, Film Code No. 152-24-2017 of the Official Public Records of Real Property of Harris County, Texas, thence as follows:

North 88° 02' 04" East, with the south line of said 33,645-square foot tract and said McDonald's at 290 and Fairbanks N. Houston and the north line of said 0.9229-acre tract, passing at 220.19 feet a found 5/8-inch iron rod (bent) for the northeast corner of said 0.9229-acre tract and the northwest corner of a called 0.790-acre tract of land conveyed to D. Dimeo Houston, LLC. by deed recorded under County Clerk's File No. W943204, Film Code No. 573-52-0116 of the Official Public Records of Real Property of Harris County, Texas and Two Ninety at Fairbanks North Houston Shopping Center, a subdivision plat recorded under Film Code No. 422125 of the Map Records of Harris County, Texas, continuing with the south line of said 33,645-square foot tract and said McDonald's at 290 and Fairbanks N. Houston and the north line of said 0.790-acre tract, passing at a distance of 302.79 feet an angle point in the existing southwesterly right-of-way line of US Highway 290 (width varies), from which a found 5/8-inch iron rod bears North 81° 24' 06" East, 0.30 feet, and continuing with the south line of said 33,645 square foot tract and said existing southwesterly right-of-way line of US Highway 290 for a total distance of 306.07 feet to a set 5/8-inch iron rod with TxDOT aluminum disk located in the proposed southwesterly right-of-way line of US Highway 290 (width varies) for the southeasterly corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,877,838.09 and E = 3,070,783.07, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013); **

1) THENCE, North 58° 47' 27" West, with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 103.84 feet a set "X" cut in concrete for the beginning of an Access Denial Line, continuing with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 141.49 feet a set "X" cut in concrete for the end of said Access Denial Line, continuing with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 207.23 feet a set "X" cut in concrete for the beginning of an Access Denial Line, continuing with said proposed southwesterly right-of-way line of US Highway 290 for a total distance of 301.43 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point; **

2) THENCE, South 59° 38' 01" West, continuing with said proposed southwesterly right-of-way line of US Highway 290, a distance of 56.80 feet to a set 5/8-inch iron rod with TxDOT aluminum disk stamped "ADL" located in the existing east right-of-way line of Fairbanks North Houston Road (R.O.W. width varies) for the end of said Access Denial Line and for the southwest corner of said parcel herein described;**

3) THENCE, North 00° 23' 09" West, with said existing east right-of-way line of Fairbanks North Houston and the west line of said 33,645 square-foot tract and said McDonald's at 290 and Fairbanks N. Houston, a distance of 28.31 feet to a point for a southwesterly cut-back corner and the most westerly northwest corner of the herein described tract;

4) THENCE, North 59° 42' 13" East, with said cut-back line and a northerly line of said 33,645 square-foot tract and said McDonald's at 290 and Fairbanks N. Houston, a distance of 42.77 feet to a point for a northeasterly cut-back corner located in the existing southwesterly right-of-way line of US Highway 290 (variable width at this point) for the most northerly northwest corner of said 33,645 square-foot tract and said parcel herein described;

5) THENCE, South 58° 47' 27" East, with said existing southwesterly right-of-way line of US Highway 290 and the northeasterly line of said 33,645 square-foot tract and said McDonald's at 290 and Fairbanks N. Houston, a distance of 340.86 feet to an angle point in said existing southwesterly right-of-way line of US Highway 290 for the southeast corner of said 33,645 square foot tract and said McDonald's at 290 and Fairbanks N. Houston, and for the most easterly corner of said parcel herein described;

6) THENCE, South 88° 02' 04" West, continuing with said existing southwesterly right-of-way line of US Highway 290 and with the south line of said 33,645-square foot tract and said McDonald's at 290 and Fairbanks N. Houston, a distance of 21.47 feet to the POINT OF BEGINNING and containing 0.1146 of one acre (4,992 square feet) of land.

** 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.

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

A parcel plat of even date was prepared in conjunction with this property description.

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

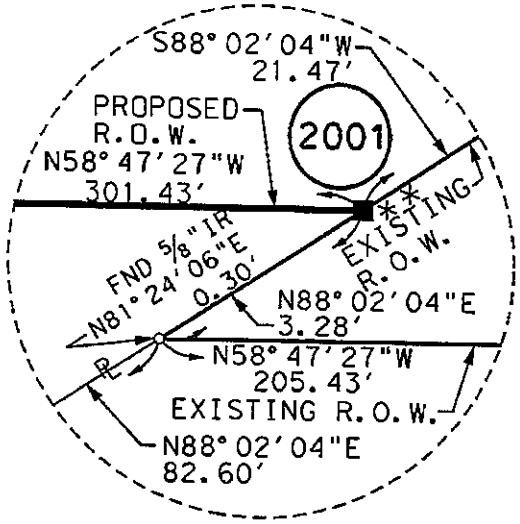
02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

(A) CALLED 33,645 SQ. FT.
D.F. POSTLE (1/2 INT.-ESTATE)
H.C.C.F. NO. E620474,
F.C. NO. 131-20-1792
O.P.R.R.P.H.C.
OCTOBER 22, 1975
DOUGLAS F. POSTLE , DOUGLAS C. POSTLE
AND FREDERICK P. POSTLE TRUSTEES
OF LYNN POSTLE TRUST (1/2 INT.)
H.C.C.F. NO. P669584,
F.C. NO. 198-53-2707
O.P.R.R.P.H.C.
SEPTEMBER 30, 1992

(B) TWO NINETY AT FAIRBANKS
NORTH HOUSTON SHOPPING CENTER
F.C. NO. 422125
M.R.H.C.



DETAIL "A"
N.T.S.

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
0.7724 AC.	0.1146 AC. (4,992)		0.6578 AC.

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

02-15-2012

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2001

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 7 SCALE: N.T.S.

R.O.W. DEEDS FOR US 290
H.C.C.F. NO.B563082, F.C. NO. 076-03-1247 O.P.R.R.P.H.C.
VOL. 4160, PG. 100 D.R.H.C.

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC.FROM JUNE,2006 TO AUGUST, 2011.

4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB,FENDLEY,& ASSOCIATES, INC.FROM JUNE,2006 TO AUGUST, 2011.

5. ** INDICATES THE MONUMENT DESCRIBED AND SET 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.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ABBREVIATIONS

W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
M.E. - MAINTAINENCE EASEMENT
STM.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
D.R.H.C. - DEED RECORDS OF HARRIS COUNTY
M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

LEGEND

PL PROPERTY LINE
LAND HOOK
○ FOUND MONUMENT AS DESCRIBED
□ FOUND 5/8" IR W/TxDOT ALUM. DISK
■ SET 5/8" IR W/TxDOT ALUM. DISK
● SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

CobbFendley
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Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2001

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 6 OF 7 SCALE: N.T.S.

J. BAYS SURVEY, A-127

0 50 100
Scale: 1" = 50'

S 58° 48' 16" E PROPOSED BASELINE

2620+00

US HIGHWAY 290
(R.O.W. WIDTH VARIES)
(SEE DEEDS-PAGE 4 OF 7)

161.68'

STA. 2620+59.03
161.70'RT (ADL)
STA. 2621+62.42
161.73'RT (ADL)
SET "X" CUT
(called-S58° 48' 27"E)
S58° 47' 27"E - 340.86'

2001

EXISTING R.O.W.
25' B.L.
F.C. NO. 527010
M.R.H.C.

P.O.B. PARCEL 2001
N=13,877,838.09
E= 3,070,783.07
STA. 2622+66.26
161.75'RT

STA. 2619+64.83
161.68'RT

N00° 23' 09"W
28.31'
N59° 42' 13"E
42.77'

65.74' 37.65' 103.84'

S88° 02' 04"W
21.47'

SET "X" CUT N58° 47' 27"W - 301.43'

EXISTING R.O.W.

PROPOSED R.O.W. &
ACCESS DENIAL LINE

STA. 2621+24.77
161.72'RT (ADL)
SET "X" CUT

N88° 02' 04"E
R85.88'
82.60'

SEE DETAIL "A"
PAGE 5

S59° 38' 01"W
56.80'

STA. 2619+37.78
211.63'RT (ADL)

SURVEY LINE

A

BLOCK 1
MCDONALD'S AT 290 AND
FAIRBANKS N. HOUSTON
F.C. NO. 527010, M.R.H.C.

CALLED 0.790 ACRE
D. DIMEO HOUSTON, LLC.
H.C.C.F. NO. W943204
F.C. NO. 573-52-0116
O.P.R.R.P.H.C.
AUGUST 7, 2003

B

N00° 23' 09"W
(called-N00° 34' 49"W)
137.98'

25' B.L.
F.C. NO. 527010
M.R.H.C.

N88° 02' 04"E - 220.19'
(called-S88° 06' 33"W)
Fnd 5/8" IR (BENT)

P.O.C. PARCEL 2001
FND 5/8" I.R.

HAHL'S SUBURBAN FARMS
SUBDIVISION "G"
VOL. 334, PG. 134
D.R.H.C.

CALCULATED 0.9229 ACRES
ROBERT E. BOZE AND WIFE,
HELEN F. BOZE
H.C.C.F. NO. D720534,
F.C. NO. 152-24-2017
O.P.R.R.P.H.C.
AUGUST 16, 1972

EXISTING ROW

FAIRBANKS NORTH HOUSTON ROAD
(R.O.W. WIDTH VARIES)
VOL. 334, PG. 134 D.R.H.C.
F.C. NO. 158-35-0173 O.P.P.R.P.H.C.
H.C.C.F. NO. D827993
F.C. NO. 150-21-0795 O.P.P.R.P.H.C.
H.C.C.F. NO. D684215

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Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2001

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 7 OF 7 SCALE: 1"=50'

County: Harris
Highway: US 290
Limits: From West of Eldridge Parkway to West of FM529 (Segment 7)
ROW CSJ: 0050-08-096

Property Description for
Parcel 701

BEING a 0.1578 of one acre (6,874 square feet) parcel of land located in the Francis Fry Survey, Abstract No. 276, Harris County, Texas, and being a portion Restricted Reserve "A", Block 1, Baker-Jackson, a subdivision of record under Film Code No. 371065 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 6.2448 acre tract of land conveyed from Steeplechase Nissan Partners to Baker-Jackson Real Estate Investments, Ltd. by deed dated October 19, 1992 recorded under Harris County Clerk File (H.C.C.F.) No. N915520, Film Code No. 112-41-2411 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.1578 of one acre being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod for the northeasterly corner of Restricted Reserve "T" Replat of Unrestricted Reserve "A", Crossroads, a subdivision of record under Volume 336, Page 62 of said Map Records, being a southeasterly corner of said Restricted Reserve "A" and said 6.2448 acre tract, thence as follows:

South 51°38'07" West, a distance of 487.97 feet along the northwesterly line of said Restricted Reserve "T", being the southeasterly line of said Restricted Reserve "A" and said 6.2448 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northeasterly right-of-way line of U.S. Highway 290 (width varies) for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,894,108.54, E = 3,044,491.55, located 162.54 feet left of and perpendicular to baseline station 2311+73.55;**

1) THENCE, South 51°38'07" West, a distance of 13.93 feet continuing along the northwesterly line of said Restricted Reserve "T", being the southeasterly line of said Restricted Reserve "A" and said 6.2448 acre tract to a point in the existing northeasterly right-of-way line of U.S. Highway 290 (300' R.O.W. Width), being the westerly corner of said Restricted Reserve "T", same being the southerly corner of said Restricted Reserve "A" and said 6.2448 acre tract, from which a found 5/8-inch iron rod bears South 05°09' West, 0.67 feet, said existing right-of-way conveyed to the State of Texas by deed dated November 23, 1962 and recorded under Volume 5032, Page 316 of the Harris County Deed Records (H.C.D.R.), and H.C.C.F. No. B647365, Film Code No. 084-17-0793 of said Official Public Records;

2) THENCE, North 52°42'18" West, a distance of 446.86 feet along the existing northeasterly right-of-way line of U.S. Highway 290, being the southwesterly line of said Restricted Reserve "A" and said 6.2448 acre tract to a found 5/8-inch iron rod at a cutback corner of the existing northeasterly right-of-way line of U.S. Highway 290 with the existing southeasterly right-of-way line of Crossridge Drive (60' R.O.W. width) of record under Volume 336, Page 62 of said Map Records, being a westerly corner of said Restricted Reserve "A" and said 6.2448 acre tract;

3) THENCE, North 07°52'05" West, a distance of 21.25 feet along said cutback line, being the westerly line of said Restricted Reserve "A" and said 6.2448 acre tract to a found 5/8-inch iron rod at the end of said cutback, being a westerly corner of said Restricted Reserve "A" and said 6.2448 acre tract;

4) THENCE, North 37°18'10" East, a distance of 24.47 feet along the existing southeasterly right-of-way line of Crossridge Drive, being the northwesterly line of said Restricted Reserve "A" and said 6.2448 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" in the proposed northeasterly right-of-way line of U.S. Highway 290 and for the Beginning of an Access Denial Line, located 188.58 feet left of and perpendicular to baseline station 2307+08.18;**

5) THENCE, South 07°48'59" East, a distance of 28.19 feet along the proposed northeasterly right-of-way line of U.S. Highway 290 and along the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;**

6) THENCE, South 49°53'47" East, a distance of 51.55 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and along the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the left;**

7) THENCE, in a southeasterly direction, continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and along said curve to the left, having a central angle of 02°49'06", a radius of 2,979.00 feet, an arc length of 146.54 feet and a chord bearing and distance of South 51°18'20" East, 146.52 feet, passing at an arc length of 55.52 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the End of the Access Denial Line and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;**

8) THENCE, South 52°42'53" East, a distance of 247.42 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290, passing at 73.87 feet a set 5/8-inch iron rod with TxDOT aluminum cap and continuing to the POINT OF BEGINNING and containing 0.1578 of one acre (6,874 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

A parcel plat of even date was prepared in conjunction with this property description.

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

I certify that the survey was performed on the ground under my supervision in January, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

5-7-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

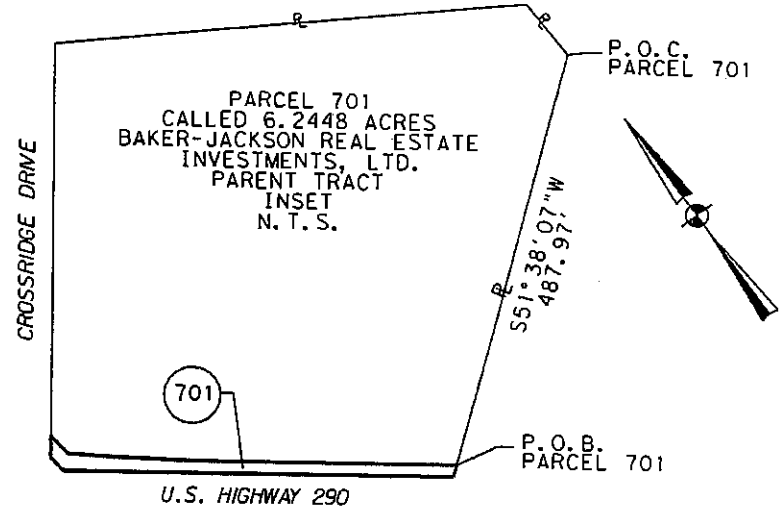
   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN DECEMBER OF 2011 AND UPDATED MARCH 2012. FIELD SURVEYS WERE COMPLETED IN JANUARY OF 2012, MAP SET COMPLETED IN MAY OF 2012.

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

4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

5. ** 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.



LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
℄	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—||—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
—·—·—	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—··—	SURVEY LINE

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

5-7-12

PAGE 4 OF 6

REVISIONS

EXISTING	TAKING	REMAINING
6.2448	0.1578 AC. 6,874 SQ.FT.	6.0870 AC. LT

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

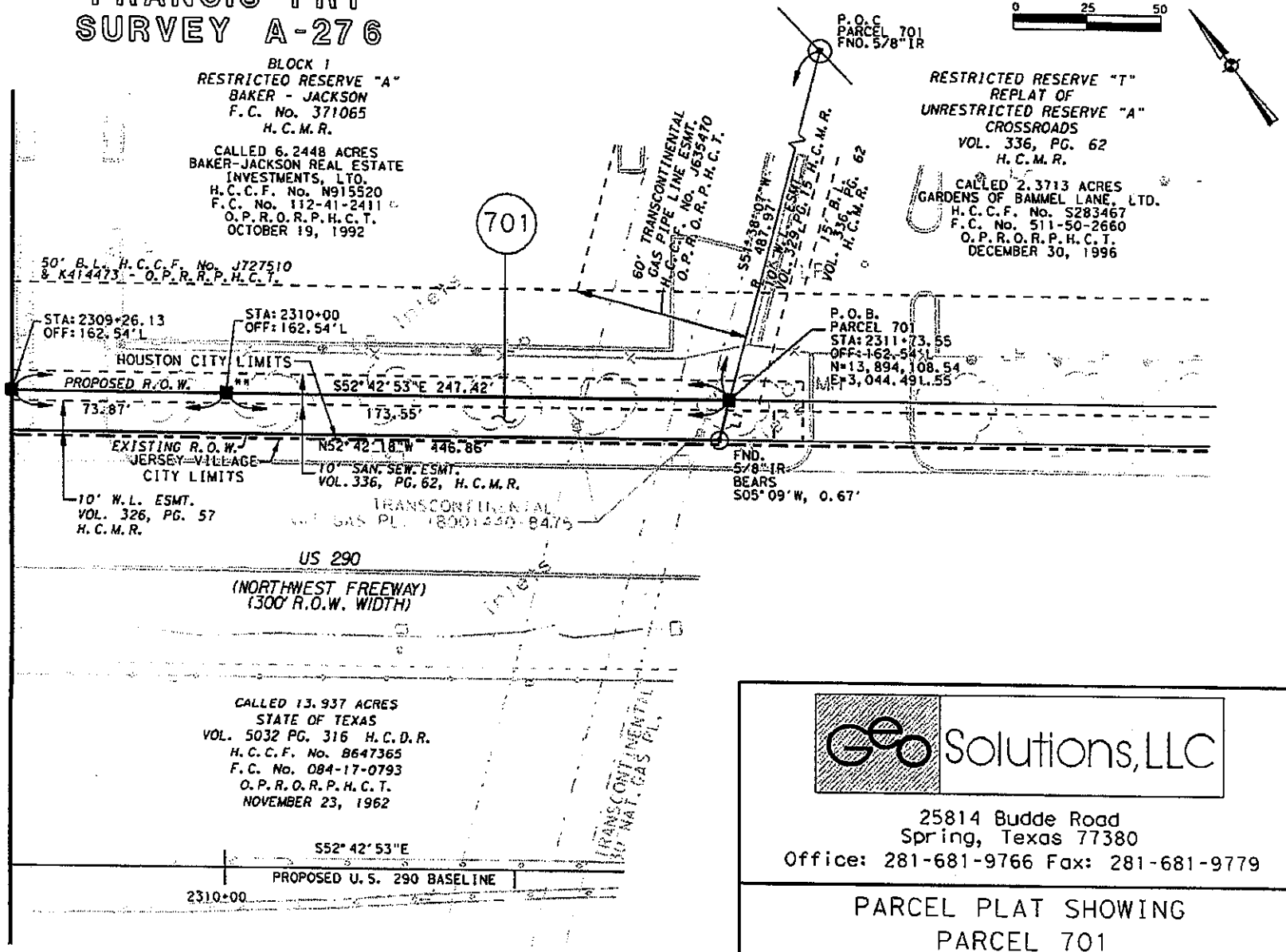
PARCEL PLAT SHOWING
PARCEL 701
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: N.T.S.

FILE: US290 S7 P-701 COVER.dgn

FRANCIS FRY SURVEY A-276

MATCHLINE SHEET 6 OF 6



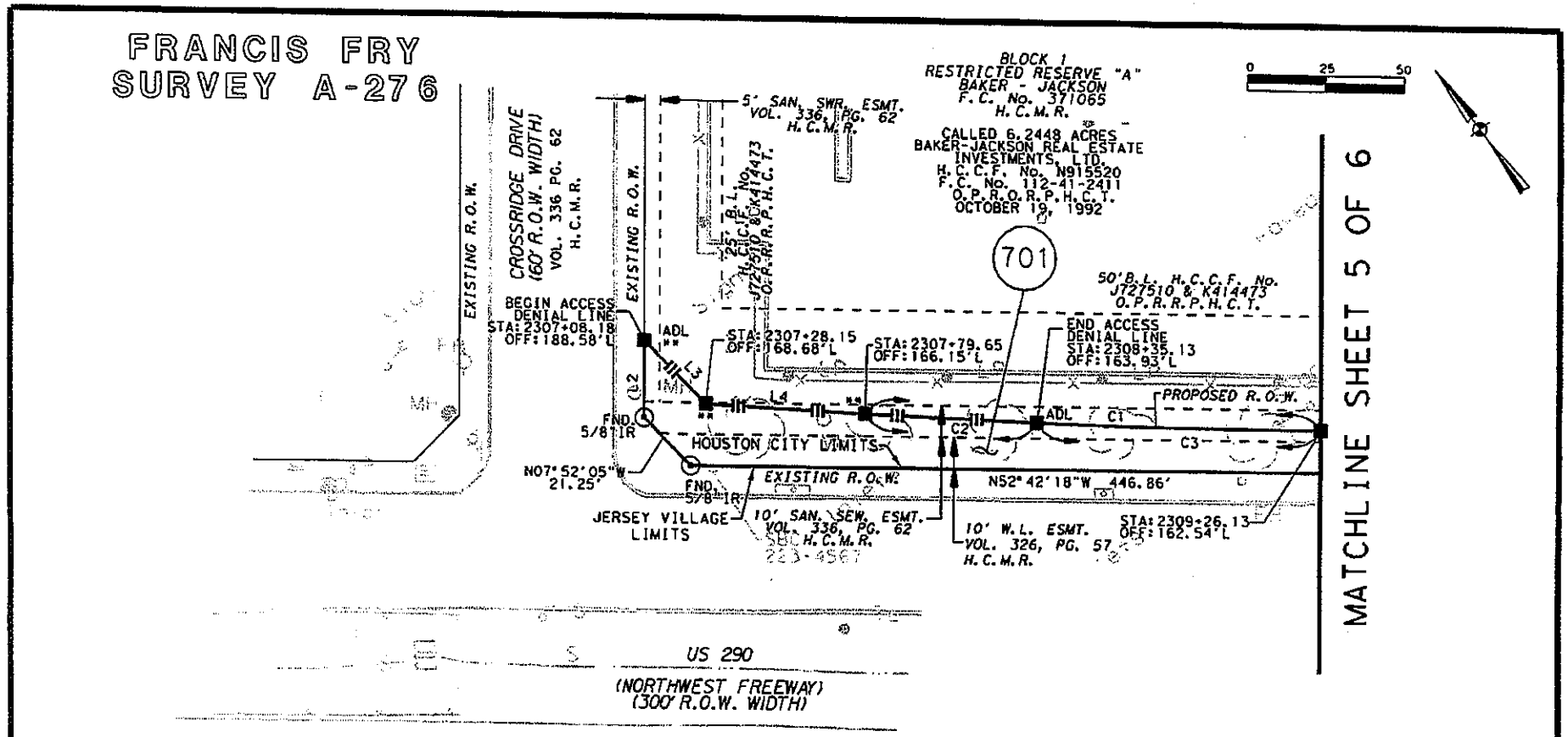
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S51°38'07"W	13.93'

GEO Solutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 701
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

FILE: US290 S7 P-701A.dgn



LINE TABLE		
LINE NO.	BEARING	LENGTH
L2	N37°18'10"E	24.47'
L3	S07°48'59"E	28.19'
L4	S49°53'47"E	51.55'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	02°49'06"	2,979.00'	146.54'	S51°18'20"E	146.52'
C2	01°04'04"	2,979.00'	55.52'	S50°25'49"E	55.52'
C3	01°45'02"	2,979.00'	91.02'	S51°50'22"E	91.01'

PAGE 6 OF 6

GeO Solutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 701
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

FILE: US290 S7 P-701B.dgn

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2025

BEING a 0.1250 of one acre (5,445 square feet) parcel of land located in the R. Rowles Survey, Abstract Number 670, Harris County, Texas, and out of a called 0.7938-acre tract conveyed from Francis Xavier Lam, Co-Trustee and Naomi Fulan Lam, Co-Trustee to Francis Xavier Lam and Naomi Fulan Lam by deed dated August 30, 2006 as recorded under County Clerk's File No. 20060019930, Film Code No. 027-36-0583 of the Official Public Records of Real Property of Harris County, Texas, and being a portion of Block 2 of Fawndale Center, a subdivision plat recorded in Volume 201, Page 15 of the Deed Records of Harris County, Texas, said 0.1250 of one acre parcel being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod located in the existing northerly right-of-way line of Tidwell Road (width varies) of record per plat recorded in Volume 201, Page 15 of said Map Records of Harris County, Texas, for the southwest corner of said 0.7938-acre tract, and the southeast corner of a called 8.1422-acre tract conveyed to Alliance PP2 FX1 Limited Partnership by deed recorded under County Clerk's File No. Z203500, Film Code No. 019-98-0356 of the Official Public Records of Real Property of Harris County, Texas, thence as follows:

North 05° 46' 48" West, with the west line of said 0.7938-acre tract and the east line of said 8.1422-acre tract, a distance of 234.75 feet to a set "X" cut in concrete located at the intersection with the proposed southwesterly right-of-way line of US Highway 290 (width varies) for the southwest corner of said parcel herein described, for the end of an Access Denial Line and for the POINT OF BEGINNING having surface coordinates of N = 13,875,546.67 and E = 3,074,565.28, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013);

1) THENCE, North 05° 46' 48" West, continuing with the west line of said 0.7938-acre tract and the east line of said 8.1422-acre tract, a distance of 15.22 feet to a found 5/8-inch iron rod located in the existing southwesterly right-of-way line of US Highway 290 (300 foot wide), for the northwest corner of said 0.7938-acre tract and said parcel herein described, and the most easterly corner of said 8.1422-acre tract;

2) THENCE, South 58° 48' 11" East, with said existing southwesterly right-of-way line of US Highway 290 and the northeasterly line of said 0.7938-acre tract, a distance of 288.73 feet to a found "X" cut in concrete for the northeast corner of said 0.7938-acre tract and said parcel herein described, and a northerly cut-back corner;

3) THENCE, South 06° 16' 07" West, with said cut-back line and the east line of said 0.7938-acre tract, a distance of 50.17 feet to a found "X" cut in concrete located in said existing north right-of-way line of Tidwell Road, for the southeast corner of said 0.7938-acre tract and said parcel herein described and the beginning of a non-tangent curve to the right;

4) THENCE, in a southwesterly direction , with said north right-of-way line of Tidwell Road and the south line of said 0.7938-acre tract and with the arc of said curve to the right whose central angle is 01° 45' 20" and whose radius is 1,909.86 feet (chord bears South 74° 43' 12" West, a distance of 58.52 feet) for a curve length of 58.52 feet to a set "X" cut in concrete located in said proposed southwesterly right-of-way line of US Highway 290, for the most southerly corner of said herein described parcel and the beginning of an Access Denial Line; **

5) THENCE, North 31° 11' 44" East, with said proposed southwesterly right-of-way line of US Highway 290, a distance of 75.71 feet to a set "X" cut in concrete for an angle point;**

6) THENCE, North 58° 47' 27" West, continuing with said proposed southwesterly right-of-way line of US Highway 290, a distance of 260.42 feet to the POINT OF BEGINNING, containing 0.1250 of one acre (5,445 square feet) of land.

** 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.

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

A parcel plat of even date was prepared in conjunction with this property description.

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

02-15-2012

Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC.FROM JUNE,2006 TO AUGUST, 2011.

4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB,FENDLEY,& ASSOCIATES, INC.FROM JUNE,2006 TO AUGUST, 2011.

5. ** INDICATES THE MONUMENT DESCRIBED AND SET 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.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ABBREVIATIONS

W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
M.E. - MAINTAINENCE EASEMENT
STM.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
D.R.H.C. - DEED RECORDS OF HARRIS COUNTY
M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

LEGEND

PL PROPERTY LINE
LAND HOOK
FOUND MONUMENT AS DESCRIBED
FOUND 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
0.7938 AC.	0.1250 AC. (5,445)		0.6688 AC.

STATE OF TEXAS REGISTERED MICHAEL VINCENT ROLLIN 6236 PROFESSIONAL LAND SURVEYOR

02-15-2012

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2025

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 5 SCALE: N.T.S

R.O.W. DEEDS FOR US 290

H.C.C.F. NO. B538860, F.C. NO. 073-14-0370 O.P.R.R.P.H.C.

R. ROWLES SURVEY, A-670

0 50 100

Scale: 1" = 50'

S 58° 48' 16" E PROPOSED BASELINE

2670+00

SEE DEEDS PAGE 3 OF 5

SEE DETAIL "A"

US HIGHWAY 290 (300' R.O.W. WIDTH)

10' B.L. VOL. 201, PG. 15 M.R.H.C.

(called-S56° 27' 41"E)

Fnd 5/8" IR

N05° 46' 48"W - 15.22'

S58° 48' 11"E - 288.73'

163'

EXISTING R.O.W.

Fnd "X" CUT

P.O.B. PARCEL 2025

N=13,875,546.67
E= 3,074,565.28
STA. 2666+88.44
162.80' RT (ADL)
SET "X" CUT

N58° 47' 27"W - 260.42'

PROPOSED R.O.W. & ACCESS DENAIL LINE

2025

STA. 2669+48.86
162.87' RT
SET "X" CUT

TRASH BIN

N31° 11' 44"E

75.71'

S06° 16' 07"W
50.17'
(called S09° 03' 10"W)
Fnd "X" CUT

Δ=01° 45' 20"
R=1,909.86'
L=58.52'
CH=S74° 43' 12"W
CD=58.52'

STA. 2669+48.86
238.58' RT (ADL)
SET "X" CUT

1-STORY BRICK BUILDING

CALLED 0.7938 ACRES
FRANCIS XAVIER LAM
& NAOMI FULAN LAM
H.C.C.F. NO. 20060019930
F.C. NO. 027-36-0583
O.P.R.R.P.H.C.
AUGUST 30, 2006

10' H.L.&P. AERIAL EASEMENT
H.C.C.F. NO. F873598
H.C.C.F. NO. F874105
O.P.R.R.P.H.C.

N05° 46' 48"W (called-N03° 23' 31"W) - 234.75'

CALLED 8.1422 AC.
ALLIANCE PP2 FX1
LIMITED PARTNERSHIP
H.C.C.F. NO. Z203500
F.C. NO. 019-98-0356
O.P.R.R.P.H.C.
MARCH 16, 2006

FAWNDALE CENTER BLOCK 2 VOL. 201, PG. 15 M.R.H.C.

15' STORM SEWER EASEMENT
VOL. 201, PG. 15
M.R.H.C.

Δ=04° 54' 15"
R=1,909.86'
L=163.47'
CH=N78° 02' 46"E
CD=163.42'

EXISTING R.O.W.

10' H.L.&P. AERIAL EASEMENT
H.C.C.F. NO. F873598
H.C.C.F. NO. F874105
O.P.R.R.P.H.C.

P.O.C. PARCEL 2025
Fnd 1/2" IR

10' B.L. VOL. 201, PG. 15 M.R.H.C.

TIDWELL RD. (R.O.W. WIDTH VARIES) VOL. 201, PG. 15 M.R.H.C.

U.S. HWY. 290
EXISTING R.O.W.
2.46' 2.40'
PROPOSED R.O.W.
1-STORY BRICK BUILDING

DETAIL "A"
N.T.S.

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2025

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 5 SCALE: 1"=50'

ROW CSJ	0050-09-086
Parcel	2025
Bisection Clause	Cat I

AND IN ADDITION THERETO:

Title to all of that (Shopping Center Building) located partially on the remainder of the herein described parcel, said improvement(s) being bisected by the proposed right of way line with the result that the portion of the said improvement(s) 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: Harris
Highway: US 290
Limits: From West of Eldridge Parkway to West of FM529 (Segment 7)
ROW CSJ: 0050-08-096

Property Description for
Parcel 705

BEING a 0.2013 of one acre (8,769 square feet) parcel of land located in the Charles Clarkson Survey, Abstract No. 190, Harris County, Texas, and being a portion of Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres, a subdivision of record in Film Code No. 430105 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 16.1552 acre tract (designated as Tract III) of land conveyed from Ray Childress Realty, L.P. to Car Son LMC L.P. by deed dated October 29, 2001 recorded under Harris County Clerk File (H.C.C.F.) No. V409351, Film Code No. 545-68-3236 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); Car Son LMC L.P. now known as CARS-DB4 L.P. by deed dated June 26, 2007 and recorded under H.C.C.F. No. 20070463043, Film Code No. 047-76-0290 of said Official Public Records; said 0.2013 of one acre being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod with cap at the easterly corner of Lot 1, Lone Star Chevrolet Reserve, a subdivision of record in Film Code No. 580066 of said Map Records, same being an angle point in the northwesterly line of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acre tract, thence as follows:

South 37°14'50" West, a distance of 206.93 feet along the northwesterly line of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acre tract, being the southeasterly line of said Lot 1 to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northeasterly right-of-way line of U.S. Highway 290 (width varies), for the Beginning of an Access Denial Line and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,893,417.17, E = 3,045,419.40, located 174.54 feet left of and perpendicular to baseline station 2323+30.59;

1) THENCE, South 52°42'53" East, a distance of 209.92 feet along the proposed northeasterly right-of-way line of U.S. Highway 290 and along an Access Denial Line, passing at 21.18 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the End of an Access Denial Line, passing at 90.91 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the Beginning of an Access Denial Line, passing at 169.41 feet a set 5/8-inch iron rod with TxDOT aluminum cap located 174.54 feet left of and perpendicular to baseline station 2325+00.00, and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap;**

2) THENCE, South 48°08'27" East, a distance of 150.48 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and along an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;**

3) THENCE, North 82°14'50" East, a distance of 34.44 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and along an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" in the existing northwesterly right-of-way line of Northwest Station Drive (width varies) of record under Volume 335, Page 87 of said Map Records, being the southeasterly line of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acre tract and the End of the Access Denial Line, located 186.91 feet left of and perpendicular to baseline station 2327+14.85;**

4) THENCE, South 37°15'01" West, a distance of 18.32 feet along the existing northwesterly right-of-way line of Northwest Station Drive, being the southeasterly line of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acres to a set 5/8-inch iron rod with "GS" cap at a cutback corner of the existing northwesterly right-of-way line of Northwest Station Drive with the existing northeasterly right-of-way line of U.S. Highway 290 (300' R.O.W. width), said existing right-of-way conveyed to the State of Texas by deeds dated February 13, 1975 and recorded under Cause No. 119,942, H.C.C.F. No. E370637, Film Code No. 116-17-0482 of said Official Public Records, and dated October 30, 1962 and recorded under Volume 4995, Page 209 of the Harris County Deed Records (H.C.D.R.), H.C.C.F. No. B629587, Film Code No. 083-01-0370 of said Official Public Records;

5) THENCE, South 82°14'50" West, a distance of 27.91 feet along said cutback, being the southerly line of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acre tract to a found 5/8-inch iron rod with cap at the end of said cutback, being the southerly corner of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acre tract;

6) THENCE, North 52°42'03" West, a distance of 364.53 feet along the existing northeasterly right-of-way line of U.S. Highway 290, being the southwesterly line of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acre tract to the southerly corner of said Lot 1, being the westerly corner of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acre tract, from which a found 5/8-inch iron rod with aluminum cap bears South 34°01' West, 0.28 feet;

7) THENCE, North 37°14'50" East, a distance of 25.61 feet along the southeasterly line of said Lot 1, being the northwesterly line of said Lot 2, Block 3 Northwest Station Section Two Replat of 16.1552 Acres and said 16.1552 acre tract to the POINT OF BEGINNING and containing 0.2013 of one acre (8,769 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

A parcel plat of even date was prepared in conjunction with this property description.

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

I certify that the survey was performed on the ground under my supervision in January, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

5-7-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

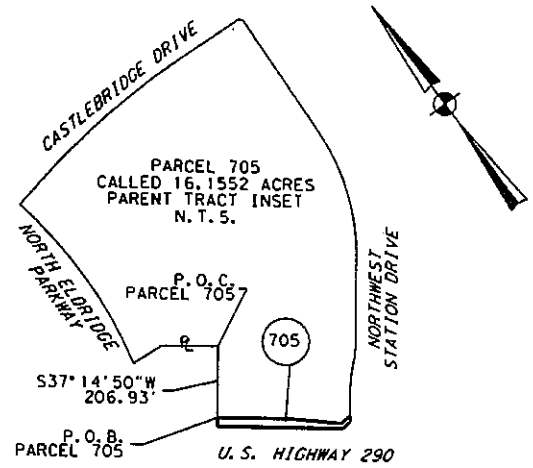
   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN DECEMBER OF 2011 AND UPDATED MARCH 2012. FIELD SURVEYS WERE COMPLETED IN JANUARY OF 2012, MAP SET COMPLETED IN MAY OF 2012.

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

4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

5. ** 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.



LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR W/GS CAP (UNLESS NOTED)
○	FND. (TYPE INDICATED AT LOCATION)
PL	PROPERTY LINE
Z	LANDHOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
℄	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—‖—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
—·—·—	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—··—	SURVEY LINE

STATE OF TEXAS REGISTERED MARY E. CHRUSZCZAK 4968 PROFESSIONAL LAND SURVEYOR

5-9-12

PAGE 4 OF 6

REVISIONS

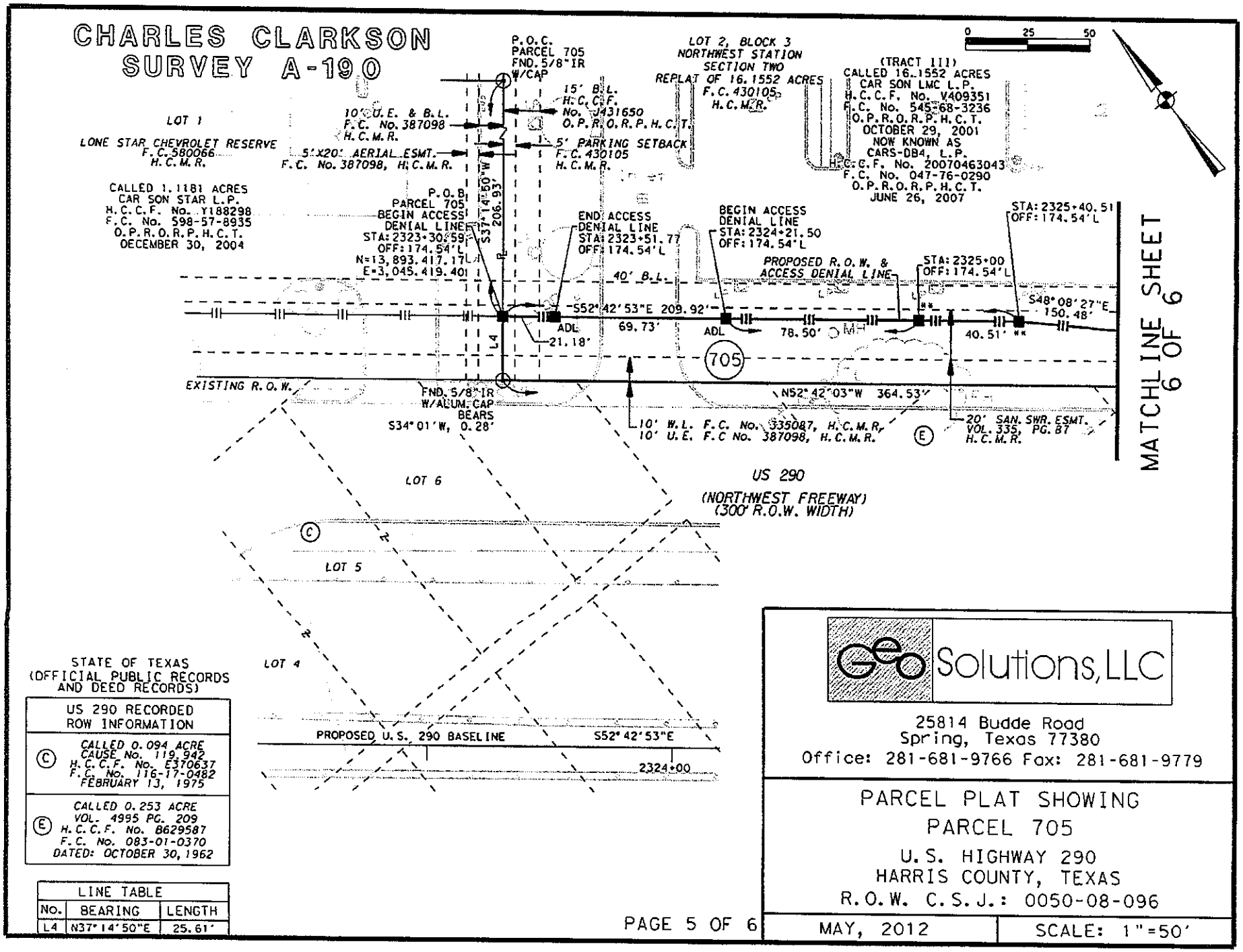
EXISTING	TAKING	REMAINING
16.1552 AC.	0.2013 AC. 8,769 SQ.FT.	15.9539 AC. LT

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 705
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: N.T.S.

FILE: US290 S7 P-705 COVER.dgn



STATE OF TEXAS
(OFFICIAL PUBLIC RECORDS AND DEED RECORDS)

US 290 RECORDED ROW INFORMATION	
(C)	CALLED 0.094 ACRE CAUSE No. 119,942 H.C.C.F. No. E370637 F.C. No. 116-17-0482 FEBRUARY 13, 1975
(E)	CALLED 0.253 ACRE VOL. 4995 PG. 209 H.C.C.F. No. B629587 F.C. No. 083-01-0370 DATED: OCTOBER 30, 1962

LINE TABLE		
No.	BEARING	LENGTH
L4	N37°14'50"E	25.61'

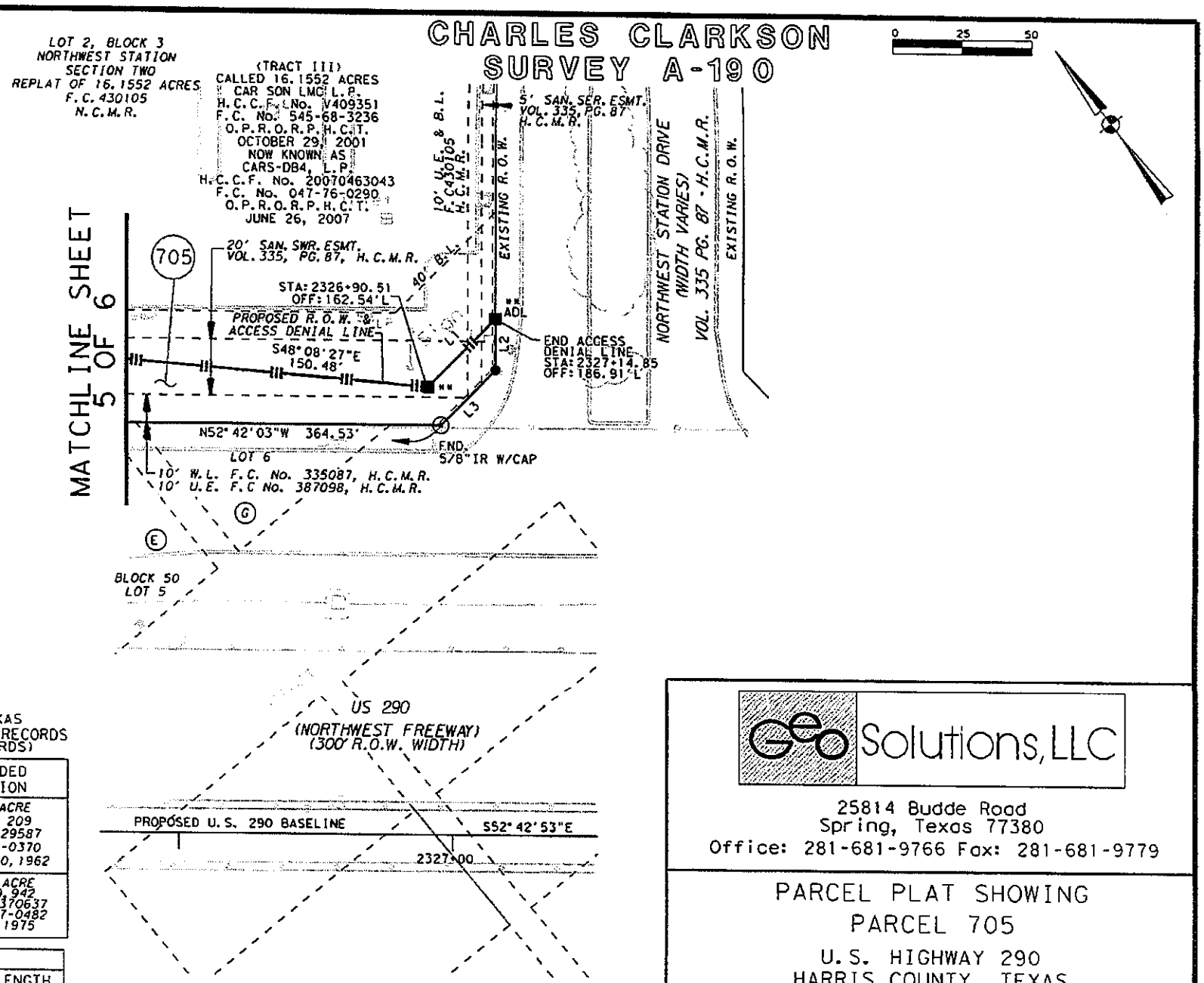
PAGE 5 OF 6

Geo Solutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 705
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

FILE: US290 S7 P-705A.dgn



STATE OF TEXAS
(OFFICIAL PUBLIC RECORDS AND DEED RECORDS)

US 290 RECORDED ROW INFORMATION	
E	CALLED 0.253 ACRE VOL. 4995 PG. 209 H.C.C.F. No. B629587 F.C. No. 083-01-0370 DATED: OCTOBER 30, 1962
G	CALLED 0.046 ACRE CAUSE No. 119,942 H.C.C.F. No. E370637 F.C. No. 116-17-0482 FEBRUARY 13, 1975

LINE TABLE		
No.	BEARING	LENGTH
L1	N82°14'50"E	34.44'
L2	S37°15'01"W	18.32'
L3	S82°14'50"W	27.91'

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 705
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

FILE: US290 S7 P-705B.dgn

County: Harris
Highway: US 290 (Segment 7)
CSJ: 0050-08-096
Parcel: 705
Project limits: From West of Eldridge Parkway,
To West of FM 529

AND IN ADDITION THERETO:

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

County: Harris
Highway: US 290
Limits: From West of Eldridge Parkway to West of FM529 (Segment 7)
ROW CSJ: 0050-08-096

Property Description for
Parcel 706

BEING a 0.2553 of one acre (11,122 square feet) parcel of land located in the Charles Clarkson Survey, Abstract No. 190, Harris County, Texas, and being a portion of Lot 2, Northwest Station Section Two Reserve "D" Boundary Line Adjustment Plat, a subdivision of record in Film Code No. 421086 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 5.3434 acre tract (designated as Tract II) of land conveyed from Ray Childress Realty, L.P. to Car Son LMC L.P. by deed dated October 29, 2001 recorded under Harris County Clerk File (H.C.C.F.) No. V409351, Film Code No. 545-68-3236 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); Car Son LMC L.P. now known as CARS-DB4 L.P. by deed dated June 26, 2007 and recorded under H.C.C.F. No. 20070463043, Film Code No. 047-76-0290 of said Official Public Records; said 0.2553 of one acre being more particularly described as follows:

COMMENCING at a point in the existing southeasterly right-of-way line of Northwest Station Drive (width varies) of record under Volume 335, Page 87 of said Map Records, being the northwesterly line of said Lot 2 and said 5.3434 acre tract, from which a found 3/4-inch iron rod bears North 08°15' West, 0.21 feet, thence as follows:

South 37°15'01" West, a distance of 60.40 feet along the existing southeasterly right-of-way line of Northwest Station Drive, being the northwesterly line of said Lot 2 and said 5.3434 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap stamped "ADL" in the proposed northeasterly right-of-way line of U.S. Highway 290 (width varies), for the Beginning of an Access Denial Line and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,893,141.23, E = 3,045,805.38, located 188.82 feet left of and perpendicular to baseline station 2328+04.85;**

1) THENCE, South 07°52'38" East, a distance of 37.27 feet along the proposed northeasterly right-of-way line of U.S. Highway 290 and along an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;**

2) THENCE, South 52°42'53" East, a distance of 95.44 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and along an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the left;**

3) THENCE, in a southeasterly direction, continuing along the proposed northeasterly right-of-way line of U.S. Highway 290, along an Access Denial Line and along said curve to the left having a central angle of 01°50'00", a radius of 2,967.00 feet, an arc length of 94.94 feet and a chord bearing and distance of South 53°37'53" East, 94.93 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;**

4) THENCE, South 54°32'53" East, a distance of 91.54 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and along an Access Denial Line, passing at 45.31 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the End of an Access Denial Line and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the right;**

5) THENCE, in a southeasterly direction, continuing along the proposed northeasterly right of way line of U.S. Highway 290 and along said curve to the right having a central angle of 01°50'00", a radius of 3,033.00 feet, an arc length of 97.05 feet and a chord bearing and distance of South 53°37'53" East, 97.04 feet, and passing at an arc length of 30.76 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the Beginning of an Access Denial Line and continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;**

6) THENCE, South 52°42'53" East, a distance of 157.23 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and along an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;**

7) THENCE, North 82°41'59" East, a distance of 58.06 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 and along an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" in the existing northwesterly right-of-way line of West Road (width varies) of record under Volume 335, Page 87 of said Map Records and recorded under H.C.C.F. No.'s H908252 and J007511 both of said Official Public Records, being the southeasterly line of said Lot 2 and said 5.3434 acre tract and in a curve to the left, located 209.30 feet left of and perpendicular to baseline station 2334+08.74;**

8) THENCE, in a southwesterly direction, along the existing northwesterly right-of-way line of West Road, being the southeasterly line of said Lot 2 and said 5.3434 acre tract, along said curve to the left having a central angle of 01°13'48", a radius of 1,847.88 feet, an arc length of 39.67 feet and a chord bearing and distance of South 37°52'34" West, 39.67 feet to a found 5/8-inch iron rod with cap at a cutback corner of the existing northwesterly right-of-way line of West Road with the existing northeasterly right-of-way line of U.S. Highway 290 (300' R.O.W. width), said existing right-of-way conveyed to the State of Texas by deeds dated February 13, 1975 and recorded under Cause No. 119,942, H.C.C.F. No. E370637, Film Code No. 116-17-0482 of said Official Public Records and deed dated October 30, 1962 and recorded under Volume 4995, Page 209 of the Harris County Deed Records (H.C.D.R.), H.C.C.F. No. B629587, Film Code No. 083-01-0370 of said Official Public Records;

9) THENCE, South 82°15'01" West, a distance of 29.61 feet along said cutback, being the southerly line of said Lot 2 and said 5.3434 acre tract to the end of said cutback, from which a found 3/4-inch iron rod bears North 74°53' East, 0.85 feet;

10) THENCE, North 52°42'03" West, a distance of 562.38 feet along the existing northeasterly right-of-way line of U.S. Highway 290, being the southwesterly line of said Lot 2 and said 5.3434 acre tract to a cutback corner of the existing northeasterly right-of-way line of U.S. Highway 290 with the existing southeasterly right-of-way line of Northwest Station Drive, from which a found 1/2-inch iron rod bears South 08°01' West, 0.20 feet;

11) THENCE, North 07°44'59" West, a distance of 28.50 feet along said cutback, being the westerly line of said Lot 2 and said 5.3434 acre tract to a found 5/8-inch iron rod a the end of said cutback;

12) THENCE, North 37°15'01" East, a distance of 19.87 feet along the existing southeasterly right-of-way line of Northwest Station Drive, being the northwesterly line of said Lot 2 and said 5.3434 acre tract to the POINT OF BEGINNING and containing 0.2553 of one acre (11,122 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

A parcel plat of even date was prepared in conjunction with this property description. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

I certify that the survey was performed on the ground under my supervision in January, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

5-7-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

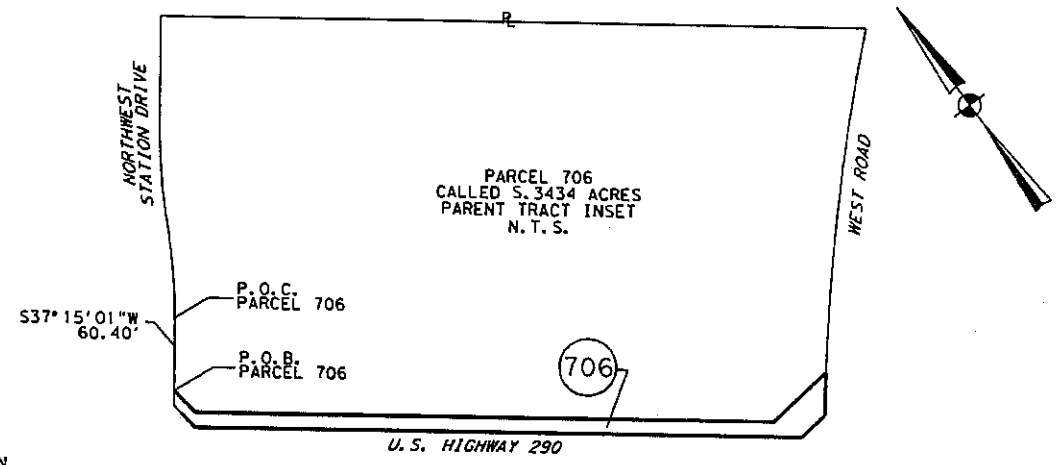
   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN DECEMBER OF 2011 AND UPDATED MARCH 2012. FIELD SURVEYS WERE COMPLETED IN JANUARY OF 2012, MAP SET COMPLETED IN MAY OF 2012.

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

4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

5. ** 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.



LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
⅊	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
═╫═	ACCESS DENIAL LINE
═══	PROPOSED R.O.W. LINE
═ · ═	CITY LIMITS LINE
═══	EXISTING R.O.W. LINE
═ · ═	SURVEY LINE

STATE OF TEXAS REGISTERED MARY E. CHRUSZCZAK 4968 PROFESSIONAL LAND SURVEYOR

5-7-12

PAGE 5 OF 7

REVISIONS

EXISTING	TAKING	REMAINING
5.3434 AC.	0.2553 AC. 11,122 SQ.FT.	5.0881 AC. LT

GeoSolutions, LLC
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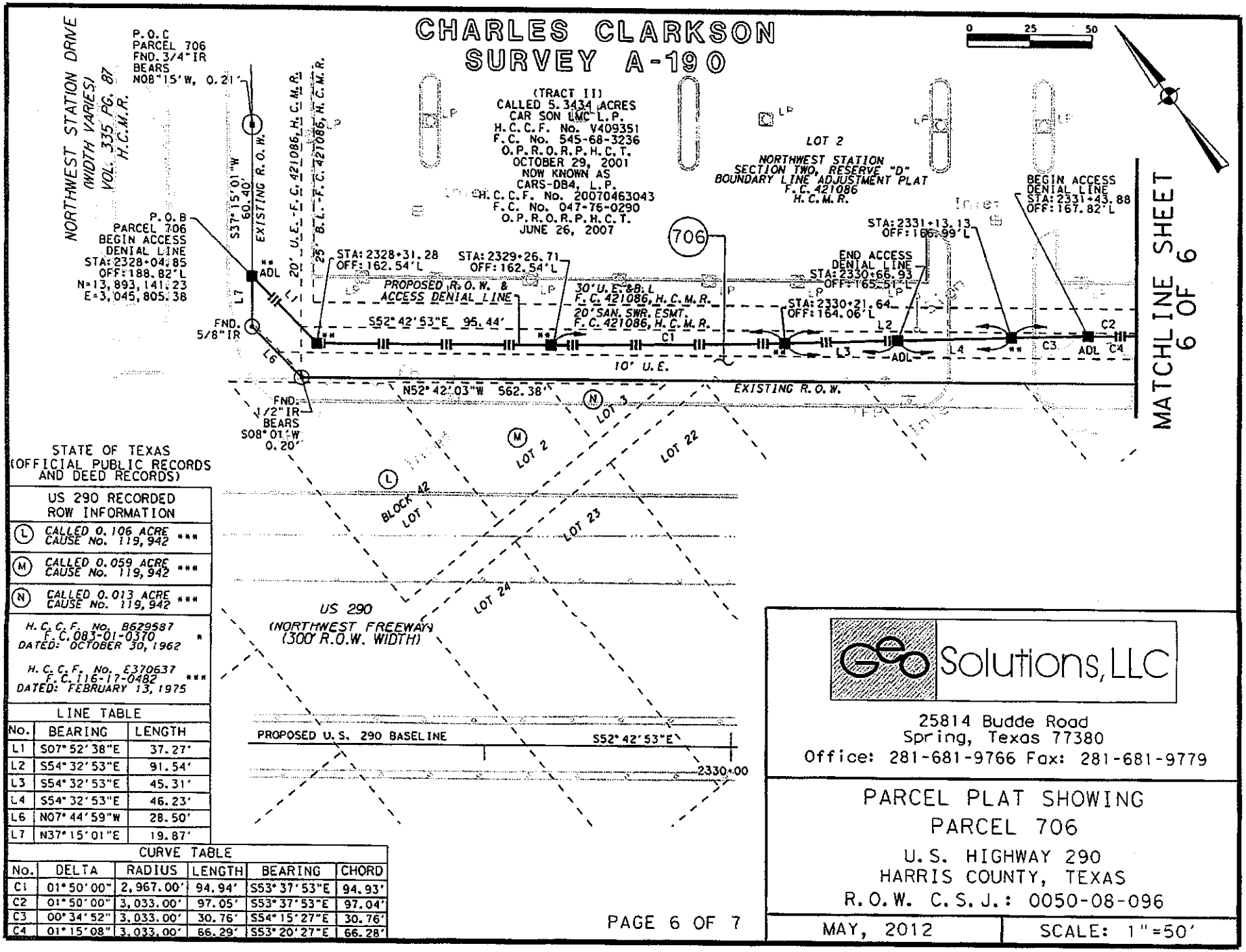
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 706
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: N.T.S.

FILE: US290 S7 P-706 COVER.dgn

CHARLES CLARKSON SURVEY A-190



STATE OF TEXAS
(OFFICIAL PUBLIC RECORDS
AND DEED RECORDS)

US 290 RECORDED ROW INFORMATION	
(L)	CALLED 0.106 ACRE CAUSE No. 119,942 ***
(M)	CALLED 0.059 ACRE CAUSE No. 119,942 ***
(N)	CALLED 0.013 ACRE CAUSE No. 119,942 ***
	H.C.C.F. No. B629587 F.C. 083-01-0370 DATED: OCTOBER 30, 1962 *
	H.C.C.F. No. E370637 F.C. 116-17-0482 DATED: FEBRUARY 13, 1975 ***

LINE TABLE

No.	BEARING	LENGTH
L1	S07°52'38"E	37.27'
L2	S54°32'53"E	91.54'
L3	S54°32'53"E	45.31'
L4	S54°32'53"E	46.23'
L6	N07°44'59"W	28.50'
L7	N37°15'01"E	19.87'

CURVE TABLE

No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	01°50'00"	2,967.00'	94.94'	S53°37'53"E	94.93'
C2	01°50'00"	3,033.00'	97.05'	S53°37'53"E	97.04'
C3	00°34'52"	3,033.00'	30.76'	S54°15'27"E	30.76'
C4	01°15'08"	3,033.00'	66.29'	S53°20'27"E	66.28'

PAGE 6 OF 7

Geo Solutions, LLC
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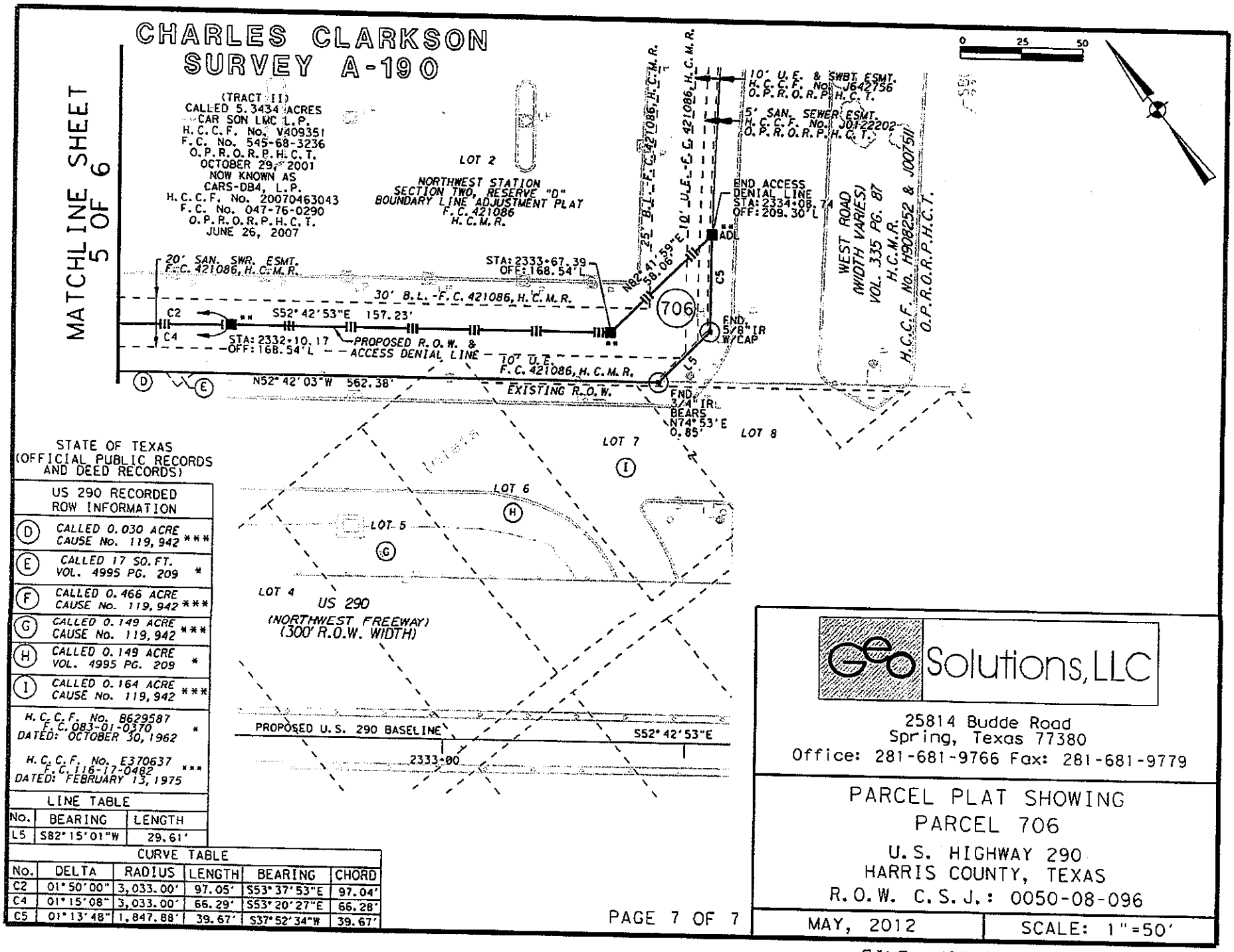
PARCEL PLAT SHOWING
PARCEL 706
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

FILE: US290 S7 P-706A.dgn



STATE OF TEXAS
(OFFICIAL PUBLIC RECORDS AND DEED RECORDS)

US 290 RECORDED ROW INFORMATION	
D	CALLED 0.030 ACRE CAUSE No. 119,942 ***
E	CALLED 17 SQ. FT. VOL. 4995 PG. 209 *
F	CALLED 0.466 ACRE CAUSE No. 119,942 ***
G	CALLED 0.149 ACRE CAUSE No. 119,942 ***
H	CALLED 0.149 ACRE VOL. 4995 PG. 209 *
I	CALLED 0.164 ACRE CAUSE No. 119,942 ***
H.C.C.F. No. B629587 F.C. 083-01-0370 DATED: OCTOBER 30, 1962	*
H.C.C.F. No. E370637 F.C. 116-17-0482 DATED: FEBRUARY 13, 1975	***

LINE TABLE

No.	BEARING	LENGTH
L5	S82°15'01"W	29.61'

CURVE TABLE

No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C2	01°50'00"	3,033.00'	97.05'	S53°37'53"E	97.04'
C4	01°15'08"	3,033.00'	66.29'	S53°20'27"E	66.28'
C5	01°13'48"	1,847.88'	39.67'	S37°52'34"W	39.67'

PAGE 7 OF 7

GEO Solutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 706
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

FILE: US290 S7 P-706B.dgn

County: Harris
Highway: US 290 (Segment 7)
CSJ: 0050-08-096
Parcel: 706
Project limits: From West of Eldridge Parkway,
To West of FM 529

AND IN ADDITION THERETO:

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

County: Harris
Highway: US 290
Limits: From West of Eldridge Parkway to West of FM 529 (Segment 7)
ROW CSJ: 0050-08-096

Property Description for
Parcel 726

BEING a 0.0444 of one acre (1,933 square feet) parcel of land located in the J.M. Dement Survey, Abstract No. 228, Harris County, Texas, and being a portion of Reserve "B", Northwest Village Shopping Center Phase 2, subdivision of record under Volume 297, Page 79 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 0.3788 acre tract (designated as Site I) of land conveyed from SW 290, L.P. to Edgemont, LLC by deed dated February 16, 2010 and recorded under H.C.C.F. No. 20100061544, Film Code No. 015-74-0364 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.0444 of one acre being more particularly described as follows:

COMMENCING at a found mag nail in the southwesterly line of a called 16.32 acre tract of land conveyed to Baceline Value Fund I Northwest Village, LLC by deed dated July 11, 2007, and recorded under H.C.C.F. No. 20070437062, Film Code No. 047-23-0189 of said Official Public Records, being the easterly corner of said Reserve "B", thence as follows:

South 37°17'25" West, a distance of 133.25 feet along the southwesterly line of said 16.32 acre tract, being the southeasterly line of said Reserve "B" to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" in the proposed northeasterly right-of-way line of U.S. Highway 290 (width varies) and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,888,588.59, E = 3,051,745.78, located 165.20 feet left of and perpendicular to baseline station 2402+89.12;

1) THENCE, South 37°17'25" West, a distance of 17.55 feet continuing along the southwesterly line of said 16.32 acre tract, being the southeasterly line of said Reserve "B" to a point in the existing northeasterly right-of-way line of U.S. Highway 290 (300' R.O.W. width), being an angle point in the southwesterly line of said 16.32 acre tract, same being the southerly corner of said Reserve "B", from which a found 5/8-inch iron rod bears North 37°17' East, 0.80 feet, said existing right-of-way conveyed to the State of Texas by deed dated November 4, 1959 and recorded under Volume 3865, Page 93 of the Harris County Deed Records (H.C.D.R.);

2) THENCE, North 52°43'59" West, a distance of 110.00 feet along the existing northeasterly right-of-way line of U.S. Highway 290, being the southwesterly line of said Reserve "B" to an angle point in the southwesterly line of said 16.32 acre tract, same being the westerly corner of said Reserve "B", from which a found 5/8-inch iron rod bears North 44°40' East, 0.99 feet;

3) THENCE, North 37°17'25" East, a distance of 17.59 feet along the southwesterly line of said 16.32 acre tract, being the northwesterly line of said Reserve "B" to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northeasterly right-of-way line of U.S. Highway 290 and for the Beginning of an Access Denial Line, located 165.20 feet left of and perpendicular to baseline station 2401+79.12;

4) THENCE, South 52°42'53" East, a distance of 110.00 feet along the proposed northeasterly right-of-way line of U.S. Highway 290 and along the Access Denial Line, passing at 50.03 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the End of the Access Denial Line and continuing to the POINT OF BEGINNING and containing 0.0444 of one acre (1,933 square feet) of land.

Notes:

All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

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

I certify that the survey was performed on the ground under my supervision in January, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766

5-7-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

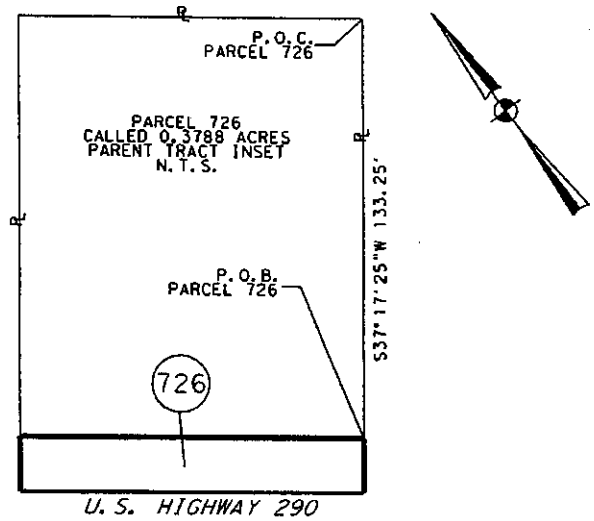
   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN DECEMBER OF 2011 AND UPDATED MARCH 2012. FIELD SURVEYS WERE COMPLETED IN JANUARY OF 2012, MAP SET COMPLETED IN MAY OF 2012.

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

4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER ABUTTING PROPERTY.

5. ** 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.



LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
⅊	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—‖—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
- - — - -	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—··—	SURVEY LINE

STATE OF TEXAS REGISTERED MARY E. CHRUSZCZAK 4968 PROFESSIONAL LAND SURVEYOR

5-7-12

PAGE 3 OF 4

REVISIONS

EXISTING	TAKING	REMAINING
0.3788 AC.	0.0444 AC. 1,933 SQ.FT.	0.3344 AC. LT

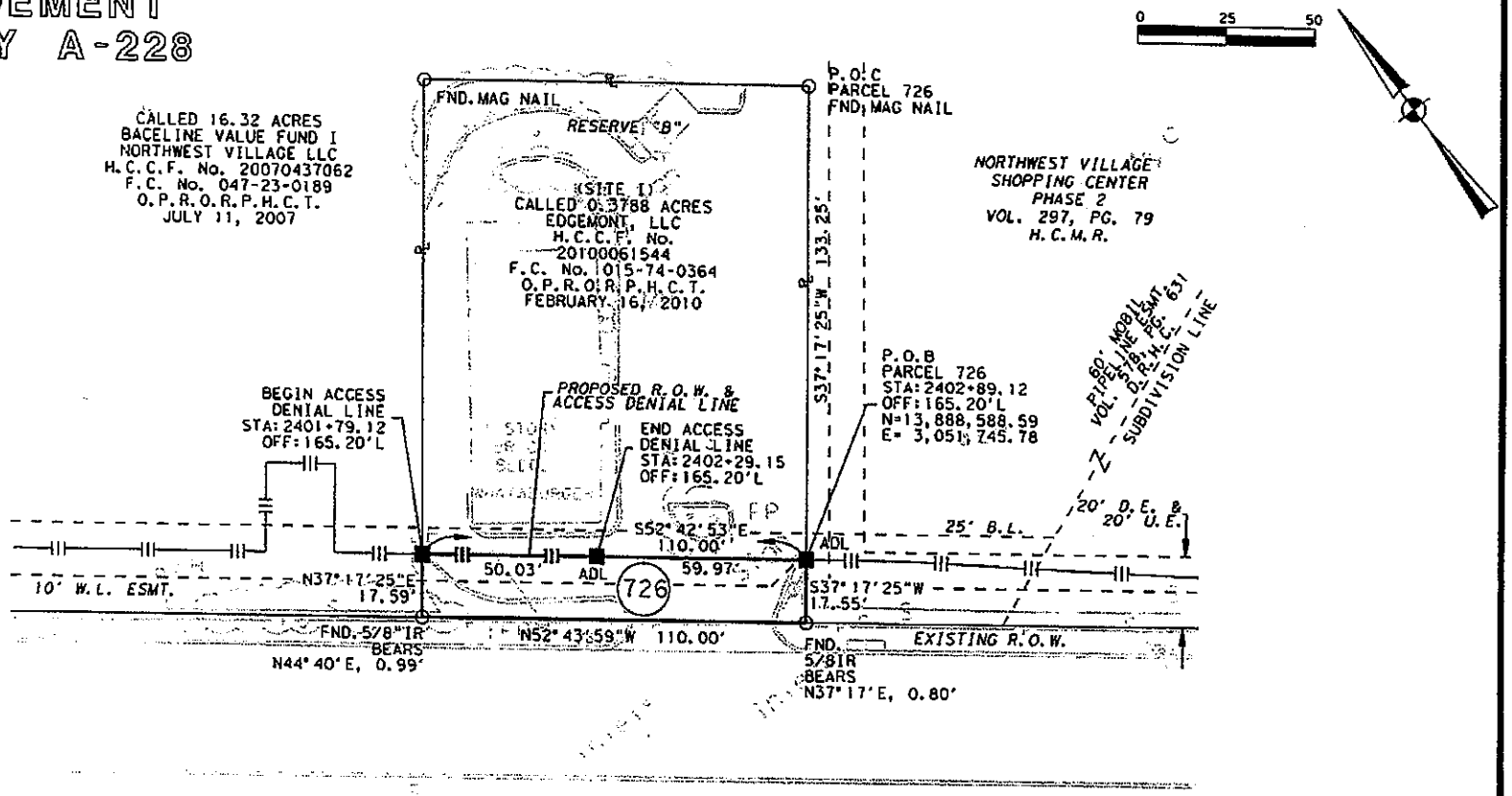
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 726
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: N.T.S.

FILE: US290 S7 P-726 COVER.dgn

J.M. DEMENT SURVEY A-228



GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 726
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

PAGE 4 OF 4

FILE: US290 S7 P-726A.dgn

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**West of Fairbanks-North Houston Road to West of Pinemont Road**
RCSJ No. :	**0050-09-086**

PROPERTY DESCRIPTION FOR PARCEL NO. 2029

BEING a 0.0723 of one acre (3,149 square feet) parcel of land located in the R. Rowles Survey, Abstract No. 670, Harris County, Texas, and out of a called 2.8154-acre tract conveyed from Luby's Cafeterias, Inc. to Luby's Restaurants Limited Partnership by deed dated February 1, 1997 as recorded under County Clerk's File No. S494955, Film Code Number 513-44-1348 of the Official Public Records of Real Property of Harris County, Texas, and being a portion of Block 5 of Fawndale Center, a subdivision plat recorded in Volume 201, Page 15 of the Map Records of Harris County, Texas, said 0.0723 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod for the southeast corner of said 2.8154-acre tract, and for the southwest corner of a called 2.730-acre tract conveyed to Houston Casualty Company by deed recorded under County Clerk's File No. L541173, Film Code Number 108-80-2083 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

North 31° 12' 33" East, with the easterly line of said 2.8154-acre tract and the westerly line of said 2.730 acre tract, a distance of 352.41 feet to a set 5/8-inch rod with TxDOT aluminum disk located in the proposed southwesterly right-of-way line of US Highway 290 (width varies), for the southeast corner of said parcel herein described and for the POINT OF BEGINNING having surface coordinates of N = 13,875,032.74 and E = 3,075,413.58, (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83, 1993 adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013).

1) THENCE, North 58° 47' 27" West, with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 66.00 feet a set "X" cut in concrete for the beginning of an Access Denial Line, continuing with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 185.00 feet a set "X" cut in concrete located at Station 2675+00, 163.00 feet right, continuing with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 189.72 feet a set "X" cut in concrete for the end of said Access Denial Line, continuing with said proposed southwesterly right-of-way line of US Highway 290 for a total distance of 251.00 feet to a set 5/8-inch rod with TxDOT aluminum disk located in the westerly line of said 2.8154-acre tract and the easterly line of a called 1.429-acre tract conveyed to Mambo Holdings, L.P. by deed recorded under County Clerk's File No. X863438, Film Code Number 590-88-1950 of the Official Public Records of Real Property of Harris County, Texas;

2) THENCE, North 31° 12' 33" East, with the westerly line of said 2.8154-acre tract and the easterly line of said 1.429-acre tract, a distance of 12.55 feet to a point located in the existing southwesterly right-of-way line of US Highway 290 (300 foot wide) for the northwest corner of said 2.8154-acre tract and said parcel herein described, for the northeast corner of said 1.429-acre tract, and being in the northeasterly line of said Block 5 of Fawndale Center, from which a found 1/2-inch iron pipe bears South 55° 16' 31" West, 0.94 feet;

3) THENCE, South 58° 47' 27" East, with said existing southwesterly right-of-way line of US Highway 290, and the northeasterly line of said 2.8154-acre tract and said Block 5 of Fawndale Center, a distance of 251.00 feet to a found 5/8-inch iron rod for the northeast corner of said 2.8154-acre tract and said parcel herein described and for the northwest corner of said 2.730-acre tract;

4) THENCE, South 31° 12' 33" West, with the easterly line of said 2.8154-acre tract and the westerly line of said 2.730-acre tract, a distance of 12.54 feet to the POINT OF BEGINNING, containing 0.0723 of one acre (3,149 square feet) of land.

** 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.

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

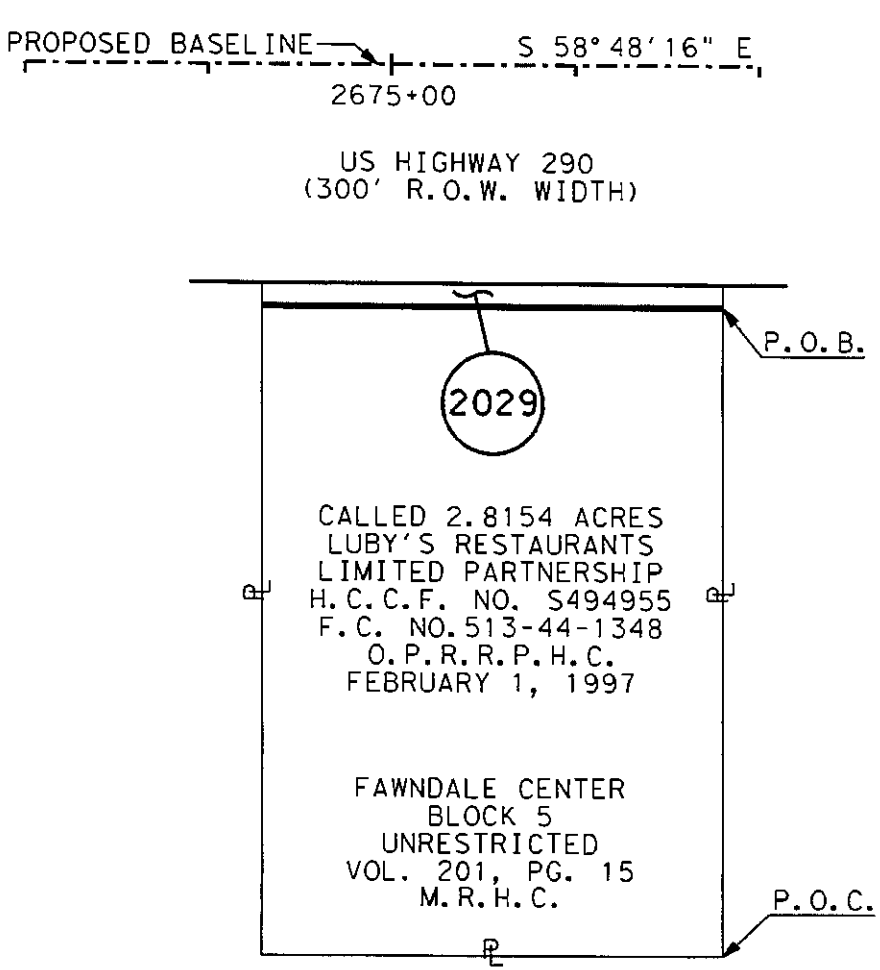
A parcel plat of even date was prepared in conjunction with this property description.

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

02·15·2012

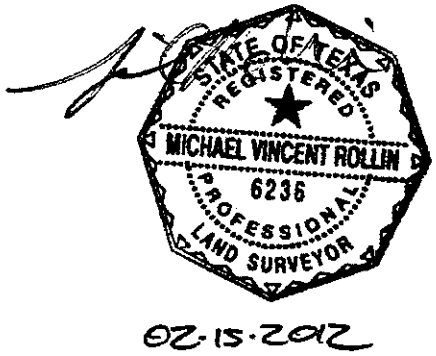
Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR



R. ROWLES SURVEY, A-670

Scale: N.T.S.



EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
2.8154 AC.	0.0723 AC. (3,149)		2.743 AC.

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2029

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 4 OF 6 SCALE: N.T.S.

R.O.W. DEEDS FOR US 290
H.C.C.F. NO. B538860, F.C. NO. 073-14-0370 O.P.R.R.P.H.C

GENERAL NOTES:

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)MONUMENTS L1020202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES. THE COORDINATE POSITION FOR ALL POINTS IS BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1,1989.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC.FROM JUNE,2006 TO AUGUST, 2011.

4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB,FENDLEY,& ASSOCIATES, INC.FROM JUNE,2006 TO AUGUST, 2011.

5. ** INDICATES THE MONUMENT DESCRIBED AND SET 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.

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

7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ABBREVIATIONS

W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
M.E. - MAINTAINENCE EASEMENT
STM.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
D.R.H.C. - DEED RECORDS OF HARRIS COUNTY
M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO. - FILM CODE NUMBER
P.R.H.C. - PROBATE RECORDS OF HARRIS COUNTY

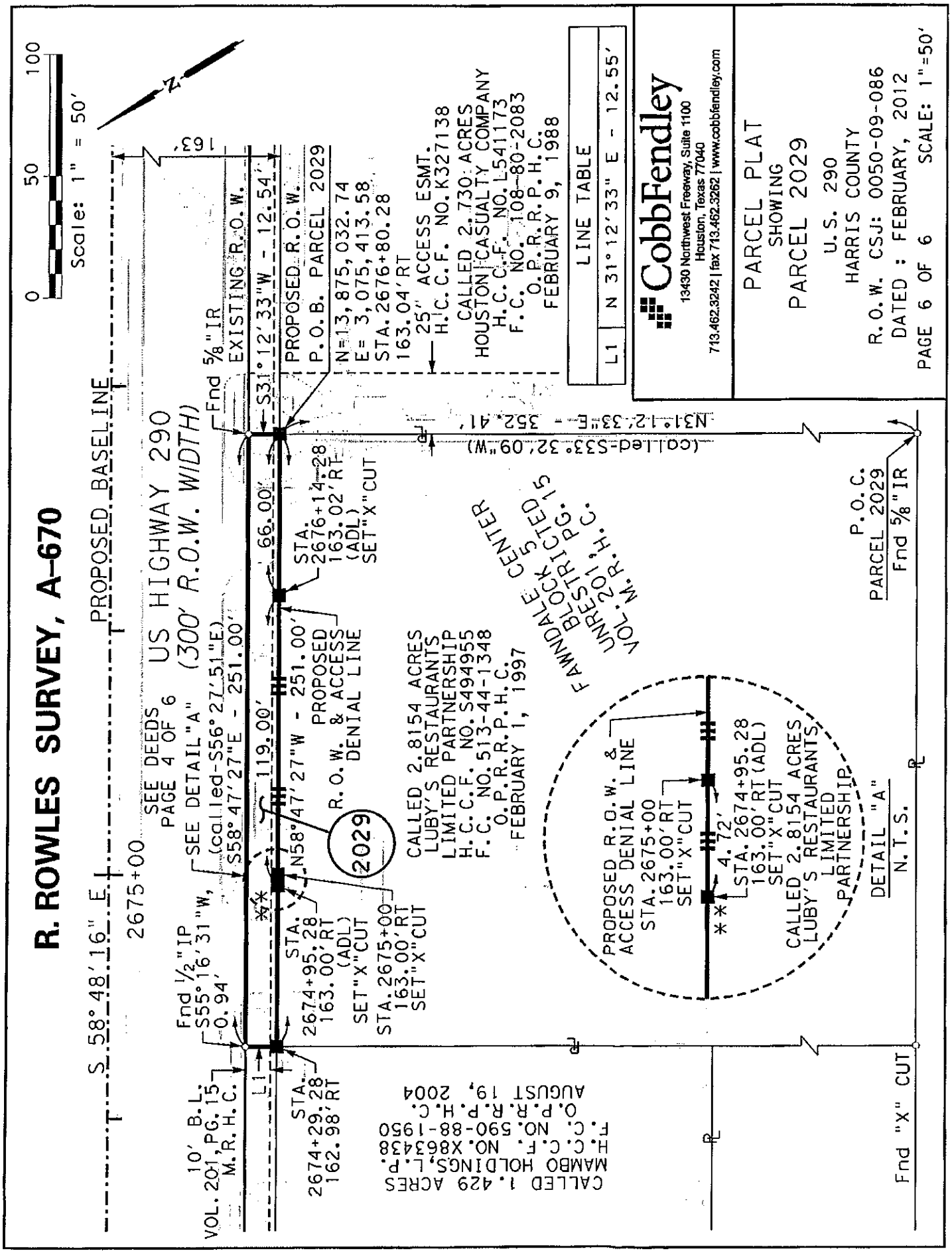
LEGEND

PL PROPERTY LINE
LAND HOOK
FOUND MONUMENT AS DESCRIBED
FOUND 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR W/TxDOT ALUM. DISK
SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
2000 PARCEL NUMBER
L1 PARCEL LINE NO.
C1 PARCEL CURVE DATA NO.
A EASEMENT DESCRIPTION
A ADJOINER DESCRIPTION
SURVEY LINE
CITY LIMITS LINE
PROPOSED ROW LINE
ACCESS DENIAL LINE(ADL)

CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 2029

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 5 OF 6 SCALE: N.T.S.


R. ROWLES SURVEY, A-670
Scale: 1" = 50'
0
50
100
N
PROPOSED BASELINE
S 58° 48' 16" E
2675+00
US HIGHWAY 290
(300' R.O.W. WIDTH)
SEE DEEDS
PAGE 4 OF 6
SEE DETAIL "A"
(called-S56° 27' 51"E)
S58° 47' 27"E - 251.00'
119.00'
N58° 47' 27"W - 251.00'
PROPOSED
R.O.W. & ACCESS
DENIAL LINE
2029
CALLED 2.8154 ACRES
LUBY'S RESTAURANTS
LIMITED PARTNERSHIP
H.C.C.F. NO. S494955
F.C. NO. 513-44-1348
O.P.R.R.P.H.C.
FEBRUARY 1, 1997
Fnd 1/2" IP
S55° 16' 31"W,
0.94'
10' B.L.
VOL. 201, PG. 15
M.R.H.C.
L1
STA.
2674+29.28
162.98' RT
STA.
2674+95.28
163.00' RT
(ADL)
SET "X" CUT
STA. 2675+00
163.00' RT
SET "X" CUT
CALLED 1.429 ACRES
MAMBO HOLDINGS, L.P.
H.C.C.F. NO. X863438
F.C. NO. 590-88-1950
O.P.R.R.P.H.C.
AUGUST 19, 2004
Fnd 5/8" IR
EXISTING R.O.W.
S31° 12' 33"W - 12.54'
163'
66.00'
PROPOSED R.O.W.
P.O.B. PARCEL 2029
N=13,875,032.74
E= 3,075,413.58
STA. 2676+80.28
163.04' RT
25' ACCESS ESMT.
H.C.C.F. NO. K327138
CALLED 2.730 ACRES
HOUSTON CASUALTY COMPANY
H.C.C.F. NO. L541173
F.C. NO. 108-80-2083
O.P.R.R.P.H.C.
FEBRUARY 9, 1988
STA.
2676+14.28
163.02' RT
(ADL)
SET "X" CUT
N31° 12' 33"E - 352.41'
(called-S33° 32' 09"W)
FAMNDALCKTCD 5
BLSTRPG.
UNRECORD
VOL. W.M.R.
CENTER
PROPOSED R.O.W. &
ACCESS DENIAL LINE
STA. 2675+00
163.00' RT
SET "X" CUT
4.72'
STA. 2674+95.28
163.00' RT (ADL)
SET "X" CUT
CALLED 2.8154 ACRES
LUBY'S RESTAURANTS
LIMITED
PARTNERSHIP
DETAIL "A"
N.T.S.
P.O.C.
PARCEL 2029
Fnd 5/8" IR
Fnd "X" CUT
LINE TABLE
L1 N 31° 12' 33" E - 12.55'
CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com
PARCEL PLAT
SHOWING
PARCEL 2029
U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-086
DATED : FEBRUARY, 2012
PAGE 6 OF 6
SCALE: 1"=50'

County: Harris
Highway: US 290
Limits: From West of Pinemont to West of 34th Street (Segment 4)
ROW CSJ: 0050-09-090

Property Description for
Parcel 438

BEING a 0.1840 of an acre (8,016 square feet) parcel of land located in the Samuel Moore Survey, Abstract No. 550 and the Jno. Flowers Survey, Abstract No. 269, Harris County, Texas, and being a portion of Restricted Reserve "A", Block 1 Antoine Ventures Acres, a subdivision of record under Film Code No. 409110 of the Harris County Map Records (H.C.M.R.), being a portion of Lot 15, Block 36 of Oak Forest Section 17, a subdivision of record under Volume 49, Page 45 of said Map Records and being a portion of that certain residue of a called 1.0251 acre tract of land conveyed from Antoine Venture to J&B Interests, LLC by deed dated July 14, 2008 and recorded under Harris County Clerk's File (H.C.C.F.) No. 20080372854, Film Code No. 008-17-0175 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.1840 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/4-inch iron rod in the northerly line of said Restricted Reserve "A" and said residue of 1.0251 acre tract, being the southwesterly corner of Lot 14, Block 36 of said Oak Forest Section 17, same being the southeasterly corner of Lot 13, Block 36 of said Oak Forest subdivision, thence as follows:

North 87°44'11" East, a distance of 98.34 feet along the northerly line of said Restricted Reserve "A" and said residue of 1.0251 acre tract, and along the southerly line of said Lot 14 to an angle point in the proposed southwesterly right-of-way line of U.S. Highway 290 (width varies) and an Access Denial Line, being the southeasterly corner of said Lot 14, and being the southwesterly corner of said Lot 15, and the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,865,734.68, E = 3,086,582.56, located 242.15 feet right of and perpendicular to baseline station 2823+55.17, from which a found 1-inch iron pipe bears North 61°51' East, 0.24 feet;**

1) THENCE, North 58°14'34" East, a distance of 118.45 feet along the northerly line of said residue of 1.0251 acre tract to a point in the existing southwesterly right-of-way line of U.S. Highway 290 (300' width), and in the northeasterly line of said Lot 15, for the northeasterly corner of said residue of 1.0251 acre tract, from which a found 3/4-inch iron rod bears North 59°59' East, 0.49 feet, said existing right-of-way conveyed to the State of Texas by deed dated June 27, 1960 and recorded under Volume 4117, Page 351, by deed dated January 19, 1961 and recorded under Volume 4281, Page 353 and by deed dated March 28, 1957 and recorded under Volume 3320, Page 379 all of the Deed Records of Harris County, Texas (D.R.H.C.T.);

2) THENCE, South 44°54'48" East, a distance of 129.58 feet along the existing southwesterly right-of-way line of U.S. Highway 290, along the northeasterly lines of said Lot 15, said residue of 1.0251 acre tract and said Restricted Reserve "A", passing at 79.29 feet the southeasterly corner of said Lot 15, from which a found 1-1/2 inch iron pipe bears South 86°22' East, 0.63 feet and continuing to a set 5/8-inch iron rod with "GS" cap for the easterly corner of said residue of 1.0251 acre tract, being the northerly corner of that certain called 6" Fee Strip conveyed from Antoine Venture to Northwest Lodging Group, Inc. by deed dated January 26, 1998 and recorded under H.C.C.F. No. S835584, Film Code No. 516-67-3521 of said Official Public Records;

3) THENCE, South 45°22'36" West, a distance of 47.72 feet along the southerly line of said residue of 1.0251 acre tract, and along the northerly line of said 6" fee strip to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed southwesterly right-of-way line of U.S. Highway 290, located 174.55 feet right of and perpendicular of baseline station 2825+11.48;

4) THENCE, North 44°55'13" West, a distance of 94.02 feet along the proposed southwesterly right-of-way line of U.S. Highway 290, passing at 35.61 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the Beginning of an Access Denial Line and continuing along the proposed southwesterly right-of-way line of U.S. Highway 290 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap for an angle point in the proposed southwesterly right-of-way line of U.S. Highway 290 and the Access Denial Line, and being in the northerly line of said Restricted Reserve "A", and the southerly line of said Lot 15;**

5) THENCE, South 87°44'11" West, a distance of 91.93 feet along the northerly line of said Restricted Reserve "A", along the southerly line of said Lot 15 and along the proposed southwesterly right-of-way line of U.S. Highway 290 and the Access Denial Line to the End of the Access Denial Line and the POINT OF BEGINNING and containing 0.1840 of an acre (8,016 square feet) of land.

Samuel Moore Survey, Abstract No. 550 – 0.1050 acres (4,573 sq. ft.)	
JNO. Flowers Survey, Abstract No. 269 – 0.0790 acres (3,443 sq. ft.)	
Total Parcel 438	0.1840 acres (8,016 sq. ft.)

Notes:

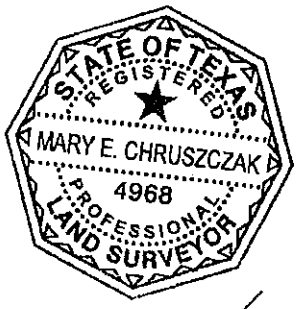
All horizontal coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (1993 Adjustment), South Central Zone. Texas Department of Transportation (TxDOT) monuments L1010202, N1020248, N1020238, N1020128, N1020327 and N1020247 were held fixed using their published horizontal values. The coordinate position for all points are based on GPS surveys meeting the standards of accuracy set forth in the Federal Geodetic Control Committee publication entitled Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques, reprinted with corrections August 1, 1989.

All surface values were derived utilizing the combined adjustment factors (sea level factor x scale factor) which have been developed by the State for its use as follows: Surface values are divided by a combined adjustment factor of 1.00013 to obtain grid values. Coordinates provided by client.

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

A parcel plat of even date was prepared in conjunction with this property description.
Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.
I certify that the survey was performed on the ground under my supervision in June, 2012.

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766



7-23-12

NOTES:

1. DATUM STATEMENT
   ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT), SOUTH CENTRAL ZONE. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENTS L1010202, N1020248, N1020238, N1020128, N1020327 AND N1020247 WERE HELD FIXED USING THEIR PUBLISHED HORIZONTAL VALUES.
   THE COORDINATE POSITION FOR ALL POINTS ARE BASED ON GPS SURVEYS MEETING THE STANDARDS OF ACCURACY SET FORTH IN THE FEDERAL GEODETIC CONTROL COMMITTEE PUBLICATION ENTITLED GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES, REPRINTED WITH CORRECTIONS AUGUST 1, 1989.

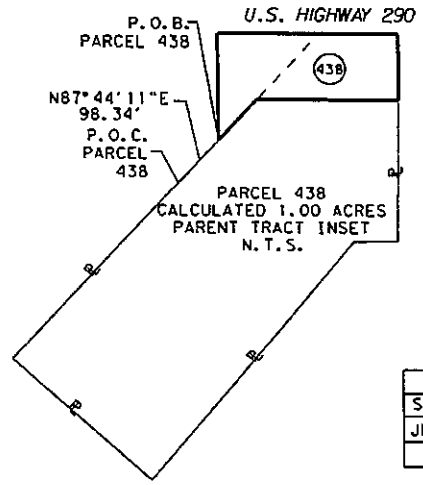
   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

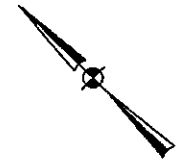
2. GEOSOLUTIONS, LLC DID NOT RESEARCH OWNERSHIP OR EASEMENT INFORMATION. GEOSOLUTIONS HAS RELIED UPON POSTLE PROPERTY SERVICE, INC. FOR OWNERSHIP AND EASEMENT INFORMATION. ABSTRACTING WAS PERFORMED IN APRIL OF 2010 AND UPDATED APRIL 2012. FIELD SURVEYS WERE COMPLETED IN JUNE OF 2012, MAP SET COMPLETED IN JUNE OF 2012.

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

4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

5. ** 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.





PARCEL 438	
SAMUEL MOORE SURVEY, A-550	0.1050 AC. 4,573 SQ.FT.
JNO. FLOWERS SURVEY, A-269	0.0790 AC. 3,443 SQ.FT.
TOTAL	0.1840 AC. 8,016 SQ.FT.

LEGEND

■	SET 5/8" IR W/TXDOT ALUM. CAP
ADL ■	SET 5/8" IR W/TXDOT ALUM. CAP STAMPED "ADL" (ACCESS DENIAL)
□	FND 5/8" IR W/TXDOT ALUM. CAP
●	SET 5/8" IR 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
℄	SURVEY LINE
(#)	PARCEL NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
O.P.R.O.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
—||—	ACCESS DENIAL LINE
———	PROPOSED R.O.W. LINE
- - - -	CITY LIMITS LINE
———	EXISTING R.O.W. LINE
—··—	SURVEY LINE

7-23-12

PAGE 4 OF 5

REVISIONS

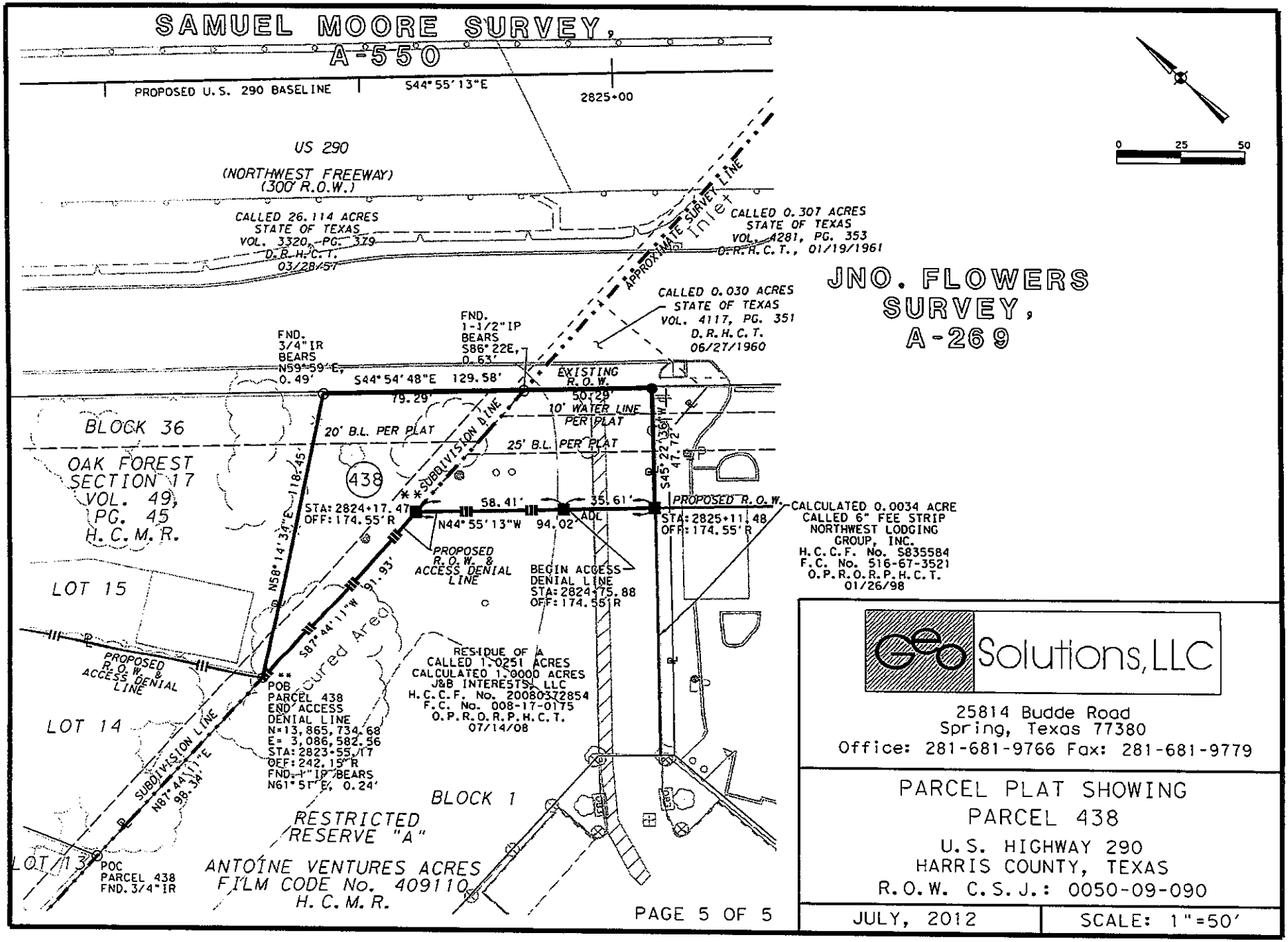
EXISTING	TAKING	REMAINING
1.000 AC. (CALC)	0.1840 AC. 8,016 SQ.FT.	0.816 AC. RT

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 438
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-09-090

JULY, 2012 | SCALE: N.T.S.

FILE: US290 S4 P-438 COVER.dgn



FILE: US290 S4 P-438B.dgn

County: Denton
Highway: Interstate Highway 35E
R.O.W. CSJ: 0196-01-097

9 May 2011

Description of Parcel 31

BEING 0.0111 acre (483 square feet) of land situated in the Lowry Cobb Survey, Abstract No. 284, Denton County, Texas and being a portion of a certain tract of land described in deed to PBL Real Estate Holdings, LLC recorded in Document No. 2008-123774 of the Official Records of Denton County, Texas (O.R.D.C.T), said 0.0111 acre of land also being a portion of Lot 1, Block A of Lake Cities Polaris Addition recorded in Cabinet L, Page 8 of the Plat Records of Denton County, Texas (P.R.D.C.T.), said 0.0111 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a United States Army Corps of Engineers (USACE) monument found on the west line of the Dallas Area Rapid Transit (DART) right of way, as recorded in Volume 4870, Page 2208 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.) and Document No. 2010-43179, O.R.D.C.T., being the southeast corner of a certain tract of land described in deed to J.H. Hammonds recorded in Volume 567, Page 8 of the Deed Records of Denton County, Texas (D.R.D.C.T.) and the northeast corner of said Lot 1;

THENCE, South 88°55'11" West, along the south line of said J.H. Hammonds tract and the north line of said Lot 1, a distance of 164.80 feet to a point for the southeast corner of a certain tract of land described in deed to Lee W. Merrick and Jorja Merrick recorded in Document No. 95-R0076727, R.P.R.D.C.T. and the southwest corner of said J.H. Hammonds tract;

THENCE, South 88°57'33" West, along the south line of said Lee W. Merrick and Jorja Merrick tract and the north line of said Lot 1, a distance of 155.25 feet to a fence post found on the proposed east right of way line of Denton Road, being the northeast corner and the POINT OF BEGINNING of the herein described parcel;

1) THENCE, South 17°48'48" West, along the proposed east right of way line of Denton Road, a distance of 57.23 feet to an "X" cut in concrete found on the existing east right of way line of Denton Road (no deed of record found), being the south corner of the herein described parcel; **

2) THENCE, North 00°21'32" West, along the existing east right of way line of Denton Road, a distance of 54.16 feet to a 1/2 inch iron rod found for the southwest corner of said Lee W. Merrick and Jorja Merrick tract, the northwest corner of said Lot 1, and the northwest corner of the herein described parcel, from which a found "X" cut in concrete bears South 03°49' East, 0.45 feet;

3) THENCE, North 88°57'33" East, along the south line of said Lee W. Merrick and Jorja Merrick tract and the north line of said Lot 1, a distance of 17.85 feet to the POINT OF BEGINNING and containing 0.0111 acre (483 square feet) of land.

County: Denton
Highway: Interstate Highway 35E
R.O.W. CSJ: 0196-01-097

Description of Parcel 31

** The monument described and set in this call 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 referenced to the Texas Coordinate System, North Central Zone, North American Datum of 1983 (1993 Adjustment). All distances are surface and may be converted to grid by multiplying by the Dallas District Surface Adjustment Factor for Denton County of 0.999849393.

STATE OF TEXAS
REGISTERED
SCOTT M. FERTAK
5257
PROFESSIONAL
LAND SURVEYOR

Date: 8 day of December, 2011

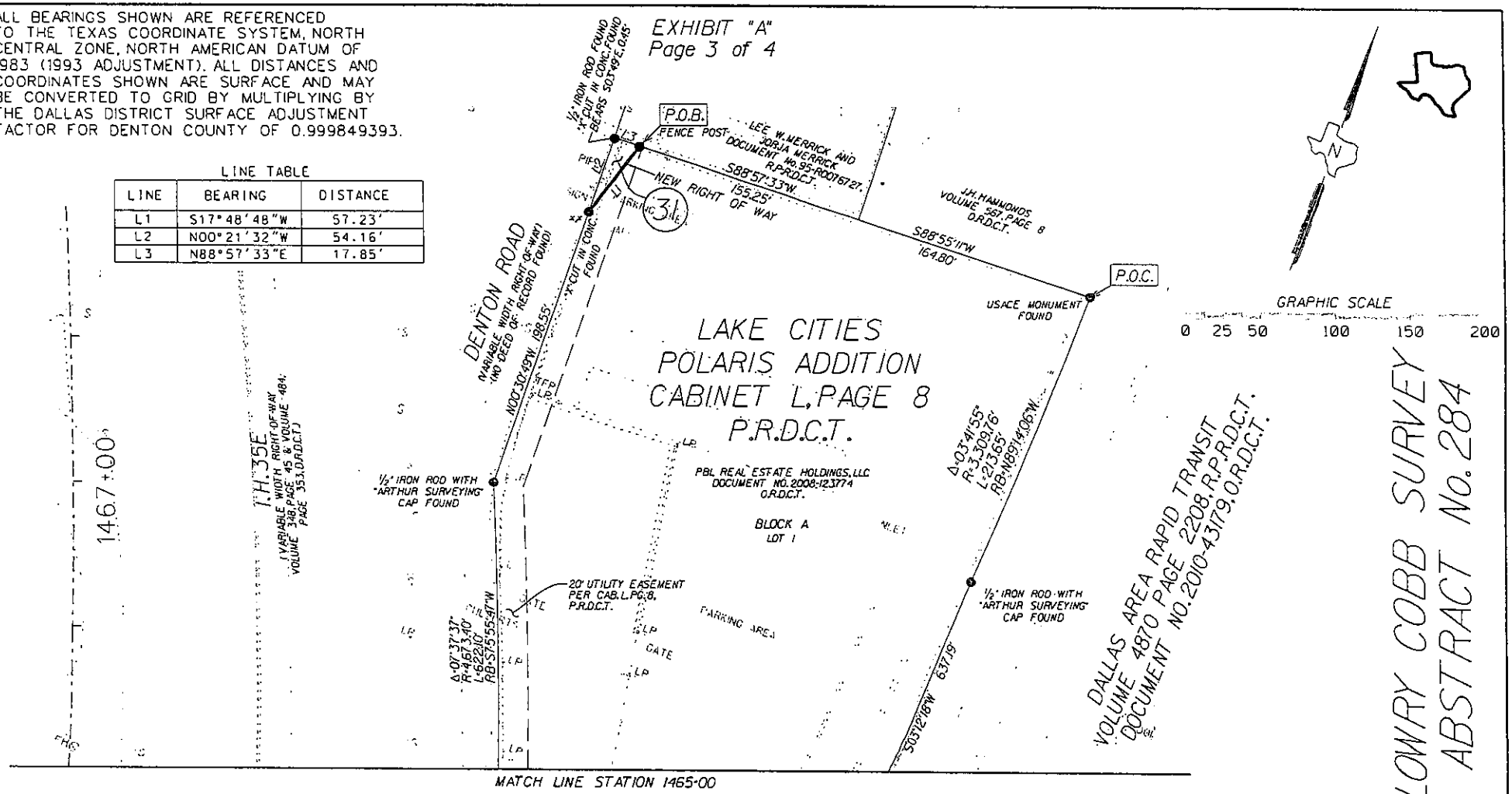
Scott M. Fertak
Registered Professional Land Surveyor
No. 5257

ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH 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 THE DALLAS DISTRICT SURFACE ADJUSTMENT FACTOR FOR DENTON COUNTY OF 0.999849393.

EXHIBIT "A"
Page 3 of 4

LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°48'48"W	57.23'
L2	N00°21'32"W	54.16'
L3	N88°57'33"E	17.85'



CENTERLINE CURVE INFORMATION
PI STATION - 1462+95.47
NORTHING - 7,091,680.3574
EASTING - 2,419,811.8825
DELTA - 37°29'27" (LT)
LENGTH - 3,252.06'
RADIUS - 4,970.00'

Legend

- ● - Marker found "as noted"
- ○ - 5/8" Iron rod w/ aluminum cap stamped "TxDOT"
- ■ - Type II monument to be set at the end of construction
- □ - 5/8" Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- P.O.B. - Point Of Beginning
- P.O.C. - Point Of Commencing
- ℄ - Property Line
- ℄ - Survey Line
- ⌉ - Fee Hook
- ℄ - Proposed Centerline
- R.P.R.D.C.T. - Real Property Records, Denton County, Texas
- O.R.D.C.T. - Official Records, Denton County, Texas
- D.R.D.C.T. - Deed Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas
- —||— - Access Denial Line

** THE MONUMENT DESCRIBED AND SET IN THIS CALL 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.

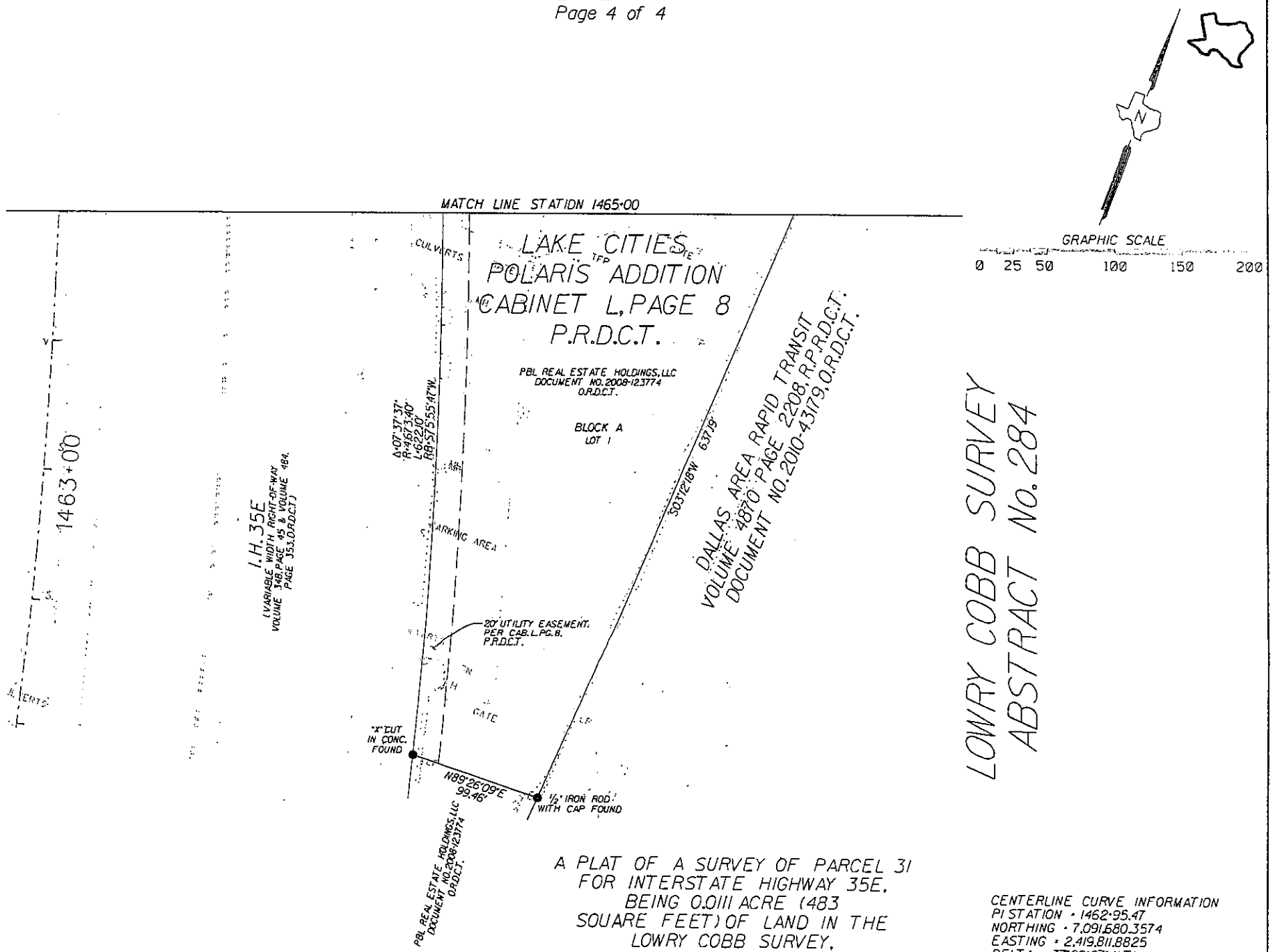
A PLAT OF A SURVEY OF PARCEL 31 FOR INTERSTATE HIGHWAY 35E, BEING 0.0111 ACRE (483 SQUARE FEET) OF LAND IN THE LOWRY COBB SURVEY, ABSTRACT NO. 284, DENTON COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
SCOTT M. FERTAK
5257
PROFESSIONAL LAND SURVEYOR

8 DEC 2011

ROW CSJ: 0196-01-097

EXHIBIT "A"
Page 4 of 4



A PLAT OF A SURVEY OF PARCEL 31
FOR INTERSTATE HIGHWAY 35E,
BEING 0.0111 ACRE (483
SQUARE FEET) OF LAND IN THE
LOWRY COBB SURVEY,
ABSTRACT NO. 284,
DENTON COUNTY, TEXAS.

CENTERLINE CURVE INFORMATION
PI STATION = 1462+95.47
NORTHING = 7,091,680.3574
EASTING = 2,419,811.8825
DELTA = 37°29'27" (LT)
LENGTH = 3,252.06'
RADIUS = 4,970.00'

County: Denton
Highway: I.H. 35E
R.O.W. CSJ: 0196-02-110

November 16, 2010

Description for Parcel 27

BEING, a 650 square foot tract of land situated in the Frances Pearce Survey, Abstract No. 1016, Denton County, Texas; said tract being part of Lot 14, Block D, Highland Lakes Phase I, an addition to the City of Lewisville, Texas according to the plat recorded in Cabinet M, Page 366 of the Plat Records of Denton County, Texas; said tract also being part of that certain tract of land described in General Warranty Deed with Vendor's Lien to Tony D. Crocker and April R. Johnson recorded in Instrument No. 2010-52880 of the Official Records of Denton County, Texas; said 650 square foot tract of land being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found in the north right-of-way line of Pinehurst Drive (a 50-foot wide right-of-way); said point being the southeast corner of said Lot 14 and the west corner of Lot 15 of said Block D;

THENCE, North 28 degrees, 32 minutes, 40 seconds East, along the southeast line of said Lot 14 and the northwest line of said Lot 15, a distance of 94.56 feet to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner at the POINT OF BEGINNING; said point being in the new west right-of-way line of Interstate Highway 35E (a variable width right-of-way);

1) THENCE, North 20 degrees, 13 minutes, 24 seconds West, departing the said southeast line of Lot 14 and the said northwest line of Lot 15 and along the said new west line of Interstate Highway 35E, a distance of 40.34 feet to a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk set for corner in the north line of said Lot 14 and the southernmost south line of that certain tract of land described as "Tract 1" in Special Warranty Deed with Vendor's Lien to IH-35 & Garden Ridge Acquisitions, LP recorded in Instrument No. 2009-6770 of said Official Records;**

2) THENCE, South 89 degrees, 39 minutes, 41 seconds East, departing the said new west line of Interstate Highway 35E and along the said north line of Lot 14 and the said south line of "Tract 1", a distance of 34.42 feet to a 1/2-inch iron rod with "CORWIN ENGINEERS INC" cap found for corner; said point being the northeast corner of said Lot 14 and the northwest corner of said Lot 15;

3) THENCE, South 28 degrees, 32 minutes, 40 seconds West, departing the said south line of "Tract 1" and along the said southeast line of Lot 14 and the said northwest line of Lot 15, a distance of 42.86 feet to the POINT OF BEGINNING;

County: Denton
Highway: I.H. 35E
R.O.W. CSJ: 0196-02-110

Description for Parcel 27

CONTAINING, 650 square feet or 0.015 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description).

** The Monuments 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, North Central Texas, Zone 4202, NAD83 (CORS96), Epoch: 2002.00. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT Denton County conversion factor of 1.000150630.

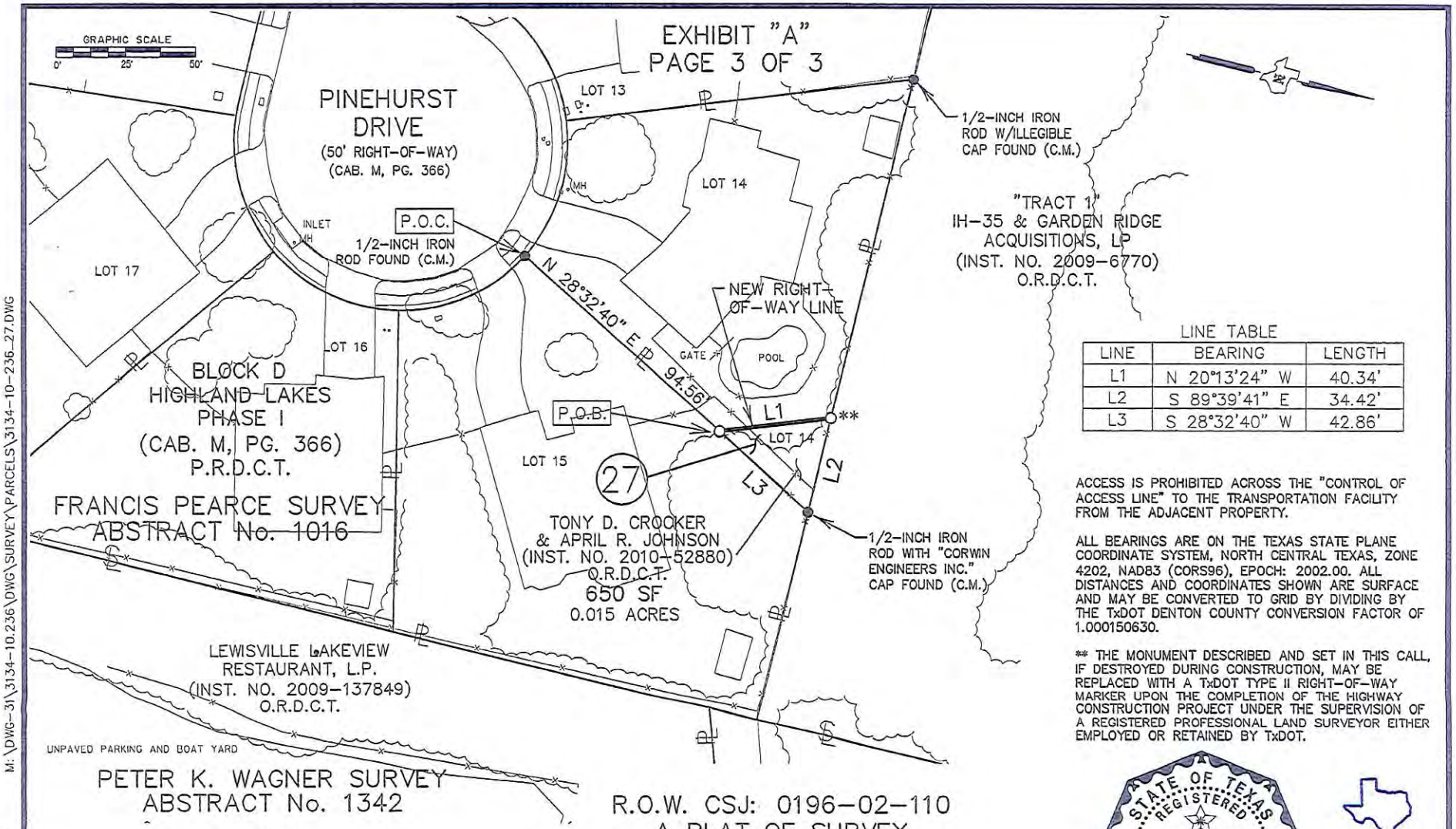
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.

Michael C. Clover November 16, 2010
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers
8350 N. Central Expwy, # 1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

STATE OF TEXAS
REGISTERED
MICHAEL C. CLOVER
5225
PROFESSIONAL
LAND SURVEYOR

PARCEL 27.doc
3134-10.236 jsa

EXHIBIT "A"
PAGE 3 OF 3



LINE TABLE

LINE	BEARING	LENGTH
L1	N 20°13'24" W	40.34'
L2	S 89°39'41" E	34.42'
L3	S 28°32'40" W	42.86'

ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83 (CORS96), EPOCH: 2002.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT DENTON COUNTY CONVERSION FACTOR OF 1.000150630.

** 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.

LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE	
NEW RIGHT OF WAY LINE	
PROPERTY LINE	PL
SURVEY LINE	℄
CONTROLLING MONUMENT	(C.M.)
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.

D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS

○ = TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (CONTROL MONUMENT).
● = TxDOT CONCRETE MONUMENT FOUND (CONTROL MONUMENT).
⊖ = POINT FOR CORNER (NOT SET).

A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.

R.O.W. CSJ: 0196-02-110
A PLAT OF SURVEY
PARCEL 27
FOR INTERSTATE HIGHWAY 35E
A 650 SQ. FT., [0.015 AC.]
TRACT OF LAND IN THE
FRANCIS PEARCE SURVEY,
ABSTRACT NUMBER 1016
DENTON COUNTY, TEXAS
NOVEMBER 2010

STATE OF TEXAS
REGISTERED
MICHAEL C. CLOVER
5225
PROFESSIONAL
LAND SURVEYOR

Michael C. Clover, R.P.L.S. No. 5225
TX REG. SURVEYING FIRM LS-100080-00
DATE: NOVEMBER 16, 2010

DWG FILE: 3134-10-236_27.DWG
XREF FILE: HOLD.DWG

M:\DWG-31\3134-10.236\DWG\SURVEY\PARCELS\3134-10-236_27.DWG
02/21/2011 - 12:42PM
MWEIR

County: Harris
Highway: SH 99 (Grand Parkway)
Limits: From East of SH 249 to East of IH 45 – Segment F2
RCSJ: 3510-06-006

Property Description for Parcel 275B

Being a 0.0772 acre (3,362 square feet) parcel of land situated in the John H. Ruby Survey (G.C. & S.F.R.R. Company), Abstract No. 1301, Harris County, Texas; said 0.0772 acre parcel of land being out of a 1.6723 acre residual tract out of a called 1.9018 acre tract described in a deed executed on November 20, 2012 from Stripes LLC, to Susser Petroleum Property Company L.L.C., recorded under Harris County Clerk's File (H.C.C.F.) No. 20120586555, Film Code (F.C.) No. 039-56-0610 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.0772 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Landtech" set in the existing north right-of-way line of Boudreaux Road (width varies per F.C. Nos. 605086 and 648035 of the Harris County Map Records (H.C.M.R.) and H.C.C.F. No. S152684, O.P.R.R.P.H.C.) for the southeast corner of said 1.6723 acre residual tract and the southeast corner of Restricted Reserve "A", Block 1, Stripes Boudreaux Section 1, recorded under F.C. No. 648035, H.C.M.R.;

THENCE, North 85° 18' 33" West, along the existing north right-of-way line of said Boudreaux Road, a distance of 307.53 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of Boudreaux Road and the east line of a 4.6882 acre residual tract out of a called 6.590 acre tract described in a deed executed on August 31, 2010 from Proguard Mini Storage, LTD, to Peter S. Terpstra, Trustee, recorded under H.C.C.F. No. 20100382752, O.P.R.R.P.H.C., for the southwest corner of said Restricted Reserve "A" and the southwest corner of said 1.6723 acre residual tract;

THENCE, North 22° 57' 34" West, along the west line of said 1.6723 acre residual tract, the west line of said Restricted Reserve "A" and the east line of said 4.6882 acre residual tract, a distance of 165.97 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southeast right-of-way line and being on an Access Denial Line of State Highway 99 (SH 99) for the northwest corner of said Restricted Reserve "A" and the southwest corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,960,659.36, E= 3,066,990.34; said point also being 200.00 feet right from the proposed SH 99 baseline station 3393+78.86;

1) **THENCE,** North 22° 57' 34" West, along the west line of said 1.6723 acre residual tract and the east line of said 4.6882 acre residual tract, a distance of 16.85 feet to a point for an interior corner of said 4.6882 acre residual tract and being the northwest corner of said 1.6723 acre residual tract and of the herein described parcel; said point being in a curve to left whose center bears North 19° 26' 15" West, 2,800.00 feet;

2) **THENCE,** northeasterly, along the north line of said 1.6723 acre residual tract and the south line of said 4.6882 acre residual tract and around said curve to the left with a radius of 2,800.00 feet, a central angle of 03° 48' 06", an arc length of 185.78 feet, and a chord which bears North 68° 39' 42" East, 185.75 feet to a point for a northeast corner of said 1.6723 acre residual tract and of the herein described parcel;

3) **THENCE,** South 78° 56' 25" East, continuing the common line of said 1.6723 acre residual tract and of said 4.6882 acre residual tract, a distance of 29.95 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point in the proposed southeast right-of-way line and being on an Access Denial Line of said SH 99 for a northerly corner of said Restricted Reserve "A" and the most easterly corner of the herein described parcel; said point being the beginning of a curve to the right whose center bears North 23° 47' 28" West, 2,700.00 feet;**

4) **THENCE,** southwesterly, along the proposed southeast right-of-way and Access Denial Line of said SH 99 with the north line of said Restricted Reserve "A" and around said curve to the right with a radius of 2,700.00 feet, a central angle of 04° 28' 10", an arc length of 210.61 feet, and a chord which bears South 68° 26' 37" West, 210.56 feet to the **POINT OF BEGINNING** and containing 0.0772 acre (3,362 square feet) parcel of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), 1993 Adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.

2. NGS monuments HGCSD-1, HGCSD-24, and CLEVPORT were held for horizontal control as provided by TxDOT.

3. ** 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.

4. A parcel plat of even date was prepared in conjunction with this property description.

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

Revision April, 2013: Split parcel 275 into parcels 275A and 275B
Revision July, 2012: Increased taking acreage of parcel and changed Access Denial Line

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2011 and April, 2013

8/22/13

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

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

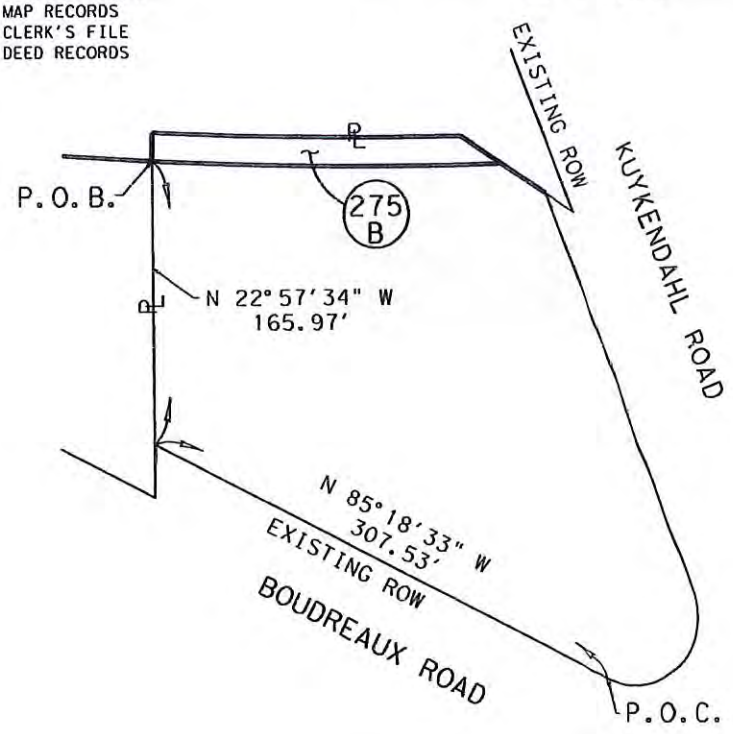
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROW AND ACCESS DENIAL LINE ("ADL")
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- ■ SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
- □ FOUND 5/8" I.R. W/TXDOT ALUM CAP
- ● SET (AS INDICATED)
- ◎ FOUND PROPERTY CORNER (AS DESCRIBED)

O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
A - - ABSTRACT NUMBER
F.C. - FILM CODE
H.C.D.C. - HARRIS COUNTY DISTRICT COURT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS

JOHN H. RUBY SURVEY
(G.C. & S.F.R.R. COMPANY)
A - 1301



PARCEL NO. 275B

N.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. NGS MONUMENTS HGCSD-1, HGCSD-24, AND CLEVPORT WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT.
3. ** THE MONUMENT DESCRIBED AND SET 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-54131 WITH AN EFFECTIVE DATE OF JANUARY 10, 2013.

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

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

8/22/13

LEO M. DELATORRE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

REVISION APRIL, 2013: SPLIT PARCEL 275 INTO PARCELS 275A & 275B.

REVISION JULY, 2012: INCREASED TAKING ACREAGE OF PARCEL & CHANGED ACCESS DENIAL LINE

AREA TABLE (ACRES)

EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.6723	0.0772 3,362		1.5951

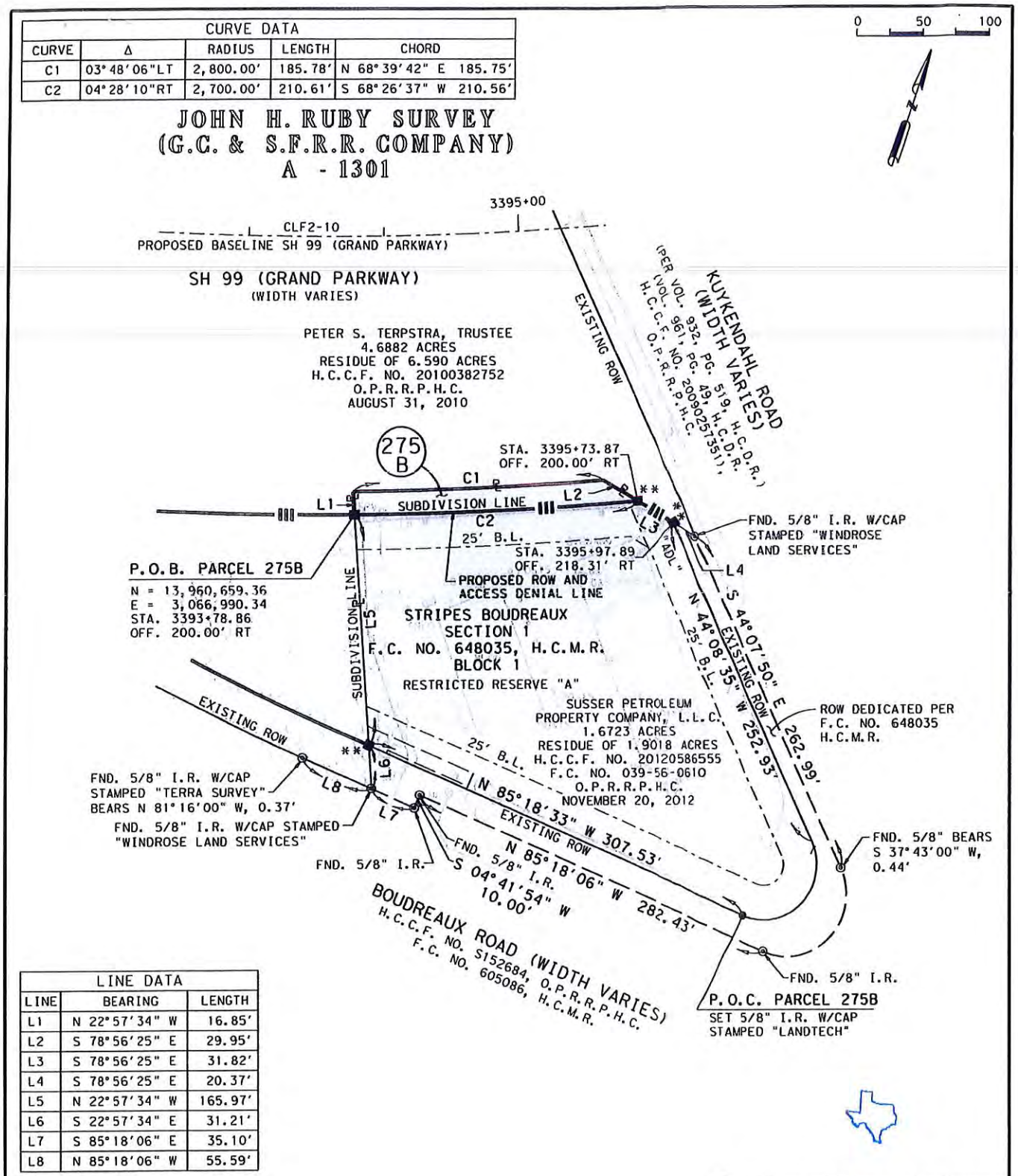
LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 275B

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 4 OF 5 SCALE: N.T.S.

s:\2013\1320033\cadd\351006006*Parcel 275B-01 NWO.dgn

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	03°48'06"LT	2,800.00'	185.78'	N 68°39'42" E 185.75'
C2	04°28'10"RT	2,700.00'	210.61'	S 68°26'37" W 210.56'



LINE DATA		
LINE	BEARING	LENGTH
L1	N 22°57'34" W	16.85'
L2	S 78°56'25" E	29.95'
L3	S 78°56'25" E	31.82'
L4	S 78°56'25" E	20.37'
L5	N 22°57'34" W	165.97'
L6	S 22°57'34" E	31.21'
L7	S 85°18'06" E	35.10'
L8	N 85°18'06" W	55.59'

Curve CLF2-10
P.I. Station 3395+26.72
N 13,960,874.14
E 3,067,070.39
Delta = 17°05'29" (LT)
Tangent = 375.67'
Length = 745.76'
Radius = 2,500.00'
Long Chord = 743.00'
Chord Bearing = N 67°21'13" E

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 275B

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 5 OF 5 SCALE: 1"=100'

s:\2013\1320033\cadd\351006006*Parcel 275B-02 NWO.dgn

County: Harris
Highway: SH 99 (Grand Parkway)
Limits: From East of SH 249 to East of IH 45 – Segment F2
RCSJ: 3510-06-006

Property Description for Parcel 233

Being a 0.0738 acre (3,216 square feet) parcel of land situated in the Thomas Martin Survey, Abstract No. 552, Harris County, Texas; said 0.0738 acre parcel being out of a 1.0000 acre tract described in a deed executed on January 13, 2009 from Erik Ostrander, et al, to Applied Machinery Corp., recorded under Harris County Clerk's File (H.C.C.F.) No. 20090033403, Film Code (F.C.) No. 062-35-1019 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.0738 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "EE" found in the southeast line of said 1.0000 acre tract;

THENCE, South 42° 38' 30" West, along the southeast line of said 1.0000 acre tract, a distance of 25.41 feet to a point in a northeasterly line of a 413.70 acre (calculated) tract (called 413.753 acres) described in a deed executed on March 31, 1993 from Northwest Airport Development, Inc., to Jagjit Singh Gill, Trustee, recorded under H.C.C.F. No. P191323, O.P.R.R.P.H.C., for the south corner of said 1.0000 acre tract;

THENCE, North 42° 16' 48" West, along the common line of said 1.0000 acre tract and of said 413.70 acre tract, a distance of 239.25 feet to a magnetic nail with shiner set in the proposed southeast right-of-way line of State Highway 99 (SH 99) for the southerly southwest corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,953,088.78, E= 3,055,568.95; said point being 140.63 feet right from the proposed SH 99 baseline station 3246+88.81;

1) **THENCE,** North 42° 16' 48" West, continuing along the common line of said 1.0000 acre tract and of said 413.70 acre tract, a distance of 18.85 feet to a point for the most westerly corner of said 1.0000 acre tract and of the herein described parcel;

2) **THENCE,** North 42° 39' 47" East, continuing along the common line of said 1.0000 acre tract and of said 413.70 acre tract, at a distance of 24.88 feet pass a 1/2 inch iron rod found for reference, continuing for a total distance of 170.11 feet to a 1/2 inch iron rod found for the north corner of said 1.0000 acre tract and of the herein described parcel;

3) **THENCE,** South 42° 16' 48" East, continuing along the common line of said 1.0000 acre tract and of said 413.70 acre tract, a distance of 19.11 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southeast right-of-way line and being on an Access Denial Line of said SH 99 for the most easterly corner of the herein described parcel;

4) **THENCE,** South 42° 45' 07" West, along the proposed southeast right-of-way and Access Denial Line of said SH 99, at a distance of 136.31 feet pass an "X" cut in concrete set for the end of said Access Denial Line, continuing for a total distance of 170.08 feet to the **POINT OF BEGINNING** and containing 0.0738 acre (3,216 square feet) parcel of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), 1993 Adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.

2. NGS monuments HGCSD-1, HGCSD-24, and CLEVPORT were held for horizontal control as provided by TxDOT.

3. A parcel plat of even date was prepared in conjunction with this property description.

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

Revision August, 2013: Added Access Denial Line
Revision March, 2013: Added matters as reflected in Title Commitment

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2011

9/13/13

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

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

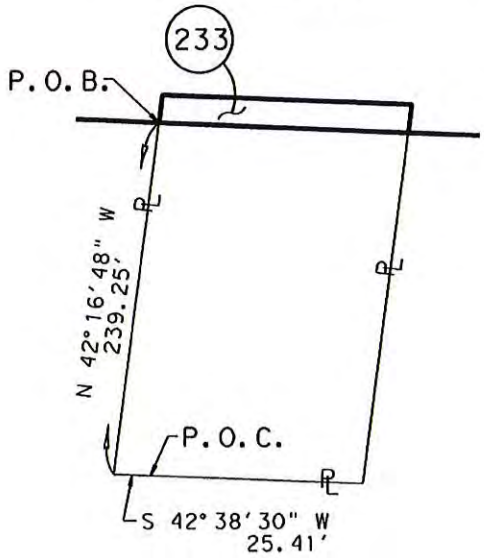
LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROW AND ACCESS DENIAL LINE ("ADL")
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE

■ SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
□ FOUND 5/8" I.R. W/TXDOT ALUM CAP
● SET (AS INDICATED)
◎ FOUND PROPERTY CORNER (AS DESCRIBED)

O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
A - - ABSTRACT NUMBER
F.C. - FILM CODE
H.C.D.C. - HARRIS COUNTY DISTRICT COURT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS

THOMAS MARTIN SURVEY
A - 552



PARCEL NO. 233

N.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. NGS MONUMENTS HGCSD-1, HGCSD-24, AND CLEVPORT WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT.
3. ** THE MONUMENT DESCRIBED AND SET 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-54075 WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

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

9/13/13

LEO M. DELATORRE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

REVISION AUGUST, 2013:
ADDED ACCESS DENIAL LINE.

REVISION MARCH, 2013:
ADDED MATTERS AS REFLECTED IN TITLE COMMITMENT.

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.0000	0.0738 3,216		0.9262

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 233

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012

PAGE 4 OF 5 SCALE: N.T.S.

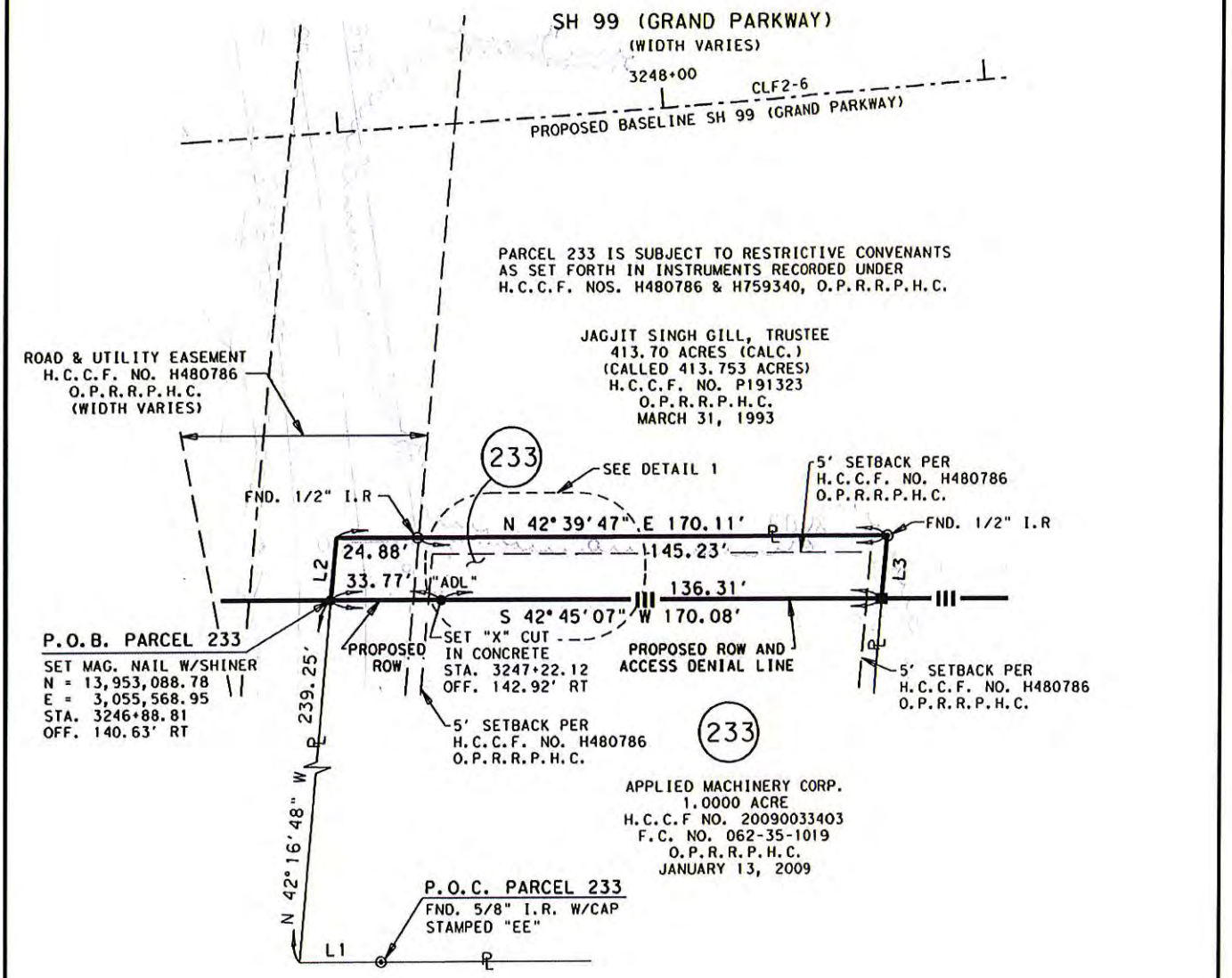
s:\2013\1320033\cadd\351006006*Parcel 233-01.dgn

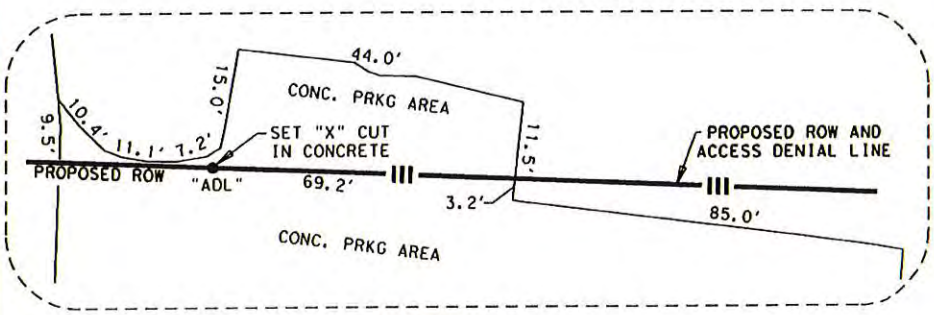
LINE DATA		
LINE	BEARING	LENGTH
L1	S 42°38'30" W	25.41'
L2	N 42°16'48" W	18.85'
L3	S 42°16'48" E	19.11'

THOMAS MARTIN SURVEY
A - 552

Curve CLF2-6
P.I. Station 3246+58.70
N 13,953,137.27
E 3,055,459.17
Delta = 7°21'30" (LT)
Tangent = 771.61'
Length = 1,541.11'
Radius = 12,000.00'
Long Chord = 1,540.05'
Chord Bearing = N 39°03'54" E

0 25 50





DETAIL 1
N.T.S.

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 233

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 5 OF 5 SCALE: 1"=50'

s:\2013\1320033\cadd\351006006*Parcel 233-02.dgn

County:	Harris
Highway:	SH 99 (Grand Parkway – Segment F-1)
Project Limits:	South of US 290 to East of SH 249
RCSJ:	3510-06-005

PROPERTY DESCRIPTION FOR PARCEL 148B

Being a 60.27 acre (2,625,213 square feet) parcel of land situated in Harris County, Texas, located in the Auguste S. Senechal Survey, Abstract Number 722, and being out of a 309.16 acre remainder of a called 314.8179 acre tract described in that Special Warranty Deed from John E. Kolb, Trustee to Exxon Mobil Corporation, dated June 27, 2003 and recorded in Clerk's File Number W883345 of the Official Public Records of Real Property of Harris County, Texas; said 60.27 acre parcel being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod which marks the most northerly northwest corner of said 309.16 acre remainder tract, the southwest corner of the south terminus of Randon Lane (60 feet wide) for which no record was found in the Official Public Records of Real Property of Harris County, Texas, the southeast corner of a called 1.502 acre tract in that Warranty Deed from Paul Harbican and wife, Karen Harbican to John L. Pels and wife, April W. Pels, executed September 1, 1994 and recorded in Clerk's File Number R096111 of the Official Public Records of Real Property of Harris County, Texas, and the northeast corner of a tract of land called 1 acre in that General Warranty Deed from Paul Harbican to John Pels and wife, April Pels, executed March 16, 1995 and recorded in Clerk's File Number R318707 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

South 02° 56' 08" East, along the most northerly west line of said 309.16 acre remainder tract and the east line of said called 1 acre tract, a distance of 49.55 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the proposed north right-of-way line of State Highway 99 (SH 99) (variable width), being on an Access Denial Line, and the POINT OF BEGINNING of the herein described parcel having surface coordinates of N=13,947,499.87 and E=3,032,880.53;

1. THENCE, North 87° 03' 20" East, along the proposed north right-of-way line of said SH 99 and said Access Denial Line, crossing said 309.16 acre remainder tract, a distance of 68.72 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the beginning of a curve to the right in the proposed north right-of-way line of said SH 99 and said Access Denial Line; **

2. THENCE, Easterly, continuing along the proposed north right-of-way line of said SH 99 and said Access Denial Line, crossing said 309.16 acre remainder tract and along said curve to the right having a central angle of 04° 03' 25", a radius of 11,659.16 feet, an arc length of 825.55 feet, a chord bearing of North 89° 05' 02" East, and a chord distance of 825.38 feet to a set 5/8 inch iron rod with a Texas Department of transportation aluminum cap which marks the end of said curve to the right in the proposed north right-of-way line of said SH 99 and said Access Denial Line; **

3. THENCE, South 88° 53' 15" East, continuing along the proposed north right-of-way line of said SH 99 and said Access Denial Line, crossing said 309.16 acre remainder tract, a distance of 245.71 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks an angle point in the proposed north right-of-way line of said SH 99 and said Access Denial Line;**

4. THENCE, North 00° 14' 45" East, continuing along the proposed north right-of-way line of said SH 99 and said Access Denial Line, crossing said 309.16 acre remainder tract, a distance of 95.45 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks an angle point in the proposed north right-of-way line of said SH 99, said Access Denial Line and in the south line of Boudreaux Estates Section 2 (Unrecorded Subdivision);**

5. THENCE, North 87° 05' 51" East, continuing along the proposed north right-of-way line of said SH 99 and said Access Denial Line, along the north line of said 309.16 acre remainder tract and the south line of said Boudreaux Estates Section 2, passing at a distance of 203.97 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 309.72 feet left of Station 3000+00, passing at a distance of 1,707.67 a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 415.00 feet left of Station 3015+00 and continuing for a total distance of 2,786.07 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks an angle point in the proposed north right-of-way line of said SH 99 and said Access Denial Line; **

6. THENCE, South 35° 49' 34" East, continuing along the proposed north right-of-way line of said SH 99 and said Access Denial Line, crossing said 309.16 acre remainder tract, a distance of 363.46 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks an angle point in the proposed north right-of-way line of said SH 99 and said Access Denial Line;**

7. THENCE, South 88° 53' 15" East, continuing along the proposed north right-of-way line of said SH 99 and said Access Denial Line, crossing said 309.16 acre remainder tract, passing at a distance of 205.82 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet left of Station 3030+00 and continuing for a total distance of 272.77 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the beginning of a curve to the left in the proposed north right-of-way line of said SH 99 and said Access Denial Line; **

8. THENCE, Easterly, continuing along the proposed north right-of-way line of said SH 99 and said Access Denial Line, crossing said 309.16 acre remainder tract and along said curve to the left having a central angle 02° 41' 30", a radius of 11,259.16 feet, an arc length of 528.96 feet, a chord bearing of North 89° 45' 59" East, and a chord distance of 528.91 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the end of said curve to the left in the proposed north right-of-way line of said SH 99 and said Access Denial Line; **

9. THENCE, North 42° 48' 33" East, continuing along the proposed north right-of-way line of SH 99 (variable width), said Access Denial Line and crossing said 309.16 acre remainder tract, a distance of 50.46 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap stamped "ADL" which marks an angle point in the proposed north right-of-way line of said SH 99 and the end of said Access Denial Line; **

10. THENCE, North 02° 51' 42" West, continuing along the proposed north right-of-way line of said SH 99 and crossing said 309.16 acre remainder tract, a distance of 76.68 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks an angle point in the proposed north right-of-way line of said SH 99 and said Access Denial Line; **

11. THENCE, North 87° 08' 19" East, continuing along the proposed north right-of-way line of said SH 99 and crossing said 309.16 acre remainder tract, a distance of 8.80 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the east line of said 309.16 acre remainder tract, being in the existing west right-of-way line of Boudreaux Road (variable width) for which the approximate west 30 feet no record was found in the Official Public Records of Real Property of Harris County, Texas, and the east 30 feet is described in that deed from The Millikin Trust Company to The County of Harris, executed October 24, 1928 and recorded in Volume 789, Page 578 of the Deed Records of Harris County, Texas; **

12. THENCE, South 02° 54' 51" East, along the east line of said 309.16 acre remainder tract and the existing west right-of-way line of said Boudreaux Road, a distance of 616.66 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the proposed south right-of-way line of said SH 99; **

13. THENCE, South 87° 08' 19" West, departing the existing west right-of-way line of said Boudreaux Road, along the proposed south right-of-way line of said SH 99 and crossing said 309.16 acre remainder tract, a distance of 9.43 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks an angle point in the proposed south right-of-way line of said SH 99; **

14. THENCE, North 02° 48' 39" West, continuing along the proposed south right-of-way line of said SH 99 and crossing said 309.16 acre remainder tract, a distance of 69.85 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap stamped "ADL" which marks an angle point in the proposed south right-of-way line of said SH 99 and the Beginning of an Access Denial Line; **

15. THENCE, North 47° 13' 03" West, continuing along the proposed south right-of-way line of said SH 99, said Access Denial Line and crossing said 309.16 acre remainder tract, a distance of 48.58 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the beginning of a curve to the right in the proposed south right-of-way line of said SH 99 and said Access Denial Line; **

16. THENCE, Westerly, continuing along the proposed south right-of-way line of SH 99 (400 feet wide), said Access Denial Line, crossing said 309.16 acre remainder tract and along said curve to the right, passing at an arc length of 404.40 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap stamped "ADL" which marks the end of said Access Denial Line set 200.00 feet right of Station 3032+18.74 and continuing a total arc length of 558.83 feet, a central angle of 02° 44' 46", a radius of 11,659.16 feet, a chord bearing South 89° 44' 21" West, and a chord distance of 558.78 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the end of said curve to the right in the proposed south right-of-way line of said SH 99; **

17. THENCE, North 88° 53' 15" West, continuing along the proposed south right-of-way line of said SH 99, crossing said 309.16 acre remainder tract, passing at a distance of 66.95 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet right of Station 3030+00, passing at a distance of 674.97 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap stamped "ADL" which marks the beginning of an Access Denial Line set 200.00 feet right of Station 3023+91.98, passing at a distance of 1,566.95 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet right of Station 3015+00, passing at a distance of 3,066.95 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet right of Station 3000+00, and continuing a total distance of 3,514.68 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the beginning of a curve to the left in the proposed south right-of-way line of said SH 99 and said Access Denial Line; **

18. THENCE, Westerly, continuing along the proposed south right-of-way line of said SH 99 (variable width) and said Access Denial Line, crossing said 309.16 acre remainder tract and along said curve to the left having a central angle of 04° 03' 25", a radius of 11,259.16 feet, an arc length of 797.23 feet, a chord bearing of South 89° 05' 02" West, and a chord distance of 797.06 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the end of said curve to the left in the proposed south right-of-way line of said SH 99 and said Access Denial Line; **

19. THENCE, South 87° 03' 20" West, continuing along the proposed south right-of-way line of said SH 99, said Access Denial Line, and crossing said 309.16 acre remainder tract, passing at a distance of 240.87 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet right of Station 2985+00 and continuing a total distance of 269.61 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap being in the proposed south right-of-way line of said SH 99, said Access Denial Line, the west line of said 309.16 acre remainder tract and the east line of a called 5.6619 acre tract described in that Special Warranty Deed from Exxon Mobil Corporation to the County of Harris, executed March 28, 2013 and recorded in Clerk's File Number 20130144685 of the Official Public Records of Real Property of Harris County, Texas;

20. THENCE, North 02° 54' 25" West, along the west line of said 309.16 acre remainder tract and the east line of said called 5.6619 acre tract, a distance of 303.63 feet to the most westerly northwest corner of said 309.16 acre remainder tract, the northeast corner of said called 5.6619 acre tract and being in the south line of said called 1 acre tract;

21. THENCE, North 87° 12' 32" East, along the most westerly north line of said 309.16 acre remainder tract and the south line of said called 1 acre tract, a distance of 200.68 feet to a found 5/8 inch iron rod which marks an inner corner of said 309.16 acre remainder tract and the southeast corner of said called 1 acre tract;

22. THENCE, North 02° 56' 08" West, along the most northerly west line of said 309.16 acre remainder tract and the east line of said called 1 acre tract, a distance of 96.91 feet to the POINT OF BEGINNING and containing 60.27 acres (2,625,213 square feet) of land.

Notes:

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 dividing by a combined adjustment factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

** The monument described and set in this call may be replaced with a Texas Department of Transportation 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 the Texas Department of Transportation.

Access is prohibited across the Access Denial Line to the highway facility from the remainder of the property abutting SH 99.

Revised May, 2013 to add Parcel 148A, reduced total acreage for Parcel 148, renamed to 148B and adjusted the Access Denial Line.
Revised July, 2012 to increase taking.

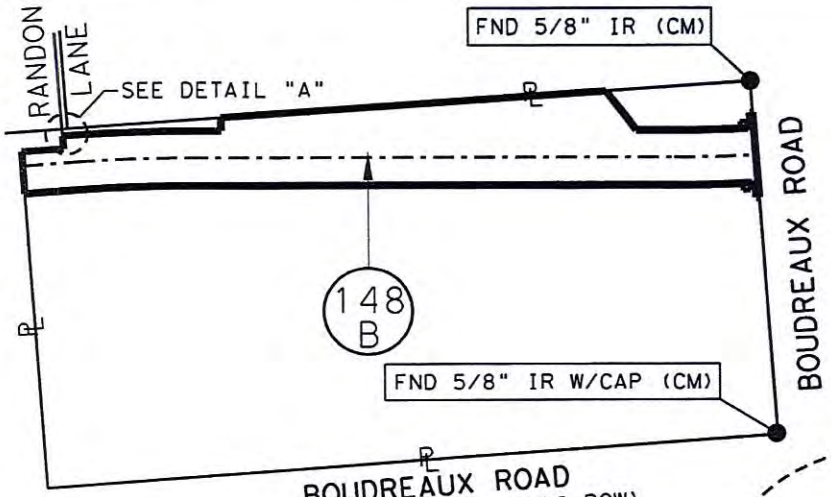
I, Ruben A. Calderon, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision during the months of July to September 2011.

Ruben A. Calderon 6/06/2013

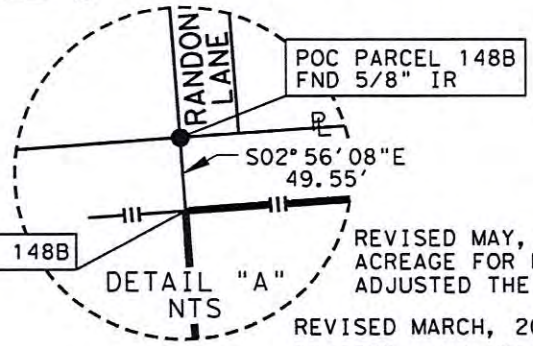
Ruben A. Calderon, RPLS
Texas Registration Number 5109

RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020

STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR



PARENT TRACT INSET
PARCEL 148B
NTS



DETAIL "A"
NTS

11. D.R.H.C. (DEED RECORDS HARRIS COUNTY)
12. M.R.H.C. (MAP RECORDS HARRIS COUNTY)
13. H.C.C.F. (HARRIS COUNTY CLERK FILE)
14. O = UNMARKED CORNER
15. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

RUBEN A. CALDERON, RPLS NO. 5109
RELEASE DATE NOVEMBER, 2011

I, RUBEN A. CALDERON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF JULY TO SEPTEMBER 2011.

REVISED MAY, 2013 TO ADD PARCEL 148A, REDUCED TOTAL ACREAGE FOR PARCEL 148, RENAMED TO 148B AND ADJUSTED THE ACCESS DENIAL LINE.

REVISED MARCH, 2013 TO ADD 20' WATER LINE EASEMENT.

REVISED JULY, 2012 TO INCREASE TAKING

EXISTING	TAKING	REMAINING
309.16 AC	60.27 AC	8.78 AC LT
	2,625,213 SF	240.11 AC RT

NOTES:

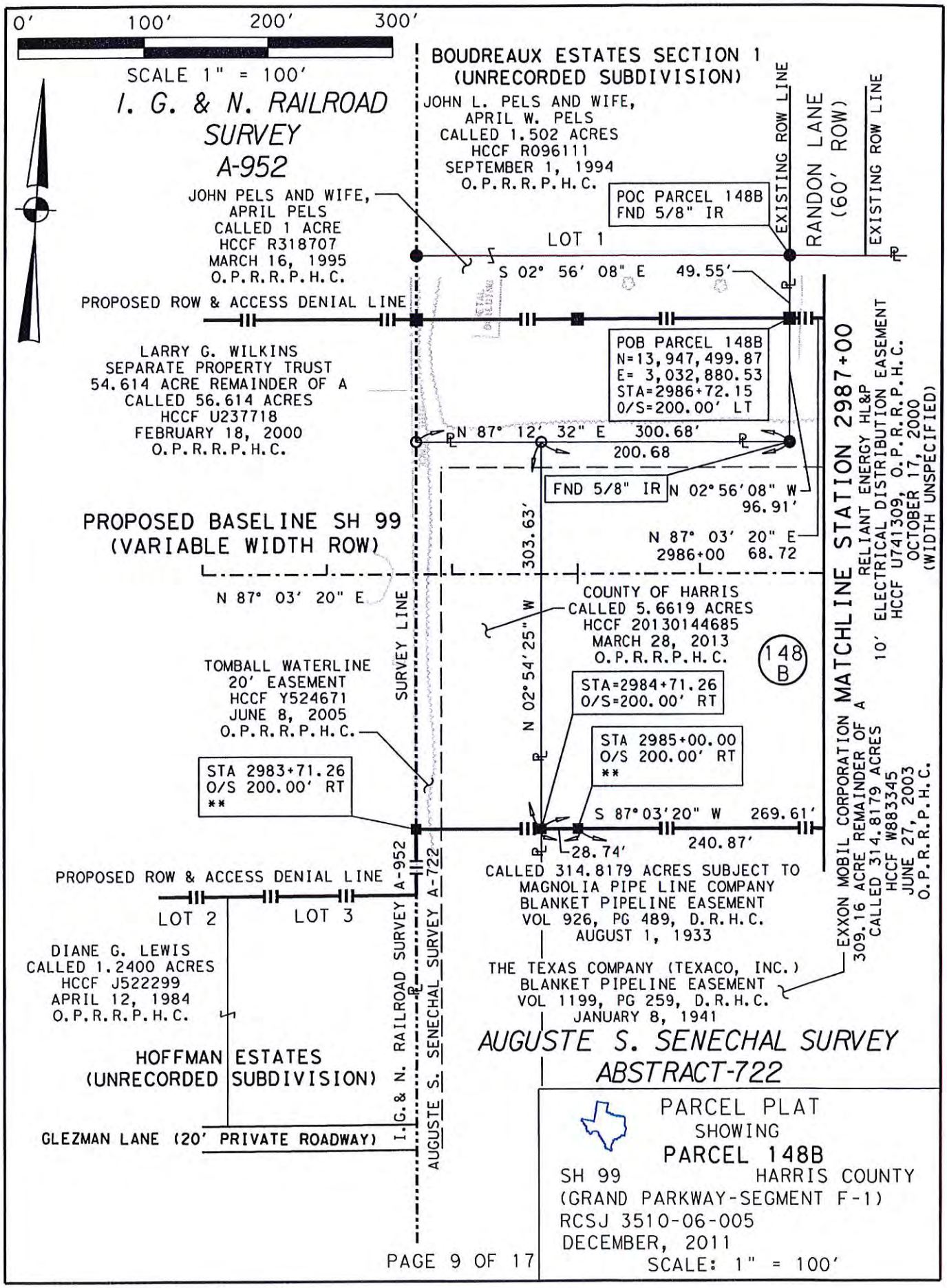
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), (1993 ADJ). ALL DISTANCES AND COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013. CONTROL PROVIDED BY BROWN & GAY. POINTS F14, F19, F40 AND F65 WERE HELD FIXED.
2. ** = THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. "ADL" = THE MONUMENT DESCRIBED AND SET WILL BE STAMPED "ADL"
4. ■ = SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
5. ⊣⊢ = ACCESS DENIAL LINE
6. ABSTRACTING PERFORMED BY COURTHOUSE SPECIALISTS DURING SEPTEMBER 2005. AND UPDATED OWNERSHIP JUNE 2011.
7. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-53992 WITH AN EFFECTIVE DATE OF DECEMBER 10, 2012.
8. FIELD SURVEYS PERFORMED DURING MAY 2005. AND UPDATED JUNE 2011
9. RIGHT OF WAY MAP COMPLETED (TBD).
10. O.P.R.R.P.H.C. (OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY)

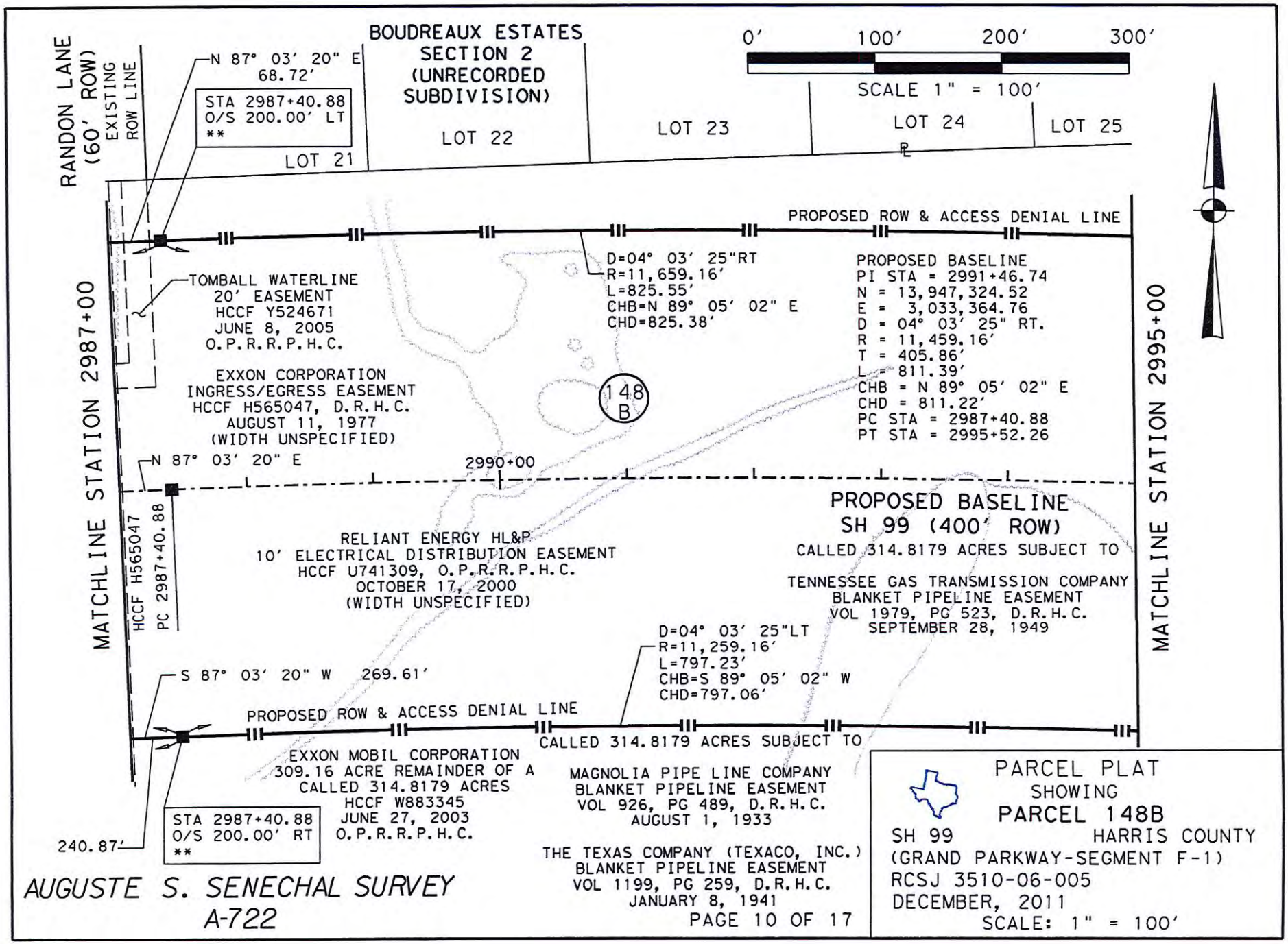
STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR

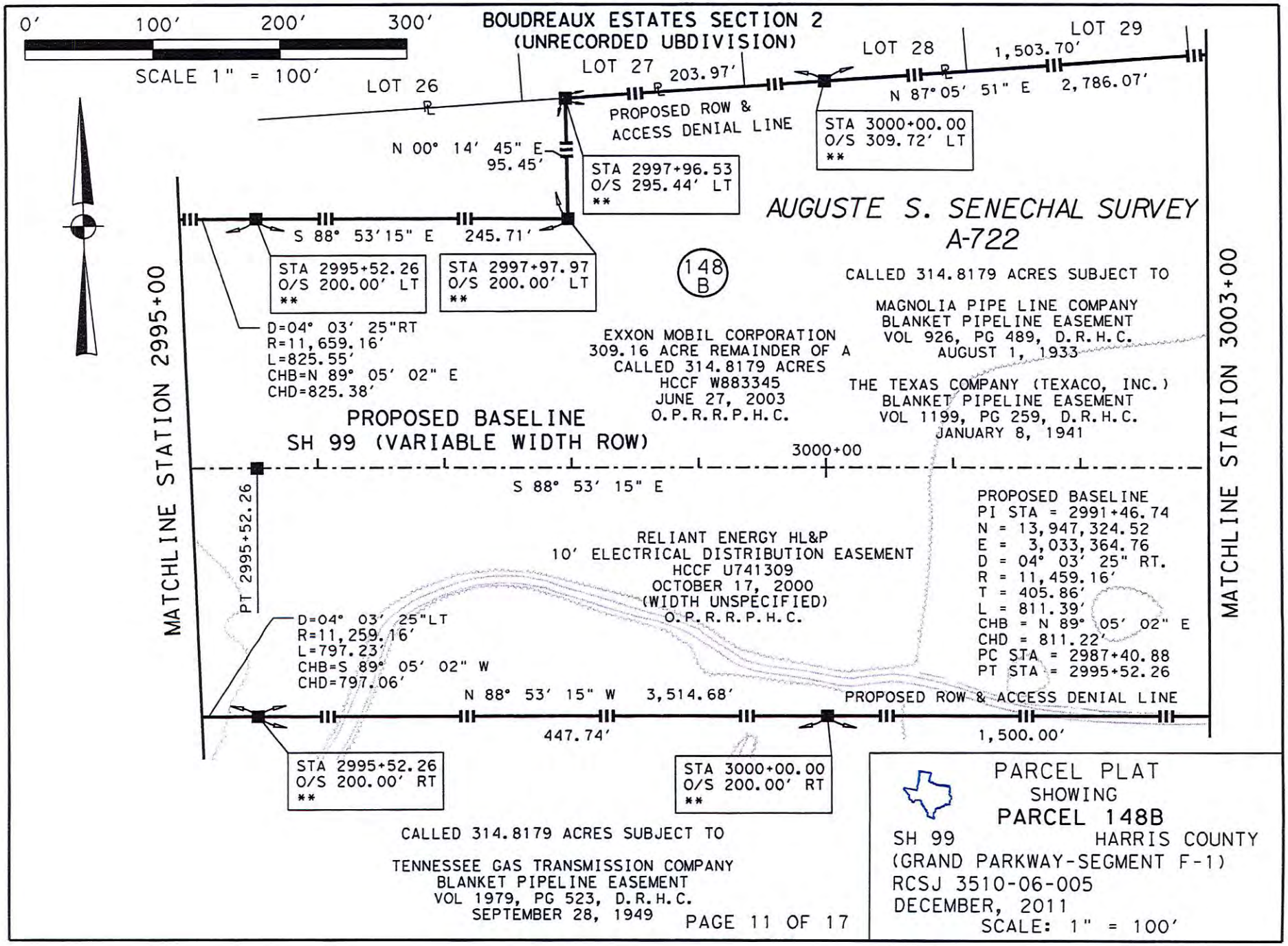
6/06/2013
Ruben A. Calderon

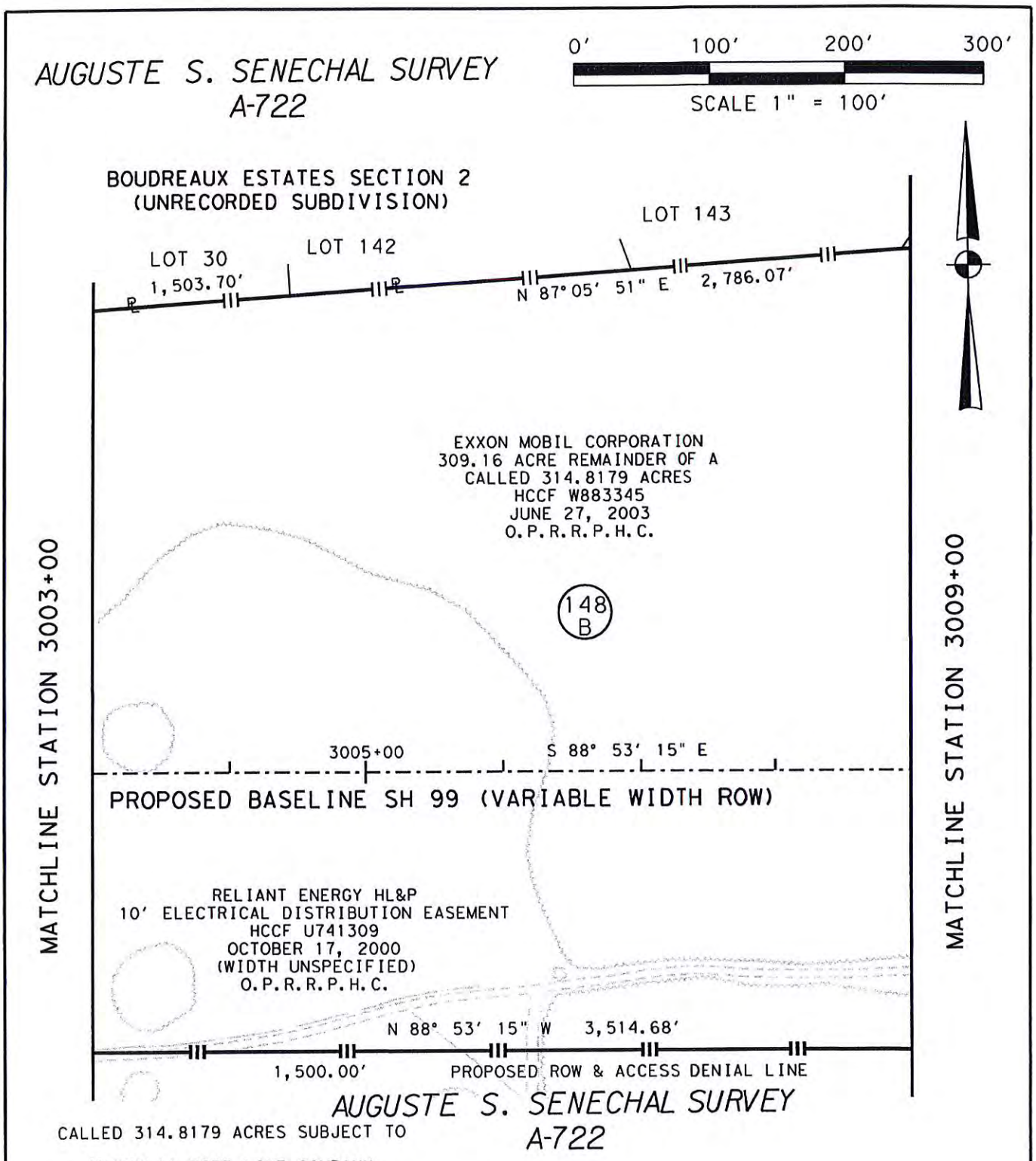
RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021

PARCEL PLAT
SHOWING
PARCEL 148B
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
NTS


0' 100' 200' 300'
SCALE 1" = 100'
I. G. & N. RAILROAD SURVEY A-952
BOUDREAUX ESTATES SECTION 1 (UNRECORDED SUBDIVISION)
JOHN L. PELS AND WIFE, APRIL W. PELS CALLED 1.502 ACRES HCCF R096111 SEPTEMBER 1, 1994 O.P.R.R.P.H.C.
JOHN PELS AND WIFE, APRIL PELS CALLED 1 ACRE HCCF R318707 MARCH 16, 1995 O.P.R.R.P.H.C.
POC PARCEL 148B FND 5/8" IR
EXISTING ROW LINE
RANDON LANE (60' ROW)
EXISTING ROW LINE
LOT 1
S 02° 56' 08" E 49.55'
PROPOSED ROW & ACCESS DENIAL LINE
POB PARCEL 148B N=13,947,499.87 E= 3,032,880.53 STA=2986+72.15 O/S=200.00' LT
LARRY G. WILKINS SEPARATE PROPERTY TRUST 54.614 ACRE REMAINDER OF A CALLED 56.614 ACRES HCCF U237718 FEBRUARY 18, 2000 O.P.R.R.P.H.C.
N 87° 12' 32" E 300.68'
200.68
FND 5/8" IR
N 02°56'08" W 96.91'
PROPOSED BASELINE SH 99 (VARIABLE WIDTH ROW)
N 87° 03' 20" E 2986+00 68.72
303.63'
N 87° 03' 20" E
COUNTY OF HARRIS CALLED 5.6619 ACRES HCCF 20130144685 MARCH 28, 2013 O.P.R.R.P.H.C.
148 B
MATCHLINE STATION 2987+00
RELIANT ENERGY HL&P 10' ELECTRICAL DISTRIBUTION EASEMENT HCCF U741309, O.P.R.R.P.H.C. OCTOBER 17, 2000 (WIDTH UNSPECIFIED)
SURVEY LINE
N 02° 54' 25" W
TOMBALL WATERLINE 20' EASEMENT HCCF Y524671 JUNE 8, 2005 O.P.R.R.P.H.C.
STA=2984+71.26 O/S=200.00' RT
STA 2985+00.00 O/S 200.00' RT **
STA 2983+71.26 O/S 200.00' RT **
S 87°03'20" W 269.61'
28.74'
240.87'
CALLED 314.8179 ACRES SUBJECT TO MAGNOLIA PIPE LINE COMPANY BLANKET PIPELINE EASEMENT VOL 926, PG 489, D.R.H.C. AUGUST 1, 1933
EXXON MOBIL CORPORATION 309.16 ACRE REMAINDER OF A CALLED 314.8179 ACRES HCCF W883345 JUNE 27, 2003 O.P.R.R.P.H.C.
PROPOSED ROW & ACCESS DENIAL LINE
LOT 2
LOT 3
A-952
A-722
DIANE G. LEWIS CALLED 1.2400 ACRES HCCF J522299 APRIL 12, 1984 O.P.R.R.P.H.C.
THE TEXAS COMPANY (TEXACO, INC.) BLANKET PIPELINE EASEMENT VOL 1199, PG 259, D.R.H.C. JANUARY 8, 1941
I.G.& N. RAILROAD SURVEY
AUGUSTE S. SENECHAL SURVEY
AUGUSTE S. SENECHAL SURVEY ABSTRACT-722
HOFFMAN ESTATES (UNRECORDED SUBDIVISION)
GLEZMAN LANE (20' PRIVATE ROADWAY)
PARCEL PLAT SHOWING PARCEL 148B
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'


RANDON LANE
(60' ROW)
EXISTING
ROW LINE
N 87° 03' 20" E
68.72'
STA 2987+40.88
O/S 200.00' LT
**
BOUDREAUX ESTATES
SECTION 2
(UNRECORDED
SUBDIVISION)
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
0'
100'
200'
300'
SCALE 1" = 100'
PROPOSED ROW & ACCESS DENIAL LINE
TOMBALL WATERLINE
20' EASEMENT
HCCF Y524671
JUNE 8, 2005
O.P.R.R.P.H.C.
EXXON CORPORATION
INGRESS/EGRESS EASEMENT
HCCF H565047, D.R.H.C.
AUGUST 11, 1977
(WIDTH UNSPECIFIED)
D=04° 03' 25"RT
R=11,659.16'
L=825.55'
CHB=N 89° 05' 02" E
CHD=825.38'
PROPOSED BASELINE
PI STA = 2991+46.74
N = 13,947,324.52
E = 3,033,364.76
D = 04° 03' 25" RT.
R = 11,459.16'
T = 405.86'
L = 811.39'
CHB = N 89° 05' 02" E
CHD = 811.22'
PC STA = 2987+40.88
PT STA = 2995+52.26
148
B
MATCHLINE STATION 2987+00
MATCHLINE STATION 2995+00
N 87° 03' 20" E
2990+00
HCCF H565047
PC 2987+40.88
RELIANT ENERGY HL&P
10' ELECTRICAL DISTRIBUTION EASEMENT
HCCF U741309, O.P.R.R.P.H.C.
OCTOBER 17, 2000
(WIDTH UNSPECIFIED)
PROPOSED BASELINE
SH 99 (400' ROW)
CALLED 314.8179 ACRES SUBJECT TO
TENNESSEE GAS TRANSMISSION COMPANY
BLANKET PIPELINE EASEMENT
VOL 1979, PG 523, D.R.H.C.
SEPTEMBER 28, 1949
D=04° 03' 25"LT
R=11,259.16'
L=797.23'
CHB=S 89° 05' 02" W
CHD=797.06'
S 87° 03' 20" W 269.61'
PROPOSED ROW & ACCESS DENIAL LINE
CALLED 314.8179 ACRES SUBJECT TO
EXXON MOBIL CORPORATION
309.16 ACRE REMAINDER OF A
CALLED 314.8179 ACRES
HCCF W883345
JUNE 27, 2003
O.P.R.R.P.H.C.
MAGNOLIA PIPE LINE COMPANY
BLANKET PIPELINE EASEMENT
VOL 926, PG 489, D.R.H.C.
AUGUST 1, 1933
STA 2987+40.88
O/S 200.00' RT
**
240.87'
THE TEXAS COMPANY (TEXACO, INC.)
BLANKET PIPELINE EASEMENT
VOL 1199, PG 259, D.R.H.C.
JANUARY 8, 1941
AUGUSTE S. SENECHAL SURVEY
A-722
PAGE 10 OF 17
PARCEL PLAT
SHOWING
PARCEL 148B
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'


0' 100' 200' 300'
SCALE 1" = 100'
BOUDREAUX ESTATES SECTION 2
(UNRECORDED UBDIVISION)
LOT 26
LOT 27
LOT 28
LOT 29
203.97'
1,503.70'
2,786.07'
N 87° 05' 51" E
PROPOSED ROW &
ACCESS DENIAL LINE
N 00° 14' 45" E
95.45'
STA 2997+96.53
O/S 295.44' LT
**
STA 3000+00.00
O/S 309.72' LT
**
AUGUSTE S. SENECHAL SURVEY
A-722
S 88° 53' 15" E 245.71'
STA 2995+52.26
O/S 200.00' LT
**
STA 2997+97.97
O/S 200.00' LT
**
148
B
CALLED 314.8179 ACRES SUBJECT TO
MAGNOLIA PIPE LINE COMPANY
BLANKET PIPELINE EASEMENT
VOL 926, PG 489, D.R.H.C.
AUGUST 1, 1933
D=04° 03' 25"RT
R=11,659.16'
L=825.55'
CHB=N 89° 05' 02" E
CHD=825.38'
EXXON MOBIL CORPORATION
309.16 ACRE REMAINDER OF A
CALLED 314.8179 ACRES
HCCF W883345
JUNE 27, 2003
O.P.R.R.P.H.C.
THE TEXAS COMPANY (TEXACO, INC.)
BLANKET PIPELINE EASEMENT
VOL 1199, PG 259, D.R.H.C.
JANUARY 8, 1941
PROPOSED BASELINE
SH 99 (VARIABLE WIDTH ROW)
3000+00
MATCHLINE STATION 2995+00
MATCHLINE STATION 3003+00
PT 2995+52.26
S 88° 53' 15" E
RELIANT ENERGY HL&P
10' ELECTRICAL DISTRIBUTION EASEMENT
HCCF U741309
OCTOBER 17, 2000
(WIDTH UNSPECIFIED)
O.P.R.R.P.H.C.
PROPOSED BASELINE
PI STA = 2991+46.74
N = 13,947,324.52
E = 3,033,364.76
D = 04° 03' 25" RT.
R = 11,459.16'
T = 405.86'
L = 811.39'
CHB = N 89° 05' 02" E
CHD = 811.22'
PC STA = 2987+40.88
PT STA = 2995+52.26
D=04° 03' 25"LT
R=11,259.16'
L=797.23'
CHB=S 89° 05' 02" W
CHD=797.06'
N 88° 53' 15" W 3,514.68'
PROPOSED ROW & ACCESS DENIAL LINE
447.74'
1,500.00'
STA 2995+52.26
O/S 200.00' RT
**
STA 3000+00.00
O/S 200.00' RT
**
CALLED 314.8179 ACRES SUBJECT TO
TENNESSEE GAS TRANSMISSION COMPANY
BLANKET PIPELINE EASEMENT
VOL 1979, PG 523, D.R.H.C.
SEPTEMBER 28, 1949
PAGE 11 OF 17
PARCEL PLAT
SHOWING
PARCEL 148B
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'



CALLED 314.8179 ACRES SUBJECT TO

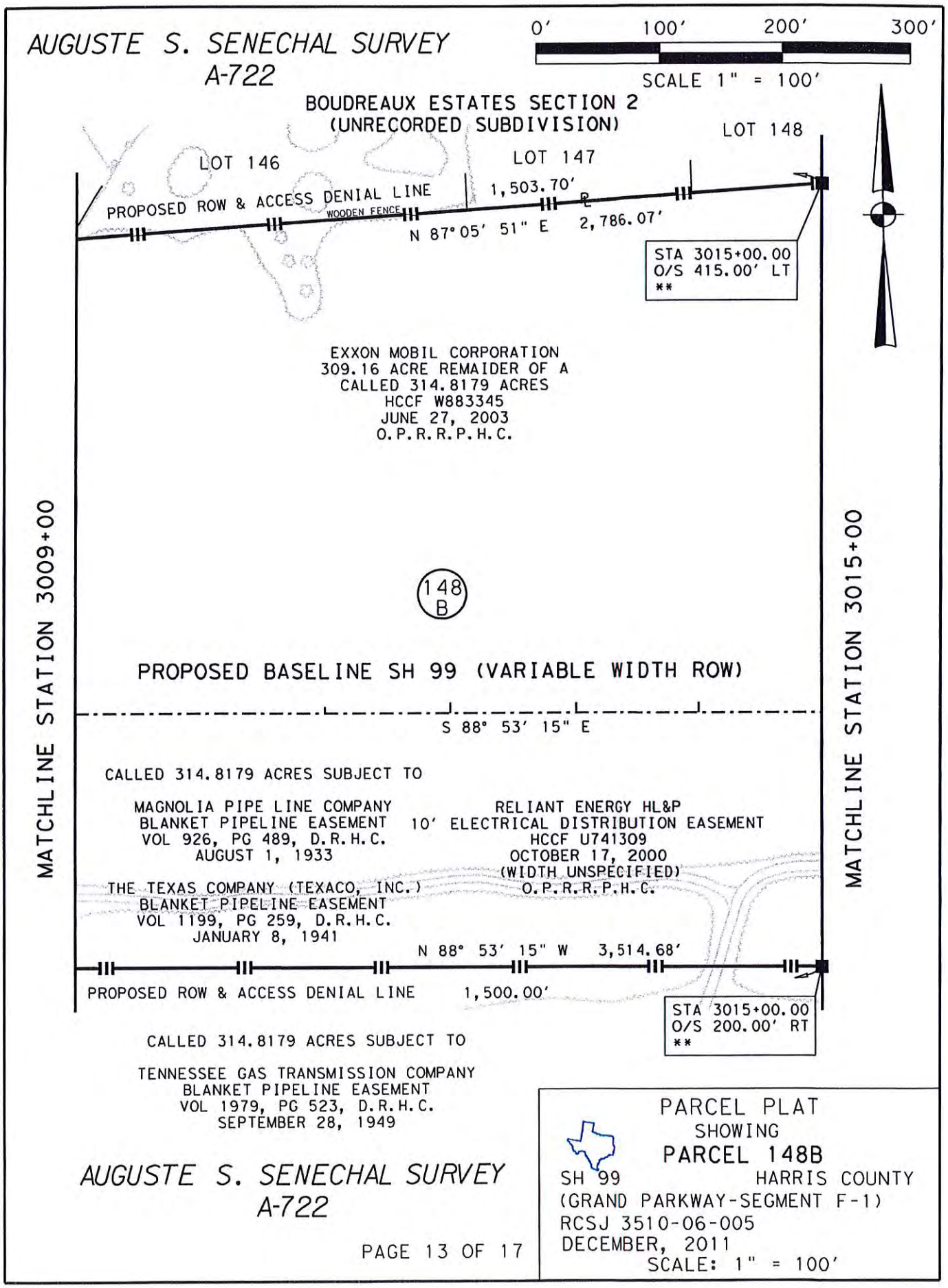
MAGNOLIA PIPE LINE COMPANY
BLANKET PIPELINE EASEMENT
VOL 926, PG 489, D.R.H.C.
AUGUST 1, 1933

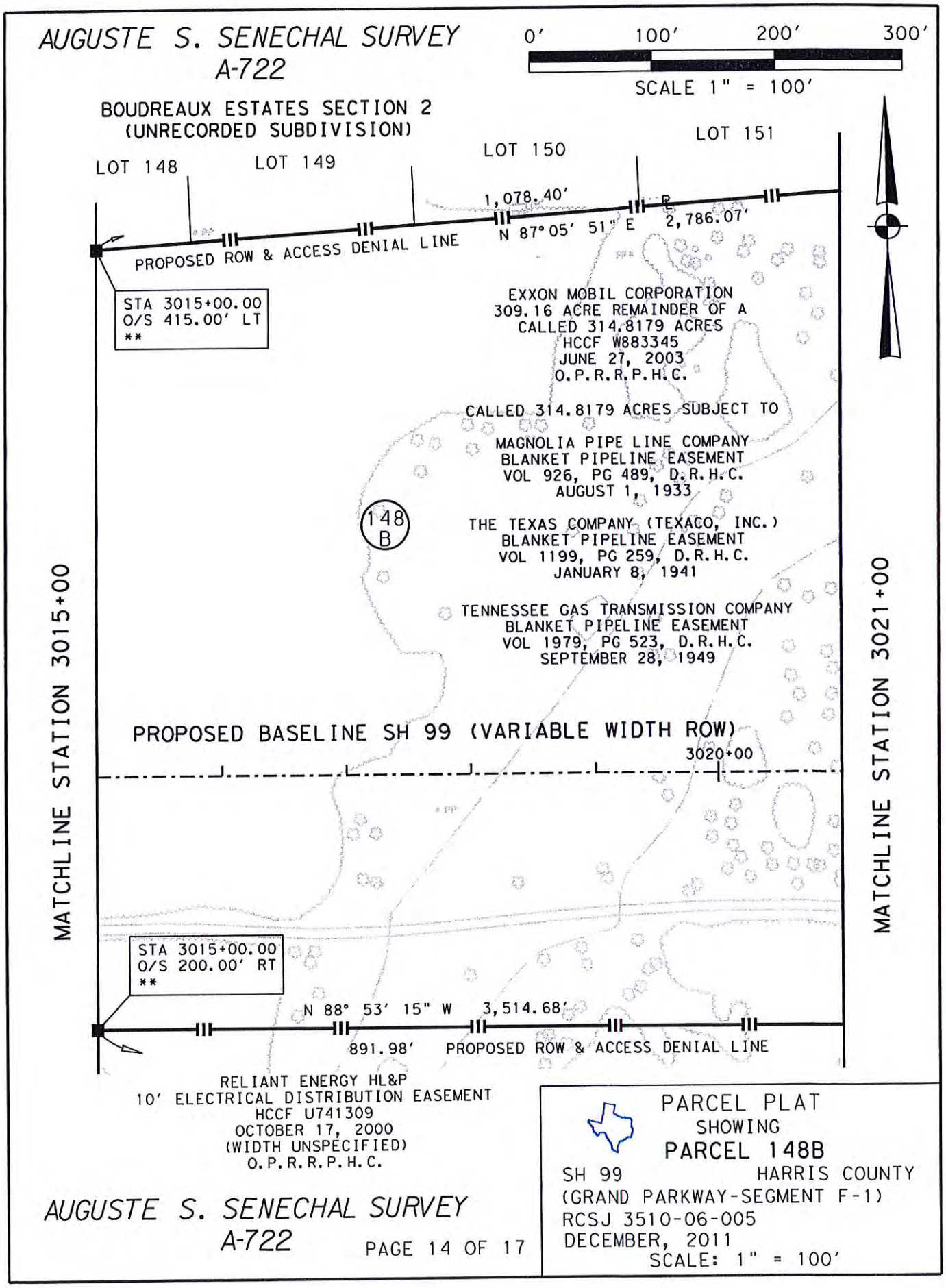
THE TEXAS COMPANY (TEXACO, INC.)
BLANKET PIPELINE EASEMENT
VOL 1199, PG 259, D.R.H.C.
JANUARY 8, 1941

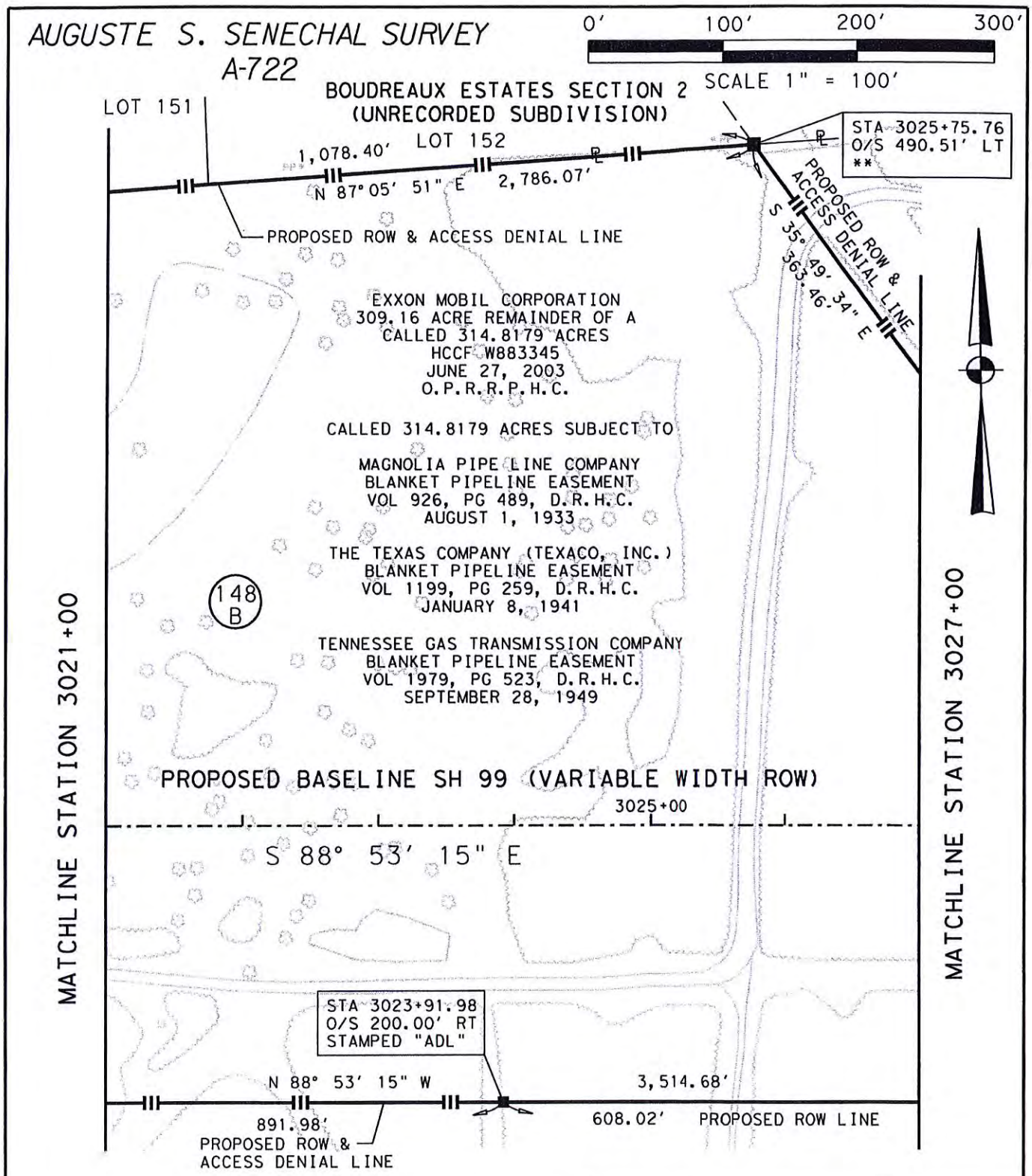
TENNESSEE GAS TRANSMISSION COMPANY
BLANKET PIPELINE EASEMENT
VOL 1979, PG 523, D.R.H.C.
SEPTEMBER 28, 1949

PARCEL PLAT
SHOWING
PARCEL 148B

SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'


AUGUSTE S. SENECHAL SURVEY
A-722
0' 100' 200' 300'
SCALE 1" = 100'
BOUDREAUX ESTATES SECTION 2
(UNRECORDED SUBDIVISION)
LOT 146
LOT 147
LOT 148
PROPOSED ROW & ACCESS DENIAL LINE
WOODEN FENCE
1,503.70'
N 87° 05' 51" E 2,786.07'
STA 3015+00.00
O/S 415.00' LT
**
EXXON MOBIL CORPORATION
309.16 ACRE REMAIDER OF A
CALLED 314.8179 ACRES
HCCF W883345
JUNE 27, 2003
O.P.R.R.P.H.C.
MATCHLINE STATION 3009+00
MATCHLINE STATION 3015+00
148
B
PROPOSED BASELINE SH 99 (VARIABLE WIDTH ROW)
S 88° 53' 15" E
CALLED 314.8179 ACRES SUBJECT TO
MAGNOLIA PIPE LINE COMPANY
BLANKET PIPELINE EASEMENT
VOL 926, PG 489, D.R.H.C.
AUGUST 1, 1933
RELIANT ENERGY HL&P
10' ELECTRICAL DISTRIBUTION EASEMENT
HCCF U741309
OCTOBER 17, 2000
(WIDTH UNSPECIFIED)
O.P.R.R.P.H.C.
THE TEXAS COMPANY (TEXACO, INC.)
BLANKET PIPELINE EASEMENT
VOL 1199, PG 259, D.R.H.C.
JANUARY 8, 1941
N 88° 53' 15" W 3,514.68'
PROPOSED ROW & ACCESS DENIAL LINE
1,500.00'
STA 3015+00.00
O/S 200.00' RT
**
CALLED 314.8179 ACRES SUBJECT TO
TENNESSEE GAS TRANSMISSION COMPANY
BLANKET PIPELINE EASEMENT
VOL 1979, PG 523, D.R.H.C.
SEPTEMBER 28, 1949
AUGUSTE S. SENECHAL SURVEY
A-722
PAGE 13 OF 17
PARCEL PLAT
SHOWING
PARCEL 148B
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'

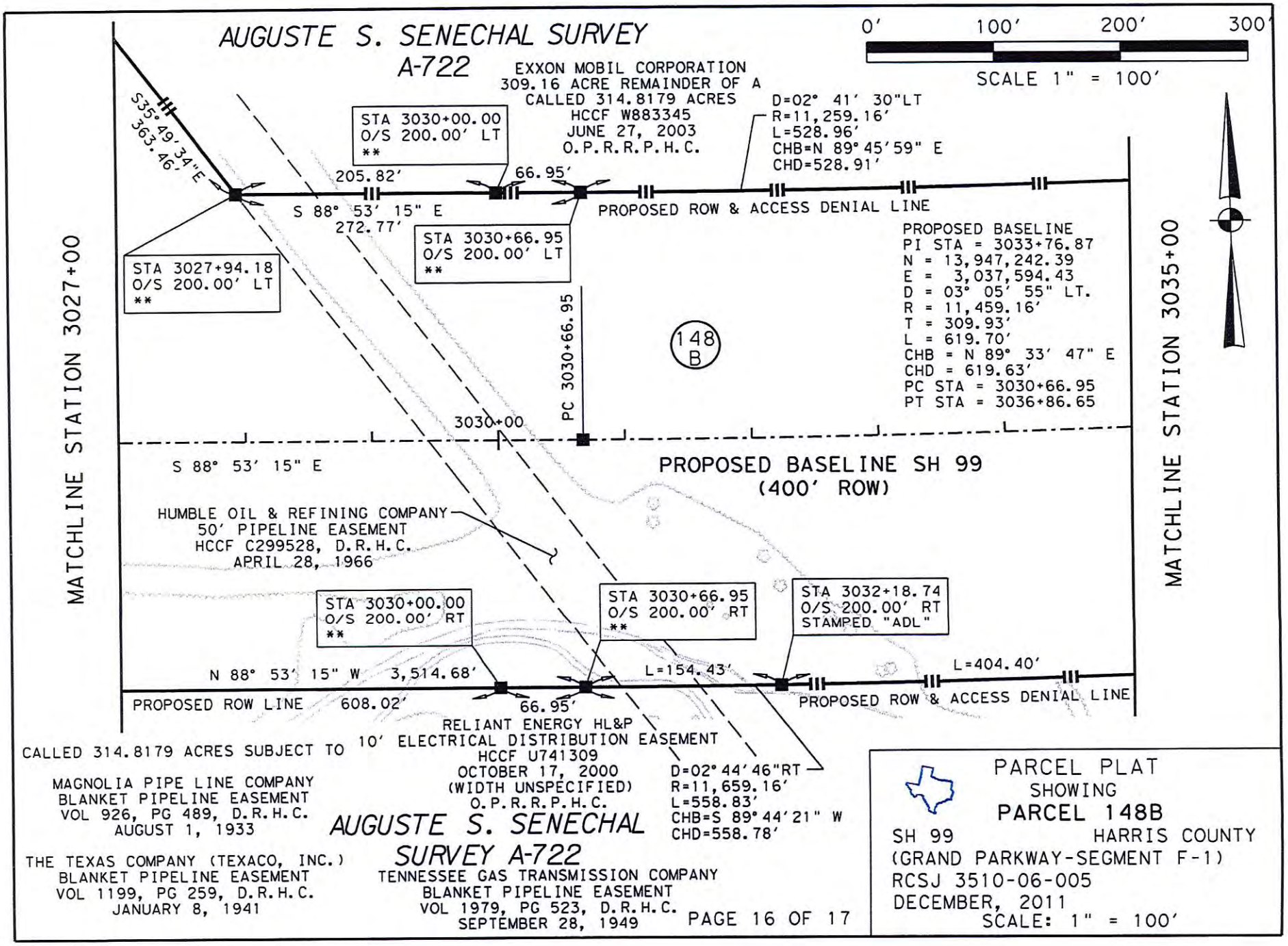

AUGUSTE S. SENECHAL SURVEY
A-722
0' 100' 200' 300'
SCALE 1" = 100'
BOUDREAUX ESTATES SECTION 2
(UNRECORDED SUBDIVISION)
LOT 148
LOT 149
LOT 150
LOT 151
1,078.40'
N 87° 05' 51" E
2,786.07'
PROPOSED ROW & ACCESS DENIAL LINE
STA 3015+00.00
O/S 415.00' LT
**
EXXON MOBIL CORPORATION
309.16 ACRE REMAINDER OF A
CALLED 314.8179 ACRES
HCCF W883345
JUNE 27, 2003
O.P.R.R.P.H.C.
CALLED 314.8179 ACRES SUBJECT TO
MAGNOLIA PIPE LINE COMPANY
BLANKET PIPELINE EASEMENT
VOL 926, PG 489, D.R.H.C.
AUGUST 1, 1933
148
B
THE TEXAS COMPANY (TEXACO, INC.)
BLANKET PIPELINE EASEMENT
VOL 1199, PG 259, D.R.H.C.
JANUARY 8, 1941
TENNESSEE GAS TRANSMISSION COMPANY
BLANKET PIPELINE EASEMENT
VOL 1979, PG 523, D.R.H.C.
SEPTEMBER 28, 1949
MATCHLINE STATION 3015+00
MATCHLINE STATION 3021+00
PROPOSED BASELINE SH 99 (VARIABLE WIDTH ROW)
3020+00
STA 3015+00.00
O/S 200.00' RT
**
N 88° 53' 15" W
3,514.68'
891.98'
PROPOSED ROW & ACCESS DENIAL LINE
RELIANT ENERGY HL&P
10' ELECTRICAL DISTRIBUTION EASEMENT
HCCF U741309
OCTOBER 17, 2000
(WIDTH UNSPECIFIED)
O.P.R.R.P.H.C.
PARCEL PLAT
SHOWING
PARCEL 148B
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'
AUGUSTE S. SENECHAL SURVEY
A-722
PAGE 14 OF 17

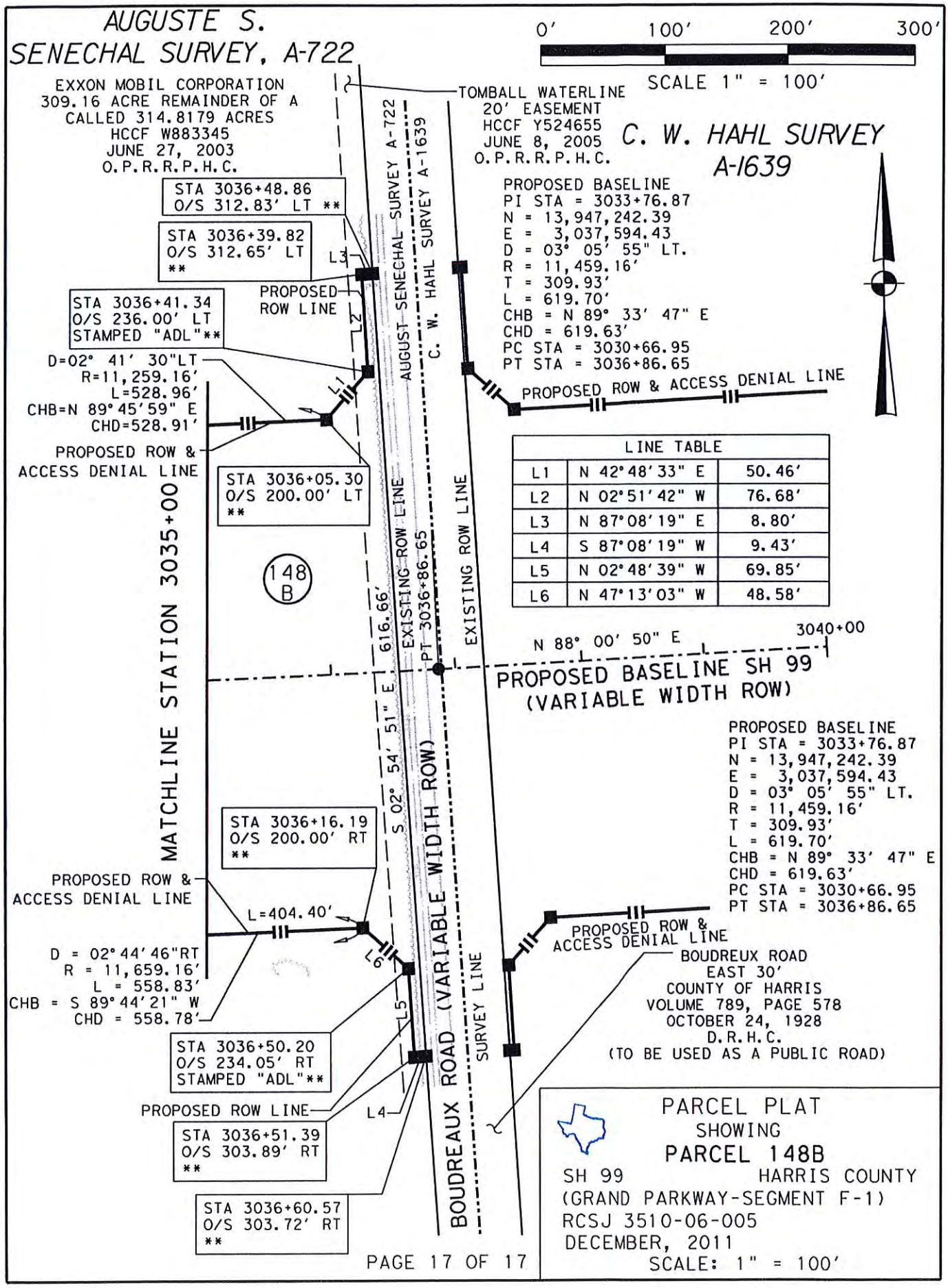


AUGUSTE S. SENECHAL SURVEY
A-722 PAGE 15 OF 17

PARCEL PLAT
SHOWING
PARCEL 148B

SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'


AUGUSTE S. SENECHAL SURVEY
A-722
0' 100' 200' 300'
SCALE 1" = 100'
EXXON MOBIL CORPORATION
309.16 ACRE REMAINDER OF A
CALLED 314.8179 ACRES
HCCF W883345
JUNE 27, 2003
O.P.R.R.P.H.C.
D=02° 41' 30"LT
R=11,259.16'
L=528.96'
CHB=N 89° 45' 59" E
CHD=528.91'
S35° 49' 34"E
363.46'
STA 3030+00.00
O/S 200.00' LT
**
205.82'
66.95'
S 88° 53' 15" E
272.77'
PROPOSED ROW & ACCESS DENIAL LINE
STA 3030+66.95
O/S 200.00' LT
**
STA 3027+94.18
O/S 200.00' LT
**
PROPOSED BASELINE
PI STA = 3033+76.87
N = 13,947,242.39
E = 3,037,594.43
D = 03° 05' 55" LT.
R = 11,459.16'
T = 309.93'
L = 619.70'
CHB = N 89° 33' 47" E
CHD = 619.63'
PC STA = 3030+66.95
PT STA = 3036+86.65
148
B
PC 3030+66.95
3030+00
MATCHLINE STATION 3027+00
MATCHLINE STATION 3035+00
S 88° 53' 15" E
PROPOSED BASELINE SH 99
(400' ROW)
HUMBLE OIL & REFINING COMPANY
50' PIPELINE EASEMENT
HCCF C299528, D.R.H.C.
APRIL 28, 1966
STA 3030+00.00
O/S 200.00' RT
**
STA 3030+66.95
O/S 200.00' RT
**
STA 3032+18.74
O/S 200.00' RT
STAMPED "ADL"
N 88° 53' 15" W 3,514.68'
L=154.43'
L=404.40'
PROPOSED ROW LINE 608.02'
66.95'
PROPOSED ROW & ACCESS DENIAL LINE
RELIANT ENERGY HL&P
10' ELECTRICAL DISTRIBUTION EASEMENT
HCCF U741309
OCTOBER 17, 2000
(WIDTH UNSPECIFIED)
O.P.R.R.P.H.C.
D=02° 44' 46"RT
R=11,659.16'
L=558.83'
CHB=S 89° 44' 21" W
CHD=558.78'
CALLED 314.8179 ACRES SUBJECT TO
MAGNOLIA PIPE LINE COMPANY
BLANKET PIPELINE EASEMENT
VOL 926, PG 489, D.R.H.C.
AUGUST 1, 1933
THE TEXAS COMPANY (TEXACO, INC.)
BLANKET PIPELINE EASEMENT
VOL 1199, PG 259, D.R.H.C.
JANUARY 8, 1941
AUGUSTE S. SENECHAL
SURVEY A-722
TENNESSEE GAS TRANSMISSION COMPANY
BLANKET PIPELINE EASEMENT
VOL 1979, PG 523, D.R.H.C.
SEPTEMBER 28, 1949
PAGE 16 OF 17
PARCEL PLAT
SHOWING
PARCEL 148B
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'



LINE TABLE		
L1	N 42°48'33" E	50.46'
L2	N 02°51'42" W	76.68'
L3	N 87°08'19" E	8.80'
L4	S 87°08'19" W	9.43'
L5	N 02°48'39" W	69.85'
L6	N 47°13'03" W	48.58'

PARCEL PLAT
SHOWING
PARCEL 148B
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'

County: Harris
Highway: SH 99 (Grand Parkway – Segment F-1)
Project Limits: South of US 290 to East of SH 249
RCSJ: 3510-06-005

PROPERTY DESCRIPTION FOR PARCEL 109 Part 1 and Part 2

Being a 52.82 acres (2,300,629 square feet) of land situated in Harris County, Texas, located in the John Ivy Survey, Abstract Number 477, the John McCormick Survey, Abstract Number 571, and the Samuel Young Survey, Abstract Number 942, comprised of a called 109.9008 acre tract and a called 101.3992 acre tract, described in that Special Warranty Deed with Vendor's Lien from The Joseph Family Limited Partnership, LTD. To Darvesh Investments, LLC, executed November 4, 2010 and recorded in Clerk's File 20100483336 of the Official Public Records of Real Property of Harris County, Texas and a called 94.7871 acre tract described in a Special Warranty Deed with Vendor's Lien from Irene Nichols Sivley to Darvesh Investments, LLC., executed November 8, 2010 and recorded in Clerk's File Number 20100495210 of the Official Public Records of Real Property of Harris County, Texas; said 52.82 acres being more particularly described in two parts as follows:

PART 1

Being a 51.64 acre (2,249,364 square feet) parcel of land more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod which marks the most southerly southeast corner of said called 109.9008 acre tract, the southwest corner of a called 156.8547 acre tract described in that Deed Without Warranty from Emma L. Franz to Emma L. Franz Investments, LTD., executed April 23, 1996 and recorded in Clerk's File Number R921587 of the Official Public Records of Real Property of Harris County, Texas, and the north line of a called 60.95 acre tract described in that Deed Without Warranty from Emma L. Franz to Emma L. Franz Investments, LTD. executed April 12, 1996 and recorded in Clerk's File Number R921582 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

> North 03° 28' 20" West, along the most southerly east line of said called 109.9008 acre tract and the west line of said called 156.8547 acre tract, a distance of 2,085.83 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks a point on a curve to the left in the proposed southeast right-of-way line of said SH 99 (variable width), being on an Access Denial Line, and the POINT OF BEGINNING of the herein described parcel having surface coordinates of N=13,946,306.80 and E=2,999,010.57;

1. THENCE, Southwesterly, along the proposed southeast right-of-way line of said SH 99 and said Access Denial Line, crossing said called 109.9008 acre tract and along said curve to the left, passing at an arc length of 420.06 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet right of Station 2640+00, continuing crossing said called 109.9008 and crossing said called 101.3992 acre tract, passing at an arc length of 1,867.70 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet right of Station 2625+00, continuing crossing said called 101.3992 passing at an arc length of 3,315.34 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet right of Station 2610+00, and continuing with a total arc length of 3,807.44 feet, having a central angle of 39° 27' 05", a radius of 5,529.58 feet, a chord bearing of South 53° 18' 02" West, and a chord length of 3,732.67 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in the proposed southeast right-of-way line of said SH 99, said Access Denial Line and the end of said curve to the left; **

2. THENCE, South 53° 44' 56" East, continuing along the proposed southeast right-of-way line of said SH 99, said Access Denial Line and crossing said called 101.3992 acre tract, a distance of 65.24 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in the said right-of-way of said SH 99 and said Access Denial Line; **

3. THENCE, South 52° 33' 23" East, continuing along the proposed southeast right-of-way line of said SH 99, said Access Denial Line and crossing said called 101.3992 acre tract, a distance of 2.44 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap in the proposed southeast right-of-way line of said SH 99, said Access Denial Line and the north line of a called 8.764 acre tract described in that Deed Without Warranty from Emma L. Franz to Emma L. Franz Investments, LTD., executed April 12, 1996 and recorded in Clerk's File R921584 of the Official Public Records of Real Property of Harris County, Texas and the south line of said called 101.3992 acre tract, for a southeast corner of the herein described parcel;

4. THENCE, South 86° 28' 30" West, along the south line of said called 101.3992 acre tract and the north line of said called 8.764 acre tract, a distance of 486.68 feet to a found 5/8 inch iron rod which marks the southwest corner of said called 101.3992 acre tract and the northwest corner of said called 8.764 acre tract in the east line of a called 300 acre tract described in that Deed Without Warranty from Emma L. Franz to Emma L. Franz Investments, LTD., executed April 12, 1996 and recorded in Clerk's File Number R921581 of the Official Public Records of Real Property of Harris County, Texas;

5. THENCE, North 01° 43' 27" West, along the west line of said called 101.3992 acre tract and the east line of said called 300 acre tract, a distance of 133.09 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the proposed northwest right-of-way line of said SH 99 and being an Access Denial Line;

6. THENCE, North 32° 27' 51" East, along the proposed northwest right-of-way line of said SH 99, said Access Denial Line and crossing said called 101.3992 acre tract, a distance of 73.25 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the beginning of a curve to the right in the proposed northwest right-of-way line of said SH 99 and said Access Denial Line; **

7. THENCE, Northeasterly, continuing along the proposed northwest right-of-way line of said SH 99 and said Access Denial Line, crossing said called 101.3992 acre, and along said curve to the right with a central angle of 00° 40' 16", a radius of 5,929.58 feet, an arc length of 69.46 feet, a chord bearing of North 32° 47' 59" East, and a chord length of 69.46 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in said right-of-way line of said SH 99, said Access Denial Line and the end of said curve to the right; **

8. THENCE, North 69° 30' 36"West, continuing crossing said called 101.3992 acre tract along the proposed northwest right-of-way line of said SH 99, and said Access Denial Line, a distance of 86.98 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap in said right-of-way line and said Access Denial Line, the west line of said called 101.3992 acre tract and the east line of said called 300 acre tract, for a northerly southwest corner of the herein described parcel;

9. THENCE, North 01° 43' 27"West, along the west line of said called 101.3992 acre tract and the east line of the said called 300 acre tract a distance of 1,039.27 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap in the west line of said called 101.3992 acre tract, the east line of the said called 300 acre tract, and the said proposed northwest right-of-way line of said SH 99 and being an Access Denial Line, for the northwest corner of the herein described parcel;**

10. THENCE, North 86° 28' 13"East, along the proposed northwest right-of-way line of said SH 99, said Access Denial Line and crossing said called 101.3992 acre tract, a distance of 1,079.84 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in said right-of-way line and said Access Denial Line and the beginning of a curve to the right;**

11. THENCE, Northeasterly, continuing along the proposed northwest right-of-way line of said SH 99 and said Access Denial Line, crossing said called 101.3992 acre, and along said curve to the right, passing at an arc length of 631.21 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet left of Station 2625+00, continuing crossing said called 101.3992 acre tract and said called 109.9008 acre tract, passing at an arc length of 2183.57 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet left of Station 2640+00, continuing with a total arc length of 2,729.88 feet, having a central angle of 26° 22' 41", a radius of 5,929.58 feet, a chord bearing of North 60° 45' 49" East, and a chord length of 2,705.83 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap in the east line of said called 109.9008 and the west line of said called 156.8547 acre tract in said right-of-way line of said SH 99 for a northeast corner of the herein described parcel;

12. THENCE, South 03° 28' 20" East, along the most southerly east line of said called 109.9008 acre tract and the west line of said called 156.8547 acre tract, a distance of 410.57 feet to the POINT OF BEGINNING and containing 51.64 acres (2,249,364 square feet) of land.

PART 2

Being a 1.177 acres (51,265 square feet) parcel of land more particularly described as follows:

COMMENCING at a point marking the southeast corner of a called 1.0110 acre tract described in that General Warranty Deed from Stuart & Hill Inc., to Jeff Hutton and wife, Gwendolyn C. Hutton, executed February 15, 1993 and recorded in Clerk's File Number P110645 of the Official Public Records of Real Property of Harris County, Texas, and being in the north line of said called 94.7871 acre tract, from which a found 5/8 inch iron rod bears North 03° 26' 51" West, a distance of 1.58 feet; thence as follows:

North 87° 54' 13" East, along the south line of said called 1.0110 acre tract and the north line of said called 94.7871 acre tract, a distance of 408.39 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the proposed west right-of-way line of SH 99 (variable width) and the POINT OF BEGINNING of the herein described parcel having surface coordinates of N=13,947,796.16 and E=3,001,913.74;

1. THENCE, North 87° 54' 13" East, continuing along the south line of said called 1.0110 acre tract and the north line of said called 94.7871 acre tract, a distance of 5.13 feet to the southeast corner of said 1.0110 acre tract, the northeast corner of said called 94.7871 acre tract, and being in the west right-of-way line of Mueschke Road (variable width) comprised of the following documents as described in that deed from H. C. Nicholes and wife, Edna Nicholes to the County of Harris, executed May 2, 1955 and recorded in Volume 3008, Page 572 of the Deed Records of Harris County, Texas, (D.R.H.C.), in that deed from J.M. Morphis to the County of Harris, executed February 18, 1899 and recorded in Volume 112, Page 64 of the (D.R.H.C.), in that deed from H. C. Nicholes and wife, Edna Nicholes to the County of Harris, executed May 2, 1955 and recorded in Volume 3008, Page 536 of the (D.R.H.C.), in that deed from Rudolph Pusok and wife Elisa Pusok to the County of Harris, executed May 11, 1955 and recorded in Volume 3008, Page 544 of the (D.R.H.C.) and that deed from Berry Miller to the County of Harris, executed May 2, 1955 and recorded in Volume 3008, Page 554 of the (D.R.H.C.), from which a found 1/2 inch iron rod bears South 87° 54' 13" West, a distance of 0.56 feet;

2. THENCE, South 02° 35' 41" East, along the east line of said called 94.7871 acre tract and the existing west right-of-way line of said Mueschke Road, passing at a distance of 732.26 feet, the southeast corner of said called 94.7871 acre tract and the northeast corner of said called 109.9008 acre tract, from which a found 1/2 inch iron rod bears North 87° 49' 56" East, a distance of 0.57 feet, and continuing along the existing west right-of-way line of said Mueschke Road and the east line of said called 109.9008 acre tract a total distance of 793.26 feet to the southeast corner of said called 109.9008 acre tract and the northeast corner of a called 19.718 acre tract described in that Deed Without Warranty from Emma L. Franz to Emma L. Franz Investments, LTD., executed April 12, 1996 and recorded in Clerk's File Number R921583 of the Official Public Records of Real Property of Harris County, Texas, from which a found 1/2 inch iron rod bears North 87° 49' 56" East, a distance of 0.70 feet;

3. THENCE, South 87° 49' 56" West, along the south line of said called 109.9008 acre tract and the north line of said called 19.718 acre tract, passing at a distance of 375.25 feet the northwest corner of said called 19.718 acre tract and the northeast corner of a called 156.8547 acre tract described in that Deed Without Warranty from Emma L. Franz to Emma L. Franz Investments, LTD., executed April 23, 1996 and recorded in Clerk's File Number R921587 of the Official Public Records of Real Property of Harris County, Texas, and continuing a total distance of 520.96 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in the proposed north right-of-way line of said SH 99 and an Access Denial Line; **

4. THENCE, North 71° 38' 16" East, along the proposed north right-of-way line of said SH 99, said Access Denial Line and crossing said called 109.9008 acre tract, a distance of 66.06 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in the north right-of-way line of said SH 99 and said Access Denial Line; **

5. THENCE, North 81° 11' 40" East, continuing along the proposed north right-of-way line of said SH 99, said Access Denial Line and crossing said called 109.9008 acre tract, a distance of 392.84 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in the north right-of-way line of said SH 99 and said Access Denial Line; **

6. THENCE, North 28° 52' 22" East, continuing along the proposed north right-of-way line of said SH 99, said Access Denial Line and crossing said called 94.7871 acre tract, a distance of 20.73 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap stamped "ADL" for an angle point in the north right-of-way line of said SH 99, and the end of said Access Denial Line; **

7. THENCE, North 01° 28' 12" West, continuing along the proposed west right-of-way line of said SH 99 and crossing said called 94.7871 acre tract, a distance of 415.47 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in the west right-of-way line of said SH 99; **

8. THENCE, North 05° 59' 47" East, continuing along the proposed west right-of-way line of said SH 99 and crossing said called 94.7871 acre tract, a distance of 177.58 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for an angle point in the west right-of-way line of said SH 99; **

9. THENCE, North 05° 04' 50" East, continuing along the proposed west right-of-way line of said SH 99 and crossing said called 94.7871 acre tract, a distance of 121.40 feet to the POINT OF BEGINNING of the herein described parcel containing 1.177 acres (51,265 square feet) of land.

Notes:

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 dividing by a combined adjustment factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

** The monument described and set in this call may be replaced with a Texas Department of Transportation 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 the Texas Department of Transportation.

Access is prohibited across the Access Denial Line to the highway facility from the remainder of the property abutting SH 99.

Parcel 109 Part 1 containing 20.24 acres within the John Ivy Survey, Abstract Number 477.
Parcel 109 Part 1 containing 31.40 acres within the John McCormick Survey, Abstract Number 571.
Parcel 109 Part 2 containing 1.177 acres within the Samuel Young Survey, Abstract Number 942.

Revised July, 2012 to increase taking for Parcel 109 Part 1 and decrease taking for Parcel 109 Part 2
Revised April, 2013 to add ingress/egress easement for Parcel 109 Part 2 and increased taking for Parcel 109 Part 2 and added Title Commitment Note to plat.
Revised September, 2013 to increase taking for Parcel 109 Part 2.

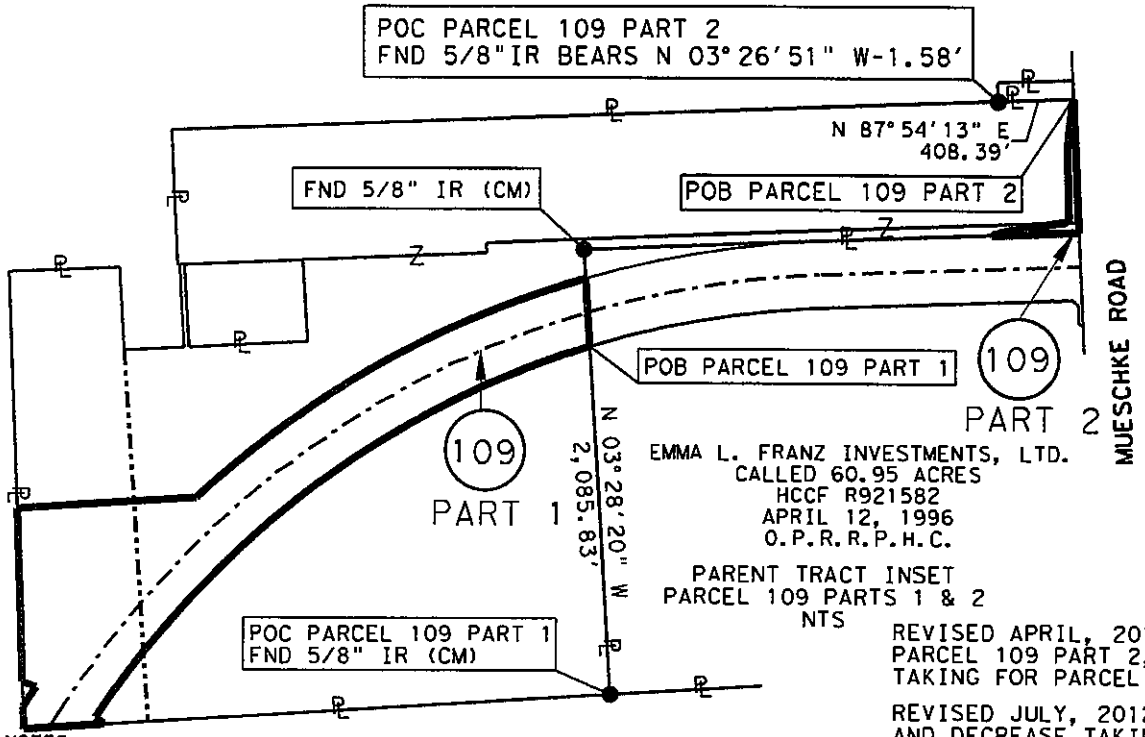
I, Ruben A. Calderon, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision during the months of July to September 2011.

Ruben A. Calderon 9/19/13

Ruben A. Calderon, RPLS
Texas Registration Number 5109

RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020

STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR



PARENT TRACT INSET
PARCEL 109 PARTS 1 & 2
NTS

11. D.R.H.C. (DEED RECORDS HARRIS COUNTY)
12. M.R.H.C. (MAP RECORDS HARRIS COUNTY)
13. H.C.C.F. (HARRIS COUNTY CLERK FILE)
14. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

RUBEN A. CALDERON, RPLS NO. 5109
RELEASE DATE NOVEMBER, 2011

I, RUBEN A. CALDERON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF JULY TO SEPTEMBER 2011.

PARCEL 109 PART 1
A-477 20.24 ACRES
A-571 31.40 ACRES

REVISED SEPTEMBER, 2013 TO INCREASE TAKING FOR PARCEL 109 PART 2.

REVISED APRIL, 2013 TO ADD INGRESS/EGRESS EASEMENT FOR PARCEL 109 PART 2, ADDED TITLE COMMITMENT NOTE AND INCREASED TAKING FOR PARCEL 109 PART 2.

REVISED JULY, 2012 TO INCREASE TAKING FOR PARCEL 109 PART 1 AND DECREASE TAKING FOR PARCEL 109 PART 2

EXISTING	TAKING		REMAINING
CALLED 306.0871 AC	PART 1	51.64 AC	
		2,249,364 SF	
	PART 2	1.177 AC	158.3379 AC LT
		51,265 SF	94.9322 AC RT

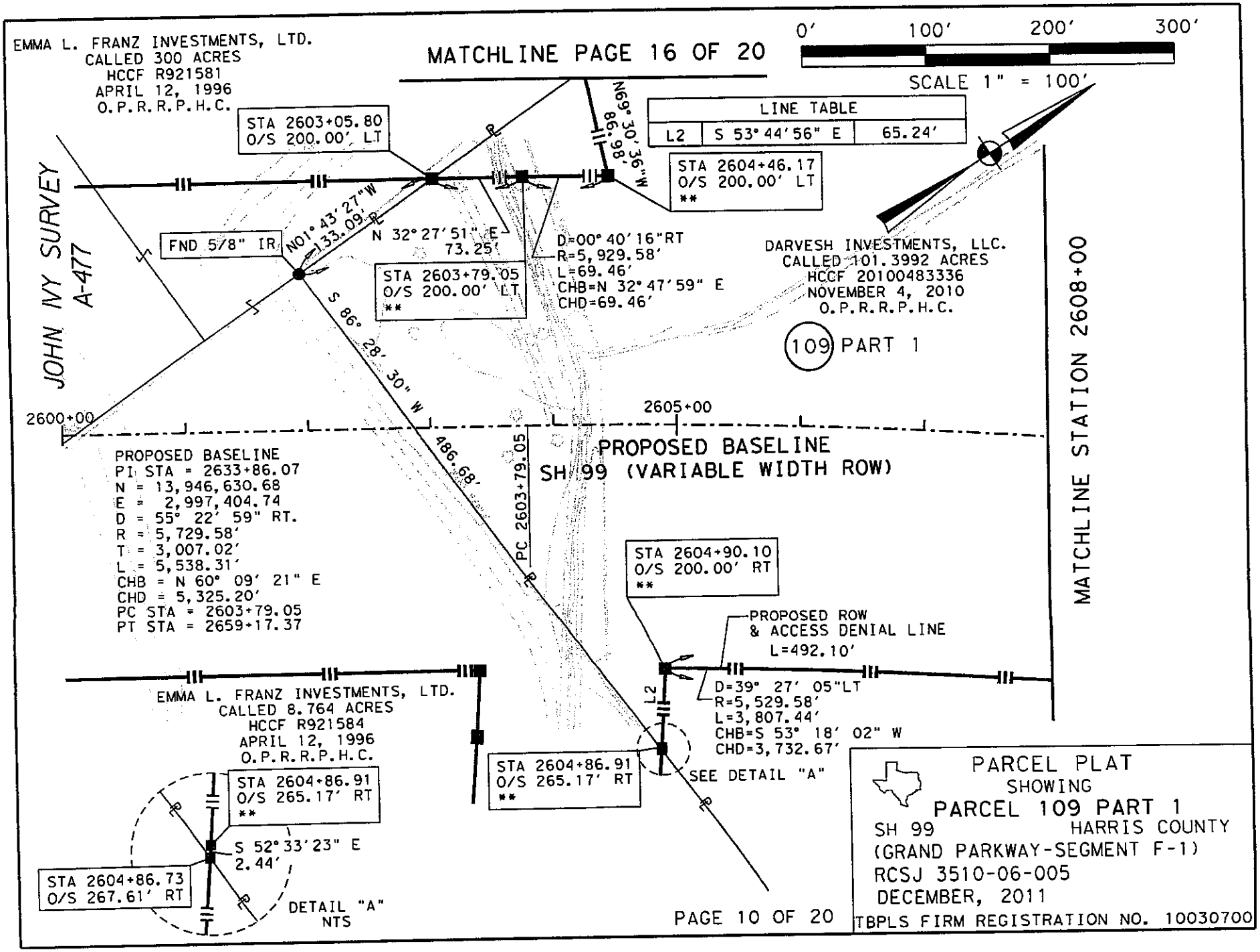
NOTES:
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), (1993 ADJ). ALL DISTANCES AND COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013. CONTROL PROVIDED BY BROWN & GAY. POINTS F14, F19, F40 AND F65 WERE HELD FIXED.
2. ** = THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. "ADL" = THE MONUMENT DESCRIBED AND SET WILL BE STAMPED "ADL"
4. ■ = SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
5. -II- = ACCESS DENIAL LINE
6. ABSTRACTING PERFORMED BY COURTHOUSE SPECIALISTS DURING SEPTEMBER 2005. AND UPDATED OWNERSHIP JUNE 2011.
7. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-53911 WITH AN EFFECTIVE DATE OF JANUARY 7, 2013.
8. FIELD SURVEYS PERFORMED DURING MAY 2005. AND UPDATED JUNE 2011.
9. RIGHT OF WAY MAP COMPLETED (TBD).
10. O.P.R.R.P.H.C. (OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY)

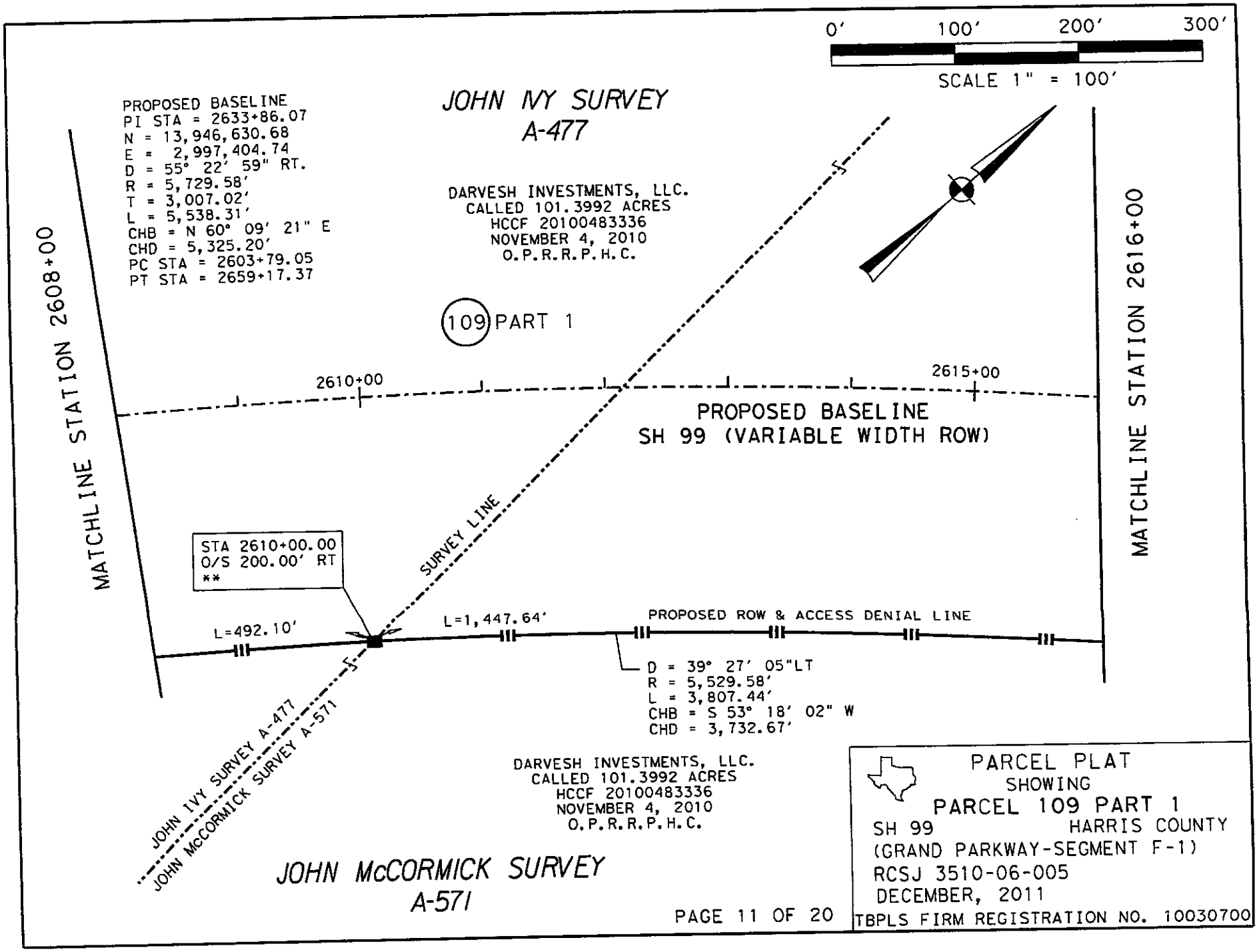
STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR

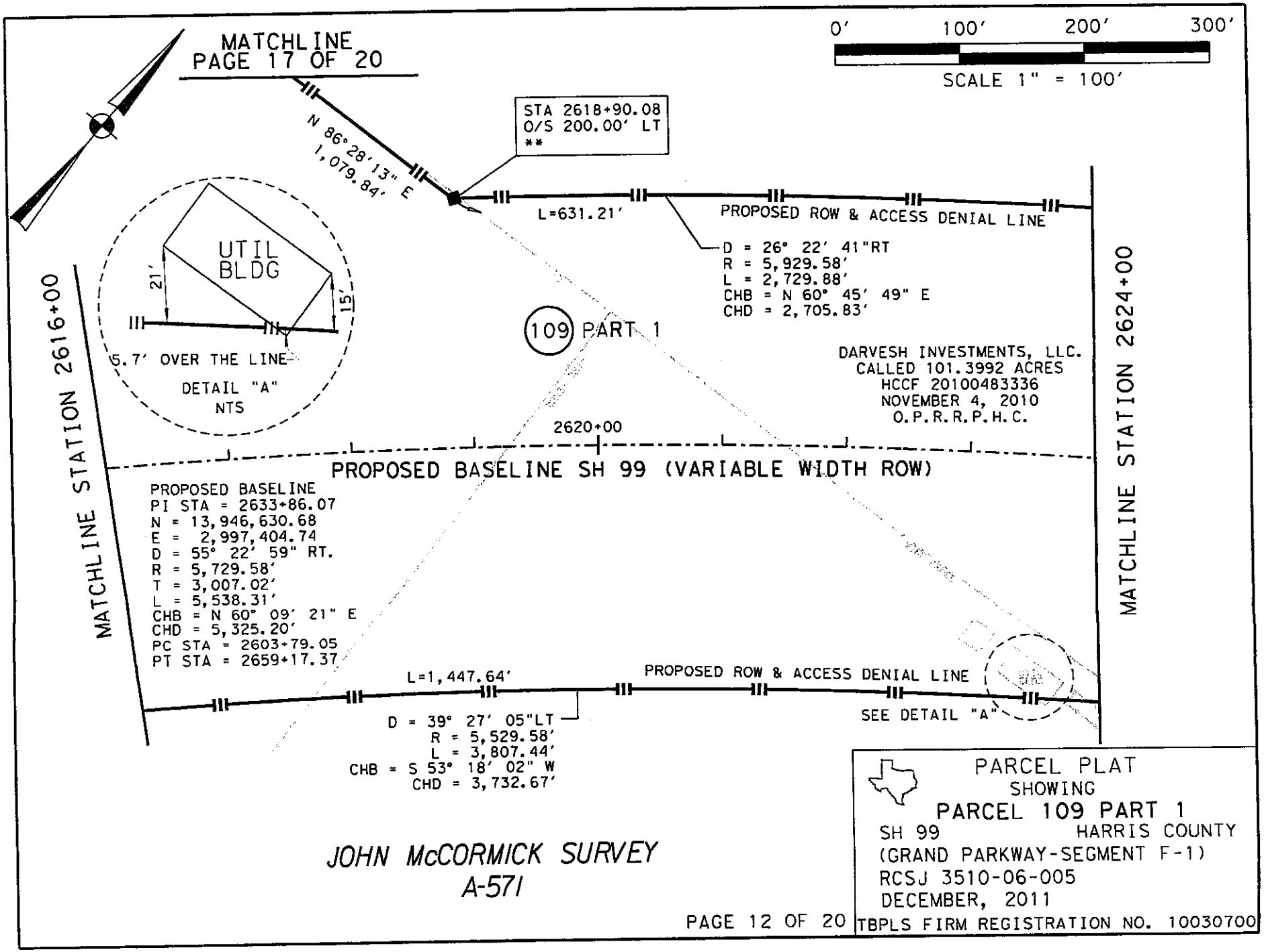
Ruben A. Calderon
9/19/13

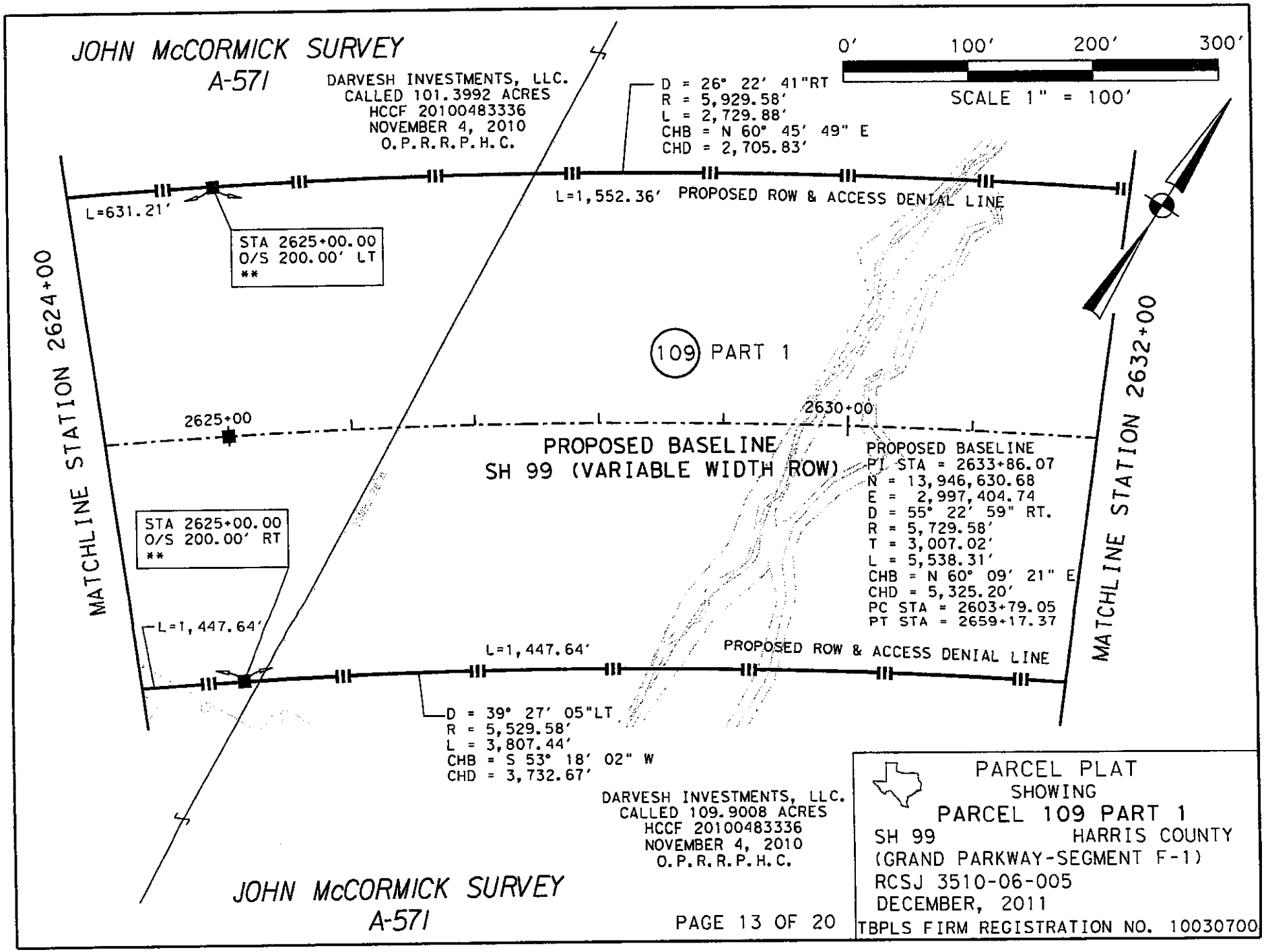
RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021

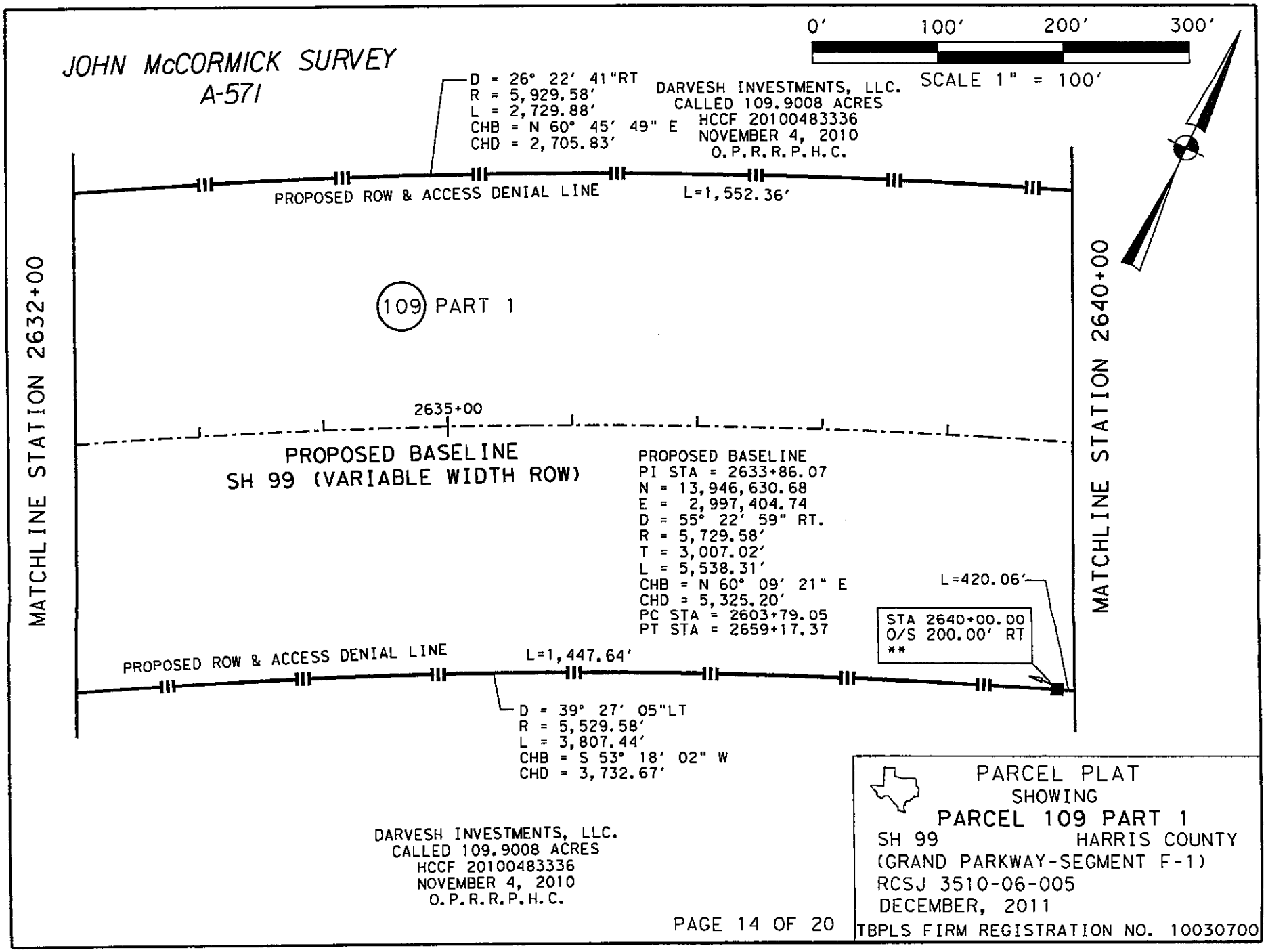
PARCEL PLAT
SHOWING
PARCEL 109 PARTS 1 & 2
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700

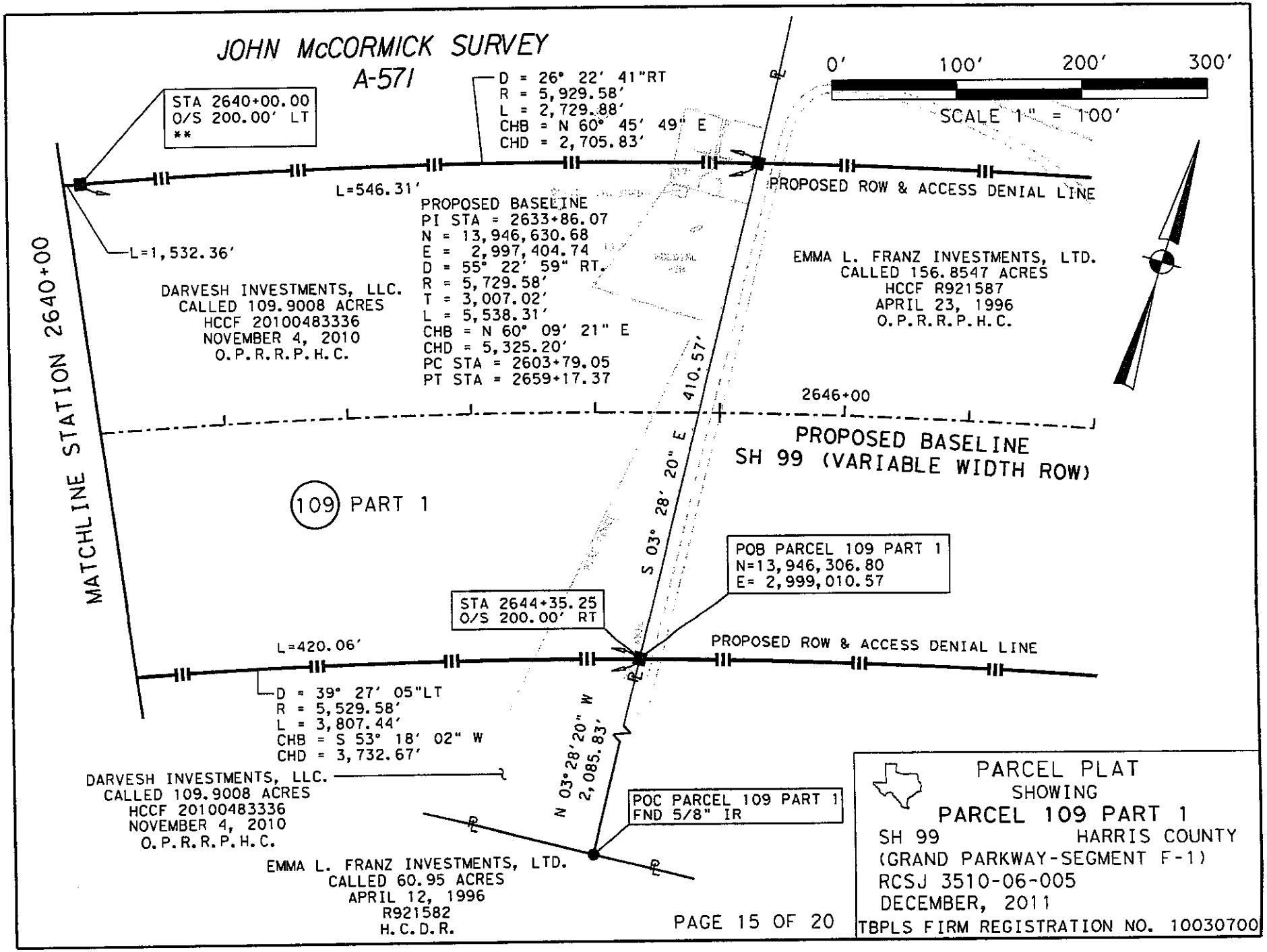

EMMA L. FRANZ INVESTMENTS, LTD.
CALLED 300 ACRES
HCCF R921581
APRIL 12, 1996
O.P.R.R.P.H.C.
MATCHLINE PAGE 16 OF 20
0' 100' 200' 300'
SCALE 1" = 100'
LINE TABLE
L2 S 53° 44' 56" E 65.24'
STA 2603+05.80
O/S 200.00' LT
N69° 30' 36" W
86.98'
STA 2604+46.17
O/S 200.00' LT
**
JOHN IVY SURVEY
A-477
FND 5/8" IR
N01° 43' 27" W
133.09'
N 32° 27' 51" E
73.25'
STA 2603+79.05
O/S 200.00' LT
**
D=00° 40' 16" RT
R=5,929.58'
L=69.46'
CHB=N 32° 47' 59" E
CHD=69.46'
DARVESH INVESTMENTS, LLC.
CALLED 101.3992 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
109 PART 1
MATCHLINE STATION 2608+00
S 86° 28' 30" W
486.68'
2600+00
2605+00
PC 2603+79.05
PROPOSED BASELINE
SH 99 (VARIABLE WIDTH ROW)
PROPOSED BASELINE
PI STA = 2633+86.07
N = 13,946,630.68
E = 2,997,404.74
D = 55° 22' 59" RT.
R = 5,729.58'
T = 3,007.02'
L = 5,538.31'
CHB = N 60° 09' 21" E
CHD = 5,325.20'
PC STA = 2603+79.05
PT STA = 2659+17.37
STA 2604+90.10
O/S 200.00' RT
**
PROPOSED ROW
& ACCESS DENIAL LINE
L=492.10'
D=39° 27' 05" LT
R=5,529.58'
L=3,807.44'
CHB=S 53° 18' 02" W
CHD=3,732.67'
L2
STA 2604+86.91
O/S 265.17' RT
**
SEE DETAIL "A"
EMMA L. FRANZ INVESTMENTS, LTD.
CALLED 8.764 ACRES
HCCF R921584
APRIL 12, 1996
O.P.R.R.P.H.C.
STA 2604+86.91
O/S 265.17' RT
**
S 52° 33' 23" E
2.44'
STA 2604+86.73
O/S 267.61' RT
DETAIL "A"
NTS
PAGE 10 OF 20
PARCEL PLAT
SHOWING
PARCEL 109 PART 1
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700

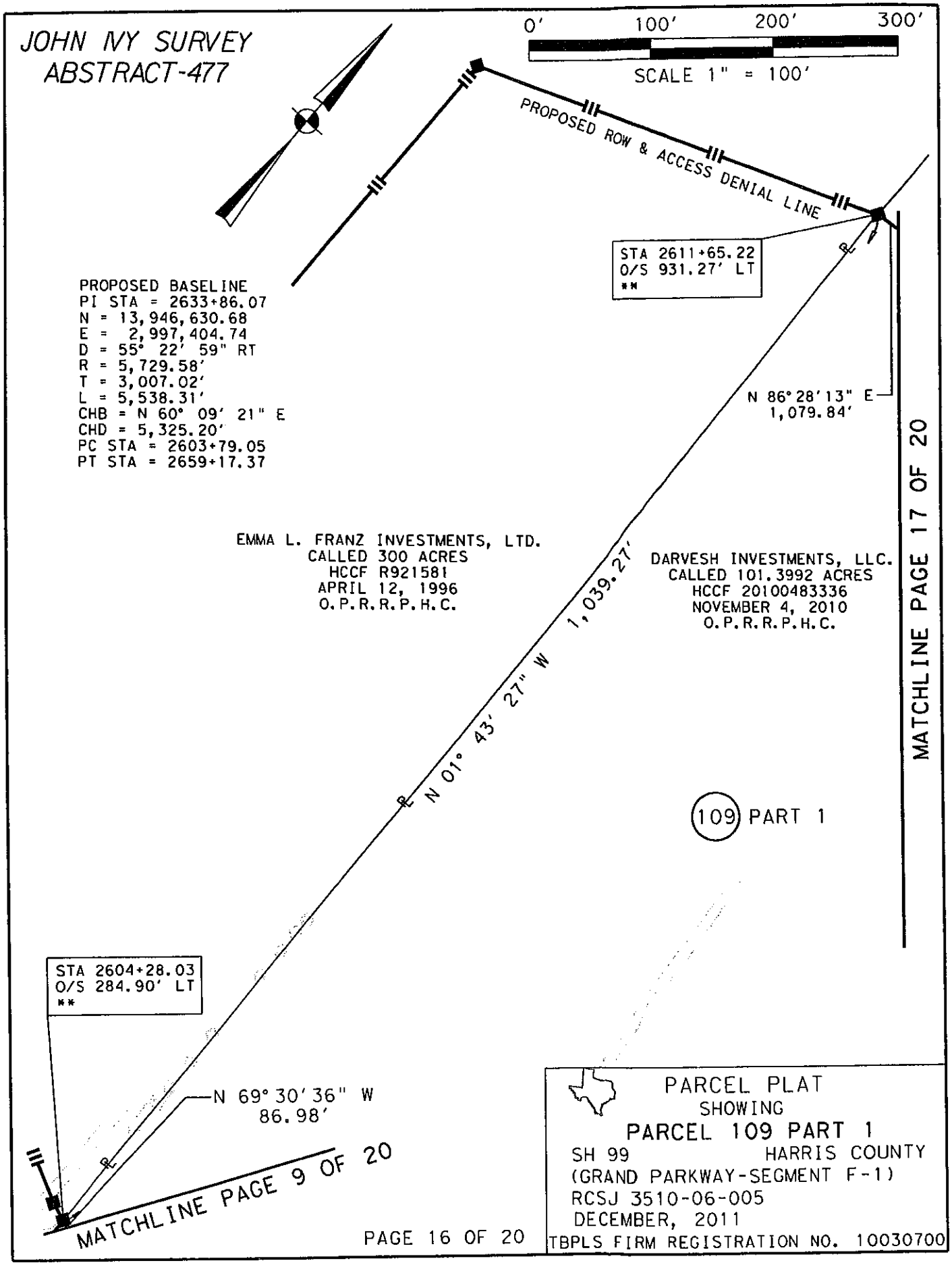

0' 100' 200' 300'
SCALE 1" = 100'
PROPOSED BASELINE
PI STA = 2633+86.07
N = 13,946,630.68
E = 2,997,404.74
D = 55° 22' 59" RT.
R = 5,729.58'
T = 3,007.02'
L = 5,538.31'
CHB = N 60° 09' 21" E
CHD = 5,325.20'
PC STA = 2603+79.05
PT STA = 2659+17.37
JOHN IVY SURVEY
A-477
DARVESH INVESTMENTS, LLC.
CALLED 101.3992 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
109 PART 1
MATCHLINE STATION 2608+00
MATCHLINE STATION 2616+00
2610+00
2615+00
PROPOSED BASELINE
SH 99 (VARIABLE WIDTH ROW)
SURVEY LINE
STA 2610+00.00
O/S 200.00' RT
**
L=492.10'
L=1,447.64'
PROPOSED ROW & ACCESS DENIAL LINE
D = 39° 27' 05"LT
R = 5,529.58'
L = 3,807.44'
CHB = S 53° 18' 02" W
CHD = 3,732.67'
JOHN IVY SURVEY A-477
JOHN McCORMICK SURVEY A-571
DARVESH INVESTMENTS, LLC.
CALLED 101.3992 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
JOHN McCORMICK SURVEY
A-571
PAGE 11 OF 20
PARCEL PLAT
SHOWING
PARCEL 109 PART 1
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700

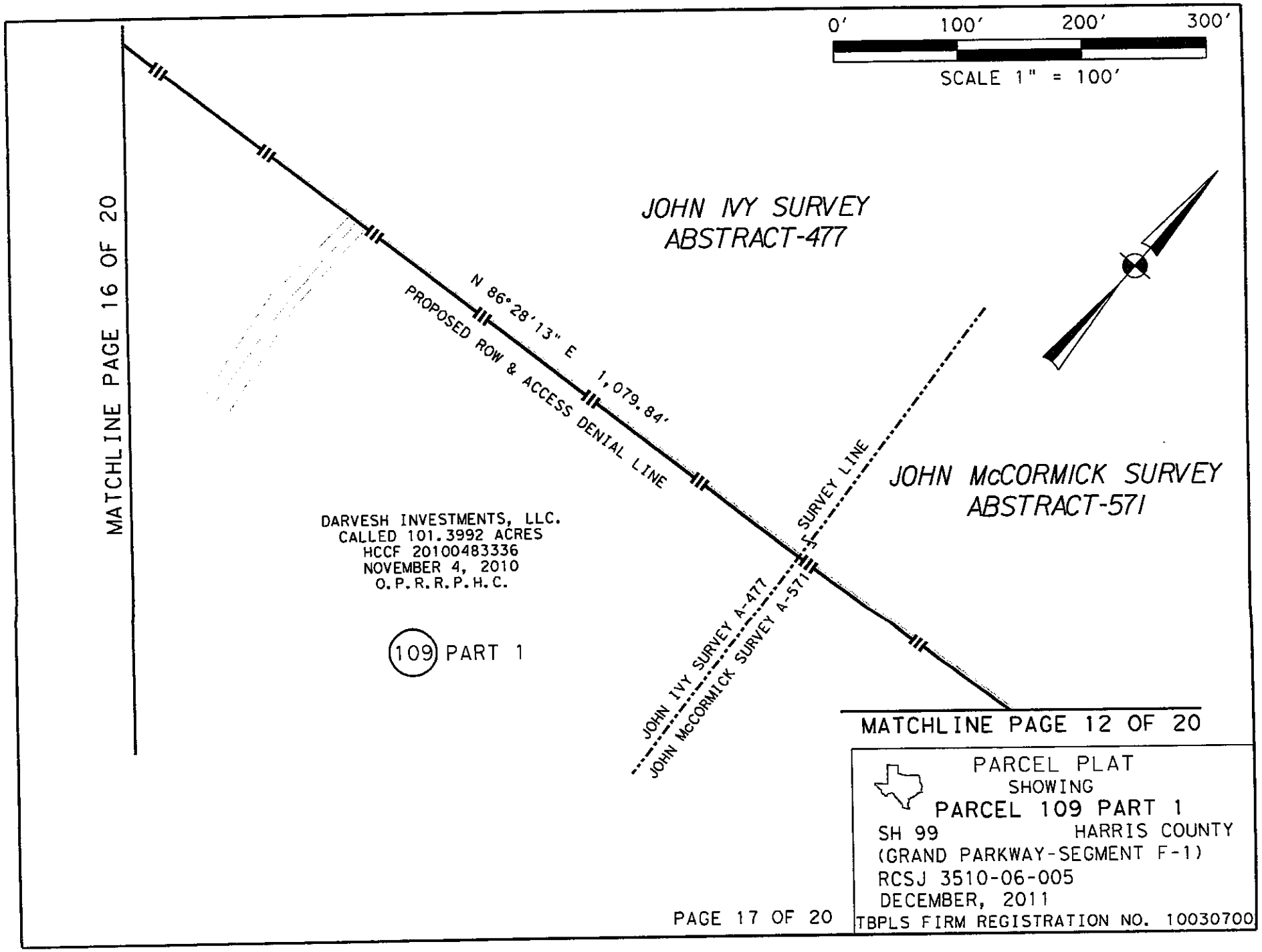

MATCHLINE
PAGE 17 OF 20
0' 100' 200' 300'
SCALE 1" = 100'
STA 2618+90.08
O/S 200.00' LT
**
N 86° 28' 13" E
1,079.84'
L=631.21'
PROPOSED ROW & ACCESS DENIAL LINE
D = 26° 22' 41"RT
R = 5,929.58'
L = 2,729.88'
CHB = N 60° 45' 49" E
CHD = 2,705.83'
UTIL
BLDG
21'
15'
5.7' OVER THE LINE
DETAIL "A"
NTS
109 PART 1
DARVESH INVESTMENTS, LLC.
CALLED 101.3992 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
MATCHLINE STATION 2616+00
MATCHLINE STATION 2624+00
2620+00
PROPOSED BASELINE SH 99 (VARIABLE WIDTH ROW)
PROPOSED BASELINE
PI STA = 2633+86.07
N = 13,946,630.68
E = 2,997,404.74
D = 55° 22' 59" RT.
R = 5,729.58'
T = 3,007.02'
L = 5,538.31'
CHB = N 60° 09' 21" E
CHD = 5,325.20'
PC STA = 2603+79.05
PT STA = 2659+17.37
L=1,447.64'
PROPOSED ROW & ACCESS DENIAL LINE
D = 39° 27' 05"LT
R = 5,529.58'
L = 3,807.44'
CHB = S 53° 18' 02" W
CHD = 3,732.67'
SEE DETAIL "A"
JOHN McCORMICK SURVEY
A-571
PARCEL PLAT
SHOWING
PARCEL 109 PART 1
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700
PAGE 12 OF 20

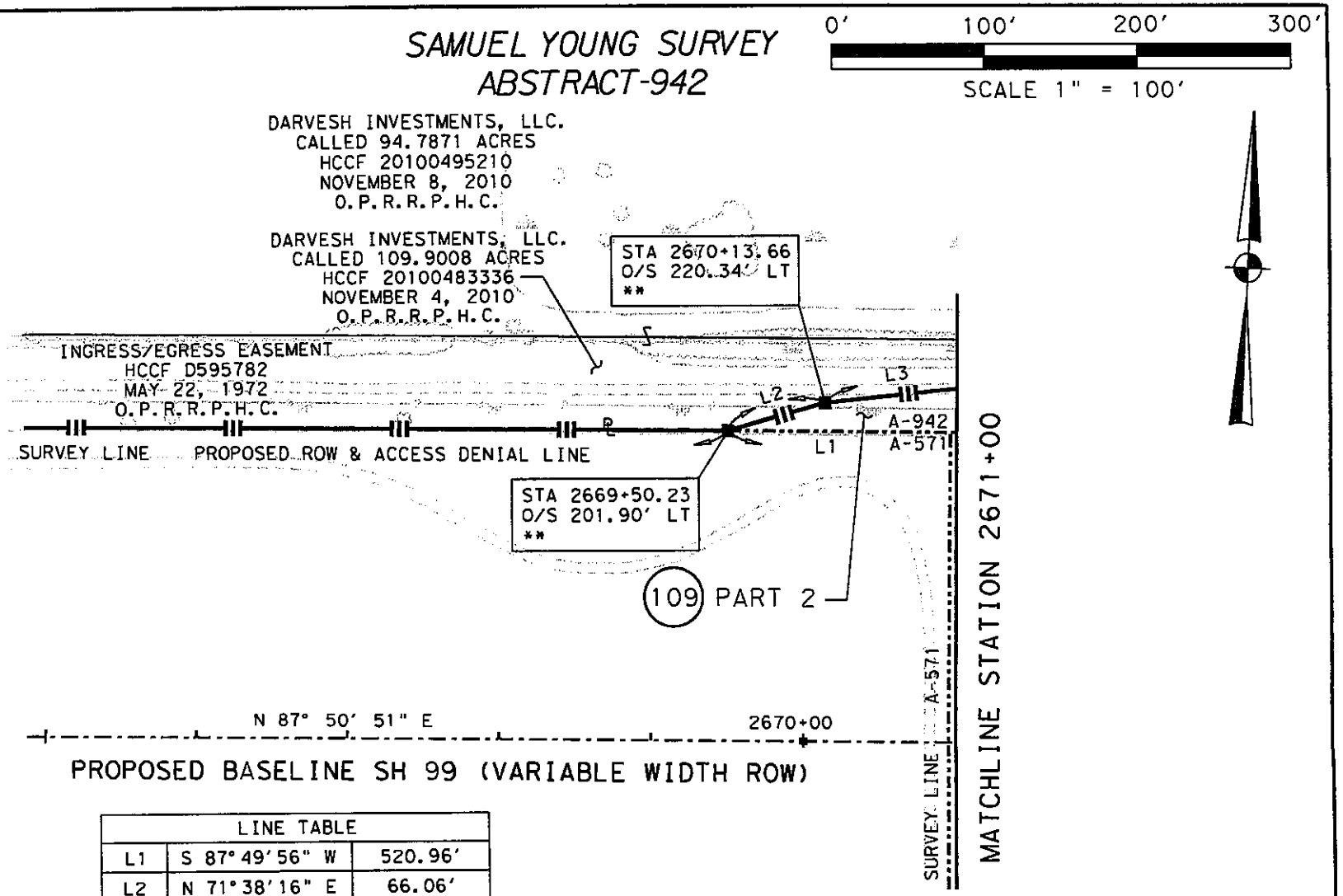

JOHN McCORMICK SURVEY
A-571
DARVESH INVESTMENTS, LLC.
CALLED 101.3992 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
D = 26° 22' 41"RT
R = 5,929.58'
L = 2,729.88'
CHB = N 60° 45' 49" E
CHD = 2,705.83'
0' 100' 200' 300'
SCALE 1" = 100'
L=631.21'
STA 2625+00.00
O/S 200.00' LT
**
L=1,552.36' PROPOSED ROW & ACCESS DENIAL LINE
MATCHLINE STATION 2624+00
MATCHLINE STATION 2632+00
109 PART 1
2625+00
2630+00
PROPOSED BASELINE
SH 99 (VARIABLE WIDTH ROW)
PROPOSED BASELINE
PI STA = 2633+86.07
N = 13,946,630.68
E = 2,997,404.74
D = 55° 22' 59" RT.
R = 5,729.58'
T = 3,007.02'
L = 5,538.31'
CHB = N 60° 09' 21" E
CHD = 5,325.20'
PC STA = 2603+79.05
PT STA = 2659+17.37
STA 2625+00.00
O/S 200.00' RT
**
L=1,447.64'
L=1,447.64'
PROPOSED ROW & ACCESS DENIAL LINE
D = 39° 27' 05"LT
R = 5,529.58'
L = 3,807.44'
CHB = S 53° 18' 02" W
CHD = 3,732.67'
DARVESH INVESTMENTS, LLC.
CALLED 109.9008 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
JOHN McCORMICK SURVEY
A-571
PAGE 13 OF 20
PARCEL PLAT
SHOWING
PARCEL 109 PART 1
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700


JOHN McCORMICK SURVEY
A-571
0' 100' 200' 300'
SCALE 1" = 100'
D = 26° 22' 41"RT
R = 5,929.58'
L = 2,729.88'
CHB = N 60° 45' 49" E
CHD = 2,705.83'
DARVESH INVESTMENTS, LLC.
CALLED 109.9008 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
PROPOSED ROW & ACCESS DENIAL LINE
L=1,552.36'
MATCHLINE STATION 2632+00
MATCHLINE STATION 2640+00
109 PART 1
2635+00
PROPOSED BASELINE
SH 99 (VARIABLE WIDTH ROW)
PROPOSED BASELINE
PI STA = 2633+86.07
N = 13,946,630.68
E = 2,997,404.74
D = 55° 22' 59" RT.
R = 5,729.58'
T = 3,007.02'
L = 5,538.31'
CHB = N 60° 09' 21" E
CHD = 5,325.20'
PC STA = 2603+79.05
PT STA = 2659+17.37
L=420.06'
STA 2640+00.00
O/S 200.00' RT
**
PROPOSED ROW & ACCESS DENIAL LINE
L=1,447.64'
D = 39° 27' 05"LT
R = 5,529.58'
L = 3,807.44'
CHB = S 53° 18' 02" W
CHD = 3,732.67'
DARVESH INVESTMENTS, LLC.
CALLED 109.9008 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
PAGE 14 OF 20
PARCEL PLAT
SHOWING
PARCEL 109 PART 1
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700


JOHN McCORMICK SURVEY
A-571
STA 2640+00.00
O/S 200.00' LT
**
D = 26° 22' 41"RT
R = 5,929.58'
L = 2,729.88'
CHB = N 60° 45' 49" E
CHD = 2,705.83'
0' 100' 200' 300'
SCALE 1" = 100'
L=546.31'
PROPOSED BASELINE
PI STA = 2633+86.07
N = 13,946,630.68
E = 2,997,404.74
D = 55° 22' 59" RT.
R = 5,729.58'
T = 3,007.02'
L = 5,538.31'
CHB = N 60° 09' 21" E
CHD = 5,325.20'
PC STA = 2603+79.05
PT STA = 2659+17.37
PROPOSED ROW & ACCESS DENIAL LINE
L=1,532.36'
MATCHLINE STATION 2640+00
DARVESH INVESTMENTS, LLC.
CALLED 109.9008 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
EMMA L. FRANZ INVESTMENTS, LTD.
CALLED 156.8547 ACRES
HCCF R921587
APRIL 23, 1996
O.P.R.R.P.H.C.
410.57'
2646+00
PROPOSED BASELINE
SH 99 (VARIABLE WIDTH ROW)
109 PART 1
S 03° 28' 20" E
POB PARCEL 109 PART 1
N=13,946,306.80
E= 2,999,010.57
STA 2644+35.25
O/S 200.00' RT
L=420.06'
PROPOSED ROW & ACCESS DENIAL LINE
D = 39° 27' 05"LT
R = 5,529.58'
L = 3,807.44'
CHB = S 53° 18' 02" W
CHD = 3,732.67'
N 03° 28' 20" W
2,085.83'
DARVESH INVESTMENTS, LLC.
CALLED 109.9008 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
POC PARCEL 109 PART 1
FND 5/8" IR
EMMA L. FRANZ INVESTMENTS, LTD.
CALLED 60.95 ACRES
APRIL 12, 1996
R921582
H.C.D.R.
PAGE 15 OF 20
PARCEL PLAT
SHOWING
PARCEL 109 PART 1
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700


JOHN IVY SURVEY
ABSTRACT-477
0' 100' 200' 300'
SCALE 1" = 100'
PROPOSED ROW & ACCESS DENIAL LINE
STA 2611+65.22
O/S 931.27' LT
**
PROPOSED BASELINE
PI STA = 2633+86.07
N = 13,946,630.68
E = 2,997,404.74
D = 55° 22' 59" RT
R = 5,729.58'
T = 3,007.02'
L = 5,538.31'
CHB = N 60° 09' 21" E
CHD = 5,325.20'
PC STA = 2603+79.05
PT STA = 2659+17.37
N 86°28'13" E
1,079.84'
MATCHLINE PAGE 17 OF 20
EMMA L. FRANZ INVESTMENTS, LTD.
CALLED 300 ACRES
HCCF R921581
APRIL 12, 1996
O.P.R.R.P.H.C.
N 01° 43' 27" W 1,039.27'
DARVESH INVESTMENTS, LLC.
CALLED 101.3992 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
109 PART 1
STA 2604+28.03
O/S 284.90' LT
**
N 69°30'36" W
86.98'
MATCHLINE PAGE 9 OF 20
PAGE 16 OF 20
PARCEL PLAT
SHOWING
PARCEL 109 PART 1
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700


0'
100'
200'
300'
SCALE 1" = 100'
MATCHLINE PAGE 16 OF 20
JOHN IVY SURVEY
ABSTRACT-477
N 86°28'13" E
1,079.84'
PROPOSED ROW & ACCESS DENIAL LINE
SURVEY LINE
JOHN McCORMICK SURVEY
ABSTRACT-571
DARVESH INVESTMENTS, LLC.
CALLED 101.3992 ACRES
HCCF 20100483336
NOVEMBER 4, 2010
O.P.R.R.P.H.C.
109 PART 1
JOHN IVY SURVEY A-477
JOHN McCORMICK SURVEY A-571
MATCHLINE PAGE 12 OF 20
PARCEL PLAT
SHOWING
PARCEL 109 PART 1
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700
PAGE 17 OF 20

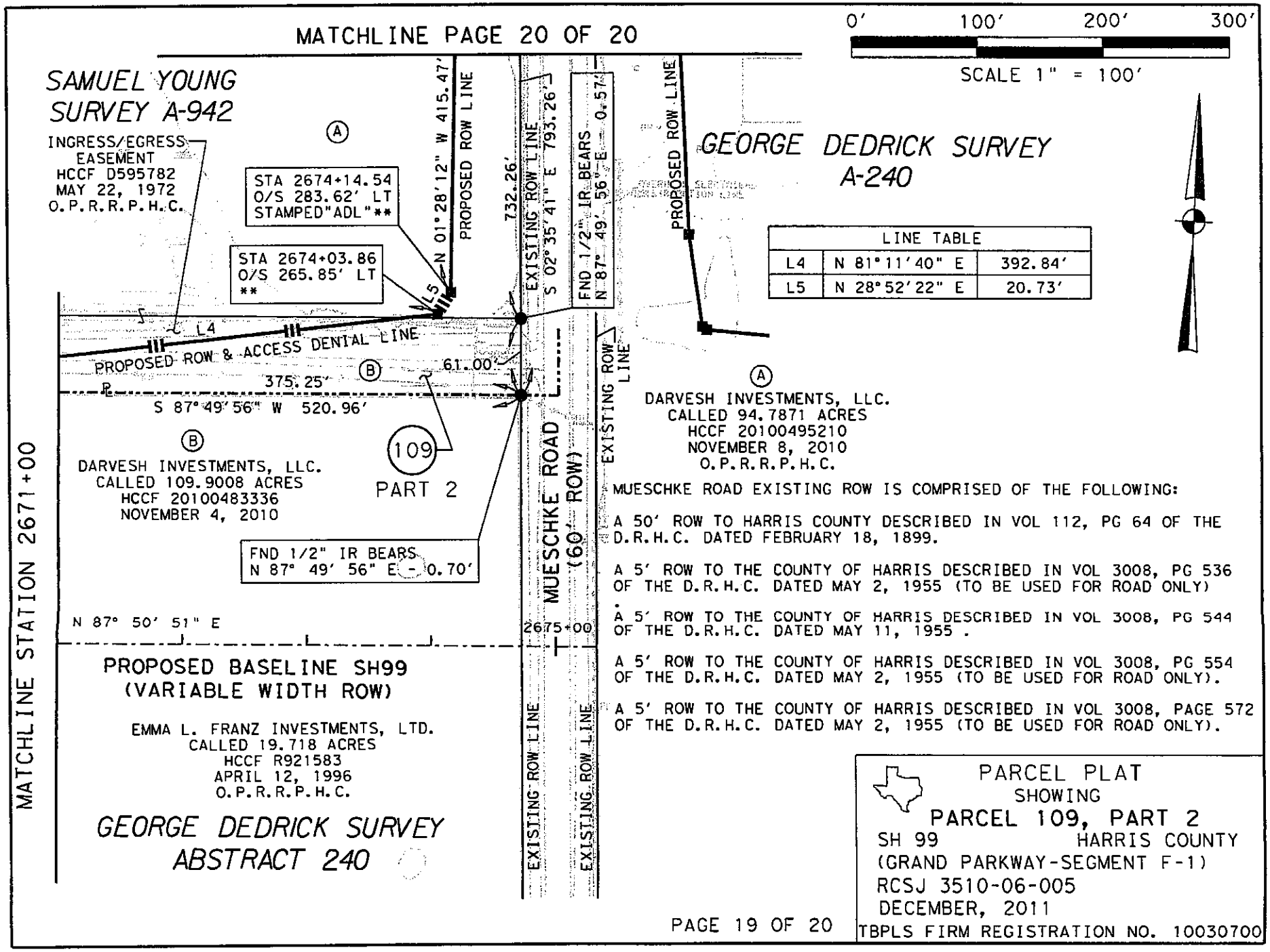


LINE TABLE		
L1	S 87°49'56" W	520.96'
L2	N 71°38'16" E	66.06'
L3	N 81°11'40" E	392.84'

EMMA L. FRANZ INVESTMENTS, LTD.
CALLED 156.8547 ACRES
HCCF R921587
APRIL 23, 1996
O.P.R.R.P.H.C.

JOHN McCORMICK SURVEY
ABSTRACT-571

PARCEL PLAT
SHOWING
PARCEL 109, PART 2
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700



LINE TABLE		
L4	N 81°11'40" E	392.84'
L5	N 28°52'22" E	20.73'

MUESCHKE ROAD EXISTING ROW IS COMPRISED OF THE FOLLOWING:

A 50' ROW TO HARRIS COUNTY DESCRIBED IN VOL 112, PG 64 OF THE D.R.H.C. DATED FEBRUARY 18, 1899.

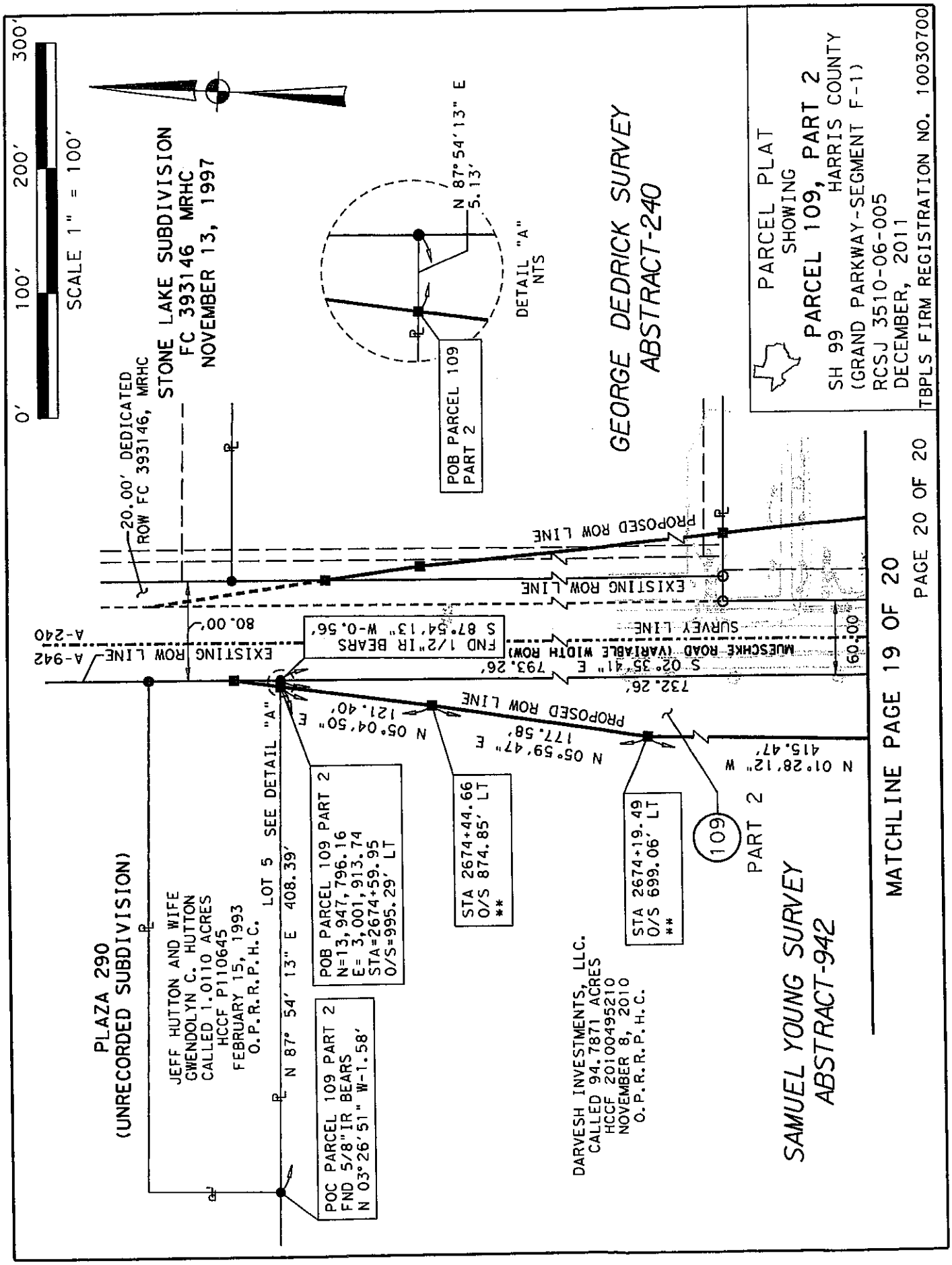
A 5' ROW TO THE COUNTY OF HARRIS DESCRIBED IN VOL 3008, PG 536 OF THE D.R.H.C. DATED MAY 2, 1955 (TO BE USED FOR ROAD ONLY)

A 5' ROW TO THE COUNTY OF HARRIS DESCRIBED IN VOL 3008, PG 544 OF THE D.R.H.C. DATED MAY 11, 1955 .

A 5' ROW TO THE COUNTY OF HARRIS DESCRIBED IN VOL 3008, PG 554 OF THE D.R.H.C. DATED MAY 2, 1955 (TO BE USED FOR ROAD ONLY).

A 5' ROW TO THE COUNTY OF HARRIS DESCRIBED IN VOL 3008, PAGE 572 OF THE D.R.H.C. DATED MAY 2, 1955 (TO BE USED FOR ROAD ONLY).

PARCEL PLAT
SHOWING
PARCEL 109, PART 2
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700


0' 100' 200' 300'
SCALE 1" = 100'
PARCEL PLAT
SHOWING
PARCEL 109, PART 2
HARRIS COUNTY
SH 99
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
TBPLS FIRM REGISTRATION NO. 10030700
STONE LAKE SUBDIVISION
FC 393146 MRHC
NOVEMBER 13, 1997
20.00' DEDICATED
ROW FC 393146, MRHC
N 87°54'13" E
5.13'
DETAIL "A"
NTS
POB PARCEL 109
PART 2
GEORGE DEDRICK SURVEY
ABSTRACT-240
PROPOSED ROW LINE
EXISTING ROW LINE
SURVEY LINE
MUESCHKE ROAD (VARIABLE WIDTH ROW)
60.00'
80.00'
A-240
A-942
EXISTING ROW LINE
FND 1/2"IR BEARS
S 87°54'13" W-0.56'
S 02°35'41" E 793.26'
732.26'
PROPOSED ROW LINE
N 05°04'50" E
121.40'
N 05°59'47" E
177.58'
N 01°28'12" W
415.47'
LOT 5 SEE DETAIL "A"
N 87° 54' 13" E 408.39'
POB PARCEL 109 PART 2
N=13,947,796.16
E= 3,001,913.74
STA=2674+59.95
O/S=995.29' LT
STA 2674+44.66
O/S 874.85' LT
**
STA 2674+19.49
O/S 699.06' LT
**
109
PART 2
PLAZA 290
(UNRECORDED SUBDIVISION)
JEFF HUTTON AND WIFE
GWENDOLYN C. HUTTON
CALLED 1.0110 ACRES
HCCF P110645
FEBRUARY 15, 1993
O.P.R.R.P.H.C.
POC PARCEL 109 PART 2
FND 5/8"IR BEARS
N 03°26'51" W-1.58'
DARVESH INVESTMENTS, LLC.
CALLED 94.7871 ACRES
HCCF 20100495210
NOVEMBER 8, 2010
O.P.R.R.P.H.C.
SAMUEL YOUNG SURVEY
ABSTRACT-942
MATCHLINE PAGE 19 OF 20
PAGE 20 OF 20

Parcel 109 Parts 1 & 2
Highway No.: SH 99 (Grand Parkway)
CSJ 3510-06-005
Harris County
Limits: From South of US 290 to East of SH 249

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

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

County: Harris
Highway: SH 99 (Grand Parkway – Segment F-1)
Project Limits: South of US 290 to East of SH 249
RCSJ: 3510-06-005

PROPERTY DESCRIPTION FOR PARCEL 146

Being a 10.93 acre (476,104 square feet) parcel of land situated in Harris County, Texas, located in the I. G. & N. Railroad Survey, Abstract Number 952, and being a 54.614 acre remainder out of a called 56.614 acre tract described in that General Warranty Deed with Vendor's Lien from McDavis, LLC to Larry G. Wilkins Separate Property Trust, executed February 18, 2000 and recorded in Clerk's File Number U237718 of the Official Public Records of Real Property of Harris County, Texas; said 10.93 acre parcel being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod which marks the northwest corner of said 54.614 acre remainder and an interior easterly northeast corner of a called 617.6016 acre tract described as Tract 1 in that Special Warranty Deed with Vendor's Lien from Capital Farm Credit, FLCA, a Federal Land Credit Association to CC Telge Road, L. P., executed April 28, 2010 and recorded in Clerk's File Number 20100175659 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

South 03° 06' 46" East, along the west line of said 54.614 acre remainder and the east line of said called 617.6016 acre tract, passing at a distance of 865.76 feet the waters of Willow Creek and the northeast corner of a called 3.2882 acre tract described in that Right-of-Way Deed from H. M. Stallones and wife, Dema Lucille Stallones to the County of Harris, executed August 22, 1963 and recorded in Clerk's File B762066 of the Deed Records of Harris County, Texas, and continuing along the west line of said 54.614 acre remainder and the east line of said called 3.2882 acre tract, a total distance of 1,835.73 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap for corner being on an Access Denial Line and a point of a curve to the right in the proposed north right-of-way line of SH 99 (variable width) and the POINT OF BEGINNING of the herein described parcel having surface coordinates of N=13,947,429.90 and E=3,031,534.26;

1. THENCE, Easterly, along the proposed north right-of-way line of said SH 99 and said Access Denial Line, crossing said 54.614 acre remainder, and along said curve to the right having a central angle of 00° 27' 17", a radius of 23,118.32 feet, an arc length of 183.43 feet, a chord bearing of North 86° 49' 41" East, and a chord distance of 183.43 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the end of said curve to the right in the proposed north right-of-way line of said SH 99 and said Access Denial Line; **

2. THENCE, North 87° 03' 20" East, continuing along the proposed north right-of-way line of said SH 99 and said Access Denial Line, and crossing said 54.614 acre remainder, a distance of 864.03 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the east line of said 54.614 acre remainder and the west line of a called 1 acre tract described in that General Warranty Deed from Paul Harbican to John Pels and wife, April Pels, executed March 16, 1995 and recorded in Clerk's File R318707 of the Official Public Records of Real Property of Harris County, Texas;

3. THENCE, South 02° 54' 25" East, departing the proposed north right-of-way line of said SH 99, said Access Denial Line, along the east line of said 54.614 acre remainder and the west line of said called 1 acre tract, passing at a distance of 96.10 feet, the southwest corner of said called 1 acre tract and the northwest corner of a called 5.6619 acre tract described in that Special Warranty Deed from Exxon Mobil Corporation to the County of Harris, executed March 28, 2013 and recorded in Clerk's File Number 20130144685 of the Official Public Records of Real Property of Harris County, Texas, and continuing along the east line of said 54.614 acre remainder and the west line of said called 5.6619 acre tract, passing at a distance of 400.00 feet a 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 200.00 feet right of station 2983+71.26, being on an Access Denial Line, and an angle point on the proposed south right-of-way line of said SH 99 and said Access Denial Line, continuing with the east line of said 54.614 acre remainder, the west line of said called 5.6619 acre tract and the proposed south right-of-way line of said SH 99 and said Access Denial Line, for a total distance of 451.88 feet to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap marking the southeast corner of said 54.614 acre remainder, the northeast corner of a certain Lot 3, Block 2, Huffman Estates an Unrecorded Subdivision and an angle point on the proposed southerly right-of-way line of said SH 99 and said Access Denial Line; **

4. THENCE, South 86° 43' 15" West, along the proposed south right-of-way line of said SH 99, said Access Denial Line and the northerly line of said Huffman Estates unrecorded Subdivision, passing at a distance of 863.75 feet a 5/8 inch iron rod with a Texas Department of Transportation aluminum cap set 256.92 feet right of station 2975+07.49, and continuing for a total distance of 1,045.84 feet to a found 1/2 inch iron rod which marks the southwest corner of said 54.614 acre remainder, the northwest corner of said Huffman Estates and the east line of said called 3.2882 acre tract;**

5. THENCE, North 03° 06' 46" West, along the west line of said 54.614 acre remainder and the east line of said called 3.2882 acre tract, a distance of 457.26 feet to the POINT OF BEGINNING and containing 10.93 acres (476,104 square feet) of land.

Notes:

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 dividing by a combined adjustment factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

** The monument described and set in this call may be replaced with a Texas Department of Transportation 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 the Texas Department of Transportation.

Access is prohibited across the Access Denial Line to the highway facility from the remainder of the property abutting SH 99.

Revised April, 2013 to add Title Commitment Note to plat.

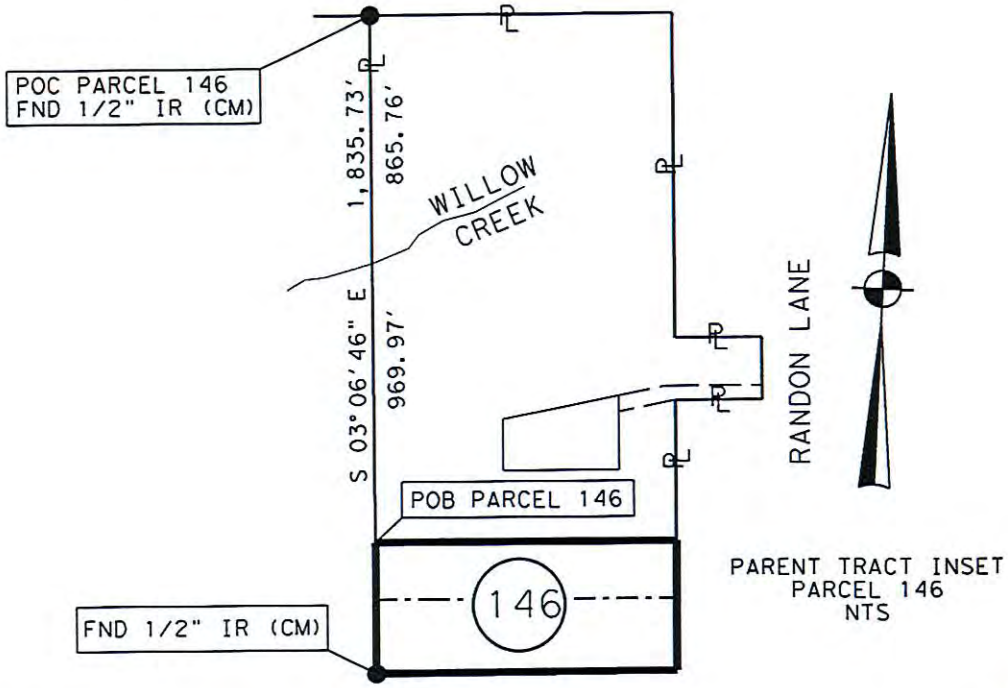
I, Ruben A. Calderon, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision during the months of July to September 2011.

Ruben A. Calderon 5/16/2013

Ruben A. Calderon, RPLS
Texas Registration Number 5109

RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020

STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR



PARENT TRACT INSET
PARCEL 146
NTS

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), (1993 ADJ). ALL DISTANCES AND COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED *TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT* FACTOR OF 1.00013. CONTROL PROVIDED BY BROWN & GAY. POINTS F14, F19, F40 AND F65 WERE HELD FIXED.
2. ** = THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. "ADL" = THE MONUMENT DESCRIBED AND SET WILL BE STAMPED "ADL"
4. ■ = SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
5. ⊣⊢ = ACCESS DENIAL LINE
6. ABSTRACTING PERFORMED BY COURTHOUSE SPECIALISTS DURING SEPTEMBER 2005. AND UPDATED OWNERSHIP JUNE 2011.
7. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-53990 WITH AN EFFECTIVE DATE OF DECEMBER 10, 2012.
8. FIELD SURVEYS PERFORMED DURING MAY 2005. AND UPDATED JUNE 2011.
9. RIGHT OF WAY MAP COMPLETED (TBD).
10. O.P.R.R.P.H.C. (OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY)
11. D.R.H.C. (DEED RECORDS HARRIS COUNTY)
12. M.R.H.C. (MAP RECORDS HARRIS COUNTY)
13. H.C.C.F. (HARRIS COUNTY CLERK FILE)
14. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

RUBEN A. CALDERON, RPLS NO. 5109
RELEASE DATE NOVEMBER, 2011

I, RUBEN A. CALDERON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF JULY TO SEPTEMBER 2011.

STATE OF TEXAS
REGISTERED
RUBEN A. CALDERON
5109
PROFESSIONAL
LAND SURVEYOR

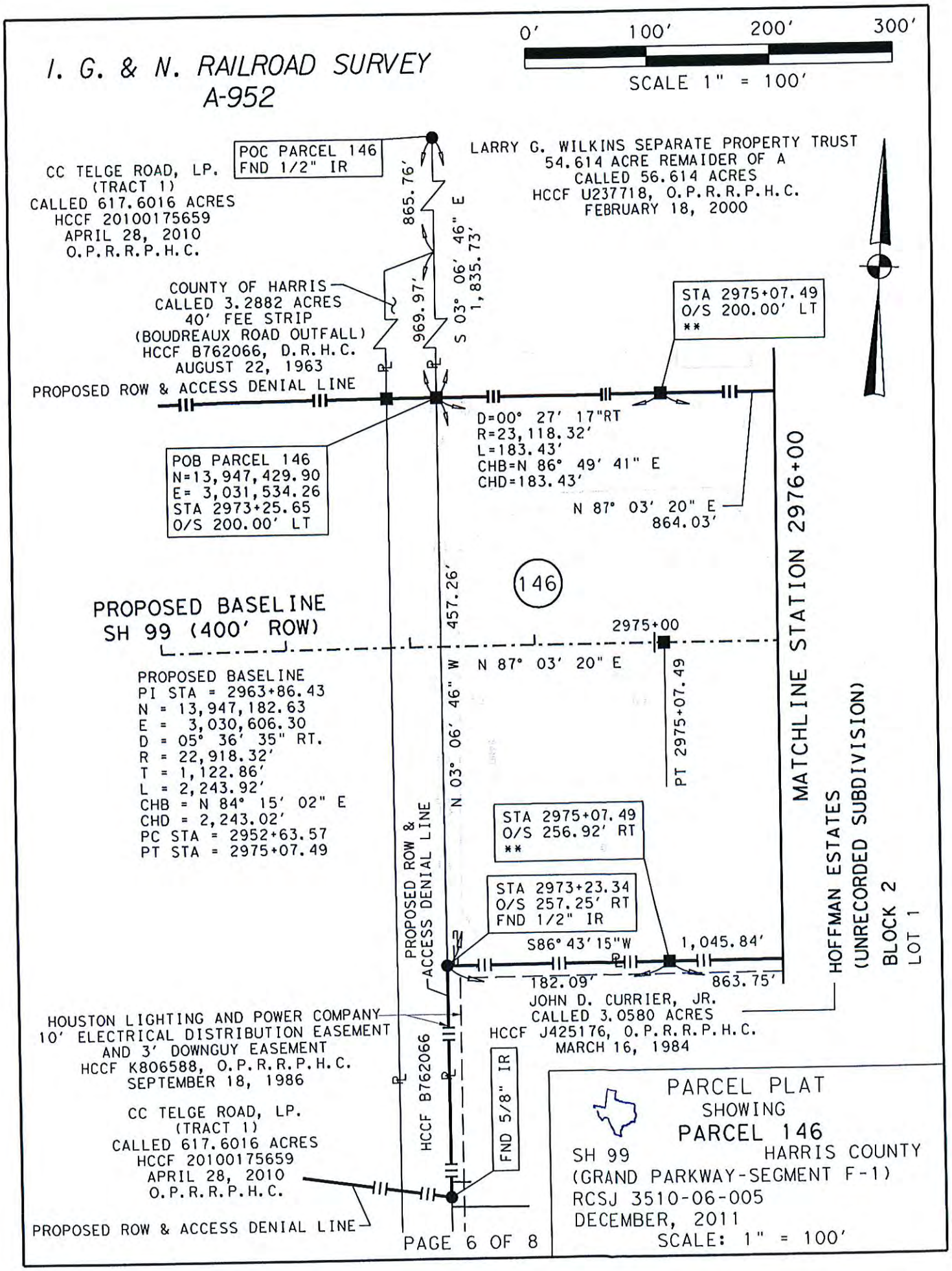
Ruben A. Calderon
5/16/2013

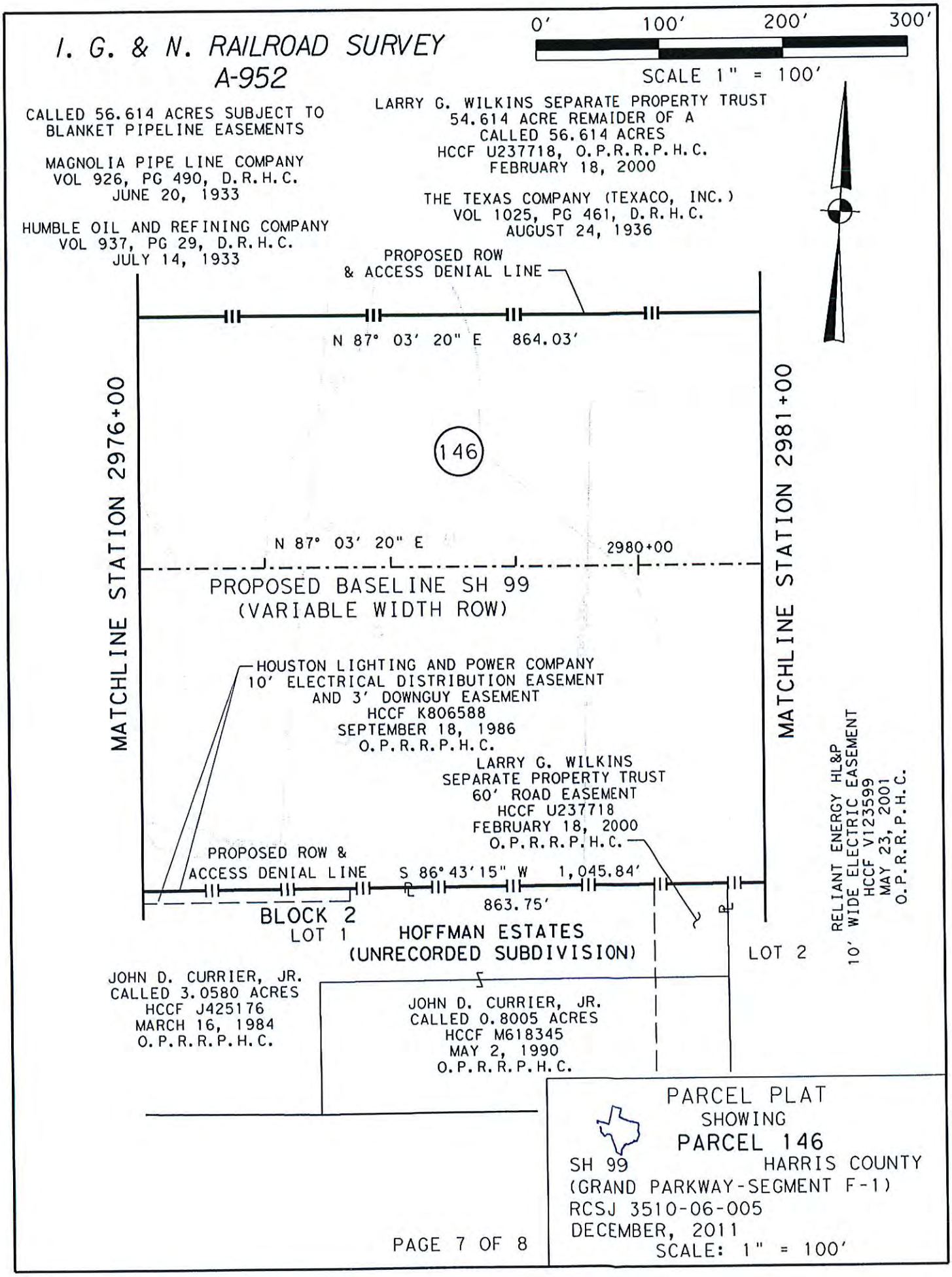
REVISED APRIL, 2013 TO ADD TITLE COMMITMENT NOTE.
REVISED JULY 2012, CHANGED BORDER.

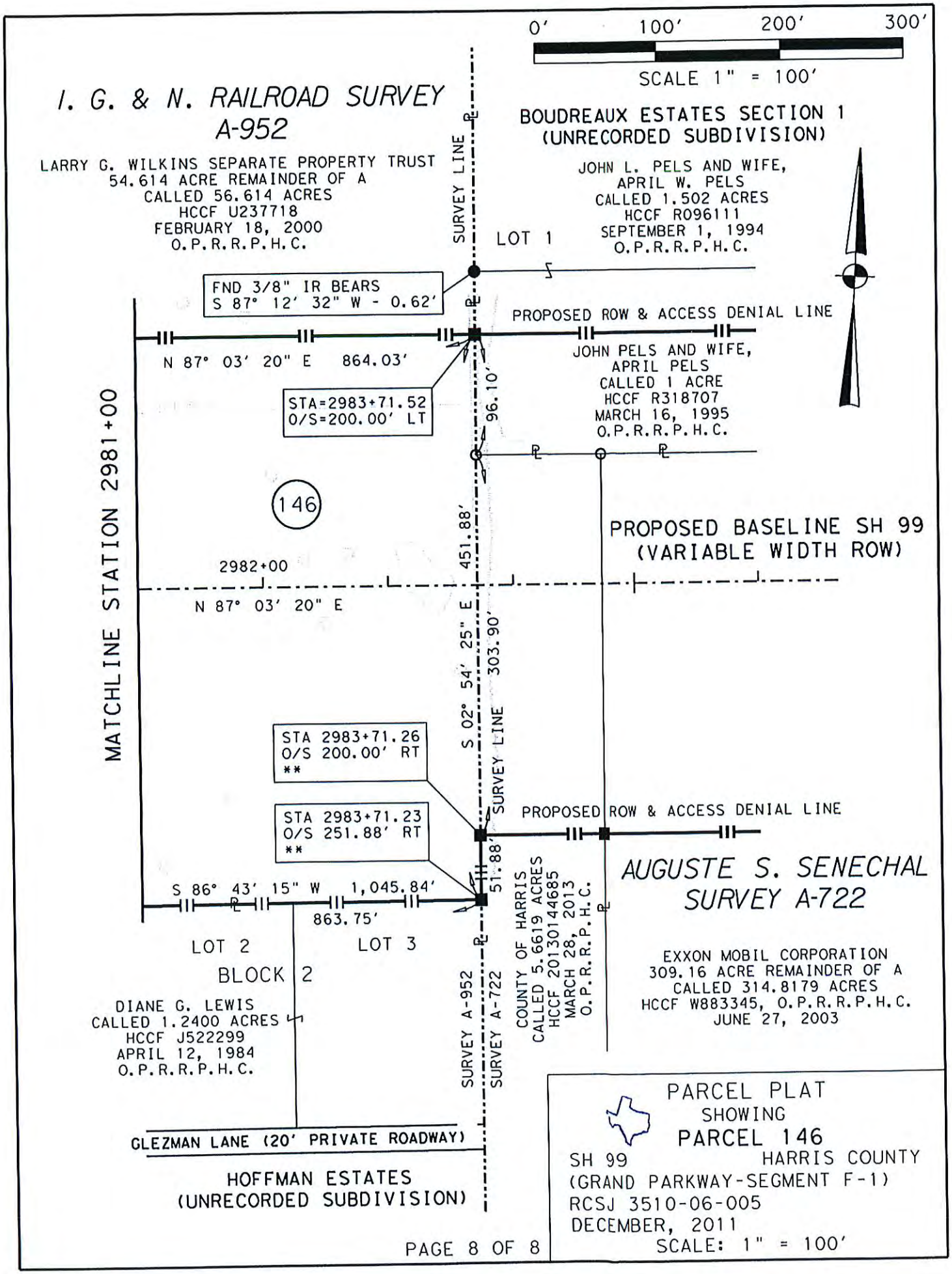
EXISTING	TAKING	REMAINING
CALLED 54.614 AC	10.93 AC	43.684 AC LT
	476,104 SF	0 AC RT

RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021

PARCEL PLAT
SHOWING
PARCEL 146
SH 99 HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
NTS


0' 100' 200' 300'
SCALE 1" = 100'
I. G. & N. RAILROAD SURVEY
A-952
POC PARCEL 146
FND 1/2" IR
CC TELGE ROAD, LP.
(TRACT 1)
CALLED 617.6016 ACRES
HCCF 20100175659
APRIL 28, 2010
O.P.R.R.P.H.C.
LARRY G. WILKINS SEPARATE PROPERTY TRUST
54.614 ACRE REMAIDER OF A
CALLED 56.614 ACRES
HCCF U237718, O.P.R.R.P.H.C.
FEBRUARY 18, 2000
865.76'
S 03° 06' 46" E
1,835.73'
969.97'
COUNTY OF HARRIS
CALLED 3.2882 ACRES
40' FEE STRIP
(BOUDREAUX ROAD OUTFALL)
HCCF B762066, D.R.H.C.
AUGUST 22, 1963
STA 2975+07.49
O/S 200.00' LT
**
PROPOSED ROW & ACCESS DENIAL LINE
D=00° 27' 17"RT
R=23,118.32'
L=183.43'
CHB=N 86° 49' 41" E
CHD=183.43'
POB PARCEL 146
N=13,947,429.90
E= 3,031,534.26
STA 2973+25.65
O/S 200.00' LT
N 87° 03' 20" E
864.03'
MATCHLINE STATION 2976+00
146
457.26'
PROPOSED BASELINE
SH 99 (400' ROW)
2975+00
N 87° 03' 20" E
PROPOSED BASELINE
PI STA = 2963+86.43
N = 13,947,182.63
E = 3,030,606.30
D = 05° 36' 35" RT.
R = 22,918.32'
T = 1,122.86'
L = 2,243.92'
CHB = N 84° 15' 02" E
CHD = 2,243.02'
PC STA = 2952+63.57
PT STA = 2975+07.49
N 03° 06' 46" W
PT 2975+07.49
HOFFMAN ESTATES
(UNRECORDED SUBDIVISION)
BLOCK 2
LOT 1
PROPOSED ROW & ACCESS DENIAL LINE
STA 2975+07.49
O/S 256.92' RT
**
STA 2973+23.34
O/S 257.25' RT
FND 1/2" IR
S86° 43' 15"W
1,045.84'
182.09'
863.75'
JOHN D. CURRIER, JR.
CALLED 3.0580 ACRES
HCCF J425176, O.P.R.R.P.H.C.
MARCH 16, 1984
HOUSTON LIGHTING AND POWER COMPANY
10' ELECTRICAL DISTRIBUTION EASEMENT
AND 3' DOWNGUY EASEMENT
HCCF K806588, O.P.R.R.P.H.C.
SEPTEMBER 18, 1986
HCCF B762066
FND 5/8" IR
CC TELGE ROAD, LP.
(TRACT 1)
CALLED 617.6016 ACRES
HCCF 20100175659
APRIL 28, 2010
O.P.R.R.P.H.C.
PROPOSED ROW & ACCESS DENIAL LINE
PARCEL PLAT
SHOWING
PARCEL 146
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'


I. G. & N. RAILROAD SURVEY
A-952
0' 100' 200' 300'
SCALE 1" = 100'
CALLED 56.614 ACRES SUBJECT TO BLANKET PIPELINE EASEMENTS
MAGNOLIA PIPE LINE COMPANY VOL 926, PG 490, D.R.H.C. JUNE 20, 1933
HUMBLE OIL AND REFINING COMPANY VOL 937, PG 29, D.R.H.C. JULY 14, 1933
LARRY G. WILKINS SEPARATE PROPERTY TRUST 54.614 ACRE REMAIDER OF A CALLED 56.614 ACRES HCCF U237718, O.P.R.R.P.H.C. FEBRUARY 18, 2000
THE TEXAS COMPANY (TEXACO, INC.) VOL 1025, PG 461, D.R.H.C. AUGUST 24, 1936
PROPOSED ROW & ACCESS DENIAL LINE
N 87° 03' 20" E 864.03'
MATCHLINE STATION 2976+00
MATCHLINE STATION 2981+00
146
N 87° 03' 20" E
2980+00
PROPOSED BASELINE SH 99
(VARIABLE WIDTH ROW)
HOUSTON LIGHTING AND POWER COMPANY 10' ELECTRICAL DISTRIBUTION EASEMENT AND 3' DOWNGUY EASEMENT HCCF K806588 SEPTEMBER 18, 1986 O.P.R.R.P.H.C.
LARRY G. WILKINS SEPARATE PROPERTY TRUST 60' ROAD EASEMENT HCCF U237718 FEBRUARY 18, 2000 O.P.R.R.P.H.C.
RELIANT ENERGY HL&P 10' WIDE ELECTRIC EASEMENT HCCF V123599 MAY 23, 2001 O.P.R.R.P.H.C.
PROPOSED ROW & ACCESS DENIAL LINE
S 86° 43' 15" W 1,045.84'
863.75'
BLOCK 2
LOT 1
HOFFMAN ESTATES
(UNRECORDED SUBDIVISION)
LOT 2
JOHN D. CURRIER, JR. CALLED 3.0580 ACRES HCCF J425176 MARCH 16, 1984 O.P.R.R.P.H.C.
JOHN D. CURRIER, JR. CALLED 0.8005 ACRES HCCF M618345 MAY 2, 1990 O.P.R.R.P.H.C.
PARCEL PLAT
SHOWING
PARCEL 146
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'
PAGE 7 OF 8


0' 100' 200' 300'
SCALE 1" = 100'
I. G. & N. RAILROAD SURVEY
A-952
LARRY G. WILKINS SEPARATE PROPERTY TRUST
54.614 ACRE REMAINDER OF A
CALLED 56.614 ACRES
HCCF U237718
FEBRUARY 18, 2000
O.P.R.R.P.H.C.
SURVEY LINE
BOUDREAUX ESTATES SECTION 1
(UNRECORDED SUBDIVISION)
JOHN L. PELS AND WIFE,
APRIL W. PELS
CALLED 1.502 ACRES
HCCF R096111
SEPTEMBER 1, 1994
O.P.R.R.P.H.C.
LOT 1
FND 3/8" IR BEARS
S 87° 12' 32" W - 0.62'
PROPOSED ROW & ACCESS DENIAL LINE
N 87° 03' 20" E 864.03'
JOHN PELS AND WIFE,
APRIL PELS
CALLED 1 ACRE
HCCF R318707
MARCH 16, 1995
O.P.R.R.P.H.C.
STA=2983+71.52
O/S=200.00' LT
96.10'
MATCHLINE STATION 2981+00
146
451.88'
PROPOSED BASELINE SH 99
(VARIABLE WIDTH ROW)
2982+00
N 87° 03' 20" E
S 02° 54' 25" E 303.90'
SURVEY LINE
STA 2983+71.26
O/S 200.00' RT
**
STA 2983+71.23
O/S 251.88' RT
**
PROPOSED ROW & ACCESS DENIAL LINE
51.88'
S 86° 43' 15" W 1,045.84'
863.75'
AUGUSTE S. SENECHAL
SURVEY A-722
LOT 2
LOT 3
BLOCK 2
COUNTY OF HARRIS
CALLED 5.6619 ACRES
HCCF 20130144685
MARCH 28, 2013
O.P.R.R.P.H.C.
EXXON MOBIL CORPORATION
309.16 ACRE REMAINDER OF A
CALLED 314.8179 ACRES
HCCF W883345, O.P.R.R.P.H.C.
JUNE 27, 2003
DIANE G. LEWIS
CALLED 1.2400 ACRES
HCCF J522299
APRIL 12, 1984
O.P.R.R.P.H.C.
SURVEY A-952
SURVEY A-722
GLEZMAN LANE (20' PRIVATE ROADWAY)
HOFFMAN ESTATES
(UNRECORDED SUBDIVISION)
PARCEL PLAT
SHOWING
PARCEL 146
SH 99
HARRIS COUNTY
(GRAND PARKWAY-SEGMENT F-1)
RCSJ 3510-06-005
DECEMBER, 2011
SCALE: 1" = 100'

County: Tarrant
Highway: INTERSTATE 35W (SEGMENT 3A)
Limits: I-820 to I-30
R.O.W. CSJ: 0014-16-266
Station: STA. 763+71.66 to STA. 770+64.38

Date: June 21, 2013

Description for Parcel 832

Being 12,832 square feet of land situated in the Seburn Gilmore Survey, Abstract No. 590 in the City of Fort Worth, Tarrant County, Texas and being a portion of Lot 1, Block A of Firestone I-35W/Braswell Addition, an addition to the City of Fort Worth, as recorded in Cabinet A, Page 2904 of the Plat Records of Tarrant County Texas (P.R.T.C.T.), and being a part of that tract of land as described in deed to Waagner Family Waagner Management Trust, as recorded in Volume 14227, Page 71 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 12,832 square foot parcel being more particularly described as follows:

COMMENCING at a calculated point in the west right of way line of Braswell Drive (formerly known as Hodge Street, recorded in Volume 768, Page 573, P.R.T.C.T.), also being a common east corner of said Lot 1 and Block 9-R of High Crest Addition, an addition to the City of Fort Worth, as recorded in Cabinet B, Page 1240 P.R.T.C.T., from which a found 1/2-inch iron rod bears North 89 degrees 46 minutes 07 seconds East, a distance of 0.48 feet;

THENCE South 89 degrees 46 minutes 07 seconds West (record South 89 degrees 55 minutes 00 seconds West), along the common line of said Lot 1 and said Block 9-R, a distance of 297.91 feet to a set 5/8 inch iron rod with TxDOT 2 inch aluminum cap for the **POINT OF BEGINNING** at Station 770+64.38, 241.99 feet left and having a coordinate of North 6,976,551.22 and East 2,331,243.17, said point also being in the proposed east right of way line of Interstate 35W;

1) **THENCE** South 89 degrees 46 minutes 07 seconds West (record South 89 degrees 55 minutes 00 seconds West), continuing along the common line of said Lot 1 and said Block 9-R , a distance of 17.71 feet to a calculated point, same being in the existing east right of way line of said Interstate 35W as recorded in Volume 3734, Page 328 D.R.T.C.T., and the beginning of a non-tangent curve to the right;

2) **THENCE** Northeasterly, along said existing east right of way line of said Interstate 35W and along said curve to the right through a central angle of 08 degrees 35 minutes 33 seconds, having a radius of 4,423.66 feet, with an arc length of 663.40 feet, and whose long chord bears North 21 degrees 52 minutes 41 seconds East, a distance of 662.78 feet to a calculated point for the northwest corner of said Lot 1, from which a found 1-inch iron rod bears North 27 degrees 09 minutes 23 seconds East, a distance of 0.59 feet;

Description for Parcel 832

3) **THENCE** North 89 degrees 47 minutes 07 seconds East, (record North 88 degrees 39 minutes 18 seconds West), continuing along said existing east right of way line of Interstate 35W, a distance of 20.48 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the north line of said Lot 1, same point being in the proposed east right of way line of said Interstate 35W at Station 763+71.66, 230.84 feet left, and having a coordinate of North 6,977,166.27 and East 2,331,492.93, said point also being the beginning a non tangent curve to the left;**

4) **THENCE** Southwesterly, over and across said Lot 1, along the proposed east right of way line of said Interstate 35W, and along said curve to the left through a central angle of 06 degrees 50 minutes 32 seconds, having a radius of 5,562.00 feet with an arc length of 664.22 feet, and whose long chord bears South 22 degrees 06 minutes 02 seconds West, a distance of 663.82 feet the **POINT OF BEGINNING**, containing 12,832 square feet [0.295 Acres] of land.

County: Tarrant
Highway: INTERSTATE 35W (SEGMENT 3A)
Limits: I-820 to I-30
R.O.W. CSJ: 0014-16-266
Station: STA. 763+71.66 to STA. 770+64.38

Date: June 21, 2013

Description for Parcel 832

Access to and from the I-35W transportation facility in areas where access in not specifically denied hereon will be subject to police powers.

This description is accompanied by a survey plat of even date.

All Stations and Offsets shown are calculated relative to the project centerline (I-35W Baseline) unless otherwise noted.

All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83. All distances and coordinates shown are surface and may be converted to grid by dividing TxDOT conversion factor for Tarrant County of 1.00012.

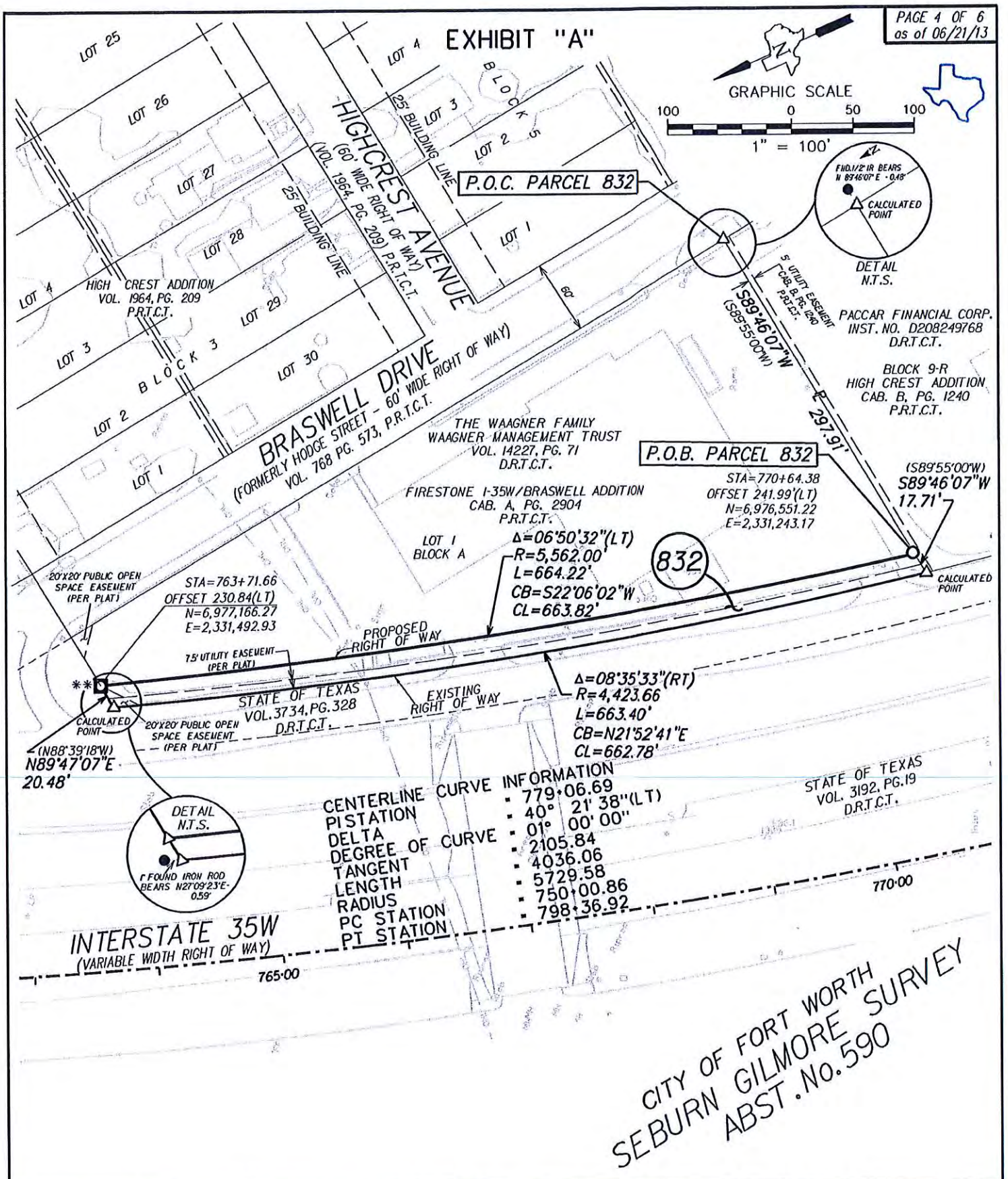
** This monument may be replaced by TxDOT Type II Right-of-Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

I, Matthew W. Gould, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and plat represent an actual survey made on the ground under my supervision.

Matthew W. Gould 6/21/2013

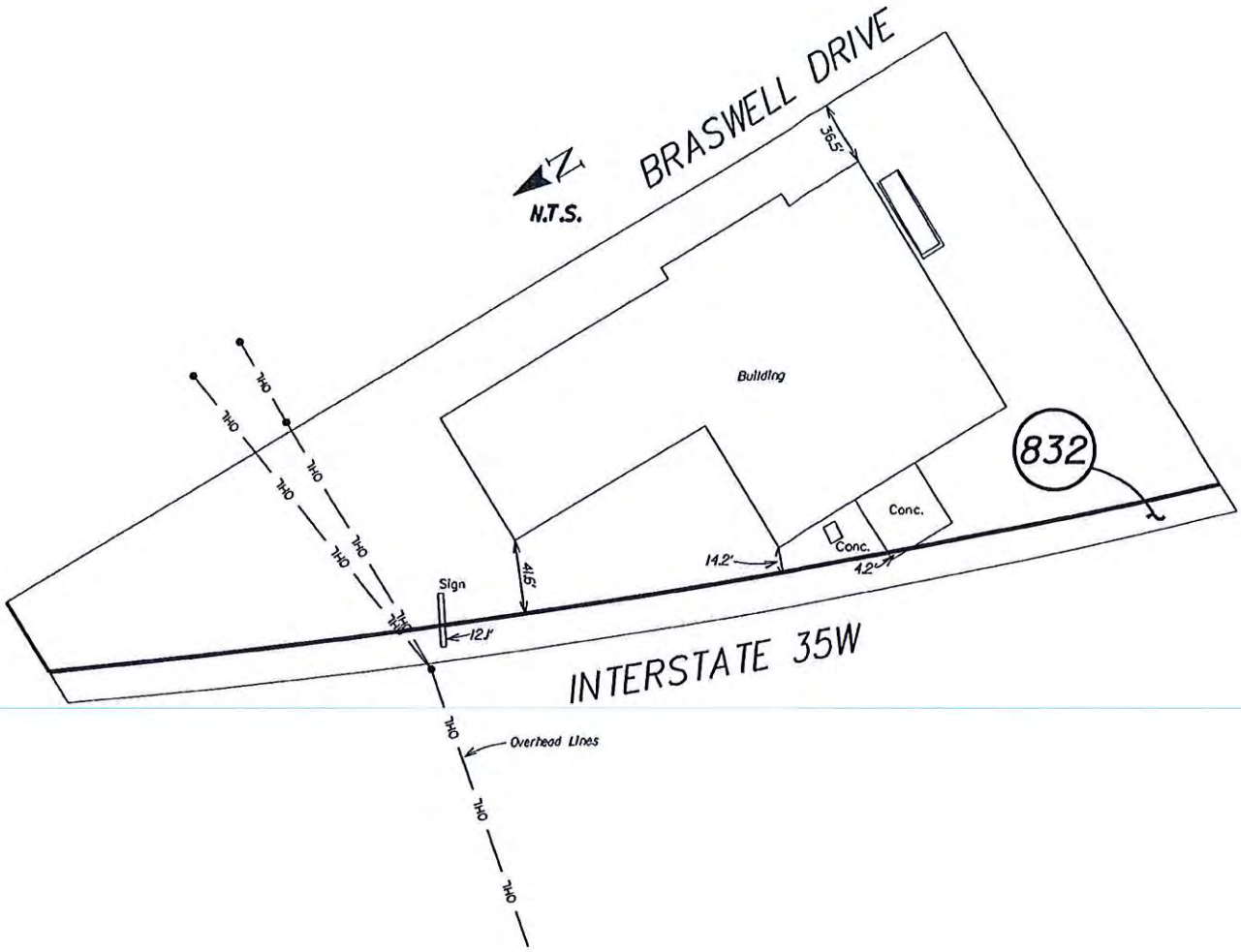
Matthew W. Gould Date
Registered Professional Land Surveyor
Texas Registration No. 5763
Raba Kistner, Infrastructure
19111 Dallas Parkway, Suite 115
Dallas, Texas 75287
Ph. (972) 385-8069

STATE OF TEXAS
REGISTERED
MATTHEW W. GOULD
5763
PROFESSIONAL
LAND SURVEYOR



Texas Department of Transportation © 2013	PLAT OF A SURVEY OF PARCEL 832			PARCEL NUMBER	832	
					ACRES	SQUARE FEET
	FILE	I-35W	DIVISION SPD	ACQUISITION	0.295	12,832
	SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-266 / COUNTY TARRANT	DEED AREA	2.808	122,311
				REMAINDER AREA	2.513	109,479

EXHIBIT "A"



Texas Department of Transportation © 2013	PLAT OF A SURVEY OF PARCEL 832			PARCEL NUMBER	832	
					ACRES	SQUARE FEET
FILE	I-35W		DIVISION SPD	ACQUISITION	0.295	12,832
				DEED AREA	2.808	122,311
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-266	COUNTY TARRANT	REMAINDER AREA	2.513	109,479

EXHIBIT "A"

ADL	ACCESS DENIAL LINE
CAB.	CABINET
D.E.	DRAINAGE EASEMENT
INST. NO.	COUNTY CLERK'S FILE NUMBER
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
DXXXXXX	COUNTY CLERK'S DOCUMENT NUMBER
ESMT.	EASEMENT
IR	IRON ROD
IRC	IRON ROD WITH CAP
LT	LEFT
N.T.S.	NOT TO SCALE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
RT	RIGHT
U.E.	UTILITY EASEMENT
VOL.	VOLUME
(C.M.)	CONTROLLING MONUMENT
(XXX)	RECORD DATA
◙	TxDOT TYPE II MONUMENT FOUND (C.M.) (UNLESS OTHERWISE NOTED)
●	MONUMENT FOUND (SIZE & TYPE NOTED)
△	CALCULATED POINT
◘	5/8" IRON ROD WITH 3 1/4" TxDOT ALUMINUM CAP SET (SEE NOTE 7)
○	5/8" IRON ROD SET WITH 2" TxDOT ALUMINUM CAP STAMPED PROPERTY CORNER
⊗	5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)
—— ℄ ——	APPROXIMATE SURVEY LINE
————	EXISTING TxDOT R.O.W. LINE
——ǁ——	EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
——℗——	PROPERTY LINE
- - - - - - - -	EXISTING EASEMENT LINE
— — — —	PROPOSED EASEMENT LINE
—— - - ——	PROPOSED CENTERLINE
————	PROPOSED R.O.W. LINE
——ǁ——	PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING TXDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.

2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.

3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IN NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.

4. THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 704-46772 WITH AN EFFECTIVE DATE OF AUGUST 14, 2012. THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED AT CABINET A, PAGE 2904, PLAT RECORDS, TARRANT COUNTY, TEXAS:

   A UTILITY EASEMENT, 7.5' FEET IN WIDTH, ALONG THE WEST PROPERTY LINE.

   A(N) OPEN SPACE EASEMENT, TWENTY (20) FEET IN LENGTH, IN THE NORTHWEST CORNER OF THE PROPERTY.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.

7.••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.

I, MATTHEW W. GOULD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND PLAT REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS
REGISTERED
MATTHEW W. GOULD
5763
PROFESSIONAL
LAND SURVEYOR

6/21/2013

MATTHEW W. GOULD, RPLS NO. 5763 — DATE
RABA KISTNER INFRASTRUCTURE

Texas Department of Transportation © 2013

PLAT OF A SURVEY OF PARCEL 832				PARCEL NUMBER	832	
					ACRES	SQUARE FEET
FILE	I-35W		DIVISION SPD	ACQUISITION	0.295	12,832
				DEED AREA	2.808	122,311
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-266	COUNTY TARRANT	REMAINDER AREA	2.513	109,479

Parcel 832
Highway No.: IH 35W
CSJ: 0014-16-266
County: Tarrant
Project Limits: From: I.H. 820
To: I.H. 30

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

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

County: Tarrant
Highway: INTERSTATE 35W (SEGMENT 3A)
Limits: I-820 to I-30
R.O.W. CSJ: 0014-16-266
Station: STA. 750+81.21 to STA. 751+81.21

Date: May 6, 2013

Description for Parcel 822

Being 11,522 square feet of land situated in the Seburn Gilmore Survey, Abstract No. 590 in the City of Fort Worth, Tarrant County, Texas and being a portion of Lot 10-R, Block 3, of Lot 1-R and 3-R (a revision of Blocks 1, 2, and part of 3), Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-42, Page 59A of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being a part of that tract of land as described in deed to Edward A. Kent, recorded in Instrument Number D206083430 of the Deed Records of Tarrant County Texas (D.R.T.C.T.), said 11,522 square foot parcel being more particularly described as follows:

COMMENCING at a found 3/8-inch iron rod (Controlling Monument) (CM) at the northwest corner of said Lot 6-R, said point also being a common corner for Lots 5-R, 15-R, and 16-R, Block 3 of said revision of Diamond Heights Industrial Addition;

THENCE South 43 degrees 39 minutes 05 seconds West (record South 43 degrees 45 minutes West), a distance of 101.95 feet to a calculated point at the southwest corner of said Lot 6-R, said point also being a common corner for Lots 7-R, 14-R, and 15-R, Block 3 of said revision of Diamond Heights Industrial Addition;

THENCE South 32 degrees 25 minutes 28 seconds West (record South 32 degrees 30 minutes West), along a common line of Lots 7-R, 8-R, 9-R, 11-R, 12-R, and 14-R, Block 3 of said revision of Diamond Heights Industrial Addition, a distance of 300.00 feet to a calculated point at the northwest corner of said Lot 10-R, said point also being the common west corner for Lots 9-R and 10-R, Block 3 of said revision of Diamond Heights Industrial Addition;

THENCE South 57 degrees 34 minutes 32 seconds East (record South 57 degrees 30 minutes East), along the common line of Lots 9-R and 10-R, a distance of 84.38 feet to a set 5/8 inch iron rod with TxDOT 2-inch aluminum cap in the proposed west right of way line of Interstate 35W for the **POINT OF BEGINNING**, at Station 750+81.21, 219.00 feet right and having a coordinate of North 6,978,492.10 and East 2,331,764.86;

1) **THENCE** South 57 degrees 34 minutes 32 seconds East (record South 57 degrees 30 minutes East), continuing along the common line of said Lots 9-R and 10-R, a distance of 115.22 feet to a calculated point at the northeast corner of said Lot 10-R, said point also being in the existing west right of way line of Interstate 35W (formerly Maxwell Drive West a 50 foot right of way) recorded in Volume 388-Y, Page 1, P.R.T.C.T.;

County: Tarrant
Highway: INTERSTATE 35W (SEGMENT 3A)
Limits: I-820 to I-30
R.O.W. CSJ: 0014-16-266
Station: STA. 750+81.21 to STA. 751+81.21

Description for Parcel 822

2) **THENCE** South 32 degrees 14 minutes 24 seconds West (record South 33 degrees 51 minutes 50 seconds West), along the existing west right of way line of said Interstate 35W, and the east line of said Lot 10-R, a distance of 100.00 feet to a calculated point at the southeast corner of said Lot 10-R and the northeast corner of Lot 13, Block 3 of Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-Y, Page 1, from which a found 1/2-inch iron rod (disturbed) bears North 51 degrees 49 minutes 24 seconds West, a distance of 0.65 feet;

3) **THENCE** North 57 degrees 34 minutes 32 seconds West (record North 57 degrees 30 minutes West), departing the existing west right of way line of said Interstate 35W , along the a common line of said Lot 10-R and said Lot 13, a distance of 115.21 feet to a set 5/8 inch iron rod with TxDOT 2-inch aluminum cap in the proposed west right of way line of Interstate 35W at Station 751+81.21, 219.00 feet right and having a coordinate of North 6,978,407.51, and East 2,331,711.53;

4) **THENCE** North 32 degrees 13 minutes 58 seconds East, over and across said Lot 10-R, along said proposed west right of way line of Interstate 35W, a distance of 100.00 feet to the **POINT OF BEGINNING**, containing 11,522 square feet [0.265 Acres] of land.

County: Tarrant
Highway: INTERSTATE 35W (SEGMENT 3A)
Limits: I-820 to I-30
R.O.W. CSJ: 0014-16-266
Station: STA. 750+81.21 to STA. 751+81.21

Date: May 6, 2013

Description for Parcel 822

Access to and from the I-35W transportation facility in areas where access in not specifically denied hereon will be subject to police powers.

This description is accompanied by a survey plat of even date.

All Stations and Offsets shown are calculated relative to the project centerline (I-35W Baseline) unless otherwise noted.

All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83. All distances and coordinates shown are surface and may be converted to grid by dividing TxDOT conversion factor for Tarrant County of 1.00012.

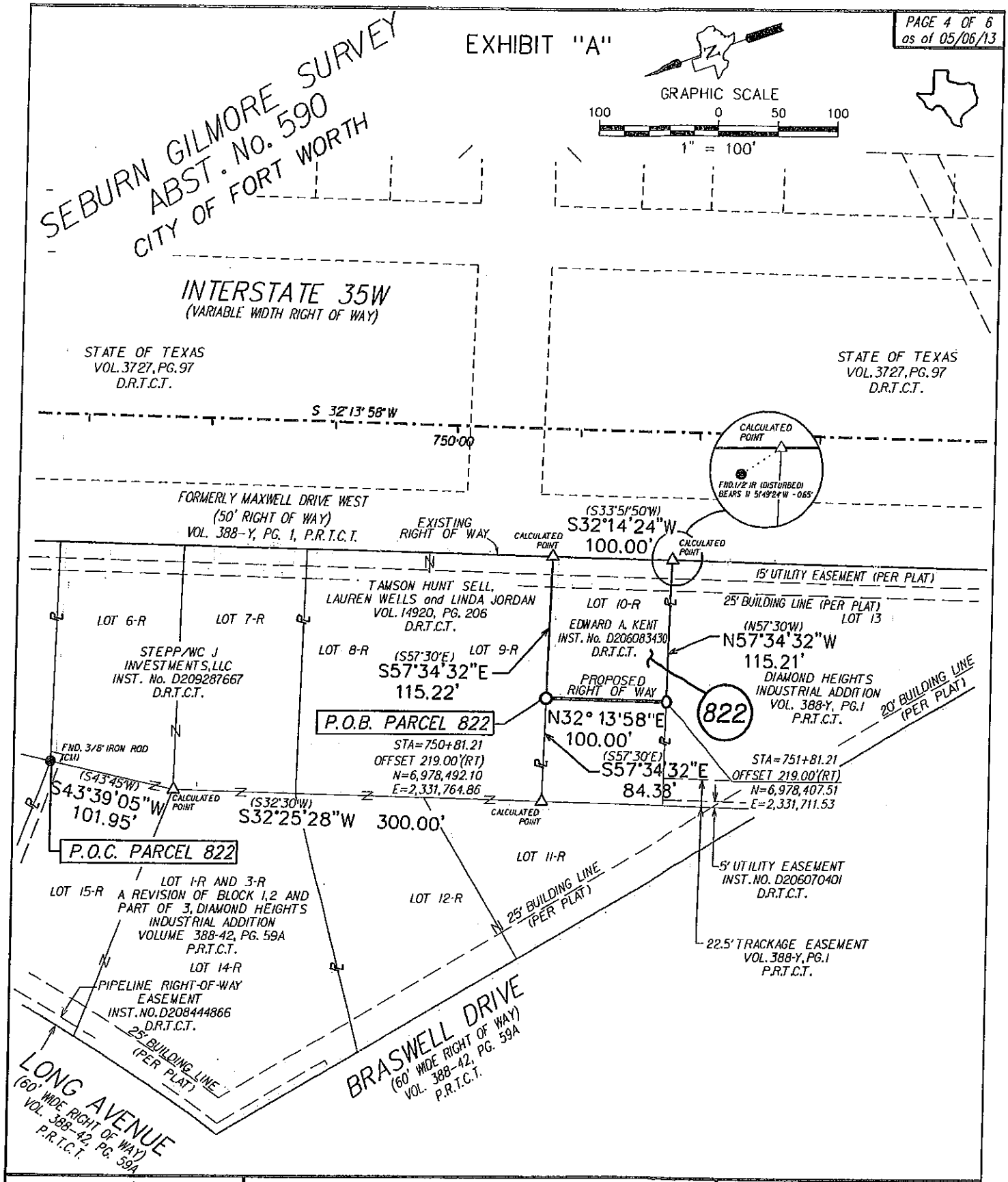
** This monument may be replaced by TxDOT Type II Right-of-Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

I, Matthew W. Gould, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and plat represent an actual survey made on the ground under my supervision.

Matthew W. Gould 5/6/2013
Matthew W. Gould Date
Registered Professional Land Surveyor
Texas Registration No. 5763

STATE OF TEXAS
REGISTERED
MATTHEW W. GOULD
5763
PROFESSIONAL
LAND SURVEYOR

Raba Kistner, Infrastructure
19111 Dallas Parkway, Suite 115
Dallas, Texas 75287
Ph. (972) 385-8069



Texas Department of Transportation © 2013

PLAT OF A SURVEY OF PARCEL 822				PARCEL NUMBER	822	
					ACRES	SQUARE FEET
FILE	I-35W		DIVISION SPD	ACQUISITION	0.265	11,522
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-266	COUNTY TARRANT	DEED AREA	0.459	20,000
				REMAINDER AREA	0.194	8,478

EXHIBIT "A"

ADL	ACCESS DENIAL LINE
CAB.	CABINET
D.E.	DRAINAGE EASEMENT
INST. NO.	COUNTY CLERK'S FILE NUMBER
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
DXXXXXX	COUNTY CLERK'S DOCUMENT NUMBER
ESMT.	EASEMENT
IR	IRON ROD
IRC	IRON ROD WITH CAP
LT	LEFT
N.T.S.	NOT TO SCALE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
RT	RIGHT
U.E.	UTILITY EASEMENT
VOL.	VOLUME
(C.M.)	CONTROLLING MONUMENT
(XXX)	RECORD DATA
▣	TxDOT TYPE II MONUMENT FOUND (C.M.) (UNLESS OTHERWISE NOTED)
⊗	MONUMENT FOUND (SIZE & TYPE NOTED)
△	CALCULATED POINT
◘	5/8" IRON ROD WITH 3 1/4" TxDOT ALUMINUM CAP SET (SEE NOTE 7)
○	5/8" IRON ROD SET WITH 2" TxDOT ALUMINUM CAP STAMPED PROPERTY CORNER
⊗	5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)
—— ℄ ——	APPROXIMATE SURVEY LINE
————	EXISTING TxDOT R.O.W. LINE
——‖——	EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
—— ℘ ——	PROPERTY LINE
- - - - - -	EXISTING EASEMENT LINE
— — — —	PROPOSED EASEMENT LINE
——— - ———	PROPOSED CENTERLINE
═══	PROPOSED R.O.W. LINE
═══‖═══	PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING TXDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.

2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.

3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IN NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.

4. THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 704-46753 WITH AN EFFECTIVE DATE OF AUGUST 5, 2012.
THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED AT VOLUME 388-42, PAGES 59A AND 60, PLAT RECORDS, TARRANT COUNTY, TEXAS:

BUILDING SETBACK LINE LOCATED TWENTY FIVE (25) FEET FROM THE EAST PROPERTY LINES.

A UTILITY EASEMENT, 15 FEET IN WIDTH, ALONG THE SOUTHEAST PROPERTY LINE.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.

7. **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.

I, MATTHEW W. GOULD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND PLAT REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS
REGISTERED
MATTHEW W. GOULD
5763
PROFESSIONAL
LAND SURVEYOR

5/6/2013

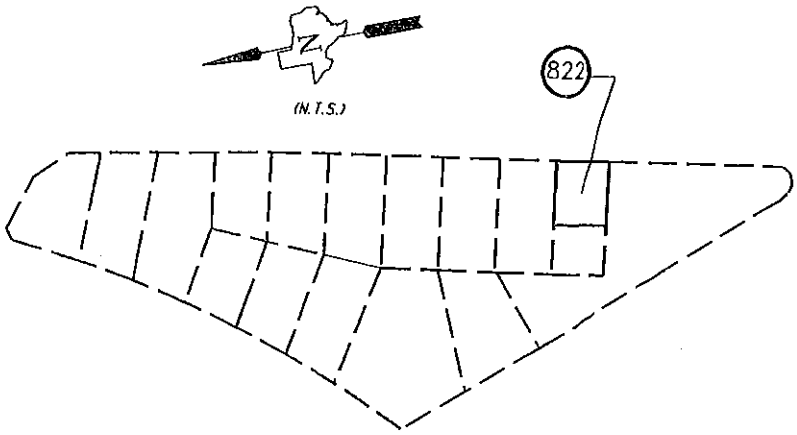
MATTHEW W. GOULD, RPLS NO. 5763 — DATE
RABA KISTNER INFRASTRUCTURE

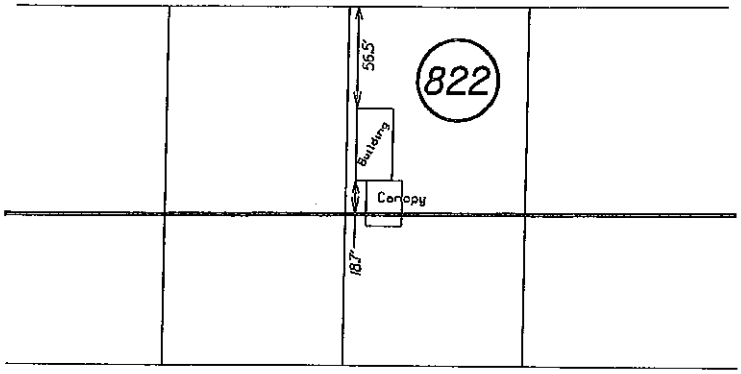
Texas Department of Transportation © 2013

PLAT OF A SURVEY OF PARCEL 822				PARCEL NUMBER	822	
					ACRES	SQUARE FEET
FILE	I-35W		DIVISION SPD	ACQUISITION	0.265	11,522
				DEED AREA	0.459	20,000
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-266	COUNTY TARRANT	REMAINDER AREA	0.194	8,478

PAGE 6 OF 6
as of 05/06/13

EXHIBIT "A"





Texas Department of Transportation © 2013

PLAT OF A SURVEY OF PARCEL 822				PARCEL NUMBER	822	
					ACRES	SQUARE FEET
FILE	I-35W		DIVISION SPD	ACQUISITION	0.265	11,522
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-266	COUNTY TARRANT	DEED AREA	0.459	20,000
				REMAINDER AREA	0.194	8,478

Parcel 822
Highway No.: IH 35W
CSJ: 0014-16-266
County: Tarrant
Project Limits: From: I.H. 820
To: I.H. 30

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

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

County: Tarrant
Highway: INTERSTATE 35W (SEGMENT 3A)
Limits: I-820 to I-30
R.O.W. CSJ: 0014-16-266
Station: STA. 751+81.21 to STA. 752+84.88

Date: May 17, 2013
Revised: July 22, 2013

Description for Parcel 825

Being 37,513 square feet of land situated in the Seburn Gilmore Survey, Abstract No. 590 in the City of Fort Worth, Tarrant County, Texas and being a portion of Lot 13, Block 3, of Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-Y, Page 1 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being a part of that tract of land as described in deed to AVI Investments, L.L.C., recorded in Volume 14680, Page 264 of the Deed Records of Tarrant County Texas (D.R.T.C.T.), said 37,513 square foot parcel being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod (CM) for the northwest corner of Lot 14-R, Block 3, of Lot 1-R and Lot 3-R a Revision of Block 1, 2 and part of 3, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-42, Page 59A P.R.T.C.T., same being a point in the south right of way line of Long Avenue (60' wide right of way) as recorded in Volume 388-42, Page 59A P.R.T.C.T. and a point in the east right of way line of Braswell Drive (a 60 foot right of way) as recorded in Volume 388-42, Page 59A, P.R.T.C.T.;

THENCE South 00 degrees 04 minutes 32 seconds East, departing the south right of way line of said Long Avenue and along the east right of way line of said Braswell Drive, distance of 539.65 feet to a 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap set for the **POINT OF BEGINNING** in the west line of said Lot 13, said point also being in the proposed west right of way line of Interstate 35W, at Station 752+84.88, 294.47 feet right and having a coordinate of North 6,978,360.07 and East 2,331,592.40;**

THENCE departing the east right of way line of said Braswell Drive, and west line of said Lot 13, and along the proposed right of way line of said Interstate 35W, over and across said Lot 13 the following courses:

1) **THENCE** South 29 degrees 01 minute 37 seconds East, a distance of 44.13 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap set at Station 753+06.10, 255.77 feet right and having a coordinate of North 6,978,321.48 and East 2,331,613.81;**

2) **THENCE** South 61 degrees 12 minute 01 second East, a distance of 36.84 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap set at Station 753+03.08, 219.00 feet right and having a coordinate of North 6,978,303.74 and East 2,331,646.10;**

County: Tarrant
Highway: INTERSTATE 35W (SEGMENT 3A)
Limits: I-820 to I-30
R.O.W. CSJ: 0014-16-266
Station: STA. 751+81.21 to STA. 752+84.88

Date: May 17, 2013
Revised: July 22, 2013

Description for Parcel 825

3) **THENCE** North 32 degrees 13 minutes 58 seconds East, a distance of 122.68 feet to a set 5/8 inch iron rod with TxDOT 2 inch aluminum cap set in the north line of said Lot 13, said point also being in the south line of Lot 10-R, Block 3 of said Lot 1-R and 3-R (a revision of Blocks 1, 2, and part of 3), Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-42, Page 59A P.R.T.C.T., at Station 751+81.21, 219.00 feet right and having a coordinate of North 6,978,407.51 and East 2,331,711.53;

4) **THENCE** South 57 degrees 34 minutes 32 seconds East (record South 57 degrees 30 minutes East), along the common line of said Lot 13 and Lot 10-R, a distance of 115.21 feet to a calculated point at the northeast corner of said Lot 13 and the southeast corner of said Lot 10-R, said point also being in the existing west right of way line of said Interstate 35W as recorded in Volume 388-Y, Page 1 P.R.T.C.T.(formerly Maxwell Drive West) ;

5) **THENCE** South 32 degrees 14 minutes 24 seconds West (record South 32 degrees 30 minutes West), along the east line of said Lot 13 and along the existing west right of way line of said Interstate 35W, a distance of 311.49 feet (311.71 feet) to a calculated point at the beginning of a non-tangent curve to the right;

6) **THENCE** Northwesterly, along the existing west right of way line of said Interstate 35W and with said curve to the right through a central angle of 111 degrees 21 minutes 32 seconds (record 108 degrees 09 minutes 29 seconds), having a radius of 29.00 feet (record 29.00 feet) with an arc length of 56.36 feet (record 54.74 feet), and whose long chord bears North 71 degrees 19 minutes 16 seconds West (record North 71 degrees 14 minutes 44 seconds West), a distance of 47.90 feet (record 46.97 feet) to a calculated point in the east right of way line of said Braswell Drive for the beginning of a non-tangent curve to the right;

7) **THENCE** Northwesterly, along the west line of said Lot 13 and east right of way line of said Braswell Drive and with said curve to the right having a central angle of 07 degrees 11 minutes 47 seconds, a radius of 154.00 feet with an arc length of 19.34 feet, and whose long chord bears North 13 degrees 28 minutes 32 seconds West, a distance of 19.33 feet to a calculated point;

County: Tarrant
Highway: INTERSTATE 35W (SEGMENT 3A)
Limits: I-820 to I-30
R.O.W. CSJ: 0014-16-266
Station: STA. 751+81.21 to STA. 752+84.88

Date: May 17, 2013
Revised: July 22, 2013

Description for Parcel 825

8) **THENCE** North 00 degrees 04 minutes 32 seconds West (North), continuing along the west line of said Lot 13 and east right of way line of said Braswell Drive, a distance of 243.66 feet (261.47 feet) to the **POINT OF BEGINNING**, containing 37,513 square feet [0.861 Acres] of land.

Access to and from the I-35W transportation facility in areas where access in not specifically denied hereon will be subject to police powers.

This description is accompanied by a survey plat of even date.

All Stations and Offsets shown are calculated relative to the project centerline (I-35W Baseline) unless otherwise noted.

All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83. All distances and coordinates shown are surface and may be converted to grid by dividing TxDOT conversion factor for Tarrant County of 1.00012.

** 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.

I, Matthew W. Gould, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and plat represent an actual survey made on the ground under my supervision.

7/22/2013

Matthew W. Gould — Date
Registered Professional Land Surveyor
Texas Registration No. 5763
Raba Kistner, Infrastructure
19111 Dallas Parkway, Suite 115
Dallas, Texas 75287
Ph. (972) 385-8069

STATE OF TEXAS
REGISTERED
MATTHEW W. GOULD
5763
PROFESSIONAL
LAND SURVEYOR

PAGE 4 OF 5
as of 05/17/13
Revised: 7/22/13

EXHIBIT "A"

GRAPHIC SCALE
100 0 50 100
1" = 100'

SEBURN GILMORE SURVEY
ABST. No. 590
CITY OF FORT WORTH

INTERSTATE 35W
(VARIABLE WIDTH RIGHT OF WAY)

STATE OF TEXAS
VOL. 3727, PG. 97
D.R.T.C.T.

STATE OF TEXAS
VOL. 3727, PG. 97
D.R.T.C.T.

(APPROXIMATE LOCATION)
25' GAS LINE EASEMENT
VOL. 2705, PG. 598
D.R.T.C.T.

(Δ=108°09'29"(RT)
R=29.00'
L=54.74'
CB=N71°14'44"W
CL=46.97')

S 32°13'58"W

750.00 FORMERLY MAXWELL DRIVE WEST
(50' RIGHT OF WAY)
VOL. 388-Y, PG. 1, P.R.T.C.T.

755.00

UTILITY & BILLBOARD EASEMENT
VOL. 12777, PG. 464
D.R.T.C.T.

Δ=111°21'32"(RT)
R=29.00'
L=56.36'
CB=N71°19'16"W
CL=47.90'

VISIBILITY EASEMENT
VOL. 12777, PG. 464
D.R.T.C.T.

EXISTING RIGHT OF WAY

SEE DETAIL "A"

CALCULATED POINT

(S32°30'W 311.71')
S32°14'24"W
311.49'

DETAIL "B"

15' UTILITY EASEMENT
(PER PLAT)

LOT 13, BLOCK 3

CITY OF FORT WORTH
VOL. 5935, PG. 395
D.R.T.C.T.

LOT 10-R

25' BUILDING LINE

DIAMOND HEIGHTS
INDUSTRIAL ADDITION
CAB. 388-Y, PG. 1
P.R.T.C.T.

EDWARD A. KENT
INST. No. D206083430
D.R.T.C.T.

825

1/2" STEEL ROD

LOT 8-R

LOT 9-R

(S57°30'E)
S57°34'32"E
115.21'

TAMSON HUNT SELL
LAUREN WELLS
LINDA JORDAN
VOL. 14920, PG. 206
D.R.T.C.T.

PROPOSED RIGHT OF WAY

AVI INVESTMENTS, L.C.C.
VOL. 14680, PG. 264
D.R.T.C.T.

243.66
(261.47')

Δ=07°11'47"(RT)
R=154.00'
L=19.34'
CB=N13°28'32"W
CL=19.33'

STA=751+81.21
OFFSET 219.00'(RT)
N=6,978,407.51
E=2,331,711.53

N32°13'58"E
122.68'

ACCESS EASEMENT
VOL. 12777, PG. 464
D.R.T.C.T.

S61°12'01"E
36.84'

N00°04'32"W
(NORTH)

20' BUILDING LINE
(PER PLAT)

STA=753+03.89
OFFSET 219.00'(RT)
N=6,978,303.74
E=2,331,646.10

S29°01'37"E
44.13'

LOT 11-R

LOT 1-R AND 3-R
A REVISION OF BLOCK 1, 2 AND
PART OF 3, DIAMOND HEIGHTS
INDUSTRIAL ADDITION
VOLUME 388-42, PG. 59A
P.R.T.C.T.

STA=753+06.10
OFFSET 255.77(RT)
N=6,978,321.48
E=2,331,613.81

P.O.B. PARCEL 825

22.5' TRACKAGE EASEMENT
(PER PLAT)

STA=752+84.88
OFFSET 294.47'(RT)
N=6,978,360.07
E=2,331,592.40

LOT 12-R

S 00°04'32" E 539.65'

25' BUILDING LINE
(PER PLAT)

5' UTILITY EASEMENT
INST. NO. D206070401
D.R.T.C.T.

LOT 14-R

BRASSWELL DRIVE
(60' WIDE RIGHT OF WAY)
VOL. 388-42, PG. 59A
P.R.T.C.T.

FND. 5/8" IR (CU)

P.O.C. PARCEL 825

CALCULATED POINT
FND. 1/2" IR (DISTURBED)
BEARS N 54°49'24"W -0.65'

DETAIL "A"
N.T.S.

CALCULATED POINT
FND. 1/2" IR BEARS
N 66°04'07"W -0.84'

DETAIL "B"
N.T.S.

Sign
LP
Sign
Gas Filler Caps
LP
Billboard
Building
Fuel Canopy
825
34.8'
7.3'
LP
N.T.S.

Texas Department of Transportation © 2013	PLAT OF A SURVEY OF PARCEL 825				PARCEL NUMBER	825
						ACRES / SQUARE FEET
FILE	I-35W		DIVISION SPD		ACQUISITION	0.861 / 37,513
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-266	COUNTY TARRANT		DEED AREA	1.085 / 44,245
					REMAINDER AREA	0.224 / 6,732

EXHIBIT "A"

ADL	ACCESS DENIAL LINE
CAB.	CABINET
D.E.	DRAINAGE EASEMENT
INST. NO.	COUNTY CLERK'S FILE NUMBER
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
DXXXXXX	COUNTY CLERK'S DOCUMENT NUMBER
ESMT.	EASEMENT
IR	IRON ROD
IRC	IRON ROD WITH CAP
LT	LEFT
N.T.S.	NOT TO SCALE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
RT	RIGHT
U.E.	UTILITY EASEMENT
VOL.	VOLUME
(C.M.)	CONTROLLING MONUMENT
(XXX)	RECORD DATA
▣	TxDOT TYPE II MONUMENT FOUND (C.M.) (UNLESS OTHERWISE NOTED)
●	MONUMENT FOUND (SIZE & TYPE NOTED)
△	CALCULATED POINT
◘	5/8" IRON ROD WITH 3 1/4" TxDOT ALUMINUM CAP SET (SEE NOTE 7)
○	5/8" IRON ROD SET WITH 2" TxDOT ALUMINUM CAP STAMPED PROPERTY CORNER
⊗	5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)
—— ℄ ——	APPROXIMATE SURVEY LINE
————	EXISTING TxDOT R.O.W. LINE
—— ⫼ ——	EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
—— ℙ ——	PROPERTY LINE
- - - - - -	EXISTING EASEMENT LINE
— — — —	PROPOSED EASEMENT LINE
—— — ——	PROPOSED CENTERLINE
————	PROPOSED R.O.W. LINE
—— ⫼ ——	PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING TXDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.

2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.

3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IN NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.

4. THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

5. THIS SURVEY WAS PERFORMEO IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 704-46762 WITH AN EFFECTIVE DATE OF AUGUST 5, 2012.
THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED AT VOLUME 388-Y, PAGES 1, PLAT RECORDS, TARRANT COUNTY, TEXAS:

BUILDING SETBACK LINE LOCATED TWENTY FIVE (25) FEET FROM THE EAST PROPERTY LINE.

BUILDING SETBACK LINE LOCATED FIFTEEN (20) FEET FROM THE WEST PROPERTY LINE.

EASEMENTS EXECUTED BY BARNEY B. HOLLAND RECORDED IN/ UNDER VOL. 12777, PG. 464 & VOL. 12777, PG. 463.

EASEMENT EXECUTED BY AVI INVESTMENTS, INC. RECORDED IN CLERK'S FILE NO. D206070401.

A TRACKAGE EASEMENT, 22.5 FEET IN WIDHT, ALONG THE NORTHWEST PROPERTY LINE.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.

7. **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.

I, MATTHEW W. GOULD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND PLAT REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS
REGISTERED
MATTHEW W. GOULD
5763
PROFESSIONAL
LAND SURVEYOR

7/22/2013

MATTHEW W. GOULD, RPLS NO. 5763 DATE
RABA KISTNER INFRASTRUCTURE

Texas Department of Transportation © 2013

PLAT OF A SURVEY OF PARCEL 825				PARCEL NUMBER	825	
					ACRES	SQUARE FEET
FILE	I-35W		DIVISION SPD	ACQUISITION	0.861	37,513
				DEED AREA	1.085	44,245
SCALE NTS	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-266	COUNTY TARRANT	REMAINDER AREA	0.224	6,732

Parcel 825
Highway No.: IH 35W
CSJ: 0014-16-266
County: Tarrant
Project Limits: From: I.H. 820
To: I.H. 30

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

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

County:	Montgomery
Highway:	State Highway 99 (Segment G-2)
Project Limits:	Harris County Line at West End of Spring Creek Bridge to US 59
RCSJ No.:	3510-07-007

Property Description for Parcel 615

BEING a 4.642 acre (202,222 square feet) parcel of land located in Montgomery County, Texas and being situated in the Montgomery County School Land Survey, Abstract Number 351 and being out of a called 21.325 acre tract, as conveyed to HEB Grocery Company, LP, by Special Warranty Deed, executed March 29, 2012 as recorded in County Clerk's File Number 2012028028 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 4.642 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the point of curvature to the left in the line common to said 21.325 acre tract and a partial remainder of a called 53.99 acre tract, as conveyed to RPM4M Ventures, LP, by Special Warranty Deed, executed August 29, 2006 as recorded in County Clerk's File Number 2006-102230 of the O.P.R.R.P.M.C., from which a found 3/4 inch iron rod with cap stamped "Cotton Surveying", bears South 33 degrees 49 minutes 02 seconds East, a distance of 0.98 foot, thence as follows:

Northwesterly, along the line common to said 21.325 acre tract and the remainder of said 53.99 acre tract, a distance of 301.01 feet, along the arc of said curve to the left, having a radius of 1,950.00 feet, a central angle of 08 degrees 50 minutes 40 seconds, and a chord bearing and distance of North 32 degrees 27 minutes 42 seconds West, 300.71 feet, to a 5/8 inch iron rod with TxDOT aluminum cap stamped ADL set for the point of intersection with the proposed southerly right-of-way line and the beginning of the Access Denial Line of State Highway 99 (width varies), being the POINT OF BEGINNING of the herein described parcel, having coordinates of N=13,969,411.83 and E=3,110,746.74;**

1) THENCE, North 80 degrees 29 minutes 03 seconds West, along the proposed southerly right-of-way line and Access Denial Line of said State Highway 99, a distance of 68.06 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point;**

2) THENCE, South 40 degrees 16 minutes 17 seconds West, continuing along the proposed southerly right-of-way line and Access Denial Line of said State Highway 99, at a distance of 302.07 feet, passing a 5/8 inch iron rod with TxDOT aluminum cap stamped ADL set for the end of the Access Denial Line of said State Highway 99, continuing along the proposed southerly right-of-way line of said State Highway 99, at a distance of 416.48 feet, passing a 5/8 inch iron rod with TxDOT aluminum cap set for the beginning of the Access Denial Line of said State Highway 99, continuing along the proposed southerly right-of-way line and Access Denial Line of said State Highway 99, at a distance of 553.09 feet, passing a 5/8 inch iron rod with TxDOT aluminum cap set for reference 200.00 feet right of baseline station 3855+00, continuing along the proposed southerly right-of-way line and Access Denial Line of said State Highway 99, a total distance of 743.43 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point;**

3) THENCE, South 16 degrees 40 minutes 23 seconds East, continuing along the proposed southerly right-of-way line and Access Denial Line of said State Highway 99, a distance of 68.35 feet, to a 5/8 inch iron rod with TxDOT aluminum cap stamped ADL set for the point of intersection with the existing easterly right-of-way line of Discovery Creek Boulevard (100 feet wide) and the end of an Access Denial Line and being in a non-tangent curve to the left;**

4) THENCE, Northwesterly, departing the proposed southerly right-of-way line of said State Highway 99 and along the existing easterly right-of-way line of said Discovery Creek Boulevard, a distance of 156.21 feet, along the arc of said curve to the left, having a radius of 400.00 feet, a central angle of 22 degrees 22 minutes 32 seconds, and a chord bearing and distance of North 39 degrees 06 minutes 22 seconds West, 155.22 feet, to the point of tangency, from which a found 3/4 inch iron rod with cap stamped "Cotton Surveying" bears South 39 degrees 47 minutes 29 seconds East, a distance of 0.59 foot;

5) THENCE, North 50 degrees 17 minutes 39 seconds West (called North 51°03'48" West), continuing along the existing easterly right-of-way line of said Discovery Creek Boulevard, a distance of 140.14 feet, to the beginning tangent curve to the right, from which a found a 3/4 inch iron rod with cap stamped "Cotton Surveying" bears South 47 degrees 45 minutes 51 seconds East, a distance of 0.54 foot;

6) THENCE, Northwesterly, continuing along the existing easterly right-of-way line of said Discovery Creek Boulevard, a distance of 39.51 feet, along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 32 minutes 50 seconds, and a chord bearing and distance of North 04 degrees 59 minutes 45 seconds West, 35.52 feet, to the point of tangency, being in the existing southerly right-of-way line of Riley Fuzzel Road (width varies), from which a found a 3/4 inch iron rod with cap stamped "Cotton Surveying" bears South 57 degrees 27 minutes 38 seconds East, a distance of 0.56 foot;

7) THENCE, North 40 degrees 24 minutes 31 seconds East (called North 39°29'41" East), along the existing southerly right-of-way line of said Riley Fuzzel Road, a distance of 275.67 feet (called 275.63 feet), to a 3/4 inch iron rod with cap stamped "Cotton Surveying" found for the most westerly corner of a called 0.3715 acre tract, as conveyed to RPM4M Ventures, LP, by Special Warranty Deed, executed August 29, 2006 as recorded in County Clerk's File Number 2006-102233 of the O.P.R.R.P.M.C., being the beginning of a tangent curve to the right;

8) THENCE, Northeasterly, departing the existing southerly right-of-way of said Riley Fuzzel Road and along the line common to said 21.325 acre tract and said 0.3715 acre tract, a distance of 534.05 feet, along the arc of said curve to the right, having a radius of 1,940.00 feet, a central angle of 15 degrees 46 minutes 22 seconds, and a chord bearing and distance of North 48 degrees 09 minutes 18 seconds East, 532.37 feet, to the common northerly corner of the remainder of said 53.99 acre tract and said 21.325 acre tract, from which a found 3/4 inch iron rod with cap stamped "Cotton Surveying" bears South 59 degrees 37 minutes 50 seconds East, a distance of 0.32 foot;

9) THENCE, South 43 degrees 55 minutes 11 seconds East, along the line common to said 21.325 acre tract and the remainder of said 53.99 acre tract, a distance of 9.35 feet, to the beginning of a tangent curve to the right, from which a found 3/4 inch iron rod with cap stamped "Cotton Surveying" bears South 55 degrees 59 minutes 46 seconds East, a distance of 1.05 feet;

10) THENCE, Southeasterly, continuing along the line common to said 21.325 acre tract and the remainder of said 53.99 acre tract, a distance of 239.46 feet, along the arc of said curve to the right, having a radius of 1,950.00 feet, a central angle of 07 degrees 02 minutes 09 seconds, and a chord bearing and distance of South 40 degrees 24 minutes 06 seconds East, 239.31 feet, to the POINT OF BEGINNING and containing 4.642 acres (202,222 square feet) of land.

Notes:

All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (1993 Adj.) and are based on original Brown & Gay control points G2, G4, G18 and G30. All distances and coordinates are surface values expressed in U.S. survey feet. To convert to grid divide the surface values by the combined adjustment factor of 1.0000437. To convert back to surface values of previously established survey data prepared by Brown and Gay Engineers, Inc. for the Harris County Toll Road Authority in 2005, multiply grid values by the standard TxDOT scale factor of 1.00013, however these surface values will not match actual surface measurements.

This property description was prepared in conjunction with a parcel plat of even date.

Surveyed on the ground in March, 2012.

**The monument described and set in this call 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 highway facility from the abutting remainder property.

I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

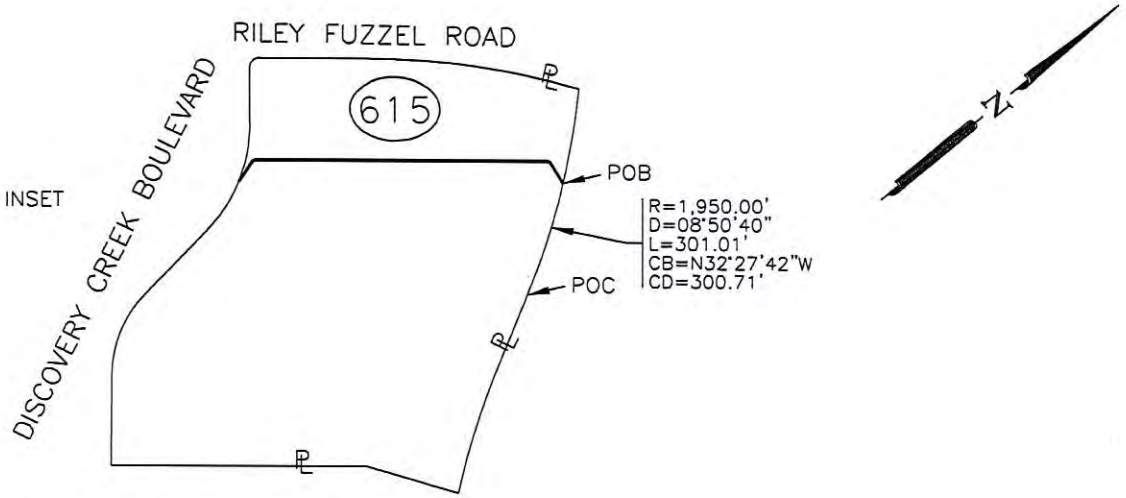
09/20/13

Richard R. Dorr Date
Registered Professional Land Surveyor
Texas Registration No. 4780

STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

Prepared by: TranSystems
3200 Southwest Freeway, Suite 1350
Houston, TX 77027
(713) 807-0600
TBPLS Firm Reg. No. 100383-01

PARENT TRACT INSET
N.T.S.



NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (1993 ADJ.) AND ARE BASED ON ORIGINAL BROWN AND GAY CONTROL POINTS G2, G4, G18 AND G30. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.0000437. TO CONVERT BACK TO SURFACE VALUES OF PREVIOUSLY ESTABLISHED SURVEY DATA PREPARED BY BROWN & GAY ENGINEERS, INC. FOR THE HARRIS COUNTY TOLL ROAD AUTHORITY IN 2005, MULTIPLY GRID COORDINATES BY THE STANDARD TXDOT SCALE FACTOR OF 1.00013, HOWEVER THESE SURFACE VALUES WILL NOT MATCH ACTUAL SURFACE MEASUREMENTS.
2. M.C.M.R. DENOTES MONTGOMERY COUNTY MAP RECORDS, O.P.R.R.P.M.C. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, M.C.D.R. DENOTES MONTGOMERY COUNTY DEED RECORDS, C.C.F. DENOTES COUNTY CLERK'S FILE, M.C.P.R. DENOTES MONTGOMERY COUNTY PROBATE RECORDS.
3. FIELD SURVEYS WERE COMPLETED IN MARCH, 2013.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ** DENOTES THAT 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.
6. N.T.S. INDICATES NOT TO SCALE.
7. PARENTHESIS INDICATE CALLED BEARING AND DISTANCE FROM DEED/PLAT.
8. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-60550 WTIH AN EFFECTIVE DATE OF 01/29/2013.

REVISED: TRANSYSTEMS / APRIL 2013
REVISED TO REFERENCE TITLE COMMITMENT AND ADD COMMENCING CALLS TO PARENT TRACT INSET.
REVISED: TRANSYSTEMS / SEPTEMBER 2013
REVISED TO CHANGE ACCESS DENIAL LINE CONFIGURATION.

EXISTING	TAKING	REMAINING
21.325 AC. (CALLED)	202,222 S.F. 4.642 AC.	16.68 AC. RT.

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

09/20/13

RICHARD R. DORR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4780

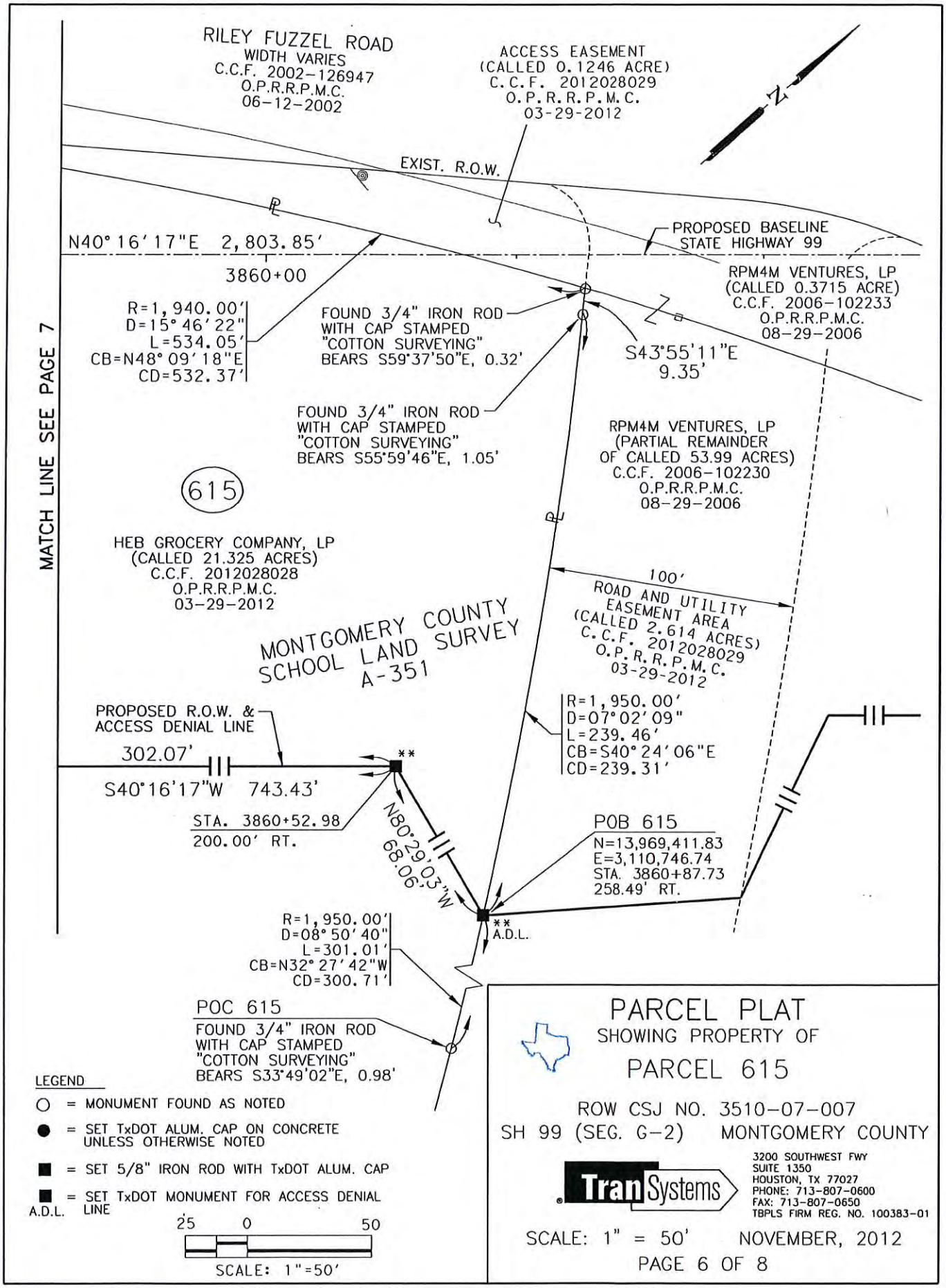
STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

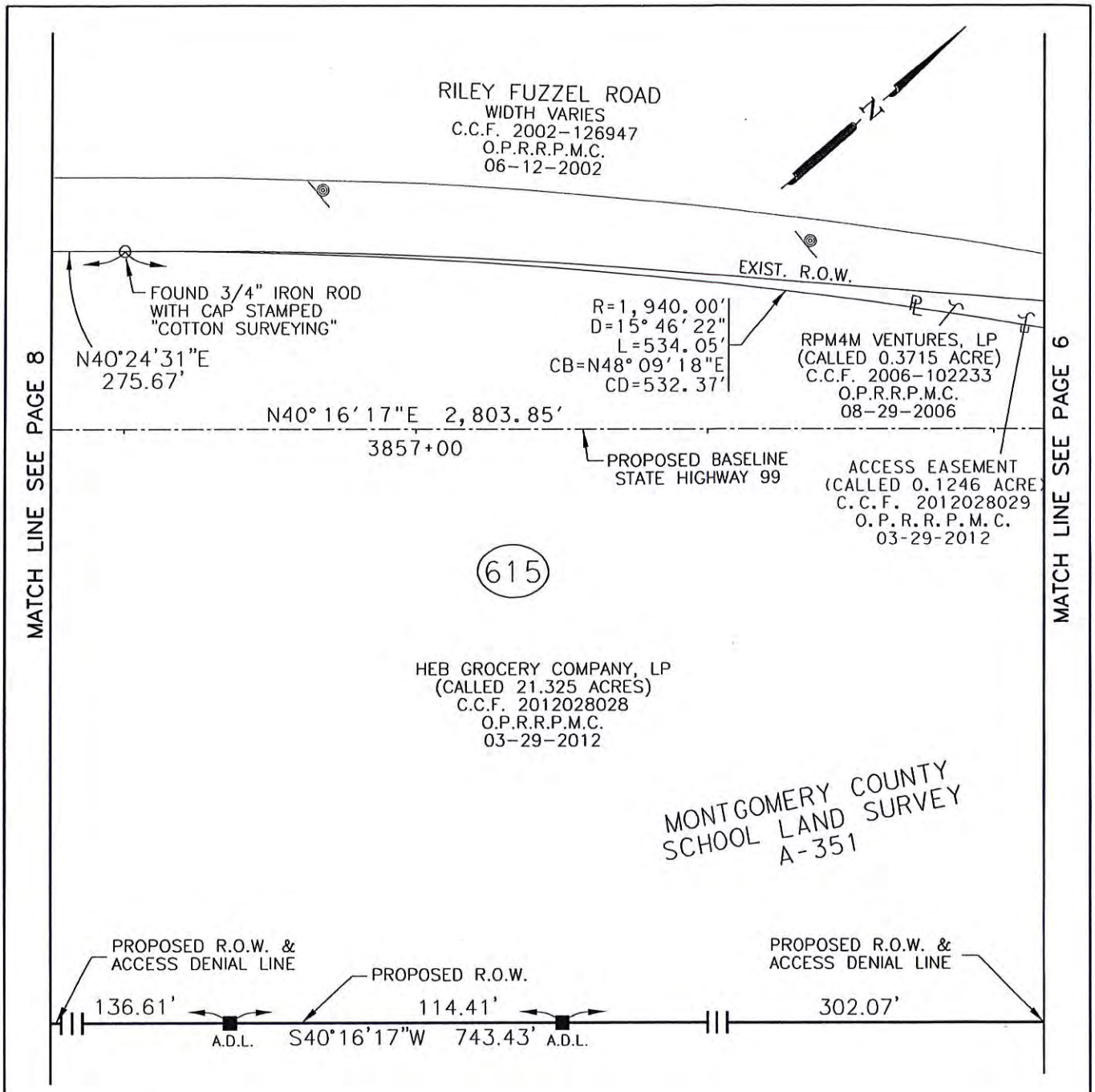
PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 615

ROW CSJ NO. 3510-07-007
SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650
TBPLS FIRM REG. NO. 100383-01

SCALE: N.T.S. NOVEMBER, 2012


RILEY FUZZEL ROAD
WIDTH VARIES
C.C.F. 2002-126947
O.P.R.R.P.M.C.
06-12-2002
ACCESS EASEMENT
(CALLED 0.1246 ACRE)
C.C.F. 2012028029
O.P.R.R.P.M.C.
03-29-2012
N
EXIST. R.O.W.
PROPOSED BASELINE
STATE HIGHWAY 99
N40° 16' 17"E 2,803.85'
3860+00
RPM4M VENTURES, LP
(CALLED 0.3715 ACRE)
C.C.F. 2006-102233
O.P.R.R.P.M.C.
08-29-2006
R=1,940.00'
D=15° 46' 22"
L=534.05'
CB=N48° 09' 18"E
CD=532.37'
FOUND 3/4" IRON ROD
WITH CAP STAMPED
"COTTON SURVEYING"
BEARS S59°37'50"E, 0.32'
S43°55'11"E
9.35'
FOUND 3/4" IRON ROD
WITH CAP STAMPED
"COTTON SURVEYING"
BEARS S55°59'46"E, 1.05'
RPM4M VENTURES, LP
(PARTIAL REMAINDER
OF CALLED 53.99 ACRES)
C.C.F. 2006-102230
O.P.R.R.P.M.C.
08-29-2006
MATCH LINE SEE PAGE 7
615
HEB GROCERY COMPANY, LP
(CALLED 21.325 ACRES)
C.C.F. 2012028028
O.P.R.R.P.M.C.
03-29-2012
100'
ROAD AND UTILITY
EASEMENT AREA
(CALLED 2.614 ACRES)
C.C.F. 2012028029
O.P.R.R.P.M.C.
03-29-2012
MONTGOMERY COUNTY
SCHOOL LAND SURVEY
A-351
R=1,950.00'
D=07° 02' 09"
L=239.46'
CB=S40° 24' 06"E
CD=239.31'
PROPOSED R.O.W. &
ACCESS DENIAL LINE
302.07'
S40°16'17"W 743.43'
STA. 3860+52.98
200.00' RT.
N80°29'03"W
68.06'
POB 615
N=13,969,411.83
E=3,110,746.74
STA. 3860+87.73
258.49' RT.
A.D.L.
R=1,950.00'
D=08° 50' 40"
L=301.01'
CB=N32° 27' 42"W
CD=300.71'
POC 615
FOUND 3/4" IRON ROD
WITH CAP STAMPED
"COTTON SURVEYING"
BEARS S33°49'02"E, 0.98'
LEGEND
○ = MONUMENT FOUND AS NOTED
● = SET TxDOT ALUM. CAP ON CONCRETE UNLESS OTHERWISE NOTED
■ = SET 5/8" IRON ROD WITH TxDOT ALUM. CAP
■ = SET TxDOT MONUMENT FOR ACCESS DENIAL LINE
A.D.L.
25 0 50
SCALE: 1"=50'
PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 615
ROW CSJ NO. 3510-07-007
SH 99 (SEG. G-2) MONTGOMERY COUNTY
TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650
TBPLS FIRM REG. NO. 100383-01
SCALE: 1" = 50' NOVEMBER, 2012
PAGE 6 OF 8



LEGEND

○ = MONUMENT FOUND AS NOTED

● = SET TxDOT ALUM. CAP ON CONCRETE UNLESS OTHERWISE NOTED

■ = SET 5/8" IRON ROD WITH TxDOT ALUM. CAP

■ A.D.L. = SET TxDOT MONUMENT FOR ACCESS DENIAL LINE

25 0 50

SCALE: 1"=50'

PARCEL PLAT

SHOWING PROPERTY OF

PARCEL 615

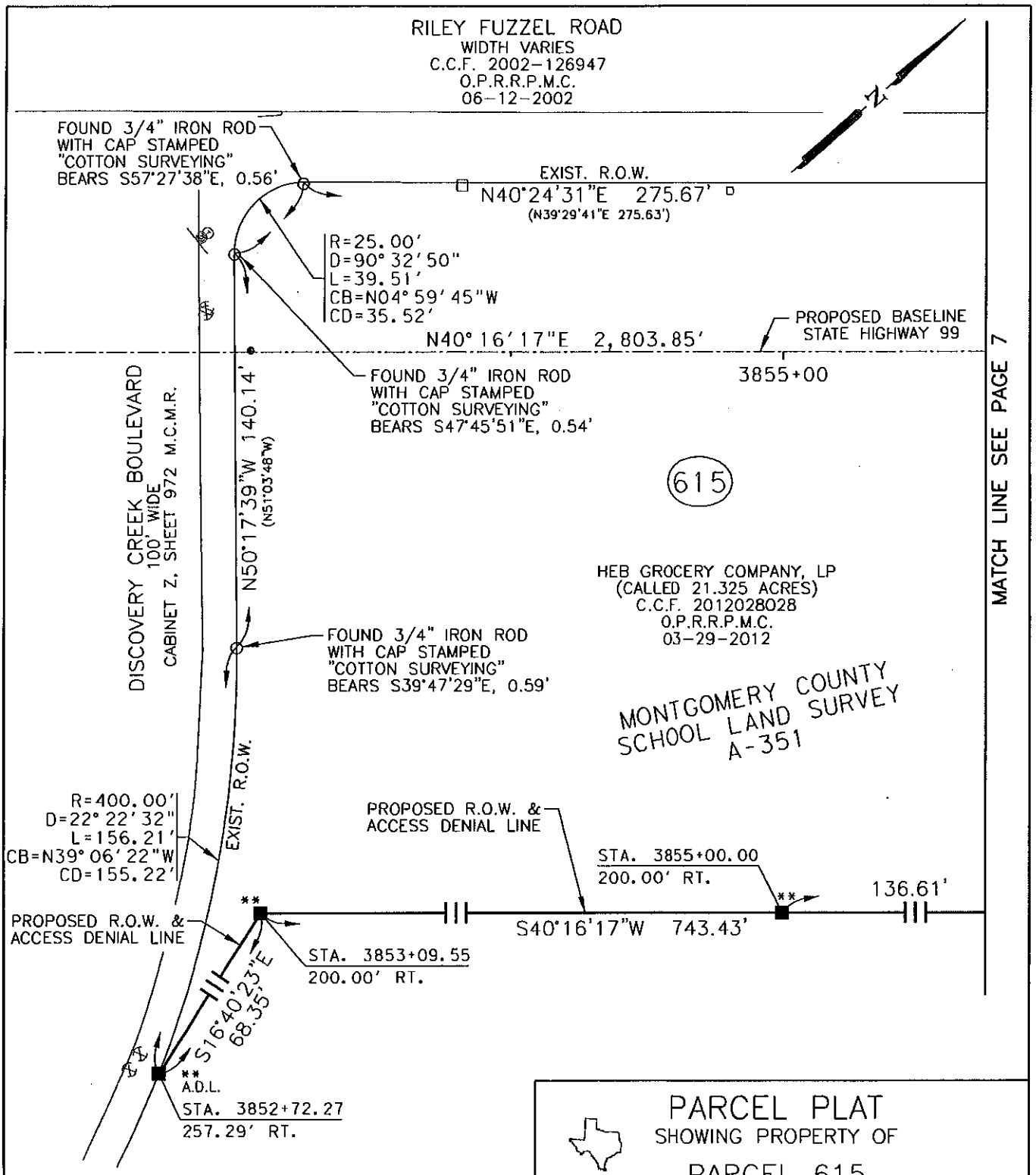
ROW CSJ NO. 3510-07-007

SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650
TBPLS FIRM REG. NO. 100383-01

SCALE: 1" = 50' NOVEMBER, 2012

PAGE 7 OF 8



LEGEND

○ = MONUMENT FOUND AS NOTED

● = SET TxDOT ALUM. CAP ON CONCRETE UNLESS OTHERWISE NOTED

■ = SET 5/8" IRON ROD WITH TxDOT ALUM. CAP

■ A.D.L. = SET TxDOT MONUMENT FOR ACCESS DENIAL LINE

25 0 50

SCALE: 1"=50'

PARCEL PLAT

SHOWING PROPERTY OF

PARCEL 615

ROW CSJ NO. 3510-07-007

SH 99 (SEG. G-2) MONTGOMERY COUNTY

TranSystems
3200 SOUTHWEST FWY
SUITE 1350
HOUSTON, TX 77027
PHONE: 713-807-0600
FAX: 713-807-0650
TBPLS FIRM REG. NO. 100383-01

SCALE: 1" = 50' NOVEMBER, 2012

PAGE 8 OF 8

County: Harris
Highway: SH 99 (Grand Parkway)
Limits: From East of SH 249 to East of IH 45 – Segment F2
RCSJ: 3510-06-006

Property Description for Parcel 346

Being a 0.1149 acre (5,004 square feet) parcel of land situated in the Allen Reaves Survey, Abstract No. 656, Harris County, Texas; said 0.1149 acre parcel of land being out of a 1.1128 acre tract composed of a 0.6230 acre tract (Tract One) and a 0.4898 acre tract (Tract Two) described in a deed executed on December 19, 1986 from Benny Richard Franklin to Sharron Kay Stueve Stamper, recorded under Harris County Clerk's File (H.C.C.F.) No. K893693, Film Code No. 068-67-1559 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.1149 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron pipe found for the northeast corner of a 38.1060 acre residual tract out of a 41.1433 acre tract (Tract One) described in a deed executed on June 24, 1994 from J. Richard Reese to J. Richard Reese, Trustee, recorded under H.C.C.F. No. R017647, O.P.R.R.P.H.C.;

THENCE, South 01° 53' 51" East, along the east line of said 38.1060 acre residual tract, at a distance of 3,145.17 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point in the proposed north right-of-way line and being on an Access Denial Line of State Highway 99 (SH 99), continuing along the proposed north right-of-way and Access Denial Line of said SH 99, at a distance of 3,377.05 feet pass the northwest corner of said 1.1128 acre tract and the southwest corner of a called 1.00000 acre tract described in a deed executed on September 10, 1973 from Louis E. Fritz, et ux, to Robert Dekerlegand, Jr., recorded under H.C.C.F. No. D982516, O.P.R.R.P.H.C., continuing for a total distance of 3,539.02 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point in the proposed north right-of-way and Access Denial Line of said SH 99 for the northwest corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,963,936.70, E= 3,081,022.58; said point being 200.00 feet left from the proposed SH 99 baseline station 3542+11.55;**

1) **THENCE,** South 80° 10' 14" East, continuing along the proposed north right-of-way and Access Denial Line of said SH 99, a distance of 184.22 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the south line of said 1.1128 acre tract and the north line of a 5.638 acre tract described in a deed executed on December 7, 2009 from Kenneth R. Wilson, et al, to Sophia K. Wilson, recorded under H.C.C.F. No. 20100055932, O.P.R.R.P.H.C., for the east corner of the herein described parcel; from which point a 1/2 inch iron rod found for the northeast corner of said 5.638 acre tract bears North 82° 23' 19" East, a distance of 335.10 feet;

2) **THENCE,** South 82° 23' 19" West, along the common line of said 1.1128 acre tract and of said 5.638 acre tract, a distance of 181.27 feet to a point in the east line of said 38.1060 acre residual tract for the northwest corner of said 5.638 acre tract and the southwest corner of said 1.1128 acre tract;

3) **THENCE,** North 01° 53' 51" West, along the west line of said 1.1128 acre tract and the east line of said 38.1060 acre residual tract, a distance of 55.49 feet to the **POINT OF BEGINNING** and containing 0.1149 acre (5,004 square feet) parcel of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), 1993 Adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.

2. NGS monuments HGCSD-1, HGCSD-24, and CLEVPORT were held for horizontal control as provided by TxDOT.

3. ** 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.

4. A parcel plat of even date was prepared in conjunction with this property description.

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

Revision July, 2012: Revised monumentation, symbology, and notation due to revisions to adjoining parcel

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2011

4/4/2013

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

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

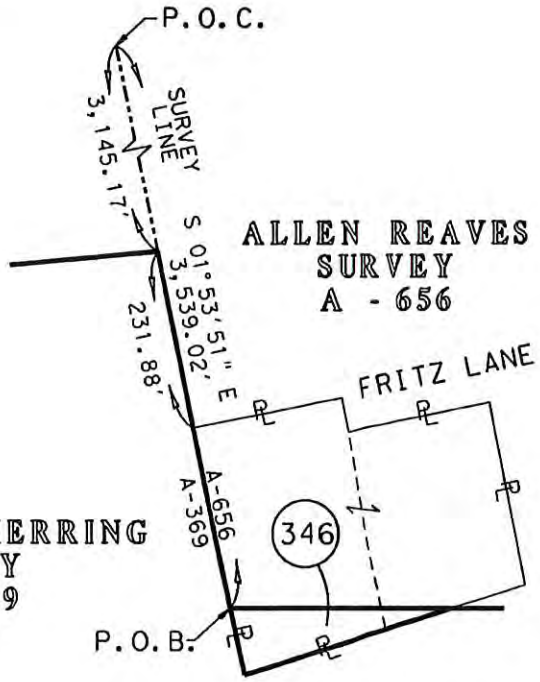
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROW AND ACCESS DENIAL LINE ("ADL")
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE

■ SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
□ FOUND 5/8" I.R. W/TXDOT ALUM CAP
● SET (AS INDICATED)
◎ FOUND PROPERTY CORNER (AS DESCRIBED)

O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
A - - ABSTRACT NUMBER
F.C. - FILM CODE
H.C.D.C. - HARRIS COUNTY DISTRICT COURT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS



PARCEL NO. 346

N.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. NGS MONUMENTS HGCSD-1, HGCSD-24, AND CLEVPORT WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT.
3. ** THE MONUMENT DESCRIBED AND SET 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

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

4/4/2013

LEO M. DELATORRE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

REVISION JULY, 2012:
REVISED MONUMENTATION, SYMBOLOGY AND NOTATION DUE TO REVISIONS TO ADJOINING PARCEL

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.1128	0.1149 5,004	0.9979	

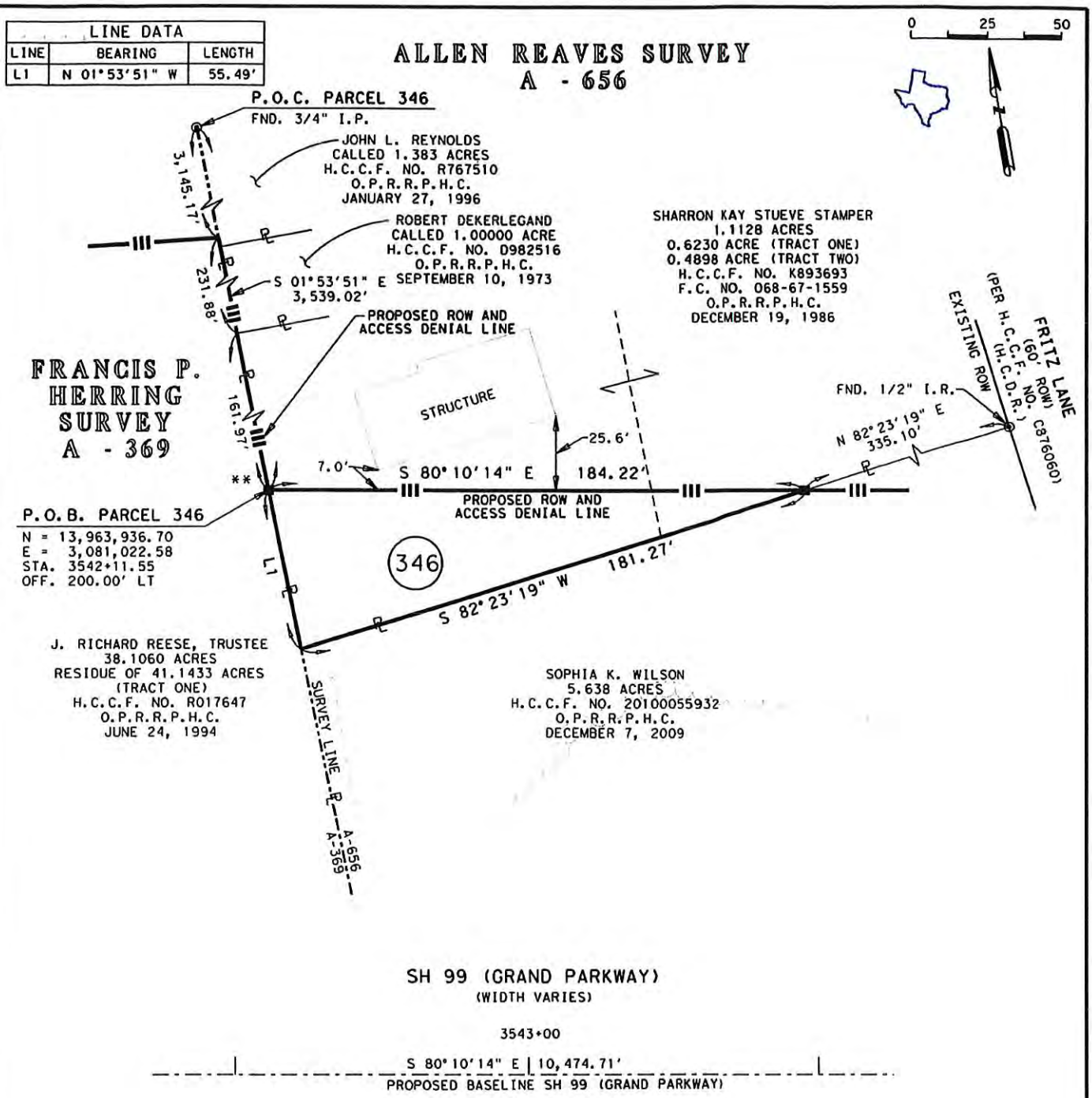
LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 346

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 4 OF 5 SCALE: N.T.S.

s:\2013\1320033\cadd\351006006*Parcel 346-01 NWO.dgn

LINE DATA		
LINE	BEARING	LENGTH
L1	N 01°53'51" W	55.49'



LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 346

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 5 OF 5 SCALE: 1"=50'

s:\2013\1320033\cadd\351006006*Parcel 346-02 NWO.dgn

County: Harris
Highway: SH 99 (Grand Parkway)
Limits: From East of SH 249 to East of IH 45 – Segment F2
RCSJ: 3510-06-006

Property Description for Parcel 220

Being an 8.966 acre (390,542 square feet) parcel of land situated in the Thomas Martin Survey, Abstract No. 552, Harris County, Texas; said 8.966 acre parcel being out of a 20.79 acre (calculated) residual tract out of a certain tract of land composed of the following three tracts: 1) the residue of a called 21.7780 acre tract (Tract 4) described in a deed executed on October 26, 2006 from Champions Glen, L.P., to Gleannloch Commercial Development, L.P., recorded under Harris County Clerk's File (H.C.C.F.) No. 20060159163, Film Code (F.C.) No. 032-44-0243 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); 2) a called 1.2015 acre tract described in a Second Exchange Deed executed on April 4, 2013 from Gleannloch Farms Community Association, Inc., to Gleannloch Commercial Development, L.P., recorded under H.C.C.F. No. 20130168201, F.C. No. 086-62-2104, O.P.R.R.P.H.C.; 3) a called 0.4735 acre tract described in a deed executed on April 5, 2013 from RH of Texas Limited Partnership to Gleannloch Commercial Development, L.P., recorded under H.C.C.F. No. 20130160756, F.C. No. 043-20-1769, O.P.R.R.P.H.C.; said 8.966 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Costello" found for the southwest corner of a 413.70 acre (calculated) tract (called 413.753 acres) described in a deed executed on March 31, 1993 from Northwest Airport Development, Inc., to Jagjit Singh Gill, Trustee, recorded under H.C.C.F. No. P191323, O.P.R.R.P.H.C.;

THENCE, North 47° 47' 11" West, along the southwest line of said 413.70 acre tract (per Boundary Line Agreement recorded under H.C.C.F. No. W610961, O.P.R.R.P.H.C.), at a distance of 1,061.70 pass a 5/8 inch iron rod with cap stamped "Costello RPLS 4416" found for the east corner of said 20.79 acre residual tract and the north corner of a 6.0692 acre tract described in a deed executed on August 3, 2005 from Champions Glen, L.P., to Harris County Municipal Utility District No. 383, recorded under H.C.C.F. No. Y708548, O.P.R.R.P.H.C., continuing for a total distance of 1,544.84 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southeast right-of-way line of State Highway 99 (SH 99) and the northeast line of said 20.79 acre residual tract for an easterly corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,951,825.76, E= 3,054,401.34; said point being 124.98 feet right from the proposed SH 99 baseline station 3229+81.40;

1) **THENCE,** South 42° 45' 07" West, along the proposed southeast right-of-way line of said SH 99, a distance of 65.17 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for an angle point and the beginning of an Access Denial Line;**

2) **THENCE,** South 47° 46' 39" East, along the proposed southeast right-of-way and Access Denial Line of said SH 99, a distance of 486.92 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the southeast line of said 20.79 acre residual tract and the northwest line of said 6.0692 acre tract for the most easterly corner of the herein described parcel;

3) **THENCE,** South 39° 26' 02" West, along the common line of said 20.79 acre residual tract and of said 6.0692 acre tract, a distance of 40.05 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southeast right-of-way line and being on an Access Denial Line of said SH 99 for a southeasterly corner of the herein described parcel;

4) **THENCE,** North 47° 46' 39" West, along the proposed southeast right-of-way and Access Denial Line of said SH 99, a distance of 489.23 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for an angle point and the end of said Access Denial Line;**

5) **THENCE,** South 42° 45' 07" West, along the proposed southeast right-of-way line of said SH 99, at a distance of 376.47 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set (Sta. 3225+00.00, 140.27 feet right), continuing for a total distance of 943.34 feet to an angle point (from which a found 5/8 inch iron rod with cap stamped "Costello Inc" bears South 50° 21' East, 0.16 feet);**

6) **THENCE,** South 47° 14' 53" East, continuing along the proposed southeast right-of-way line of said SH 99, a distance of 1.06 feet to an angle point (from which a found 5/8 inch iron rod with cap stamped "Costello Inc" bears North 46° 59' West, 0.15 feet) for the northerly corner of a 20.144 acre residual tract composed of the residue of a called 19.3766 acre tract described in a deed executed on March 1, 2013 from Providence Classical School to RH of Texas Limited Partnership, recorded under H.C.C.F. No. 20130098655, O.P.R.R.P.H.C., and a called 1.2409 acre tract described in a deed executed on April 4, 2013 from Gleannloch Commercial Development, L.P., to RH of Texas Limited Partnership, recorded under H.C.C.F. No. 20130160755, O.P.R.R.P.H.C.;

7) **THENCE,** South 42° 47' 20" West, continuing along the proposed southeast right-of-way line of said SH 99 with the southeast line of said 20.79 acre residual tract and the northwest line of said 20.144 acre residual tract, a distance of 164.07 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the east corner of a 0.7039 acre (calculated) residual tract out of a called 1.7652 acre tract described in a Second Exchange Deed executed on April 4, 2013 between Gleannloch Commercial Development, L.P., and Gleannloch Farms Community Association, Inc., recorded under H.C.C.F. No. 20130168201, O.P.R.R.P.H.C.; said point being a southwesterly corner of said 20.79 acre residual tract and of the herein described parcel;

8) **THENCE,** North 47° 13' 48" West, along the southwest line of said 20.79 acre residual tract and the northeast line of said 0.7039 acre residual tract, a distance of 340.71 feet to a point in the existing southeast right-of-way line of Boudreaux Road (width varies per Volume 646, Page 595, Volume 648, Page 511, Volume 649, Page 394 of the Harris County Deed Records and F.C. No. 476139 of the Harris County Map Records) for the north corner of said 0.7039 acre residual tract and the most westerly corner of said 20.79 acre residual tract and of the herein described parcel;

9) **THENCE,** North 42° 45' 51" East, along the existing southeast right-of-way line of said Boudreaux Road, a distance of 25.29 feet to a point (from which a found 5/8 inch iron rod bears South 82° 57' 00" West, 1.78 feet) for the west corner of a called 0.4591 acre tract described in a deed executed on July 2, 2004 from Ron E. Landrath to Anthony P. Strauder, et ux, recorded under H.C.C.F. No. X745976, O.P.R.R.P.H.C.;

10) **THENCE,** South 47° 13' 47" East, along the southwest line of said 0.4591 acre tract, a distance of 200.09 feet to a 5/8 inch iron rod found for the south corner of said 0.4591 acre tract;

11) **THENCE,** North 42° 47' 09" East, along the southeast line of said 0.4591 acre tract, at a distance of 100.00 feet pass the east corner of said 0.4591 acre tract and the south corner of a called 0.5 acre tract described in a deed executed on June 25, 1973 from L. E. Frankline, Trustee, to Kent McGaughy and Harry R. Jones, Jr., recorded under H.C.C.F. No. D942590, O.P.R.R.P.H.C., and being the community property of Harry R. Jones and Betty Lou Thomson Jones per Agreed Divorce Decree executed on May 13, 1996, recorded under H.C.C.F. No. R957673, O.P.R.R.P.H.C., continuing for a total distance of 200.00 feet to a 5/8 inch iron found for the east corner of said 0.5 acre tract;

12) **THENCE,** North 47° 13' 07" West, along the northeast line of said 0.5 acre tract, a distance of 200.05 feet to a 5/8 inch iron rod with cap stamped "Costello" found in the existing southeast right-of-way line of said Boudreaux Road for the north corner of said 0.5 acre tract;

13) **THENCE,** North 42° 47' 48" East, along the existing southeast right-of-way line of said Boudreaux Road, a distance of 983.98 feet to a 5/8 inch iron rod with cap stamped "Costello" found (from which a found 5/8 inch iron rod bears South 35° 47' 00" East, 4.43 feet) for the most westerly corner of said 413.70 acre tract and being the most northerly corner of said 20.79 acre residual tract and of the herein described parcel;

14) **THENCE,** South 47° 47' 11" East, along the common line of said 20.79 acre residual tract and of said 413.70 acre tract (per Boundary Line Agreement recorded under H.C.C.F. No. W610961, O.P.R.R.P.H.C.), a distance of 338.84 feet to the **POINT OF BEGINNING** and containing 8.966 acre (390,542 square feet) parcel of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), 1993 Adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.

2. NGS monuments HGCSD-1, HGCSD-24, and CLEVPORT were held for horizontal control as provided by TxDOT.

3. ** 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.

4. A parcel plat of even date was prepared in conjunction with this property description.

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

Revision June, 2013: Combined Parcels 216, 219 & 220; Added Access Denial Line; Revised monumentation, symbology and notation due to right-of-way revisions; Added matters as reflected in Title Commitment
Revision July, 2012: Increased taking acreage of parcel

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2011

8/16/13

Leo M. Delatorre Date
Registered Professional Land Surveyor
Texas Registration No. 5113
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

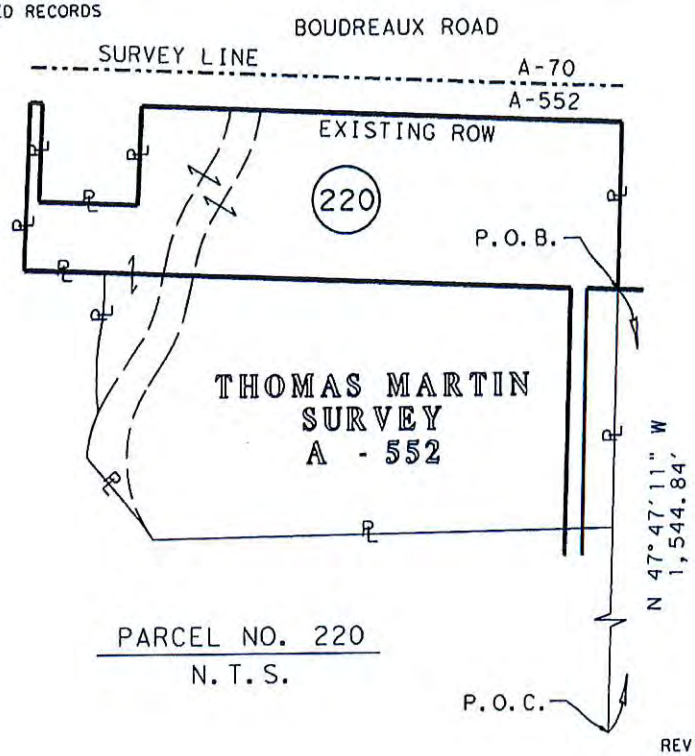
STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROW AND ACCESS DENIAL LINE ("ADL")
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE

■ SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
□ FOUND 5/8" I.R. W/TXDOT ALUM CAP
● SET (AS INDICATED)
◎ FOUND PROPERTY CORNER (AS DESCRIBED)

O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
A - - ABSTRACT NUMBER
F.C. - FILM CODE
H.C.D.C. - HARRIS COUNTY DISTRICT COURT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS



PARCEL NO. 220
N.T.S.

REVISION JUNE, 2013: COMBINED PARCELS 216, 219 & 220; ADDED ACCESS DENIAL LINE; REVISED MONUMENTATION, SYMBOLOGY AND NOTATION DUE TO R.O.W. REVISIONS; ADDED MATTERS AS REFLECTED IN TITLE COMMITMENT.

REVISION JULY, 2012: INCREASED TAKING ACREAGE OF PARCEL

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. NGS MONUMENTS HGCSD-1, HGCSD-24, AND CLEVPORT WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT.
3. ** THE MONUMENT DESCRIBED AND SET 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-54059 WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2013.

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL LAND SURVEYOR

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

8/16/13

LEO M. DELATORRE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC. LEFT	REMAINDER AC. RIGHT
20.79 (CALC.)	8.966 390,542	0.0000	11.0979 (SOUTH)
			0.7261 (NORTH)

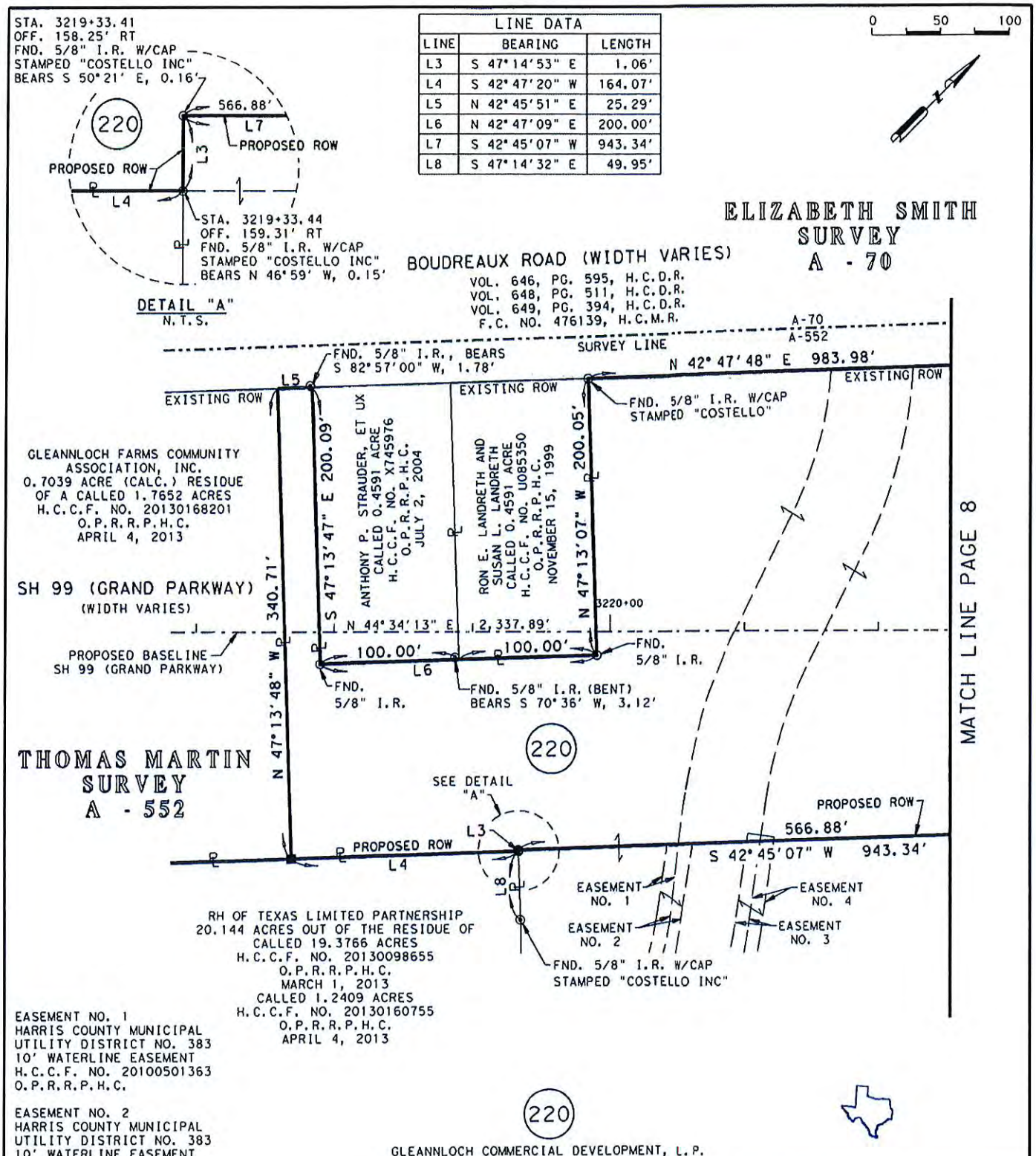
LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 220

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 6 OF 9 SCALE: N.T.S.

s:\2013\1320033\cadd\351006006*Parcel 220-01.dgn

LINE DATA		
LINE	BEARING	LENGTH
L3	S 47°14'53" E	1.06'
L4	S 42°47'20" W	164.07'
L5	N 42°45'51" E	25.29'
L6	N 42°47'09" E	200.00'
L7	S 42°45'07" W	943.34'
L8	S 47°14'32" E	49.95'



EASEMENT NO. 1
HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 383
10' WATERLINE EASEMENT
H.C.C.F. NO. 20100501363
O.P.R.R.P.H.C.

EASEMENT NO. 2
HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 383
10' WATERLINE EASEMENT
H.C.C.F. NO. 20100501361
O.P.R.R.P.H.C.

EASEMENT NO. 3
HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 383
10' SANITARY SEWER EASEMENT
H.C.C.F. NO. 20100501362
O.P.R.R.P.H.C.

EASEMENT NO. 4
HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 383
10' SANITARY SEWER EASEMENT
H.C.C.F. NO. 20100477426
O.P.R.R.P.H.C.

220

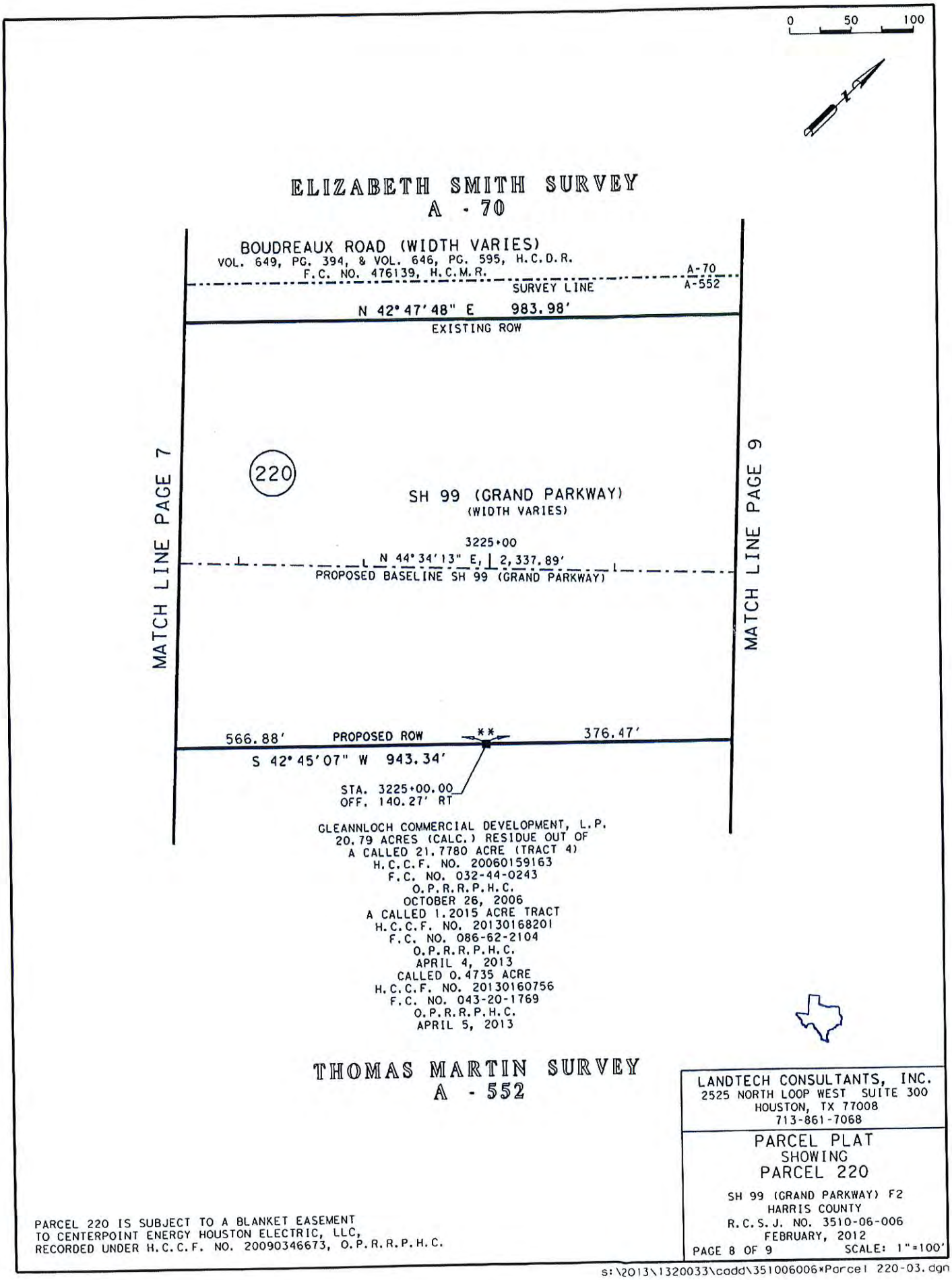
GLEANNLOCH COMMERCIAL DEVELOPMENT, L.P.
20.79 ACRES (CALC.) RESIDUE OUT OF
A CALLED 21.7780 ACRE (TRACT 4)
H.C.C.F. NO. 20060159163
F.C. NO. 032-44-0243
O.P.R.R.P.H.C.
OCTOBER 26, 2006
A CALLED 1.2015 ACRE TRACT
H.C.C.F. NO. 20130168201
F.C. NO. 086-62-2104
O.P.R.R.P.H.C.
APRIL 4, 2013
CALLED 0.4735 ACRE
H.C.C.F. NO. 20130160756
F.C. NO. 043-20-1769
O.P.R.R.P.H.C.
APRIL 5, 2013

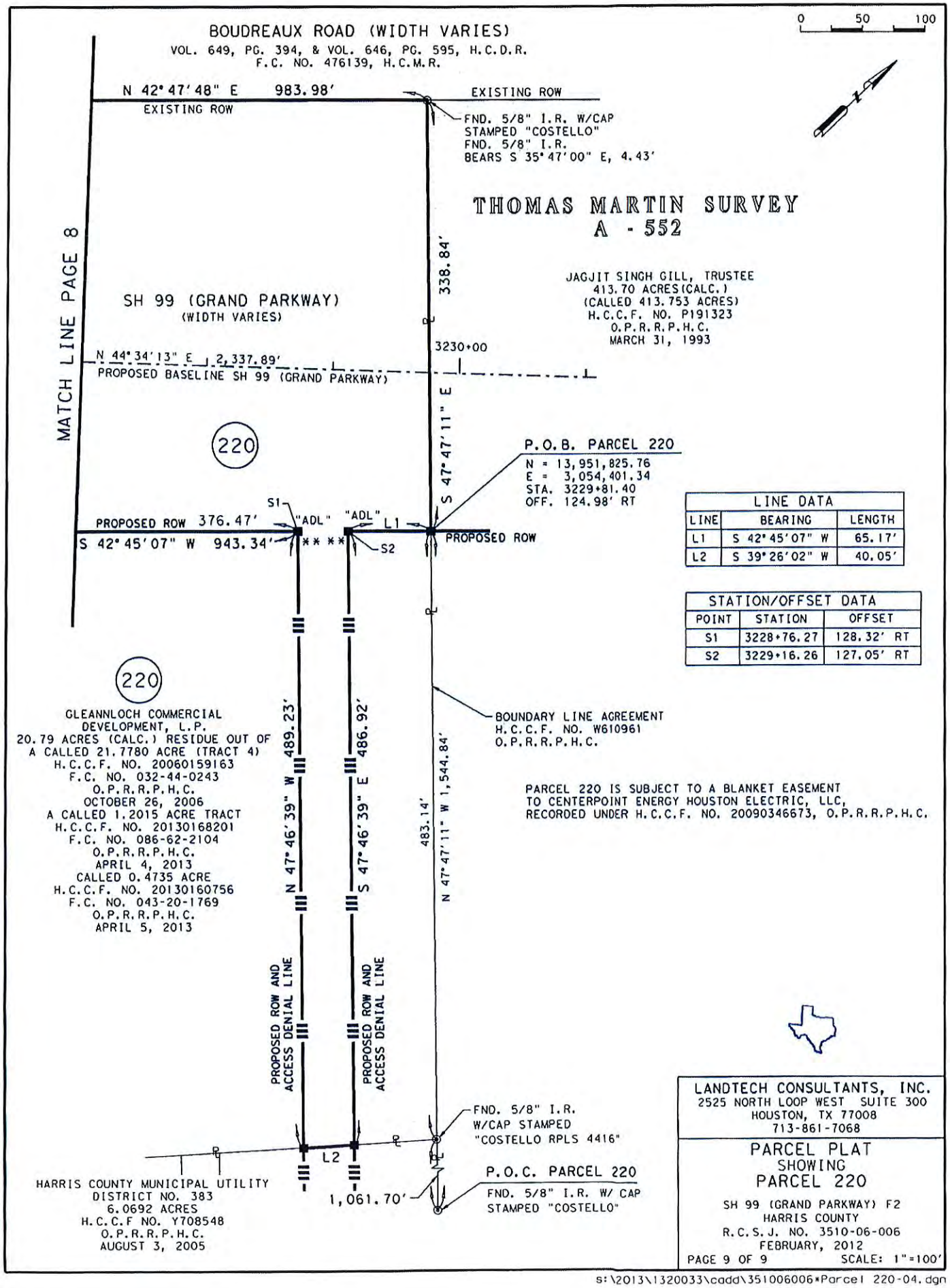
LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 220

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 7 OF 9 SCALE: 1"=100'

S:\2013\1320033\Cadd\351006006*Parcel 220-02.dgn


0 50 100
ELIZABETH SMITH SURVEY
A - 70
BOUDREAUX ROAD (WIDTH VARIES)
VOL. 649, PG. 394, & VOL. 646, PG. 595, H.C.D.R.
F.C. NO. 476139, H.C.M.R.
A-70
A-552
SURVEY LINE
N 42° 47' 48" E 983.98'
EXISTING ROW
MATCH LINE PAGE 7
MATCH LINE PAGE 9
220
SH 99 (GRAND PARKWAY)
(WIDTH VARIES)
3225+00
N 44° 34' 13" E, 2,337.89'
PROPOSED BASELINE SH 99 (GRAND PARKWAY)
566.88'
PROPOSED ROW
376.47'
S 42° 45' 07" W 943.34'
STA. 3225+00.00
OFF. 140.27' RT
GLEANNLOCH COMMERCIAL DEVELOPMENT, L.P.
20.79 ACRES (CALC.) RESIDUE OUT OF
A CALLED 21.7780 ACRE (TRACT 4)
H.C.C.F. NO. 20060159163
F.C. NO. 032-44-0243
O.P.R.R.P.H.C.
OCTOBER 26, 2006
A CALLED 1.2015 ACRE TRACT
H.C.C.F. NO. 20130168201
F.C. NO. 086-62-2104
O.P.R.R.P.H.C.
APRIL 4, 2013
CALLED 0.4735 ACRE
H.C.C.F. NO. 20130160756
F.C. NO. 043-20-1769
O.P.R.R.P.H.C.
APRIL 5, 2013
THOMAS MARTIN SURVEY
A - 552
LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
PARCEL PLAT
SHOWING
PARCEL 220
SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
FEBRUARY, 2012
PAGE 8 OF 9
SCALE: 1"=100'
PARCEL 220 IS SUBJECT TO A BLANKET EASEMENT
TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC,
RECORDED UNDER H.C.C.F. NO. 20090346673, O.P.R.R.P.H.C.
s:\2013\1320033\cadd\351006006*Parcel 220-03.dgn



LINE DATA		
LINE	BEARING	LENGTH
L1	S 42° 45' 07" W	65.17'
L2	S 39° 26' 02" W	40.05'

STATION/OFFSET DATA		
POINT	STATION	OFFSET
S1	3228+76.27	128.32' RT
S2	3229+16.26	127.05' RT

County:	Harris
Highway:	Grand Parkway – SH 99
From:	East of SH 249
To:	East of IH 45
CSJ:	3510-06-006
Parcel:	220 TE Parts 1 and 2

TEMPORARY EASEMENT CLAUSE

A TEMPORARY EASEMENT for the duration of 2 years from the date of commencement of work on said Temporary Easement for additional workspace needed to construct the proposed drainage facilities located inside the Grand Parkway right-of-way to flow into the existing Harris County Flood Control District Drainage Easement, along, upon and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for additional workspace needed to construct the proposed drainage facilities located inside the Grand Parkway right-of-way to flow into the existing Harris County Flood Control District Drainage Easement.

County: Harris
Highway: SH 99 (Grand Parkway)
Limits: From East of SH 249 to East of IH 45 – Segment F2
RCSJ: 3510-06-006

Property Description for Parcel 220 TE Part 1 & Part 2

Being a total of 1.3359 acre (58,190 square feet) parcel of land situated in the Thomas Martin Survey, Abstract No. 552, Harris County, Texas; said 1.3359 acre parcel being out of a 20.79 acre (calculated) residual tract out of a certain tract of land composed of the following three tracts: 1) the residue of a called 21.7780 acre tract (Tract 4) described in a deed executed on October 26, 2006 from Champions Glen, L.P., to Gleannloch Commercial Development, L.P., recorded under Harris County Clerk's File (H.C.C.F.) No. 20060159163, Film Code (F.C.) No. 032-44-0243 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); 2) a called 1.2015 acre tract described in a Second Exchange Deed executed on April 4, 2013 from Gleannloch Farms Community Association, Inc., to Gleannloch Commercial Development, L.P., recorded under H.C.C.F. No. 20130168201, F.C. No. 086-62-2104, O.P.R.R.P.H.C.; 3) a called 0.4735 acre tract described in a deed executed on April 5, 2013 from RH of Texas Limited Partnership to Gleannloch Commercial Development, L.P., recorded under H.C.C.F. No. 20130160756, F.C. No. 043-20-1769, O.P.R.R.P.H.C.; said 1.3359 acre parcel of land being more particularly described in two parts by metes and bounds as follows:

Part 1
Being 0.6098 acre (26,563 square feet)

COMMENCING at a 5/8 inch iron rod with cap stamped "Costello" found for the southwest corner of a 413.70 acre tract (called 413.753 acres) described in a deed executed on March 31, 1993 from Northwest Airport Development, Inc., to Jagjit Singh Gill, Trustee, recorded under H.C.C.F. No. P191323, O.P.R.R.P.H.C.;

THENCE, North 47° 47' 11" West, along the southwest line of said 413.70 acre tract (per Boundary Line Agreement recorded under H.C.C.F. No. W610961, O.P.R.R.P.H.C.), a distance of 1,061.70 feet to a 5/8 inch iron rod with cap stamped "Costello RPLS 4416" found for the most easterly corner of said 20.79 acre residual tract and the north corner of a 6.0692 acre tract described in a deed executed on August 3, 2005 from Champions Glen, L.P., to Harris County Municipal Utility District No. 383, recorded under H.C.C.F. No. Y708548, O.P.R.R.P.H.C.;

THENCE, South 39° 26' 02" West, along the southeast line of said 20.79 acre residual tract and the northwest line of said 6.0692 acre tract, at a distance of 65.32 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southeast right-of-way line and being on an Access Denial Line of State Highway 99 (SH 99), continuing along the southeast line of said 20.79 acre residual tract and the northwest line of said 6.0692 acre tract for a total distance of 105.37 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southeast right-of-way line and being on an Access Denial Line of said SH 99 for the most easterly corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,951,419.76, E= 3,054,692.25; said point being 617.14 feet right from the proposed SH 99 baseline station 3228+96.32;

1) **THENCE,** South 39° 26' 02" West, continuing along the southeast line of said 20.79 acre residual tract and the northwest line of said 6.0692 acre tract, a distance of 50.87 feet to a hub and tack set for the most southerly corner of the herein described parcel;

2) **THENCE,** North 48° 32' 57" West, along the proposed southwest line of the herein described parcel, a distance of 492.28 feet to a hub and tack set in the proposed southeast right-of-way line of said SH 99 for the most westerly corner of the herein described parcel;

3) **THENCE,** North 42° 45' 07" East, along the proposed southeast right-of-way line of said SH 99, a distance of 57.44 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line and the most northerly corner of the herein described parcel;**

4) **THENCE,** South 47° 46' 39" East, along the proposed southeast right-of-way and Access Denial Line of said SH 99, a distance of 489.23 feet to the **POINT OF BEGINNING** and containing 0.6098 acre (26,563 square feet) parcel of land.

Part 2
Being 0.7261 acre (31,627 square feet)

COMMENCING at a 5/8 inch iron rod with cap stamped "Costello" found for the southwest corner of said 413.70 acre tract;

THENCE, North 47° 47' 11" West, along the southwest line of said 413.70 acre tract (per Boundary Line Agreement recorded under H.C.C.F. No. W610961, O.P.R.R.P.H.C.), a distance of 1,061.70 feet to a 5/8 inch iron rod with cap stamped "Costello RPLS 4416" found for the north corner of said 6.0692 acre tract and the most easterly corner of said 20.79 acre residual tract and of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 13,951,501.14, E= 3,054,759.18; said point being 607.71 feet right from the proposed SH 99 baseline station 3230+01.26;

1) **THENCE,** South 39° 26' 02" West, along the southeast line of said 20.79 acre residual tract and the northwest line of said 6.0692 acre tract, a distance of 65.32 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southeast right-of-way line and being on an Access Denial Line of said SH 99 for the southeast corner of the herein described parcel;

2) **THENCE,** North 47° 46' 39" West, along the proposed southeast right-of-way and Access Denial Line of said SH 99, a distance of 486.92 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line and the most westerly corner of the herein described parcel;**

3) **THENCE,** North 42° 45' 07" East, along the proposed southeast right-of-way line of said SH 99, a distance of 65.17 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the northeast line of said 20.79 acre residual tract and the southwest line said 413.70 acre tract for the northwest corner of the herein described parcel;

4) **THENCE,** South 47° 47' 11" East, along the proposed northeast line of the herein described parcel with the common line of said 20.79 acre residual tract and of said 413.70 acre tract (per Boundary Line Agreement recorded under H.C.C.F. No. W610961, O.P.R.R.P.H.C.), a distance of 483.14 feet to the **POINT OF BEGINNING** and containing 0.7261 acre (31,627 square feet) parcel of land.

Parcel 220 TE Acquisition Summary

Part 1 =	0.6098 acre	26,653 square feet
Part 2 =	0.7261 acre	31,627 square feet
Total =	1.3359 acre	58,190 square feet

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), 1993 Adjustment. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00013.

2. NGS monuments HGCSD-1, HGCSD-24, and CLEVPORT were held for horizontal control as provided by TxDOT.

3. ** 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.

4. A parcel plat of even date was prepared in conjunction with this property description.

Revision June, 2013: Added Access Denial Line; Revised monumentation, symbology and notation due to right-of-way revisions; Added matters as reflected in Title Commitment

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2011

7/3/13

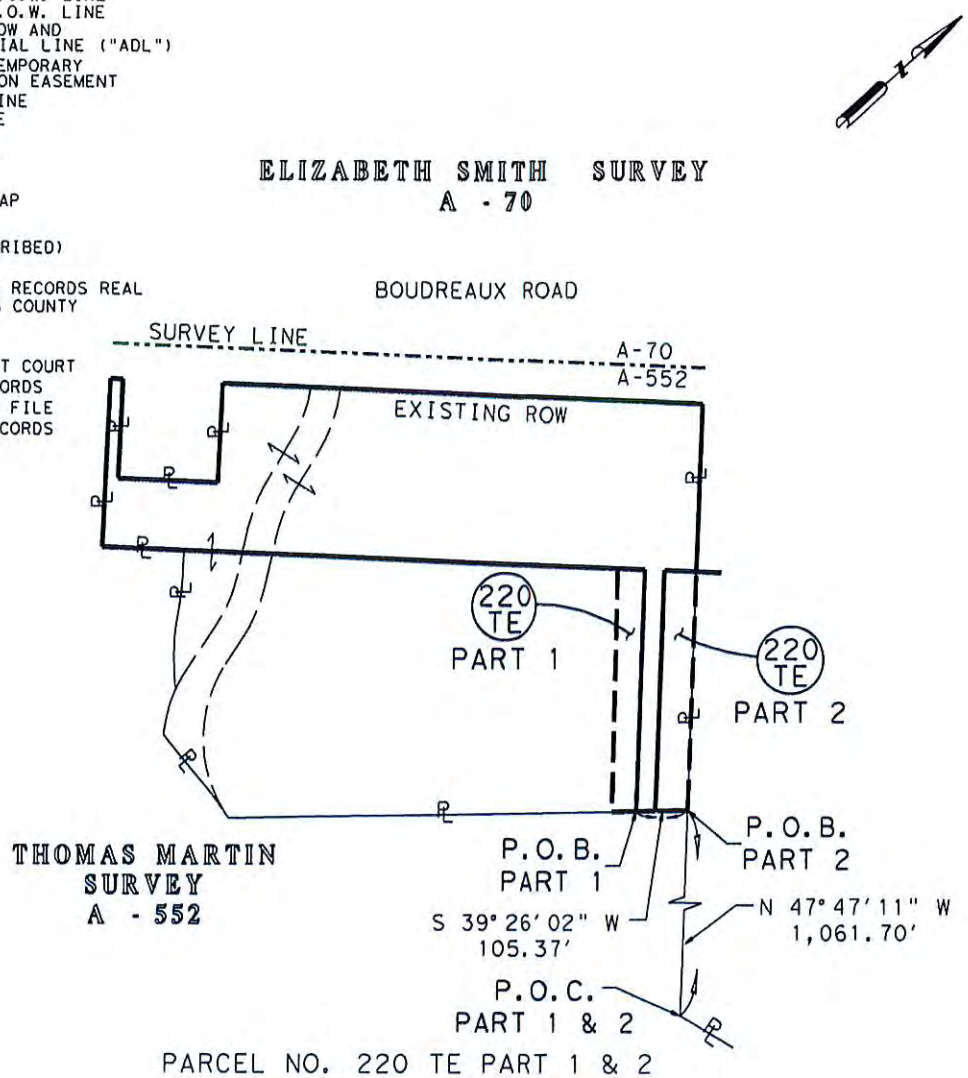
Leo M. Delatorre Date
Registered Professional Land Surveyor
Texas Registration No. 5113
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROW AND ACCESS DENIAL LINE ("ADL")
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- ■ SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
- □ FOUND 5/8" I.R. W/TXDOT ALUM CAP
- ● SET (AS INDICATED)
- ◎ FOUND PROPERTY CORNER (AS DESCRIBED)

O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
A - - ABSTRACT NUMBER
F.C. - FILM CODE
H.C.D.C. - HARRIS COUNTY DISTRICT COURT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS



PARCEL NO. 220 TE PART 1 & 2

N.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. NGS MONUMENTS HGCSD-1, HGCSD-24, AND CLEVPORT WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT.
3. ** THE MONUMENT DESCRIBED AND SET 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS, G.F. NO. 703-54059 WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2013.

STATE OF TEXAS
REGISTERED
LEO M. DELATORRE
5113
PROFESSIONAL
LAND SURVEYOR

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

7/3/13

LEO M. DELATORRE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

REVISION JUNE, 2013:
ADDED ACCESS DENIAL LINE; REVISED MONUMENTATION, SYMBOLOGY AND NOTATION DUE TO R.O.W. REVISIONS; ADDED MATTERS AS REFLECTED IN TITLE COMMITMENT.

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC. LEFT	REMAINDER AC. RIGHT
20.79 (CALC.)	PART 1 0.6098 26,563		
	PART 2 0.7261 31,627		

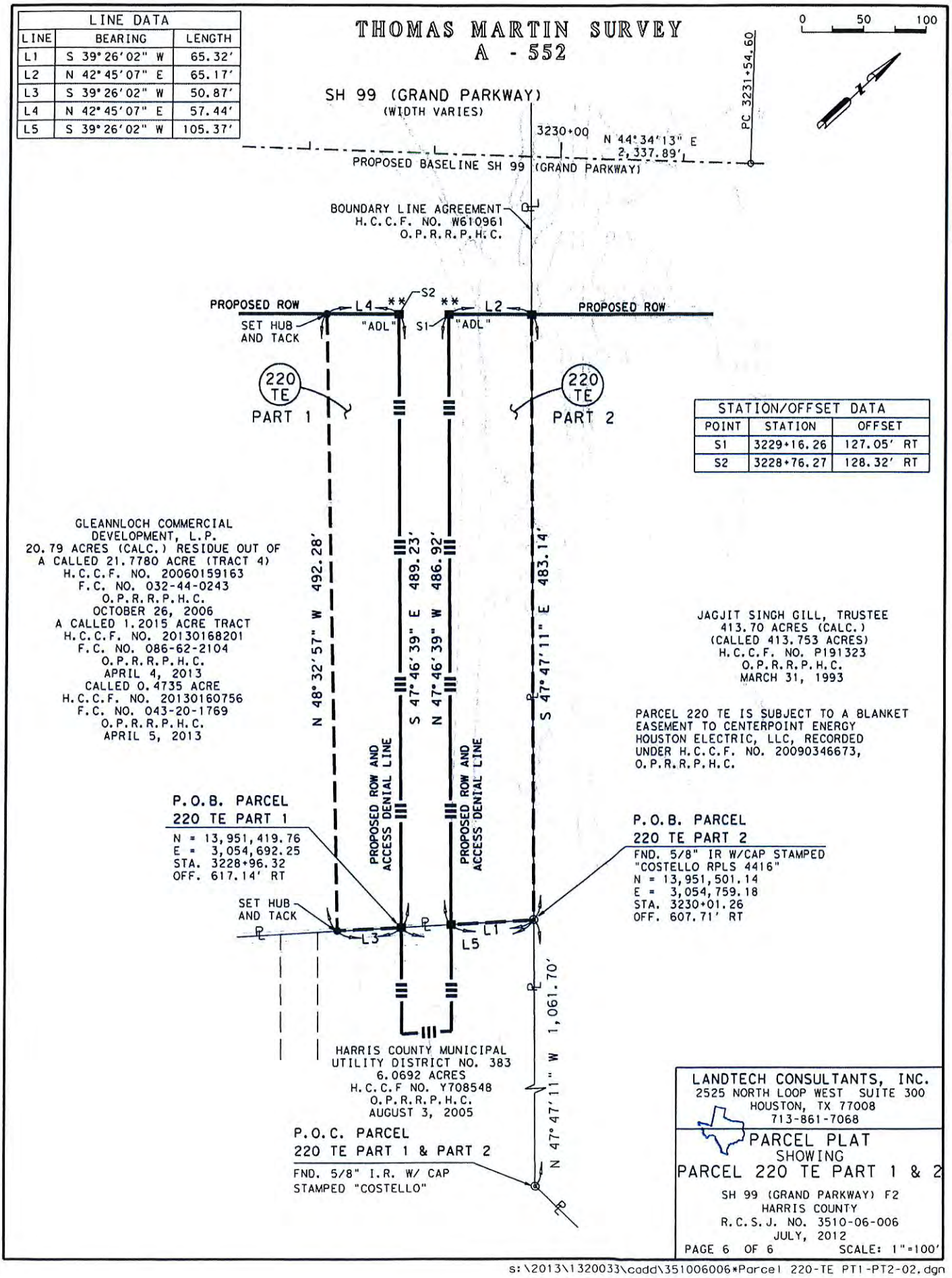
LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 220 TE PART 1 & 2

SH 99 (GRAND PARKWAY) F2
HARRIS COUNTY
R.C.S.J. NO. 3510-06-006
JULY, 2012
PAGE 5 OF 6 SCALE: N.T.S.

s:\2013\1320033\cadd\351006006*Parcel 220-TE 01.dgn

LINE DATA		
LINE	BEARING	LENGTH
L1	S 39°26'02" W	65.32'
L2	N 42°45'07" E	65.17'
L3	S 39°26'02" W	50.87'
L4	N 42°45'07" E	57.44'
L5	S 39°26'02" W	105.37'



s:\2013\1320033\cadd\351006006*Parcel 220-TE PT1-PT2-02.dgn

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 596+58.88 TO STA. 599+46.21
R.O.W. CSJ: 0094-07-042

DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 38

BEING A 8,954 SQUARE FEET TRACT OF LAND, MORE OR LESS, IN THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845, CITY BLOCK NUMBER 43/7940, DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO FREEWOOD/JOSEY, LTD., AS RECORDED DOCUMENT NUMBER 20080316470 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND ALSO BEING A PART OF BROOK HOLLOW INDUSTRIAL DISTRICT NUMBER FOUR, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 31, PAGE 113 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), SAID 8,954 SQUARE FEET TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FREEWOOD/JOSEY, LTD., TRACT AND BEING THE SOUTHEAST CORNER OF A TRACT AS CONVEYED TO ACCOUNTS ADJUSTMENT SERVICE CORPORATION AS RECORDED IN VOLUME 91019, PAGE 227 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), FROM WHICH A 1/2" IRON ROD FOUND, BEARS NORTH 08 DEGREES 04 MINUTES 32 SECONDS EAST, A DISTANCE OF 0.25 FEET;

THENCE NORTH 37 DEGREES 25 MINUTES 19 SECONDS EAST, ALONG THE COMMON LINE OF SAID FREEWOOD/JOSEY, LTD., TRACT AND SAID ACCOUNTS ADJUSTMENT SERVICE CORPORATION TRACT, A DISTANCE OF 369.82 FEET TO A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET AT THE ON THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND BEING THE **POINT OF BEGINNING**, HAVING A COORDINATE OF NORTH 6,987,385.25, EAST 2,466,071.54;**

1) THENCE NORTH 37 DEGREES 25 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 40.79 FEET TO THE NORTHWEST CORNER OF SAID FREEWOOD/JOSEY, LTD., TRACT AND THE NORTHEAST CORNER OF SAID ACCOUNTS ADJUSTMENT SERVICE CORPORATION TRACT, AND BEING ON THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, FROM WHICH A 1/2" IRON ROD FOUND, BEARS NORTH 08 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 0.29 FEET;

2) THENCE SOUTH 52 DEGREES 33 MINUTES 54 SECONDS EAST, ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 287.34 FEET TO THE NORTHEAST CORNER OF SAID FREEWOOD/JOSEY, LTD., TRACT AND BEING THE NORTHWEST CORNER OF A TRACT AS CONVEYED TO WILLIAM S. EVERITT AS RECORDED IN VOLUME 95054, PAGE 432 D.R.D.C.T.;

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 596+58.88 TO STA. 599+46.21
R.O.W. CSJ: 0094-07-042

DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 38

3) THENCE SOUTH 37 DEGREES 25 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID FREEWOOD/JOSEY, LTD. TRACT AND SAID WILLIAM S. EVERITT TRACT, A DISTANCE OF 19.71 FEET TO A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET ON THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, ALSO BEING THE **BEGINNING DENIAL OF ACCESS LINE;****

4) THENCE NORTH 57 DEGREES 10 MINUTES 13 SECONDS WEST, ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND DENIAL OF ACCESS LINE, AT A DISTANCE OF 114.71 FEET PASSING THE **END DENIAL OF ACCESS LINE**, AND ALSO AT A DISTANCE OF 176.37 FEET PASSING THE **BEGINNING DENIAL OF ACCESS LINE**, IN ALL A TOTAL DISTANCE OF 254.01 FEET, FROM WHICH AN "X" CUT IN CONCRETE FOUND, BEARS NORTH 48 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 0.18 FEET;**

5) THENCE NORTH 53 DEGREES 42 MINUTES 17 SECONDS WEST, CONTINUING ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND DENIAL OF ACCESS LINE, A DISTANCE OF 34.15 TO THE **END DENIAL OF ACCESS LINE** AND THE **POINT OF BEGINNING** AND CONTAINING 8,954 SQUARE FEET [0.2056 AC.] OF LAND, MORE OR LESS.

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 596+58.88 TO STA. 599+46.21
R.O.W. CSJ: 0094-07-042

DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 38

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY.

**THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT 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: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.000136506.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET CREATED FEBRUARY 11, 2013 FOR THE TXDOT RIGHT-OF-WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0094-07-042.

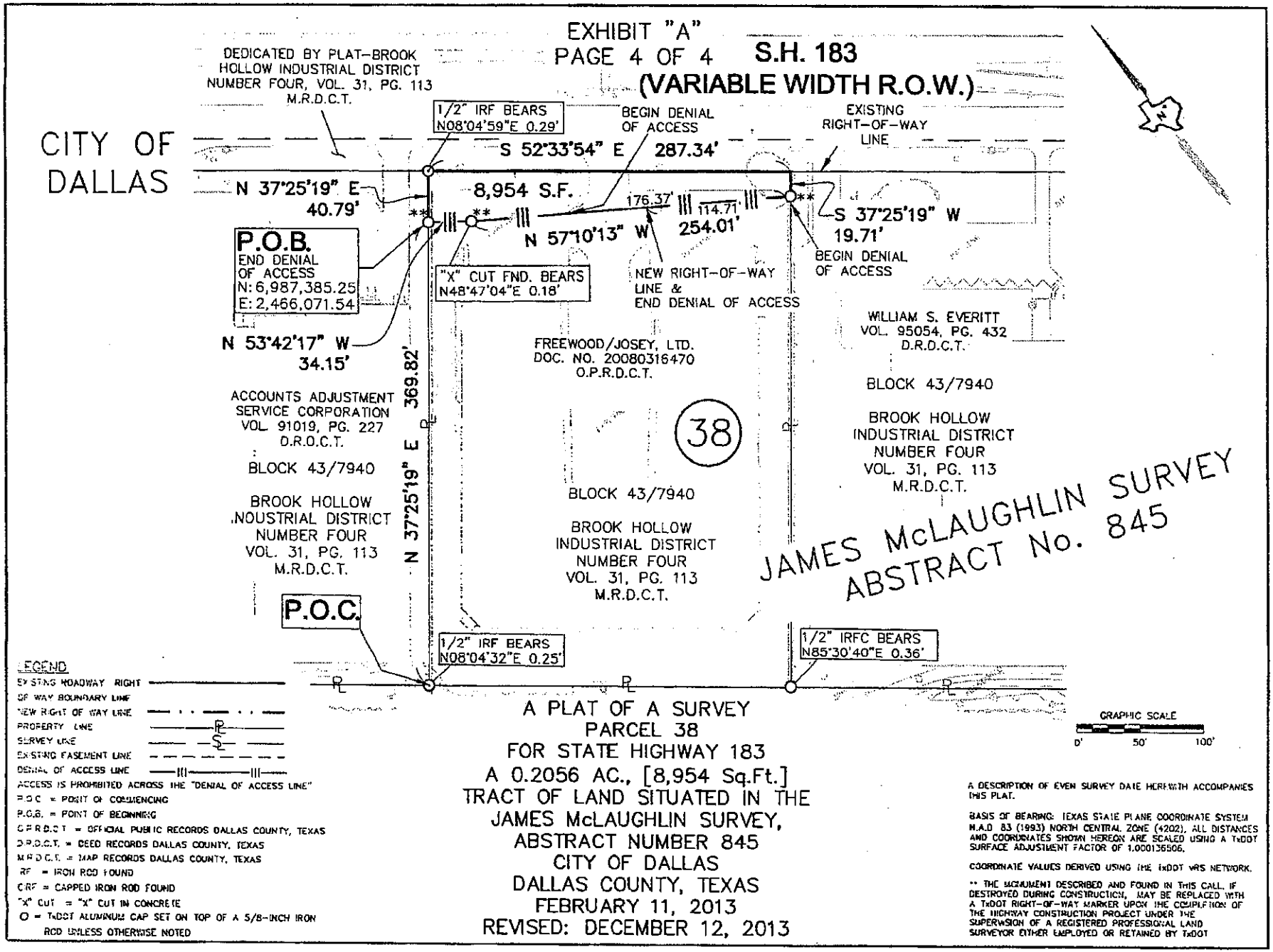
SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
DECEMBER 12, 2013

STATE OF TEXAS
REGISTERED
SCOTT M. POSEY
5350
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
PAGE 4 OF 4

S.H. 183 (VARIABLE WIDTH R.O.W.)



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
NEW RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
DENIAL OF ACCESS LINE
ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE"
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
"X" CUT = "X" CUT IN CONCRETE
O = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

A PLAT OF A SURVEY
PARCEL 38
FOR STATE HIGHWAY 183
A 0.2056 AC., [8,954 Sq.Ft.]
TRACT OF LAND SITUATED IN THE
JAMES McLAUGHLIN SURVEY,
ABSTRACT NUMBER 845
CITY OF DALLAS
DALLAS COUNTY, TEXAS
FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 (1993) NORTH CENTRAL ZONE (4202). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SCALED USING A TxDOT SURFACE ADJUSTMENT FACTOR OF 1.000136506.

COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK.

** THE MONUMENT DESCRIBED AND FOUND IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT 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

R.O.W. CSJ: 0094-07-042