TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties **MINUTE ORDER**

VARIOUS Districts

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 - O. 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 - 24, 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
Cameron	FM 803	14	1138-02-016	1
Dallas	US 75	11	0047-07-222	5
Dallas	US 75	12	0047-07-222	1
Denton	FM 156	15	0718-01-065	23
Denton	FM 455	6	0816-02-067	6
Grimes	SH 30	23	0212-04-034	12
Harris	US 290	18	0050-08-090	828
Harris	US 290	10	0050-08-096	716
Harris	US 290	24	0050-09-087	529
Hays	SL 82	4	0016-09-035	3,3E
Lee	US 290	16	0114-07-070	28
Lee	US 290	20	0114-07-070	27
Lee	US 290	21	0114-07-070	29
Lee	US 290	13	0114-07-070	25
Lee	US 290	19	0114-07-070	43
Lee	US 290	17	0114-07-070	42
McLennan	FM 1637	2	0833-03-041	114
McLennan	FM 1637	8	0833-03-041	99
Montgomery	FM 1488	7	0523-10-037	11
Montgomery	FM 1488	5	0523-10-037	14
Montgomery	FM 1488	1	0523-10-037	15
Montgomery	FM 1488	3	0523-10-037	16
Montgomery	FM 1488	9	0523-10-037	17
Palo Pinto	US 281	22	0250-02-041	1

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

VARIOUS Districts

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	IH 35E	F	0196-03-248	79
Dallas	US 175	M	0196-02-113	39
Dallas	US 175	L	0197-02-113	37
Dallas	US 175	N	0197-02-113	38
Denton	IH 35E	G	0196-02-109	27
Denton	IH 35E	H	0196-02-109	113
Denton	IH 35E	J	0196-02-109	112
Denton	IH 35E	I	0196-02-109	22
Denton	IH 35E	K	0196-02-109	41
Harris	IH 10	A	0508-01-326	206, 206TE
Harris	IH 10	D	0508-01-326	217, 217TE
Harris	SH 6	B	1685-05-103	1305
Harris	US 290	C	0050-08-090	829
Harris	US 290	O	0050-09-087	522
Harris	US 290	E	0050-09-087	517

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

114101 OC73014

Minute Number

Date Passed

County:	Montgomery
Highway:	FM 1488
Project Limits:	From West of FM 149 to East of FM 149
ROW CSJ:	0523-10-037

PROPERTY DESCRIPTION FOR PARCEL 15

Being a 1.015 acre (44,202 square feet) parcel of land situated in the Colin McRae Survey, Abstract No. 375, Montgomery County, Texas; being all of that called 1.00 acre tract conveyed to Edward Butler by instrument dated November 05, 1985 and recorded under Montgomery County Clerk's File (M.C.C.F.) No. 8550692; said 1.015 acre parcel being more particularly described as follows:

COMMENCING at point (from which a found bent 1/2 inch iron rod bears North 19°39' West, 0.46 feet) on the south line of a called 7 acre tract of land conveyed to Boney Butler by instrument dated May 05, 1941, recorded under Volume 222, Page 183, M.C.D.R; said point also being the northwest corner of a called 2.24 acre tract of land also conveyed to Boney Butler by instrument dated February 24, 1977, recorded under Volume 983, Page 296, M.C.D.R, and the northeast corner of a 1.1649 acre (calculated) tract of land belonging to the Heirs of William Butler (no deed found);

THENCE, South 06°06'59" East, along the east line of said 1.1649 acre tract and the west line of said 2.24 acre tract, at a distance of 46.15 feet passing a 5/8 inch iron rod with TxDOT aluminum cap set in a curve to the left on the proposed north right-of-way line of FM 1488 (width varies), continuing for a total distance of 144.61 feet to a point (from which a found 1/2 inch iron rod bears South 80°46' East, 0.18 feet) for the southwest corner of said 2.24 acre tract and the northwest corner of said Butler 1.00 acre tract; being the POINT OF BEGINNING and the northwest corner of the herein described parcel;

1.) THENCE, South 80°46'13" East, along the north line of said Butler 1.00 acre tract and the south line of said 2.24 acre tract, a distance of 315.97 feet to a 1/2 inch iron rod found on the existing west right-of-way line of FM 149 (variable width, as monumented and occupied); being the southeast corner of said 2.24 acre tract, the northeast corner of said Butler 1.00 acre tract and the northeast corner of the herein described parcel;

2.) THENCE, South 17°15'30" East, along the existing west right-of-way line of FM 149, a distance of 151.36 feet to a 1/2 inch iron rod found for the northeast corner of a 0.6314 acre (calculated) belonging to the Heirs of William Butler (no deed found), same being the southeast corner of said Butler 1.00 acre tract and the southeast corner of the herein described parcel;

3.) THENCE, South 82°11'04" West, along the north line of said 0.6314 acre tract and the south line of said Butler 1.00 acre tract, a distance of 160.85 feet to a point (from which a found 1/2 inch iron rod bears North 82°09' East, 0.71 feet) located on the east line of a called 1.00 acre tract of land conveyed to Roxie Johnson by instrument dated February 24, 1977, recorded under Volume 983, Page 294, M.C.D.R.; being the northwest corner of said 0.6314 acre tract, the most southern southwest corner of said Butler 1.00 acre tract and the most southern southwest corner of the herein described parcel;

4.) THENCE, North 06°58'57" West, along the east line of said Johnson 1.00 acre tract and the easterly west line of said Butler 1.00 acre tract, a distance of 61.45 feet a 1/2 inch iron rod found for the northeast corner of said Johnson 1.00 acre tract; being an interior corner of said Butler 1.00 acre tract and an interior corner of the herein described parcel;

5.) THENCE, North 72°15'41" West, along the north line of said Johnson 1.00 acre tract and the south line of said Butler 1.00 acre tract, a distance of 188.34 feet to a 3/8 inch iron rod with plastic cap set on the east line of said 1.1649 acre tract for the northwest corner of said Johnson 1.00 acre tract for the most westerly southwest corner of said Butler 1.00 acre tract and being the most westerly southwest corner of the herein described parcel;

6.) THENCE, North 06°06'59" West, along the east line of said 1.1649 acre tract the west line of said Butler 1.00 acre tract, a distance of 99.29 feet to the POINT OF BEGINNING and containing 1.015 acre (44,202 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X = 3,761,703.74 and Y = 10,077,928.94. All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00003.

2. This property description is prepared in conjunction with a parcel plat of equal date.

October, 2006
Parcel 15
Page 3 of 6

I, Russell Henderson, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision on March through July, 2005.

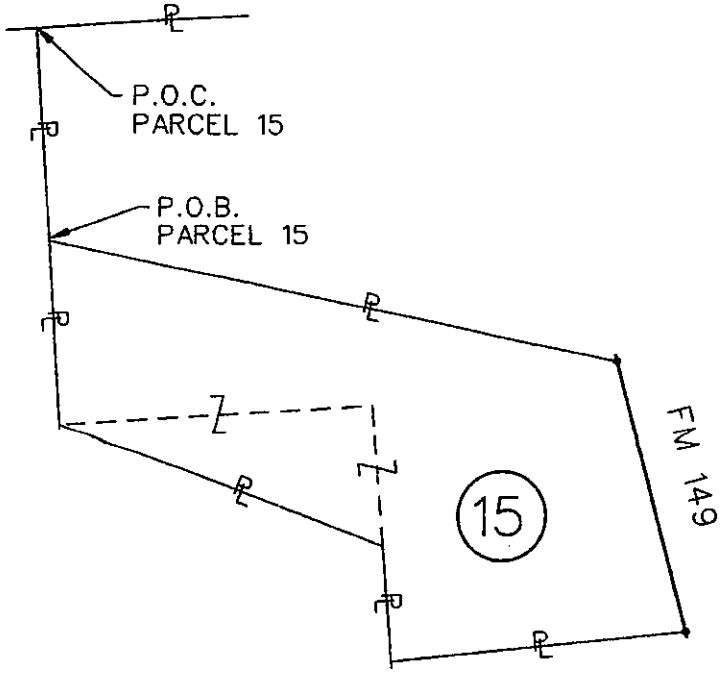
Russell Henderson, Date 10/31/06.

Russell Henderson, R.P.L.S. No. 5641
Landtech Consultants, Inc.
2627 North Loop West, Suite 224
Houston, TX 77008
Phone 713-861-7068

STATE OF TEXAS
REGISTERED
RUSSELL HENDERSON
5641
PROFESSIONAL
LAND SURVEYOR

LEGEND

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- Existing Fence
- Survey Line
- OH — Overhead Power
- (N) Parcel Number
- ◎ PROPERTY CORNER (FOUND AS NOTED)
- ☐ FOUND TYPE I CONC. MON.
- ■ SET 5/8"IR W/TXDOT ALUM. CAP (EXCEPT AS NOTED)
- ⊗ SET 3/8"IR W/PLASTIC CAP



PARCEL 15
N.T.S.

NOTES:

1. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00003.
2. A PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PARCEL PLAT.
3. SURVEY LINE LOCATIONS ARE APPROXIMATE.
4. DEED RESEARCH FOR THIS PROJECT WAS PERFORMED IN MARCH 2005. FIELD WORK WAS PERFORMED FROM MARCH THROUGH JULY 2005.

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
1.0147	1.015 44,202	0	

DATE	REVISION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: MARCH-JULY, 2005

Russell Henderson 10/31/0

RUSSELL HENDERSON
REGISTERED PROF. LAND SURVEYOR
NO. 5641, STATE OF TEXAS

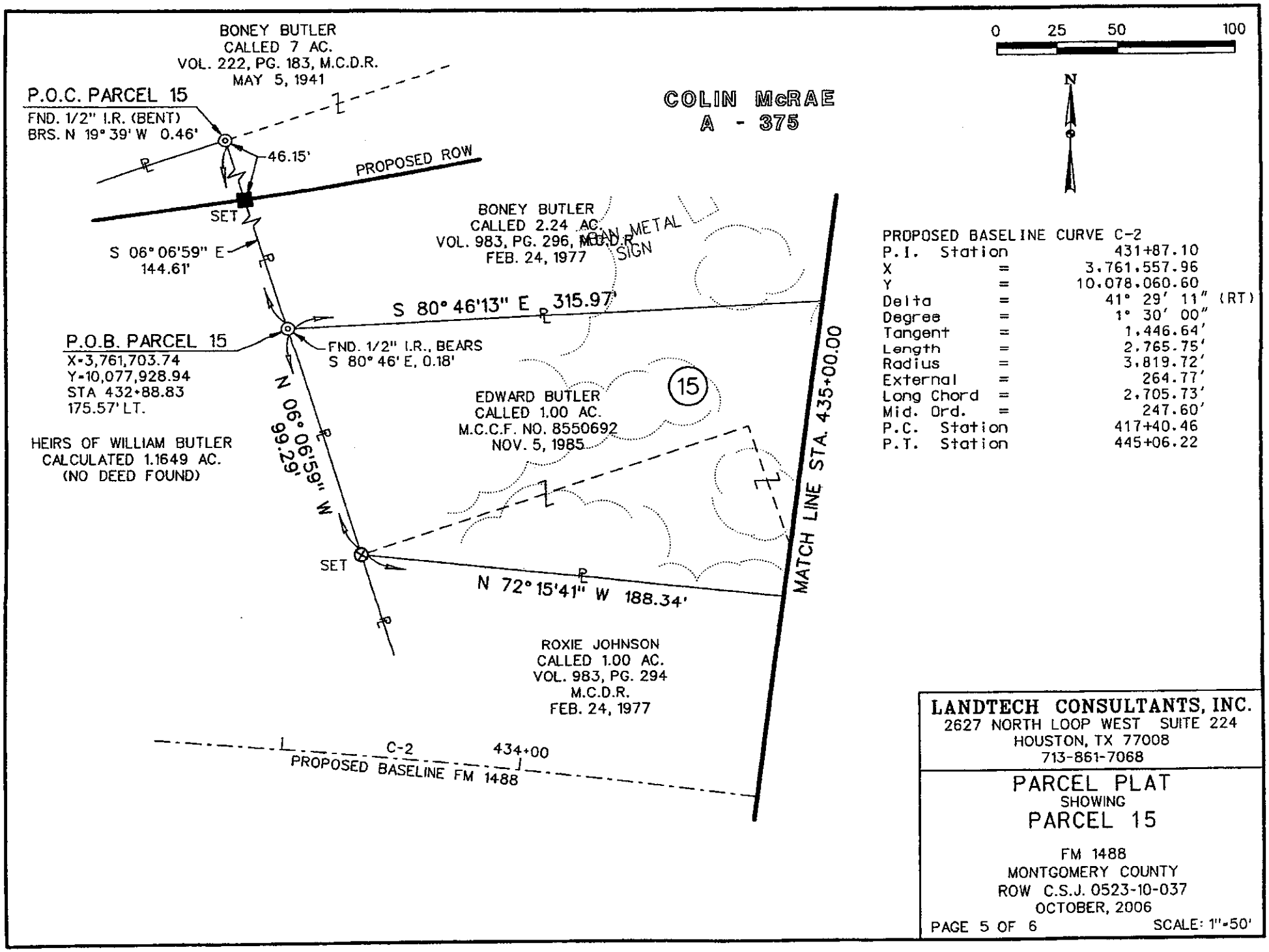
STATE OF TEXAS REGISTERED RUSSELL HENDERSON 5641 PROFESSIONAL LAND SURVEYOR

LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 15

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 4 OF 6 SCALE: NTS



PROPOSED BASELINE CURVE C-2

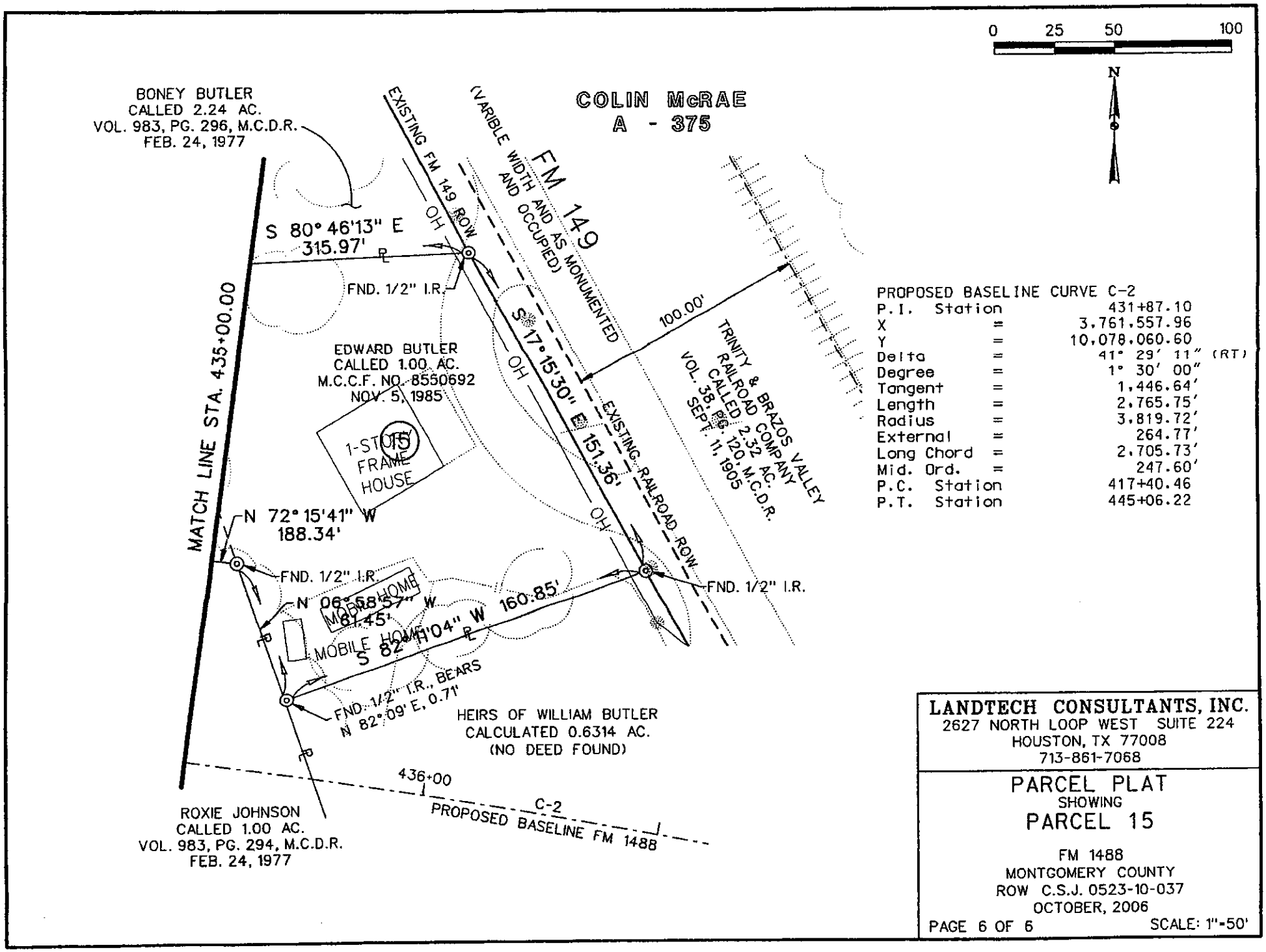
P.I. Station		431+87.10
X	=	3,761,557.96
Y	=	10,078,060.60
Delta	=	41° 29' 11" (RT)
Degree	=	1° 30' 00"
Tangent	=	1,446.64'
Length	=	2,765.75'
Radius	=	3,819.72'
External	=	264.77'
Long Chord	=	2,705.73'
Mid. Ord.	=	247.60'
P.C. Station		417+40.46
P.T. Station		445+06.22

LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 15

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 5 OF 6 SCALE: 1"=50'



PROPOSED BASELINE CURVE C-2

P.I. Station		431+87.10
X	=	3,761,557.96
Y	=	10,078,060.60
Delta	=	41° 29' 11" (RT)
Degree	=	1° 30' 00"
Tangent	=	1,446.64'
Length	=	2,765.75'
Radius	=	3,819.72'
External	=	264.77'
Long Chord	=	2,705.73'
Mid. Ord.	=	247.60'
P.C. Station		417+40.46
P.T. Station		445+06.22

LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 15

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 6 OF 6 SCALE: 1"=50'

COUNTY: McLennan
HIGHWAY: F.M. Highway 1637
PROJECT LIMITS: From: F.M. Highway 3051
To: F.M. Highway 185
RCSJ: 0833-03-041

February 25, 2011

PROPERTY DESCRIPTION FOR PARCEL 114

BEING a 0.018 of an acre (786 square feet) parcel of land situated in the Thomas A. Barron Survey, Abstract 2, McLennan County, Texas, and being a part of a 2.91 acre "Tract 8" of land described in an instrument to the Barbara N. Rusling Revocable Living Trust, recorded in Document #2009-011483 of the Official Public Records of McLennan County, Texas, the aforementioned 0.018 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southeast corner of the aforementioned 2.91 acre "Tract 8" and the Southwest corner of a 2.91 acre tract of land described in an instrument to Cheryl Kathryn Caraway, recorded in Volume 1511, Page 807, of the Deed Records of McLennan County, Texas;

THENCE NORTH 06°16'23" East, 1162.26 feet (record - N08°02'E), along the East line of the aforementioned 2.91 acre "Tract 8" and the West line of the aforementioned 2.81 acre Caraway tract, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed South right-of-way line of F.M. Highway 1637 for the Southeast corner of the herein described 0.018 of an acre parcel and the POINT OF BEGINNING;

(1) **THENCE** NORTH 78°32'41" West, 108.53 feet, leaving the East line of the aforementioned 2.91 acre "Tract 8" and the West line of the aforementioned Caraway tract along the proposed South right-of-way line of F.M. Highway 1637, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the West line of the said 2.91 acre "Tract 8" and the East line of a 2.82 acre tract of land described in an instrument to Charles K. Butler and wife, Danetta Butler, recorded in Document #2002-041855 of the Official Public Records of McLennan County, Texas, for the Southwest corner of the herein described 0.018 of an acre parcel, from which a point for the Southwest corner of the said 2.91 acre "Tract 8" and the Southeast corner of the said 2.82 acre tract bears South 06°16'23" West, 1165.79 feet (record - S08°02'W);

(2) **THENCE** NORTH 06°16'23" East, 7.23 feet (record - N08°02'E), leaving the proposed South right-of-way line of F.M. Highway 1637 along the West line of the aforementioned 2.91 acre "Tract 8" and the East line of the aforementioned 2.82 acre tract, to a point lying in the existing South right-of-way line of F.M. Highway 1637 (right of-way width varies), described in a document of a 0.88 of an acre tract of land to the State of Texas, recorded in Volume 1032, Page 656, of the Deed Records of McLennan County, Texas, for the Northwest corner of the said 2.91 acre "Tract 8", the Northeast corner of the said 2.82 acre tract, and the Northwest corner of the herein described 0.018 of an acre parcel;

(3) **THENCE** SOUTH 78°35'36" East, 108.52 feet (record - S76°50'E, 108.53'), along the North line of the aforementioned 2.91 acre "Tract 8" and the aforementioned existing South right-of-way line of F.M. Highway 1637, to a found fence corner for the Northeast corner of the said 2.91 acre "Tract 8", the Northwest corner of the aforementioned 2.91 acre Caraway tract, and the Northeast corner of the herein described 0.018 of an acre parcel;

(4) THENCE SOUTH 06°16'23" West, 7.33 feet (record - S08°02'W), leaving the aforementioned existing South right-of-way line of F.M. Highway 1637 along the East line of the aforementioned 2.91 acre "Tract 8" and the West line of the aforementioned 2.91 acre Caraway tract, to the **POINT OF BEGINNING**, containing 0.018 of an acre (786 square feet) of land, more or less.

Access is allowed to the highway facility from the remainder of the abutting property.

(Note 1) "The monument described as 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."

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00012.

A plat of even survey date herein accompanies and is made a part of this description.

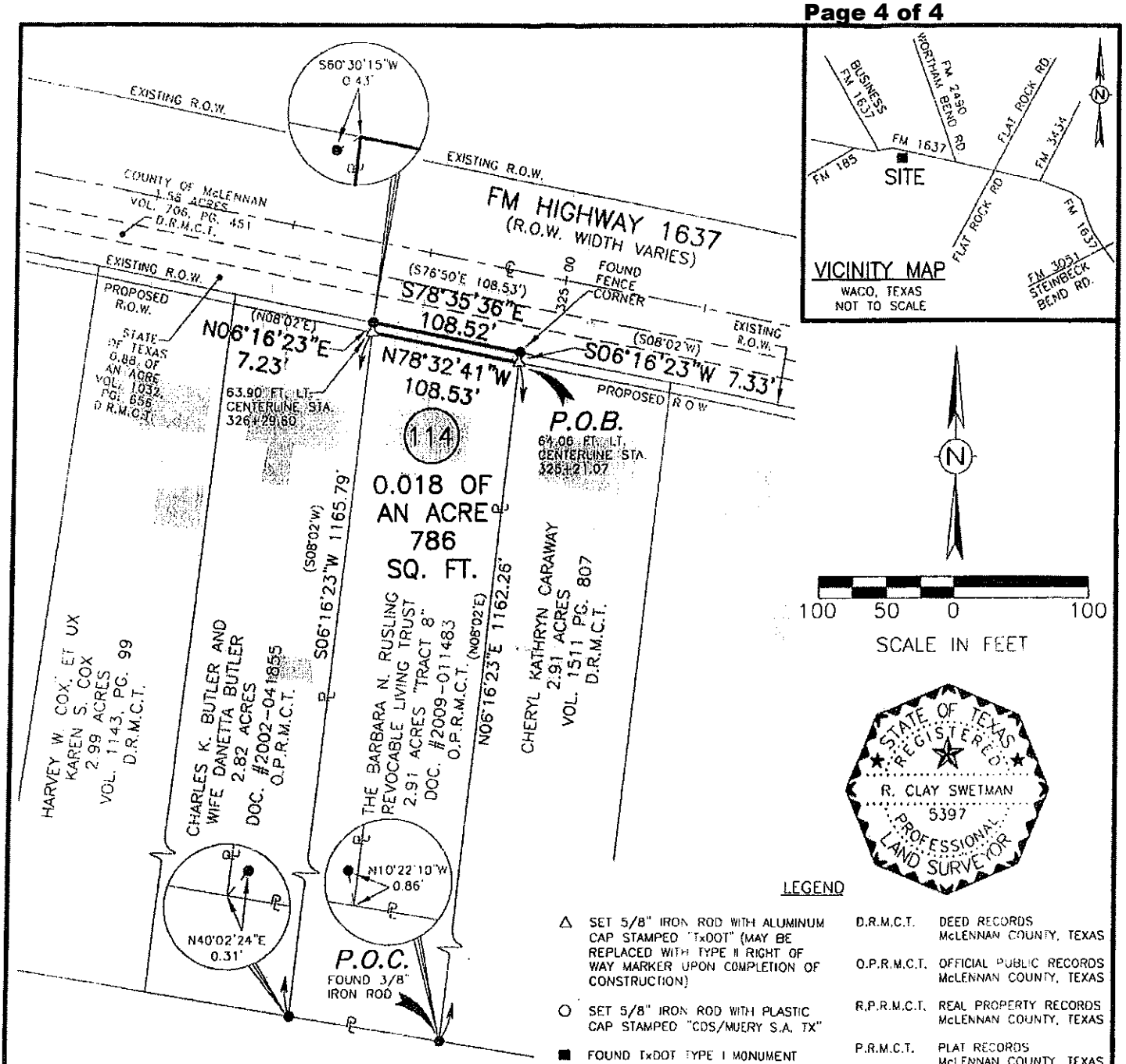
THE STATE OF TEXAS X
X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 25th day of February, 2011 A.D.

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas

STATE OF TEXAS
REGISTERED
R. CLAY SWETMAN
5397
PROFESSIONAL
LAND SURVEYOR



LEGEND

△	SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF CONSTRUCTION)
○	SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
■	FOUND TxDOT TYPE I MONUMENT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
R.O.W.	RIGHT-OF-WAY
ℙ	PROPERTY LINE
℄	PROPOSED CENTERLINE
D.R.M.C.T.	DEED RECORDS McLENNAN COUNTY, TEXAS
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS McLENNAN COUNTY, TEXAS
R.P.R.M.C.T.	REAL PROPERTY RECORDS McLENNAN COUNTY, TEXAS
P.R.M.C.T.	PLAT RECORDS McLENNAN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
—— · · ——	SURVEY LINE

THOMAS H. BARRON SURVEY A-2

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 114.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00012

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

2/25/2011

R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

CDS/MUERY SERVICES
Engineering & Surveying
[illegible] SAN ANTONIO, TEXAS 78229 [illegible]

TEXAS DEPARTMENT OF TRANSPORTATION
FM HIGHWAY 1637
PARCEL 114
RCSJ: 0833-03-041
McLENNAN COUNTY, TEXAS

ROW ACQUISITION-0.018 AC.		
WACO DISTRICT	DATE: FEBRUARY 25, 2011	PAGE 4 OF 4

County:	Montgomery
Highway:	FM 1488
Project Limits:	From West of FM 149 to East of FM 149
ROW CSJ:	0523-10-037

PROPERTY DESCRIPTION FOR PARCEL 16

Being a 0.7794 of an acre (33,950 square feet) parcel of land situated in the Colin McRae Survey, Abstract No. 375, Montgomery County, Texas; being all of that called 1.00 acre tract conveyed to Roxie Johnson by instrument dated February 24, 1977, recorded under Volume 983, Page 294 of the Montgomery County Deed Records (M.C.D.R.); said 0.7794 of an acre parcel being more particularly described as follows:

COMMENCING at point (from which a found bent 1/2 inch iron rod bears North 19°39' West, 0.46 feet) on the south line of a called 7 acre tract of land conveyed to Boney Butler by instrument dated May 05, 1941, recorded under Volume 222, Page 183 M.C.D.R; being the northwest corner of a called 2.24 acre tract of land conveyed to Boney Butler by instrument dated February 24, 1977, recorded under Volume 983, Page 296, M.C.D.R. and the northeast corner of a 1.1649 acre (calculated) tract of land belonging to the Heirs of William Butler (no deed found);

THENCE, South 06°06'59" East, along the east line of said 1.1649 acre tract and the west line of said 2.24 acre tract, at a distance of 46.15 feet passing a 5/8 inch iron rod with TxDOT aluminum cap set in a curve to the left on the proposed north right-of-way line of FM 1488 (width varies), at a distance of 144.61 feet passing a point (from which a found 1/2 inch iron rod bears South 80°46' East, 0.18 feet) for the southwest corner of said 2.24 acre tract and the northwest corner of a called 1.00 acre tract of land conveyed to Edward Butler by instrument dated November 05, 1985, recorded under M.C.C.F. No. 8550692, continuing for a total distance of 243.90 feet to a 3/8 inch iron rod with plastic cap set for the southwest corner of said Butler 1.00 acre tract and the northeast corner of said Johnson 1.00 acre tract; being the POINT OF BEGINNING and the northwest corner of the herein described parcel;

1.) THENCE, South 72°15'41" East, along the south line of said Butler 1.00 acre tract and the north line of said Johnson 1.00 acre tract, a distance of 188.34 feet to a 1/2 inch iron rod found at an angle point of said Butler 1.00 acre tract, being the northeast corner of said Johnson 1.00 acre tract and the northeast corner of the herein described parcel;

2.) THENCE, South 06°58'57" East, along the west line of said Butler 1.00 acre tract and the east line of said Johnson 1.00 acre tract, at a distance of 61.45 passing a point (from which a found 1/2 inch iron rod bears North 82°09' East. 0.71 feet) for the northwest corner of a 0.6314 acre (calculated) tract of land belonging to the Heirs of William Butler (no deed found), continuing for a total distance of 196.18 feet to a 3/8 inch iron rod with plastic cap (from which a found 1/2 inch iron rod bears North 07°06' West, 1.46 feet) set on the existing north right-of-way line of FM 1488 (100 feet wide); being the southwest corner of said 0.6314 acre tract, the east corner of a called 0.43 acre tract of land conveyed to Frank R. McWhorter by instrument dated October 31, 2002, recorded under M.C.C.F. No. 2002-116061, the southeast corner of said Johnson 1.00 acre tract and the southeast corner of the herein described parcel;

3.) THENCE, North 74°21'18" West, along the north line of said 0.43 acre tract and the south line of said Johnson 1.00 acre tract, a distance of 180.72 feet to a 3/8 inch iron rod with plastic cap set for the southeast corner of a called 0.81 acre tract of land conveyed to Mary L. Mayes and husband, Jim Mayes by instrument dated February 24, 1977, recorded under Volume 983, Page 299, M.C.D.R.; being the southwest corner of said Johnson 1.00 acre tract and the southwest corner of the herein described parcel;

4.) THENCE, North 08°49'56" West, along the east line of said 0.81 acre tract and the west line of said Johnson 1.00 acre tract, a distance of 155.50 feet to a 3/8 inch iron rod with plastic cap set for angle point; being the northeast corner of said 0.81 acre tract and the southeast corner of said 1.1649 acre tract;

5.) THENCE, North 06°06'59" West, along the east line of said 1.1649 acre tract and the west line of said Johnson 1.00 acre tract, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.7794 of an acre (33,950 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X = 3,761,714.32 and Y = 10,077,830.22. All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00003.

2. This property description is prepared in conjunction with a parcel plat of equal date.

I, Russell Henderson, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision on March through July, 2005.

Russell Henderson Date 10/31/06

Russell Henderson, R.P.L.S. No. 5641
Landtech Consultants, Inc.
2627 North Loop West, Suite 224
Houston, TX 77008
Phone 713-861-7068

STATE OF TEXAS
REGISTERED
RUSSELL HENDERSON
5641
PROFESSIONAL
LAND SURVEYOR

LEGEND

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- Existing Fence
- Survey Line
- OH — Overhead Power
- (N) Parcel Number

◎ PROPERTY CORNER (FOUND AS NOTED)

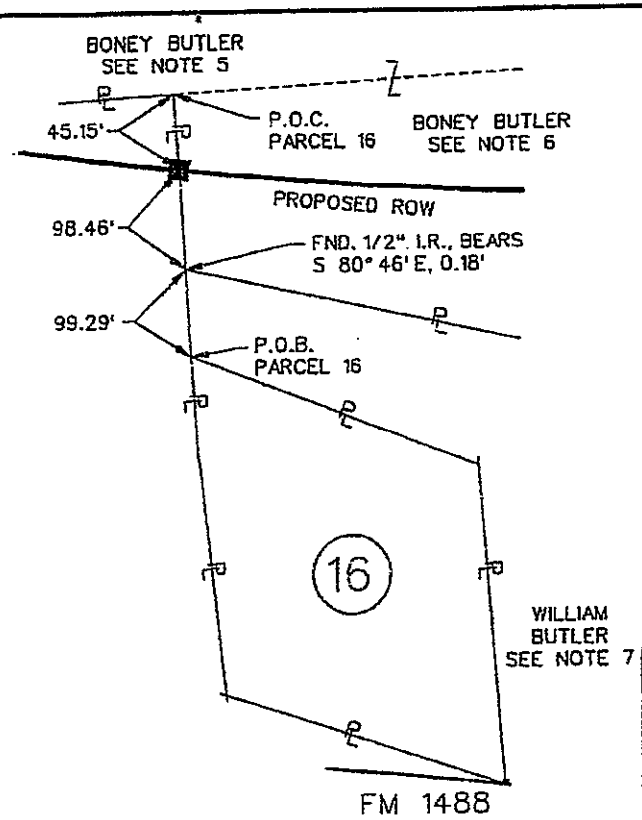
☐ FOUND TYPE I CONC. MON.

■ SET 5/8"IR W/TXDOT ALUM. CAP (EXCEPT AS NOTED)

⊗ SET 3/8"IR W/PLASTIC CAP

NOTES:

1. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00003.
2. A PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PARCEL PLAT.
3. SURVEY LINE LOCATIONS ARE APPROXIMATE.
4. DEED RESEARCH FOR THIS PROJECT WAS PERFORMED IN MARCH 2005. FIELD WORK WAS PERFORMED FROM MARCH THROUGH JULY 2005.



PARCEL 16

N.T.S.

NOTES:

5. BONEY BUTLER
   CALLED 7 AC.
   VOL. 222, PG. 183, M.C.D.R.
   MAY 5, 1941
6. BONEY BUTLER
   CALLED 2.24 AC.
   VOL. 983, PG. 296, M.C.D.R.
   FEB. 24, 1977
7. HEIRS OF WILLIAM BUTLER
   CALCULATED 0.6314 AC.
   (NO DEED FOUND)

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F	REMAINDER	
		LEFT	RIGHT
0.7794	0.7794 33,950	0	

DATE	REVISION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: MARCH-JULY, 2005

10/31

RUSSELL HENDERSON
REGISTERED PROF. LAND SURVEYOR
NO. 5641, STATE OF TEXAS

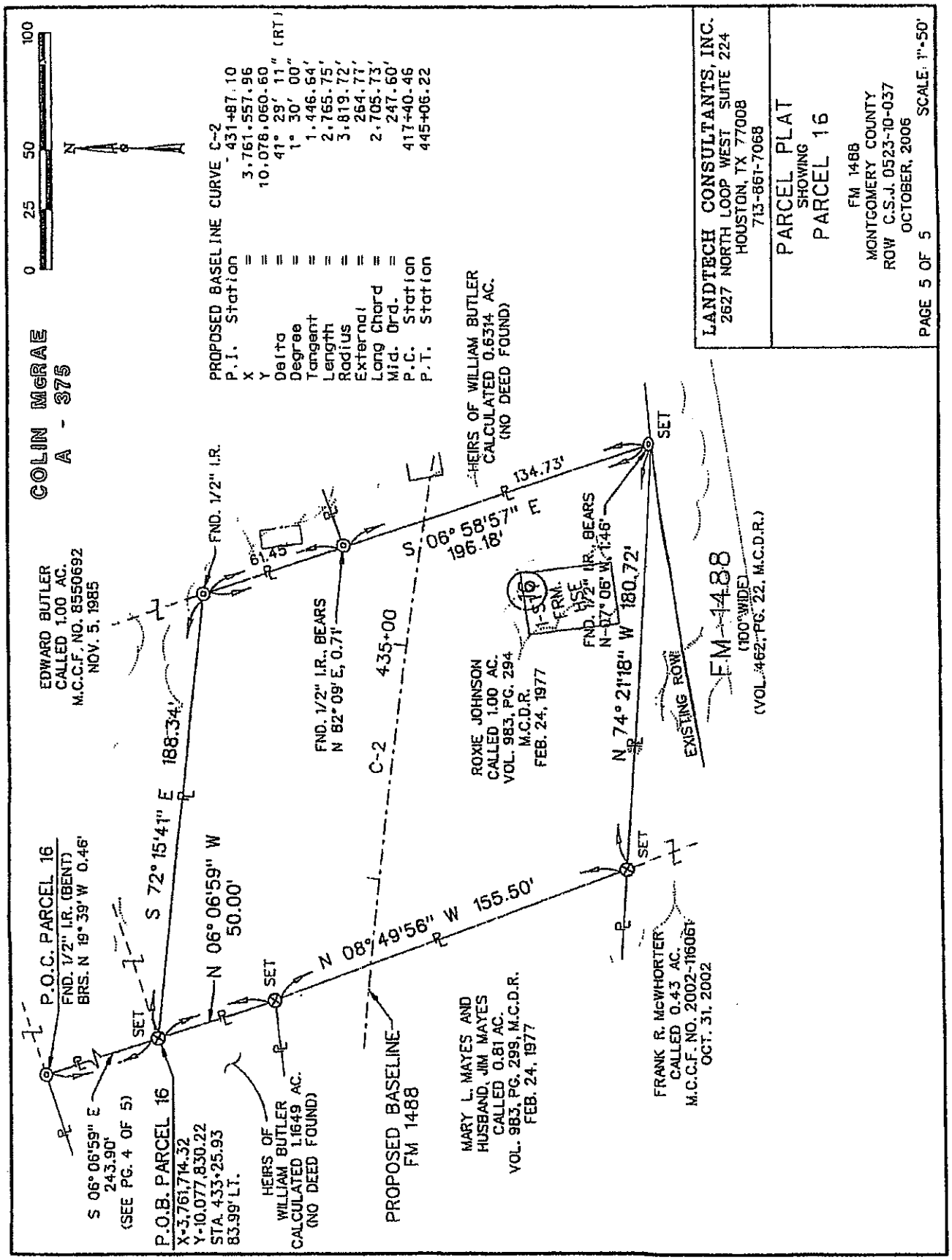
STATE OF TEXAS REGISTERED RUSSELL HENDERSON 5641 PROFESSIONAL LAND SURVEYOR

LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 16

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 4 OF 5 SCALE: NTS


COLIN McRAE
A - 375
0 25 50 100
N
PROPOSED BASELINE CURVE C-2
P.I. Station = 431+87.10
X = 3,761,557.96
Y = 10,078,060.60
Delta = 41° 29' 11" (RT)
Degree = 1° 30' 00"
Tangent = 1,446.64'
Length = 2,765.75'
Radius = 3,819.72'
External = 264.77'
Long Chord = 2,705.73'
Mid. Ord. = 247.60'
P.C. Station = 417+40.46
P.T. Station = 445+06.22
LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068
PARCEL PLAT
SHOWING
PARCEL 16
FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006
PAGE 5 OF 5
SCALE: 1"=50'
P.O.C. PARCEL 16
FND. 1/2" I.R. (BENT)
BRS. N 19° 39' W 0.46'
S 06° 06'59" E
243.90'
(SEE PG. 4 OF 5)
P.O.B. PARCEL 16
X-3,761,714.32
Y-10,077,830.22
STA. 433+25.93
83.99' LT.
S 72° 15'41" E 188.34'
N 06° 06'59" W
50.00'
SET
N 08° 49'56" W 155.50'
HEIRS OF
WILLIAM BUTLER
CALCULATED 1.1649 AC.
(NO DEED FOUND)
PROPOSED BASELINE
FM 1488
C-2
435+00
EDWARD BUTLER
CALLED 1.00 AC.
M.C.C.F. NO. 8550692
NOV. 5, 1985
FND. 1/2" I.R.
61.45'
FND. 1/2" I.R., BEARS
N 82° 09' E, 0.71'
S 06° 58'57" E
196.18'
134.73'
HEIRS OF WILLIAM BUTLER
CALCULATED 0.6314 AC.
(NO DEED FOUND)
MARY L. MAYES AND
HUSBAND, JIM MAYES
CALLED 0.81 AC.
VOL. 983, PG. 299, M.C.D.R.
FEB. 24, 1977
ROXIE JOHNSON
CALLED 1.00 AC.
VOL. 983, PG. 294
M.C.D.R.
FEB. 24, 1977
1-516
FRM. HSE
FND. 1/2" I.R., BEARS
N-07° 06' W, 1.46'
N 74° 21'18" W 180.72'
SET
EXISTING ROW
FM-1488
(100' WIDE)
(VOL. 462, PG. 22, M.C.D.R.)
FRANK R. McWHORTER
CALLED 0.43 AC.
M.C.C.F. NO. 2002-116061
OCT. 31, 2002

County: Hays
Parcel No.: 3
Highway: Loop 82
Limits: From Thorpe Lane/Eastwood Street
To Charles Austin Drive
RCSJ: 0016-09-035

PROPERTY DESCRIPTION FOR PARCEL 3

DESCRIPTION OF A 0.042 ACRE (1,809 SQ. FT.) TRACT OF LAND LOCATED IN THE J. VERAMENDI LEAGUE NO. 2, ABSTRACT NO. 17, IN HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, RESUBDIVISION OF CYPRESS BEND SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 6, PAGE 50, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), AND DESCRIBED AS A CALLED 0.714 ACRE TRACT OF LAND IN A DEED TO SAN MARCOS ALLEGHENY LTD., RECORDED IN VOLUME 2531, PAGE 440, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.042 ACRE (1,809 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the most easterly corner of said Lot 1-A, on the existing west right-of-way line of Warden Lane, a 50 foot width right-of-way as dedicated in Volume 3, Page 67, P.R.H.C.TX.;

THENCE, N 47°05'59" W, with the existing west right-of-way line of said Warden Lane and the east line of said Lot 1-A, a distance of 60.07 feet to a Texas Department of Transportation (TXDOT) Type II Monument set 59.85 feet left of Engineer's Baseline Station (E.B.S.) 1534+44.08 in the existing south right-of-way of Loop 82 (Aquarena Springs Drive), a 120 foot width right-of-way, as dedicated in Volume 109, Page 341 of the Deed Records of Hays County, Texas (D.R.H.C.TX.), for the **POINT OF BEGINNING** and the southeast corner of the parcel herein described;

THENCE, through the interior of said Lot 1-A the following four (4) courses and distances numbered 1-4:

1) S 82°22'57" W, a distance of 124.57 feet to a TXDOT Type II Monument set 67.00 feet left of E.B.S. 1535+68.45,

2) S 85°40'26" W, a distance of 151.32 feet to a TXDOT Type II Monument set 67.00 feet left of E.B.S. 1537+19.77,

3) S 39°29'36" E, a distance of 3.67 feet to a TXDOT Type II Monument set 70.00 feet left of E.B.S. 1537+17.66, and

4) S 85°40'26" W, a distance of 25.09 feet to a 1/2-inch iron rod with a TxDOT Aluminum Cap set 70.00 feet left of E.B.S. 1537+42.75 for the southwest corner of the parcel described herein, said point being on the west line of said Lot 1-A and the east line of that called 0.12 acre tract as described in a deed to Texas State University San Marcos, and recorded in Volume 3555, Page 584, O.P.R.H.C.TX., from which a 1/2-inch iron rod found bears S 46°27'20" E, a distance of 85.55 feet;

5) **THENCE** N 46°27'20" W, with the common line of Lot 1-A and said 0.12 acre tract, passing at a distance of 12.16 feet a 1/2-inch iron rod found, and continuing for a total distance of 13.68 feet to a calculated point on the existing south right-of-way line of said Loop 82, said point being the northwest corner of said Lot 1-A, the northeast corner of said 0.12 acre tract, and the northwest corner of the parcel described herein;

6) **THENCE** N 85°40'23" E, with the north line of said Lot 1-A and the existing south right-of-way line of said Loop 82, a distance of 307.84 feet to the **POINT OF BEGINNING**, and containing 0.042 acre (1,809 SQ. FT.) of land, more or less.

This property description is accompanied by a separate plat.

Bearing Basis:
All bearings shown are based on NAD 83 (1993) Texas State Plane Coordinate System, South Central Zone. All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.00012.

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

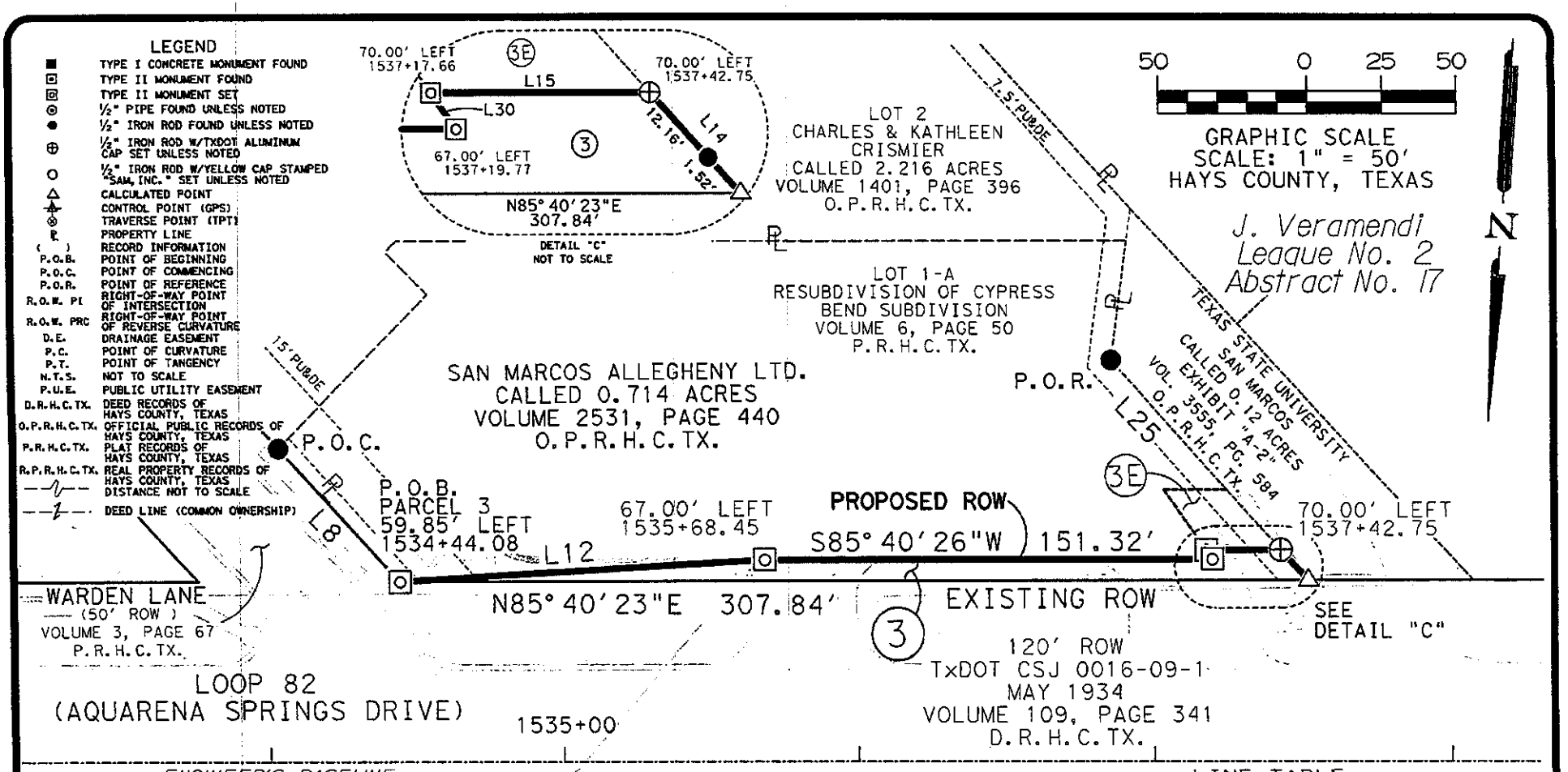
That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX Firm No. 10064300

STATE OF TEXAS REGISTERED GINA LOFTIS-FRANKLIN 6087 PROFESSIONAL LAND SURVEYOR

3-31-14
Gina Loftis-Franklin Date
Registered Professional Land Surveyor
No. 6087 – State of Texas



NOTES:

1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 HARN(93)/NAVD 88. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE ADJUSTED TO SURFACE BY A COMBINED ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. THERE MAYBE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE REPORT BY INDEPENDENCE TITLE COMPANY. PLOTTABLE EXCEPTIONS LISTED THERIN ARE SHOWN HEREON. THERE MAY BE EASESMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
4. THE ENGINEER'S BASELINE AND PROPOSED RIGHT-OF-WAY LINEWORK SHOWN HEREON FOR LOOP 82 WAS PROVIDED BY HDR ENGINEERING INC. DATED MAY 11, 2012

STATE OF TEXAS REGISTERED GINA LOFTIS-FRANKLIN 6087 PROFESSIONAL LAND SURVEYOR

LINE TABLE

LINE NO.	BEARING	DISTANCE
L8	N47° 05' 59"W	60.07'
L12	S82° 22' 57"W	124.57'
L14	N46° 27' 20"W	13.68'
L15	S85° 40' 26"W	25.09'
L25	S46° 27' 20"E	85.55'
L30	S39° 29' 36"E	3.67'

PAGE 3 OF 3
REF. FIELD NOTE NO. 11522

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GINA LOFTIS-FRANKLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6087, STATE OF TEXAS

3-31-14
DATE

FILE:X:\TxDOT 2013\South Region 33477\33477-03 WA 3 Loop 82\DGN\Parcels\Loop82-Parcel3*R1.dgn

EXISTING	0.714 AC.	ACQUIRE	0.042 AC.	REMAINING	0.672 AC. LEFT

SAM
SURVEYING · AERIAL MAPPING · ENGINEERING

4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
TX Firm No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAN MARCOS ALLEGHENY LTD.
PARCEL 3
0.042 AC. (1,809 SQ. FT.)
RCSJ NO. 0016-09-035

County:	Hays
Highway:	Loop 82
CSJ:	0016-09-035
Parcel:	3/3E

DRAINAGE EASEMENT CLAUSE

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across the premises described in the following property description, together with the right and privilege at all times of ingress and egress to and from said premises for the purpose of making any additions, improvements, modifications or repairs which the State deems necessary, and the right to remove from said premises and use, for highway purposes, any stone, earth, gravel or caliche or other road building material which may be excavated in the opening, construction or maintenance of said channel or drainage easement.

County: Hays
Parcel No.: 3E
Highway: Loop 82
Limits: From Thorpe Lane/Eastwood Street
To Charles Austin Drive
RCSJ: 0016-09-035

EASEMENT DESCRIPTION FOR PARCEL 3E

DESCRIPTION OF A 0.011 ACRE (462 SQ. FT.) TRACT OF LAND LOCATED IN THE J. VERAMENDI LEAGUE NO. 2, ABSTRACT NO. 17, IN HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, RESUBDIVISION OF CYPRESS BEND SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 6, PAGE 50, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), CALLED 0.714 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO SAN MARCOS ALLEGHENY LTD., RECORDED IN VOLUME 2531, PAGE 440, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.011 ACRE (462 SQ.FT.) PARCEL, AS SHOWN ON AN EASEMENT SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for an angle point in a west line of said Lot 1-A, same being on the east line of a called 0.12 acre tract of land, as described in a deed to Texas State University San Marcos, recorded in Volume 3555, Page 584, O.P.R.H.C.TX.;

THENCE, N 46°27'20" W, with a west line of said Lot 1-A and an east line of said 0.12 acre tract, a distance of 58.58 feet to a 1/2-inch iron rod with a yellow cap stamped "SAM, Inc." set 90.00 feet left of Engineers Baseline Station (E.B.S.) 1537+24.66 for the **POINT OF BEGINNING** and the southwest corner of the parcel described herein;

1) **THENCE** N 46°27'20" W, continuing with a west line of said Lot 1-A and an east line of said 0.12 acre tract, a distance of 26.97 feet to a 1/2-inch iron rod with Texas Department of Transportation (TXDOT) Aluminum Cap set 70.00 feet left of E.B.S. 1537+42.75 for the northwest corner of the parcel described herein, from which a 1/2-inch iron rod found bears N 46°27'20" W, a distance of 12.16 feet;

THENCE, through the interior of said Lot 1-A the following three (3) courses and distances numbered 2-4:

2) N 85°40'26" E, a distance of 25.09 feet to a TxDOT Type II Concrete Monument set 70.00 feet left of E.B.S. 1537+17.66 for the northeast corner of the parcel described herein,

3) S 39°29'36" E, a distance of 24.47 feet to a 1/2-inch iron rod with a yellow cap stamped "SAM, Inc." set 90.00 feet left of E.B.S. 1537+03.57 for the southeast corner of the parcel described herein, and

4) S 85°40'26" W, a distance of 21.09 feet to the **POINT OF BEGINNING**, and containing 0.011 acre (462 SQ. FT.) of land, more or less.

This property description is accompanied by a separate plat.

Bearing Basis:
All bearings shown are based on NAD 83 (1993) Texas State Plane Coordinate System, South Central Zone. All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.00012.

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

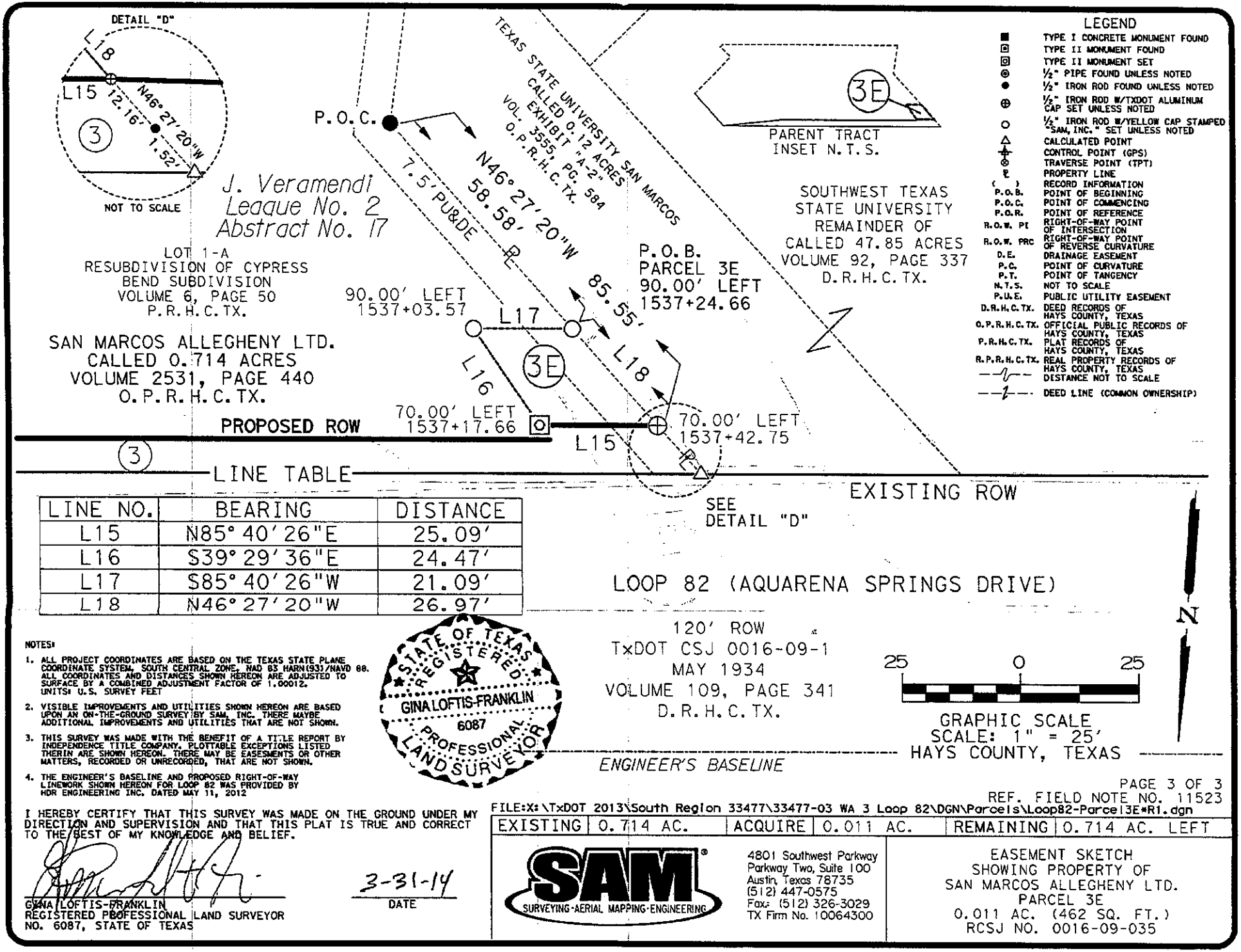
That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX Firm No. 10064300

STATE OF TEXAS REGISTERED GINA LOFTIS-FRANKLIN 6087 PROFESSIONAL LAND SURVEYOR

3-31-14
Gina Loftis-Franklin Date
Registered Professional Land Surveyor
No. 6087 – State of Texas



LEGEND

■	TYPE I CONCRETE MONUMENT FOUND
⊡	TYPE II MONUMENT FOUND
⊡	TYPE II MONUMENT SET
⊙	½" PIPE FOUND UNLESS NOTED
●	½" IRON ROD FOUND UNLESS NOTED
⊕	½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
○	½" IRON ROD W/YELLOW CAP STAMPED "SAM, INC." SET UNLESS NOTED
△	CALCULATED POINT
⊕	CONTROL POINT (GPS)
⊗	TRAVERSE POINT (TPT)
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
R.O.W. PI	RIGHT-OF-WAY POINT OF INTERSECTION
R.O.W. PRC	RIGHT-OF-WAY POINT OF REVERSE CURVATURE
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.S.	NOT TO SCALE
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
—∿—	DISTANCE NOT TO SCALE
—ℓ—	DEED LINE (COMMON OWNERSHIP)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L15	N85° 40' 26"E	25.09'
L16	S39° 29' 36"E	24.47'
L17	S85° 40' 26"W	21.09'
L18	N46° 27' 20"W	26.97'

NOTES:

1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 HARN(93)/NAVD 88. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE ADJUSTED TO SURFACE BY A COMBINED ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. THERE MAYBE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE REPORT BY INDEPENDENCE TITLE COMPANY. PLOTTABLE EXCEPTIONS LISTED THERIN ARE SHOWN HEREON. THERE MAY BE EASESMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
4. THE ENGINEER'S BASELINE AND PROPOSED RIGHT-OF-WAY LINEWORK SHOWN HEREON FOR LOOP 82 WAS PROVIDED BY HDR ENGINEERING INC. DATED MAY 11, 2012

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GINA LOFTIS-FRANKLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6087, STATE OF TEXAS

3-31-14
DATE

PAGE 3 OF 3
REF. FIELD NOTE NO. 11523
FILE:X:\TxDOT 2013\South Region 33477\33477-03 WA 3 Loop 82\DGN\Parcels\Loop82-Parcel3E*R1.dgn

EXISTING	0.714 AC.	ACQUIRE	0.011 AC.	REMAINING	0.714 AC. LEFT

SAM
SURVEYING·AERIAL MAPPING·ENGINEERING

4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
TX Firm No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
SAN MARCOS ALLEGHENY LTD.
PARCEL 3E
0.011 AC. (462 SQ. FT.)
RCSJ NO. 0016-09-035

County: Hays
Highway: Loop 82
CSJ: 0016-09-035
Parcel: 3/3E

CATEGORY I BISECTION CLAUSE
AND ADDITION THERETO:

Title to all that two sided sign, lit with electric located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed east-west right-of-way line, with the result that the portion of the said improvement lying adjacent to 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 said improvements.

County:	Montgomery
Highway:	FM 1488
Project Limits:	From West of FM 149 to East of FM 149
ROW CSJ:	0523-10-037

PROPERTY DESCRIPTION FOR PARCEL 14

Being a 1.151 acres (50,134 square feet) parcel of land situated in the Colin McRae Survey, Abstract No. 375, Montgomery County, Texas; being out of and part of a called 2.24 acre tract of land conveyed to Boney Butler by instrument dated February 24, 1977, recorded under Volume 983, Page 296 of the Montgomery County Deed Records (M.C.D.R.) of County Court Montgomery County Texas (C.C.M.C.T) and part of a called 7 acre tract conveyed to Boney Butler by instrument dated May 5, 1941 and recorded in Volume 222, Page 183, M.C.D.R. of C.C.M.C.T said 1.151 acre parcel being more particularly described as follows:

COMMENCING at point (from which a found bent 1/2 inch iron rod bears North 19°39' West, 0.46 feet) on the south line of said 7 acre tract, said point being the northeast corner of a tract of land belonging to the Heirs of William Butler (no deed found) and the northwest corner of said 2.24 acre tract;

THENCE, South 06°06'59" East, along the east line of said heirs of William Butler tract and the west line of said 2.24 acre tract, a distance of 46.15 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in a curve to the left (whose center bears North 03°35'35" East, 2,812.79 feet) said rod lying on the proposed north right-of-way line of FM 1488 (width varies) for the POINT OF BEGINNING and the most westerly northwest corner of the herein described parcel;

1. THENCE, Southeasterly, along the proposed north right-of-way line of FM 1488 with said curve to the left, having a radius of 2,812.79 feet, a central angle of 04°33'05", and a chord which bears South 88°40'58" East, 223.38 feet, an arc length of 223.44 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the southerly end of a cut-back line;**

2. THENCE, North 36°20'29" East, continuing along the proposed north right-of-way line of FM 1488, a distance of 25.20 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the northerly end of said cut back line lying on a curve to the left with a radius of 11,397.93 feet;**

3. THENCE in a northerly direction along said curve and the proposed west right-of-way line of FM 149, through a central angle of 01°05'59" and a chord which bears North 16°47'27" West 218.79 feet, and arc length of 218.79 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for point of tangent;**

4. THENCE, North 17°20'28" West along the proposed west right-of-way line of FM 149 a distance of 228.67 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the most northerly northwest corner of the herein described parcel; **

5. THENCE, North 72°39'32" East, a distance of 31.70 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the northeast corner of herein described parcel and on the east line of said called 7 acre tract and the existing west right-of-way line of FM 149 (variable width, as monumented and occupied, no record information for right-of-way was found);**

6. THENCE, South 17°27'41" East, along the east line of said 7 acre tract and the existing west right-of-way line of FM 149, a distance of 407.21 feet to a point for the southeast corner of said 7 acre tract and northeast corner of the said Boney Butler 2.24 acre tract, from which a found 1/2 inch iron rod bears North 16°31' West 0.24 feet;

7. THENCE, South 16°31'24" East, along the east line of said 2.24 acre tract and the existing west right-of-way line of FM 149, a distance of 221.63 feet to a 1/2 inch iron rod found for the northeast corner of a called 1.00 acre tract of land conveyed to Edward Butler by instrument dated November 05, 1985, recorded under Montgomery County Clerk's File (M.C.C.F.) No. 8550692 of (O.P.R.R.P.M.C.T), and being the southeast corner of said 2.24 acre tract;

8. THENCE, North 80°46'13" West, along the north line of said 1.00 acre tract and the south line of said 2.24 acre tract, a distance of 315.97 feet to a point (from which a found 1/2 inch iron rod bears South 80°46' East, 0.18 feet) located on the east line of said heirs of William Butler tract, said point being the northwest corner of said 1.00 acre tract, the southwest corner of said 2.24 acre tract and the southwest corner of the herein described parcel;

9. THENCE, North 06°06'59" West, along the east line of said heirs of William Butler tract and the west line of said 2.24 acre tract, a distance of 98.46 feet to the POINT OF BEGINNING and containing 1.151 of an acre (50,134 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 the completion of the Highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X = 3,761,693.24 and Y = 10,078,026.84. All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00003.

2. This property description is prepared in conjunction with a parcel plat of equal date.

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

4. This parcel was revised in August 2008 increasing the size for the design.

I, Allen Byerly, Registered Professional Land Surveyor, certify that the property described hereon and the accompanying plat of even date represents a survey made on the ground under my supervision in August, 2008.

Allen C Byerly, Date 11/21/08.

Allen Byerly, R.P.L.S. No. 5562
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, TX 77008
Phone 713-861-7068

LEGEND

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- Existing Fence
- Survey Line
- OH — Overhead Power
- (N) Parcel Number
- ◎ PROPERTY CORNER (FOUND AS NOTED)
- □ FOUND TYPE I CONC. MON.
- ■ SET 5/8"IR W/TXDOT ALUM. CAP (EXCEPT AS NOTED)
- ■ SET * * (SEE NOTE BELOW)
- ⊗ SET 3/8"IR W/PLASTIC CAP

O.P.R.R.P.M.C.T. - OFFICIAL PUBLIC RECORDS REAL PROPERTY MONTGOMERY COUNTY, TEXAS

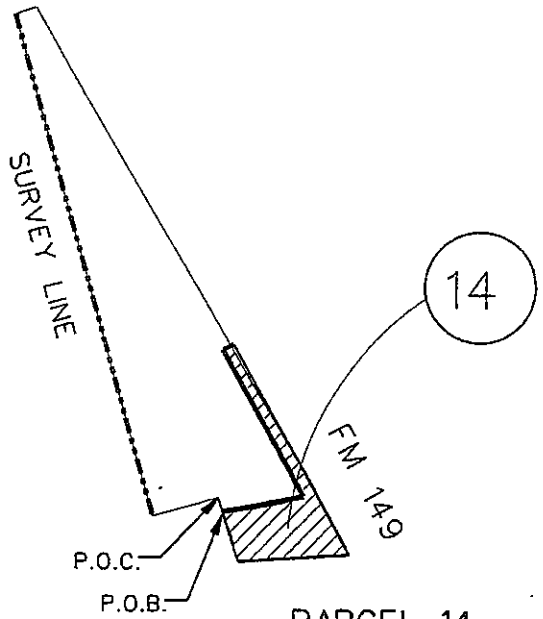
M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS

M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE NUMBER

NOTES:

1. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00003.
2. A PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PARCEL PLAT.
3. SURVEY LINE LOCATIONS ARE APPROXIMATE.
4. DEED RESEARCH FOR THIS PROJECT WAS PERFORMED IN MARCH 2005. FIELD WORK WAS PERFORMED FROM MARCH THROUGH JULY 2005. DEED WORK UPDATED IN JULY 2008.

SET ** 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 14

N.T.S.

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
9.24	1.151 50,134	8.089	

DATE	REVISION
Nov. 2008	Incresed size of Parcel 14

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: AUGUST, 2008

Allen C Byerly 11/21/08

ALLEN C BYERLY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5562, STATE OF TEXAS

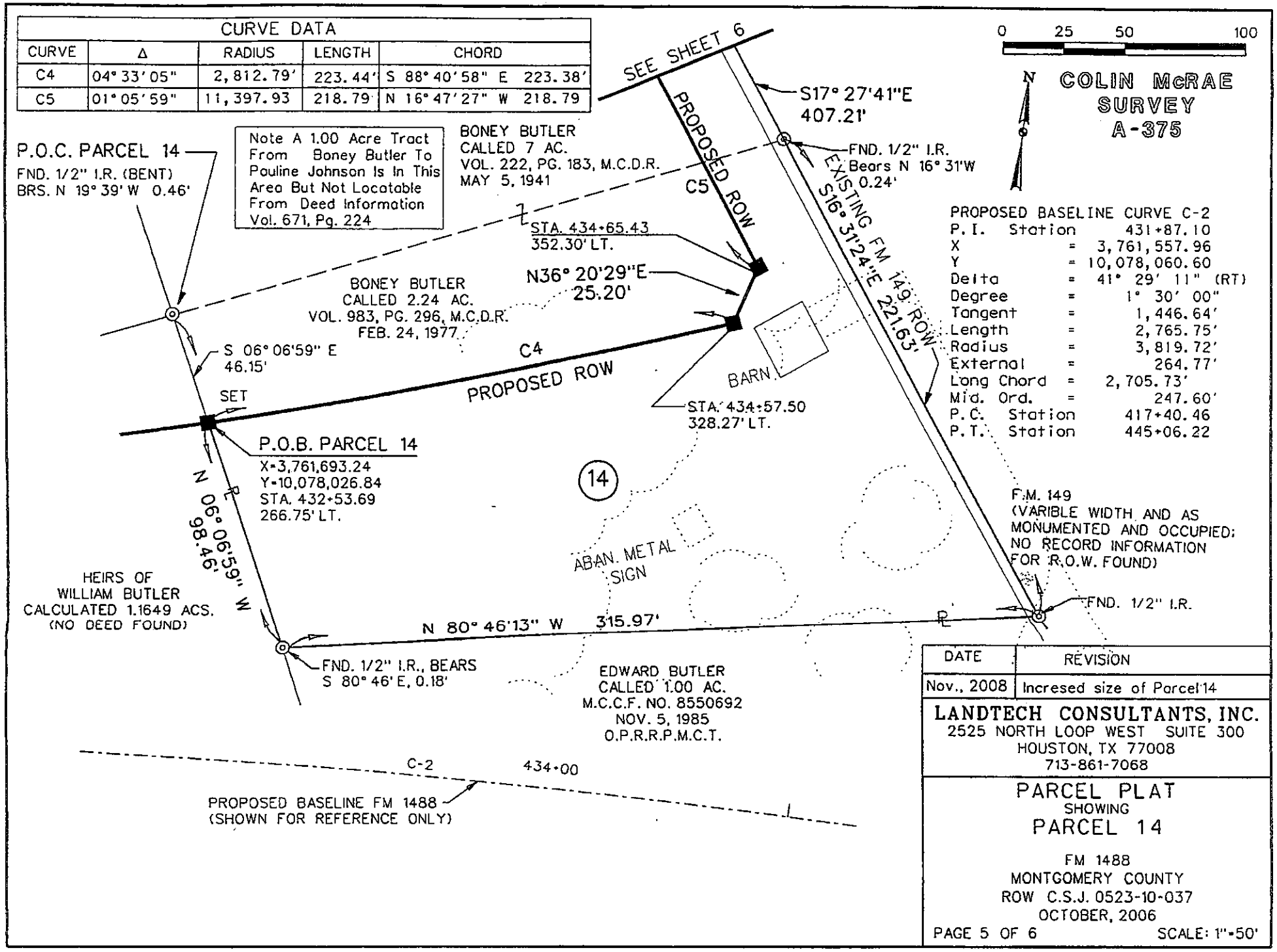
LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 14

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 4 OF 6 SCALE: NTS

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C4	04° 33' 05"	2,812.79'	223.44'	S 88° 40' 58" E 223.38'
C5	01° 05' 59"	11,397.93	218.79'	N 16° 47' 27" W 218.79



PROPOSED BASELINE CURVE C-2

P.I. Station	=	431+87.10
X	=	3,761,557.96
Y	=	10,078,060.60
Delta	=	41° 29' 11" (RT)
Degree	=	1° 30' 00"
Tangent	=	1,446.64'
Length	=	2,765.75'
Radius	=	3,819.72'
External	=	264.77'
Long Chord	=	2,705.73'
Mid. Ord.	=	247.60'
P.C. Station		417+40.46
P.T. Station		445+06.22

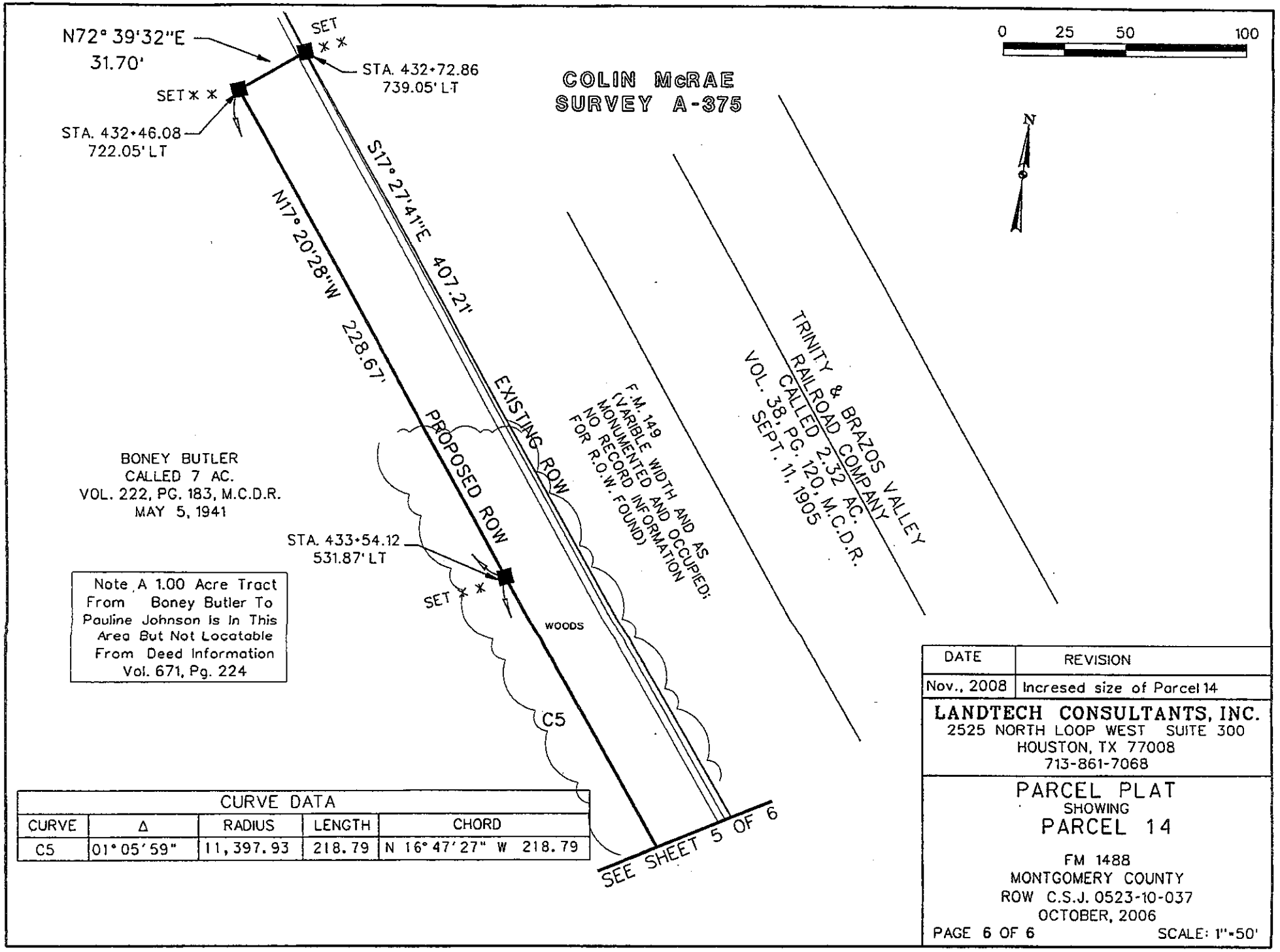
DATE	REVISION
Nov., 2008	Incresed size of Parcel 14

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

PARCEL PLAT
SHOWING
PARCEL 14

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 5 OF 6 SCALE: 1"=50'



CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C5	01° 05' 59"	11,397.93	218.79	N 16° 47' 27" W 218.79

DATE	REVISION
Nov., 2008	Incresed size of Parcel 14

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

PARCEL PLAT
SHOWING
PARCEL 14

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 6 OF 6 SCALE: 1"=50'

County: Denton
Highway: F.M. 455
CSJ: 0816-02-067

LEGAL DESCRIPTION FOR PARCEL 6

BEING a 10,081 square feet tract of land situated in the W. Hensworth Survey, Abstract No. 561, Denton County, Texas and being part of that certain tract of land described in Warranty Deed with Vendor's Lien to Albert Lee Head, Jr., and wife Georgia M. Head, as recorded in Volume 539, Page 68, Deed Records of Denton County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point from which a 1/2-inch found iron rod with cap bears South 05 degrees 23 minutes 44 seconds East, a distance of 2.18 feet for the southwest corner of that certain tract of land described in General Warranty Deed with Third Party Vendor's Lien to Justin K. Walton and Mariah A. Walton, husband and wife, as recorded in Document Number 2008-10576, Official Records of Denton County, Texas, (O.R.D.C.T.), said point also being on the existing north right-of-way line of F.M. Road 455 (an 80 foot wide right-of-way);

THENCE South 84 degrees 42 minutes 23 seconds West, along said existing north right-of-way line, a distance of 43.83 feet to a set TxDOT Type II Brass Disk in concrete (hereinafter referred to as "set B.D.") for the POINT OF BEGINNING, said point being at the intersection of said existing north right-of-way line with the new north right-of-way line of F.M. Road 455 (a variable width right-of-way);**

(1) THENCE South 84 degrees 42 minutes 23 seconds West, continuing along said existing north right-of-way line, a distance of 544.99 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the point of curvature of a tangent circular curve to the right having a radius of 778.51 feet and whose chord bears North 87 degrees 04 minutes 08 seconds West, a distance of 222.74 feet;

(2) THENCE Northwesterly, continuing along said existing north right-of-way line and along said curve, through a central angle of 16 degrees 26 minutes 57 seconds, an arc distance of 223.50 feet to a set B.D. for corner at the intersection of said existing north right-of-way line with said new north right-of-way line of F.M. Road 455, said point being the point of curvature of a non-tangent circular curve to the left having a radius of 8,440.00 feet and whose chord bears North 86 degrees 41 minutes 34 seconds East, a distance of 448.72 feet;**

(3) THENCE Northeasterly, departing said existing north right-of-way line and along said new north right-of-way line and along said curve, through a central angle of 03 degrees 02 minutes 48 seconds, an arc distance of 448.77 feet to a set B.D. for corner;**

(4) THENCE South 89 degrees 25 minutes 11 seconds East, continuing along said new north right-of-way line, passing at a distance of 88.36 feet a set A.D., said point being located 51.00 feet left of proposed F.M. Road 455 centerline right-of-way PT station 57+88.48, continuing in all a total distance of 99.92 feet to a set B.D. for corner;**

(5) THENCE North 84 degrees 34 minutes 23 seconds East, continuing along said new north right-of-way line, a distance of 217.57 feet to a set B.D. for corner;**

(6) THENCE South 05 degrees 25 minutes 37 seconds East, continuing along said new north right-of-way line, a distance of 6.60 feet to the POINT OF BEGINNING AND CONTAINING 10,081 square feet or 0.2314 acre of land, more or less.

County: Denton
Highway: F.M. 455
CSJ: 0816-02-067

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

Basis of Bearing is NAD 83 (CORS96 EPOCH 2002.0000) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "TXDE" PID Number DF8986. Convergence angle at "TXDE" is + 00 degrees 43 minutes 45.5 seconds as computed by Corpscon for Windows Version 5.11.08. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.0001506300.

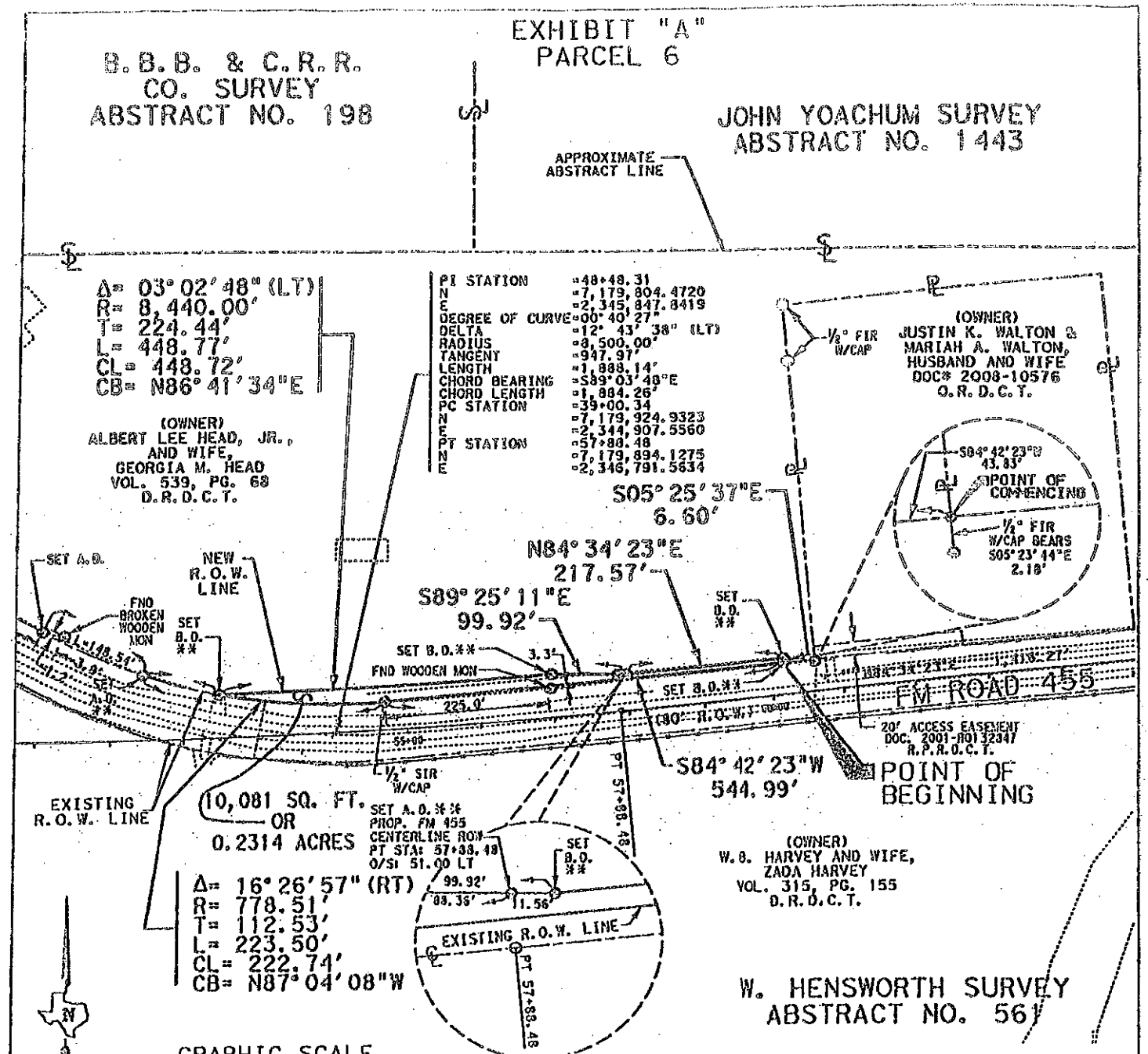
I, Colin J. Henry, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

6/22/09

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

STATE OF TEXAS
REGISTERED
COLIN J. HENRY
5230
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
PARCEL 6



LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- EASEMENTS
- PARCEL NUMBER
- SET AO= SET TXDOT ALUMINUM DISK ON 5/8" IRON ROD
- SET BO= SET TXDOT TYPE II BRASS DISK IN CONCRETE
- FCP= FENCE CORNER POST
- FIR = FOUND IRON ROD
- 1/2 SIR = 1/2" SET IRON ROD WITH YELLOW W/CAP PLASTIC CAP STAMPED "HALFF"

** 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.

STATE OF TEXAS REGISTERED COLIN J. HENRY 5230 PROFESSIONAL LAND SURVEYOR

Basis of Bearing is NAD 83 (CORS96 EPOCH 2002.0000) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "TXDE" PID Number DF8986. Convergence angle at "TXDE" is + 00 degrees 43 minutes 45.5 seconds as computed by Corpscon for Windows Version 5.11.08. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.0001506300.

A PLAT OF A SURVEY OF
A 10,081 SQ. FT. TRACT OF LAND
IN THE W. HENSWORTH SURVEY
ABSTRACT NO. 561 AND
BEING IN DENTON COUNTY, TEXAS

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

6/22/09

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

JUNE, 2009
DATE

3/3

County:	Montgomery
Highway:	FM 1488
Project Limits:	From West of FM 149 to East of FM 149
ROW CSJ:	0523-10-037

PROPERTY DESCRIPTION FOR PARCEL 11

Being a 1.034 acre (45,049 square feet) parcel of land situated in the Colin McRae Survey, Abstract No. 375, Montgomery County, Texas; being out of and part of that 1.1649 acre (calculated) tract of land belonging to the Heirs of William Butler (no deed found); said 1.034 acre parcel being more particularly described as follows:

COMMENCING at a point (from which a 1/2 inch iron rod bears North 67°49' West, 0.25 feet) on the east line of the John B. Richards Survey, Abstract No. 449 and west line of said Colin McRae Survey, being the northeast corner of a called 4.64 acre tract conveyed to Rodney D. Sexton, and wife, Rose Laverne Sexton (Tract A) by instrument dated February 24, 1994, recorded under Montgomery County Clerk's File (M.C.C.F.) No. 9411798, and the southeast corner of a called 12.771 acre tract conveyed to Rodney D. Sexton, and wife, Rose Laverne Sexton (Tract B) by instrument dated February 24, 1994, recorded under Montgomery County Clerk's File (M.C.C.F.) No. 9411798, and being the northwest corner of said 1.1649 acre tract;

THENCE, South 02°07'27" East, along the east line of said John B. Richards Survey and west line of said Colin McRae Survey; being the east line of said 4.64 acre tract and the west line of said 1.1649 acre tract, a distance of 12.47 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in a curve to the left (from which center bears North 07°12'07" East, 2,812.79 feet) on the proposed north right-of-way line of FM 1488 (width varies) for the POINT OF BEGINNING and the northwest corner of the herein described parcel;

1.) THENCE, Southeasterly, along the proposed north right-of-way line of FM 1488 with said curve to the left, having a radius of 2,812.79 feet, a central angle of 03°36'32", and a chord which bears South 84°36'09" East, 177.14 feet, an arc length of 177.17 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the west line of a called 2.24 acre tract of land conveyed to Boney Butler by instrument dated February 24, 1977, recorded under Volume 983, Page 296 of the Montgomery County Deed Records (M.C.D.R.) and being for the northeast corner of the herein described parcel;

2.) THENCE, South 06°06'59" East, along the west line of said 2.24 acre tract and the east line of said 1.1649 acre tract, at a distance of 98.46 feet passing a point (from which a found 1/2 inch iron rod bears South 80°46' East, 0.18 feet) for the southwest corner of said 2.24 acre tract and the northwest corner of a called 1.00 acre tract of land conveyed to Edward Butler by instrument dated November 05, 1985, recorded under M.C.C.F. No. 8550692; at a distance of 197.75 feet passing a 3/8 inch iron rod with plastic cap set for the southwest corner of said 1.00 acre Edward Butler tract and northwest corner of a called 1.00 acre tract of land conveyed to Roxie Johnson by instrument dated February 24, 1977, recorded under Volume 983, Page 294, M.C.D.R.; in all a distance of 247.75 feet to a 3/8 inch iron rod with plastic cap set for the northeast corner of a called 0.81 acre tract of land conveyed to Mary L. Mayes and husband, Jim Mayes by instrument dated February 24, 1977, recorded under Volume 983, Page 299, M.C.D.R., being the southeast corner of said 1.1649 acre tract and the southeast corner of the herein described parcel;

3.) THENCE, North 84°53'59" West, along the north line of said 0.81 acre tract and the south line of said 1.1649 acre tract, a distance of 194.41 feet to a point (from which a found 1/2 inch iron rod bears North 27°20' West, 0.16 feet) located on the east line of said John B. Richards Survey, the west line of said Colin McRae Survey and the east line of said 4.64 acre tract; being the northwest corner of said 0.81 acre tract, the southwest corner of said 1.1649 acre tract and the southwest corner of the herein described parcel;

4.) THENCE, North 02°07'27" West, along the east line of said John B. Richards Survey and the west line of said Colin McRae Survey; being the east line of said 4.64 acre tract and the west line of said 1.1649 acre tract, a distance of 245.89 feet to the POINT OF BEGINNING and containing 1.034 acres (45,049 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X = 3,761,516.89 and Y = 10,078,043.51. All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing a combined scale factor of 1.00003.

2. This property description is prepared in conjunction with a parcel plat of equal date.

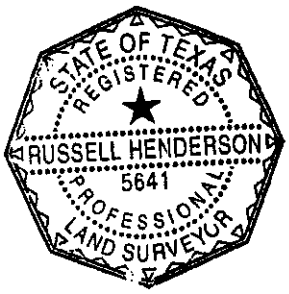
3. Access will be permitted to the remainder property abutting the highway facility.

October, 2006
Parcel 11
Page 3 of 5

I, Russell Henderson, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision on March through July, 2005.

Russell Henderson, Date 10/31/06.

Russell Henderson, R.P.L.S. No. 5641
Landtech Consultants, Inc.
2627 North Loop West, Suite 224
Houston, TX 77008
Phone 713-861-7068

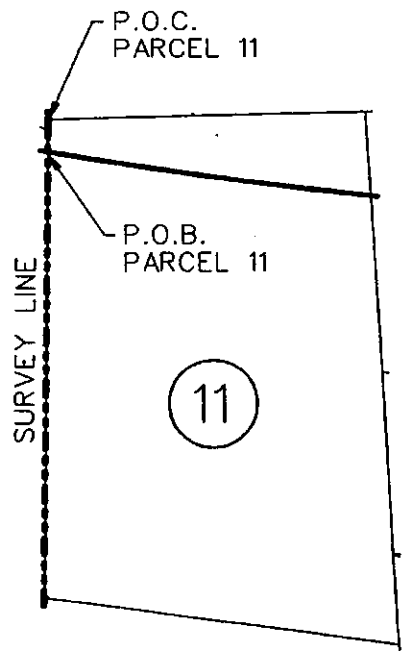


LEGEND

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- Existing Fence
- Survey Line
- OH — Overhead Power
- (N) Parcel Number
- ◎ PROPERTY CORNER (FOUND AS NOTED)
- ☐ FOUND TYPE I CONC. MON.
- ■ SET 5/8"IR W/TXDOT ALUM. CAP (EXCEPT AS NOTED)
- ⊗ SET 3/8"IR W/PLASTIC CAP

NOTES:

1. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00003.
2. A PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PARCEL PLAT.
3. SURVEY LINE LOCATIONS ARE APPROXIMATE.
4. DEED RESEARCH FOR THIS PROJECT WAS PERFORMED IN MARCH 2005. FIELD WORK WAS PERFORMED FROM MARCH THROUGH JULY 2005.



PARCEL 11

N.T.S.

NOTE

5. RODNEY D. SEXTON AND WIFE, ROSE LAVERNE SEXTON CALLED 12.771 AC. M.C.F. NO. 9411798 TRACT B FEB. 24, 1994

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
1.1649 (CALC)	1.034 45,049	0.1309	

DATE	REVISION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: MARCH-JULY, 2005

Russell Henderson 10/31/06

RUSSELL HENDERSON
REGISTERED PROF. LAND SURVEYOR
NO. 5641, STATE OF TEXAS

STATE OF TEXAS REGISTERED RUSSELL HENDERSON 5641 PROFESSIONAL LAND SURVEYOR

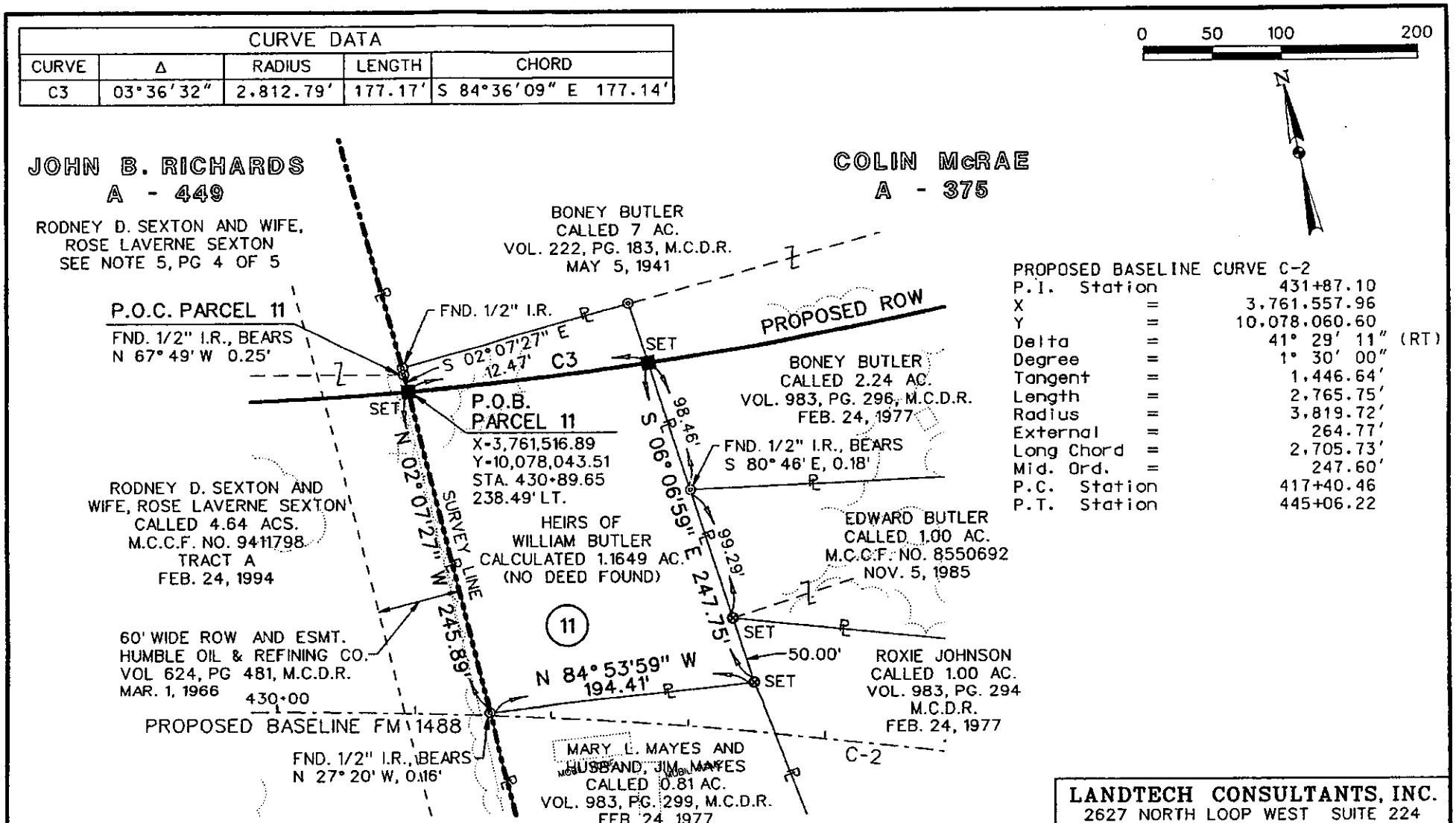
LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 11

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 4 OF 5 SCALE: NTS

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C3	03°36'32"	2,812.79'	177.17'	S 84°36'09" E 177.14'



PROPOSED BASELINE CURVE C-2

P.I. Station		431+87.10
X	=	3,761,557.96
Y	=	10,078,060.60
Delta	=	41° 29' 11" (RT)
Degree	=	1° 30' 00"
Tangent	=	1,446.64'
Length	=	2,765.75'
Radius	=	3,819.72'
External	=	264.77'
Long Chord	=	2,705.73'
Mid. Ord.	=	247.60'
P.C. Station		417+40.46
P.T. Station		445+06.22

LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 11

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 5 OF 5 SCALE: 1"-100'

February 25, 2011

COUNTY: McLennan
HIGHWAY: F.M. Highway 1637
PROJECT LIMITS: From: F.M. Highway 3051
To: F.M. Highway 185
RCSJ: 0833-03-041

PROPERTY DESCRIPTION FOR PARCEL 99

BEING a 0.378 of an acre (16,447 square feet) parcel of land situated in the BBB&C RR Co. Survey, Abstract 160, McLennan County, Texas, and being a part of a tract of land described in an instrument to the China Spring Independent School District, recorded in Volume 1730, Page 708, of the Deed Records of McLennan County, Texas, also being Lot 6, Block 1, as shown on an unrecorded plat of the Highpoint Subdivision, a part of a tract of land described in an instrument to the China Spring Independent School District, recorded in Volume 1725, Page 247, of the Deed Records of McLennan County, Texas, also being Lot 7, Block 1, as shown on an unrecorded plat of the Highpoint Subdivision, and a part of a 0.456 of an acre tract of land described in an instrument to the China Spring Independent School District, recorded in Volume 1719, Page 441, of the Deed Records of McLennan County, Texas, also being Lot 8, Block 1, as shown on an unrecorded plat of the Highpoint Subdivision, the aforementioned 0.378 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying in the existing Northwest right-of-way line of Sylvia Street (40' wide right-of-way, public maintained, no record description found) for the South corner of the aforementioned Lot 8;

THENCE NORTH 54°31'32" East, 64.63 feet (record - N57°43'00"E), along the Southeast line of the aforementioned Lot 8 and the aforementioned existing Northwest right-of-way line of Sylvia Street, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed North right-of-way line of F.M. Highway 1637 for a non-tangent point of curvature, the South corner of the herein described 0.378 of an acre parcel and the POINT OF BEGINNING;

(1) THENCE NORTHWESTERLY an arc distance of 348.88 feet with a curve to the left having a radius of 600.00 feet, a delta angle of 33°18'58", and a chord which bears North 11°19'32" West, 343.99 feet, leaving the Southwest line of the aforementioned Lot 8 and the aforementioned existing Northwest right-of-way line of Sylvia Street along the proposed North right-of-way line of F.M. Highway 1637, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the Northeast line of the aforementioned Lot 6 and in the Southeast right-of-way line of Linda Street (40' wide right-of-way, public maintained, no record description found) for the Northwest corner of the herein described 0.378 of an acre parcel, from which a set 5/8" iron with plastic cap stamped "CDS/MUERY S.A. TX." for the West corner of the aforementioned Lot 6 bears South 52°38'25" West, 191.09 feet (record - S55°43'00"W);

(2) THENCE NORTH 52°38'25" East, 7.87 feet (record - N55°43'51"E), along the Northwest line of the aforementioned Lot 6 and the aforementioned existing Southeast right-of-way line of Linda Street, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying in the existing Southwest right-of-way line of Business F.M. Highway 1637 (100' right-of-way width), as shown on the Texas Department of Transportation Map #F862, dated 4/19/1957, for the North corner of the said Lot 6 and the North corner of the herein described 0.378 of an acre parcel;

(3) THENCE SOUTH 32°47'36" East, 314.49 feet, along the Northeast line of the aforementioned Lot 6, the Northeast line of the aforementioned Lot 7, the Northeast line of the aforementioned Lot 8, and the aforementioned existing Southwest right-of-way line of Business F.M. Highway 1637, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying at the intersection of the said existing Southwest right-of-way line of Business F.M. Highway 1637 and the aforementioned existing Northwest right-of-way line of Sylvia Street for the East corner of the said Lot 8 and the East corner of the herein described 0.378 of an acre parcel;

(4) THENCE SOUTH 54°31'32" West, 133.88 feet (record - S57°43'00"W), leaving the aforementioned existing Southwest right-of-way line of Business F.M. Highway 1637, along the Southeast line of the aforementioned Lot 8 and the aforementioned existing Northwest right-of-way line of Sylvia Street, to the POINT OF BEGINNING, and containing 0.378 of an acre (16,447 square feet) of land, more or less.

Access is allowed to the highway facility from the remainder of the abutting property.

(Note 1) "The monument described as 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."

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00012.

A plat of even survey date herein accompanies and is made a part of this description.

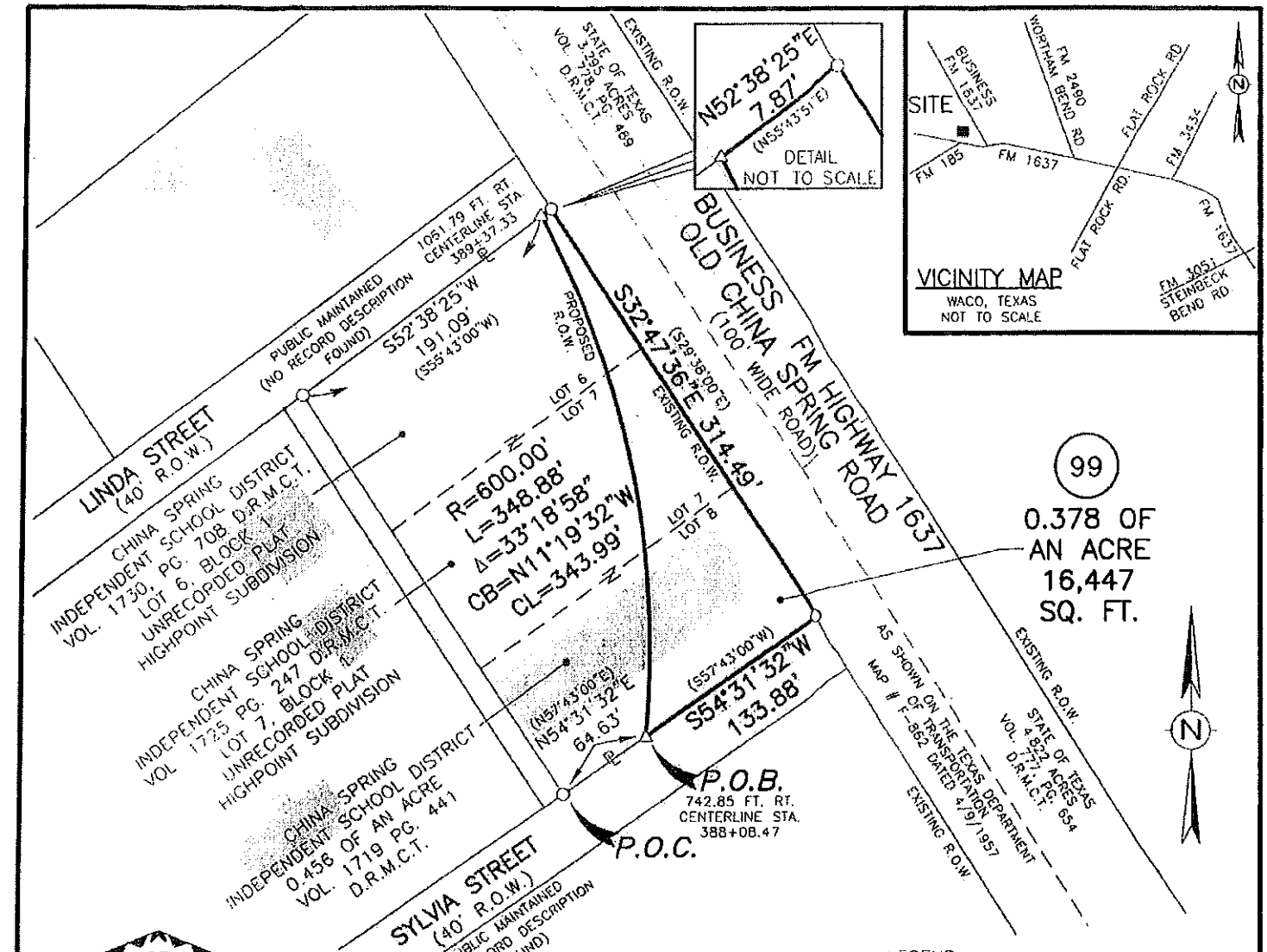
THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 25th day of February, 2011 A.D.

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas

STATE OF TEXAS REGISTERED
CLAY SWETMAN
5397
PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
REGISTERED
R. CLAY SWETMAN
5397
PROFESSIONAL
LAND SURVEYOR

100 50 0 100

SCALE IN FEET

BBB&C RR CO. SURVEY, A-160

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 99.DOC.)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00012

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

LEGEND

△	SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF CONSTRUCTION)
○	SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
■	FOUND TxDOT TYPE I MONUMENT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
R.O.W.	RIGHT-OF-WAY
⅊	PROPERTY LINE
℄	PROPOSED CENTERLINE

D.R.M.C.T.	DEED RECORDS McLENNAN COUNTY, TEXAS
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS McLENNAN COUNTY, TEXAS
R.P.R.M.C.T.	REAL PROPERTY RECORDS McLENNAN COUNTY, TEXAS
P.R.M.C.T.	PLAT RECORDS McLENNAN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
— · · —	SURVEY LINE

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-[illegible]

TEXAS DEPARTMENT OF TRANSPORTATION
FM HIGHWAY 1637
PARCEL NO. 99
RCSJ: 0833-03-041
McLENNAN COUNTY, TEXAS

ROW ACQUISITION-0.378 AC.		
WACO DISTRICT	DATE: FEBRUARY 25, 2011	PAGE 4 OF 4

County:	McLennan
Parcel:	99
ROW CSJ:	0833-03-041
F.M. 1637:	From 0.65 miles west of FM 2490 To FM 185

CATEGORY I BISECTION CLAUSE AND IN ADDITION THERETO:

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

County:	Montgomery
Highway:	FM 1488
Project Limits:	From West of FM 149 to East of FM 149
ROW CSJ:	0523-10-037

PROPERTY DESCRIPTION FOR PARCEL 17

Being a 0.6314 of an acre (27,503 square feet) parcel of land situated in the Colin McRae Survey, Abstract No. 375, Montgomery County, Texas; being all of that 0.6314 acre tract (calculated) of land belonging to the Heirs of William Butler (no deed found); said 0.6314 of an acre parcel being more particularly described as follows:

COMMENCING at point (from which a found 1/2 inch iron rod bears North 16°31' West, 0.24 feet) on the existing west right-of-way line of FM 149 (variable width, as monumented and occupied); being the southeast corner of a called 7.00 acre tract of land conveyed to Boney Butler by instrument dated May 05, 1941, recorded in Volume 222, Page 183, Montgomery County Deed Records (M.C.D.R.), and the northeast corner of a called 2.24 acre tract of land conveyed to Boney Butler by instrument dated February 24, 1977, recorded in Volume 983, Page 296, M.C.D.R.;

THENCE, South 16°31'24" East, along the existing west right-of-way line of FM 149, at a distance of 40.45 feet passing a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed north right-of-way line of FM 1488 (width varies), continuing for a total distance of 221.64 feet to a 1/2 inch iron rod found at the southeast corner of said 2.24 acre tract and the northeast corner of a called 1.00 acre tract conveyed to Edward Butler by instrument dated November 05, 1985, recorded under Montgomery County Clerk's File (M.C.C.F.) No. 8550692;

THENCE, South 17°15'30" East, continuing along the existing west right-of-way line of FM 149, a distance of 151.36 feet to a 1/2 inch iron rod found for the most easterly corner of said 1.00 acre tract and the northeast corner of said 0.6314 acre tract, being the POINT OF BEGINNING and the northeast corner of the herein described parcel;

1.) THENCE, South 17°21'34" East, continuing along the existing west right-of-way line of FM 149, a distance of 184.75 feet to a cotton spindle set in asphalt in a curve to the left (from which center bears South 07°55'52" West, 2,914.79 feet) on the existing north right-of-way line of FM 1488 (100 feet wide); being the southeast corner of said 0.6314 acre tract and the southeast corner of the herein described parcel:

2.) THENCE, Northwesterly, along the existing north right-of-way line of FM 1488 with said curve to the left, having a radius of 2,914.79 feet, a central angle of 03°54'58", and a chord which bears North 84°01'37" West, 199.18 feet, an arc length of 199.22 feet to a 3/8 inch iron rod with plastic cap (from which a found 1/2 inch iron rod bears North 07°06' West, 1.46 feet) set for the southeast corner of a called 0.43 acre tract of land conveyed to Frank R. McWhorter by instrument dated October 31, 2002, recorded under M.C.C.F. No. 2002-116061, and the southeast corner of a called 1.00 acre tract conveyed to Roxie Johnson by instrument dated February 24, 1977, recorded under Volume 983, Page 294, M.C.D.R.; being the southwest corner of said 0.6314 acre tract and the southwest corner of the herein described parcel;

3.) THENCE, North 06°58'57" West, along the west line of said 0.6314 acre tract and the east line of said Johnson 1.00 acre tract, a distance of 134.73 feet to a point (from which a found 1/2 inch iron rod bears North 82°09' East, 0.71 feet) for the southwest corner of said Butler 1.00 acre tract, the northwest corner of said 0.6314 acre tract and being the northwest corner of the herein described parcel;

4.) THENCE, North 82°11'04" East, along the south line of said Butler 1.00 acre tract and the north line of said 0.6314 acre tract, a distance of 160.85 feet to the POINT OF BEGINNING and containing 0.6314 of an acre (27,503 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X = 3,762,060.53 and Y = 10,077,733.72. All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00003.

2. This property description is prepared in conjunction with a parcel plat of equal date.

October, 2006
Parcel 17
Page 3 of 5

I, Russell Henderson, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision on March through July, 2005.

Russell Henderson, Date 10/31/06.

Russell Henderson, R.P.L.S. No. 5641
Landtech Consultants, Inc.
2627 North Loop West, Suite 224
Houston, TX 77008
Phone 713-861-7068

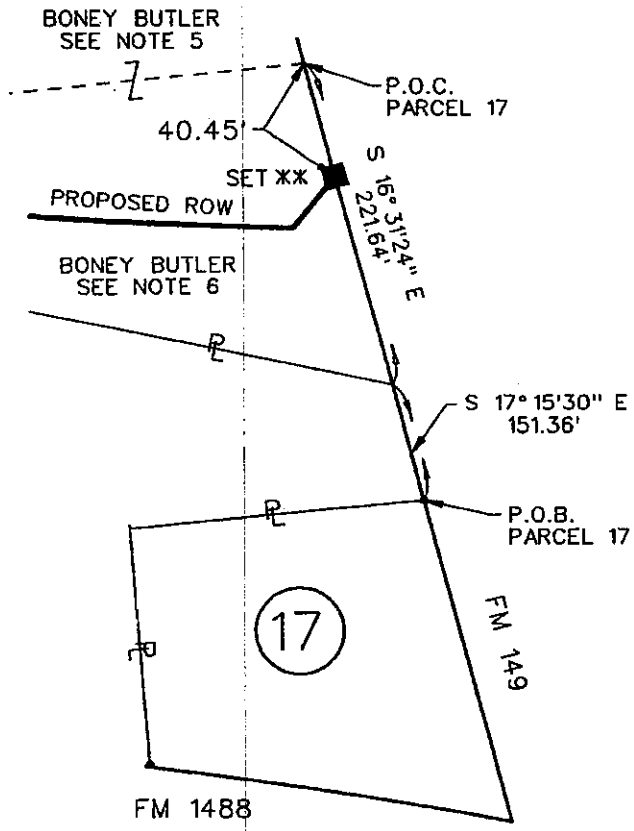
STATE OF TEXAS
REGISTERED
RUSSELL HENDERSON
5641
PROFESSIONAL
LAND SURVEYOR

LEGEND

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- Existing Fence
- Survey Line
- OH — Overhead Power
- (N) Parcel Number
- ⊙ PROPERTY CORNER (FOUND AS NOTED)
- ☐ FOUND TYPE I CONC. MON.
- ■ SET 5/8"IR W/TXDOT ALUM. CAP (EXCEPT AS NOTED)
- ⊗ SET 3/8"IR W/PLASTIC CAP

NOTES:

1. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00003.
2. A PROPERTY DESCRIPTION WITH EVEN SURVEY DATE ACCOMPANIES THIS PARCEL PLAT.
3. SURVEY LINE LOCATIONS ARE APPROXIMATE.
4. DEED RESEARCH FOR THIS PROJECT WAS PERFORMED IN MARCH 2005. FIELD WORK WAS PERFORMED FROM MARCH THROUGH JULY 2005.



PARCEL 17
N.T.S.

NOTES:

5. BONEY BUTLER
   CALLED 7 AC.
   VOL. 222, PG. 183, M.C.D.R.
   MAY 5, 1941
6. BONEY BUTLER
   CALLED 2.24 AC.
   VOL. 983, PG. 296, M.C.D.R.
   FEB. 24, 1977

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
0.6314	0.6314 27,503	0	

DATE	REVISION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: MARCH-JULY, 2005

Russell Henderson 10/31/06

RUSSELL HENDERSON
REGISTERED PROF. LAND SURVEYOR
NO. 5641, STATE OF TEXAS

STATE OF TEXAS REGISTERED RUSSELL HENDERSON 5641 PROFESSIONAL LAND SURVEYOR

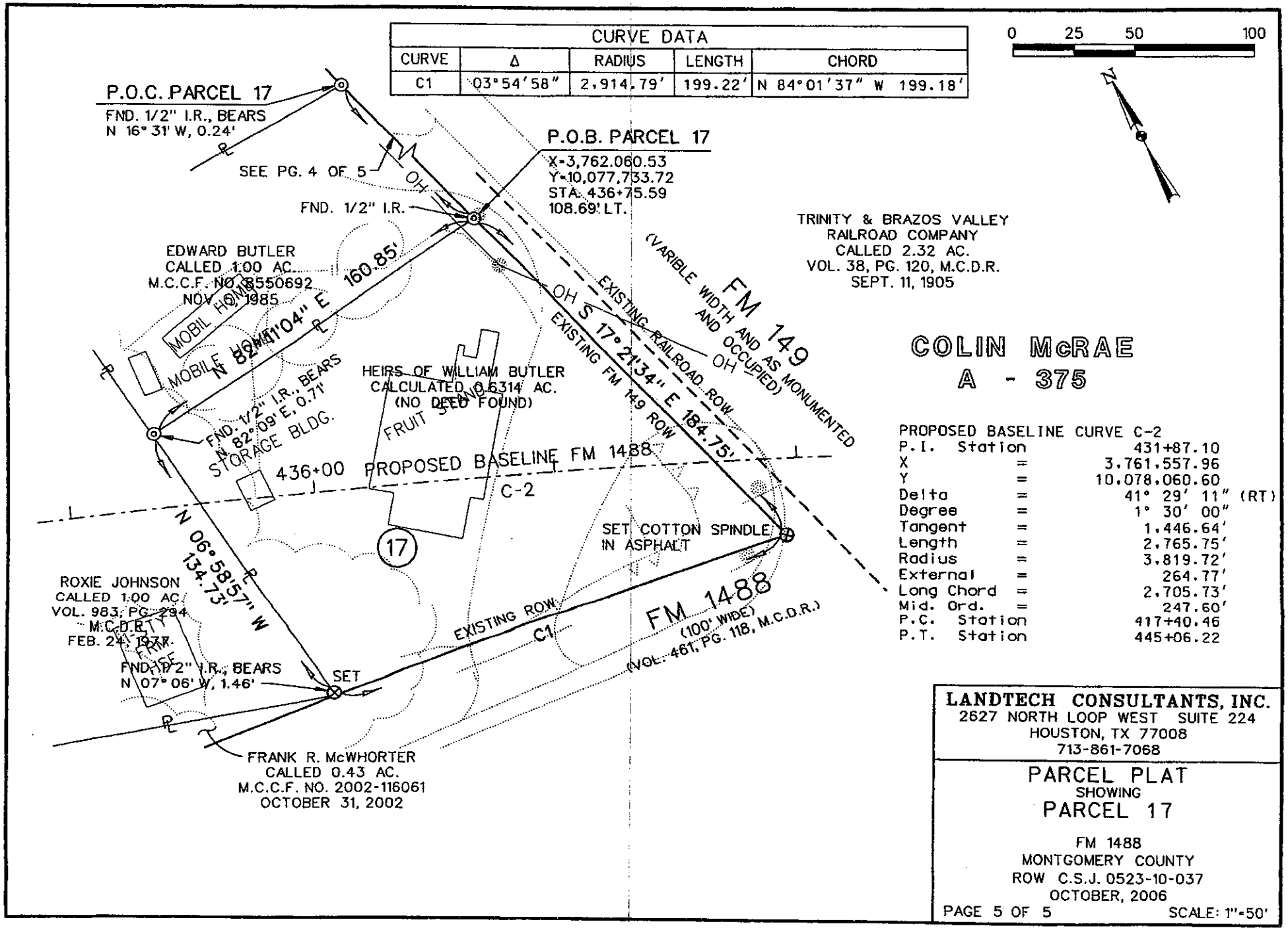
LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 17

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 4 OF 5 SCALE: NTS

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	03°54'58"	2,914.79'	199.22'	N 84°01'37" W 199.18'



PROPOSED BASELINE CURVE C-2

P.I. Station		431+87.10
X	=	3,761,557.96
Y	=	10,078,060.60
Delta	=	41° 29' 11" (RT)
Degree	=	1° 30' 00"
Tangent	=	1,446.64'
Length	=	2,765.75'
Radius	=	3,819.72'
External	=	264.77'
Long Chord	=	2,705.73'
Mid. Ord.	=	247.60'
P.C. Station		417+40.46
P.T. Station		445+06.22

LANDTECH CONSULTANTS, INC.
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 17

FM 1488
MONTGOMERY COUNTY
ROW C.S.J. 0523-10-037
OCTOBER, 2006

PAGE 5 OF 5 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 716

BEING a 0.1946 of one acre (8,476 square feet) parcel of land located in the Charles Clarkson Survey, Abstract No. 190, Harris County, Texas, and being a portion Restricted Reserve "A-1", Block 1 Steeplechase Park Section Five Reserve "A" Replat, a subdivision of record in Film Code No. 359129 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 8.0853 acre tract of land conveyed from HSRE-MSTAR 180 II Holdings, LLC to HSRE-MSTAR 180-Northwest Freeway, LLC by deed dated October 26, 2009 and recorded under Harris County Clerk's File (H.C.C.F.) No. 20090489189, Film Code No. 068-43-3007 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.1946 of one acre being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod in the existing northwesterly right-of-way line of Steepleway Boulevard (100' R.O.W. width) of record under Volume 326, Page 125 of said Map Records, being the southeasterly corner of said Restricted Reserve "A-1" and said 8.0853 acre tract, thence as follows:

South 37°16'29" West, a distance of 231.21 feet along the existing northwesterly right-of-way line of Steepleway Boulevard, being the southeasterly line of said Restricted Reserve "A-1" and said 8.0853 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 = 13,890,902.32, E = 3,048,739.15, located 184.70 feet left of and perpendicular to baseline station 2364+95.34;**

1) THENCE, South 37°16'29" West, a distance of 20.06 feet continuing along the existing northwesterly right-of-way line of Steepleway Boulevard, being the southeasterly line of said Restricted Reserve "A-1" and said 8.0853 acre tract to a found 5/8-inch iron rod at a cutback corner of the existing northwesterly right-of-way line of Steepleway Boulevard 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 deed dated November 28, 1962 and recorded under Volume 4999, Page 295 of the Harris County Deed Records (H.C.D.R.), H.C.C.F. No. B631553, Film Code No. 083-005-0308 of said Official Public Records;

2) THENCE, South 82°11'28" West, a distance of 23.59 feet along said cutback to a point in the existing northeasterly right-of-way line of U.S. Highway 290 (300' R.O.W. width) and for the end of said cutback, from which a found 5/8-inch iron rod bears North 84°00' East, 2.46 feet;

3) THENCE, North 52°42'03" West, a distance of 328.78 feet along the existing northeasterly right-of-way line of U.S. Highway 290, being the southwesterly line of said Restricted Reserve "A-1" and said 8.0853 acre tract to the southerly corner of Unrestricted Reserve "D", Block 3 Northwest Station Section One, a subdivision of record under Volume 323, Page 79 of said Map Records, being the westerly corner of said Restricted Reserve "A-1" and said 8.0853 acre tract, from which a found 5/8-inch iron rod bears North 13°43' East, 3.15 feet;

4) THENCE, North 02°14'46" West, a distance of 56.95 feet along the easterly line of said Unrestricted Reserve "D", being the westerly line of said Restricted Reserve "A-1" and said 8.0853 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, for the Beginning of an Access Denial Line and in a curve to the right, located 191.93 feet left of and perpendicular to baseline station 2361+13.66;

5) THENCE, in a southeasterly direction, along the proposed northeasterly right-of-way line of U.S. Highway 290, along said curve to the right, having a central angle of 01°39'01", a radius of 1,527.00 feet, an arc length of 43.97 feet and a chord bearing and distance of South 44°25'37" East, 43.97 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for point of reverse curvature of a curve to the left;**

6) THENCE, in a southeasterly direction, continuing along the proposed northeasterly right-of-way line of U.S. Highway 290, along said curve to the left, having a central angle of 01°28'01", a radius of 1,473.00 feet, an arc length of 37.71 feet and a chord bearing and distance of South 44°20'07" East, 37.71 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;**

7) THENCE, South 46°23'48" East, a distance of 97.31 feet continuing along the proposed northeasterly 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;**

8) THENCE, in a southeasterly direction, continuing along the proposed northeasterly right-of-way line of U.S. Highway 290, along said curve to the left, having a central angle of 00°35'12", a radius of 1,972.34 feet, an arc length of 20.20 feet and a chord bearing and distance of South 48°35'57" East, 20.20 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;**

9) THENCE, South 50°38'11" East, a distance of 148.45 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 to a set 5/8-inch iron rod with TxDOT aluminum cap;**

10) THENCE, South 52°42'53" East, a distance of 13.56 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 to a set 5/8-inch iron rod with TxDOT aluminum cap;**

11) THENCE, North 82°11'28" East, a distance of 31.27 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 to the POINT OF BEGINNING and containing 0.1946 of one acre (8,476 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 will be permitted to the remainder property abutting the highway facility.

05/2013- Revised proposed right-of-way line to show increase in taking.

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

5-16-13

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.

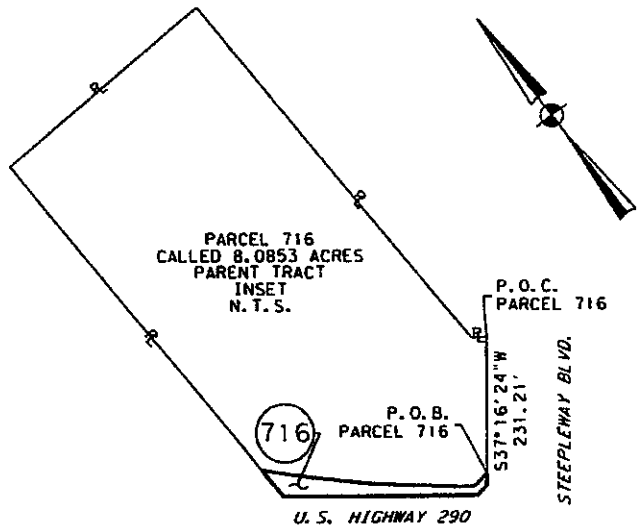
   ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

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.

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.



REVISIONS:
05/13-REVISED PROPOSED R.O.W. LINE TO SHOW INCREASE IN TAKING.

EXISTING	TAKING	REMAINING
8.0853 AC.	0.1946 AC. 8,476 SQ.FT.	7.8907 AC. LT

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

5-16-13

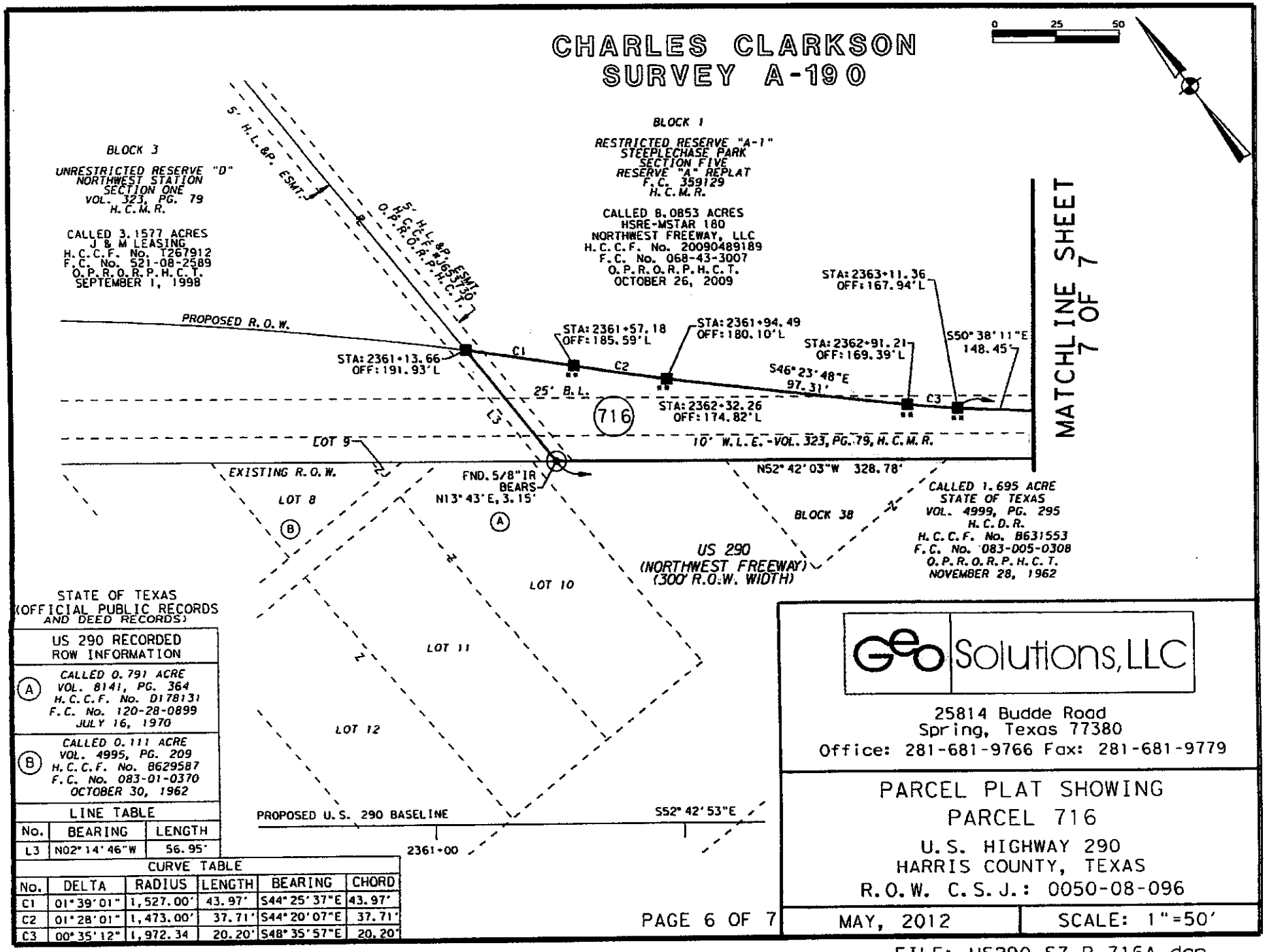
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL PLAT SHOWING
PARCEL 716
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-716 COVER.dgn

CHARLES CLARKSON SURVEY A-190



STATE OF TEXAS
(OFFICIAL PUBLIC RECORDS AND DEED RECORDS)

US 290 RECORDED ROW INFORMATION
(A) CALLED 0.791 ACRE VOL. 8141, PG. 364 H.C.C.F. No. D178131 F.C. No. 120-28-0899 JULY 16, 1970
(B) CALLED 0.111 ACRE VOL. 4995, PG. 209 H.C.C.F. No. B629587 F.C. No. 083-01-0370 OCTOBER 30, 1962

LINE TABLE

No.	BEARING	LENGTH
L3	N02°14'46"W	56.95'

CURVE TABLE

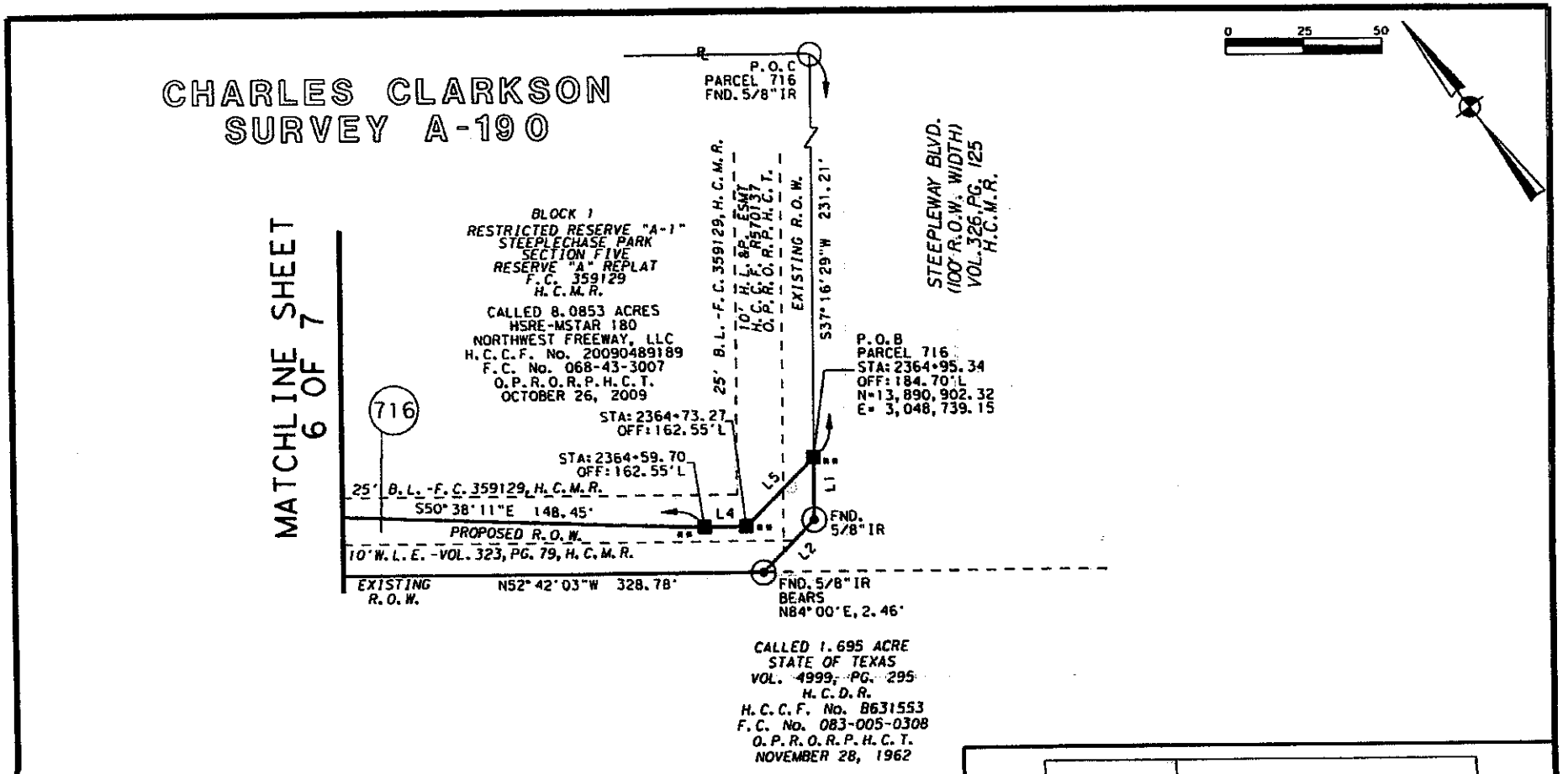
No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	01°39'01"	1,527.00'	43.97'	S44°25'37"E	43.97'
C2	01°28'01"	1,473.00'	37.71'	S44°20'07"E	37.71'
C3	00°35'12"	1,972.34	20.20'	S48°35'57"E	20.20'

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

PARCEL PLAT SHOWING
PARCEL 716
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-716A.dgn



LINE TABLE		
No.	BEARING	LENGTH
L1	S37°16'29"W	20.06'
L2	S82°11'28"W	23.59'
L4	S52°42'53"E	13.56'
L5	N82°11'28"E	31.27'

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

PARCEL PLAT SHOWING
PARCEL 716
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-096

MAY, 2012 | SCALE: 1"=50'

PAGE 7 OF 7

FILE: US290 S7 P-716B.dgn

County: Dallas
Highway: US 75
STA. 370+78.95 to 370+92.31
R.O.W. CSJ: 0047-07-222

March 15, 2013

Description for Parcel 5

BEING 89 square feet of land, more or less, in the William D. Reed Survey, Abstract No. 1255, City of Richardson, Dallas County, Texas, and being a portion of Lot 1, Block 2 of North Richardson Addition, an addition to the City of Richardson as recorded in Volume 1, Page 225 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being a portion of a tract of land as described in deed to Melvin Lord, as recorded in Volume 69216, Page 328 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 89 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the common east corner of Lot 2 and the south corner of Lot 3, Block 2 of said North Richardson Addition, said corner being on the northwesterly right-of-way line of Bishop Avenue;

THENCE South 27 degrees 12 minutes 55 seconds West along the northwesterly right-of-way line of Bishop Avenue and the southerly lines of Lot 1 and Lot 2, a distance of 149.58 feet to a point for corner on the northeasterly right-of-way line of Jackson Street, a 60.0 foot wide right-of-way as shown on said North Richardson Addition, and being the south corner of Lot 1;

THENCE North 62 degrees 47 minutes 05 seconds West along the northeasterly right-of-way line of Jackson Street, a distance of 168.25 feet to a PK nail set on the new southeasterly right-of-way line of U.S. Highway 75, and being the POINT OF BEGINNING at Station 370+78.95, 162.99 feet Right: and having a Texas State Plane Coordinate System, N.A.D.83, North Central Zone (4202), surface coordinate of North 7,035,871.41, East 2,511,305.04: **

1) THENCE, North 62 degrees 47 minutes 05 seconds West continuing the northeasterly right-of-way line of Jackson Street, a distance of 13.35 feet to a point for corner on the existing southeasterly right-of-way line of U.S. Highway 75, no deed of record found;

2) THENCE North 27 degrees 16 minutes 37 seconds East along the existing southeasterly right-of-way line of U.S. Highway 75, a distance of 13.39 feet to a street light pole on the new southeasterly right-of-way line of U.S. Highway 75;

3) THENCE South 17 degrees 40 minutes 41 seconds East along the new southeasterly right-of-way line of U.S. Highway 75, a distance of 18.90 feet to the POINT OF BEGINNING and containing 89 square feet (0.0021 acres) of land, more or less.

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

County: Dallas
Highway: US 75
STA. 370+78.95 to 370+95.31
R.O.W. CSJ: 0047-07-222

Description for Parcel 5

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 1.000136506.

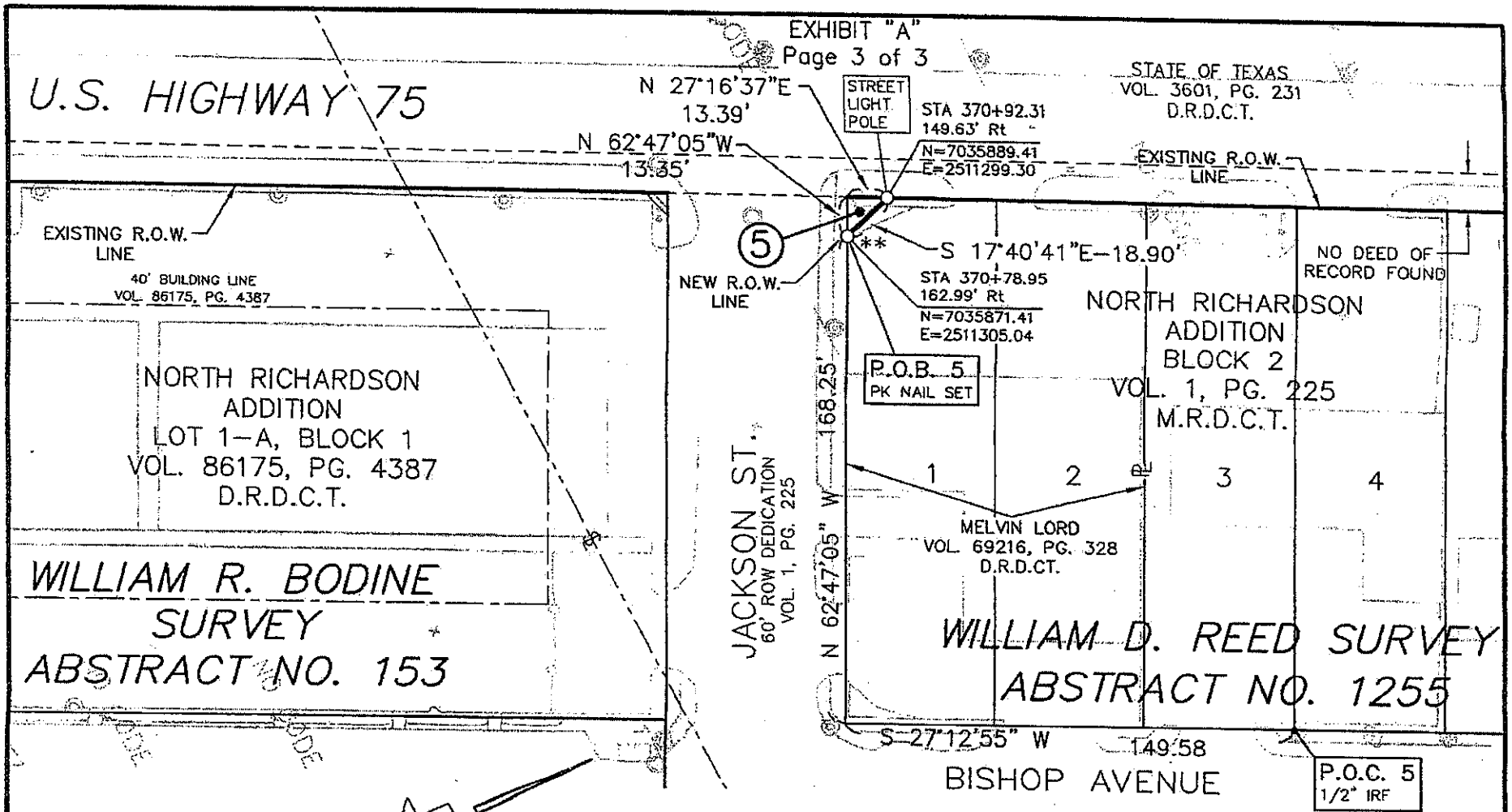
For Huitt-Zollars, Inc

3-18-2013

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: March 15, 2013

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

EXHIBIT "A"
Page 3 of 3



LEGEND

EXISTING RIGHT OF WAY LINE
NEW RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T. = OFFICIAL PROPERTY RECORDS DALLAS COUNTY TEXAS
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS
IRF = IRON ROD FOUND
AD = TxDOT 3-1/4 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
BD = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY OF
PARCEL 5
FOR U.S. HIGHWAY 75
A 89 SQ. FT., [0.0021 AC.]
TRACT OF LAND IN THE
WILLIAM D. REED SURVEY
ABSTRACT NUMBER 1255
CITY OF RICHARDSON
DALLAS COUNTY, TEXAS
DATE: MARCH 15, 2013

GRAPHIC SCALE
0' 25' 50'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000150630.

NOTE: THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

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

County: Dallas
Highway: US 75
STA. 289+25.20 to 293+18.56
R.O.W. CSJ: 0047-07-222

March 15, 2013

Description for Parcel 1

BEING 5,403 square feet of land, more or less, in the Isaac Wiley Survey, Abstract No. 1575, City of Richardson, Dallas County, Texas, and being a portion of Lot 1A, Block A of Blue Cross Addition, Lots 1A and 2A, BQS lock A, an addition to the City of Richardson as recorded in Document Number 2003048-204 of the Official Property Records of Dallas County, Texas (O.P.R.D.C.T.), and being a portion of a tract of land as described in deed to SIC-Esperson Buildings, LP as recorded in Document Number 2005079-4588 and to SIC-Richardson Development, LLC as recorded in Document Number 2005003-11434 (O.P.R.D.C.T.), said 5,403 square feet of land being more particularly described as follows:

COMMENCING at a X cut set at the southwest corner of said Blue Cross Addition, said corner being at the intersection of the east right-of-way line of T.I. Boulevard, a 100.0 foot wide right-of-way as described in instrument to the State of Texas, as recorded in Volume 3077, Page 112 of the Deed Records of Dallas County, Texas, with the northerly right-of-way line of Prestonwood Drive, a 60.0 foot wide right-of-way, from which a X cut found in concrete bears North 89 degrees 40 minutes 19 seconds East, a distance of 14.10 feet;

THENCE North 00 degrees 32 minutes 16 seconds West along the east right-of-way line of T.I. Boulevard, a distance of 66.89 feet to a 5/8 inch iron rod with Texas Department of Transportation (TxDot) 3-1/4 inch aluminum cap set on the new southeasterly right-of-way line of U.S. Highway 75, and being the POINT OF BEGINNING at Station 289+25.20, 174.50 feet Right: and having a Texas State Plane Coordinate System, N.A.D.83, North Central Zone (4202), surface coordinate of North 7,029,473.87, East 2,506,302.87; **

1) THENCE North 00 degrees 32 minutes 16 seconds West continuing along the east right-of-way line of T.I. Boulevard, a distance of 20.92 feet to a point for corner on the existing southeasterly right-of-way line of U.S. Highway 75, a 300.0 foot wide right-of-way as described in said instrument to the State of Texas, from which a TxDot monument with a brass disk found bears South 77 degrees 48 minutes 16 seconds East a, a distance of 2.45 feet;

2) THENCE North 45 degrees 46 minutes 44 seconds East along the existing southeasterly right-of-way line of U.S. Highway 75, a distance of 322.80 feet to a 5/8 inch iron rod found for an angle point;

3) THENCE North 60 degrees 47 minutes 00 seconds East continuing along the existing southeasterly right-of-way line of U.S. Highway 75, a distance of 58.09 feet to a 5/8 inch iron rod with TxDot 3-1/4 inch aluminum cap set on the new southeasterly right-of-way line of U.S. Highway 75; **

County: Dallas
Highway: US 75
STA. 289+25.20 to 293+18.56
R.O.W. CSJ: 0047-07-222

Description for Parcel 1

4) THENCE departing the existing southeasterly right-of-way line of U.S. Highway 75, South 45 degrees 45 minutes 55 seconds West along the new southeasterly right-of-way line of U.S. Highway 75, a distance of 393.36 feet to the POINT OF BEGINNING and containing 5,403 square feet (0.1240 acres) of land, more or less.

** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon 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 1.000136506.

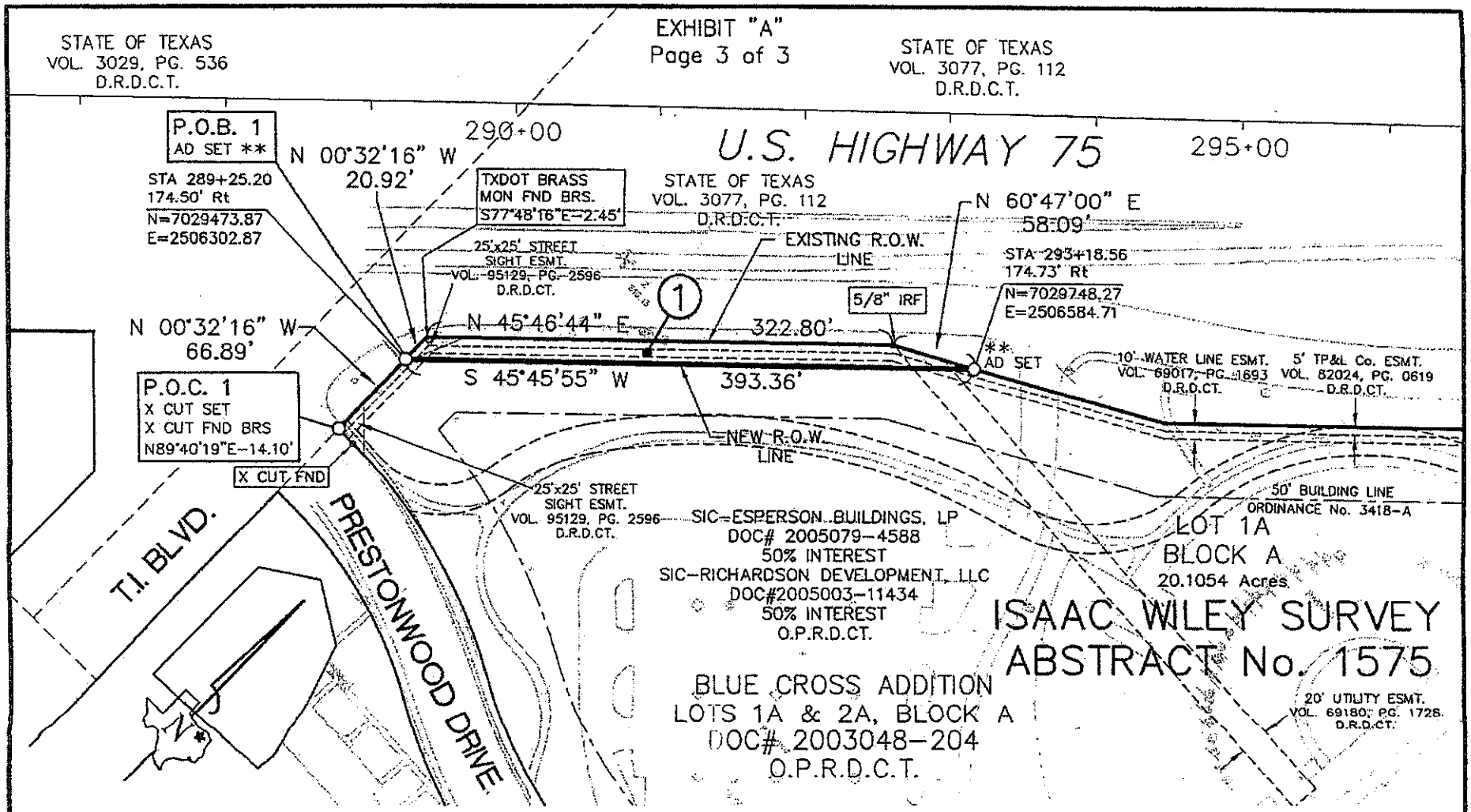
For Huitt-Zollars, Inc

3-18-2013

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: March 15, 2013

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

EXHIBIT "A"
Page 3 of 3



LEGEND

EXISTING RIGHT OF WAY LINE
NEW RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T. = OFFICIAL PROPERTY RECORDS DALLAS COUNTY TEXAS
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS
IRF = IRON ROD FOUND
AD = TxDOT 3-1/4 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
BD = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY OF
PARCEL 1
FOR U.S. HIGHWAY 75
A 5,403 SQ. FT., [0.1240 AC.]
TRACT OF LAND IN THE
ISAAC WILEY SURVEY
ABSTRACT NUMBER 1575
CITY OF RICHARDSON
DALLAS COUNTY, TEXAS
DATE: MARCH 15, 2013

GRAPHIC SCALE
0' 25' 50' 100'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015063O

NOTE: THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

** 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.

R.O.W. CSJ: 0047-07-222

County:	Lee
Parcel No.:	25
Highway:	U.S. 290
Limits:	From: Bastrop County Line To: Navarro Street
RCSJ:	0114-07-070

PROPERTY DESCRIPTION FOR PARCEL 25

DESCRIPTION OF A 0.623 ACRE (27,155 SQ. FT.) TRACT OF LAND LOCATED IN THE WILLIAM BARTON SURVEY, ABSTRACT NO. 43 IN LEE COUNTY, TEXAS, BEING A PORTION OF A CALLED 2 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JEANETTE JANDA AND HUSBAND, STEPEHN JANDA, RECORDED IN VOLUME 452, PAGE 706 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS (R.P.R.L.C.TX.), SAID 0.623 ACRE (27,155 SQ. FT.) TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 144.00 feet right of Engineer's Centerline Station (E.C.S.) 225+03.86, being in the proposed south right-of-way line of U.S. Highway 290, being in the west line of said 2 acre tract and an interior north line of a called 145.50 acre tract of land described in a deed to Carolyn Hazel, Jolene Fischer, Eunice Siegmund and Jeanette Janda, recorded in Volume 923, Page 378, R.P.R.L.C.TX., said point being the southwest corner of the tract described herein and the **POINT OF BEGINNING**, from which point a 6-inch wood fence corner post found for the southwest corner of said 2 acre tract and being a north interior corner of said 145.50 acre tract bears S 16°58'26" W, a distance of 260.06 feet;

1) **THENCE**, N 16°58'26" E, with the west line of said 2 acre tract and the north interior line of said 145.50 acre tract, a distance of 112.89 feet to a calculated point for the northwest corner of said 2 acre tract, being in the existing curving south right-of-way line of U.S. Highway 290, as conveyed to the State of Texas and recorded in Volume 97, Page 89 of the Deed Records of Lee County, Texas (D.R.L.C.TX.), said point being the northwest corner of the tract described herein, from which point a 6-inch wood fence corner post found bears N 16°58'26" E, a distance of 0.81 feet;

2) **THENCE**, with the existing south right-of-way line of U.S. Highway 290, being the north line of said 2 acre tract, with a curve to the left, an arc distance of 238.30 feet, through a central angle of 02°21'02", having a radius of 5,808.66 feet, and a chord that bears S 72°32'10" E, a distance of 238.28 feet to a ½-inch iron rod found for the northeast corner of said 2 acre tract and being a north corner of said 145.50 acre tract, said point being the northeast corner of the tract described herein;

3) **THENCE**, S 17°55'32" W, with the east line of said 2 acre tract and the north interior line of said 145.50 acre tract, a distance of 115.94 feet to a ½-inch iron rod with a TxDOT aluminum cap set 144.00 feet right of E.C.S. 227+34.25, being in the proposed curving south right-of-way line of U.S. Highway 290, said point being the southeast corner of the tract described herein, from which point a 6-inch wood fence corner post found for the southeast corner of said 2 acre tract and being a north interior corner of said 145.50 acre tract bears S 17°55'32" W, a distance of 260.28 feet;

4) **THENCE**, through the interior of said 2 acre tract and with the proposed south right-of-way for U.S. Highway 290, with a curve to the right, an arc distance of 236.42 feet, through a central angle of 02°24'00", having a radius of 5,644.00 feet, and a chord that bears N 71°47'49" W, a distance of 236.40 feet to the **POINT OF BEGINNING**, and containing 0.623 acre (27,155 sq. ft.) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

This property description is accompanied by a separate plat.

Bearing Basis:
The bearings described herein are Texas State Plane Surface bearings (Texas Central Zone, NAD 83(93)). The combined scale factor for this project is 1.00006. The reference line for this project is between "GPS 6" (surface northing = 10055387.24, surface easting = 3317562.43), a 5/8-inch iron rod with a red cap marked "SAM" and "GPS 3" (surface northing = 10046503.79, surface easting = 3345451.15), a 5/8-inch iron rod with a red cap marked "SAM", having a surface bearing of S 72°19'54" E, and a surface distance of 29,269.38 feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of December, 2009 A.D.

Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735

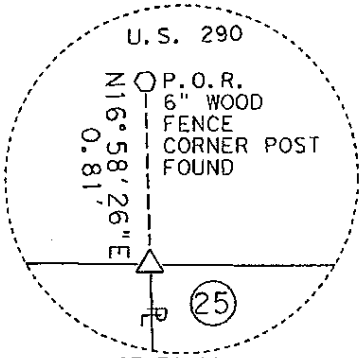
STATE OF TEXAS
REGISTERED
ROBERT J. ROY
5159
PROFESSIONAL
LAND SURVEYOR

LEGEND

■	TYPE I CONCRETE MONUMENT FOUND
⊡	TYPE II CONCRETE MONUMENT SET
⊙	½" PIPE FOUND UNLESS NOTED
○	½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
●	½" IRON ROD FOUND UNLESS NOTED
○	FENCE CORNER POST FOUND UNLESS NOTED
⊕	PK NAIL FOUND
▲	60D NAIL FOUND UNLESS NOTED
△	CALCULATED POINT
⊕	CONTROL POINT (GPS)
⊗	TRAVERSE POINT (TPT)
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
R.O.W. PI	RIGHT-OF-WAY POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.S.	NOT TO SCALE
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.L.C.TX.	DEED RECORDS OF LEE COUNTY, TEXAS
O.R.L.C.TX.	OFFICIAL RECORDS OF LEE COUNTY, TEXAS
R.P.R.L.C.TX.	REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
—//—	DISTANCE NOT TO SCALE
—℄—	DEED LINE (COMMON OWNERSHIP)

U.S. 290 ALIGNMENT
CURVE DATA
PI Sta 223+84.40
D= 18° 36' 36.62" (LT)
D = 1° 02' 30.27"
L = 1,786.45'
T = 901.16'
R = 5,500.00'
PC Sta 214+83.24
N= 10048028.05
E= 3332521.26
PT Sta 232+69.69
N= 10047398.47
E= 3334184.72

DETAIL "A"



NOT TO SCALE

CURVE TABLE

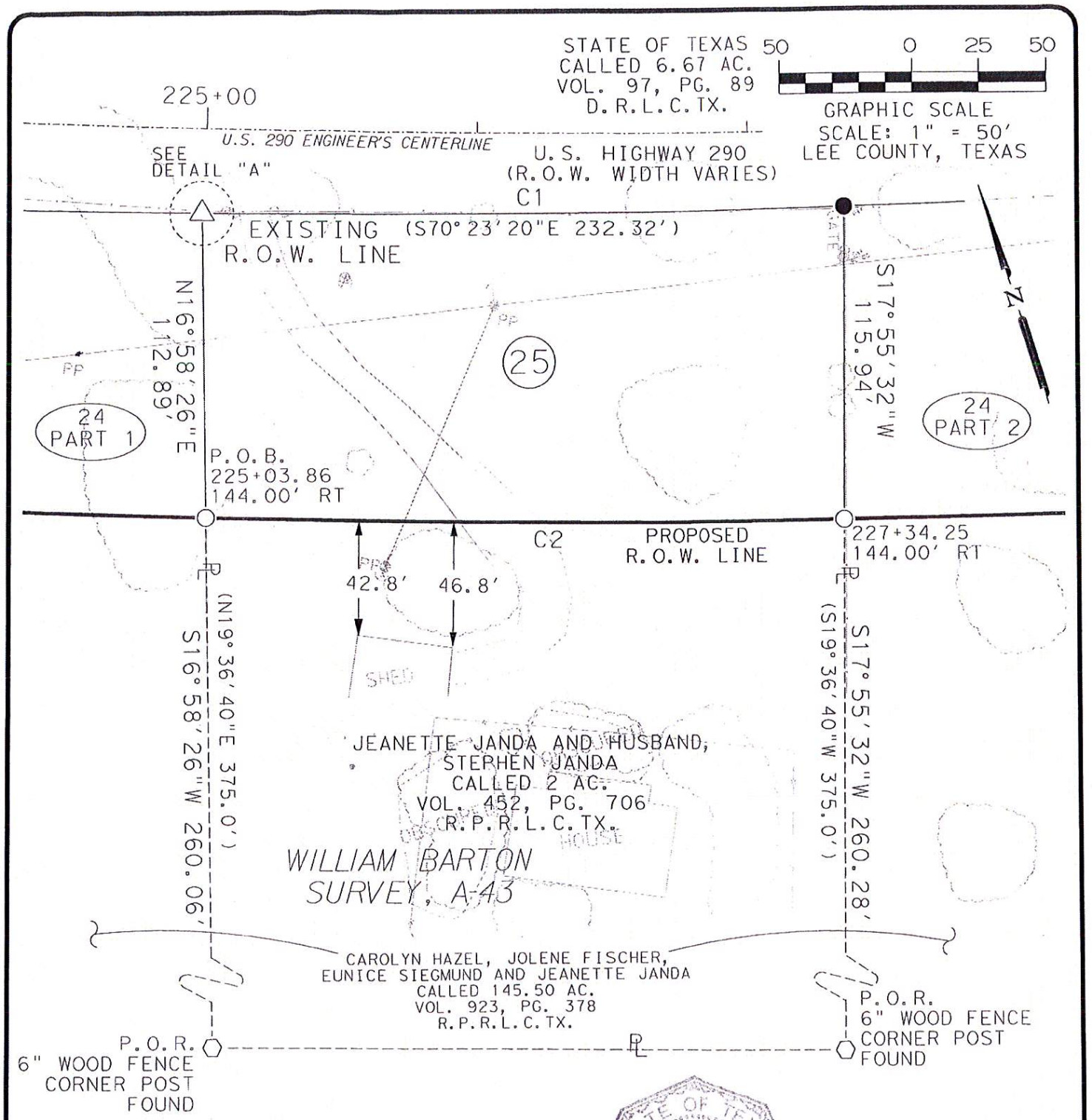
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02°21'02"	5,808.66'	238.30'	238.28'	S72°32'10"E
C2	02°24'00"	5,644.00'	236.42'	236.40'	N71°47'49"W

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00006. THE REFERENCE LINE FOR THIS PROJECT IS BETWEEN "GPS 6" (SURFACE NORTHING = 10055387.24, SURFACE EASTING = 3317562.43), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM" AND "GPS 3" (SURFACE NORTHING = 10046503.79, SURFACE EASTING = 3345451.15), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM", HAVING A SURFACE BEARING OF S72°19'54"E AND A SURFACE DISTANCE OF 29,269.38 FEET.
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. AND AERIAL MAPPING PROVIDED BY TxDOT ON JANUARY 9, 2009. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. U.S. 290 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM TxDOT SCHEMATIC AND RECEIVED BY SAM, INC. ON JANUARY 9, 2009.
5. ALL TxDOT TYPE II MONUMENTS SHOWN ON THE PROPOSED RIGHT-OF-WAY ARE ½" IRON RODS SET WITH TxDOT ALUMINUM CAPS TO BE REPLACED WITH A TxDOT TYPE II MONUMENT UPON COMPLETION OF R.O.W. ACQUISTION.

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
JEANETTE JANDA AND HUSBAND,
STEPHEN JANDA
PARCEL 25
0.623 AC. (27,155 SQ. FT.)



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

12/18/09
DATE

STATE OF TEXAS
REGISTERED
ROBERT J. ROY
5159
PROFESSIONAL
LAND SURVEYOR

PAGE 4 OF 4
REF. FIELD NOTE NO. 5630

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
JEANETTE JANDA AND HUSBAND,
STEPHEN JANDA
PARCEL 25
0.623 AC. (27,155 SQ. FT.)

County: Cameron
Parcel No.: 1
Highway: FM 803
Project Limits: From IH 69E to SH 100
R.O.W. CSJ: 1138-02-016

PROPERTY DESCRIPTION FOR PARCEL 1

BEING 27.450 ACRES OF LAND MORE OR LESS, OUT OF AND A PART OF SHARE 14, POTRERO DEL ESPIRITU SANTO GRANT IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT No. 2 IN CAMERON COUNTY, TEXAS, SAME BEING A PORTION OF THE 750.402 ACRE TRACT CONVEYED TO CARDENAS REALTY CO., INC., A TEXAS CORPORATION, BY WARRANTY DEED EXECUTED ON NOVEMBER 11, 2009, FILED FOR RECORD ON FEBRUARY 22, 2010 RECORDED IN VOLUME 16686, PAGE 41 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, SAID 27.450 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a TxDOT Type II monument set 125.00 feet right of Engineer's Centerline Station 68+24.26, in the proposed southeasterly right-of-way line of FM 803 and in the northeasterly right-of-way line of Interstate Highway 69E (ROW varies), same being in a southwesterly line of said Cardenas Realty Co., Inc. tract, for the Point of Beginning and the most southerly corner of the herein described parcel of land, from which a 1/2 inch iron rod with cap stamped M & R found in the northeasterly right-of-way line of Interstate Highway 69E at a corner of said Cardenas Realty Co., Inc. tract bears South 45°47'23" East, a distance of 574.11 feet;

1) THENCE, North 45°47'23" West, a distance of 250.00 feet, with the northeasterly right-of-way line of Interstate Highway 69E and a southwesterly line of said Cardenas Realty Co., Inc. tract, to a TxDOT Type II monument set in the proposed northwesterly right-of-way line of FM 803, 125.00 feet left of Engineer's Centerline Station 68+24.39, for the most westerly corner of the herein described parcel of land, from which a 1/2 inch iron rod found in the northeasterly right-of-way line of Interstate Highway 69E, at the most westerly corner of said Cardenas Realty Co., Inc. tract and the most southerly corner of the remainder of Lot 17, San Carlos Estates recorded in Volume 8, Page 37 of the Map Records of Cameron County, Texas, conveyed to W. W. Wilkinson by deed recorded in Volume 814, Page 331 of the Deed Records of Cameron County, Texas bears North 45°47'23" West, a distance of 165.46 feet;

2) THENCE, North 89°11'45" East, a distance of 70.69 feet, leaving the northeasterly right-of-way line of Interstate Highway 69E and the southwesterly line of said Cardenas Realty Co., Inc. tract, and crossing said Cardenas Realty Co., Inc. tract, with the proposed northwesterly right-of-way line of FM 803, to a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 68+74.36, for a corner;

3) THENCE, North 44°10'54" East, a distance of 1174.40 feet, to a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 80+48.76, for the point of curvature of a circular curve to the left;

4) THENCE, along said curve to the left of 9,925.00 feet radius, at an arc distance of 944.11 feet, having an angle of intersection of 05°27'01" (the sub-chord of said curve bears North 41°27'24" East, a distance of 943.75 feet) passing a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 90+00.00, in all an arc distance of 1,689.22 feet, having an angle of intersection of 9°45'06", (the long chord of said curve bears North 39°18'21" East, a distance of 1,687.18 feet), to a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 97+50.77, for the point of tangency;

5) THENCE, North 34°25'48" East, at a distance of 1,249.24 feet passing a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 110+00.00, in all a distance of 1,911.40 feet, to a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 116+62.17, for a corner;

6) THENCE, North 55°34'12" West, a distance of 65.00 feet, to a TxDOT Type II monument set 140.00 feet left of Engineer's Centerline Station 116+62.17, for a corner;

7) THENCE, North 34°25'48" East, a distance of 687.78 feet, to a TxDOT Type II monument set 140.00 feet left of Engineer's Centerline Station 123+49.95, for a corner;

8) THENCE, South 55°34'12" East, a distance of 65.00 feet, to a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 123+49.95, for a corner;

9) THENCE, North 34°25'48" East, a distance of 218.62 feet, to a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 125+68.57, for the point of curvature of a circular curve to the right;

10) THENCE, along said curve to the right of 10,075.00 feet radius, at an arc distance of 434.68 feet, having an angle of intersection of 02°28'19" (the sub-chord of said curve bears North 35°39'57" East, a distance of 434.65 feet) passing a TxDOT Type II monument set 75.00 feet left of Engineer's Centerline Station 130+00.00, in all an arc distance of 1,725.69 feet, having an angle of intersection of 09°48'50", (the long chord of said curve bears North 39°20'12" East, a distance of 1,723.58 feet), to a 1/2 inch iron rod with TxDOT aluminum cap set 75.00 feet left of Engineer's Centerline Station 142+81.39, in an easterly line of said Cardenas Realty Co., Inc. tract and in a westerly line of Block 21, Parker Tract Subdivision recorded in Volume 4, Page 40 of the Map Records of Cameron County, Texas, for the most northerly and most easterly corner of the herein described parcel of land, from which a 3/8 inch iron rod found in a westerly line of Block 17 of said Parker Tract Subdivision bears North 06°37'43" East, a distance of 6010.87 feet;

11) THENCE, South 06°37'43" West, a distance of 248.97 feet, leaving the proposed northwesterly right-of-way line of FM 803, with an easterly line of said Cardenas Realty Co., Inc. tract and a westerly line of said Block 21, to a 1/2 inch iron rod with TxDOT aluminum cap set 75.00 feet right of Engineer's Centerline Station 140+82.67, in the curving proposed southeasterly right-of-way line of FM 803, for the point of curvature of a non-tangent circular curve to the left, from which a 1/2 inch iron rod in concrete found at the southwesterly corner of the Replat of Saint Francis of Assisi Subdivision recorded in Cabinet 1, Slot 895B of the Map Records of Cameron County, Texas bears South 06°37'43" West, at a distance of 799.31 feet passing a calculated point at the southwesterly corner of said Block 21, at a distance of 877.49 feet passing a 3/8 inch iron rod found in the westerly line of Lot 17, Block 3 of said Replat of Saint Francis of Assisi Subdivision, in all a distance of 1624.38 feet;

12) THENCE, leaving an easterly line of said Cardenas Realty Co., Inc. tract and a westerly line of said Block 21, and crossing said Cardenas Realty Co. Inc. tract, along said curve to the left of 9,925.00 feet radius, at an arc distance of 1077.33 feet, having an angle of intersection of 06°12'11" (the sub-chord of said curve bears South 40°00'12'

West, a distance of 1074.01 feet), passing a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 130+00.00, in all an arc distance of 1502.77 feet, having an angle of intersection of 08°40'31", (the long chord of said curve bears South 38°46'03" West, a distance of 1501.33 feet), to a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 125+68.57 for the point of tangency;

13) THENCE, South 34°25'48" West, a distance of 218.62 feet, to a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 123+49.95, for a corner;

14) THENCE, South 55°34'12" East, a distance of 65.00 feet, to a TxDOT Type II monument set 140.00 feet right of Engineer's Centerline Station 123+49.95, for a corner;

15) THENCE, South 34°25'48" West, a distance of 687.78 feet, to a TxDOT Type II monument set 140.00 feet right of Engineer's Centerline Station 116+62.17, for a corner;

16) THENCE, North 55°34'12" West, a distance of 65.00 feet, to a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 116+62.17, for a corner;

17) THENCE, South 34°25'48" West, at a distance of 662.16 feet passing a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 110+00.00, in all a distance of 1,911.40 feet, to a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 97+50.77, for the point of curvature of a circular curve to the right;

18) THENCE, along said curve to the right of 10,075.00 feet radius, at an arc distance of 756.40 feet, having an angle of intersection of 04°18'06" (the sub-chord of said curve bears South 36°34'50" West, a distance of 756.22 feet, passing a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 90+00.00, in all an arc distance of 1,714.75 feet, having an angle of intersection of 09°45'06", (the long chord of said curve bears South 39°18'21" West, a distance of 1,712.68 feet), to a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 80+48.76, for the point of tangency;

19) THENCE, South 44°10'54" West, a distance of 1,174.47 feet, to a TxDOT Type II monument set 75.00 feet right of Engineer's Centerline Station 68+74.29, for a corner;

20) THENCE, South 00°48'15" East, a distance of 70.73 feet, to the Point of Beginning and containing an area of 27.450 acres of land, more or less.

Bearing basis: Texas State Plane, South Zone, NAD 83 (1993). Distances shown are surface values and may be converted to grid by dividing by a surface adjustment factor of 0.99996.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

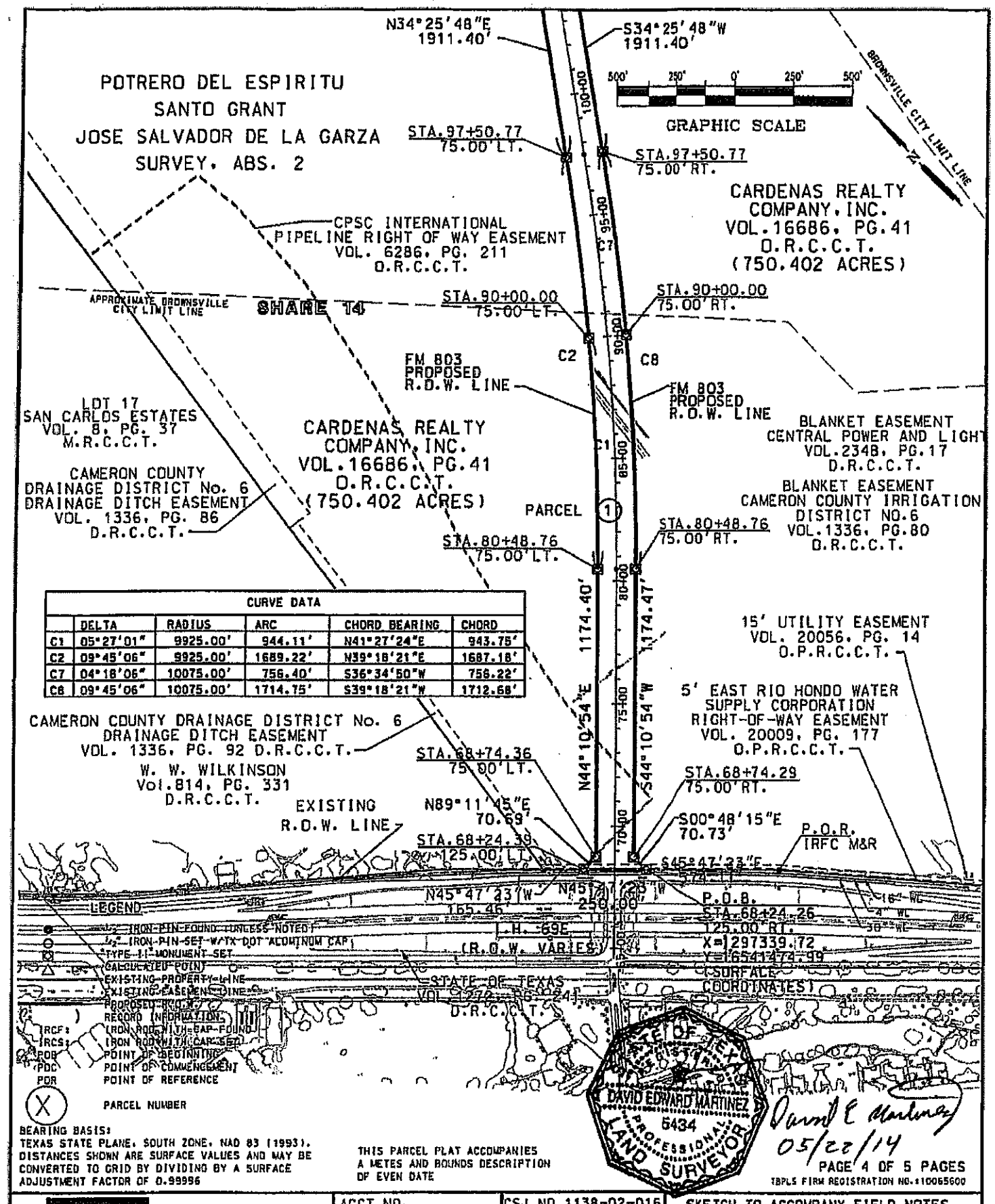
David E Martinez

David Edward Martinez
Registered Professional Land Surveyor 5434

05/22/14
Date

STATE OF TEXAS
REGISTERED
DAVID EDWARD MARTINEZ
5434
PROFESSIONAL
LAND SURVEYOR

MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767
TBPLS Firm Registration No. 10065600



CURVE DATA					
	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	05°27'01"	9925.00'	944.11'	N41°27'24"E	943.75'
C2	09°45'06"	9925.00'	1689.22'	N39°18'21"E	1687.18'
C7	04°18'06"	10075.00'	756.40'	S36°34'50"W	756.22'
C8	09°45'06"	10075.00'	1714.75'	S39°18'21"W	1712.68'

BEARING BASIS:
TEXAS STATE PLANE, SOUTH ZONE, NAD 83 (1993).
DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99996

THIS PARCEL PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE

PAGE 4 OF 5 PAGES

TBPLS FIRM REGISTRATION NO.:10065600

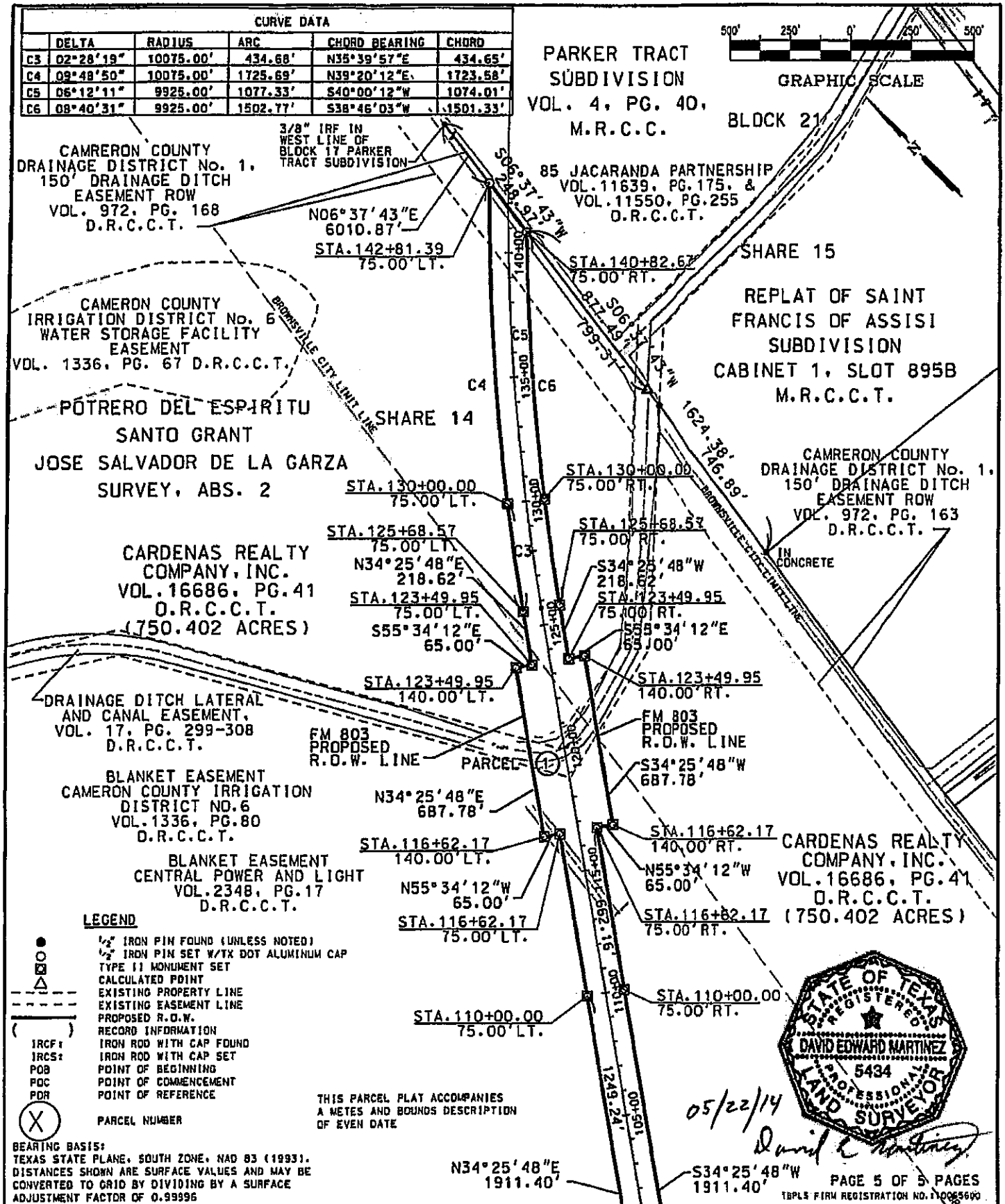
mwm Design Group
305 East Huntland Dr.
Suite 200
Austin, Texas 78752
P: 512.453.0767
F: 512.453.1734

ACCT NO.		CSJ NO. 1138-02-016
DIST:PHARR	COUNTY:CAMERON	HWY:FM 803
EXISTING:	750.402 AC.	
TAKING:	27.450 AC.	
REMAINDER:	722.952 AC.	

SKETCH TO ACCOMPANY FIELD NOTES
A PORTION OF 750.402 AC. TRACT OUT OF SHARE 14 IN THE POTRERO DEL ESPIRITU SANTO GRANT, JOSE SALVADOR DE LA GARZA SURVEY, ABS. A-2
CAMERON COUNTY, TEXAS

MW JOB CODE:52305A8/SKETCH/PARCEL1.DGN

CURVE DATA					
	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C3	02°28'19"	10075.00'	434.68'	N35°39'57"E	434.65'
C4	09°48'50"	10075.00'	1725.69'	N39°20'12"E	1723.58'
C5	06°12'11"	9925.00'	1077.33'	S40°00'12"W	1074.01'
C6	08°40'31"	9925.00'	1502.77'	S38°46'03"W	1501.33'



LEGEND

- ● ½" IRON PIN FOUND (UNLESS NOTED)
- ○ ½" IRON PIN SET W/TX DOT ALUMINUM CAP
- ⊠ TYPE II MONUMENT SET
- △ CALCULATED POINT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED R.O.W.
- ( ) RECORD INFORMATION
- IRCF: IRON ROD WITH CAP FOUND
- IRCS: IRON ROD WITH CAP SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POR POINT OF REFERENCE
- (X) PARCEL NUMBER

THIS PARCEL PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE

BEARING BASIS:
TEXAS STATE PLANE, SOUTH ZONE, NAD 83 (1993).
DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99996

PAGE 5 OF 5 PAGES
TBPLS FIRM REGISTRATION NO. 10065600

mwm DesignGroup
305 East Hunland Dr. Suite 200 Austin, Texas 78752
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ACCT NO.	CSJ NO. 1138-02-016	
DIST:PHARR	COUNTY:CAMERON	HWY:FM 803
EXISTING:	750.402 AC.	
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SKETCH TO ACCOMPANY FIELD NOTES
A PORTION OF 750.402 AC. TRACT OUT OF SHARE 14 IN THE POTRERO DEL ESPIRITU SANTO GRANT, JOSE SALVADOR DE LA GARZA SURVEY, ABS. A-2
CAMERON COUNTY, TEXAS

4N JOB CODE:3230SAB/SKETCH/PARCEL1.DGN

County: Denton
Highway: Farm Market Highway Number 156
STA. 435+13.40 to 441+13.63
R.O.W. CSJ: 0718-01-065

February 25, 2013

Description for Parcel 23

BEING 0.194 acres (8,438 square feet) of land, more or less, situated in the Mary Polk Survey, Abstract Number 993, Denton County, Texas, and being a portion of a tract of land conveyed by Howard Dudley and wife, Sherry Ann Dudley and William M. Warren, Trustee of the Howard Dudley Irrevocable Trust to Dudley Family Partners, L.T.D., by deed recorded in County Clerk's File Number 1994-90213, Real Property Records, Denton County, Texas, said 0.194 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a ¾ inch iron rod found at the southwest corner of said Dudley tract, also being the northwest corner of that certain tract of land conveyed to Scrivner Family Trust, by deed recorded in County Clerk's File Number 2004-87070, Real Property Records, Denton County, Texas;

THENCE North 89 degrees 39 minutes 17 seconds East, along the southerly line of said Dudley tract, also being the northerly line of said Scrivner tract, a distance of 1958.40 feet to a 5/8 inch iron rod with a 3 1/4 inch TxDOT aluminum disk set on the new westerly right of way line of Farm Market Highway 156, being the POINT OF BEGINNING and at Station 435+13.40, 72.00 feet Left, and having a Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), North Central Zone (4202), surface coordinate of North 7,072,841.11, East 2,337,244.50;

1) THENCE North 17 degrees 12 minutes 42 seconds East, along said new westerly right of way line of Farm Market Highway 156, a distance of 533.06 feet to a 5/8 inch iron rod with a 3 1/4 inch TxDOT aluminum disk set at the beginning of a curve to the left having a radius of 7,518.00 feet and a chord that bears North 16 degrees 57 minutes 30 seconds East, 66.54 feet;**

2) THENCE in a Northerly direction, continuing along said new westerly right of way line of Farm Market Highway 156 and with said curve, through a central angle of 00 degrees 30 minutes 26 seconds, a distance of 66.54 feet to the northerly line of said Dudley tract, also being the southerly line of that certain tract of land conveyed to Jean A. Little, by deed recorded in County Clerk's File Number 1992-72060, Real Property Records, Denton County, Texas;

3) THENCE North 89 degrees 26 minutes 40 seconds East, along the northerly line of said Dudley tract, also being the southerly line of said Little tract, a distance of 15.08 feet to the northeast corner of said Dudley tract, also being the southeast corner of said Little tract and on the existing westerly right of way line of Farm Market Highway 156, a 1/2 inch iron rod found with a cap stamped "R. Coones RPLS 5204" bears North 89 degrees 26 minutes 40 seconds East a distance of 1.84 feet;

County: Denton
Highway: Farm Market Highway Number 156
STA. 435+13.40 to 441+13.63
R.O.W. CSJ: 0718-01-065

Description for Parcel 23

4) THENCE South 17 degrees 12 minutes 49 seconds West, along the easterly line of said Dudley tract, also being existing westerly right of way line of Farm Market Highway 156, a distance of 599.75 feet to the southeast corner of said Dudley tract, also being the northeast corner of said Scrivner tract, a ½ inch iron rod found bears North 89 degrees 39 minutes 17 seconds East, a distance of 1.99 feet;

5) THENCE South 89 degrees 39 minutes 17 seconds West, along the southerly line of said Dudley tract, also being the northerly line of said Scrivner tract, a distance of 14.74 feet to the POINT of BEGINNING and containing 0.194 acres (8,438 square feet) of land, more or less.

** The monument described in this call, if destroyed or damaged 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 Bearings is a line between TxDOT 3 1/4 inch Aluminum Disk (North 7,072,841.11, East 2,337,244.50) and TxDOT 3 1/4 inch Aluminum Disk (North 7,073,350.29, East 2,337,402.23), which is North 17 degrees 12 minutes 42 seconds East; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000150630.

The Station and Offset Information refers to the baseline described in the Right of Way Sheet created 09-10-2012 for the TxDOT Right of Way Mapping Control-Section-Number 0718-01-065.

I, Steve L. Hampton, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Steve L. Hampton, R.P.L.S.
Texas Registration No. 5172

STATE OF TEXAS
REGISTERED
STEVE L. HAMPTON
5172
PROFESSIONAL
LAND SURVEYOR

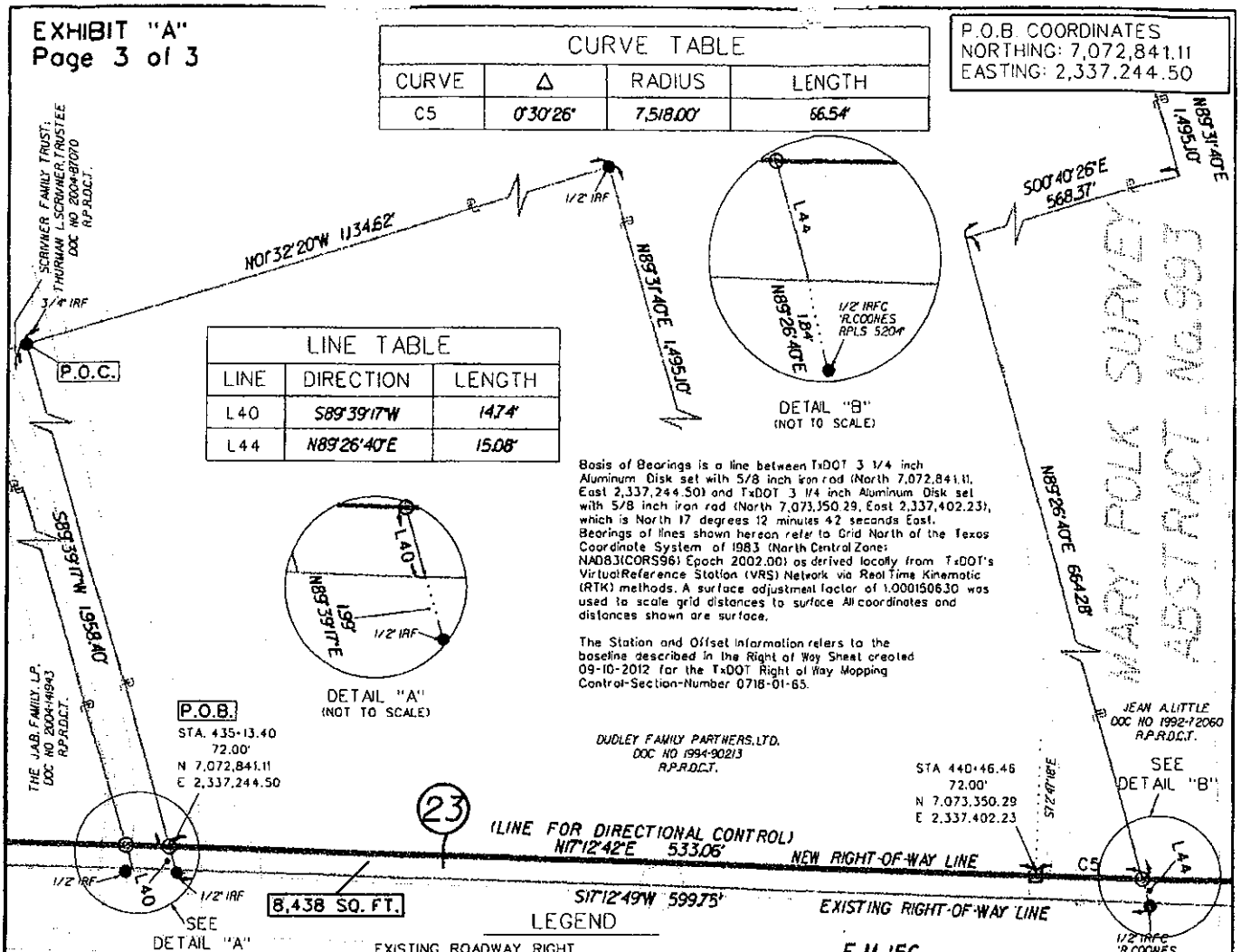
Teague Nall and Perkins, Inc.
1100 Macon Street
Fort Worth, Texas 76102
Ph. (817) 336-5773

EXHIBIT "A"
Page 3 of 3

P.O.B. COORDINATES
NORTHING: 7,072,841.11
EASTING: 2,337,244.50

CURVE TABLE			
CURVE	Δ	RADIUS	LENGTH
C5	0°30'26"	7,518.00'	66.54'

LINE TABLE		
LINE	DIRECTION	LENGTH
L40	S89°39'17"W	14.74'
L44	N89°26'40"E	15.08'



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE

AD- TxDOT 3 1/4 INCH ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.
P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING

□ - 5/8" Iron Rod Set w/ 3 1/4" Aluminum Disk may be replaced with a Type II ROW marker at the end of construction, under the supervision of an RPLS, either employed or retained by TXDOT.

○ - TXDOT 3 1/4" Aluminum Disk on top of a 5/8" iron rod.

● = Marker found as noted.

* THE MONUMENT WAS UNABLE TO BE SET DUE TO ACCESS DENIED.

GRAPHIC SCALE
0' 25' 50' 100'

Basis of Bearings is a line between TxDOT 3 1/4 inch Aluminum Disk set with 5/8 inch iron rod (North 7,072,841.11, East 2,337,244.50) and TxDOT 3 1/4 inch Aluminum Disk set with 5/8 inch iron rod (North 7,073,350.29, East 2,337,402.23), which is North 17 degrees 12 minutes 42 seconds East. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(CORS96) Epoch 2002.00) as derived locally from TxDOT's VirtualReference Station (VRS) Network via Real Time Kinematic (RTK) methods. A surface adjustment factor of 1.0001506.30 was used to scale grid distances to surface. All coordinates and distances shown are surface.

The Station and Offset information refers to the baseline described in the Right of Way Sheet created 09-10-2012 for the TxDOT Right of Way Mapping Control-Section-Number 0718-01-65.

STATE OF TEXAS
REGISTERED
STEVE L. HAMPTON
5172
PROFESSIONAL
LAND SURVEYOR

A PLAT OF A SURVEY OF PARCEL 23 FOR FARM MARKET HIGHWAY 156 RIGHT OF WAY

CSJ: 0718-01-065
A 0.194 AC [8,438 SQ. FT.]
TRACT OF LAND IN THE MARY POLK SURVEY
ABSTRACT No. 993
DENTON COUNTY, TEXAS
FEBRUARY 25, 2013

Steve L. Hampton 61 5/13
Steve L. Hampton, RPLS No. 5172
February 25, 2013

County:	Lee
Parcel No.:	28
Highway:	U.S. 290
Limits:	From: Bastrop County Line To: Navarro Street
RCSJ:	0114-07-070

PROPERTY DESCRIPTION FOR PARCEL 28

DESCRIPTION OF A 1.051 ACRE (45,797 SQ. FT.) TRACT OF LAND LOCATED IN THE WILLIAM BARTON SURVEY, ABSTRACT NO. 42 AND S.J. ST. JOHN SURVEY ABSTRACT NO. 307 IN LEE COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.700 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DOROTHY ANN COOK AND HUSBAND, HERBERT M. COOK, JR. RECORDED IN VOLUME 986, PAGE 1002 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS (R.P.R.L.C.TX.), SAID 1.051 ACRE (45,797 SQ. FT.) TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 144.00 feet right of Engineer's Centerline Station (E.C.S.) 259+17.02, being in the proposed south right-of-way line of U.S. Highway 290, in the west line of said 3.700 acre tract and the east line of a called 45.216 acre tract of land described in a deed to Dorothy Ann Cook and recorded in Volume 986, Page 1008, R.P.R.L.C.TX., said point being the southwest corner of the tract described herein and the **POINT OF BEGINNING**, from which point a ½-inch rod with stamped "RPLS 5090" cap found for a common corner of said 3.700 acre tract and 45.216 acre tract bears S 09°16'06" E, a distance of 143.51 feet;

1) **THENCE** N 09°16'06" W, with the common line between said 3.700 acre tract and said 45.216 acre tract, a distance of 116.41 feet to a calculated point in the existing south right-of-way of U.S. Highway 290, as conveyed to the State of Texas and recorded in Volume 106, Page 86 of the Deed Records of Lee County, Texas (D.R.L.C.TX.), for the north common corner of said 3.700 acre tract and said 45.216 acre tract, said point being the northwest corner of the tract described herein, from which a ½-inch rod with stamped "RPLS 5090" cap found bears N 09°16'06" W a distance of 0.33 feet;

THENCE with the north line of said 3.700 acre tract, with the existing south right-of-way of U.S. Highway 290, the following two (2) courses and distances lettered 2-3:

2) S 76°41'53" E, a distance of 200.03 feet to a calculated point for an angle point, from which a Type I concrete monument found "leaning" bears N 66°22'17" E, a distance of 1.30 feet, and

3) S 78°34'33" E, a distance of 284.26 feet to a fence corner post found for the northeast corner of the tract described herein, the common north corner of said 3.700 tract and a called 45.216 acres, described as Tract 2, in deed to Kenneth K. Richter, recorded in Volume 986, Page 1008, R.P.R.L.C.TX.;

4) **THENCE** S 33°58'29" W, with the east line of said 3.700 and the west line of said Tract 2, a distance of 110.83 feet to a ½-inch iron rod with a TxDOT aluminum cap set 144.00 feet right of E.C.S. 263+17.56, being in the proposed south right-of-way line for U.S. Highway 290, from which a wood corner fence post found for a common corner bears S 33°58'29" W, a distance of 361.85 feet;

5) **THENCE** N 78°34'29" W, through the interior of said 3.700 acre tract, with the proposed south right-of-way of U.S. Highway 290, a distance of 400.55 feet to the **POINT OF BEGINNING**, and containing 1.051 acres (45,797 sq. ft.) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

This property description is accompanied by a separate plat.

Bearing Basis:
The bearings described herein are Texas State Plane Surface bearings (Texas Central Zone, NAD 83(93)). The combined scale factor for this project is 1.00006. The reference line for this project is between "GPS 6" (surface northing = 10055387.24, surface easting = 3317562.43), a 5/8-inch iron rod with a red cap marked "SAM" and "GPS 3" (surface northing = 10046503.79, surface easting = 3345451.15), a 5/8-inch iron rod with a red cap marked "SAM", having a surface bearing of S 72°19'54" E, and a surface distance of 29,269.38 feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of December, 2009 A.D.

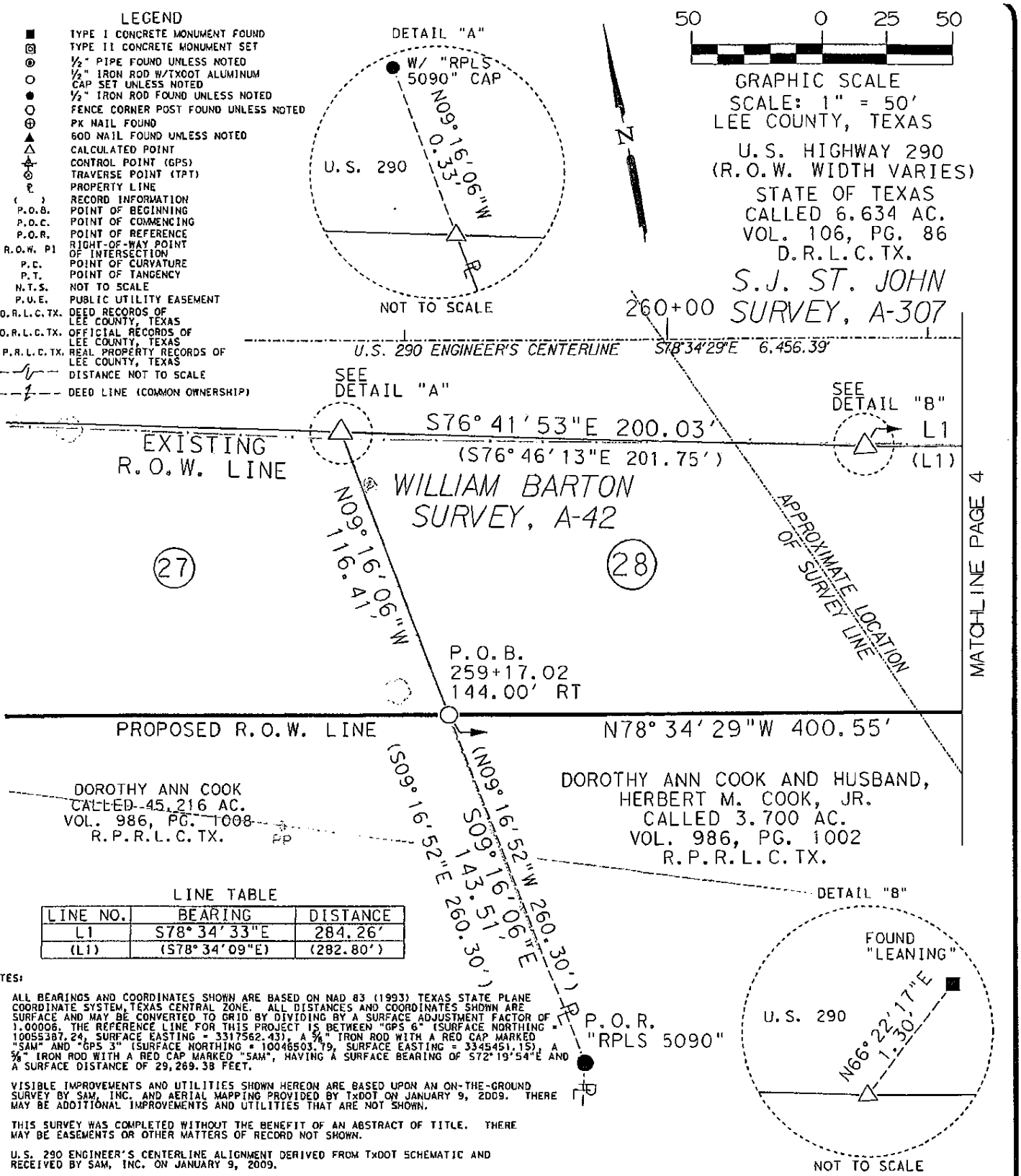
Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735

STATE OF TEXAS
REGISTERED
ROBERT J. ROY
5159
PROFESSIONAL
LAND SURVEYOR

LEGEND

- ■ TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II CONCRETE MONUMENT SET
- ⊙ ½" PIPE FOUND UNLESS NOTED
- ○ ½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
- ● ½" IRON ROD FOUND UNLESS NOTED
- ○ FENCE CORNER POST FOUND UNLESS NOTED
- ⊕ PK NAIL FOUND
- ▲ 60D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- CONTROL POINT (GPS)
- TRAVERSE POINT (TPT)
- ℄ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- R.O.W. PI RIGHT-OF-WAY POINT OF INTERSECTION
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- O.R.L.C.TX. DEED RECORDS OF LEE COUNTY, TEXAS
- O.R.L.C.TX. OFFICIAL RECORDS OF LEE COUNTY, TEXAS
- R.P.R.L.C.TX. REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S78° 34' 33"E	284.26'
(L1)	(S78° 34' 09"E)	(282.80')

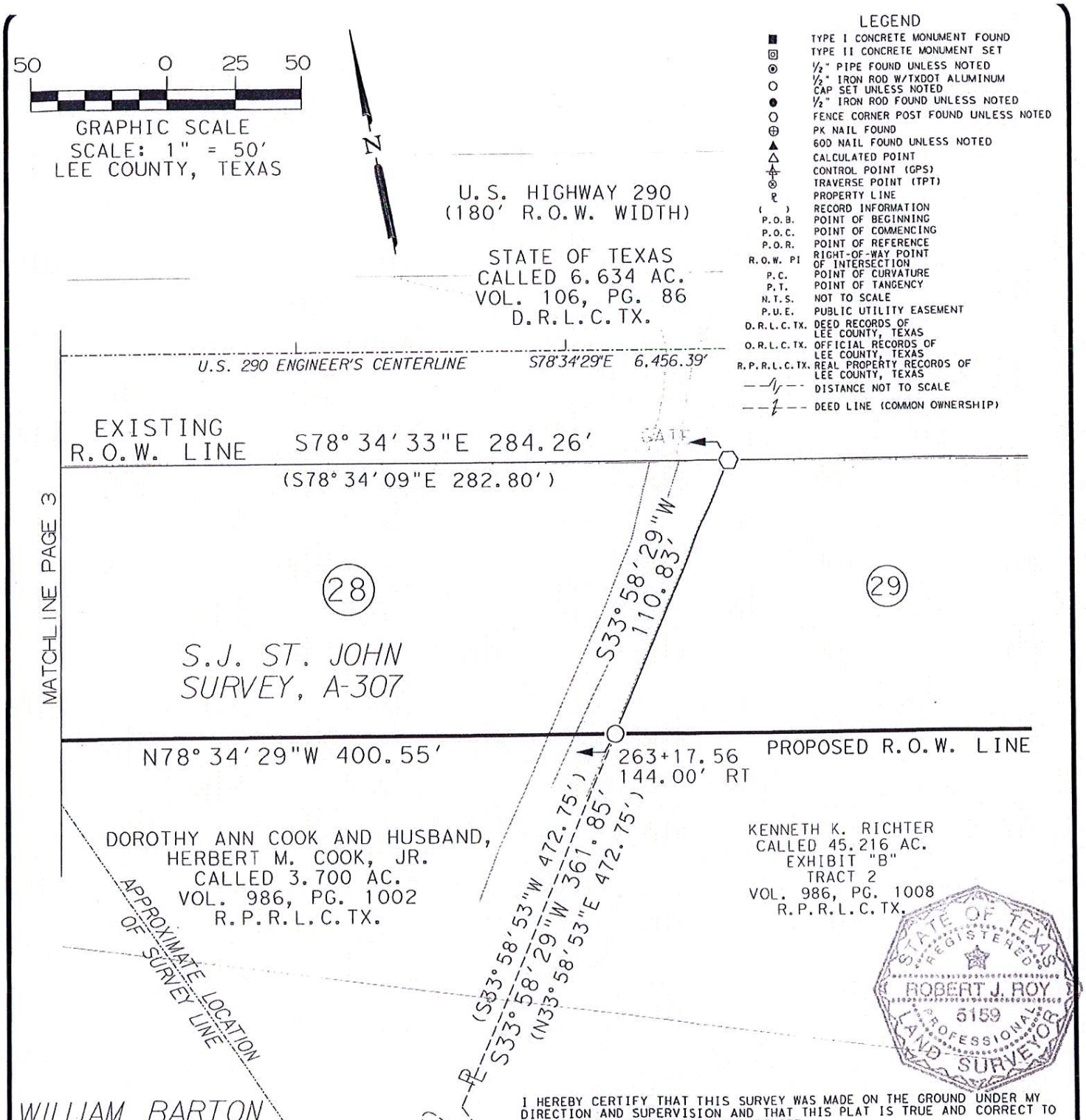
NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00006. THE REFERENCE LINE FOR THIS PROJECT IS BETWEEN "GPS 6" (SURFACE NORTHING = 10055387.24, SURFACE EASTING = 3317562.43), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM" AND "GPS 3" (SURFACE NORTHING = 10048503.79, SURFACE EASTING = 3345451.15), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM", HAVING A SURFACE BEARING OF S72°19'54"E AND A SURFACE DISTANCE OF 29,269.38 FEET.
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. AND AERIAL MAPPING PROVIDED BY TxDOT ON JANUARY 9, 2009. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. U.S. 290 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM TxDOT SCHEMATIC AND RECEIVED BY SAM, INC. ON JANUARY 9, 2009.
5. ALL TxDOT TYPE II MONUMENTS SHOWN ON THE PROPOSED RIGHT-OF-WAY ARE ½" IRON RODS SET WITH TxDOT ALUMINUM CAPS TO BE REPLACED WITH A TxDOT TYPE II MONUMENT UPON COMPLETION OF R.O.W. ACQUISTION.

PAGE 3 OF 4
REF. FIELD NOTE NO. 5633

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
DOROTHY ANN COOK AND HUSBAND,
HERBERT M. COOK, JR.
PARCEL 28
1.051 AC. (45,797 SQ. FT.)



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

12/18/09
DATE

PAGE 4 OF 4
REF. FIELD NOTE NO. 5633

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
DOROTHY ANN COOK AND HUSBAND,
HERBERT M. COOK, JR.
PARCEL 28
1.051 AC. (45,797 SQ. FT.)

County:	Lee
Parcel No.:	42
Highway:	U.S. 290
Limits:	From: Bastrop County Line To: Navarro Street
RCSJ:	0114-07-070

PROPERTY DESCRIPTION FOR PARCEL 42

DESCRIPTION OF A 1.030 ACRE (44,850 SQ. FT.) TRACT OF LAND LOCATED IN THE SILAS WOODS SURVEY, ABSTRACT NO. 340 IN LEE COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.974 ACRE TRACT DESCRIBED IN A DEED TO WAYNE KIESCHNICK AND WIFE, RENEE KIESCHNICK, RECORDED IN VOLUME 333, PAGE 179 OF THE DEED RECORDS OF LEE COUNTY, TEXAS, (D.R.L.C.TX), SAID 1.030 ACRE (44,850 SQ. FT.) TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 148.00 feet right of Engineer's Centerline Station (E.C.S.) 371+26.13, being in the proposed south right-of-way line of U.S. Highway 290, being in the west line of said 4.974 acre tract and the east line of a called 170.849 acre tract described in a deed to Becker Brothers Partnership, recorded in Volume 857, Page 320, of the Real Property Records of Lee County Texas, (R.P.R.L.C.TX.), said point being the southwest corner of the tract described herein and the **POINT OF BEGINNING**, from which a ½-inch iron rod found in the southwest corner of said 4.974 acre tract and in the east line of said 170.849 acre tract bears S 06°46'06" W, a distance of 315.21 feet;

1) **THENCE** N 06°46'06" E, with the common line of said 4.974 acre tract and said 170.849 acre tract, a distance of 158.88 feet to a calculated point in the existing south right-of-way line of U.S. 290, as conveyed to the State of Texas and recorded in Volume 106, Page 142, D.R.L.C.TX., for the north common corner of said 4.974 acre tract and said 170.849 acre tract, said point being the northwest corner of the tract described herein, from which a ½-inch iron rod found bears N 13°29'10" W, a distance of 1.00 feet;

2) **THENCE** N 58°27'00" E, with the north line of said 4.974 acre tract and the existing south right-of-way of U.S. Highway 290, a distance of 337.00 feet to a calculated point for the north common corner of said 4.974 acre tract and a called 56.03 acre, residue of a 65 acre tract, described as Tract One in a deed to Herbert Wayne Kieschnick, recorded in Volume 769, Page 26, D.R.L.C.TX, also described in Volume 127, Page 473, D.R.L.C.TX., said point being the northeast corner of the tract described herein, from which point a ½-inch iron rod found bears N 08°26'02" W, a distance of 0.85 feet;

3) **THENCE** S 08°26'02" E, with the common line of said 4.974 acre tract and said 56.03 acre tract, a distance of 135.64 feet to a ½-inch iron rod with a TxDOT aluminum cap set 148.00 feet right of E.C.S. 375+08.68, being in the proposed south right-of-way line for U.S. Highway 290, for the southeast corner of the tract described herein, from which a ½-inch iron rod found the southeast corner of said 4.974 acre tract and being a west corner of said 56.03 acre residue tract bears S 08°26'02" E, a distance of 572.11 feet;

4) **THENCE** S 58°27'51" W, through the interior of said 4.974 acre tract, with the proposed south right-of-way of U.S. Highway 290, a distance of 382.26 feet, to the **POINT OF BEGINNING**, and containing 1.030 acres (44,850 sq. ft.) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

This property description is accompanied by a separate plat.

Bearing Basis:
The bearings described herein are Texas State Plane Surface bearings (Texas Central Zone, NAD 83(93)). The combined scale factor for this project is 1.00006. The reference line for this project is between "GPS 6" (surface northing = 10055387.24, surface easting = 3317562.43), a 5/8-inch iron rod with a red cap marked "SAM" and "GPS 3" (surface northing = 10046503.79, surface easting = 3345451.15), a 5/8-inch iron rod with a red cap marked "SAM", having a surface bearing of S 72°19'54" E, and a surface distance of 29,269.38 feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of December, 2009 A.D.

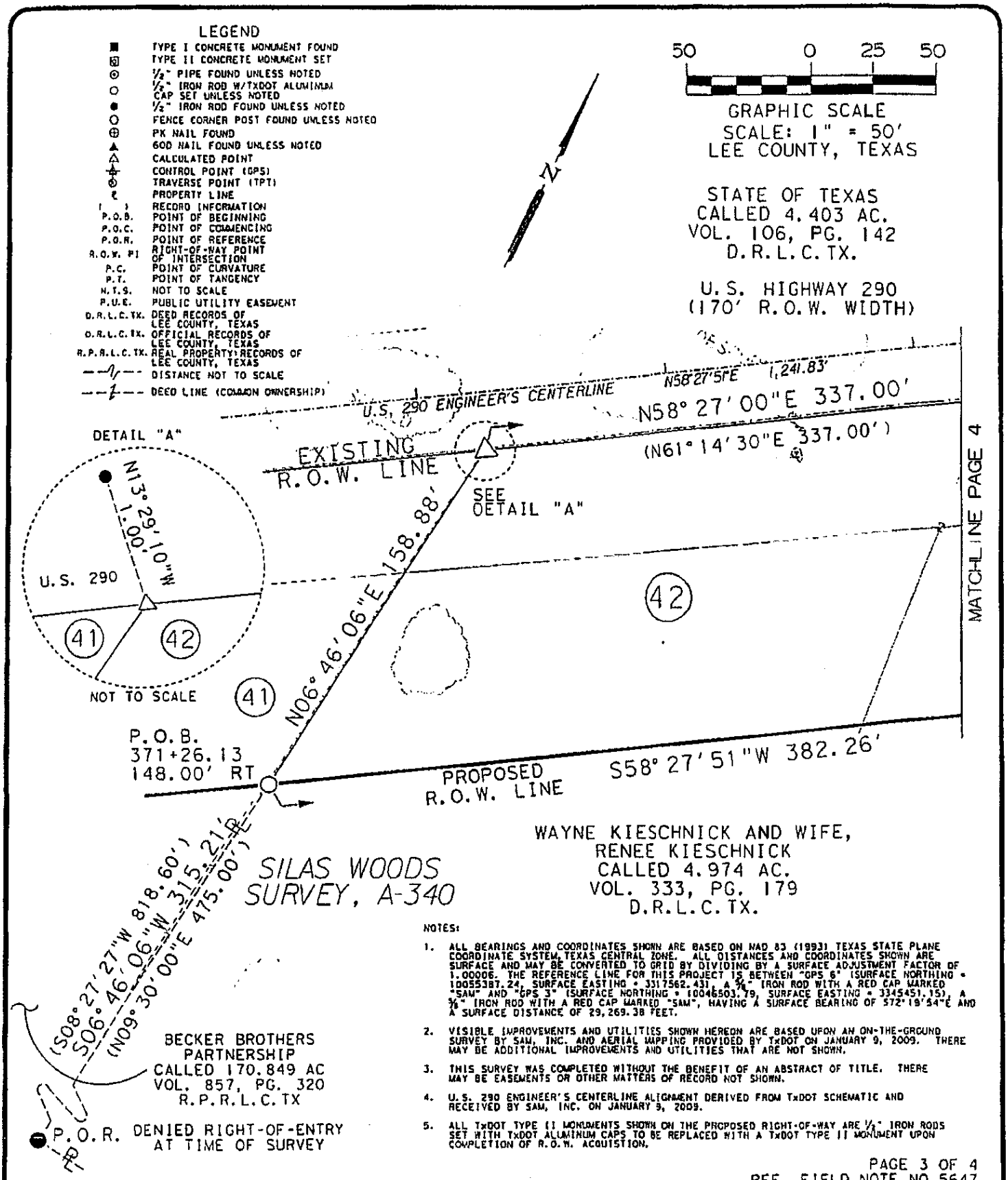
Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735

STATE OF TEXAS
REGISTERED
ROBERT J. ROY
5159
PROFESSIONAL
LAND SURVEYOR

LEGEND

- ■ TYPE I CONCRETE MONUMENT FOUND
- ⊠ TYPE II CONCRETE MONUMENT SET
- ⊙ ½" PIPE FOUND UNLESS NOTED
- ○ ½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
- ● ½" IRON ROD FOUND UNLESS NOTED
- ○ FENCE CORNER POST FOUND UNLESS NOTED
- ⊕ PK NAIL FOUND
- ▲ 60D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ CONTROL POINT (GPS)
- ⊕ TRAVERSE POINT (TPT)
- ℄ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- R.O.W. #1 RIGHT-OF-WAY POINT OF INTERSECTION
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.L.C.TX. DEED RECORDS OF LEE COUNTY, TEXAS
- O.R.L.C.TX. OFFICIAL RECORDS OF LEE COUNTY, TEXAS
- R.P.R.L.C.TX. REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
- —//— DISTANCE NOT TO SCALE
- —/—/— DEED LINE (COMMON OWNERSHIP)



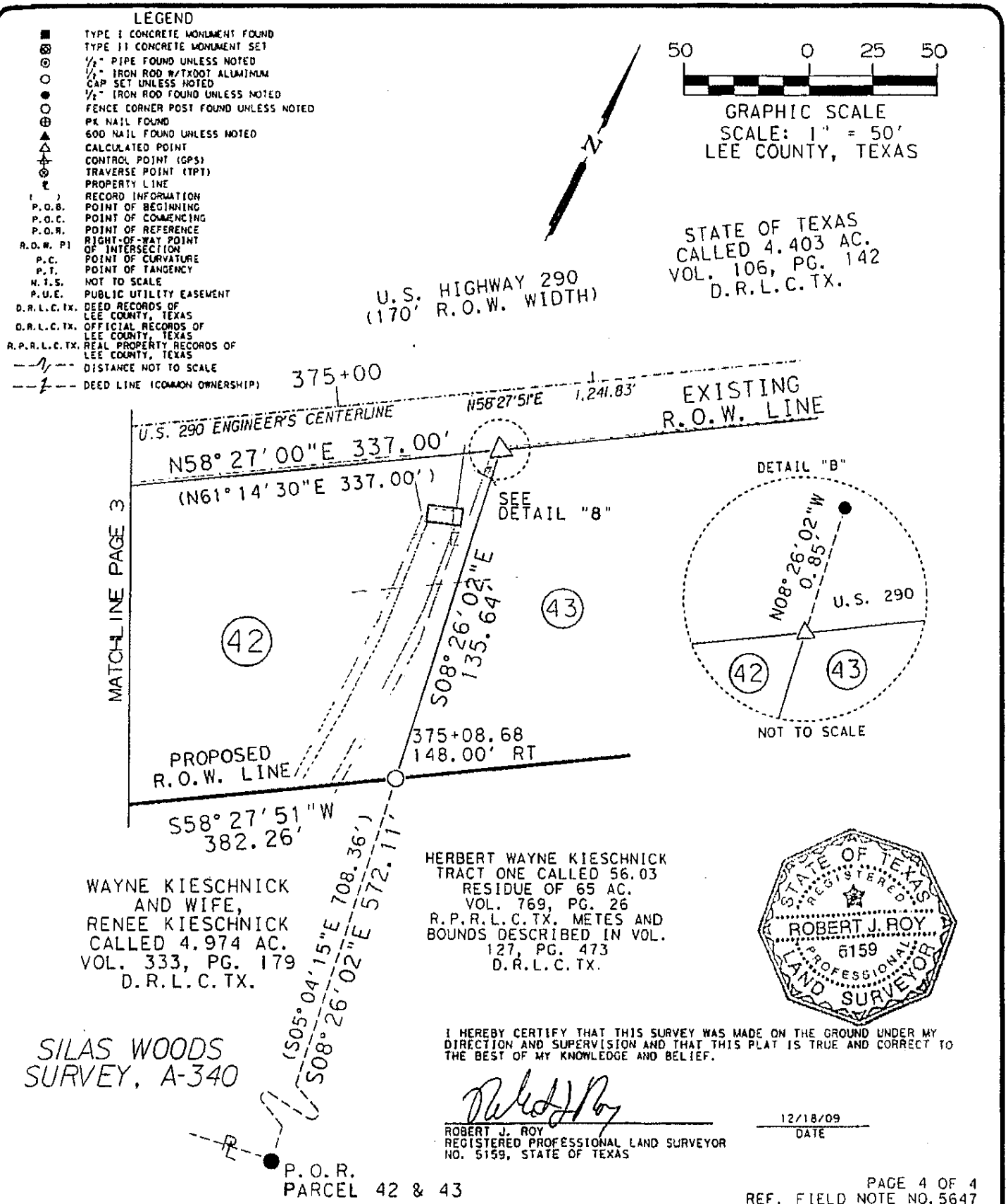
NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00006. THE REFERENCE LINE FOR THIS PROJECT IS BETWEEN "GPS 6" (SURFACE NORTHING = 10055387.24, SURFACE EASTING = 3317562.431, A ⅝" IRON ROD WITH A RED CAP MARKED "SAM" AND "GPS 3" (SURFACE NORTHING = 10046503.79, SURFACE EASTING = 3345451.15), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM", HAVING A SURFACE BEARING OF S72°19'54"E AND A SURFACE DISTANCE OF 29,269.38 FEET.
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. AND AERIAL MAPPING PROVIDED BY TxDOT ON JANUARY 9, 2009. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. U.S. 290 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM TxDOT SCHEMATIC AND RECEIVED BY SAM, INC. ON JANUARY 9, 2009.
5. ALL TxDOT TYPE II MONUMENTS SHOWN ON THE PROPOSED RIGHT-OF-WAY ARE ½" IRON RODS SET WITH TxDOT ALUMINUM CAPS TO BE REPLACED WITH A TxDOT TYPE II MONUMENT UPON COMPLETION OF R.O.W. ACQUISTION.

PAGE 3 OF 4
REF. FIELD NOTE NO. 5647

SAM INC.
SURVEYING·AERIAL MAPPING·ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
WAYNE KIESCHNICK AND WIFE,
RENEE KIESCHNICK
PARCEL 42
1.030 AC. (44,850 SQ. FT.)



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

12/18/09
DATE

PAGE 4 OF 4
REF. FIELD NOTE NO. 5647

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING

5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
WAYNE KIESCHNICK AND WIFE,
RENEE KIESCHNICK
PARCEL 42
1.030 AC. (44,850 SQ. FT.)

County: Harris
Highway: US 290
Limits: From East of Telge Road to
West of Eldridge Pkwy
(Segment 8)
ROW CSJ: 0050-08-090

Property Description for
Parcel 828

BEING a 0.3024 of one acre (13,172 square feet) parcel of land located in the Francis Fry Survey, Abstract No. 276 Harris County, Texas, being a portion of Restricted Reserve "P", Replat of Unrestricted Reserve "A" Crossroads, a subdivision of record under Volume 336, Page 62 of the Harris County Map Records (H.C.M.R.) and being a portion of that certain called 5.600 acre tract of land conveyed from Chrysler Realty Corporation to HUB Automotive Properties, Inc., deed dated May 11, 1994 recorded under Harris County Clerk's File (H.C.C.F.) No. P885060, Film Code No. 098-71-1843 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.3024 of an acre being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod with cap in the southeasterly line of that certain called 8.9585 acre tract of land conveyed to James E. Archer, Jr. Investment Properties, Ltd. by deed dated March 19, 2002 recorded under H.C.C.F. No. V699386, Film Code No. 550-45-0838 of said Official Public Records, being at the northerly corner of said Restricted Reserve "P" and said 5.600 acre tract; thence as follows:

South 37°17'37" West, a distance of 451.42 feet along the southeasterly line of said 8.9585 acre tract, being the northwesterly line of said Restricted Reserve "P" and said 5.600 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 = 13,894,746.40, E = 3,043,674.63, located 175.16 feet left of and perpendicular to baseline station 2301+37.19;

1) THENCE, South 52°42'53" East, a distance of 385.00 feet, along the proposed northeasterly 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 right;**

2) 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 02°06'21", a radius of 3,021.00 feet, an arc length of 111.03 feet and a chord bearing and distance of South 51°39'43" East, 111.03 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;**

3) THENCE, North 82°11'11" East, a distance of 21.24 feet continuing along the proposed northeasterly right-of-way line of U.S. Highway 290 to a set 5/8-inch iron rod with TxDOT aluminum cap in the existing northwesterly right-of-way line of Crossridge Drive (60' R.O.W.) of record under Volume 336, Page 62 of said Map Records, being the southeasterly line of said Restricted Reserve "P" and said 5.600 acre tract, located 188.17 feet left of and perpendicular to baseline station 2306+48.19;**

4) THENCE, South 37°18'10" West, a distance of 24.04 feet along the existing northwesterly right-of-way line of Crossridge Drive, being the southeasterly line of said Restricted Reserve "P" and said 5.600 acre tract to a cutback corner of the existing northwesterly right-of-way line of Crossridge Drive with the existing northeasterly right-of-way line of U.S. Highway 290 (width varies), said existing right-of-way conveyed to the State of Texas by deed dated November 23, 1962 recorded under H.C.C.F. No. B647365, Film Code No. 084-17-0793 of said Official Public Records;

5) THENCE, South 82°11'11" West, a distance of 21.16 feet along the southerly line of said Restricted Reserve "P" and said 5.600 acre tract, and said cutback to a found 5/8-inch iron rod at the end of said cutback;

6) THENCE, North 52°42'18" West, a total distance of 496.06 feet along the existing northeasterly right-of-way line of U.S. Highway 290, passing at a distance of 338.87 feet a found 5/8-inch iron rod and continuing to a found 5/8-inch iron rod at the southerly corner of said 8.9585 acre tract, being the westerly corner of said Restricted Reserve "P" and said 5.600 acre tract;

7) THENCE, North 37°17'37" East, a distance of 25.94 feet along the northwesterly line of said 8.9585 acre tract, being the southeasterly line of said Restricted Reserve "P" and said 5.600 acre to the POINT OF BEGINNING and containing 0.3024 of one acre (13,172 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.

Revisions:
05/13 – Revised Proposed R.O.W. Line to show increased taking.

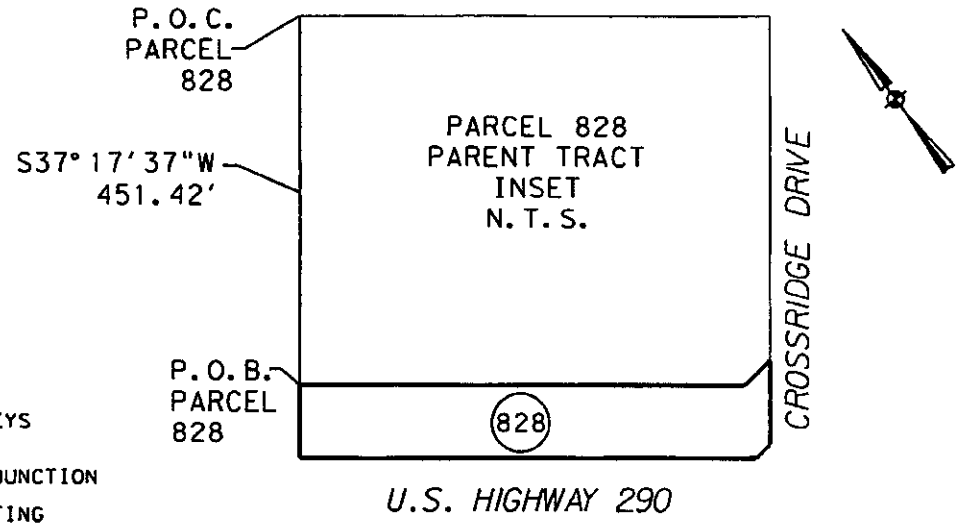
I certify that the survey was performed on the ground under my supervision in December, 2008.

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

5-7-13

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.
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
- LANDHOOK
- P.O.B. POINT OF BEGINNING
- EXISTING R.O.W. LINE
- SURVEY LINE
- O.P.R.O.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HARRIS COUNTY TEXAS
- P.O.C. POINT OF COMMENCING
- SURVEY LINE
- PARCEL NUMBER
- ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE

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

5-7-13

PAGE 4 OF 5

REVISIONS:
05/13-REVISED PROPOSED R.O.W. LINE TO SHOW INCREASED TAKING.

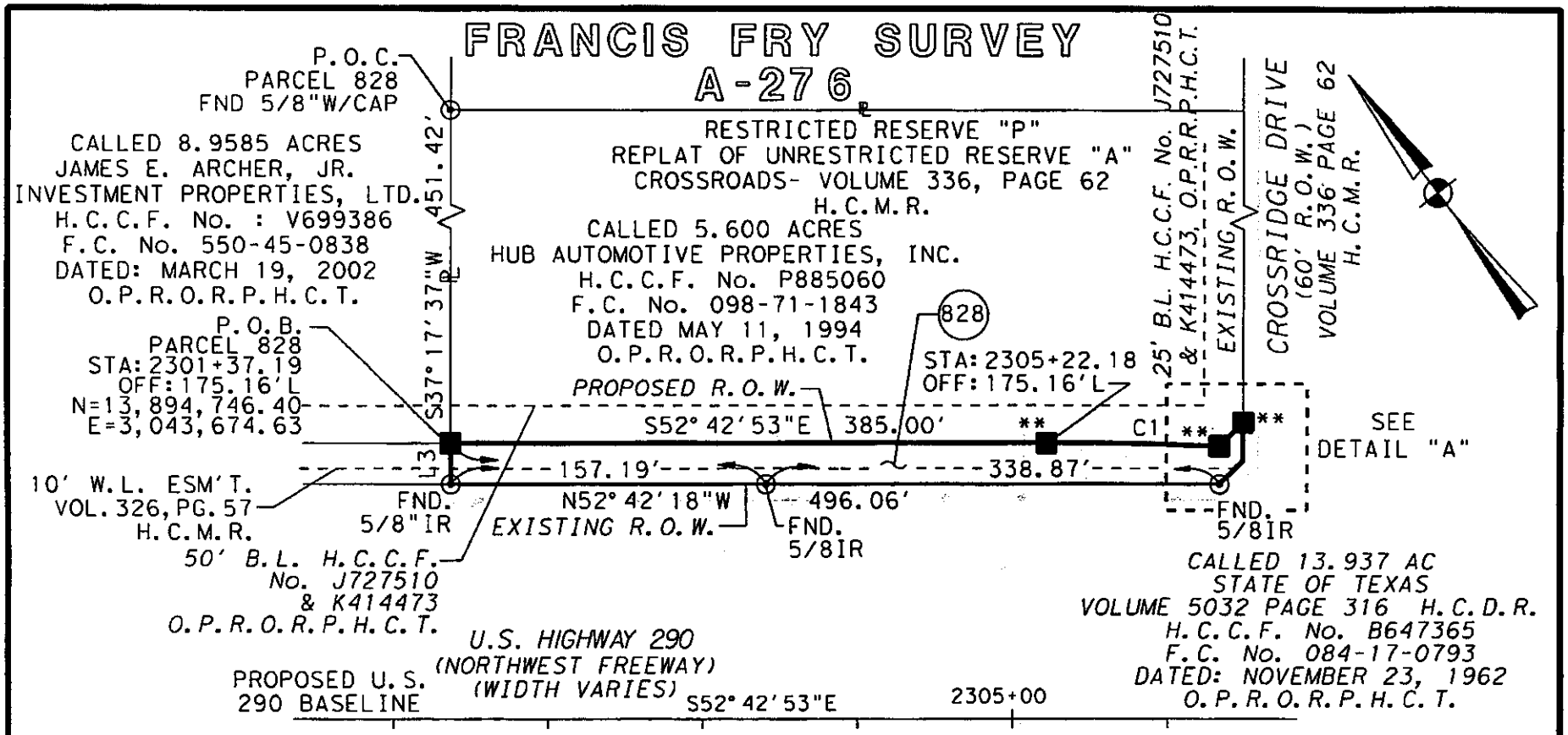
EXISTING	TAKING	REMAINING
5.600 AC.	0.3024 AC. 13,172 SQ.FT.	5.296 AC. LT

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

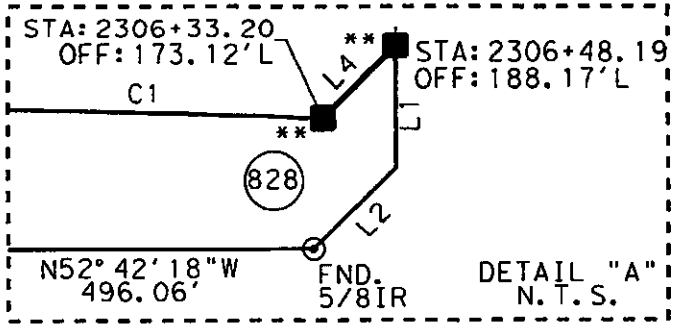
PARCEL PLAT SHOWING
PARCEL 828
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-090

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

FILE: US290 S8 P-828 COVER.dgn



LINE TABLE		
NO.	BEARING	LENGTH
L1	S37°18'10"W	24.04'
L2	S82°11'11"W	21.16'
L3	N37°17'37"E	25.94'
L4	N82°11'11"E	21.24'



CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	02°06'21"	3,021.00'	111.03'	S51°39'43"E	111.03'

PAGE 5 OF 5

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

PARCEL PLAT SHOWING
PARCEL 828
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-090

JULY, 2011 | SCALE: 1"=100'

FILE: US290 S8 P-828.dgn

County:	Lee
Parcel No.:	43
Highway:	U.S. 290
Limits:	From: Bastrop County Line
	To: Navarro Street
RCSJ:	0114-07-070

PROPERTY DESCRIPTION FOR PARCEL 43

DESCRIPTION OF A 4.206 ACRES (183,217 SQ. FT.) TRACT OF LAND LOCATED IN THE SILAS WOODS SURVEY, ABSTRACT NO. 340 IN LEE COUNTY, TEXAS, BEING A PORTION OF A CALLED 56.03 RESIDUE OF 65 ACRES, DESCRIBED AS TRACT ONE, IN A DEED TO HERBERT WAYNE KIESCHNICK, VOLUME 769, PAGE 26 OF THE REAL PUBLIC RECORDS OF LEE COUNTY, TEXAS, (R.P.R.L.C.TX), FURTHER DESCRIBED IN VOLUME 127, PAGE 473 OF THE DEED RECORDS OF LEE COUNTY, TEXAS, (D.R.L.C.TX.), SAID 4.206 ACRES (183,217 SQ. FT.) TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 148.00 feet right of Engineer's Centerline Station (E.C.S.) 375+08.68, being in the proposed south right-of-way line of U.S. Highway 290, being in the west line of said 56.03 acre tract and the east line of a called 4.974 acre tract described in a deed to Wayne Kieschnick and wife, Renee Kieschnick, recorded in Volume 333, Page 179, D.R.L.C.TX., said point being the southwest corner of the tract described herein and the **POINT OF BEGINNING**, from which a ½-inch iron rod found in the west corner of said 56.03 acre tract and the southeast corner of said 4.974 acre tract bears S 08°26'02" E, a distance of 572.11 feet;

1) **THENCE** N 08°26'02" W, with the common line of said 56.03 acre tract and said 4.974 acre tract, a distance of 135.64 feet to a calculated point in the existing south right-of-way line of U.S. 290, as conveyed to the State of Texas and recorded in Volume 106, Page 142, D.R.L.C.TX., for the north common corner of said 56.03 acre tract and said 4.974 acre tract, said point being the northwest corner of the tract described herein, from which a ½-inch iron rod found bears N 08°26'02" W, a distance of 0.85 feet;

THENCE with the north line of said 56.03 acre tract and the existing south right-of-way of U.S. Highway 290, the following two (2) courses and distances numbered 2-3:

2) N 58°27'00" E, a distance of 239.94 feet to a calculated point at the beginning of a curve to the right, from which a TxDOT Type I concrete monument found bears N 72°42'01" W, a distance of 0.88 feet, and

3) with a curve to the right having a central angle of 23°48'48", a radius of 2,804.79 feet, an arc length of 1,165.73 feet, a chord bearing of N 70°21'26" E, a distance of 1,157.36 feet to a fence corner post found for the north common corner of said 56.03 acre tract and a called 20 acre tract, described in a deed to Wayne J. Mitchell, et al, recorded in Volume 248, Page 111, D.R.L.C.TX., said point being the northeast corner of the tract described herein;

4) **THENCE** S 06°15'01" W, with the common line of said 56.03 acre tract and said 20 acre tract, a distance of 139.63 feet to a ½-inch iron rod with a TxDOT aluminum cap set in the curving proposed south right-of-way of U.S. Highway 290, 148.00 feet right of E.C.S. 389+36.65, being in the proposed south right-of-way line for U.S. Highway 290, for the southeast corner of the tract described herein, from which a fence corner post found for the common south corner of said 56.03 acre tract and said 20 acre tract bears S 06°15'01" W, a distance of 962.54 feet;

THENCE through the interior of said 56.03 acre tract, with the proposed south right-of-way of U.S. Highway 290, the following two (2) courses and distances numbered 5-6:

5) with a curve to the left having a central angle of 22°33'49", a radius of 2,927.00 feet, an arc length of 1,152.68, a chord bearing of S 69°44'45" W, a distance of 1,145.25 feet to a ½-inch iron rod with a TxDOT aluminum cap set (to be replaced with a TxDOT Type II monument) set 148.00 feet right of E.C.S. 377+25.69, and

6) S 58°27'50" W, a distance of 217.00 feet to the **POINT OF BEGINNING**, and containing 4.206 acres (183,217 sq. ft.) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

This property description is accompanied by a separate plat.

Bearing Basis:
The bearings described herein are Texas State Plane Surface bearings (Texas Central Zone, NAD 83(93)). The combined scale factor for this project is 1.00006. The reference line for this project is between "GPS 6" (surface northing = 10055387.24, surface easting = 3317562.43), a 5/8-inch iron rod with a red cap marked "SAM" and "GPS 3" (surface northing = 10046503.79, surface easting = 3345451.15), a 5/8-inch iron rod with a red cap marked "SAM", having a surface bearing of S 72°19'54" E, and a surface distance of 29,269.38 feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of December, 2009 A.D.

Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735

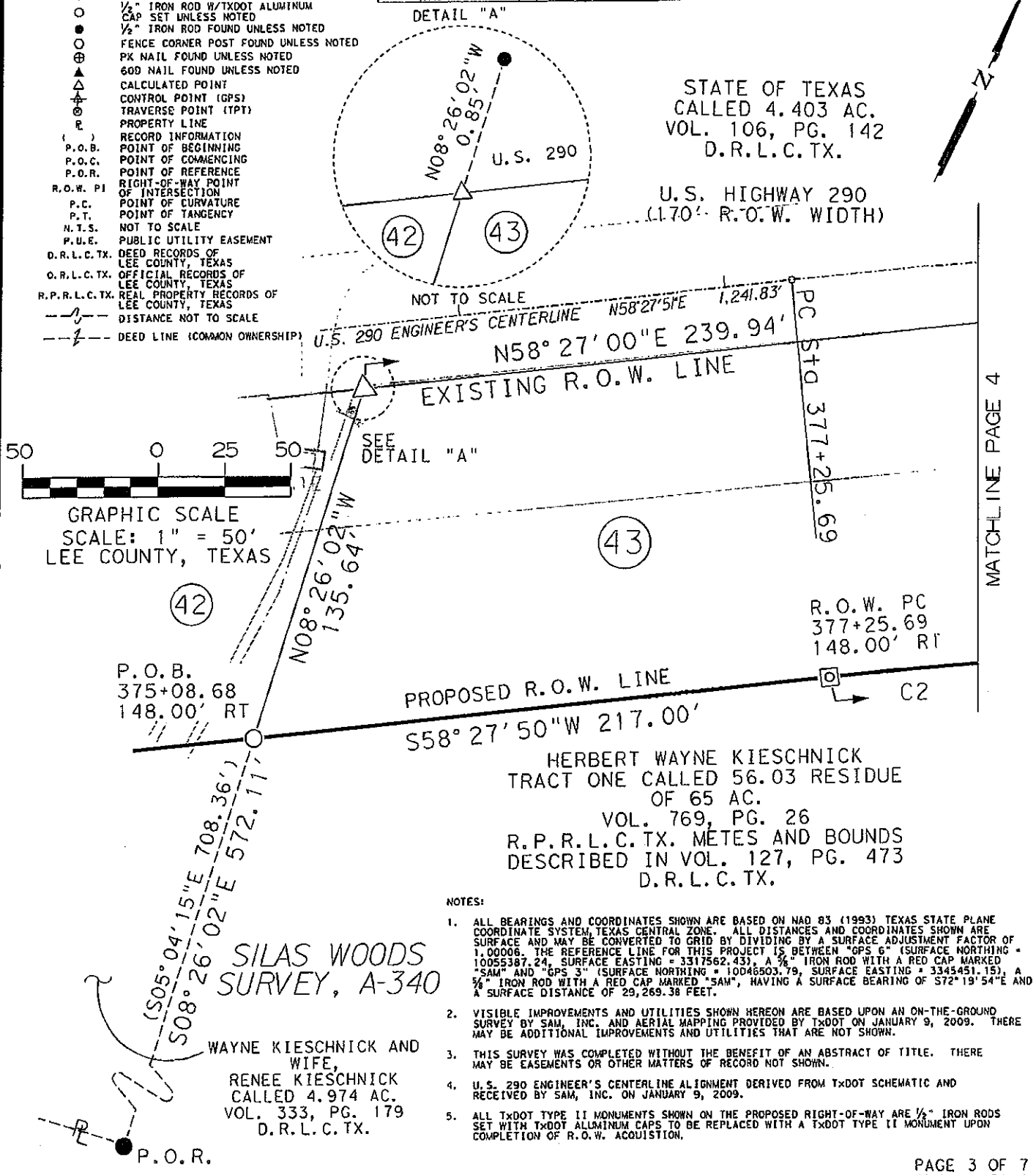
STATE OF TEXAS
REGISTERED
ROBERT J. ROY
5159
PROFESSIONAL
LAND SURVEYOR

LEGEND

- ■ TYPE I CONCRETE MONUMENT FOUND
- ⊡ TYPE II CONCRETE MONUMENT SET
- ⊙ ½" PIPE FOUND UNLESS NOTED
- ○ ½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
- ● ½" IRON ROD FOUND UNLESS NOTED
- ○ FENCE CORNER POST FOUND UNLESS NOTED
- ⊕ PK NAIL FOUND UNLESS NOTED
- ▲ 60D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- CONTROL POINT (GPS)
- ⊗ TRAVERSE POINT (TPT)
- PL PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- R.O.W. PI RIGHT-OF-WAY POINT OF INTERSECTION
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.L.C.TX. DEED RECORDS OF LEE COUNTY, TEXAS
- O.R.L.C.TX. OFFICIAL RECORDS OF LEE COUNTY, TEXAS
- R.P.R.L.C.TX. REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	22° 33' 49"	2,927.00'	1,152.68'	1,145.25'	S69° 44' 45"W



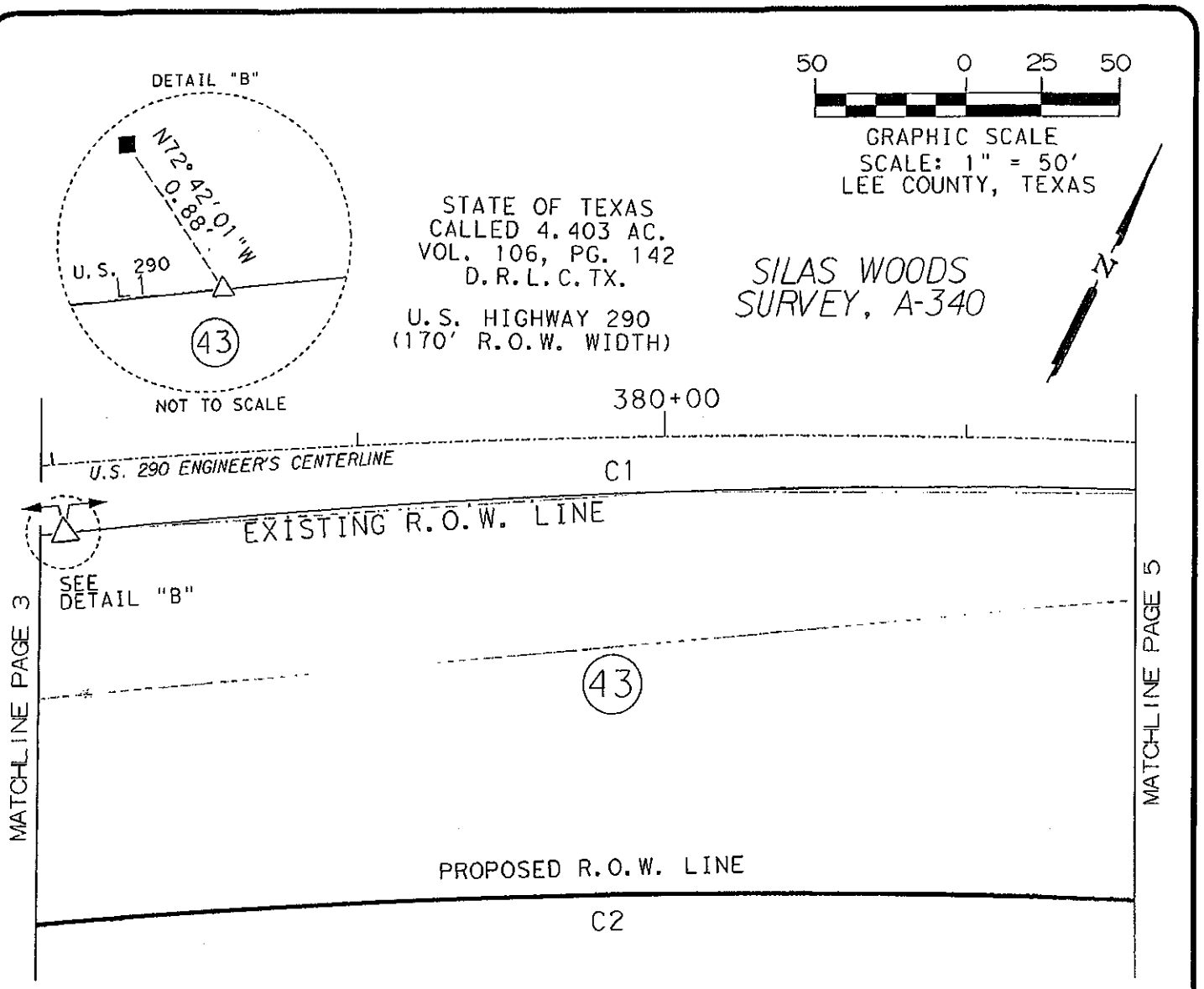
NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00006. THE REFERENCE LINE FOR THIS PROJECT IS BETWEEN "GPS 6" (SURFACE NORTHING = 10055387.24, SURFACE EASTING = 3317562.43), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM" AND "GPS 3" (SURFACE NORTHING = 10046503.79, SURFACE EASTING = 3345451.15), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM", HAVING A SURFACE BEARING OF S72°19'54"E AND A SURFACE DISTANCE OF 29,269.38 FEET.
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. AND AERIAL MAPPING PROVIDED BY TxDOT ON JANUARY 9, 2009. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. U.S. 290 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM TxDOT SCHEMATIC AND RECEIVED BY SAM, INC. ON JANUARY 9, 2009.
5. ALL TxDOT TYPE II MONUMENTS SHOWN ON THE PROPOSED RIGHT-OF-WAY ARE ½" IRON RODS SET WITH TxDOT ALUMINUM CAPS TO BE REPLACED WITH A TxDOT TYPE II MONUMENT UPON COMPLETION OF R.O.W. ACQUISTION.

PAGE 3 OF 7
REF. FIELD NOTE NO. 5648

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
HERBERT WAYNE KIESCHNICK
PARCEL 43
4.206 AC. (183,217 SQ. FT.)



LEGEND

- ■ TYPE I CONCRETE MONUMENT FOUND
- ⊡ TYPE II CONCRETE MONUMENT SET
- ⊙ ½" PIPE FOUND UNLESS NOTED
- ○ ½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
- ● ½" IRON ROD FOUND UNLESS NOTED
- ○ FENCE CORNER POST FOUND UNLESS NOTED
- ⊕ PK NAIL FOUND UNLESS NOTED
- ▲ 60D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- CONTROL POINT (GPS)
- ⊗ TRAVERSE POINT (TPT)
- ℄ PROPERTY LINE
- ( ) RECORD INFORMATION
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- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- R.O.W. PI RIGHT-OF-WAY POINT OF INTERSECTION
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.L.C.TX. DEED RECORDS OF LEE COUNTY, TEXAS
- O.R.L.C.TX. OFFICIAL RECORDS OF LEE COUNTY, TEXAS
- R.P.R.L.C.TX. REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

HERBERT WAYNE KIESCHNICK
TRACT ONE CALLED 56.03 RESIDUE
OF 65 AC.
VOL. 769, PG. 26
R.P.R.L.C.TX. METES AND BOUNDS
DESCRIBED IN VOL. 127, PG. 473
D.R.L.C.TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N58° 27' 00"E	239.94'

U.S. 290 ENGINEER'S
CENTERLINE DATA
PI Sta 386+96.34
D = 35° 02' 14.64" (RT)
D = 1° 51' 47.80"
L = 1,880.42'
T = 970.65'
R = 3,075.00'
PC Sta 377+25.69
N = 10047674.85
E = 3348206.69
PT Sta 396+06.11
N = 10048123.25
E = 3350002.82

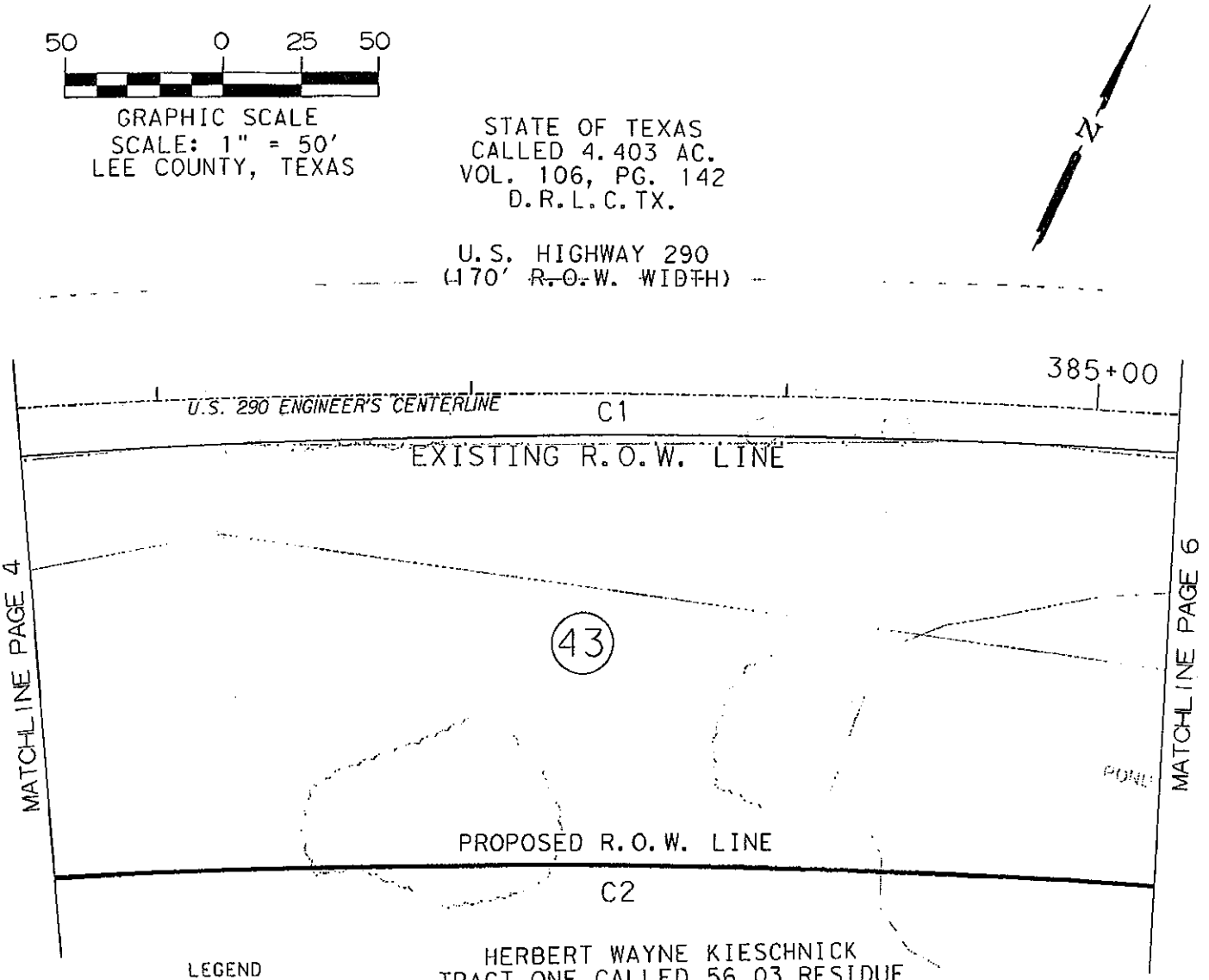
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	23° 48' 48"	2,804.79'	1,165.73'	1,157.36'	N70° 21' 26"E
C2	22° 33' 49"	2,927.00'	1,152.68'	1,145.25'	S69° 44' 45"W

PAGE 4 OF 7
REF. FIELD NOTE NO. 5648

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
HERBERT WAYNE KIESCHNICK
PARCEL 43
4.206 AC. (183,217 SQ. FT.)



HERBERT WAYNE KIESCHNICK
TRACT ONE CALLED 56.03 RESIDUE
OF 65 AC.
VOL. 769, PG. 26
R.P.R.L.C.TX. METES AND BOUNDS
DESCRIBED IN VOL. 127, PG. 473
D.R.L.C.TX.

SILAS WOODS
SURVEY, A-340

U.S. 290 ENGINEER'S
CENTERLINE DATA
PI Sta 386+96.34
D = 35° 02' 14.64" (RT)
D = 1° 51' 47.80"
L = 1,880.42'
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N = 10047674.85
E = 3348206.69
PT Sta 396+06.11
N = 10048123.25
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LEGEND

- ■ TYPE I CONCRETE MONUMENT FOUND
- ⊡ TYPE II CONCRETE MONUMENT SET
- ⊙ ½" PIPE FOUND UNLESS NOTED
- ○ ½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
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- CONTROL POINT (GPS)
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- P.O.R. POINT OF REFERENCE
- R.O.W. PI RIGHT-OF-WAY POINT OF INTERSECTION
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- —//— DISTANCE NOT TO SCALE
- —//— DEED LINE (COMMON OWNERSHIP)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	23° 48' 48"	2,804.79'	1,165.73'	1,157.36'	N70° 21' 26"E
C2	22° 33' 49"	2,927.00'	1,152.68'	1,145.25'	S69° 44' 45"W

PAGE 5 OF 7
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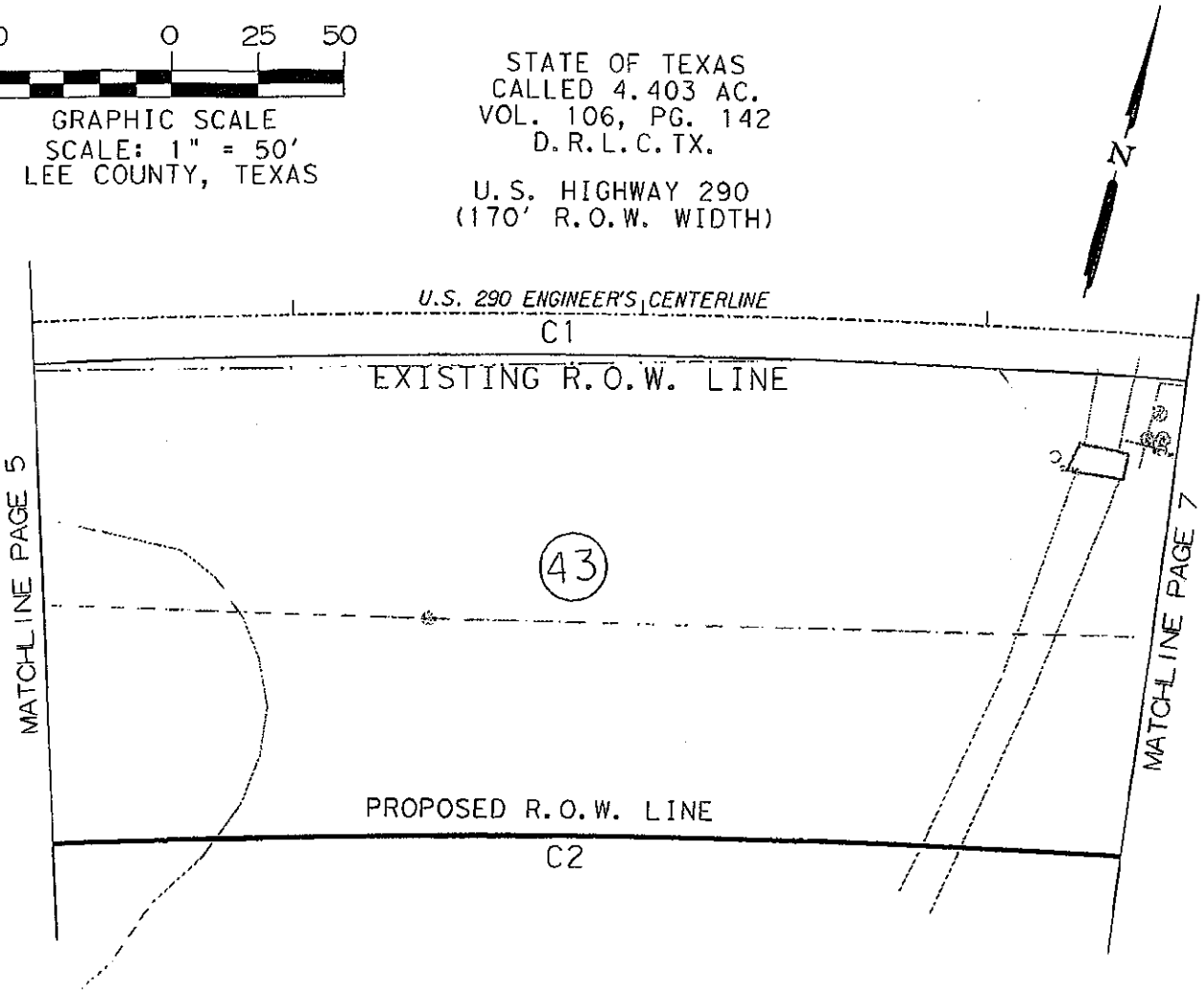
RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
HERBERT WAYNE KIESCHNICK
PARCEL 43
4.206 AC. (183,217 SQ. FT.)

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
LEE COUNTY, TEXAS

STATE OF TEXAS
CALLED 4.403 AC.
VOL. 106, PG. 142
D.R.L.C.TX.

U.S. HIGHWAY 290
(170' R.O.W. WIDTH)



LEGEND

■	TYPE I CONCRETE MONUMENT FOUND
⊡	TYPE II CONCRETE MONUMENT SET
⊙	½" PIPE FOUND UNLESS NOTED
○	½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
●	½" IRON ROD FOUND UNLESS NOTED
○	FENCE CORNER POST FOUND UNLESS NOTED
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△	CALCULATED POINT
⊕	CONTROL POINT (GPS)
⊗	TRAVERSE POINT (TPT)
℄	PROPERTY LINE
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P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
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R.O.W. PI	RIGHT-OF-WAY POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.S.	NOT TO SCALE
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.L.C.TX.	DEED RECORDS OF LEE COUNTY, TEXAS
O.R.L.C.TX.	OFFICIAL RECORDS OF LEE COUNTY, TEXAS
R.P.R.L.C.TX.	REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
—/——	DISTANCE NOT TO SCALE
—/——	DEED LINE (COMMON OWNERSHIP)

HERBERT WAYNE KIESCHNICK
TRACT ONE CALLED 56.03 RESIDUE
OF 65 AC.
VOL. 769, PG. 26
R.P.R.L.C.TX. METES AND BOUNDS
DESCRIBED IN VOL. 127, PG. 473
D.R.L.C.TX.

SILAS WOODS
SURVEY, A-340

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	23° 48' 48"	2,804.79'	1,165.73'	1,157.36'	N70° 21' 26"E
C2	22° 33' 49"	2,927.00'	1,152.68'	1,145.25'	S69° 44' 45"W

PAGE 6 OF 7
REF. FIELD NOTE NO. 5648

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
HERBERT WAYNE KIESCHNICK
PARCEL 43
4.206 AC. (183,217 SQ. FT.)

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
LEE COUNTY, TEXAS

N

LEGEND

■	TYPE I CONCRETE MONUMENT FOUND
⊡	TYPE II CONCRETE MONUMENT SET
⊙	½" PIPE FOUND UNLESS NOTED
○	½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
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○	FENCE CORNER POST FOUND UNLESS NOTED
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⊥	CONTROL POINT (GPS)
⊗	TRAVERSE POINT (TPT)
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
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P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.S.	NOT TO SCALE
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.L.C.TX.	DEED RECORDS OF LEE COUNTY, TEXAS
O.R.L.C.TX.	OFFICIAL RECORDS OF LEE COUNTY, TEXAS
R.P.R.L.C.TX.	REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
—/\/—	DISTANCE NOT TO SCALE
—//—	DEED LINE (COMMON OWNERSHIP)

STATE OF TEXAS
CALLED 4.403 AC.
VOL. 106, PG. 142
D.R.L.C.TX.

U.S. HIGHWAY 290
(170' R.O.W. WIDTH)

390+00

U.S. 290 ENGINEER'S CENTERLINE

C1

EXISTING
R.O.W. LINE

43

44

S06° 15' 01" W 139.63'

MATCHLINE PAGE 6

PROPOSED
R.O.W. LINE

C2

389+36.65
148.00' RT

S06° 15' 01" W 962.54'
(S09° 1/2' W 440 Varas)
(S09° 1/2' W 440 Varas)

P.O.R.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	23° 48' 48"	2,804.79'	1,165.73'	1,157.36'	N70° 21' 26"E
C2	22° 33' 49"	2,927.00'	1,152.68'	1,145.25'	S69° 44' 45"W

WAYNE J. MITCHELL, ET AL
CALLED 20 AC.
VOL. 248, PG. 111
D.R.L.C.TX.

SILAS WOODS
SURVEY, A-340

HERBERT WAYNE
KIESCHNICK
TRACT ONE CALLED
56.03 RESIDUE OF 65
AC.
VOL. 769, PG. 26
R.P.R.L.C.TX. METES
AND BOUNDS DESCRIBED
IN VOL. 127, PG. 473
D.R.L.C.TX.

STATE OF TEXAS
REGISTERED
ROBERT J. ROY
5159
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

12/18/09
DATE

PAGE 7 OF 7
REF. FIELD NOTE NO. 5648

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
HERBERT WAYNE KIESCHNICK
PARCEL 43
4.206 AC. (183,217 SQ. FT.)

County:	Lee
Parcel No.:	27
Highway:	U.S. 290
Limits:	From: Bastrop County Line To: Navarro Street
RCSJ:	0114-07-070

PROPERTY DESCRIPTION FOR PARCEL 27

DESCRIPTION OF A 1.041 ACRE (45,354 SQ. FT.) TRACT OF LAND LOCATED IN THE WILLIAM BARTON SURVEY, ABSTRACT NO. 42 IN LEE COUNTY, TEXAS, BEING A PORTION OF A CALLED 45.216 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DOROTHY ANN COOK, RECORDED IN VOLUME 986, PAGE 1008 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS (R.P.R.L.C.TX.), SAID 1.041 ACRE (45,354 SQ. FT.) TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 127.64 feet right of Engineer's Centerline Station (E.C.S.) 255+18.18, being in the proposed south right-of-way line of U.S. Highway 290, being in the west line of said 45.216 acre tract and the east line of a called 145.50 acre tract of land described in a deed to Carolyn Hazel, Jolene Fischer, Eunice Siegmund and Jeanette Janda and recorded in Volume 923, Page 378, R.P.R.L.C.TX., said point being the southwest corner of the tract described herein and the **POINT OF BEGINNING**, from which point a ¾-inch iron rod found for a common corner of said 45.216 acre tract and said 145.50 acre tract bears, S 14°54'38" E, a distance of 270.16 feet;

1) **THENCE** N 14°54'38" W, with the common west line of said 45.216 acre tract and said 145.50 acre tract, a distance of 118.25 feet to a TxDOT Type I concrete monument found in the existing south right-of-way line of U.S. 290, as conveyed to the State of Texas and recorded in Volume 106, Page 86 of the Deed Records of Lee County, Texas (D.R.L.C.TX.) for the north common corner of said 45.216 acre tract and said 145.50 acre tract, said monument being the northwest corner of the tract described herein;

2) **THENCE** S 76°41'53" E, with said existing south right-of-way line of U.S. Highway 290, with the north line of said 45.216 acre tract, a distance of 410.37 feet to a calculated point for the northeast corner of this tract, the common north corner of said 45.216 acre tract and a called 3.700 acre tract described in deed to Dorothy Ann Cook and Husband, Herbert M. Cook, Jr., recorded in Volume 986, Page 1002, R.P.R.L.C.TX., from which a ½-inch iron rod with stamped "RPLS 5090" cap found bears N 09°16'06" W a distance of 0.33 feet;

3) **THENCE** S 09°16'06" E, with the common line of said 45.216 acre tract and said 3.700 acre tract, a distance of 116.41 feet to a ½-inch iron rod with a TxDOT aluminum cap set 144.00 feet right of E.C.S. 259+17.02, being in the proposed south right-of-way line for U.S. Highway 290, from which a ½-inch iron rod with stamped "RPLS 5090" cap found in the east line of said 45.216 acre tract and with west line of said 3.700 acre tract bears S 09°16'06" E, a distance of 143.51 feet;

THENCE through the interior of said 45.216 acre tract with the proposed south right-of-way line of U.S. Highway 290, the following two (2) courses and distances lettered A-B:

4) N 78°34'29" W, a distance of 317.01 feet to a ½-inch iron rod with a TxDOT aluminum cap set (to be replaced with a TxDOT Type II concrete monument) 144.00 feet right of E.C.S. 256+00.00, and

5) N 67°15'55" W, a distance of 83.44 feet to the **POINT OF BEGINNING**, and containing 1.041 acres (45,354 sq. ft.) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

This property description is accompanied by a separate plat.

Bearing Basis:
The bearings described herein are Texas State Plane Surface bearings (Texas Central Zone, NAD 83(93)). The combined scale factor for this project is 1.00006. The reference line for this project is between "GPS 6" (surface northing = 10055387.24, surface easting = 3317562.43), a 5/8-inch iron rod with a red cap marked "SAM" and "GPS 3" (surface northing = 10046503.79, surface easting = 3345451.15), a 5/8-inch iron rod with a red cap marked "SAM", having a surface bearing of S 72°19'54" E, and a surface distance of 29,269.38 feet.

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

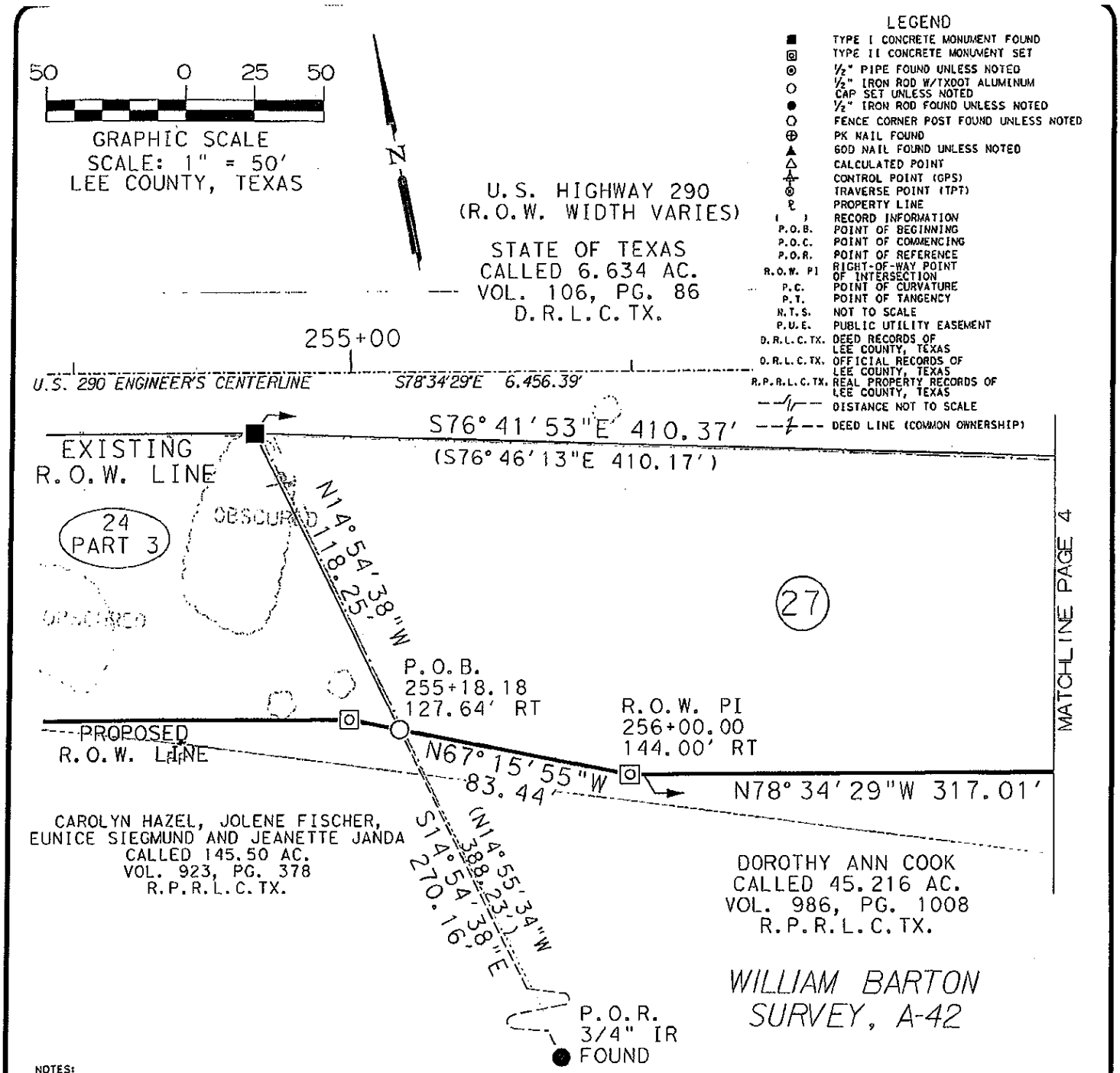
That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of December, 2009 A.D.

Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735

STATE OF TEXAS
REGISTERED
ROBERT J. ROY
5159
PROFESSIONAL
LAND SURVEYOR



LEGEND

■	TYPE I CONCRETE MONUMENT FOUND
⊡	TYPE II CONCRETE MONUMENT SET
⊙	½" PIPE FOUND UNLESS NOTED
○	½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
●	½" IRON ROD FOUND UNLESS NOTED
○	FENCE CORNER POST FOUND UNLESS NOTED
⊕	PK NAIL FOUND
▲	GOD NAIL FOUND UNLESS NOTED
△	CALCULATED POINT
⊕	CONTROL POINT (GPS)
⊗	TRAVERSE POINT (TPT)
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
R.O.W. PI	RIGHT-OF-WAY POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.S.	NOT TO SCALE
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.L.C.TX.	DEED RECORDS OF LEE COUNTY, TEXAS
O.R.L.C.TX.	OFFICIAL RECORDS OF LEE COUNTY, TEXAS
R.P.R.L.C.TX.	REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
—/—/—	DISTANCE NOT TO SCALE
—/—/—	DEED LINE (COMMON OWNERSHIP)

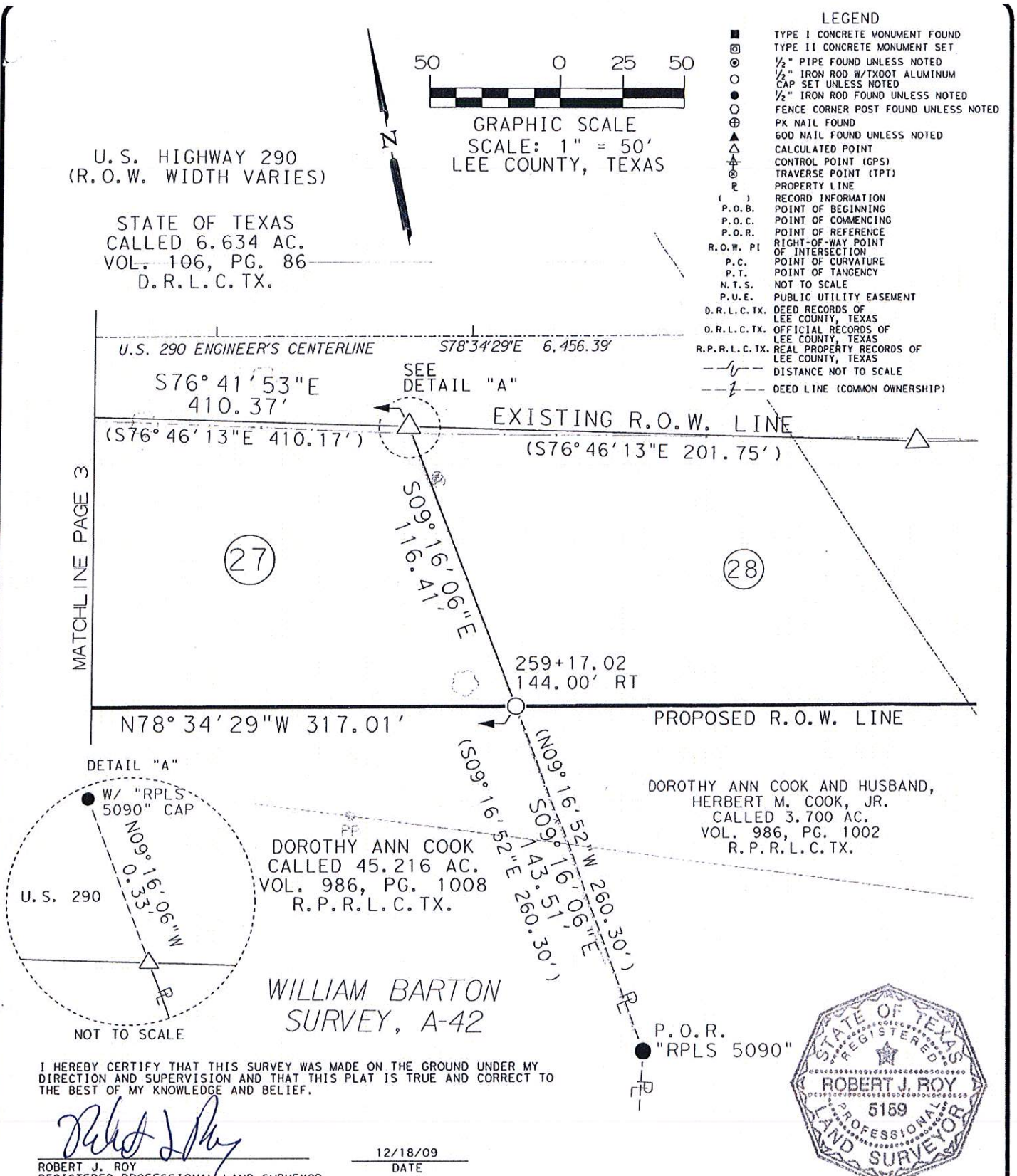
NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00006. THE REFERENCE LINE FOR THIS PROJECT IS BETWEEN "GPS 6" (SURFACE NORTHING = 10055387.24, SURFACE EASTING = 3317562.43), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM" AND "GPS 3" (SURFACE NORTHING = 10046503.79, SURFACE EASTING = 3345451.15), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM", HAVING A SURFACE BEARING OF S72°19'54"E AND A SURFACE DISTANCE OF 29,269.38 FEET.
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. AND AERIAL MAPPING PROVIDED BY TxDOT ON JANUARY 9, 2009. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. U.S. 290 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM TxDOT SCHEMATIC AND RECEIVED BY SAM, INC. ON JANUARY 9, 2009.
5. ALL TxDOT TYPE II MONUMENTS SHOWN ON THE PROPOSED RIGHT-OF-WAY ARE ½" IRON RODS SET WITH TxDOT ALUMINUM CAPS TO BE REPLACED WITH A TxDOT TYPE II MONUMENT UPON COMPLETION OF R.O.W. ACQUISTION.

PAGE 3 OF 4
REF. FIELD NOTE NO. 5632

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
DOROTHY ANN COOK
PARCEL 27
1.041 AC. (45,354 SQ. FT.)



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

12/18/09
DATE

PAGE 4 OF 4
REF. FIELD NOTE NO. 5632

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
DOROTHY ANN COOK
PARCEL 27
1.041 AC. (45,354 SQ. FT.)

County:	Lee
Parcel No.:	29
Highway:	U.S. 290
Limits:	From: Bastrop County Line To: Navarro Street
RCSJ:	0114-07-070

PROPERTY DESCRIPTION FOR PARCEL 29

DESCRIPTION OF A 0.474 ACRE (20,630 SQ. FT.) TRACT OF LAND LOCATED IN THE S.J. ST JOHN SURVEY, ABSTRACT NO. 307 IN LEE COUNTY, TEXAS, BEING A PORTION OF A CALLED 45.216 ACRES DESCRIBED AS TRACT 2 IN A DEED TO KENNETH K. RICHTER, RECORDED IN VOLUME 986, PAGE 1008 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS (R.P.R.L.C.TX.), SAID 0.474 ACRE (20,630 SQ. FT.) TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 144.00 feet right of Engineer's Centerline Station (E.C.S.) 263+17.56, being in the proposed south right-of-way line of U.S. Highway 290, being in the west line of said 45.216 acre tract and the east line of a called 3.700 acre tract described in deed to Dorothy Ann Cook and Husband, Herbert M. Cook, Jr., recorded in Volume 986, Page 1002, R.P.R.L.C.TX., said point being the southwest corner of the tract described herein and the **POINT OF BEGINNING** from which a wood corner fence post, found for a common corner bears S 33°58'29" W, a distance of 361.85 feet;

1) **THENCE** N 33°58'29" E, with the west line of said 45.216 acre tract and the east line of said 3.700 acre tract, a distance of 110.83 feet to a fence corner post found in the existing south right-of-way of U.S. Highway 290 as conveyed to the State of Texas and recorded in Volume 106, Page 86 of the Deed Records of Lee County, Texas (D.R.L.C.TX.), for the north common corner of said 45.216 acre tract and said 3.700 acre tract, said fence corner post being the northwest corner of the tract described herein;

2) **THENCE** S 78°34'33" E, with the existing south right-of-way line of U.S. 290, a distance of 184.23 feet to a calculated point for the northeast corner of this tract, the common north corner of said 45.216 acre tract and a called 37.000 acres, described as Tract 4, in a deed to Freddie R. Richter, recorded in Volume 986, Page 1008, R.P.R.L.C.TX., from which a ½-inch rod with stamped "RPLS 5090" cap found bears N 15°49'12" E, a distance of 0.45 feet;

3) **THENCE** S 15°49'12" W, with the common line between said 45.216 acre tract and said 37.000 acre tract, a distance of 102.66 feet to a ½-inch iron rod with a TxDOT aluminum cap set 144.00 feet right of E.C.S. 265+36.43, being in the proposed south right-of-way line for U.S. Highway 290, from which a wood corner fence post found for a common corner bears S 15°49'12" W, a distance of 705.83 feet;

4) **THENCE** N 78°34'29" W, through the interior of said 45.216 acre tract, with said proposed south right-of-way line of U.S. 290, a distance of 218.86 feet to the **POINT OF BEGINNING**, and containing 0.474 acre (20,630 sq. ft.) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

This property description is accompanied by a separate plat.

Bearing Basis:
The bearings described herein are Texas State Plane Surface bearings (Texas Central Zone, NAD 83(93)). The combined scale factor for this project is 1.00006. The reference line for this project is between "GPS 6" (surface northing = 10055387.24, surface easting = 3317562.43), a 5/8-inch iron rod with a red cap marked "SAM" and "GPS 3" (surface northing = 10046503.79, surface easting = 3345451.15), a 5/8-inch iron rod with a red cap marked "SAM", having a surface bearing of S 72°19'54" E, and a surface distance of 29,269.38 feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of December, 2009 A.D.

Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

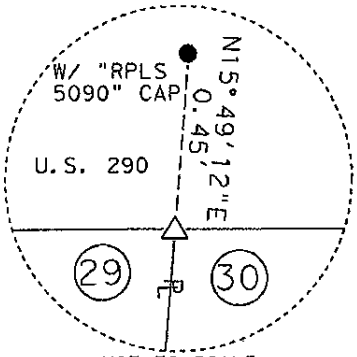
SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735

STATE OF TEXAS
REGISTERED
ROBERT J. ROY
5159
PROFESSIONAL
LAND SURVEYOR

LEGEND

■	TYPE I CONCRETE MONUMENT FOUND
⊡	TYPE II CONCRETE MONUMENT SET
⊙	½" PIPE FOUND UNLESS NOTED
○	½" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
●	½" IRON ROD FOUND UNLESS NOTED
○	FENCE CORNER POST FOUND UNLESS NOTED
⊕	PK NAIL FOUND
▲	60D NAIL FOUND UNLESS NOTED
△	CALCULATED POINT
⊕	CONTROL POINT (GPS)
⊗	TRAVERSE POINT (TPT)
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
R.O.W. PI	RIGHT-OF-WAY POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.S.	NOT TO SCALE
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.L.C.TX.	DEED RECORDS OF LEE COUNTY, TEXAS
O.R.L.C.TX.	OFFICIAL RECORDS OF LEE COUNTY, TEXAS
R.P.R.L.C.TX.	REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
—∿—	DISTANCE NOT TO SCALE
—⁄—	DEED LINE (COMMON OWNERSHIP)

DETAIL "A"



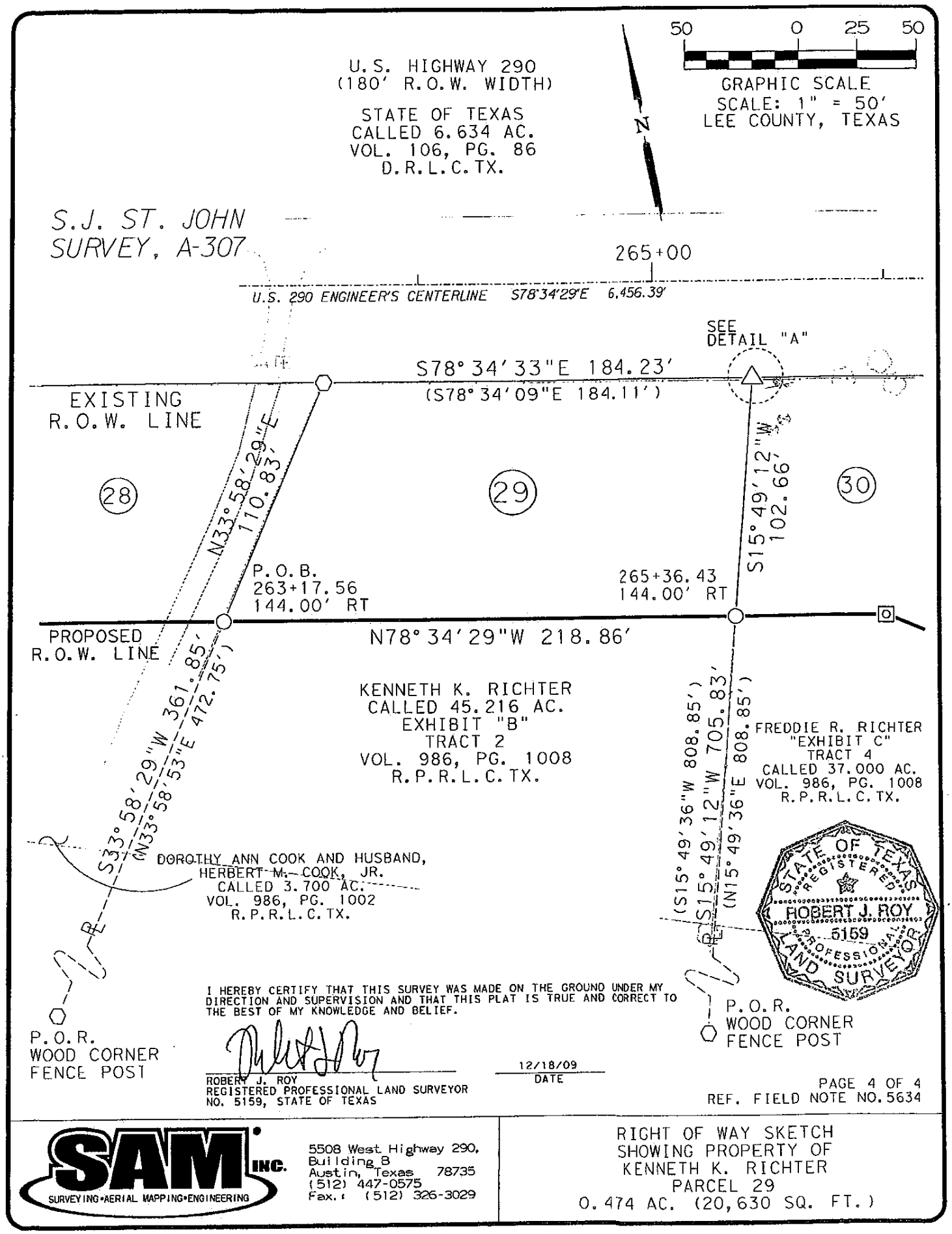
NOT TO SCALE

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00006. THE REFERENCE LINE FOR THIS PROJECT IS BETWEEN "GPS 6" (SURFACE NORTHING = 10055387.24, SURFACE EASTING = 3317562.43), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM" AND "GPS 3" (SURFACE NORTHING = 10046503.79, SURFACE EASTING = 3345451.15), A ⅝" IRON ROD WITH A RED CAP MARKED "SAM", HAVING A SURFACE BEARING OF S72°19'54"E AND A SURFACE DISTANCE OF 29,269.38 FEET.
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. AND AERIAL MAPPING PROVIDED BY TxDOT ON JANUARY 9, 2009. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. U.S. 290 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM TxDOT SCHEMATIC AND RECEIVED BY SAM, INC. ON JANUARY 9, 2009.
5. ALL TxDOT TYPE II MONUMENTS SHOWN ON THE PROPOSED RIGHT-OF-WAY ARE ½" IRON RODS SET WITH TxDOT ALUMINUM CAPS TO BE REPLACED WITH A TxDOT TYPE II MONUMENT UPON COMPLETION OF R.O.W. ACQUISTION.

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290, Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
KENNETH K. RICHTER
PARCEL 29
0.474 AC. (20,630 SQ. FT.)



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

12/18/09
DATE

PAGE 4 OF 4
REF. FIELD NOTE NO. 5634

SAM INC.
SURVEYING•AERIAL MAPPING•ENGINEERING
5508 West Highway 290,
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
KENNETH K. RICHTER
PARCEL 29
0.474 AC. (20,630 SQ. FT.)

Parcel 1
U.S. Hwy. 281
ROW CSJ: 0250-02-041
January 6, 2014
Exhibit A,
Page 1 of 8

Being 5.266 acres of land, more or less, situated in the County of Palo Pinto, State of Texas, and being out of the Allen Williams Survey, Abstract Number 886, and being a part of called Parcel 1, conveyed by Rocking W Ranch, L.P. to Dalton Bend Ranch, LTD, and recorded in Volume 1412, Page 767, of the Deed Records, Palo Pinto County, Texas (D.R.P.P.C.T.), is more particularly described as follows:

BEGINNING at a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT"* set at the intersection of the proposed easterly right-of-way line of U.S. Hwy. 281 and the existing easterly right-of-way line of U.S. Hwy. 281 (a variable width right-of-way), said Beginning Point being South 15° 16' 19" East, along said existing easterly right-of-way line, a distance of 4,536.76 feet, from the end of a curve to the right, from which a Tx.D.O.T. 4"x 4" concrete monument found bears South 04° 00' 03" East, 1.44 feet, said Beginning Point also being 50.00 feet easterly of and at right angles to centerline survey station 100+50.00 of the proposed centerline of U.S. Hwy. 281;

THENCE across said Parcel 1 and along said proposed northerly right-of-way line the following courses, curves and distances;

(1) North 74° 43' 42" East, along said proposed easterly right-of-way line, a distance of 10.00 feet, to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT"* set at an angle point;

(2) South 15° 16' 19" East, continuing along said proposed easterly right-of-way line, a distance of 47.73 feet, to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT"* set at the beginning of a non-tangent curve to the right, whose center bears South 72° 37' 37" West, a distance of 2,280.00 feet;

(3) In a southerly direction continuing along said curve to the right and said proposed easterly right-of-way line, through a central angle of 60° 45' 31", a distance of 2,417.80 feet, to the end of said curve to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT"* set;

(4) South 43° 19' 44" West, continuing along said proposed easterly right-of-way line, a distance of 839.59 feet, to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT"* set in the line common to said Parcel 1 and northerly bank of the Brazos River;

THENCE along said northerly bank of said Brazos River the following courses and distances;

(5) North 49° 57' 37" West, departing said proposed right-of-way line and along the southerly line of said Parcel 1 and said northerly bank of the Brazos River a distance of 29.81 feet, to a 5/8 inch iron rod with plastic cap stamped "TRANSYSTEMS CORPORATION" set at an angle point;

(6) North 59° 28' 54" West, continuing along said southerly line of said Parcel 1 and said northerly bank of the Brazos River, a distance of 108.95 feet, to a 5/8 inch iron rod with plastic cap stamped "TRANSYSTEMS CORPORATION" set at the southerly corner common to said Parcel 2 and said Brazos River and being in said existing easterly right-of-way line;

THENCE along said existing easterly right-of-way line the following courses, curves and distances;

(7) North 43° 19' 44" East, along said existing right-of-way line, a distance of 1,033.28 feet, to a 5/8 inch iron rod found at an angle point in said existing right-of-way line;

(8) North 59° 58' 42" East, continuing along said existing right-of-way line, a distance of 87.26 feet, to a Tx.D.O.T. 4"x 4" concrete monument found at the beginning of a non-tangent curve to the left, whose center bears North 46° 40' 16" West, a distance of 1,984.86 feet:

(9) In a northerly direction continuing along said curve to the left and said existing easterly right-of-way line, through a central angle of 12° 29' 31", a distance of 432.75 feet, to the end of said curve, from which a 5/8 inch iron rod found bears South 41° 10' 32" West, a distance 16.29 feet;

(10) North 15° 43' 54" East, continuing along said existing right-of-way line, a distance of 106.24 feet, to a point for the beginning of a non-tangent curve to the left, whose center bears North 62° 09' 47" West, a distance of 1,959.86 feet, from which a Tx.D.O.T. 4"x 4" concrete monument found bears South 27° 36' 07" West, a distance of 7.75 feet;

(11) In a northerly direction continuing along said curve to the left and said existing easterly right-of-way line, through a central angle of 43° 06' 32", a distance of 1,474.58 feet, to end of said curve, from which a Tx.D.O.T. 4"x 4" concrete monument found bears South 19° 12' 12" East, a distance 0.97 feet;

(12) THENCE North 15° 16' 19" West, continuing along said existing easterly right-of-way line, a distance of 158.68 feet to the POINT OF BEGINNING, containing 5.266 acres of land, more or less

Parcel 1
U.S. Hwy. 281
ROW CSJ: 0250-02-041
January 6, 2014
Exhibit A,
Page 3 of 8

NOTE: Survey sketch to accompany this legal description.

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

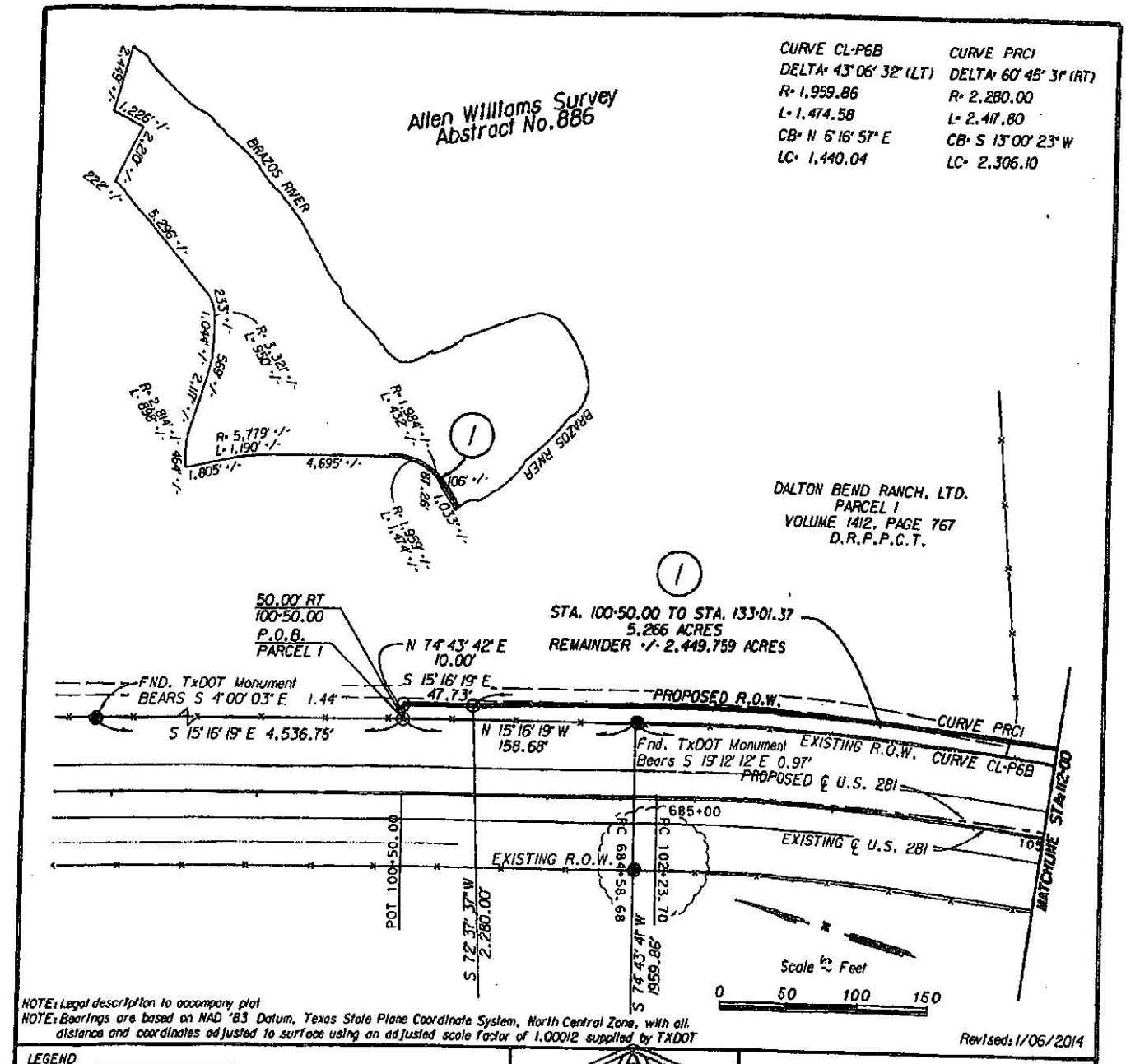
NOTE: * May be replaced with a "TxDOT" Type II monument at the end of construction under the supervision of a R.P.L.S. either employed by or retained by "TxDOT".

That I, Timothy A. Frost, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in October, 2004 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration No. 5316

STATE OF TEXAS
REGISTERED
TIMOTHY A. FROST
5316
PROFESSIONAL
LAND SURVEYOR

1-6-2014



NOTE: Legal description to accompany plat
NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distance and coordinates adjusted to surface using an adjusted scale factor of 1.00012 supplied by TXDOT

Revised: 1/06/2014

LEGEND

- ⊕ - ⅝" Iron rod set w/ plastic cap stamped "Transystems" or other object as noted
- ● - Marker found "as noted"
- ○ - ⅝" smooth iron rod w/ aluminum cap stamped "TxDOT"
- ▣ - Type II monument set
- P.O.B. - Point Of Beginning
- O.P.R.P.P.C.T. - Official Public Records, Palo Pinto County, Texas
- D.R.P.P.C.T. - Deed Records, Palo Pinto County, Texas
- ℞ - Property Line
- ℄ - Survey Line
- Fee Hook
- ℄ - Proposed Centerline
- [ ] - Record Information
- Fence
- Power Line
- Telephone or Telegraph
- Railroad
- Bridge or Culvert

STATE OF TEXAS
REGISTERED
TIMOTHY A. FROST
5316
PROFESSIONAL
LAND SURVEYOR

1-6-2014

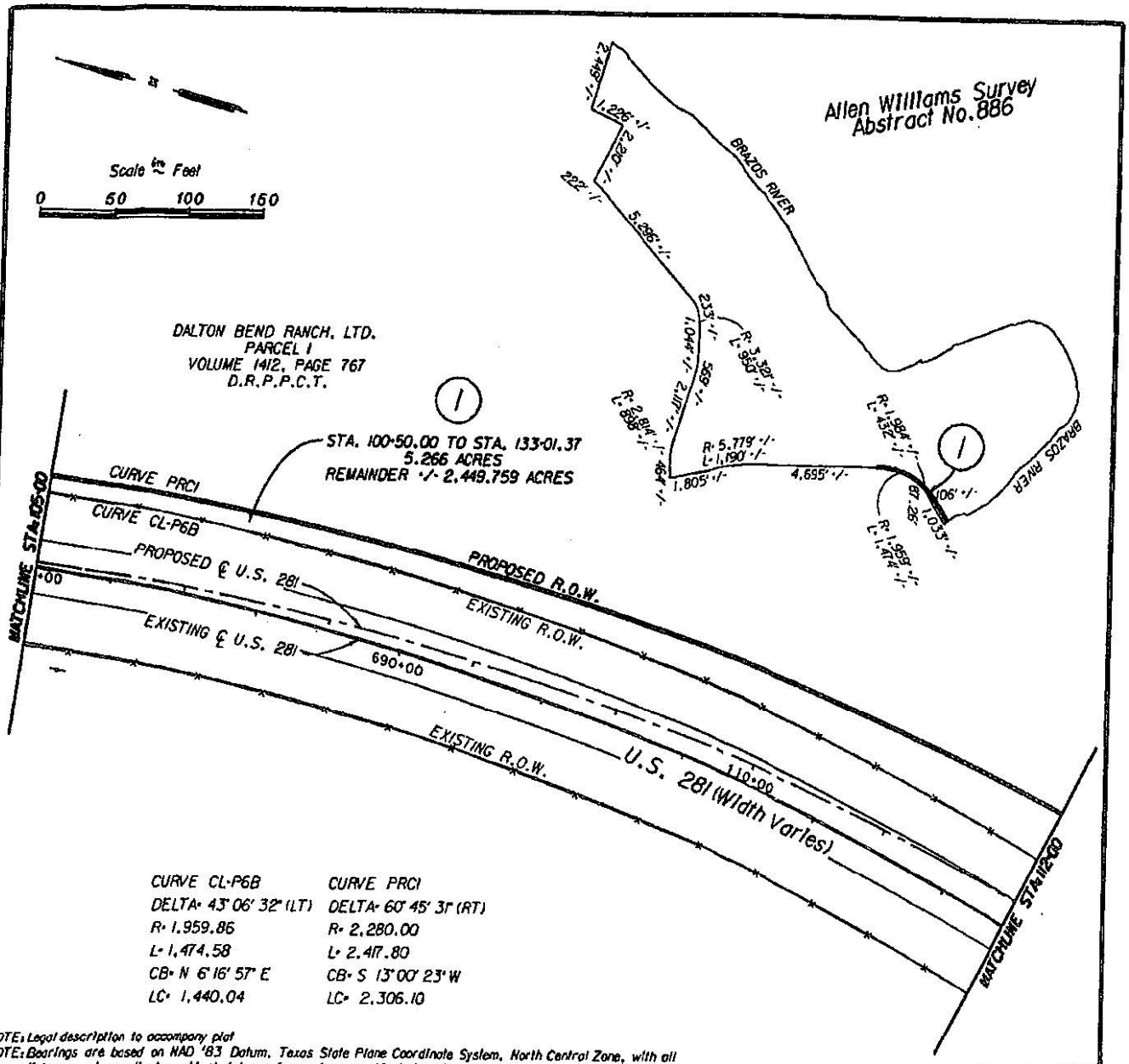
PARCEL 1

DALTON BEND RANCH, LTD

5.266 ACRE

Texas Department of Transportation

PAGE	STATE	DIST.	COUNTY	
Page 4 of 8	TEXAS	FTW	PALO PINTO	
	CONT.	SECT.	JOB	HIGHWAY NO.
	0250	02	041	US HWY 281



CURVE CL-P6B	CURVE PRCI
DELTA= 43° 06' 32" (LT)	DELTA= 60° 45' 31" (RT)
R= 1,959.86	R= 2,280.00
L= 1,474.58	L= 2,417.80
CB= N 6° 16' 57" E	CB= S 13° 00' 23" W
LC= 1,440.04	LC= 2,306.10

NOTE: Legal description to accompany plat
NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distance and coordinates adjusted to surface using an adjusted scale factor of 1.00012 supplied by TXDOT

Revised: 1/06/2014

LEGEND

- 5/8" Iron rod set w/ plastic cap stamped "Transystems" or other object as noted
- Marker found "as noted"
- 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
- Type II monument set
- P.O.B. = Point Of Beginning
- O.P.R.P.P.C.T. = Official Public Records, Palo Pinto County, Texas
- D.R.P.P.C.T. = Deed Records, Palo Pinto County, Texas
- ℘ = Property Line
- ℄ = Survey Line
- Fee Hook
- ℄ = Proposed Centerline
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- Fence
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- Telephone or Telegraph
- Railroad
- Bridge or Culvert

STATE OF TEXAS
REGISTERED
TIMOTHY A. FROST
5316
PROFESSIONAL
LAND SURVEYOR

1-6-2014

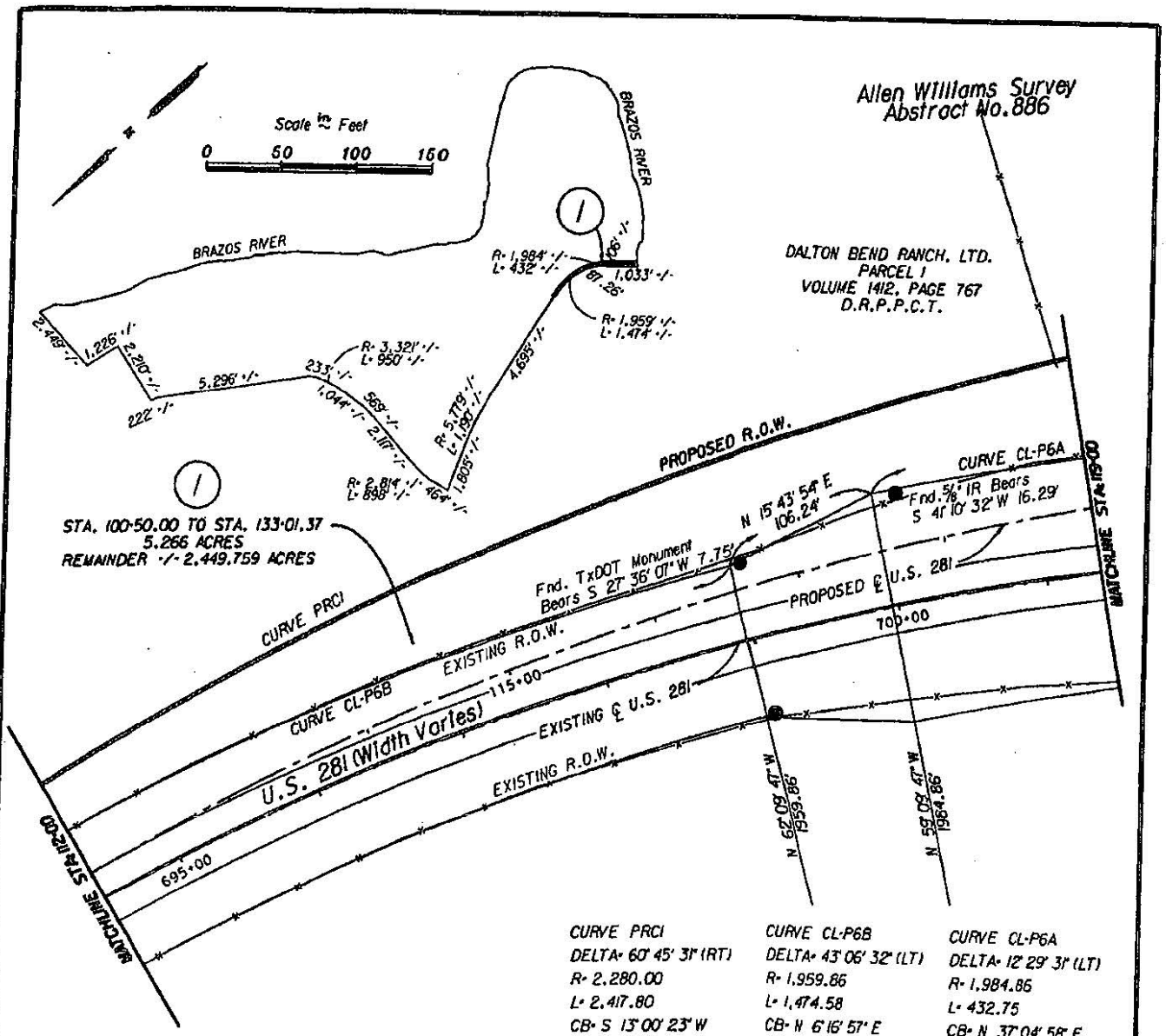
PARCEL 1

DALTON BEND RANCH, LTD

5.266 ACRE

Texas Department of Transportation

PAGE	STATE	DIST.	COUNTY	
Page 5 of 8	TEXAS	FTW	PALO PINTO	
	CONT.	SECT.	JOB	HIGHWAY NO.
	0250	02	041	US HWY 281



CURVE PRCI	CURVE CL-P6B	CURVE CL-P6A
DELTA- 60° 45' 31" (RT)	DELTA- 43° 06' 32" (LT)	DELTA- 12° 29' 31" (LT)
R- 2,280.00	R- 1,959.86	R- 1,984.86
L- 2,417.80	L- 1,474.58	L- 432.75
CB- S 13° 00' 23" W	CB- N 6° 16' 57" E	CB- N 37° 04' 58" E
LC- 2,306.10	LC- 1,440.04	LC- 431.90

NOTE: Legal description to accompany plat
NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distance and coordinates adjusted to surface using an adjusted scale factor of 1.00012 supplied by TXDOT

Revised: 1/06/2014

LEGEND

- 5/8" Iron rod set w/ plastic cap stamped "Transystems" or other object as noted
- Marker found "as noted"
- 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
- Type II monument set
- P.O.B. - Point Of Beginning
- O.P.R.P.P.C.T. - Official Public Records, Palo Pinto County, Texas
- D.R.P.P.C.T. - Deed Records, Palo Pinto County, Texas
- ℘ - Property Line
- ℄ - Survey Line
- Fee Hook
- ℄ - Proposed Centerline
- [ ] - Record Information
- Fence
- Power Line
- Telephone or Telegraph
- Railroad
- Bridge or Culvert

STATE OF TEXAS
REGISTERED
TIMOTHY A. FROST
5316
PROFESSIONAL
LAND SURVEYOR

1-6-2014

PARCEL 1

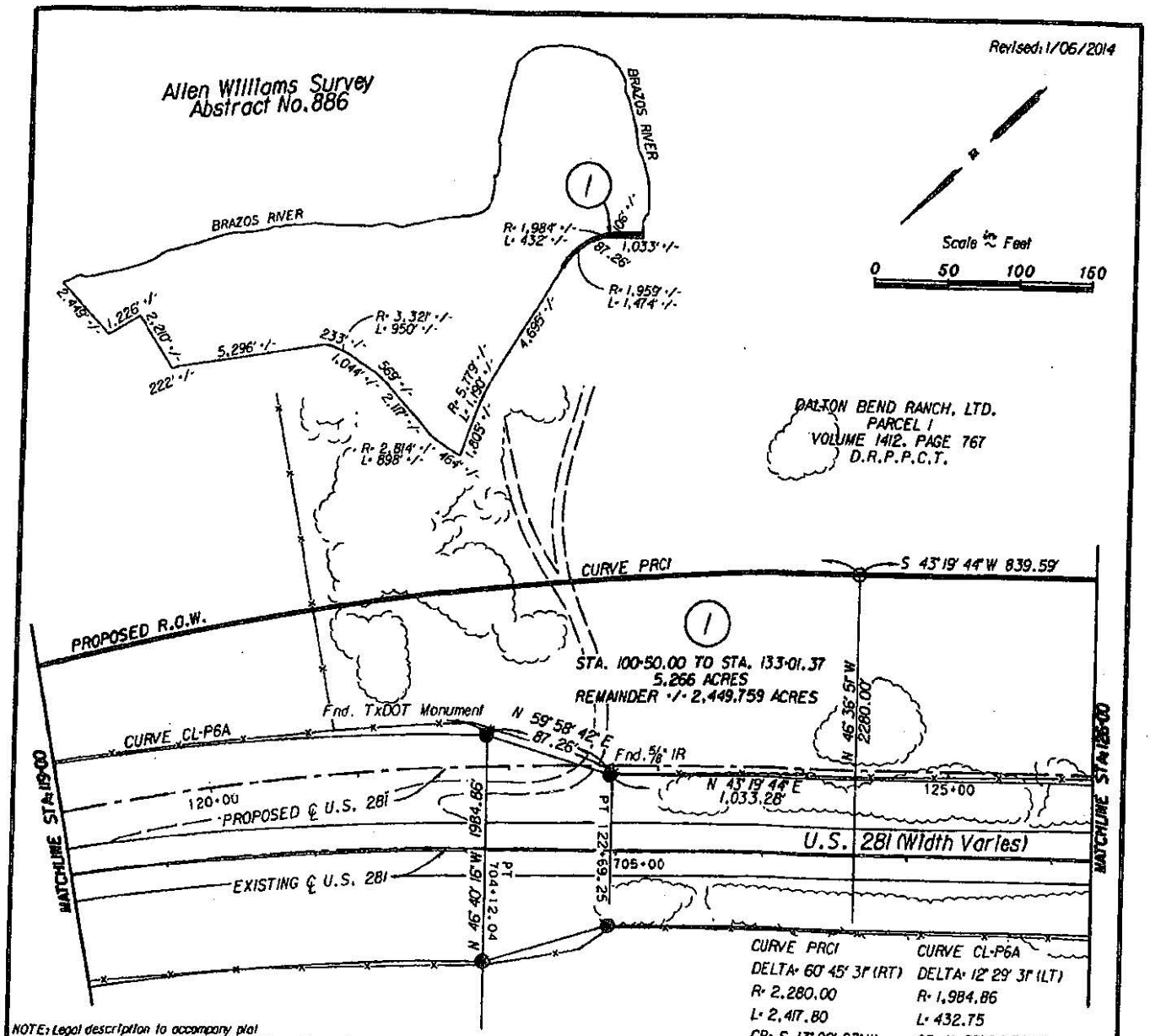
DALTON BEND RANCH, LTD

5.266 ACRE

Texas Department of Transportation

PAGE	STATE	DIST.	COUNTY	
Page 6 of 8	TEXAS	FTW	PALO PINTO	
	CONT.	SECT.	JOB	HIGHWAY NO.
	0250	02	041	US HWY 281

Revised: 1/06/2014



NOTE: Legal description to accompany plat
NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distance and coordinates adjusted to surface using an adjusted scale factor of 1.00012 supplied by TXDOT

LEGEND

- ⊕ - ⅝" Iron rod set w/ plastic cap stamped "Transystems" or other object as noted
- ● - Marker found "as noted"
- ○ - ⅝" smooth iron rod w/ aluminum cap stamped "TxDOT"
- ■ - Type II monument set
- P.O.B. - Point Of Beginning
- O.P.R.P.C.T. - Official Public Records, Palo Pinto County, Texas
- D.R.P.P.C.T. - Deed Records, Palo Pinto County, Texas
- ℞ - Property Line
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STATE OF TEXAS REGISTERED TIMOTHY A. FROST 5316 PROFESSIONAL LAND SURVEYOR

1-6-2014

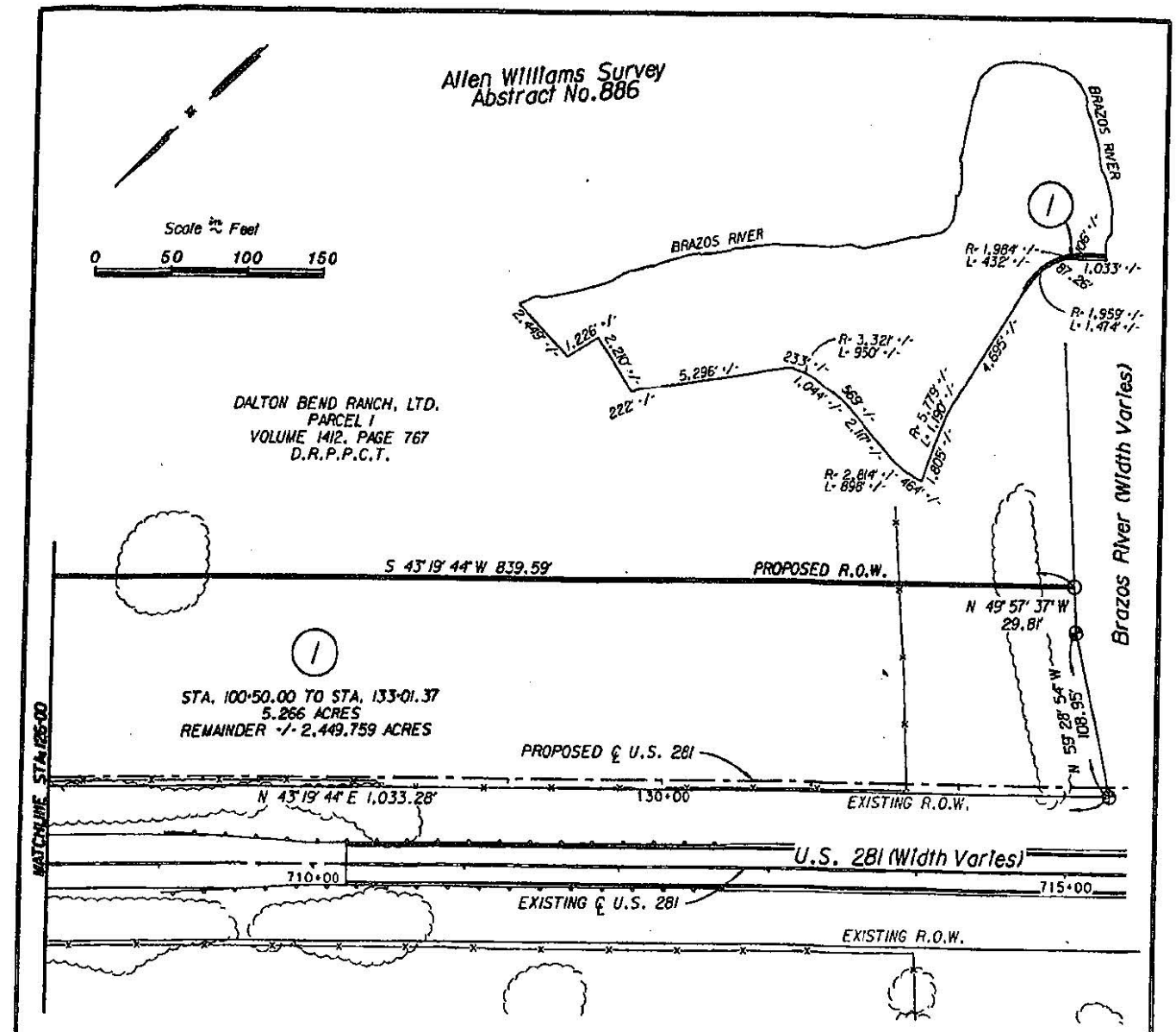
PARCEL 1

DALTON BEND RANCH, LTD

5.266 ACRE

Texas Department of Transportation

PAGE	STATE	DIST.	COUNTY	
Page 7 of 8	TEXAS	FTW	PALO PINTO	
	CONT.	SECT.	JOB	HIGHWAY NO.
	0250	02	041	US HWY 281



NOTE: Legal description to accompany plat
NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distance and coordinates adjusted to surface using an adjusted scale factor of 1.00012 supplied by TXDOT

Revised: 1/06/2014

LEGEND

- ⅝" Iron rod set w/ plastic cap stamped "Transystems" or other object as noted
- Marker found "as noted"
- ⅝" smooth iron rod w/ aluminum cap stamped "TxDOT"
- Type II monument set
- P.O.B. • Point Of Beginning
- O.P.R.P.P.C.T. • Official Public Records, Palo Pinto County, Texas
- D.R.P.P.C.T. • Deed Records, Palo Pinto County, Texas
- ℞ • Property Line
- $ • Survey Line
- Fee Hook
- ℄ • Proposed Centerline
- [ ] • Record Information
- Fence
- Power Line
- Telephone or Telegraph
- Railroad
- Bridge or Culvert

STATE OF TEXAS REGISTERED TIMOTHY A. FROST 5316 PROFESSIONAL LAND SURVEYOR

P-6-2014

PARCEL 1

DALTON BEND RANCH, LTD

5.266 ACRE

Texas Department of Transportation

PAGE	STATE	DIST.	COUNTY	
Page 8 of 8	TEXAS	FTW	PALO PINTO	
	CONT.	SECT.	JOB	HIGHWAY NO.
	0250	02	041	US HWY 281

County: GRIMES
Parcel No.: 12
Highway: S.H. 30
RCSJ: 0212-04-034

PROPERTY DESCRIPTION FOR PARCEL 12

FIELD NOTE DESCRIPTION OF A 1.0001 ACRE (43,562 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. W. TUTTLE SURVEY, ABSTRACT NO. 448 IN GRIMES COUNTY, TEXAS, BEING ALL OF A CALLED 0.7965 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO ORPHANS FRIEND LODGE NUMBER 17, AS RECORDED IN VOLUME 787, PAGE 493 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (R.P.R.G.C.TX.), AND BEING FURTHER DESCRIBED AS A CALLED 1 ACRE TRACT OF LAND CONVEYED TO S.O. BLOUNT AND WIFE, MARIE BLOUNT, AS RECORDED IN VOLUME 310, PAGE 540 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS (D.R.G.C.TX.), SAID 1.0001 ACRE (43,562 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod found 49.60 feet right of S.H. 30 Engineer's Centerline Station (E.C.S.) 230+68.46, being on the existing south right-of-way line of S.H. 30 (100' width right-of-way), as conveyed to the State of Texas in Volume 191, Page 265 of the D.R.G.C.TX., being at the intersection of the east line of said 1 acre tract and the said existing south right-of-way line of S.H. 30, being the northwest corner of a called 49.1 acre tract (Fifth Tract) described in a deed to Ruth J. Kolbasinski, and recorded in Volume 597, Page 16 of the R.P.R.G.C.TX., for the **POINT OF BEGINNING**;

1) **THENCE** S 03°34'43" E, with the east line of said 1 acre tract and the most northerly northwest line of said 49.1 acre tract, a distance of 125.24 feet to a ⅜-inch iron rod found leaning for the southeast corner of said 1 acre tract, being an interior ell corner of said 49.1 acre tract and the southeast corner of the tract described herein;

2) **THENCE** S 86°08'28" W, with the south line of said 1 acre tract and a northerly line of said 49.1 acre tract, passing at a distance of 43.61 feet a ⅜-inch iron rod found on the south line of said 1 acre tract, being a northwesterly corner of said 49.1 acre tract and the northeast corner of a called 0.25 acre tract of land (Sixth Tract) described in said deed to Ruth J. Kolbasinski, as recorded in Volume 597, Page 16 of the R.P.R.G.C.TX., from which a ⅜-inch iron rod found leaning for the southeast corner of said 0.25 acre tract and an interior ell corner of said 49.1 acre tract bears S 01°45'51" E, a distance of 108.56 feet, continuing along the south line of said 1 acre tract and the north line of said 0.25 acre tract and leaving said 49.1 acre tract, at a distance of 156.95 feet a calculated point on the existing east right-of-way line of F.M. 244 (80' width right-of-way), as conveyed to the State of Texas in Volume 112, Page 21 of the D.R.G.C.TX., being the on the south line of said 1 acre tract and being the northwest corner of said 0.25 acre tract, and continuing through the interior of F.M. 244 for <u>a total distance of 188.92 feet</u> to a calculated point for the southwest corner of said 1 acre tract and the tract described herein and being within the existing apparent right-of-way of F.M. 244;

3) **THENCE** N 35°05'53" W, through the interior of said existing F.M. 244 right-of-way, with the west line of said 1 acre tract, a distance of 213.43 feet to a calculated point for the northwest corner of said 1 acre tract and the northwest corner of the tract described herein, being within the intersecting right-of-way of said F.M. 244 and said S.H. 30;

4) **THENCE** N 87°31'46" E, through the interior of said existing S.H. 30 right-of-way, with the north line of said 1 acre tract, a distance of 300.55 feet to a calculated point for the northeast corner of said 1 acre tract and the tract described herein;

5) **THENCE** S 03°34'43" E, with the east line of said 1 acre tract, a distance of 49.97 feet to the **POINT OF BEGINNING**, and containing 1.0001 acre (43,562 SQ. FT.) of land more or less, in which 0.437 acre (19,036 sq. ft.) lies within the margin of F.M. 244 and S.H. 30.

This property description is accompanied by a separate plat.

All bearings shown are based on NAD 83 (1993) Texas State Plane Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.00003.

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

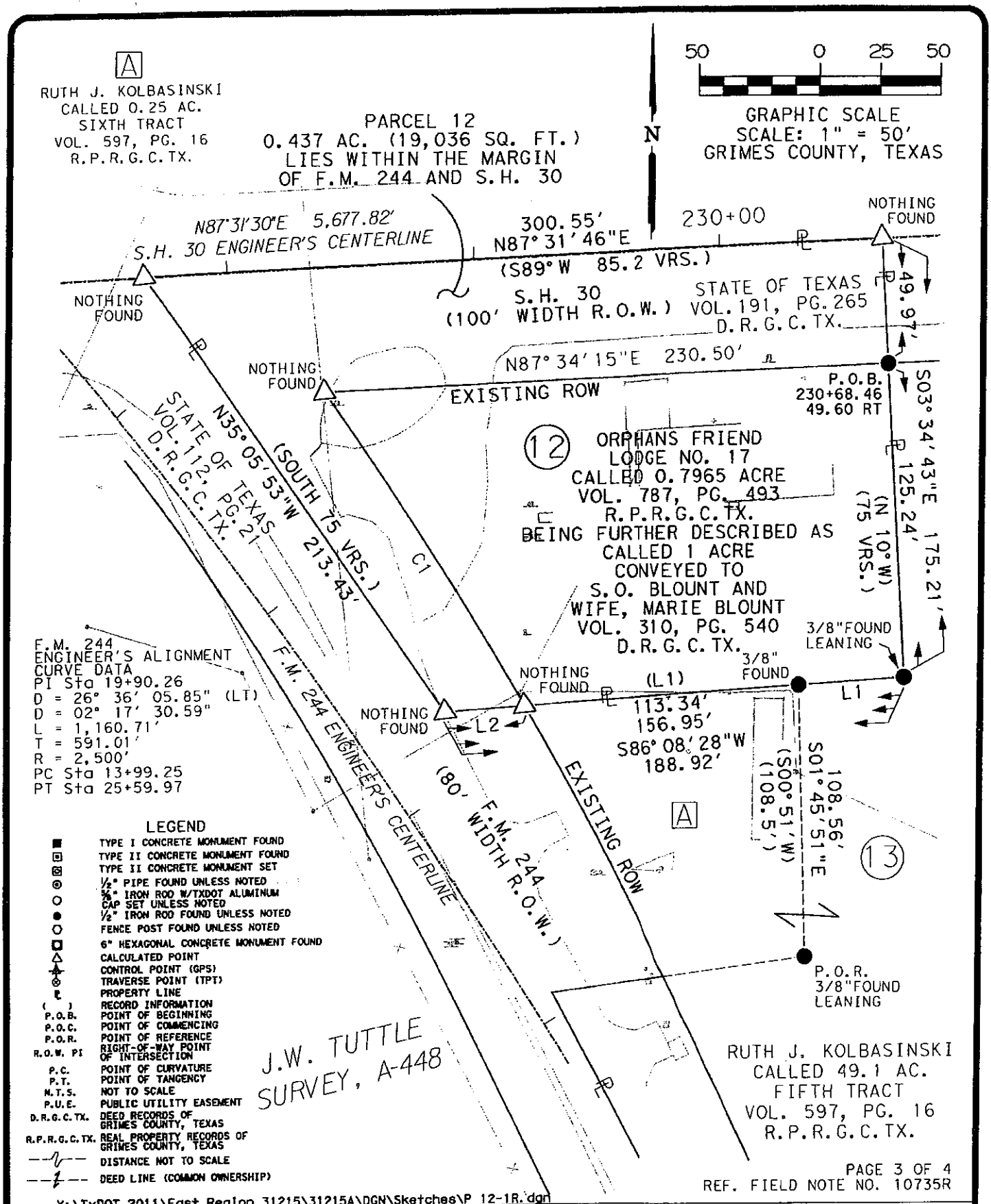
That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 31st day of March, 2014 A.D.

William Reed Herring
Registered Professional Land Surveyor
No. 6355 - State of Texas

SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735

STATE OF TEXAS
REGISTERED
WILLIAM REED HERRING
6355
PROFESSIONAL
LAND SURVEYOR



SAM INC.
SURVEYING·AERIAL MAPPING·ENGINEERING
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

R.O.W. SKETCH
SHOWING PROPERTY OF
ORPHANS FRIEND LODGE NO. 17
PARCEL 12
1.0001 AC. (43,562 SQ. FT.)
CSJ NO.0212-04-034

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 86°08'28" W	43.61'
(L1)	N 89° E	64.1 VRS.
L2	S 86°08'28" W	31.97'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	05°49'32"	1474.85'	149.96'	149.89'	N 32°56'53" W

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00003.
2. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
3. THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE REPORT BY NAVASOTA ABSTRACT AND TITLE COMPANY, INC.. PLOTTABLE EXCEPTIONS LISTED THERIN ARE SHOWN HEREON. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
4. S.H. 30 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM TXDOT SCHEMATIC AND RECIEVED BY SAM, INC. ON NOVEMBER 9, 2011.

STATE OF TEXAS
REGISTERED
WILLIAM REED HERRING
6355
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3/31/2014
DATE

WILLIAM REED HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

PAGE 4 OF 4
REF. FIELD NOTE NO. 10735R

X:\TxDOT 2011\East Region 31215\31215A\DGN\Sketches\P 12-2R.dgn

SAM INC.
SURVEYING-AERIAL MAPPING-ENGINEERING
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

R.O.W. SKETCH
SHOWING PROPERTY OF
ORPHANS FRIEND LODGE NO. 17
PARCEL 12
CALLED 1.0001 AC. (43,562 SQ. FT.)
CSJ NO.0212-04-034

Revised: June 28, 2013
March 22, 2013
Parcel No. 529
Page 1 of 12 Pages

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**East of West Little York Road to West of Fairbanks-North Houston Road**
RCSJ No. :	**0050-09-087**

PROPERTY DESCRIPTION FOR PARCEL NO. 529

BEING a calculated 6.8772 acre (299,569 square feet) parcel of land located in the P. B. Hamblin Survey, Abstract Number 318, Harris County, Texas, and being all of the residue of a tract conveyed to John C. Bybee (deceased) in three deeds: a called 6.6478 acre tract described in deed dated May 22, 1985 as recorded under County Clerk's File No. K085025, Film Code No. 018-77-1725 of the Official Public Records of Real Property of Harris County, Texas, a called 7.24906 acre tract described in deed dated April 30, 1973 as recorded under County Clerk's File No. D868154, Film Code No. 161-23-1773 of the Official Public Records of Real Property of Harris County, Texas, and a called 56.17968 acre tract described in deed dated May 20, 1985 as recorded under County Clerk's File No. K032765, Film Code No. 015-72-1525 of the Official Public Records of Real Property of Harris County, Texas; said 6.8772 acre parcel being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod for the northwest corner of West Harris County Regional Water Authority Repump Station, a subdivision recorded under Film Code No. 648065, Harris County Map Records, also the northwest corner of a called 17.332 acre tract conveyed to West Harris County Regional Water Authority by deed recorded under County Clerk's File No. 20110239318, Film Code No. 077-67-1615 of the Official Public Records of Real Property of Harris County, Texas, same being the northeast corner of a 20 foot wide perpetual drainage easement (Unit E117-13-00) conveyed to Harris County Flood Control District by deed recorded in Volume 3059, Page 150 of the Harris County Deed Records, and being in the existing southerly right-of-way line of West Little York Road (120 feet wide) as recorded in Volume 3059, Page 155 of the Harris County Deed Records, and being in the arc of a curve to the right; thence as follows:

In a westerly direction, with said existing southerly right-of-way line of West Little York Road, and with said curve to the right, whose central angle is 00° 18' 29" and whose radius is 3,871.50 feet (chord bears North 76° 19' 58" West, a distance of 20.81 feet) for a curve length of 20.81 feet to a set 5/8-inch iron rod with TxDOT aluminum disk located at the intersection with the proposed southerly right-of-way line of said West Little York Road (width varies) for the northeast corner of said Bybee residue tract and said herein described parcel and the POINT OF BEGINNING having surface coordinates of N = 13,880,429.53 and E = 3,068,502.62, (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 02° 23' 22" East, along the west line of said 20 foot wide perpetual drainage easement (Unit E117-13-00), also the east line of said Bybee residue tract, and being in said proposed southerly right-of-way line of West Little York Road, a distance of 542.71 feet to a set 5/8-inch iron rod with TxDOT aluminum disk located in the northeast line of the residue of a called 1.7143 acre easement designated Parcel 16 as described in the deed recorded under County Clerk's File No. J909083, Film Code No. 007-78-0536 of the Official Public Records of Real Property of Harris County, Texas, for the most southerly corner of said Bybee residue tract and said parcel herein described;

2) THENCE, North 55° 51' 11" West, along the southeast line of said Bybee residue tract, same being the northeast line of the residue of said 1.7143 acre Harris County Flood Control District easement, a distance of 922.19 feet to a set 5/8-inch iron rod with TxDOT aluminum disk located in the east line of Reserve "A", Block 1 of E.I.C Properties, a subdivision recorded under Film Code No. 512101 of the Harris County Map Records, and in the east line of a called 4.2812 acre tract conveyed to DNMR, LLC, a Texas Limited Liability Company as recorded under County Clerk's File No.20100295459, Film Code No. 072-89-3155 of the Harris County Official Public Records of Real Property, and being the most westerly corner of said Bybee residue tract and said parcel herein described, for a point in said proposed southerly right-of-way line of West Little York Road, from which a found 5/8-inch iron rod for the northwest corner of the aforementioned 6.6478 acre tract bears South 02° 39' 22" East, 3.95 feet;

3) THENCE, North 02° 39' 22" West, with said proposed southerly right-of-way line of West Little York, and with the west line of said Bybee residue tract, also the east line of said E. I. C. Properties and said 4.2812 acre tract, a distance of 295.92 feet to a found 5/8-inch iron rod located at the intersection with the existing southerly right-of-way line of said West Little York Road, for the northeast corner of said E.I.C. Properties and of said 4.2812 acre tract, being the most northerly corner of said Bybee residue tract and said parcel herein described, and being in the arc of a non-tangent curve to the left;

4) THENCE, in a southeasterly direction, with said existing southerly right-of-way line of West Little York Road and with said curve to the left whose central angle is 11° 52' 59" and whose radius is 3,871.50 feet (chord bears South 70° 14' 14" East, a distance of 801.50 feet) for a curve length of 802.93 feet to the POINT OF BEGINNING and containing 6.8772 acres (299,569 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.

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

Revised June 28, 2013: Revised Proposed Right-of-Way language to reflect the addition of Parcel 530.

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.

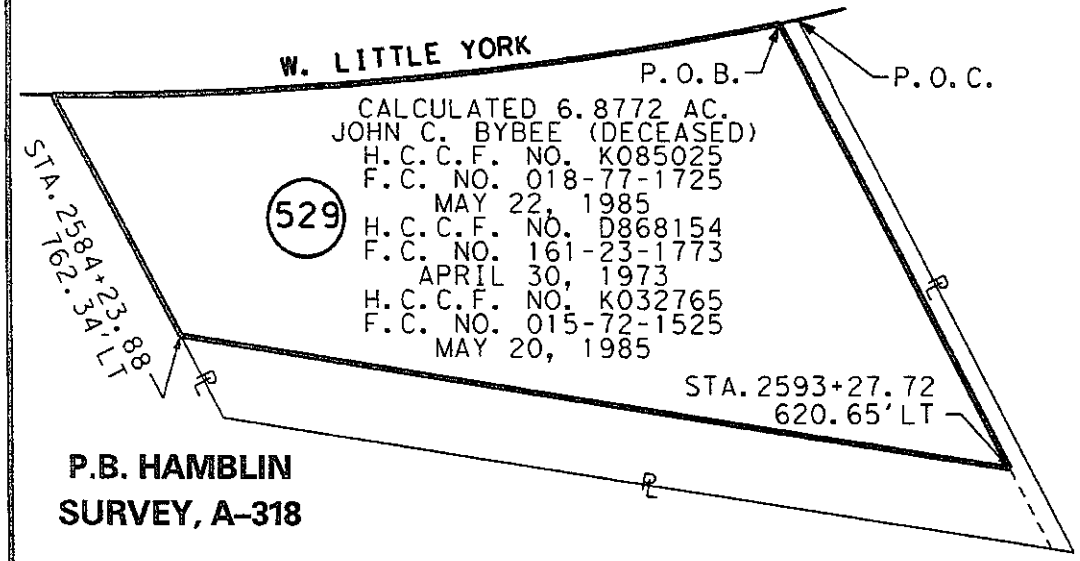
6-28-2013

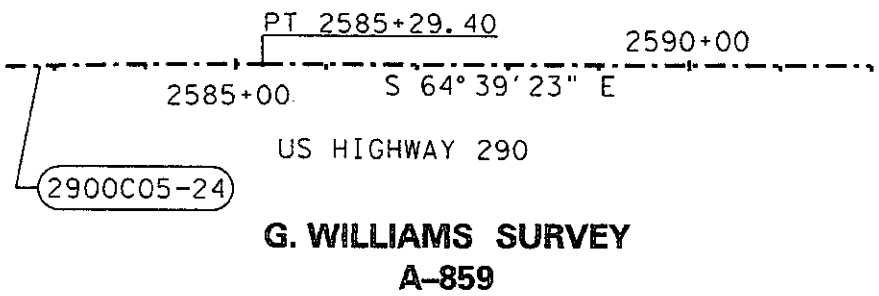
Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

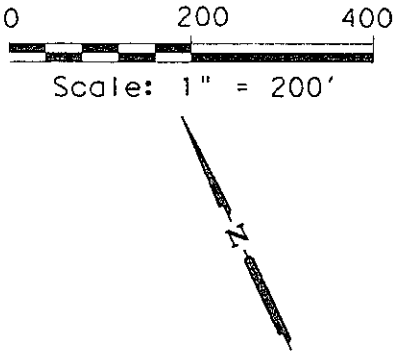
STATE OF TEXAS
REGISTERED
MICHAEL VINCENT ROLLIN
6236
PROFESSIONAL
LAND SURVEYOR

US 290 PROPOSED BASELINE CURVE DATA TABLE

CURVE NO.	PI STATION	PI NORTHING	PI EASTING	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
290C05-24	2583+15.63	13,879,759.62	3,067,344.84	10,750.00'	02° 16' 44"	427.59'	S 65° 47' 45" E	427.56'







EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
6.8772 AC.	6.8772 AC. (299,569)	0.0 AC.	

REVISION	DESCRIPTION	DATE
1	REVISED PROPOSED R.O.W. TO REFLECT THE ADDITION OF PARCEL 530	06-28-2013

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

PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 4 OF 12 SCALE: 1"=200'

R.O.W. DEEDS FOR US 290

H.C.C.F. NO.B711128, F.C. NO.001-03-1168 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 DECEMBER, 2010.

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
(500) 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)

STATE OF TEXAS REGISTERED MICHAEL VINCENT ROLLIN 6236 PROFESSIONAL LAND SURVEYOR

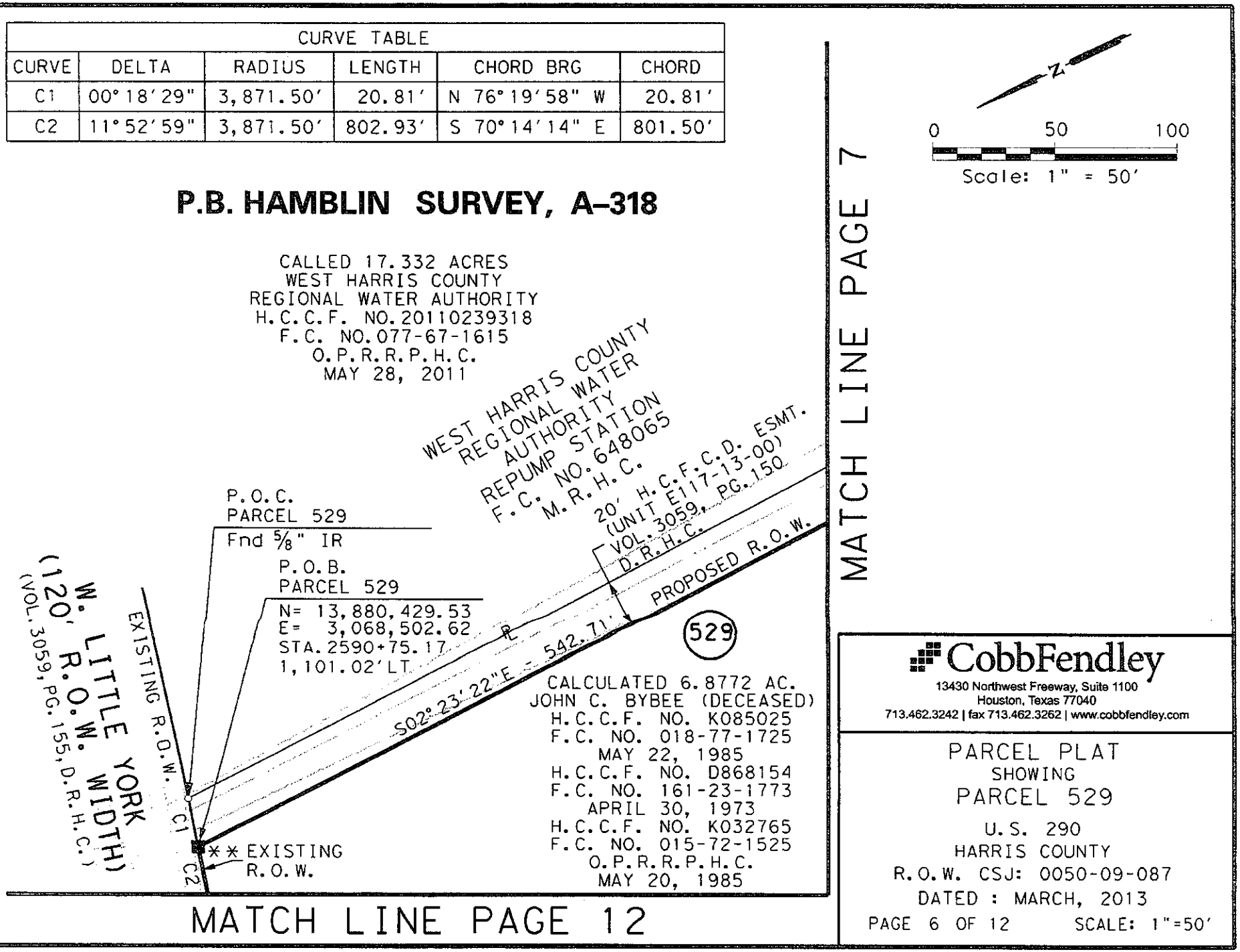
6-28-2013

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

PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 5 OF 12 SCALE: 1"=50'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD
C1	00°18'29"	3,871.50'	20.81'	N 76°19'58" W	20.81'
C2	11°52'59"	3,871.50'	802.93'	S 70°14'14" E	801.50'

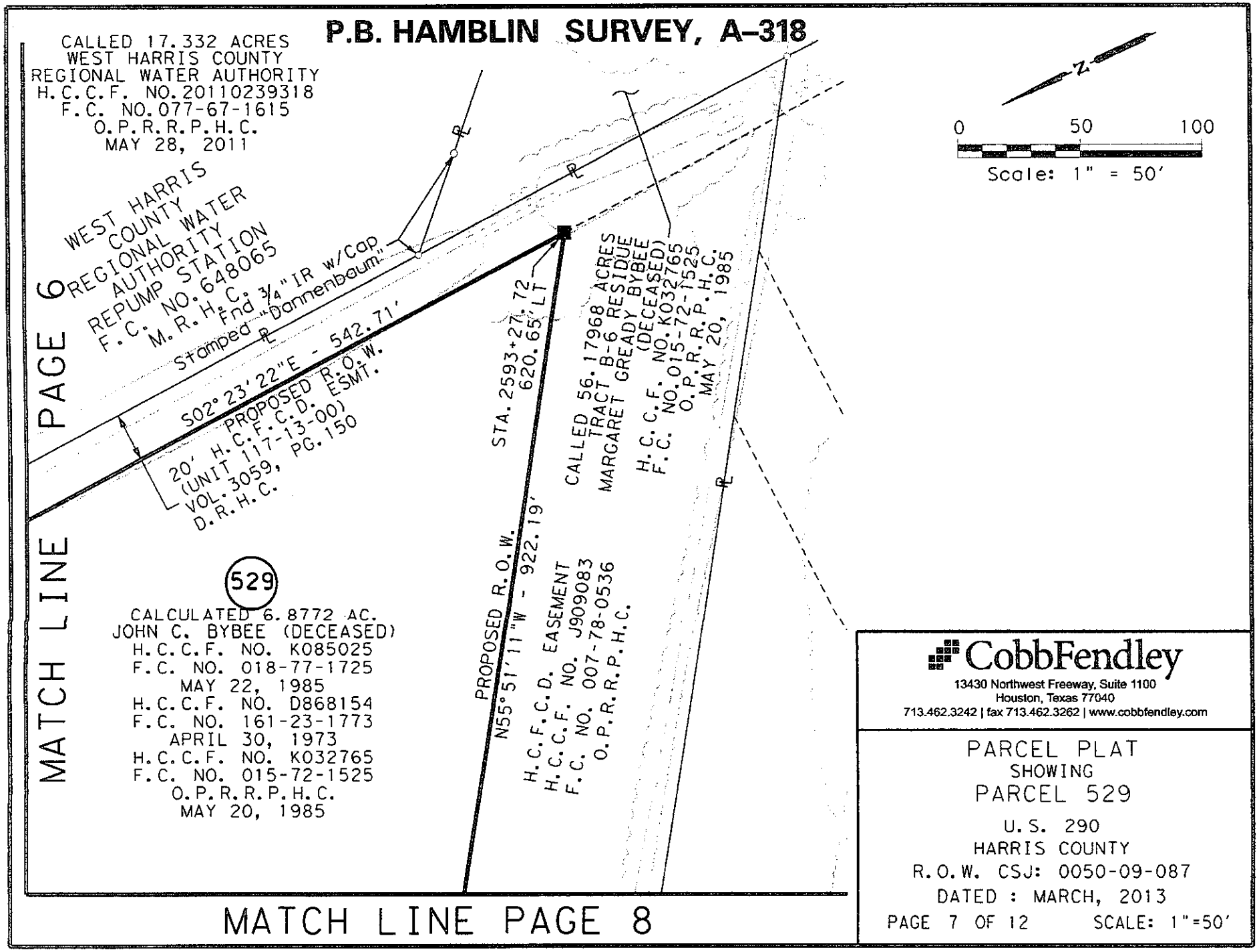


CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 6 OF 12 SCALE: 1"=50'

P.B. HAMBLIN SURVEY, A-318



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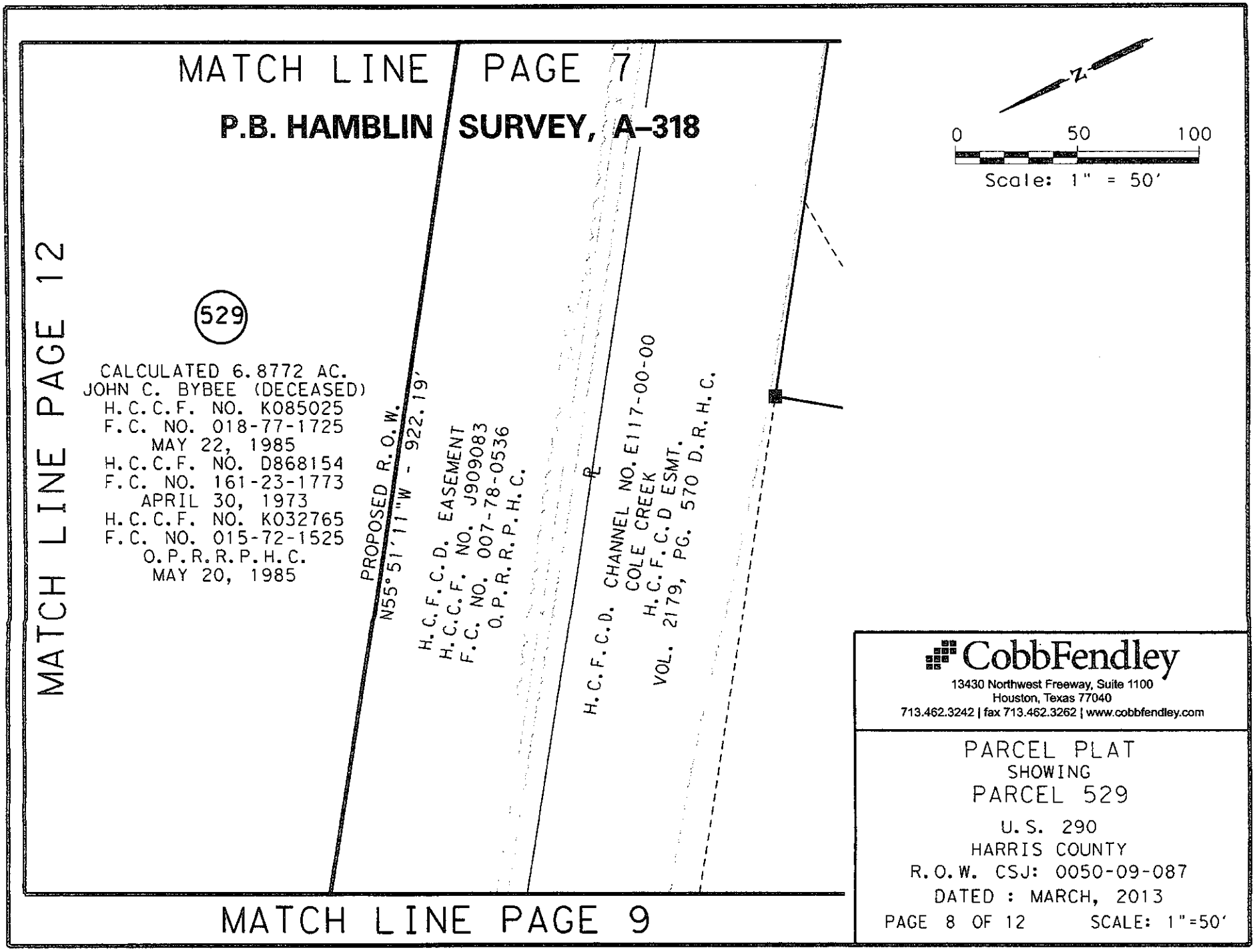
PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 7 OF 12 SCALE: 1"=50'



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PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 8 OF 12 SCALE: 1"=50'

MATCH LINE PAGE 8

P.B. HAMBLIN SURVEY, A-318

529

CALCULATED 6.8772 AC.
JOHN C. BYBEE
(DECEASED)
H.C.C.F. NO. K085025
F.C. NO. 018-77-1725
MAY 22, 1985
H.C.C.F. NO. D868154
F.C. NO. 161-23-1773
APRIL 30, 1973
H.C.C.F. NO. K032765
F.C. NO. 015-72-1525
O.P.R.R.P.H.C.
MAY 20, 1985

PROPOSED R.O.W.

H.C.F.C.D. EASEMENT
H.C.C.F. NO. J909083
F.C. NO. 007-78-0536
O.P.R.R.P.H.C.

H.C.F.C.D. CHANNEL NO. E117-00-00
COLE CREEK
H.C.F.C.D ESMT.
VOL. 2179, PG. 570 D.R.H.C.

N55°51'11"W - 922.19'

Fnd 5/8" IR Bears
S02°39'22"E, 3.95'

STA. 2584+23.88
762.34' LT

MATCH LINE
PAGE 11

PROPOSED R.O.W.
N02°39'22"W
295.92'

E.I.C. PROPERTIES
F.C. NO. 512101
RESERVE "A",
BLOCK 1
M.R.H.C.

CALLED 4.2812 ACRES
DNMR, LLC
A TEXAS LIMITED
LIABILITY COMPANY
H.C.C.F. NO. 20100295459
F.C. NO. 072-89-3155
O.P.R.R.P.H.C.
JULY 8, 2010

MATCH LINE PAGE 10

N

0 50 100
Scale: 1" = 50'

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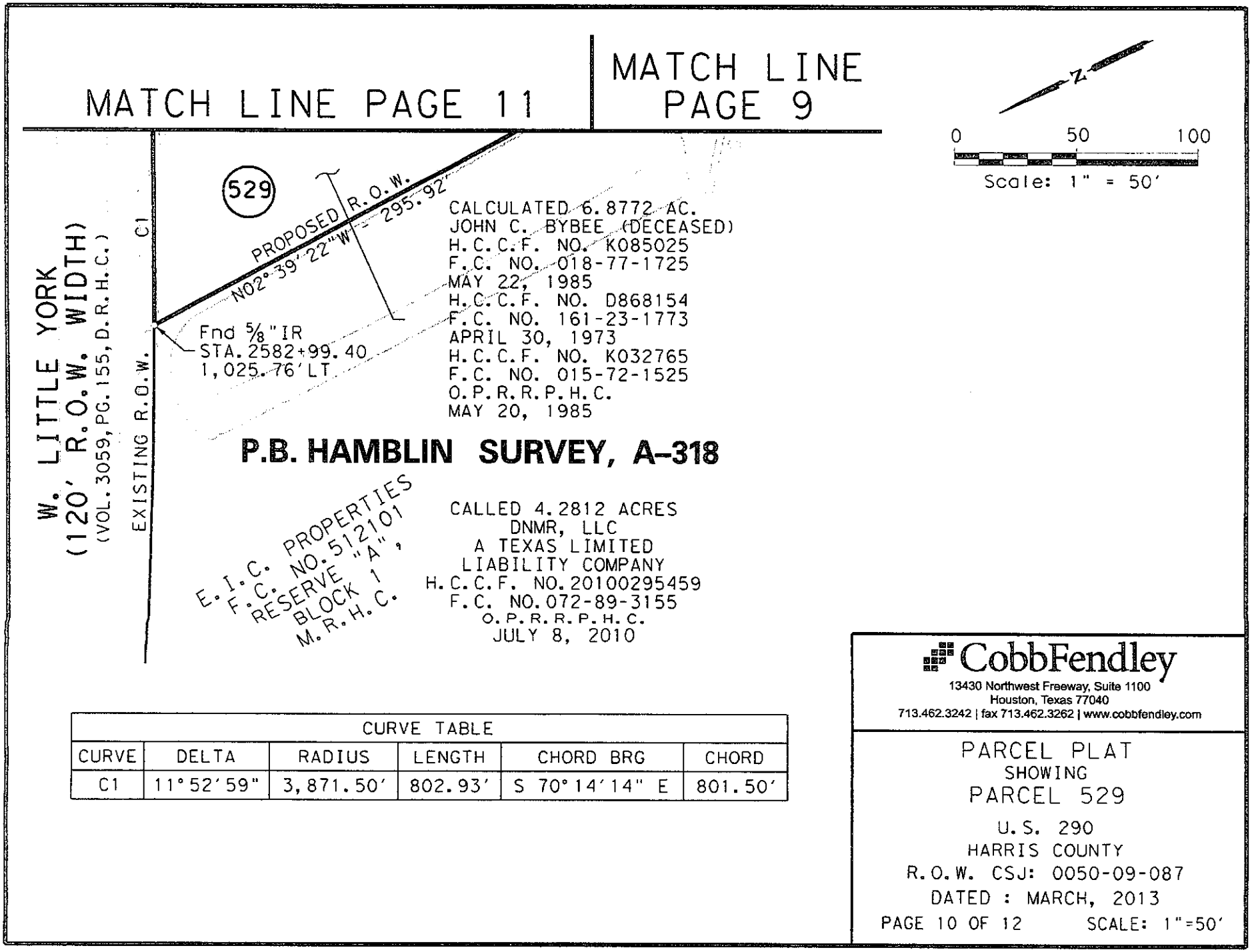
PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 9 OF 12 SCALE: 1"=50'

MATCH LINE PAGE 11

MATCH LINE PAGE 9



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD
C1	11°52'59"	3,871.50'	802.93'	S 70°14'14" E	801.50'

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Houston, Texas 77040
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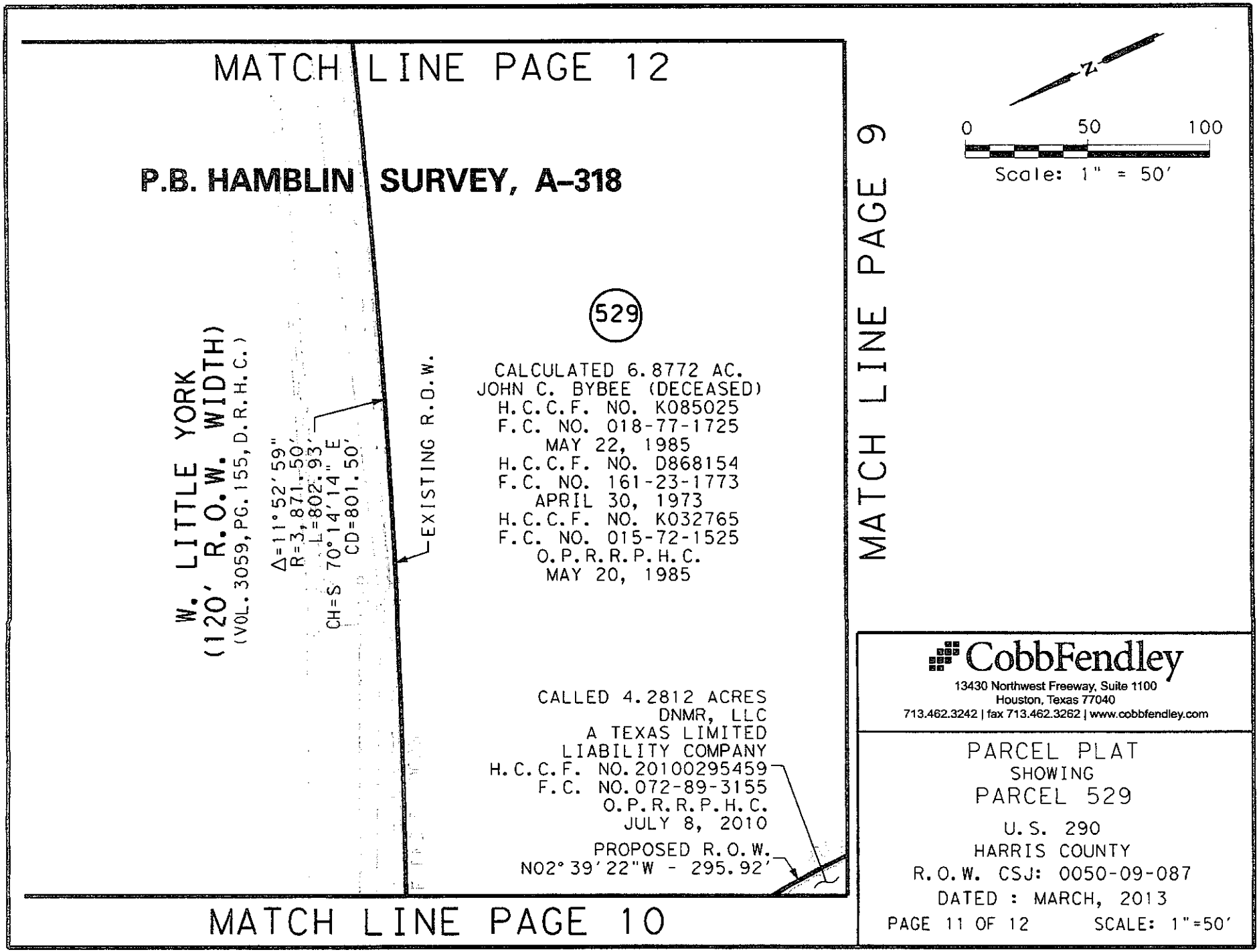
PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 10 OF 12 SCALE: 1"=50'



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PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 11 OF 12 SCALE: 1"=50'

MATCH LINE PAGE 6

P.B. HAMBLIN SURVEY, A-318

W. LITTLE YORK
(120' R.O.W. WIDTH)
(VOL. 3059, PG. 155, D.R.H.C.)

Δ=11°52'59"
R=3,871.50'
L=802.93'
CH=S 70°14'14" E
CD=801.50'

EXISTING R.O.W.

529

CALCULATED 6.8772 AC.
JOHN C. BYBEE (DECEASED)
H.C.C.F. NO. K085025
F.C. NO. 018-77-1725
MAY 22, 1985
H.C.C.F. NO. D868154
F.C. NO. 161-23-1773
APRIL 30, 1973
H.C.C.F. NO. K032765
F.C. NO. 015-72-1525
O.P.R.R.P.H.C.
MAY 20, 1985

MATCH LINE PAGE 8

MATCH LINE PAGE 11

N

0 50 100
Scale: 1" = 50'

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Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 529

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : MARCH, 2013
PAGE 12 OF 12 SCALE: 1"=50'

County: Harris
Highway: US 290
Limits: From East of West Little York Road,
To West of Fairbanks-North Houston Road
(Segment 5A)
ROW CSJ: 0050-09-087
Parcel 529

The property described above relates to a "whole" property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.

County:	**Harris**
Highway:	**I.H. 10**
Project Limits:	**At Elysian Street Underpass**
RCSJ No.:	**0508-01-326**

PROPERTY DESCRIPTION FOR PARCEL 206

BEING a 0.0928-acre (4,041 square feet) parcel of land located in the John Austin Survey Two League Grant, Abstract No. 1, Harris County, Texas, and being part of Lots 4-6, Block 37, S. F. Nobles Addition a subdivision recorded in Volume 5, Page 69 of the Deed Records of Harris County, Texas, and being out of a tract of land conveyed unto W. S. Stewart and wife Earlene Stewart by deed dated May 10, 1996 and recorded under County Clerk's File No. R920669 of the Official Public Records of Real Property of Harris County, Texas, said 0.0928-acre parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at the northeast corner of Lot 7, Block 37 of said S. F. Nobles Addition;

THENCE, South 87° 39' 39" West with the north line of Block 37 and the existing south right-of-way line of Lyons Avenue (60 foot width), at 99.88 feet pass the northeast corner of said Stewart Tract for a total distance of 179.19 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the northeast corner of the herein described parcel on the proposed east right-of-way line of Elysian Street (90 foot width), having coordinates of X = 3,126,560.80 and Y = 13,847,925.36 (Baseline Station 121+42.75, 45.00 feet right) in the arc of a non-tangent curve to the right same being the **POINT OF BEGINNING**;**

1) THENCE, in a southeasterly direction, along said proposed east right-of-way line of Elysian Street and with a curve to the right, at 144.14 feet passing a 5/8-inch iron rod with TxDOT aluminum disk set (Baseline Station 120+00, 45.00 feet right) in a curve whose central angle is 01° 51' 28" and whose radius is 4,645.00 feet and chord bears South 06° 52' 21" East, a distance of 150.59 feet for a total curve length of 150.60 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the southeast corner of the herein described parcel (Baseline Station 119+93.61, 45.00 feet right) located in the south line of said Stewart Tract and the north line of a tract of land as conveyed unto Jack Markman by deed dated December 29, 1976 and recorded under County Clerk's File No. E997706 of the Official Public Records of Real Property of Harris County, Texas;**

2) THENCE, South 87° 39' 39" West with the north line of said Markman Tract, the south line of said Stewart tract and the south line of Lot 4, Block 37, a distance of 32.46 feet to a point for the northwest corner of said Markman Tract, the southwest corner of said Stewart Tract and the southwest corner of the herein described parcel located in the existing east right-of-way line of Elysian Street (60 foot width);

3) THENCE, North 02° 20' 21" West along said existing east right-of-way line of Elysian Street, the west line of Block 37, the west line of said Stewart Tract and the west line of the herein described parcel, a distance of 150.12 feet to a point for the northwest corner of Lot 6, Block 37, the northwest corner of the Stewart Tract and the northwest corner of the herein described parcel, located in the existing south right-of-way line of Lyons Avenue;

4) THENCE, North 87° 39' 39" East along said existing south right-of-way line of Lyons Avenue, the north line of said Stewart Tract, the north line of Block 37 and the north line of the herein described parcel, a distance of 20.56 feet to the **POINT OF BEGINNING** and containing 0.0928 acres (4,041 square feet) of land.

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

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

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 herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

6/17/09

Gordon W. Hans, R.P.L.S. #1748 Date: June, 2009

STATE OF TEXAS
REGISTERED
GORDON W. HANS
1748
PROFESSIONAL
LAND SURVEYOR

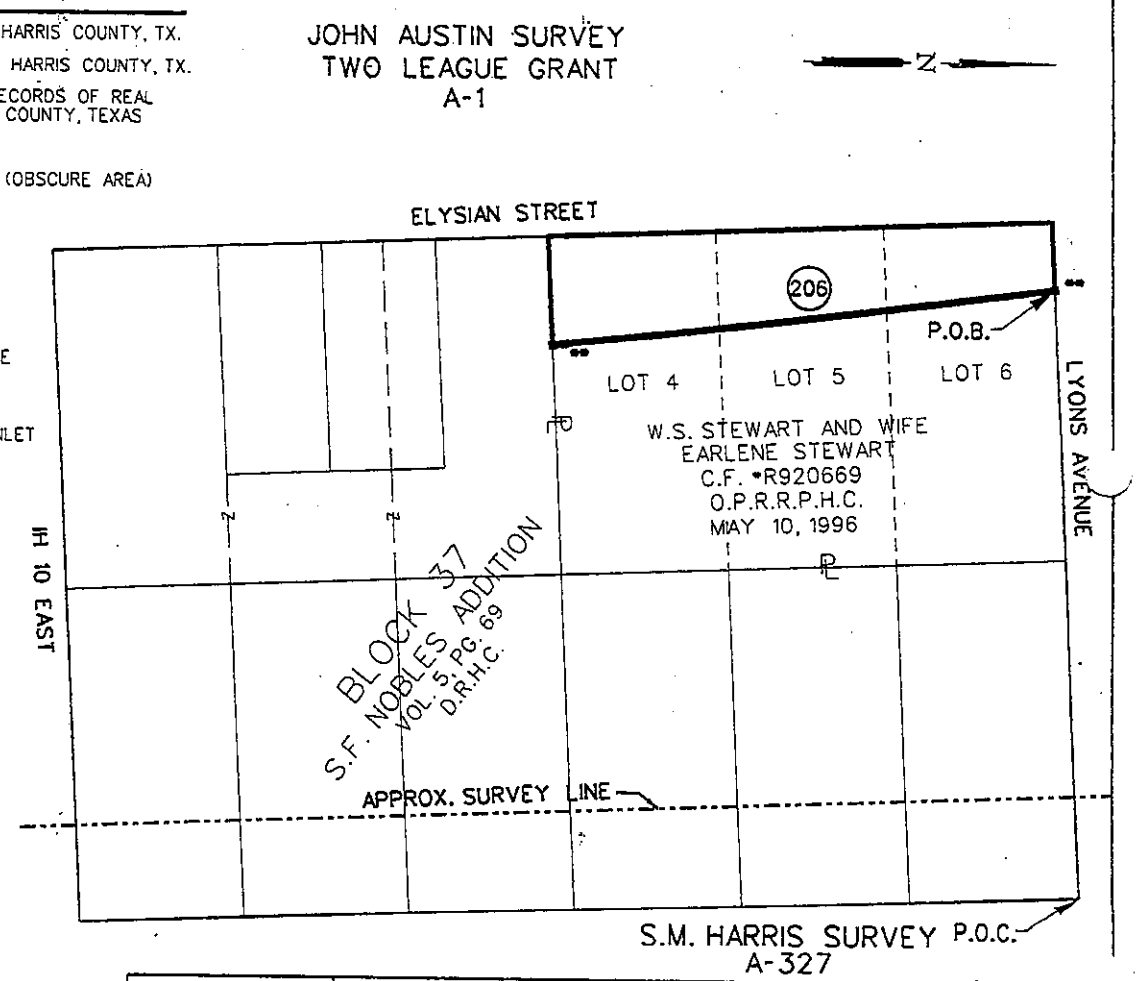
United Engineers, Inc.
8303 Southwest Frwy., Suite 600
Houston, Texas 77074
(713) 271-2900

LEGEND

●	SET (AS INDICATED)	M.R.H.C.	MAP RECORDS OF HARRIS COUNTY, TX.
△	INDICATES FOUND SURVEY CONTROL POINT AS NOTED	D.R.H.C.	DEED RECORDS OF HARRIS COUNTY, TX.
□	INDICATES FOUND 5/8" IRON ROD W/TxDOT ALUMINUM CAP.	O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
○	INDICATES FOUND MONUMENT AS NOTED	—x—x—	FENCE
■	INDICATES SET 5/8" IRON ROD W/TxDOT ALUMINUM CAP	~~~	DENSELY WOODED (OBSCURE AREA)
⊗	PARCEL NUMBER	—ooo—	DRAINAGE DITCH
℄	PROPERTY LINE	N.T.S.	NOT TO SCALE
( )	INDICATES CALLED BEARING	Z	LAND HOOK
▬	PROPOSED RIGHT OF WAY	● LP	SMALL LIGHT POLE
35+00	PROJECT BASELINE	● TFP	TRANSFORMER POLE
C.F. •	HARRIS COUNTY CLERK'S FILE NUMBER	—o—o—	GUARD RAIL
		—o—	EXISTING STORM INLET
		W	WATER

NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT). ALL COORDINATE VALUES AND DISTANCES ARE SURFACE RELATIVE TO EXISTING CONTROL MONUMENTATION PROVIDED BY TXDOT AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00013.
2. SURVEY OF HORIZONTAL CONTROL WAS PERFORMED FOR TXDOT BY TSC SURVEYING COMPANY IN JANUARY 2007 UNDER CSJ NO. 0508-01-276.
3. **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.



I HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REFLECTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LIMITS, BOUNDARIES AND CORNERS ARE SHOWN AS FOUND AT THE TIME OF THE SURVEY.

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

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF JUNE, 2009

GORDON W. HANS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1748

STATE OF TEXAS
REGISTERED
GORDON W. HANS
1748
PROFESSIONAL
LAND SURVEYOR

EXISTING AC.	TAKING AC./S.F.	REMAINING AC. RIGHT	REMAINING AC. LEFT
0.3442 A.C.	0.0928 A.C.	0.2514 A.C.	
	4,041 S.F.		

United Engineers, Inc.
CIVIL ENGINEERING • LAND DEVLOPMENT
CONSTRUCTION MANAGEMENT • SURVEYING
8303 SOUTHWEST FREEWAY, SUITE 600
HOUSTON, TEXAS 77074
TEL. (713) 271-2900
FAX (713) 271-2999

SHEET 3 OF 5

PARCEL PLAT SHOWING

PARCEL 206

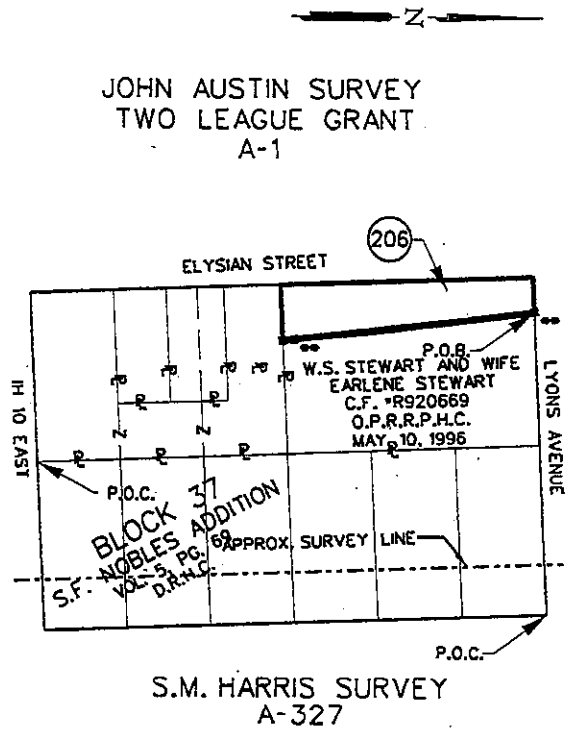
I.H. 10 HARRIS COUNTY, TX

SCALE: N.T.S. R.C.S.J. NO. 0508-01-326

United Engineers, Inc. DATE: June 2009

IH 10 EAST ROW CONSISTS OF THE TRACTS LISTED BELOW. (THE LIMITS OF THIS RECORDATION IS FROM HARDY STREET TO MAURY STREET)

	PROJ. ACCT. 9012-3-13. PAGE 8				
#	BLOCK	LOT	GRANTOR	VOL.	PG.
1	31	7-9	METHODISTS WOMEN HOU., DISTRICT BOARD OF MISSIONS. INC.	4141	15
2	31	11	ELLA ARREDONDO. et al	5237	276
3	31	12	JOHN ASAF. et al	5307	194
4	31	1	SAM BERKMAN. et al	7021	139
5	31	2	C. E. PIZZITIOLA. et ux	4141	15
6	31	3	S. SARABIA. et ux	5158	24
7	31	4	JESSIE BLANCO. et ux	5193	124
8	31	5	MANUEL GUERRA. et ux	5207	446
9	31	Pt. 6	GILBERT SEPULVEDA. et ux	4852	409
10	HOME RESERVE		JESUS G. GONZALES. et ux	5193	136
11	HOME RESERVE		LOGIA BENITO JUARES NO. 29	5172	123
12	HOME RESERVE		VICTOR SALMERON. et ux	5150	98
13	HOME RESERVE		CITY OF HOUSTON ROW	-	-
14	HOME RESERVE		EVA J. CHUN	5182	561
15	HOME RESERVE		E. P. LEAL. et ux	5238	393
16	HOME RESERVE		GERALD WILSON. et al	5277	160
17	HOME RESERVE		JOSE AGUILDER. et ux	5188	118



PARCEL PLAT SHOWING

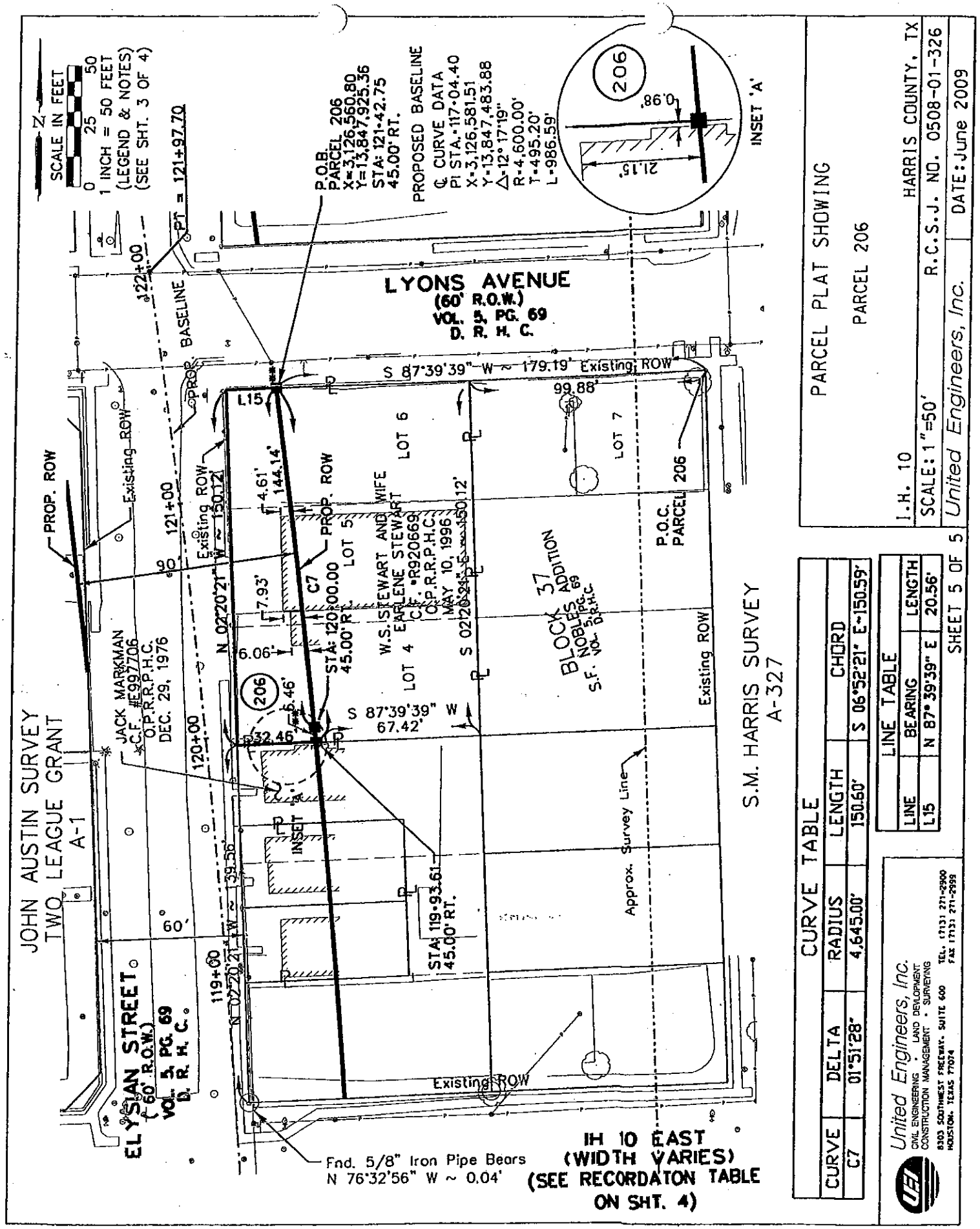
PARCEL 206

I.H. 10 HARRIS COUNTY, TX

SCALE: 1" = 50' R.C.S.J. NO. 0508-01-326

United Engineers, Inc. DATE: June 2009

United Engineers, Inc.
CIVIL ENGINEERING • LAND DEVLOPMENT
CONSTRUCTION MANAGEMENT • SURVEYING
8303 SOUTHWEST FREEWAY, SUITE 600 TEL. (713) 271-2900
HOUSTON, TEXAS 77074 FAX (713) 271-2999



PARCEL PLAT SHOWING

PARCEL 206

HARRIS COUNTY, TX

I.H. 10

R.C.S.J. NO. 0508-01-326

SCALE: 1"=50'

DATE: June 2009

United Engineers, Inc.

SHEET 5 OF 5

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C7	01°51'28"	4,645.00'	150.60'	S 06°52'21" E~150.59'

LINE TABLE		
LINE	BEARING	LENGTH
L15	N 87° 39'39" E	20.56'

United Engineers, Inc.
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CONSTRUCTION MANAGEMENT • SURVEYING
8303 SOUTHWEST FREEWAY, SUITE 600
HOUSTON, TEXAS 77074
TEL. (713) 271-2900
FAX (713) 271-2999

Bisection Clause:

"AND IN ADDITION THERETO:

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

Temporary Easement Clause:

"A Temporary easement for the duration of three (3) years from the date of possession of said easement for the purposes of construction in, 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 construction."

County:	**Harris**
Highway:	**Interstate Highway 10**
Project Limits:	**At Elysian Street Underpass**
RCSJ:	**0508-01-326**

PROPERTY DESCRIPTION FOR PARCEL 206TE

Being a 0.1017 acre (4,431 square feet) parcel of land situated in the John Austin Two League Grant, Abstract No. 1 in Harris County, Texas; being a part of Lots 4, 5 and 6 of Block 37, S. F. Noble's Addition, a subdivision recorded in Volume 5, Page 69, Deed Records of Harris County; being a part of that certain 0.3442 (calculated) acre tract of land described in the deed from W. Frank Lenoir et ux to W. S. Stewart and wife Earline Stewart, filed on May 10, 1996 and recorded in Harris County Clerks File No. R920669, Official Public Records of Real Property of Harris County, Texas, said 0.1017 acre parcel is more particularly described by metes and bounds as follows:

COMMENCING at a point for the southeast corner of Lot 1, said Block 37, on the existing north right-of-way line of Interstate Highway 10 East (width varies), from said point a found 1/2 inch iron pipe bears North 66 degrees 30 minutes 37 seconds West, a distance of 0.14 feet;

THENCE, South 87 degrees 39 minutes 39 seconds West, along the existing north right-of-way line of said Interstate Highway 10 East and the south line of said Lot 1, a distance of 60.40 feet to a 5/8 inch iron rod with a TxDOT aluminum cap found on the proposed easterly right-of-way line of Elysian Viaduct (60 feet wide), said rod being the beginning of a non-tangent curve to the left whose radius point bears South 85 degrees 54 minutes 36 seconds West;**

THENCE, in a northerly direction along the proposed easterly right-of-way line of said Elysian Viaduct and along the arc of said curve to the left, having a radius of 4,645.00 feet, passing at an arc length of 50.07 feet, a 5/8 inch iron rod with a TxDOT aluminum cap found on the north line of said Lot 1, the south line of said Lot 2 and the south line of that certain tract of land described in the deed to Isidro Miguel Veloz and Eloise Cedillo, filed on November 23, 1998 and recorded in Harris County Clerks File No. T396761, Official Public Records of Real Property of Harris County, Texas, continuing along the arc of said curve and passing at an arc length of 81.59 feet, a 5/8 inch iron rod with a TxDOT aluminum cap found on the north line of said Isidro Miguel Veloz and Eloise Cedillo tract and the south line of that certain tract of land described in the deed to Eloise Cedillo, filed on February 28, 2003 and recorded in Harris County Clerks File No. W463715, Official Public Records of Real Property of Harris County, Texas, continuing along the arc of said curve and passing at an arc length of 116.19 feet, a found 5/8 inch iron rod with a TxDOT aluminum cap on the north line of said Eloise Cedillo tract, continuing along the arc of said curve, in all, through a central angle of 01 degrees 51 minutes 14 seconds, a chord of North 05 degrees 01 minutes 01 seconds West, 150.29 feet, a total arc length of 150.29 feet to a 5/8 inch iron rod with a TxDOT aluminum cap found on the north line of Lot 3 of said Block 37 and the south line of said Lot 4, being the south line of said W. S. Stewart and wife Earline Stewart tract and being the POINT OF BEGINNING of the parcel herein described having coordinates of X=3,126,578.82, Y=13,847,775.85;

(1) THENCE, continuing in a northerly direction along the proposed easterly right-of-way line of said Elysian Viaduct and along the arc of said curve, passing at an arc length of 6.46 feet a found 5/8 inch iron rod with a TxDOT aluminum cap located 45.00 feet right of baseline station 120+00.00, continuing along the proposed easterly right-of-way line of said Elysian Viaduct and along the arc of said curve, in all, through a central angle of 01 degrees 51 minutes 28 seconds, a chord of North 06 degrees 52 minutes 21 seconds West, 150.59 feet and an arc length of 150.60 feet to a 5/8 inch iron rod with a TxDOT aluminum cap found on the north line of said Lot 6, the north line of said W. S. Stewart and wife Earline Stewart tract and the existing south right-of-way line of Lyons Avenue (60 feet wide per said S. F. Noble's Addition);**

(2) THENCE, North 87 degrees 39 minutes 39 seconds East, along the north line of said Lot 6, the north line of said W. S. Stewart and wife Earline Stewart tract and the existing south right-of-way line of said Lyons Avenue, a distance of 79.32 feet to a hub and tack set for the northeast corner of the proposed temporary easement;

(3) THENCE, South 46 degrees 30 minutes 35 seconds West, a distance of 72.93 feet to a hub and tack set for an east corner of said proposed temporary easement at the beginning of a non-tangent curve to the right, whose radius point bears South 82 degrees 48 minutes 50 seconds West;

(4) THENCE, in a southerly direction along the arc of said curve to the right, having a radius of 4,665.00 feet, through a central angle of 01 degrees 15 minutes 28 seconds, a chord of South 06 degrees 33 minutes 26 seconds East, 102.41 feet and an arc length of 102.41 feet to a hub and tack set for the southeast corner of said proposed temporary easement on the south line of said Lot 4, the north line of said Lot 3 and the south line of said W. S. Stewart and wife Earline Stewart tract;

(5) THENCE, South 87 degrees 39 minutes 39 seconds West, along the south line of said Lot 4, the north line of said Lot 3 and the south line of said W. S. Stewart and wife Earline Stewart tract, a distance of 20.04 feet to the POINT OF BEGINNING and containing 0.1017 acre (4,431 square feet) of land.

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

Ground surveying was performed in January 2012.

All bearings and coordinates are based on the Texas 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.

* * The monument described 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.

By: Huitt-Zollars, Inc.

10-22-12

Harold Wade Pridgen
Registered Professional Land Surveyor No. 6311
1500 South Dairy Ashford, Ste. 200,
Houston, Texas 77077
281/496-0066

STATE OF TEXAS
REGISTERED
HAROLD WADE PRIDGEN
6311
PROFESSIONAL
LAND SURVEYOR

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	4,645.00'	150.29	01°51'14"	N 05°01'01" W	150.29'
C2	4,645.00'	150.60'	01°51'28"	N 06°52'21" W	150.59'
C3	4,665.00'	102.41'	01°15'28"	S 06°33'26" E	102.41'

LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
L1	S 87°39'39" W	20.04'

PROPOSED BASELINE CURVE DATA BL1-4
R=1,200.00'
L=207.62'
T=104.07'
D=4° 46' 29"
Δ=09° 54' 47" (RT)
CH=N 03° 31' 45"W 207.36'
PI STA 124+08.08
X= 3,126,477.39
Y=13,848,181.72

Ⓐ

JACK MARKMAN
H.C.C.F. No. E997706
O.P.R.R.P.H.C.
DEC. 29, 1976

Ⓑ

W. S. STEWART AND WIFE
EARLINE STEWART
H. C. C. F. No. R920669
O. P. R. R. P. H. C.
MAY 10, 1996

Ⓒ

ISIDRO MIGUEL VELOZ
AND ELOISE CEDILLO
H.C.C.F. No. T396761
O.P.R.R.P.H.C.
NOV. 23, 1998

Ⓓ

ELOISE CEDILLO
H.C.C.F. No. W463715
O.P.R.R.P.H.C.
FEB. 28, 2003

STATE OF TEXAS
REGISTERED
HAROLD WADE PRIDGEN
6311
PROFESSIONAL
LAND SURVEYOR

10-22-12

LEGEND

- ■ SET 5/8" IRON ROD W/TXDOT ALUMINUM CAP (SEE NOTE 8).
- ○ FOUND CORNER AS DESCRIBED
- ● SET HUB AND TACK
- □ FOUND 5/8" IRON ROD W/TXDOT ALUMINUM CAP

NOTES

1. D.R.H.C. INDICATES DEED RECORDS OF HARRIS COUNTY.
2. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
3. H.C.C.F. No. INDICATES HARRIS COUNTY CLERK'S FILE NUMBER
4. O.R.R.P.H.C. INDICATES OFFICIAL RECORDS OF REAL PROPERTY OF HARRIS COUNTY.
5. EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS OF RECORD AND/OR COMPUTED.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS 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.
   **
8. THE MONUMENT DESCRIBED 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.
9. A TxDOT TYPE II RIGHT-OF-WAY MARKER IS A TxDOT BRASS DISK IN CONCRETE.

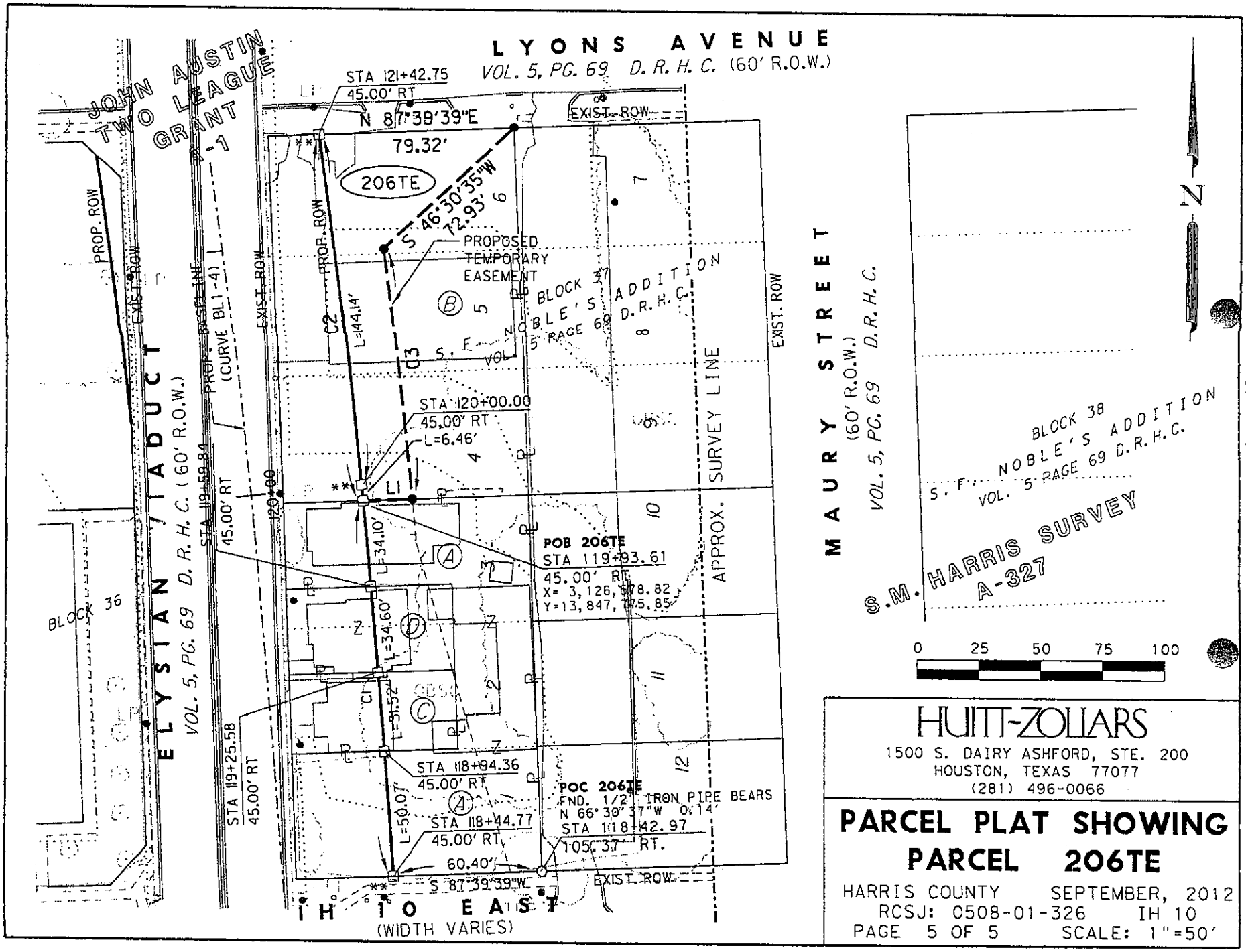
AREA TABLE			
EXISTING AC.	EASEMENT TAKING	REMINDER	
	AC/S.F.	LEFT	RIGHT
0.3442 (CALCULATED)	0.1017 / 4,431		0.3442

HUITT-ZOLLARS
1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066

PARCEL PLAT SHOWING PARCEL 206TE

HARRIS COUNTY SEPTEMBER, 2012
RCSJ: 0508-01-326 IH 10
PAGE 4 OF 5 SCALE: NTS

K:\proj\survey\021256\01\dgn\Parcels\Parcel 206(TE)*sh4.dgn
10/30/2012



HUITT-ZOLLARS
1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066

PARCEL PLAT SHOWING
PARCEL 206TE

HARRIS COUNTY SEPTEMBER, 2012
RCSJ: 0508-01-326 IH 10
PAGE 5 OF 5 SCALE: 1"=50'

K:\proj\survey\02125601\dgn\Parcels\Parcel 206(TE)*sh5.dgn
10/30/2012

County: Harris
Highway: SH 6
Limits: From South of Hempstead Toll Road
To U.S. Highway 290
(U.S. 290 – Segment 13)
ROW CSJ: 1685-05-103

Property Description for
Parcel 1305

BEING a 0.2232 of one acre (9,721 square feet) parcel of land located in the Francis Fry Survey, Abstract No. 268, Harris County Texas, being a portion of that certain called 10.203 acre tract of land conveyed from 13340 FM 1960 Road West to YSI XVII LP by deed dated August 17, 2006 recorded under Harris County Clerk's File (H.C.C.F.) No. Z541837, Film Code No. 026-44-2028 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.2232 of an acre being more particularly described as follows:

COMMENCING at a point in the southwesterly line of that certain called 2.697 acre tract of land conveyed to BRE/LQ TX Properties, L.P. by deed dated January 25, 2006 recorded under H.C.C.F. No. Z095207, Film Code No. 017-93-1168 of said Official Public Records, being the northerly corner of said 10.203 acre tract, from which a found 5/8-inch iron rod with cap bears North 19°39' West, 0.28 feet; thence as follows:

South 29°38'47" East, a distance of 553.83 feet along the southwesterly line of said 2.697 acre tract, being the northeasterly line of said 10.203 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly right-of-way line of State Highway 6 (width varies) and for the POINT OF BEGINNING of the herein described parcel having surface coordinates of N = 13,897,932.55, E = 3,040,135.88, located 113.05 feet left of and perpendicular to baseline station 130+55.52;

1) THENCE, South 29°38'47" East, a distance of 12.80 feet continuing along the southwesterly line of said 2.697 acre tract, being the northeasterly line of said 10.203 acre tract to a point in the existing northwesterly right-of-way line of State Highway 6 (width varies), being the southerly corner of said 2.697 acre tract, same being the easterly corner of said 10.203 acre tract, from which a found "X" cut in concrete bears North 09°35' West, 0.29 feet, said existing right-of-way conveyed to the State of Texas by deed dated October 2, 1996 recorded under H.C.C.F. No. S159410 and F.C. No. 510-38-0233 of said Official Public Records;

2) THENCE, South 60°19'42" West, a distance of 641.85 feet along the existing northwesterly right-of-way line of State Highway 6, being the southeasterly line of said 10.203 acre tract to a found 1/2-inch iron rod with cap at a cutback corner of the existing northwesterly right-of-way line of State Highway 6 with the existing northeasterly right-of-way line of Hempstead Highway (100' R.O.W.)(no recording information for right-of-way found);

3) THENCE, South 81°27'24" West, a distance of 27.89 feet along said cutback line and the southerly line of said 10.203 acre tract to a found 5/8-inch iron rod in the existing northeasterly right-of-way line of Hempstead Highway, being the southwesterly line of said 10.203 acre tract;

4) THENCE, North 52°45'37" West, a distance of 52.56 feet along the existing northeasterly right-of-way line of Hempstead Highway, being the southwesterly line of said 10.203 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Access Denial Line" (ADL) for the Beginning of an Access Denial Line, being the intersection with the proposed northwesterly right-of-way line of State Highway 6, located 166.22 feet left of and perpendicular to baseline station 123+67.19;**

5) THENCE, South 86°30'46" East, a distance of 88.54 feet along the proposed northwesterly right-of-way line of State Highway 6 and Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap for an angle point;**

6) THENCE, North 59°41'21" East, a distance of 458.57 feet continuing along the proposed northwesterly right-of-way line of State Highway 6 and Access Denial Line, passing at 289.84 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the End of Access Denial Line, continuing to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve right;**

7) THENCE, in a northeasterly direction, continuing along the proposed northwesterly right-of-way line of State Highway 6 and along said curve to the right, having a central angle of 02°57'38", a radius of 3,016.00 feet, an arc length of 155.85 feet and a chord bearing and distance of North 61°10'10" East, 155.84 feet, and continuing to the point of tangency and to the POINT OF BEGINNING and containing 0.2232 of one acre (9,721 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 January, 2009.

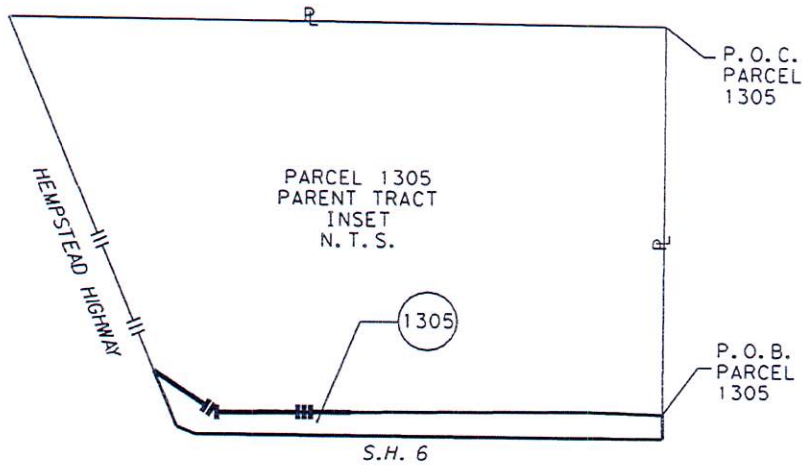
STATE OF TEXAS
REGISTERED
MARY E. CHRUSZCZAK
4968
PROFESSIONAL
LAND SURVEYOR

7-30-11

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

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)
PL	PROPERTY LINE
Z	LANDHOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
℄	SURVEY LINE
(#)	PARCEL NUMBER
———	EXISTING R.O.W. LINE
— · · · —	SURVEY LINE
⊣⊢	ACCESS DENIAL LINE
▬▬	PROPOSED R.O.W. LINE
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

EXISTING	TAKING	REMAINING
10.203 AC.	0.2232 AC. 9,721 SQ.FT.	9.980 AC. LT

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

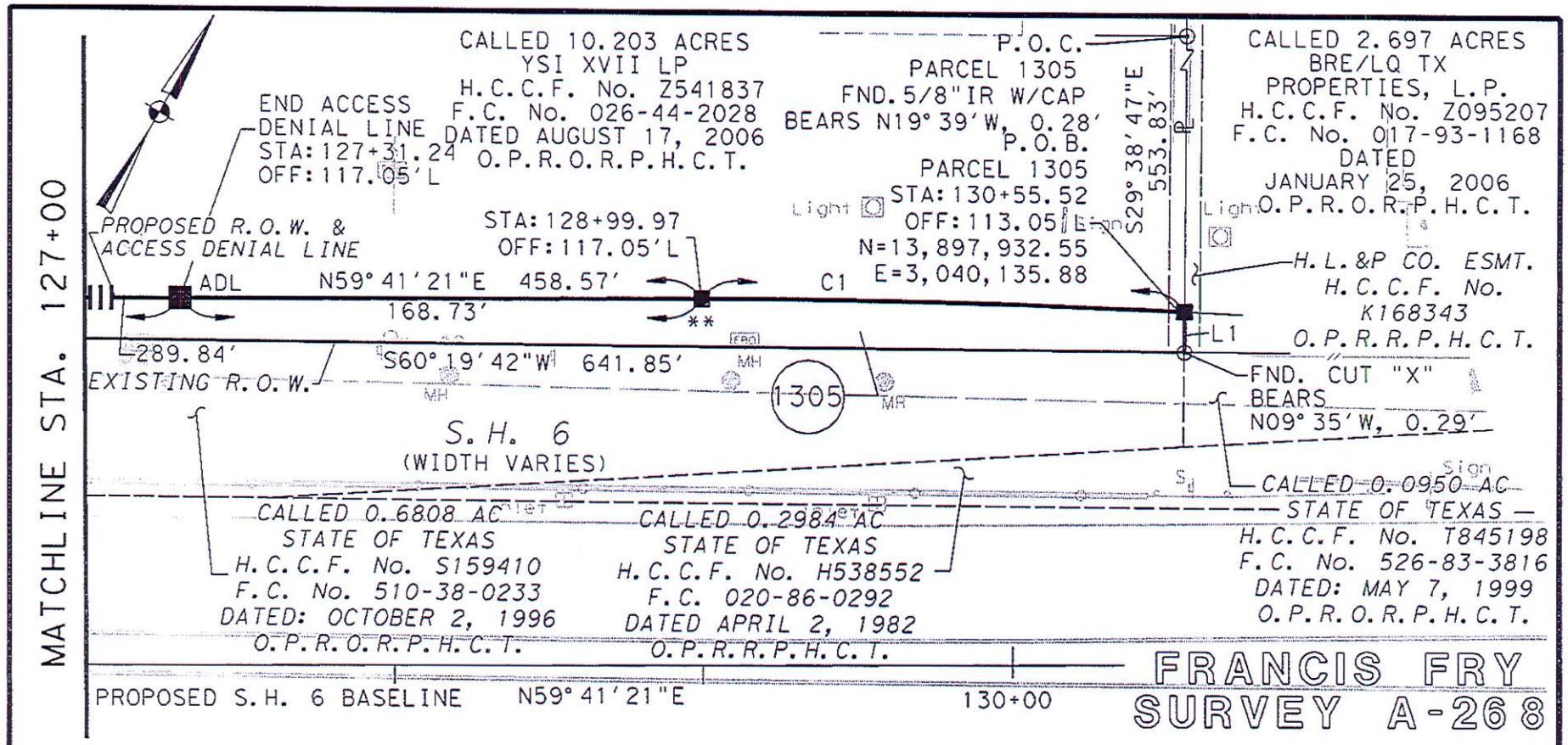
7-30-19

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

PARCEL PLAT SHOWING
PARCEL 1305
STATE HIGHWAY 6
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 1685-05-103

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

FILE: SH6 S8 P-1305 COVER.dgn



CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	02°57'38"	3,016.00'	155.85'	N61°10'10"E	155.84'

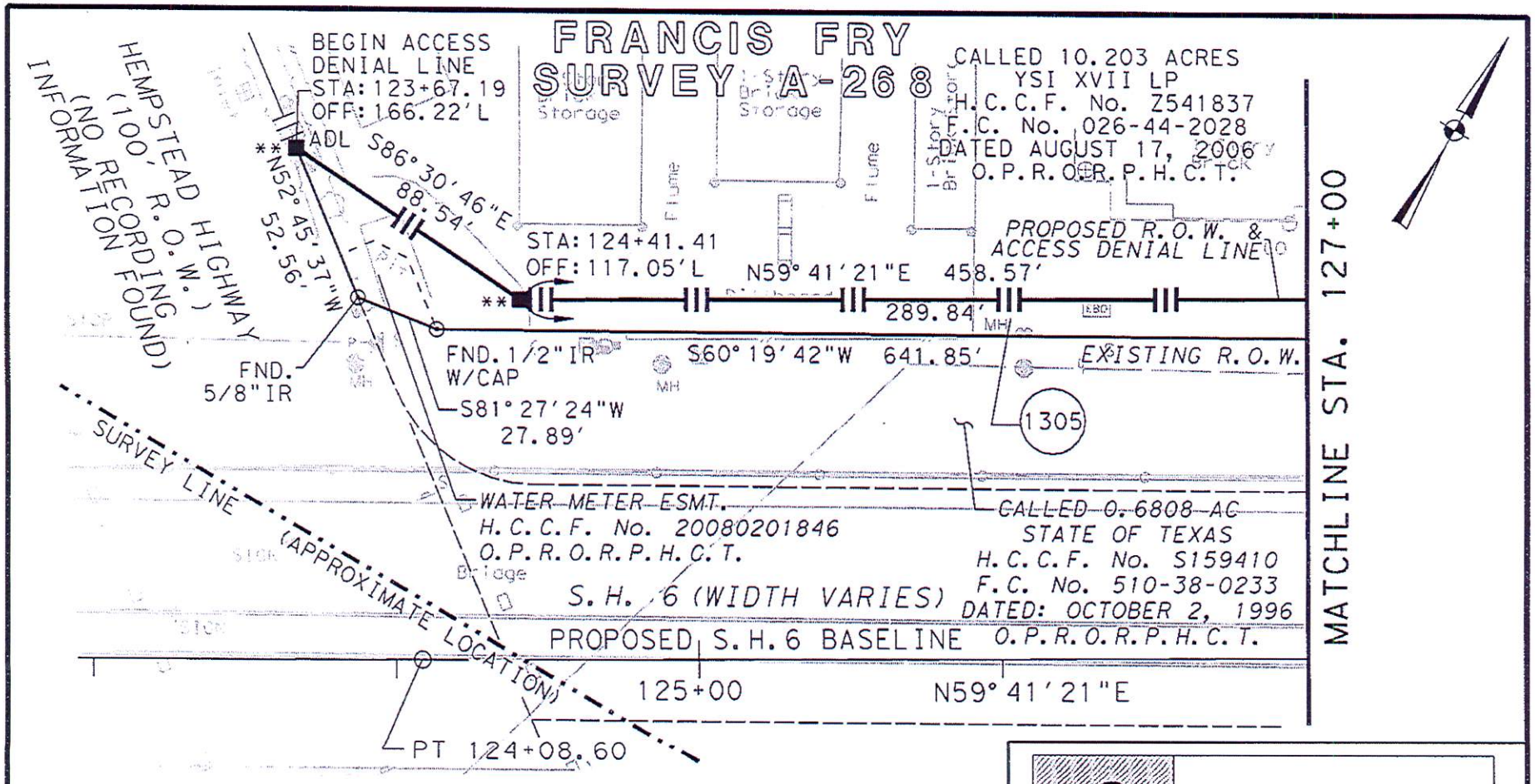
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S29°38'47"E	12.80'

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

PARCEL PLAT SHOWING
PARCEL 1305
STATE HIGHWAY 6
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 1685-05-103

JULY, 2011 | SCALE: 1"=50'

FILE: SH6 S8 P-1305A.dgn



PROPOSED S.H. 6
BASELINE CURVE DATA

Δ = 01° 03' 10"
R = 10,750.00'
L = 197.51'
CHB = N60° 12' 56"E
CHD = 197.51'
PI STA: 123+09.84
N = 13,897,458.51
E = 3,039,548.97

PAGE 6 OF 6

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

PARCEL PLAT SHOWING
PARCEL 1305
STATE HIGHWAY 6
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 1685-05-103

JULY, 2011 | SCALE: 1"=50'

FILE: SH6 S8 P-1305B.dgn

County: Harris
Highway: US 290
Limits: From East of Telge Road to
West of Eldridge Pkwy
(Segment 8)
ROW CSJ: 0050-08-090

Property Description for
Parcel 829

BEING 2.707 acres (117,912 square feet) parcel of land located in the Francis Fry Survey, Abstract No. 276, Harris County, Texas, being a portion of Restricted Reserve "C", Satsuma Station Industrial Park Subdivision, a subdivision of record in Film Code No. 621172 of the Harris County Map Records (H.C.M.R.), and being a portion of that certain called 13.1958 acre tract of land conveyed from SIC-River Park, LTD. to Precision Flamecutting and Steel, Inc. by deed dated January 19, 2011 and recorded under Harris County Clerk's File (H.C.C.F.) No. 20110026817, Film Code No. 075-75-2267 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 2.707 acres being more particularly described as follows:

COMMENCING at a point in the existing southwesterly railroad right-of-way line of H. & T.C.R.R. Railroad (a/k/a Southern Pacific Railroad) (100 feet wide R.O.W.), being the northeasterly corner of that certain residue of a called 45.2726 acre tract of land conveyed from Howard W. Horne, Trustee to SIC-River Park, LTD., by deed dated February 2, 2006, recorded under H.C.C.F. No. Z076245, Film Code No. 017-58-0562 of said Official Public Records, same being the northeasterly corner of said Restricted Reserve "C", also being a private roadway, from which a found 3/4-inch iron pipe (disturbed) bears North 22°27' East, 0.94 feet; thence as follows:

North 52°42'18" West, along the existing southwesterly railroad right-of-way line of Southern Pacific Railroad, being the northeasterly line of said residue of 45.2726 acre tract and said Restricted Reserve "C", passing at 60.00 feet a found 1/2-inch iron rod which bears North 35°01' East, 1.19 feet and continuing for a total distance of 310.98 feet to a set 5/8-inch iron rod with GS cap at an angle point;

THENCE, North 52°26'47" West, a distance of 659.78 feet continuing along the existing southwesterly railroad right-of-way line of Southern Pacific Railroad, being the northeasterly line of said residue of 45.2726 acre tract and said Restricted Reserve "C" to set 5/8-inch iron rod with GS cap at the northerly corner of said residue of 45.2726 acre tract and said Restricted Reserve "C", being the northeasterly corner of said 13.1958 acre tract and for the POINT OF BEGINNING of the herein described having surface coordinates of N = 13,895,259.88, E = 3,042,302.41, located 286.42 feet right of and perpendicular to baseline station 2287+72.09, from which a found 5/8-inch iron rod with cap bears South 00°52' West, a distance of 2.56 feet;

1) THENCE, South 01°38'40" East, a distance of 278.30 feet along the westerly line of said residue of 45.2726 acre tract, being the easterly line of said 13.1958 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the southerly line of a proposed detention pond and for the Beginning of an Access Denial Line;**

2) THENCE, North 55°24'01" West, a distance of 229.47 feet along the southwesterly line of a proposed detention pond and along the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;**

3) THENCE, North 53°11'04" East, a distance of 176.65 feet continuing along the southwesterly line of a proposed detention pond and along the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;**

4) THENCE, North 52°42'53" West, a distance of 258.92 feet continuing along the southwesterly line of a proposed detention pond and along the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap in the westerly line of said 13.1958 acre tract and said Restricted Reserve "C", being the easterly line of Restricted Reserve "B" of said Satsuma Station Industrial Park Subdivision;**

5) THENCE, North 01°38'40" West, a distance of 64.37 feet along the westerly line of said Restricted Reserve "C" and said 13.1958 acre tract, being the easterly line of said Restricted Reserve "B" and along the Access Denial Line to a found 3/4-inch iron pipe in the southerly line of that certain called 3.99 acre tract of land conveyed from Humble Pipeline Company to Houston Pipeline Company by deed dated September 16, 1963 and recorded under H.C.C.F. No. B761284, Film Code No. 096-12-1073 of said Official Public Records, being the northwesterly corner of said Restricted Reserve "C" and said 13.1958 acre tract, same being the northeasterly corner of said Restricted Reserve "B" and located 565.14 feet right of and perpendicular to baseline station 2283+35.24;

6) THENCE, North 87°56'29" East, a distance of 34.88 feet along the southerly line of said 3.99 acre tract, being the northerly line of said Restricted Reserve "C" and said 13.1958 acre tract and along the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap at the northwesterly corner of that certain calculated 0.057 acre residue tract of land conveyed from Howard W. Horne, Trustee to SIC-River Park, LTD., by deed dated February 2, 2006, recorded under H.C.C.F. No. Z076245, Film Code No. 017-58-0562 of said Official Public Records;**

7) THENCE, South 01°38'40" East, a distance of 50.02 feet continuing along the northerly line of said 13.1958 acre tract, being the westerly line of said calculated 0.057 acre tract and along the Access Denial Line to a found 5/8-inch iron rod with cap at the southwesterly corner of said calculated 0.057 acre tract;

8) THENCE, North 87°56'29" East, a distance of 50.00 feet continuing along the northerly line of said 13.1958 acre tract, being the southerly line of said calculated 0.057 acre tract and along the Access Denial Line to a found 5/8-inch iron rod with cap at the southeasterly corner of said calculated 0.057 acre tract;

9) THENCE, North 01°38'40" West, a distance of 50.02 feet continuing along the northerly line of said 13.1958 acre tract, being the easterly line of said calculated 0.057 acre tract and along the Access Denial Line to a found 5/8-inch iron rod with cap in the southerly line of said 3.99 acre tract, being the northerly line of said Restricted Reserve "C", same being the northeasterly corner of said calculated 0.057 acre tract;

10) THENCE, North 87°56'29" East, a distance of 199.16 feet continuing along the northerly line of said 13.1958 acre tract, being the northerly line of said Restricted Reserve "C", same being the southerly line of said 3.99 acre tract and along the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the End of the Access Denial Line, being in the existing southwesterly right-of-way line of Southern Pacific Railroad, same being the southeasterly corner of said 3.99 acre tract, also being the northerly corner of said 13.1958 acre tract and located 339.20 feet right of and perpendicular to baseline station 2284+89.14, from which a found 3-inch brass disk in concrete bears South 87°40'35" West, 5.05 feet;**

11) THENCE, South 52°26'47" East, a distance of 310.69 feet along the existing southwesterly right-of-way line of Southern Pacific Railroad, being the northeasterly line of said 13.1958 acre tract and said Reserve "C" to the POINT OF BEGINNING and containing 2.707 acres (117,912 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.

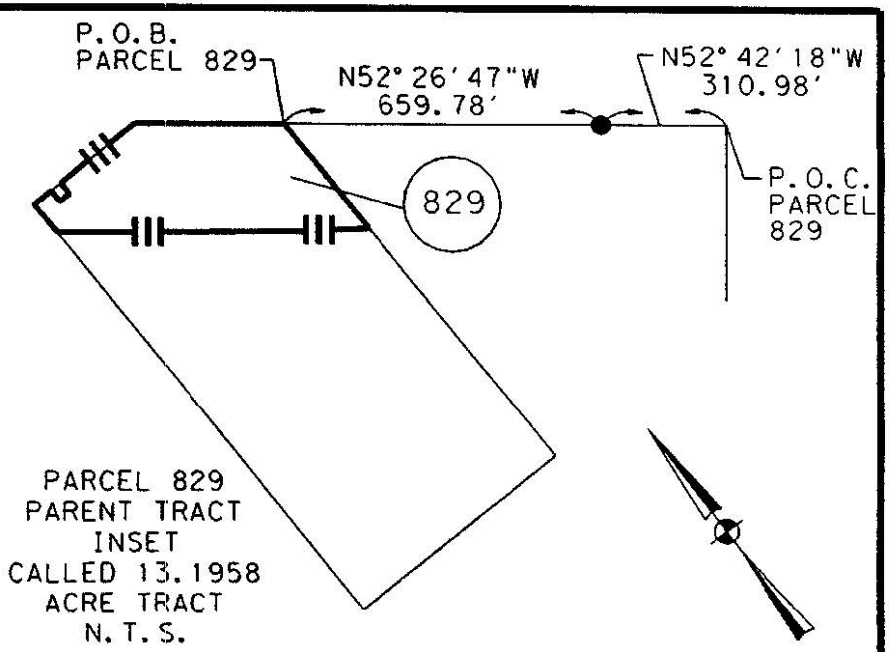
I certify that the survey was performed on the ground under my supervision in December, 2008.

10/13 – Revised to increase parcel taking

Prepared By:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Tel. 281-681-9766
Firm No. 100159-00

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 IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER 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
- —— EXISTING R.O.W. LINE
- -··- SURVEY LINE
- O.P.R.O.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HARRIS COUNTY TEXAS
- P.O.C. POINT OF COMMENCING
- ℄ SURVEY LINE
- (#) PARCEL NUMBER
- ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE

10/13 - Revised to increase parcel taking

EXISTING	TAKING	REMAINING
13.1958 AC.	2.707 AC. 117,912 SQ.FT.	10.4888 AC. RT

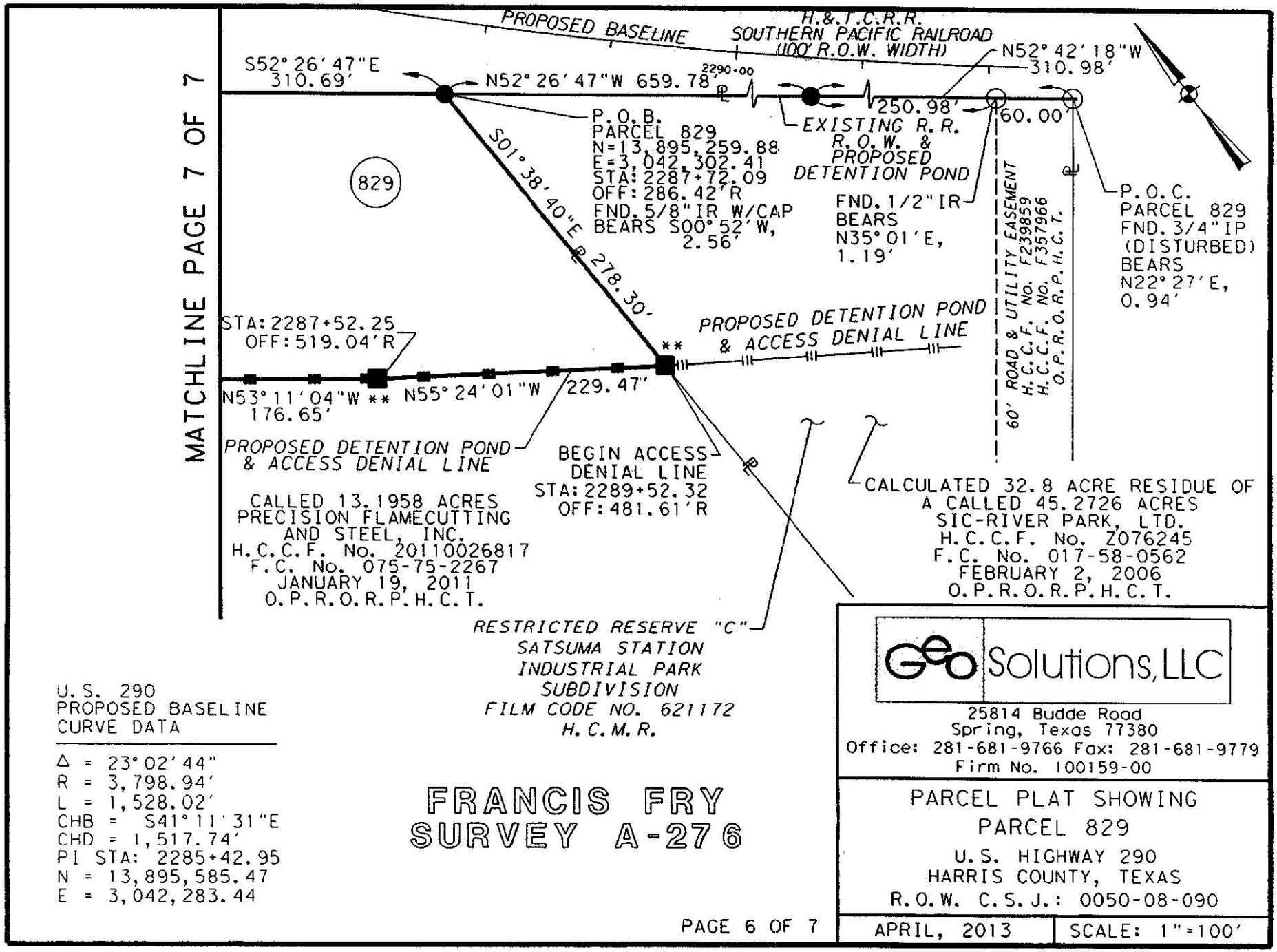
STATE OF TEXAS
REGISTERED
STEPHEN M. CHRUSZCZAK
5937
PROFESSIONAL
LAND SURVEYOR

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779
Firm No. 100159-00

PARCEL PLAT SHOWING
PARCEL 829
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-090

APRIL, 2013 | SCALE: N.T.S.

FILE: US290 S8 P-829 COVER.dgn



U.S. 290
PROPOSED BASELINE
CURVE DATA

Δ = 23° 02' 44"
R = 3,798.94'
L = 1,528.02'
CHB = S41° 11' 31"E
CHD = 1,517.74'
PI STA: 2285+42.95
N = 13,895,585.47
E = 3,042,283.44

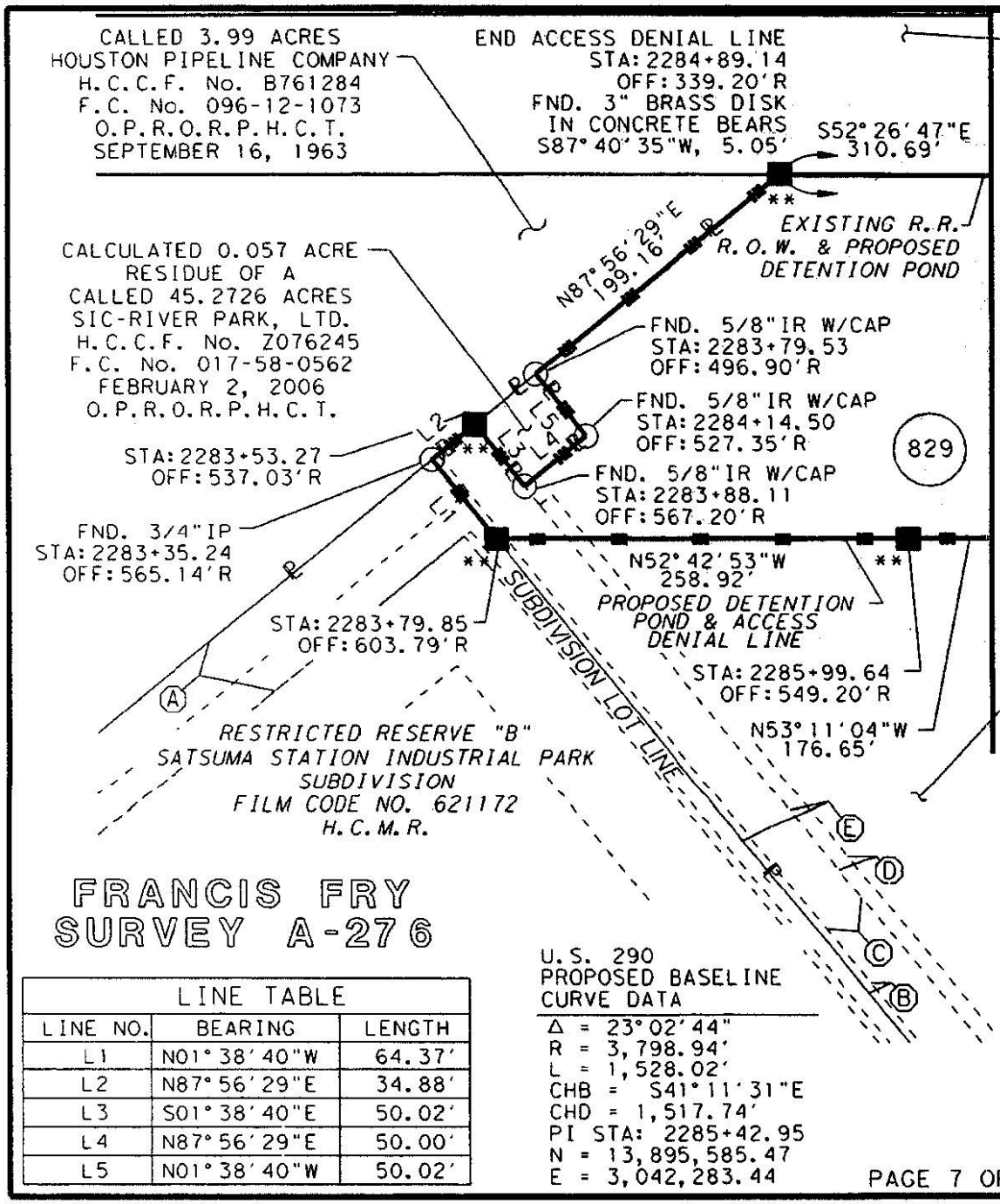
FRANCIS FRY SURVEY A-276

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779
Firm No. 100159-00

PARCEL PLAT SHOWING
PARCEL 829
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-090

APRIL, 2013 | SCALE: 1"=100'

FILE: US290 S8 P829A.dgn



RECORDED EASEMENTS INFORMATION	
A	30' STORM AND SANITARY SEWER EASEMENT H.C.C.F. No. 20080375338 O.P.R.O.R.P.H.C.T.
B	5' WATERLINE EASEMENT H.C.C.F. No. 20080375347 O.P.R.O.R.P.H.C.T.
C	30' STORM AND SANITARY SEWER EASEMENT H.C.C.F. No. 20080375345 O.P.R.O.R.P.H.C.T.
D	10' CENTERPOINT ENERGY HOUSTON ELECTRIC EASEMENT H.C.C.F. No. 20090053900 O.P.R.O.R.P.H.C.T.
E	35' ACCESS EASEMENT H.C.C.F. No. 20080375346 O.P.R.O.R.P.H.C.T.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N01°38'40"W	64.37'
L2	N87°56'29"E	34.88'
L3	S01°38'40"E	50.02'
L4	N87°56'29"E	50.00'
L5	N01°38'40"W	50.02'

U.S. 290
PROPOSED BASELINE
CURVE DATA

Δ = 23°02'44"
R = 3,798.94'
L = 1,528.02'
CHB = S41°11'31"E
CHD = 1,517.74'
PI STA: 2285+42.95
N = 13,895,585.47
E = 3,042,283.44

PAGE 7 OF 7

GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779
Firm No. 100159-00

PARCEL PLAT SHOWING
PARCEL 829
U.S. HIGHWAY 290
HARRIS COUNTY, TEXAS
R.O.W. C.S.J.: 0050-08-090

APRIL, 2013 | SCALE: 1"=100'

FILE: US290 S8 P829B.dgn

County:	**Harris**
Highway:	**I.H. 10**
Project Limits:	**At Elysian Street Underpass**
RCSJ No.:	**0508-01-326**

PROPERTY DESCRIPTION FOR PARCEL 217

BEING a 0.0369-acre (1,605 square feet) parcel of land located in the John Austin Survey Two League Grant, Abstract No. 1, Harris County, Texas, and being part of Lot 1, Block 76, S. F. Nobles Addition a subdivision recorded in Volume 5, Page 69 of the Deed Records of Harris County, Texas, and being out of a tract of land conveyed unto William C. Lipscomb by deed dated January 17, 2003 and recorded under County Clerk's File No. W365936 of the Official Public Records of Real Property of Harris County, Texas, said 0.0369-acre parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of Block 76 of said S. F. Nobles Addition and the southeast corner of said Lipscomb Tract from which a found 5/8-inch iron rod bears South 83° 06' 12" West, 2.34 feet;

THENCE, South 87° 39' 39" West with the south line of Block 76, the south line of the said Lipscomb Tract and the existing north right-of-way line of Burnett Street (60 foot width), a distance of 163.23 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the southeast corner of the herein described parcel on the proposed east right-of-way line of Elysian Street (width varies), having coordinates of X = 3,126,530.18 and Y = 13,849,066.12 (Baseline Station 132+89.49, 51.24 feet right) same being the **POINT OF BEGINNING;****

1) THENCE, South 87° 39' 39" West with the south line of Block 76, the south line of said Lipscomb Tract, the existing north right-of-way line of Burnett Street and the south line of the herein described parcel, a distance of 36.52 feet to a point for the southwest corner of Block 76, the southwest corner of said Lipscomb Tract and the southwest corner of the herein described parcel located in the existing east right-of-way line of Elysian Street (width varies), from which a found PK Nail bears South 18° 57' 30" West, 0.90 feet;

2) THENCE, North 02° 20' 21" West along said existing east right-of-way line of Elysian Street, the west line of Block 76 and the west line of said Lipscomb Tract, a distance of 45.10 feet to a point for the northwest corner of said Lipscomb Tract and the northwest corner of the herein described parcel from which a found PK Nail bears South 09° 08' 28" West, 1.47 feet;

3) THENCE, North 87° 39' 39" East along said existing east right-of-way line of Elysian Street, and with the north line of said Lipscomb Tract, a distance of 34.60 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the northeast corner of the herein described parcel on the proposed east right-of-way line of Elysian Street, in the arc of a curve to the right (Baseline Station 133+34.62, 50.13 feet right);**

4) THENCE, in a southeasterly direction, along said proposed east right-of-way line of Elysian Street and with a non-tangent curve to the right whose central angle is 00° 33' 53" and whose radius is 4,581.28 feet and chord bears South 04° 46' 41" East, a distance of 45.14 feet for a curve length of 45.14 feet to the **POINT OF BEGINNING** and containing 0.0369 acres (1,605 square feet) of land;

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

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

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 herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

G.W. Hans 6/17/09

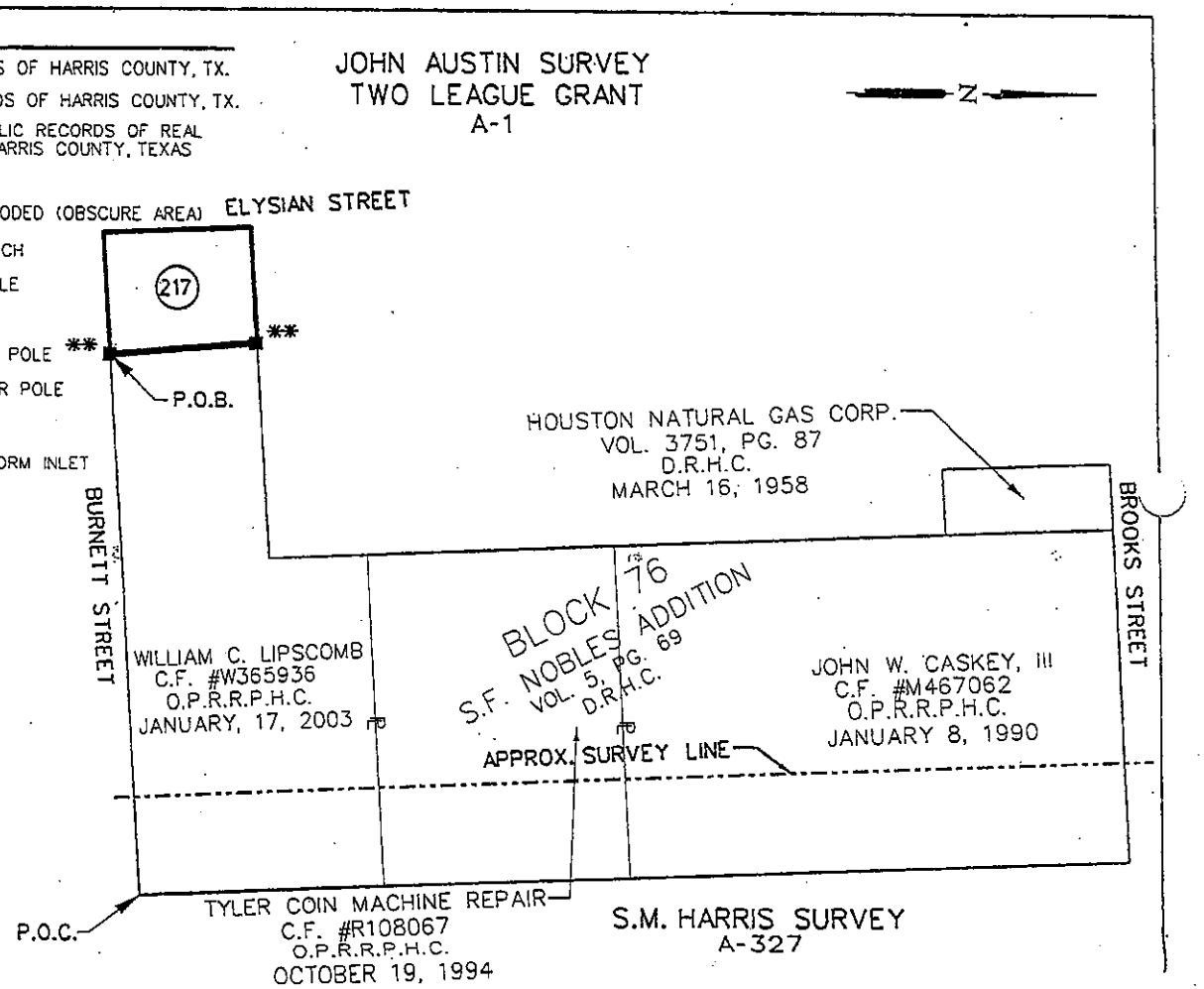
Gordon W. Hans, R.P.L.S. #1748 Date: June, 2009

United Engineers, Inc.
8303 Southwest Frwy., Suite 600
Houston, Texas 77074
(713) 271-2900

STATE OF TEXAS
REGISTERED
GORDON W. HANS
1748
PROFESSIONAL
LAND SURVEYOR

LEGEND

●	SET (AS INDICATED)	
△	INDICATES FOUND SURVEY CONTROL POINT AS NOTED	
□	INDICATES FOUND 5/8" IRON ROD W/TxDOT ALUMINUM CAP.	
○	INDICATES FOUND MONUMENT AS NOTED	
■	INDICATES SET 5/8" IRON ROD W/TxDOT ALUMINUM CAP	
⊗	PARCEL NUMBER	
℄	PROPERTY LINE	
( )	INDICATES CALLED BEARING	
▬▬	PROPOSED RIGHT OF WAY	
35+00	PROJECT BASELINE	
C.F. •	HARRIS COUNTY CLERK'S FILE NUMBER	
M.R.H.C.	MAP RECORDS OF HARRIS COUNTY, TX.	
D.R.H.C.	DEED RECORDS OF HARRIS COUNTY, TX.	
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS	
—x—	FENCE	
	DENSELY WOODED (OBSCURE AREA)	
—···—	DRAINAGE DITCH	
N.T.S.	NOT TO SCALE	
Z	LAND HOOK	
● LP	SMALL LIGHT POLE	
● TFP	TRANSFORMER POLE	
	GUARD RAIL	
	EXISTING STORM INLET	
W	WATER	



NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT). ALL COORDINATE VALUES AND DISTANCES ARE SURFACE RELATIVE TO EXISTING CONTROL MONUMENTATION PROVIDED BY TXDOT AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00013.
2. SURVEY OF HORIZONTAL CONTROL WAS PERFORMED FOR TXDOT BY TSC SURVEYING COMPANY IN JANUARY 2007 UNDER CSJ NO. 0508-01-276.
3. **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.

I HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REFLECTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LIMITS, BOUNDARIES AND CORNERS ARE SHOWN AS FOUND AT THE TIME OF THE SURVEY.

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

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF JUNE, 2009

GORDON W. HANS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1748

STATE OF TEXAS
REGISTERED
GORDON W. HANS
1748
PROFESSIONAL
LAND SURVEYOR

EXISTING AC.	TAKING AC./S.F.	REMAINING AC. RIGHT	REMAINING AC. LEFT
0.2757 A.C.	0.0369 A.C.	0.2388 A.C.	
	1,605 S.F.		

PARCEL PLAT SHOWING

PARCEL 217

I.H. 10 HARRIS COUNTY, TX

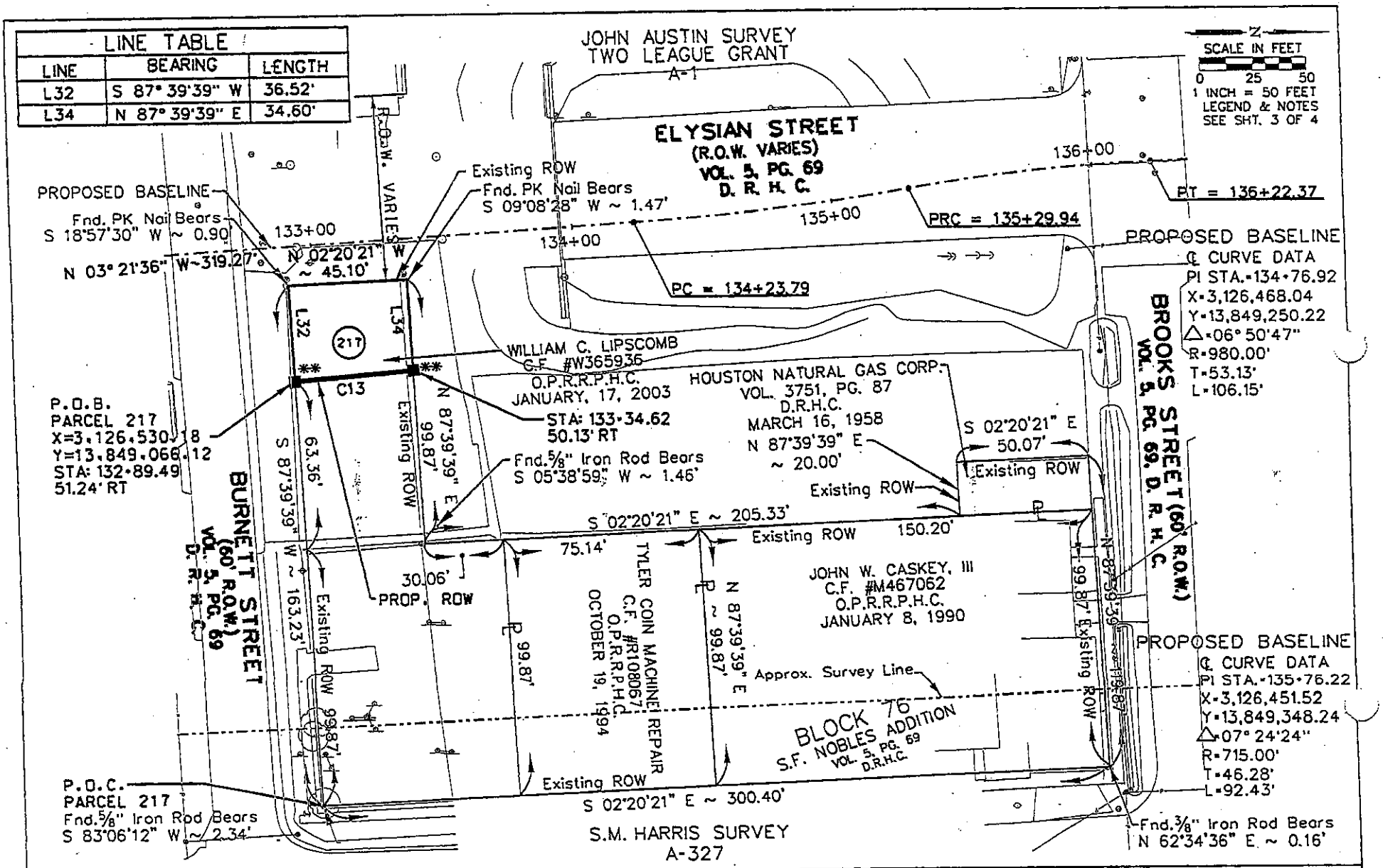
SCALE: N.T.S. R.C.S.J. NO. 0508-01-326

DATE: June 2009

United Engineers, Inc.
CIVIL ENGINEERING • LAND DEVLOPMENT
CONSTRUCTION MANAGEMENT • SURVEYING
8303 SOUTHWEST FREEWAY, SUITE 600
HOUSTON, TEXAS 77074
TEL. (713) 271-2900
FAX (713) 271-2999

SHEET 3 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L32	S 87° 39'39" W	36.52'
L34	N 87° 39'39" E	34.60'



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C13	00°33'53"	4,581.28'	45.14'	S 04°46'41" E~45.14'

United Engineers, Inc.
CIVIL ENGINEERING · LAND DEVLOPMENT
CONSTRUCTION MANAGEMENT · SURVEYING
8303 SOUTHWEST FREEWAY, SUITE 600
HOUSTON, TEXAS 77074
TEL. (713) 271-2900
FAX (713) 271-2999

SHEET 4 OF 4

PARCEL PLAT SHOWING

PARCEL 217

I.H. 10 HARRIS COUNTY, TX

SCALE: 1" = 50' R.C.S.J. NO. 0508-01-326

United Engineers, Inc. DATE: June 2009

Temporary Easement Clause:

"A Temporary easement for the duration of three (3) years from the date of possession of said easement for the purposes of construction in, 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 construction."

County: Harris
Highway: Interstate Highway 10
Project Limits: At Elysian Street Underpass
RCSJ: 0508-01-326

PROPERTY DESCRIPTION FOR PARCEL 217TE

Being a 0.0611 acre (2,660 square feet) parcel of land situated in the John Austin Two League Grant, Abstract No. 1 in Harris County, Texas; being a part of Lots 1 and 12 of Block 76, S. F. Noble's Addition, a subdivision recorded in Volume 5, Page 69, Deed Records of Harris County; being out of and a part of that certain 0.1022 acre and 0.1722 acre tract of land described in the deed from Blumenthal, Inc. to William C. Lipscomb, filed on January 17, 2003 and recorded in Harris County Clerks File No. W365936, Official Public Records of Real Property of Harris County, Texas, said 0.0611 acre parcel is more particularly described by metes and bounds as follows:

COMMENCING at a point on the existing north right-of-way line of Burnett Street (60 feet wide per said S. F. Noble's Addition) and the existing west right-of-way line of Maury Street (60 feet wide per said S. F. Noble's Addition), being the southeast corner of said Lot 12 and the southeast corner of said 0.1722 acre tract, from said point a found 5/8 inch iron rod bears South 83 degrees 06 minutes 12 seconds West, a distance of 2.34 feet;

THENCE, South 87 degrees 39 minutes 39 seconds West, along the existing north right-of-way line of said Burnett Street, the south line of said Lot 12 and the south line of said 0.1722 acre tract, a distance of 97.43 feet to a hub and tack set for the southeast corner of the proposed temporary easement and the POINT OF BEGINNING of the parcel herein described having coordinates of X=3,126,595.92, Y=13,849,068.80;

(1) THENCE, South 87 degrees 39 minutes 39 seconds West, continuing along the existing north right-of-way line of said Burnett Street, the south line of said Lot 12 and the south line of said 0.1722 acre tract, passing at a distance of 2.44 feet, a point for the southwest corner of said Lot 12, the southwest corner of said 0.1722 acre tract, the southeast corner of said Lot 1 and the southeast corner of said 0.1022 acre tract, continuing along the existing north right-of-way line of said Burnett Street, the south line of said 0.1022 acre tract and the south line of said Lot 1, a total distance of 65.80 feet to a Mag Nail found on the proposed easterly right-of-way line of Elysian Viaduct (width varies), said rod being the beginning of a non-tangent curve to the left whose radius point bears South 85 degrees 30 minutes 15 seconds West;**

EXHIBIT ___

(2) THENCE, in a northerly direction along the proposed easterly right-of-way line of said Elysian Viaduct and along the arc of said curve to the left, having a radius of 4,581.28 feet, through a central angle of 00 degrees 33 minutes 48 seconds, a chord of North 04 degrees 46 minutes 39 seconds West, 45.04 feet, an arc length of 45.04 feet to a Mag Nail found on the north line of said Lot 1 and the north line of said 0.1022 acre tract;**

(3) THENCE, North 87 degrees 39 minutes 39 seconds East, along the existing south right-of-way line of Elysian Viaduct (width varies), along the north line of said Lot 1 and the north line of said 0.1022 acre tract, a distance of 52.48 feet to a hub and tack set for the northeast corner of said proposed temporary easement;

(4) THENCE, South 21 degrees 02 minutes 24 seconds East, a distance of 47.51 feet to the POINT OF BEGINNING and containing 0.0611 acre (2,660 square feet) of land;

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

Ground surveying was performed in January 2012.

All bearings and coordinates are based on the Texas 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.

* * The monument described 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.

By: Huitt-Zollars, Inc.

Harold Wade Pridgen
Registered Professional Land Surveyor No. 6311
1500 South Dairy Ashford, Ste. 200,
Houston, Texas 77077
281/496-0066

STATE OF TEXAS
REGISTERED
HAROLD WADE PRIDGEN
6311
PROFESSIONAL
LAND SURVEYOR

10-22-12

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	
				BEARING	DISTANCE
C1	4,581.28'	45.04'	00°33'48"	N 04°46'39" W	45.04'

LEGEND

■ SET 5/8" IRON ROD W/TXDOT ALUMINUM CAP (SEE NOTE 8).

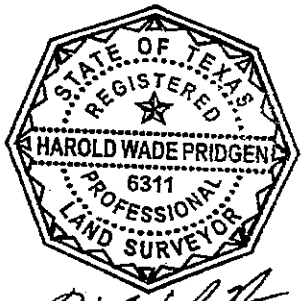
○ FOUND CORNER AS DESCRIBED

● SET HUB AND TACK

□ FOUND 5/8" IRON ROD W/TXDOT ALUMINUM CAP

NOTES

1. O.R.H.C. INDICATES DEED RECORDS OF HARRIS COUNTY.
2. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
3. H.C.C.F. No. INDICATES HARRIS COUNTY CLERK'S FILE NUMBER
4. O.R.R.P.H.C. INDICATES OFFICIAL RECORDS OF REAL PROPERTY OF HARRIS COUNTY.
5. EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS OF RECORD AND/OR COMPUTED.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS 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.
8. ** THE MONUMENT DESCRIBED 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.
9. A TxDOT TYPE II RIGHT-OF-WAY MARKER IS A TxDOT BRASS DISK IN CONCRETE.



AREA TABLE			
EXISTING AC.	EASEMENT TAKING	REMINDER	
0.2757	AC/S.F.	LEFT	RIGHT
(CALCULATED)	0.0611 / 2,660		0.2757

STATE OF TEXAS
REGISTERED
HAROLD WADE PRIDGEN
6311
PROFESSIONAL
LAND SURVEYOR

10-22-12

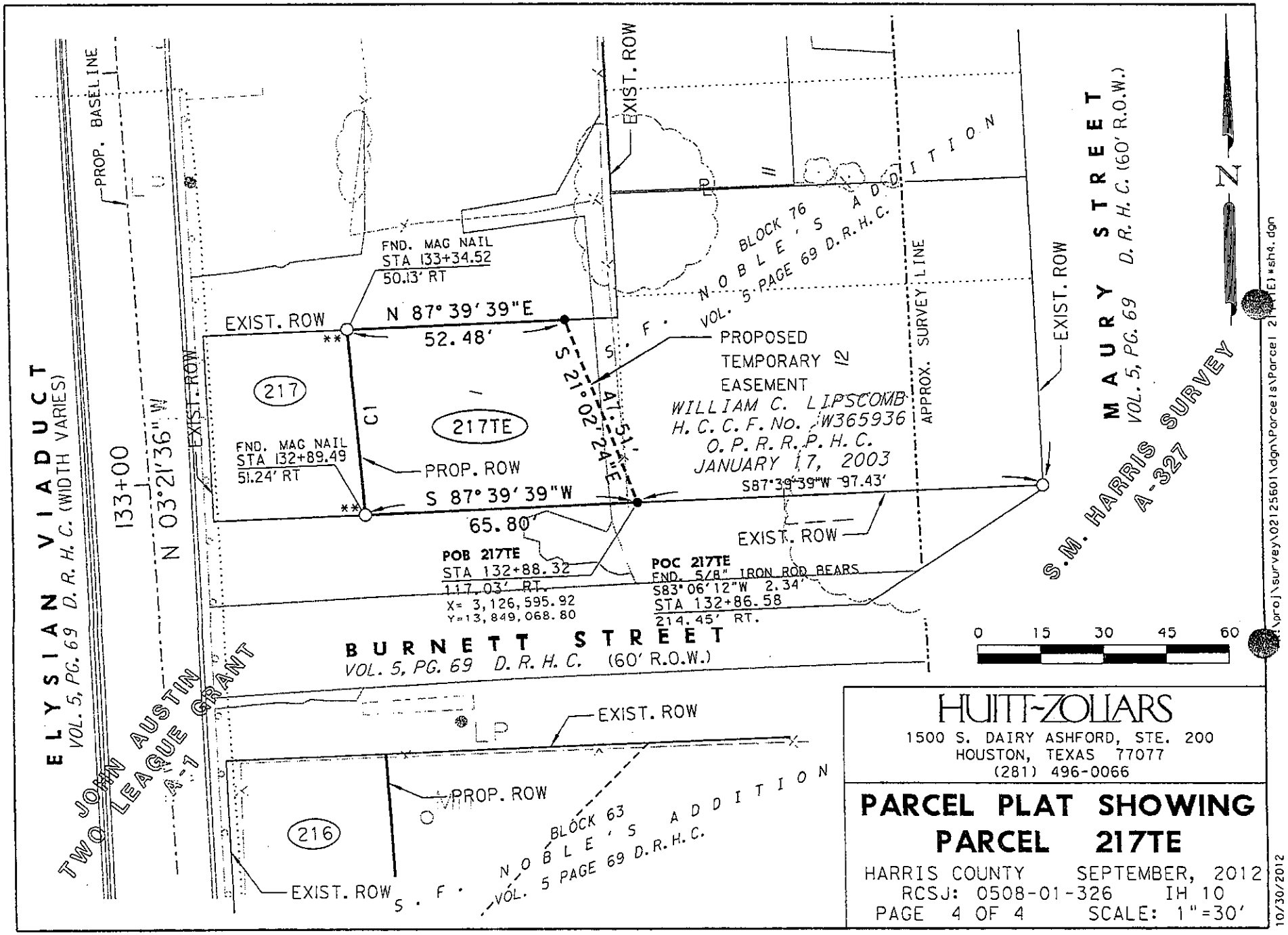
HUITT-ZOLLARS
1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066

PARCEL PLAT SHOWING PARCEL 217TE

HARRIS COUNTY SEPTEMBER, 2012
RCSJ: 0508-01-326 IH 10
PAGE 3 OF 4 SCALE: NTS

10/30/2012

:\proj\survey\02125601\dgn\Parcels\Parcel 217TE)*sh3.dgn


ELYSIAN VIADUCT
VOL. 5, PG. 69 D. R. H. C. (WIDTH VARIES)
PROP. BASELINE
133+00
N 03°21'36" W
EXIST. ROW
TWO JOHN AUSTIN LEAGUE GRANT
A-1
FND. MAG NAIL
STA 133+34.52
50.13' RT
N 87° 39' 39"E
52.48'
217
217TE
C1
FND. MAG NAIL
STA 132+89.49
51.24' RT
PROP. ROW
S 87° 39' 39"W
65.80'
S 21° 02' 24"E
41.51'
POB 217TE
STA 132+88.32
117.03' RT.
X= 3,126,595.92
Y=13,849,068.80
POC 217TE
FND. 5/8" IRON ROD BEARS
S83° 06' 12"W 2.34'
STA 132+86.58
214.45' RT.
BURNETT STREET
VOL. 5, PG. 69 D. R. H. C. (60' R.O.W.)
PROPOSED
TEMPORARY
EASEMENT
WILLIAM C. LIPSCOMB
H. C. C. F. No. W365936
O. P. R. R. P. H. C.
JANUARY 17, 2003
S87°39'39"W 97.43'
APPROX. SURVEY LINE
BLOCK 76
NOBLE'S ADDITION
VOL. 5 PAGE 69 D.R.H.C.
S. F.
MAURY STREET
VOL. 5, PG. 69 D. R. H. C. (60' R.O.W.)
S.M. HARRIS SURVEY
A-327
N
0 15 30 45 60
216
BLOCK 63
NOBLE'S ADDITION
VOL. 5 PAGE 69 D.R.H.C.
HUITT-ZOLLARS
1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066
PARCEL PLAT SHOWING
PARCEL 217TE
HARRIS COUNTY SEPTEMBER, 2012
RCSJ: 0508-01-326 IH 10
PAGE 4 OF 4 SCALE: 1"=30'
10/30/2012

Revised: May 17, 2013
December 12, 2011
Parcel No. 517
Page 1 of 7 Pages

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**East of West Little York Road to West of Fairbanks-North Houston Road**
RCSJ No. :	**0050-09-087**

PROPERTY DESCRIPTION FOR PARCEL NO. 517

BEING a 0.3521 of one acre (15,338 square feet) parcel of land located in the G. Williams Survey, Abstract Number 859, Harris County, Texas, and out of a called 2.065-acre tract conveyed from 7 Northwest, Ltd. to Vista Bank Texas by deed dated January 04, 2008 as recorded under County Clerk's File No. 20080016771, Film Code No. 053-27-1972 of the Official Public Records of Real Property of Harris County, Texas, also being a portion of Block 1, Unrestricted Reserve "A" of Vista Bank Windfern, a subdivision plat recorded under Film Code No. 623157 of the Map Records of Harris County, Texas, said 0.3521 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod with cap stamped "TERRA" located in the existing easterly right-of-way line of Windfern Road (width varies) for the southwest corner of said 2.065-acre tract and said Vista Bank Windfern; thence as follows:

North 01° 57' 42" West, with said existing easterly right-of-way line of Windfern Road and the westerly line of said 2.065-acre tract and said Vista Bank Windfern, a distance of 256.22 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 = 13,880,007.11 and E = 3,066,273.15 (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 01° 57' 42" West, continuing with said existing easterly right-of-way line of Windfern Road and the westerly line of said 2.065-acre tract and said Vista Bank Windfern, a distance of 67.23 feet to a found 5/8-inch iron rod with cap stamped "TERRA" located in the existing southwesterly right-of-way line of US Highway 290 (300 foot wide) for the northwest corner of said 2.065-acre tract and said Vista Bank Windfern and said parcel herein described, from which a found 5/8-inch iron rod with cap stamped "281-431-2525" bears North 01° 57' 42" West, 0.61 feet;

2) THENCE, South 64° 39' 33" East, with said existing southwesterly right-of-way line of US Highway 290 and the northerly line of said 2.065-acre tract and said Vista Bank Windfern, a distance of 488.32 feet to point for the northeast corner of said 2.065-acre tract, said Vista Bank Windfern, and said parcel herein described, also the northwest corner of a called 27,445 square foot tract of land conveyed to Linn Dinh and Hunt T. Dinh by deed recorded under County Clerk's File No. 20080010789, Film Code No. 053-18-1293 of said Official Public Records of Real Property of Harris County, Texas from which a found 5/8-inch iron rod bears North 01° 54' 25" West, 0.42 feet;

3) THENCE, South 01° 54' 25" East, with the easterly line of said 2.065-acre tract and said Vista Bank WIndfern and the westerly line of said 27,445 square foot tract, a distance of 24.18 feet to a set PK nail with shiner located at the intersection with said proposed southwesterly right-of-way line of US Highway 290, for the southeast corner of said parcel herein described;

4) THENCE, North 66° 56' 08" West, with said proposed southwesterly right-of-way line of US Highway 290, passing at a distance of 132.38 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 for a total distance of 308.46 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for the beginning of a tangent curve to the right;**

5) THENCE, in a northwesterly direction, continuing with said proposed southwesterly right-of-way line of US Highway 290, and with the arc of said curve to the right whose central angle is 01° 37' 26" and whose radius is 4,901.55 feet (chord bears North 66° 07' 25" West, a distance of 138.91 feet) for a curve length of 138.92 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point;**

Revised: May 17, 2013
December 12, 2011
Parcel No. 517
Page 3 of 7 Pages

6) THENCE, South 69° 04' 07" West, continuing with said proposed southwesterly right-of-way line of US Highway 290, a distance of 31.06 feet to the POINT OF BEGINNING, and containing 0.3521 of one acre (15,338 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.

Revised May 17, 2013: Reduced taking acreage.

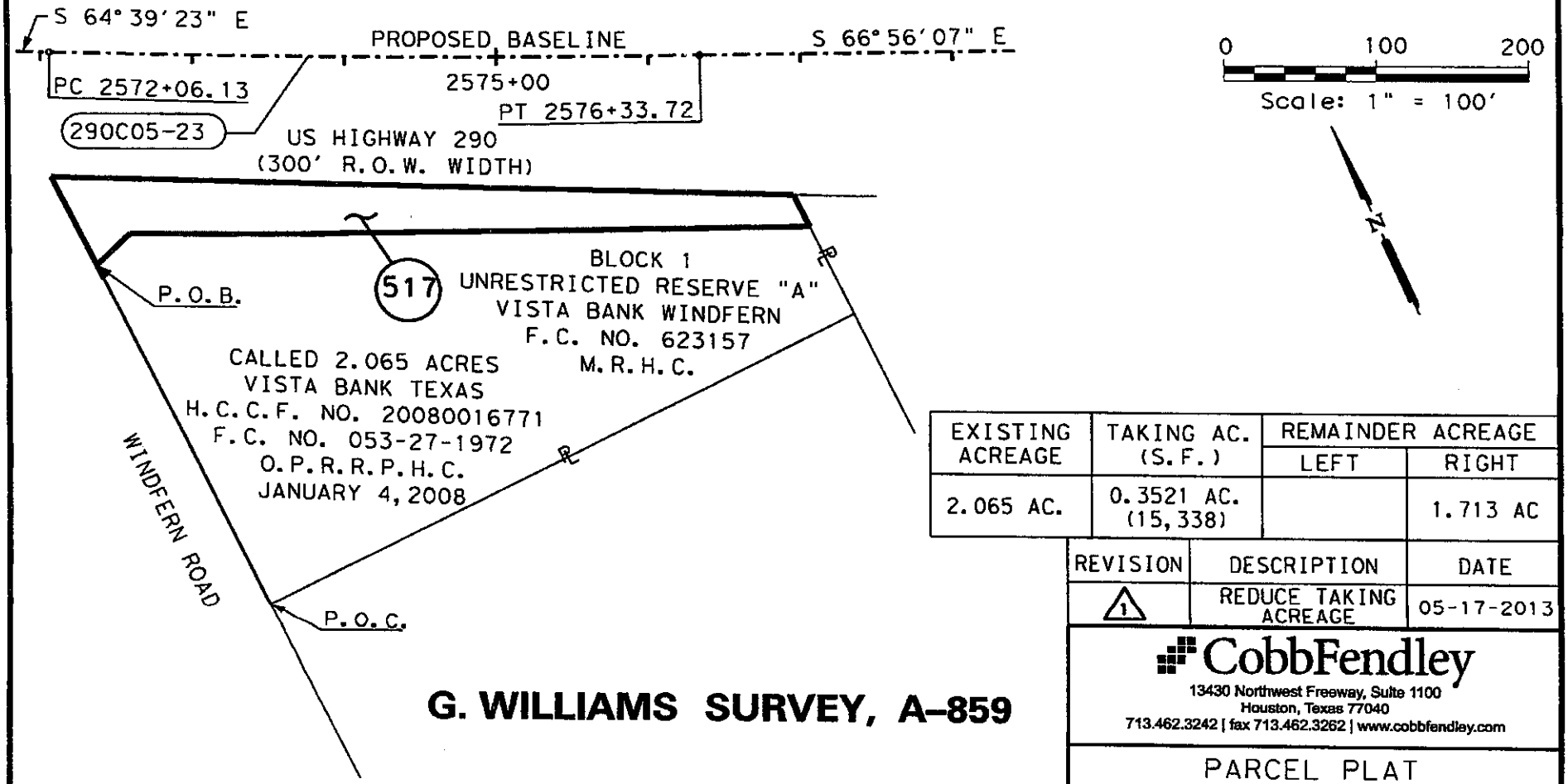
I, Michael V. Rollin, a Registered Professional Land Surveyor, hereby certify that this legal description hereon and the accompanying plat of even survey date represent an actual survey made on the ground under my supervision.

5-17-2013

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

US 290 PROPOSED BASELINE CURVE DATA TABLE

CURVE NO.	PI STATION	PI NORTHING	PI EASTING	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
290C05-23	2574+19.95	13,880,110.54	3,066,520.71	10,750.00'	02°16'44"	427.59'	S 65°47'45" E	427.56'



EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
2.065 AC.	0.3521 AC. (15,338)		1.713 AC

REVISION	DESCRIPTION	DATE
1	REDUCE TAKING ACREAGE	05-17-2013

R.O.W. DEEDS FOR US 290
H.C.C.F. NO. B405175, F.C. NO. 059-16-0387 O.P.R.R.P.H.C.
H.C.C.F. NO. E387508, F.C. NO. 117-17-2027 O.P.R.R.P.H.C.
VOL. 3823, PG. 79 D.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 517

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 4 OF 7 SCALE: 1"=100'

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 DECEMBER, 2010.

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
(500)	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
─III─	ACCESS DENIAL LINE(ADL)

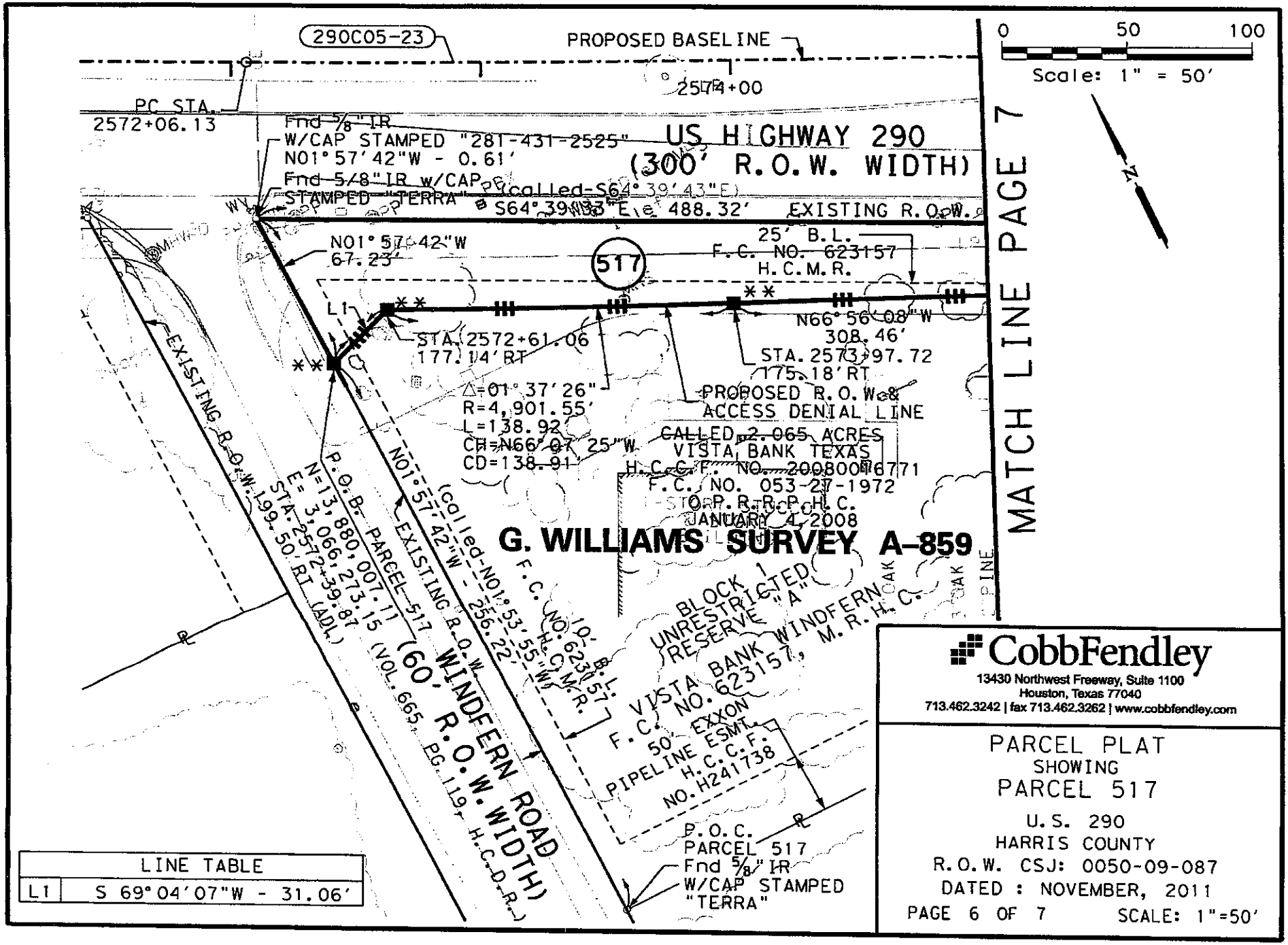
STATE OF TEXAS REGISTERED MICHAEL VINCENT ROLLIN 6236 PROFESSIONAL LAND SURVEYOR

5-17-2013

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

PARCEL PLAT
SHOWING
PARCEL 517

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 5 OF 7 SCALE: 1"=50'



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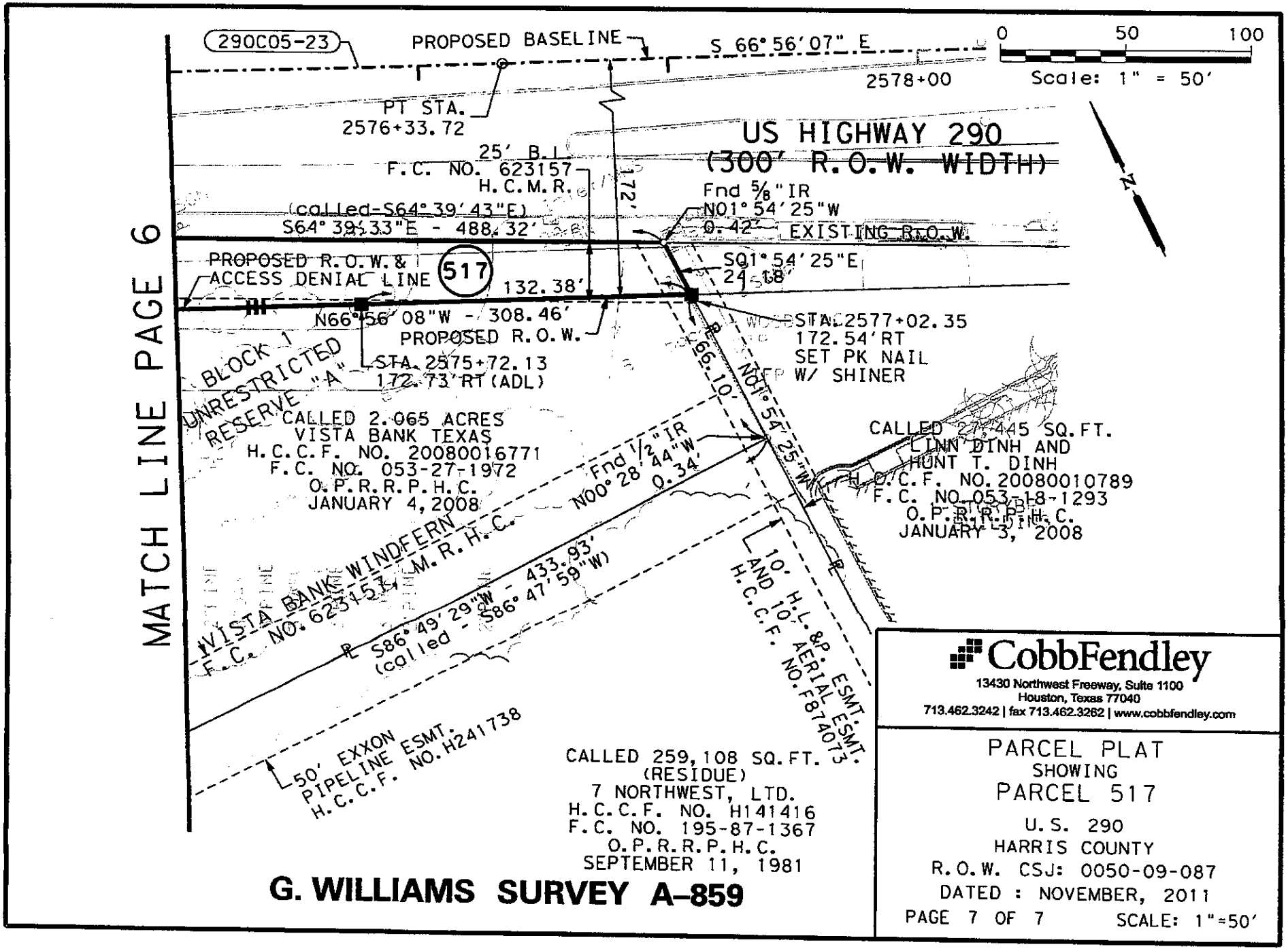
PARCEL PLAT
SHOWING
PARCEL 517

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 6 OF 7 SCALE: 1"=50'



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PARCEL PLAT
SHOWING
PARCEL 517

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 7 OF 7 SCALE: 1"=50'

County: Dallas
Highway: IH-35E, PHASE 1
Limits: IH-635 In Dallas County to US 380 in Denton County
STA. 749+04.61 to STA. 750+22.23
R.O.W. CSJ: 0196-03-248

Description for Parcel 79

BEING 4,800 square feet of land located in the Martha P. Green Survey, Abstract Number 519, City of Carrollton, Dallas County, Texas, and being a portion of Lot 1, Block 1 of Racetrac Addition, an addition to the City of Carrollton, Dallas County, Texas as recorded in Volume 94108, Page 02731 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being a portion of the remainder of a called 0.5915 acre tract of land (designated "TRACT I") described in the General Warranty Deed to Mesquite Creek Development, Inc. filed April 27, 2001 and recorded in Volume 2001083, Page 05056 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 4,800 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "AH & Halff Assoc." found (Controlling monument) (CM) for the common northwesterly corner of said Lot 1, northwesterly corner of a called 0.2961 acre tract of land (designated "TRACT II") described in said deed to Mesquite Creek Development, Inc. recorded in Volume 2001083, Page 05056 O.P.R.D.C.T., and the southwesterly corner of a called 0.08 acre tract of land described in the deed to Mountainprize, Inc. recorded in Document Number 200600024396 O.P.R.D.C.T., said point being in the southeasterly line of a called 2.5979 acre tract of land (designated "TRACT 3B") described in the deed to City of Dallas recorded in Volume 86057, Page 0342 D.R.D.C.T., said point also being the beginning of a non-tangent curve to the left whose chord bears South 21 degrees 20 minutes 51 seconds West, a distance of 175.67 feet;

THENCE Southerly, with the common northwesterly line of said Lot 1, northwesterly line of said called 0.2961 acre tract of land, southeasterly line of said called 2.5979 acre tract of land and with said curve to the left having a radius of 2,020.93 feet, a central angle of 04 degrees 58 minutes 55 seconds, passing at an arc distance of 84.91 feet, a point for the common southwesterly corner of said 0.2961 acre tract of land and northwesterly corner of said 0.5915 acre tract of land, continuing with the common northwesterly line of said Lot 1, northwesterly line of said called 0.5915 acre tract of land and with the southeasterly line of said called 2.5979 acre tract of land, in all, an arc distance of 175.72 feet to a 3 1/4 inch aluminum cap stamped "Texas Department of Transportation ROW Monument" (TxDOT Cap) found** (CM) for the **POINT OF BEGINNING** at Station 750+22.23, 475.55 feet Right, and having a surface coordinate of N 7,034,663.01 and E 2,456,732.54, said point being in the proposed northerly right-of-way line of Belt Line Road (F.M. 1380), said point also being the beginning of a non-tangent curve to the right whose chord bears North 86 degrees 54 minutes 59 seconds East, a distance of 78.85 feet;

County: Dallas
Highway: IH-35E, PHASE 1
Limits: IH-635 In Dallas County to US 380 in Denton County
STA. 749+04.61 to STA. 750+22.23
R.O.W. CSJ: 0196-03-248

Description for Parcel 79

(1) **THENCE** Easterly, with said proposed northerly right-of-way line of Belt Line Road (F.M. 1380) and with said curve to the right, having a radius of 783.00 feet, a central angle of 05 degrees 46 minutes 20 seconds, an arc distance of 78.88 feet to an "X" in concrete found** (CM) for the beginning of a compound curve to the right whose chord bears South 87 degrees 22 minutes 37 seconds East, a distance of 50.69 feet;

(2) **THENCE** Easterly, continuing with said proposed northerly right-of-way line of Belt Line Road (F.M. 1380) and with said curve to the right, having a radius of 515.00 feet, a central angle of 05 degrees 38 minutes 30 seconds, an arc distance of 50.71 feet to an "X" in concrete found** (CM) for corner;

(3) **THENCE** South 84 degrees 33 minutes 22 seconds East, continuing with said proposed northerly right-of-way line of Belt Line Road (F.M. 1380), a distance of 78.17 feet to an "X" in concrete found** (CM) for the beginning of a tangent curve to the left whose chord bears South 86 degrees 37 minutes 38 seconds East, a distance of 16.99 feet;

(4) **THENCE** Easterly, continuing with said proposed northerly right-of-way line of Belt Line Road (F.M. 1380) and with said curve to the left, having a radius of 235.00 feet, a central angle of 04 degrees 08 minutes 33 seconds, an arc distance of 16.99 feet to a TxDOT Cap found** (CM) for corner located at Station 749+04.61, 663.20 feet right, said point being the intersection of said proposed northerly right-of-way line Belt Line Road (F.M. 1380) with the proposed westerly right-of-way line of Broadway Street;

(5) **THENCE** North 00 degrees 00 minutes 00 seconds West, with said proposed westerly right-of-way line of Broadway Street, a distance of 50.02 feet to a TxDOT Cap found** (CM) in the common existing westerly right-of-way line of Broadway Street (a variable width right-of-way), easterly line of said Lot 1 and westerly line of a right-of-way dedication to the City of Carrollton as shown on said Racetrac Addition, said point being located at Station 749+45.21, 689.23 feet Right, said point also being the beginning of a non-tangent curve to the right whose chord bears South 12 degrees 45 minutes 42 seconds East, a distance of 35.43 feet;

County: Dallas
Highway: IH-35E, PHASE 1
Limits: IH-635 In Dallas County to US 380 in Denton County
STA. 749+04.61 to STA. 750+22.23
R.O.W. CSJ: 0196-03-248

Description for Parcel 79

(6) **THENCE** Southerly, with the common easterly line of said Lot 1, westerly line of said right-of-way dedication to the City of Carrollton, existing westerly right-of-way line of said Broadway Street and with said curve to the right, having a radius of 221.00 feet, a central angle of 09 degrees 11 minutes 42 seconds, an arc distance of 35.47 feet to a calculated point for the beginning of a compound curve to the right whose chord bears South 40 degrees 59 minutes 15 seconds West, a distance of 37.82 feet;

(7) **THENCE** Southerly, continuing with the common easterly line of said Lot 1, westerly line of said right-of-way dedication to the City of Carrollton, existing westerly right-of-way line of said Broadway Street and with said curve to the right, having a radius of 25.00 feet, a central angle of 98 degrees 17 minutes 45 seconds, an arc distance of 42.89 feet to a calculated point for the intersection of the westerly right-of-way line of said Broadway Street with the existing northerly right-of-way line of Beltline Road (F.M. 1380) (a variable width right-of-way);

(8) **THENCE** North 89 degrees 51 minutes 39 seconds West, with the common southerly line of said Lot 1, northerly line of said right-of-way dedication to the City of Carrollton and existing northerly right-of-way line of said Belt Line Road (F.M. 1380), a distance of 213.57 feet to a calculated point for the common southwesterly corner of said Lot 1 and northwesterly corner of said right-of-way dedication to the City of Carrollton, said point being in the common northwesterly line of said called 0.5915 acre tract of land and southeasterly line of said called 2.5979 acre tract of land, said point also being the beginning of a non-tangent curve to the right whose chord bears North 18 degrees 34 minutes 17 seconds East, a distance of 20.11 feet, from which a 1/2 iron rod with unreadable cap found (CM) for the southwesterly corner of said Racetrac Addition bears South 18 degrees 07 minutes 15 seconds West, a distance of 11.56 feet;

(9) **THENCE** Northerly, with the common northwesterly line of said Lot 1, northwesterly line of said called 0.5915 acre tract of land, southeasterly line of said called 2.5979 acre tract of land and with said curve to the right, having a radius of 2,020.93 feet, a central angle of 00 degrees 34 minutes 12 seconds, an arc length of 20.11 feet to the **POINT OF BEGINNING** and containing 4,800 square feet or 0.1102 acres of land, more or less.

County: Dallas
Highway: IH-35E, PHASE 1
Limits: IH-635 In Dallas County to US 380 in Denton County
STA. 749+04.61 to STA. 750+22.23
R.O.W. CSJ: 0196-03-248

Description for Parcel 79

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, CORS 96 (EPOCH 2002.00), North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Dallas County of 1.000136506.

All stations and offsets shown are calculated relative to the project centerline (IH-35E baseline).

A plat of same date accompanies this description.

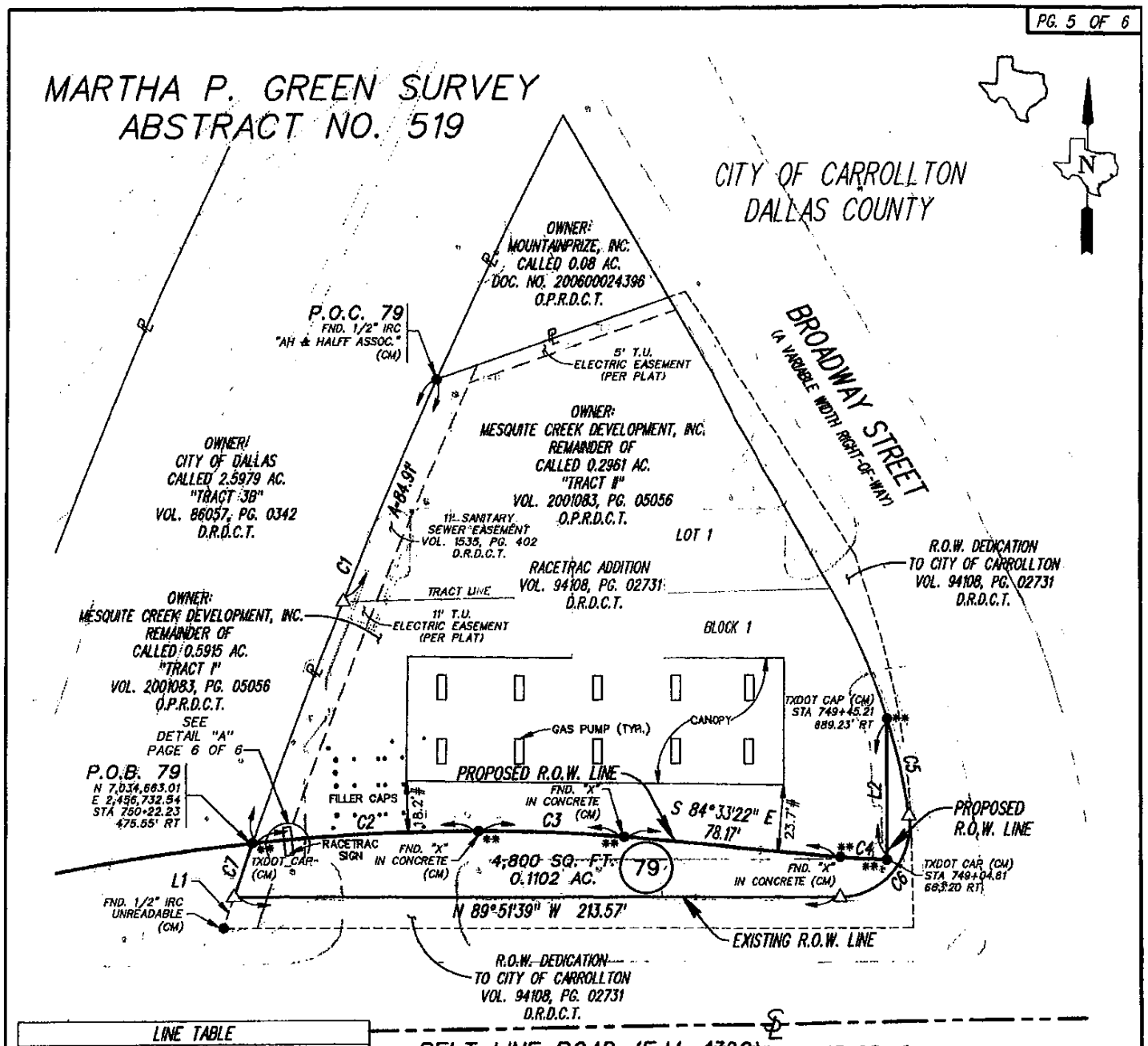
** This monument may be replaced by TxDOT Type II right-of-way marker upon the completion of the highway acquisition project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

10/4/13

Calvin E. Cock, III
Registered Professional Land Surveyor No. 5622
Gorrondona & Associates, Inc.
1701 North Market Street, Suite 450 LB 5
Dallas, Texas 75202
Office 214-712-0600 Fax 214-712-0604
Texas Firm No. 10106903

STATE OF TEXAS
REGISTERED
CALVIN EARNEST COCK, III
5622
PROFESSIONAL
LAND SURVEYOR



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 18°07'15" W	11.56'
L2	N 00°00'00" W	50.02'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,020.93'	04°58'55" LT	175.72'	S 21°20'51" W	175.67'
C2	783.00'	05°46'20" RT	78.88'	N 86°54'59" E	78.85'
C3	515.00'	05°38'30" RT	50.71'	S 87°22'37" E	50.69'
C4	235.00'	04°08'33" LT	16.99'	S 86°37'38" E	16.99'
C5	221.00'	09°11'42" RT	35.47'	S 12°45'42" E	35.43'
C6	25.00'	98°17'45" RT	42.89'	S 40°59'15" W	37.82'
C7	2,020.93'	00°34'12" RT	20.11'	N 18°34'17" E	20.11'

GRAPHIC SCALE
50 0 25 50
1" = 50'

THESE DISTANCES ARE THE RESULT OF AN ON THE GROUND SURVEY.

*DENOTES A CALCULATED AREA

AS OF 10/4/13

Texas Department of Transportation © 2010

PLAT OF A SURVEY OF PARCEL 79			
FILE PARCEL 79	IH-35E, PHASE 1		DIVISION SPD
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0196-03-248	COUNTY DALLAS

PARCEL NUMBER	79	
	ACRES	SQUARE FEET
ACQUISITION	0.1102	4,800
PARENT AREA	*0.7847	*34,180
REMAINDER AREA	0.6745	29,380

ADL	ACCESS DENIAL LINE (CONTROL OF ACCESS)
B.L.	BUILDING LINE
CL	CENTERLINE
D.E.	DRAINAGE EASEMENT
DOC. NO.	COUNTY CLERK'S DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
E.	EASEMENT
IR	IRON ROD
IRC	IRON ROD WITH CAP
LT	LEFT
N.T.S.	NOT TO SCALE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
PG.	PG.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
RT	RIGHT
TXDOT CAP	3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"
U.E.	UTILITY EASEMENT
VOL.	VOL.
(CM)	CONTROLLING MONUMENT
◙	TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
●	MONUMENT FOUND (SIZE & TYPE NOTED)
△	CALCULATED POINT
◘**	5/8" IRON ROD WITH 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" SET (UNLESS OTHERWISE NOTED) (SEE NOTE 4)
⊗	5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION ACCESS DENIAL" SET (UNLESS OTHERWISE NOTED)
—— ℄ ——	APPROXIMATE SURVEY LINE
————	EXISTING TxDOT R.O.W. LINE
——‖——	EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
——ℓ——	PROPERTY LINE
— — — —	PROPOSED EASEMENT LINE
—— — ——	PROPOSED CENTERLINE
————	PROPOSED R.O.W. LINE
——‖——	PROPOSED R.O.W. AND ACCESS DENIAL LINE

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

10/4/13

CALVIN E. COCK, III
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5622
TEXAS FIRM NO. 10106903

STATE OF TEXAS
REGISTERED
CALVIN EARNEST COCK, III
5622
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, CORS 96 (EPOCH 2002.00), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR DALLAS COUNTY OF 1.000136506.

2. ACCESS TO AND FROM THE IH-35E TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.

3. A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

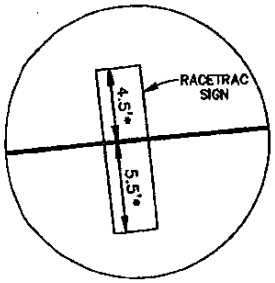
4. ** THIS MONUMENT MAY BE REPLACED BY TxDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY ACQUISITION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF#: 704-67538, WITH AN EFFECTIVE DATE OF JUNE 13, 2013.

   B. EASEMENT EXECUTED BY FRANK BOOTH, ET AL TO SOUTHWESTERN BELL TELEPHONE COMPANY, FILED OCTOBER 28, 1926, RECORDED IN/UNDER VOLUME 1356, PAGE 537, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS. (CAN NOT BE PLOTTED AS WRITTEN AND IS NOT SHOWN ON THE SURVEY)

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-35 BASELINE) UNLESS OTHERWISE NOTED.

7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.



DETAIL "A"
N.T.S.

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

*DENOTES A CALCULATED AREA AS OF 10/4/13

Texas Department of Transportation © 2010

PLAT OF A SURVEY OF PARCEL 79

FILE	IH-35E, PHASE 1		DIVISION
PARCEL 79			SPD
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	COUNTY
N.T.S.		0196-03-248	DALLAS

PARCEL NUMBER	79	
	ACRES	SQUARE FEET
ACQUISITION	0.1102	4,800
PARENT AREA	*0.7847	*34,180
REMAINDER AREA	0.6745	29,380

County: Denton
Highway: INTERSTATE 35E
R.O.W. CSJ: 0196-02-109

Date: October 15, 2010

Description for Parcel 27

BEING 40,367 square feet of land, more or less, in the Thomas Garvin Survey, Abstract No. 466, City of Lewisville, Denton County, Texas, and being part of a tract of land as described in deed to Lakepointe Crossing, Ltd., as recorded in County Clerk's File No. 1996-68066, Deed Records Denton County, Texas (D.R.D.C.T.), and being part of Lot 6, Block H, of Lakepointe, Phase V, an addition to the City of Lewisville, as recorded in Cabinet K, Page 140, Plat Records Denton County, Texas, said 40,367 square feet of land being more particularly described as follows:

COMMENCING at a Y cut found in concrete at the northwest corner of said Lot 6, said corner being an inner ell corner of Lot 5A-R, Block H, of Lakepointe Phase V, an addition to the City of Lewisville, as recorded in Cabinet N, Page 57, Plat Records Denton County, Texas;

THENCE South 32 degrees 40 minutes 00 seconds West along the common line between said Lot 6 and said Lot 5A-R a distance of 25.40 feet to n X cut set in concrete on the new northeasterly right-of-way line of Interstate Highway 35E at the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7052747.64, and East 2439330.88, and being the beginning of an Access Denial Line;**

1) THENCE South 59 degrees 22 minutes 29 seconds East along the new right-of-way line of Interstate Highway 35E and along the Access Denial Line a distance of 242.15 feet to a 5/8 inch iron rod set with TxDOT 3-1/4 inch aluminum cap on the common line between said Lot 6 and Lot 5B, Block H, Lakepointe Phase V, an addition to the City of Lewisville, as recorded in Cabinet K, Page 309, Plat Records Denton County, Texas and being the end of this Access Denial Line; **

2) THENCE South 32 degrees 40 minutes 00 seconds West along the common line between said Lot 6 and said Lot 5B a distance of 171.23 feet to a 1/2 inch iron rod found on the existing northeasterly right-of-way line of Interstate Highway 35E, as established by deed to the State of Texas, as recorded in Volume 400, Page 124, (D.R.D.C.T.);

3) THENCE North 57 degrees 16 minutes 56 seconds West along the existing northeasterly right-of-way line of Interstate Highway 35E and the southeasterly line of said Lot 6 a distance of 241.99 feet to the westerly corner of said Lot 6 and the southerly corner of a said Lot 5A-R;

4) THENCE North 32 degrees 40 minutes 00 seconds East along the common line between said Lot 6 and said Lot 5A-R a distance of 162.39 to the POINT OF

County: Denton
Highway: INTERSTATE 35E
R.O.W. CSJ: 0196-02-109

Date: October 15, 2010

Description for Parcel 27

BEGINNING and containing 40,367 square feet (0.9267 acres) of land, more or less.

Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202). All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000150630.

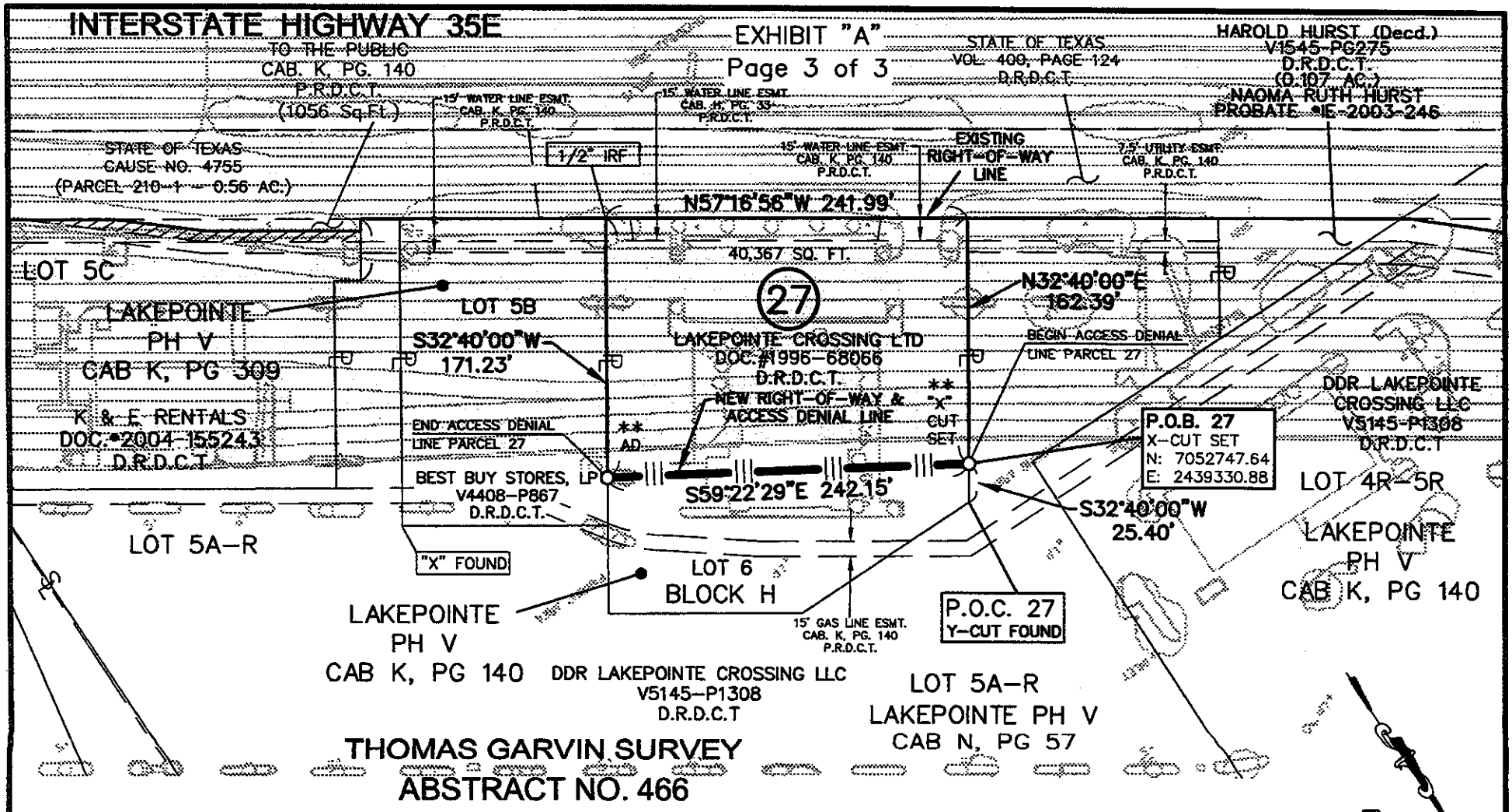
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

For: Huitt-Zollars, Inc

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: October 15, 2010

STATE OF TEXAS
REGISTERED
ERIC JOHN YAHOUDY
4862
PROFESSIONAL
LAND SURVEYOR



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
CONTROL OF ACCESS LINE
ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
IRF = IRON ROD FOUND
AD = TxDOT 3-1/4 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
BD = TxDOT BRONZE DISK SET IN CONCRETE
CD = TxDOT 2 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON

A PLAT OF A SURVEY
OF PARCEL 27
FOR INTERSTATE HIGHWAY 35E
A 40,367 SQ. FT., [0.9267 AC.]
TRACT OF LAND IN THE
THOMAS GARVIN SURVEY
ABSTRACT NO. 466
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS
OCTOBER 15, 2010

GRAPHIC SCALE
0' 25' 50' 100'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000150630

NOTE: THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

** 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.

R.O.W. CSJ: 0196-02-109

Parcel:	27
Highway:	IH 35E
Highway Designation:	Interstate Highway 35 E from IH 635 in Dallas County to US 380 in Denton County
ROW CSJ:	0196-02-109
CSJ:	0196-02-068
Project Limits:	From Dallas/Denton County Line to North of Corporate Drive
County:	Denton
Owner:	3006 Daytona Drive, LLC, et al

CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:

Title to all of that Concrete, Metal, Wood Restaurant 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 improvements.

County: Denton
Highway: IH-35E, PHASE 1
Limits: From Dallas/Denton County Line to North of Corporate Drive
STA. 999+00.41 to STA. 999+19.61
R.O.W. CSJ: 0196-02-109

Description for Parcel 113

BEING 777 square feet of land located in the Buffalo Bayou, Brazos and Colorado Railroad Survey, Abstract Number 144, City of Lewisville, Denton County, Texas and being a portion of a called 1.435 acre tract of land (by plat) being Lot 7A, Block H of "Lakepointe Phase V, Lots 7A & 7B Block H", an addition to the City of Lewisville, Denton County, Texas recorded in Cabinet U, Page 728 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being a portion of that tract of land described as "Lots 7, 9, and 10, Block H, of Lakepointe, Phase V, an addition to the City of Lewisville, Denton County, Texas, according to the plat recorded in Cabinet N, Page 57, of the Map Records of Denton County, Texas" in the Special Warranty Deed to Mercantile-Lakepointe, L.P. filed October 21, 1997 and recorded in Document Number 97-R0074082 of the Deed Records of Denton County, Texas, said 777 square foot of land being more particularly described by metes and bounds as follows:

COMMENCING at an "X" in concrete found (Controlling Monument) (CM) for the most westerly corner of Lot 7B, Block H of said "Lakepointe Phase V, Lots 7A & 7B Block H", an addition to the City of Lewisville, Denton County, Texas recorded in Cabinet U, Page 728 P.R.D.C.T., common to an interior ell corner of said Lot 7A;

THENCE South 57 degrees 18 minutes 38 seconds East, along a northeasterly line of said Lot 7A common to a southwesterly line of said Lot 7B, a distance of 59.51 feet to a calculated point for the most southerly east corner of said Lot 7A common to an interior ell corner of said Lot 7B;

THENCE South 09 degrees 00 minutes 26 seconds West, along the common most southerly east line of said Lot 7A and most southerly west line of said Lot 7B, a distance of 233.72 feet to an "X" in concrete found (CM) for the **POINT OF BEGINNING** at Station 999+00.41, 293.66 feet Right, and having a surface coordinate of N=7,052,399.83 and E=2,439,908.29, said point being in the proposed northeasterly right-of-way of line Interstate Highway 35E;

(1) **THENCE** South 09 degrees 00 minutes 26 seconds West, continuing along the common most southerly east line of said Lot 7A and most southerly west line of said Lot 7B, a distance of 89.91 feet to a "Y" in concrete found (CM) for the common southerly corner of said Lot 7A, southerly corner of said Lot 7B, and a westerly corner of Lot 8, Block H of "Lakepointe, Phase V, Lots 5A-R, 7, 8, 9 and 10, Block H", an addition to the City of Lewisville, Denton County, Texas recorded in Cabinet N, Page 57 P.R.D.C.T. said point also being in the easterly line of Lot 5C, Block H of "Lots 5A, 5B, 5C, Block H, Lakepointe Phase V", an addition to the City of Lewisville, Denton County, Texas recorded in Cabinet K, Page 309 P.R.D.C.T.;

County: Denton
Highway: IH-35E, PHASE 1
Limits: From Dallas/Denton County Line to North of Corporate Drive
STA. 999+00.41 to STA. 999+19.61
R.O.W. CSJ: 0196-02-109

Description for Parcel 113

(2) **THENCE** North 00 degrees 58 minutes 08 seconds West, along the common most southerly west line of said Lot 7A and easterly line of said Lot 5C, passing at a distance of 94.71 feet a "Y" in concrete found (CM) for the common northeasterly corner of said Lot 5C and most easterly southeast corner of Lot 5A-R, Block H of said "Lakepointe, Phase V, Lots 5A-R, 7, 8, 9 and 10, Block H", continuing along the common most southerly west line of said 7A and most southerly east line of said Lot 5A-R, in all, a distance of 99.81 feet to an "X" in concrete found (CM) in the proposed northeasterly right-of-way of line Interstate Highway 35E located at Station 999+19.61 294.40 feet Right;

(3) **THENCE** South 55 degrees 06 minutes 41 seconds East, along said proposed northeasterly right-of-way of line Interstate Highway 35E, a distance of 19.22 feet to the **POINT OF BEGINNING** and containing 777 square feet or 0.0178 acres of land, more or less.

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, CORS 96 (EPOCH 2002.00), North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Denton County of 1.000150630.

All stations and offsets shown are calculated relative to the project centerline (IH-35E baseline).

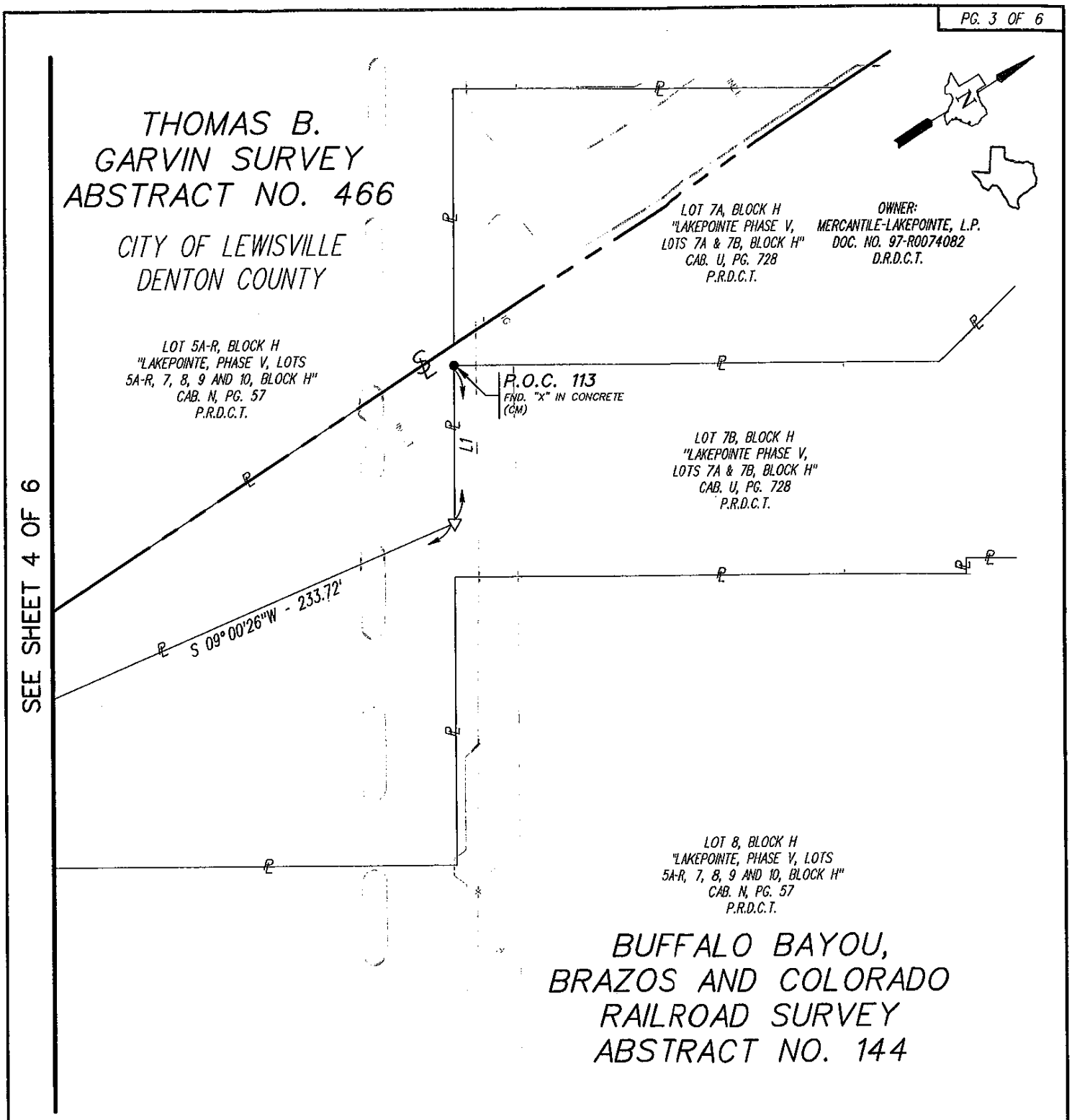
A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

1/30/14

Calvin E. Cock, III
Registered Professional Land Surveyor No. 5622
Gorrondona & Associates, Inc.
1701 North Market Street, Suite 450 LB 5
Dallas, Texas 75202
Office 214-712-0600 Fax 214-712-0604
Texas Firm No. 10106903

STATE OF TEXAS
REGISTERED
CALVIN EARNEST COCK, III
5622
PROFESSIONAL
LAND SURVEYOR



GRAPHIC SCALE

50 0 25 50

1" = 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 57°18'38" E	59.51'

AS OF 1/30/14

Texas Department of Transportation © 2010

PLAT OF A SURVEY OF PARCEL 113			
FILE PARCEL 113	IH–35E, PHASE 1		DIVISION SPD
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.–C.S.J NO. 0196–02–109	COUNTY DENTON

PARCEL NUMBER	113	
	ACRES	SQUARE FEET
ACQUISITION	0.0178	777
PARENT AREA	1.435	62,509
REMAINDER AREA	1.4172	61,732

1001+00
1000+00
999+00
998+00

N 57°19'41" W – 3,550.83'

INTERSTATE HIGHWAY 35E
(A VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF LEWISVILLE
DENTON COUNTY

THOMAS B.
GARVIN SURVEY
ABSTRACT NO. 466

DEDICATION FOR ROW PURPOSES CAB. K, PG. 140 P.R.D.C.T.

7.5' UTILITY EASEMENT CAB. K, PG. 140 P.R.D.C.T.

7.0' SIDEWALK EASEMENT CAB. K, PG. 140 P.R.D.C.T.

STATE OF TEXAS CAUSE NO. 4755

15' WATER LINE EASEMENT CAB. K, PG. 140 P.R.D.C.T.

15' UTILITY EASEMENT CAB. K, PG. 140 P.R.D.C.T.

STATE OF TEXAS CALLED 0.11 AC. VOL. 400, PG. 140 D.R.D.C.T.

7.5' TELEPHONE EASEMENT CAB. N, PG. 57 P.R.D.C.T.

15' WATER LINE EASEMENT CAB. N, PG. 57 P.R.D.C.T.

STATE OF TEXAS CALLED 0.52 AC. VOL. 400, PG. 142 D.R.D.C.T.

25' BUILDING LINE CAB. N, PG. 57 P.R.D.C.T.

DEDICATION FOR ROW PURPOSES CAB. N, PG. 57 P.R.D.C.T.

LOT 5C, BLOCK H
"LOTS 5-A, 5-B, 5-C, BLOCK H, LAKEPOINTE, PHASE V"
CAB. K, PG. 309
P.R.D.C.T.

777 SQ. FT.
0.0178 AC.

113

L3
94.71'
L2

FND. "Y" IN CONCRETE (CM)

FND. "Y" IN CONCRETE (CM)

VARIABLE WIDTH PRIVATE UTILITY EASEMENT CAB. U, PG. 728 P.R.D.C.T.

P.O.B. 113
FND. "X" IN CONCRETE (CM)
N 7,052,399.83
E 2,439,908.29
STA 999+00.41
293.66' RT

FND. "X" IN CONCRETE (CM)
STA 999+19.61
294.40' RT

LOT 8, BLOCK H
"LAKEPOINTE, PHASE V, LOTS 5A-R, 7, 8, 9 AND 10, BLOCK H"
CAB. N, PG. 57
P.R.D.C.T.

PROPOSED IH-35E R.O.W. LINE

10' GAS LINE EASEMENT CAB. K, PG. 140 P.R.D.C.T.

LOT 5A-R, BLOCK H
"LAKEPOINTE, PHASE V, LOTS 5A-R, 7, 8, 9 AND 10, BLOCK H"
CAB. N, PG. 57
P.R.D.C.T.

OWNER:
MERCANTILE-LAKEPOINTE, L.P.
DOC. NO. 97-R0074062
D.R.D.C.T.

LOT 7A, BLOCK H
"LAKEPOINTE PHASE V, LOTS 7A & 7B, BLOCK H"
CAB. U, PG. 728
P.R.D.C.T.

FND. "X" IN CONCRETE (CM)

L4
S 09° 00'26" W
233.72'

LOT 7B, BLOCK H
"LAKEPOINTE PHASE V, LOTS 7A & 7B, BLOCK H"
CAB. U, PG. 728
P.R.D.C.T.

FND. "X" IN CONCRETE (CM)

10' GAS LINE EASEMENT CAB. N, PG. 57 P.R.D.C.T.

SEE SHEET 3 OF 6

BUFFALO BAYOU,
BRAZOS AND COLORADO
RAILROAD SURVEY
ABSTRACT NO. 144

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S 09°00'26" W	89.91'
L3	N 00°58'08" W	99.81'
L4	S 55°06'41" E	19.22'

GRAPHIC SCALE
50 0 25 50
1" = 50'

AS OF 1/30/14

Texas Department of Transportation © 2010

PLAT OF A SURVEY
OF PARCEL 113

FILE	IH-35E, PHASE 1		DIVISION
PARCEL 113			SPD
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0196-02-109	COUNTY DENTON

PARCEL NUMBER	113	
	ACRES	SQUARE FEET
ACQUISITION	0.0178	777
PARENT AREA	1.435	62,509
REMAINDER AREA	1.4172	61,732

NOTE, THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF#: 704-72994 WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2013.

a. THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAT RECORDED IN CABINET U, PAGE 728, OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS:

BUILDING SETBACK LINE LOCATED TWENTY FIVE (25) FEET FROM THE FRONT (NORTH) PROPERTY LINE. A(N) UTILITY EASEMENT, 15 FEET IN WIDTH, ALONG THE FRONT (NORTH) PROPERTY LINE(S). (DOES NOT AFFECT)

UTILITY EASEMENTS, 15 FEET IN WIDTH, OVER AND ACROSS THE PROPERTY. (DOES NOT AFFECT)

A(N) GAS LINE EASEMENT, 15 FEET IN WIDTH, OVER AND ACROSS THE PROPERTY. (DOES NOT AFFECT)

A(N) ELECTRIC EASEMENT, TWENTY (20) FEET IN WIDTH BY TWENTY (20) FEET IN LENGTH, ALONG THE WEST PROPERTY LINE. (DOES NOT AFFECT)

b. EASEMENT GRANTED BY R.E. RAMSEY TO CITY OF LEWISVILLE, DATED NOVEMBER 11, 1986, FILED FOR RECORD ON NOVEMBER 17, 1986 AND RECORDED IN VOLUME 2026, PAGE 22, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

c. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AND OPERATION AGREEMENT EXECUTED BY AND BETWEEN RELIANCE WOODMONT LIMITED PARTNERSHIP AND TOYS "R" US-NYTEX, INC., DATED DECEMBER 16, 1988, FILED FOR RECORD ON DECEMBER 21, 1988 AND RECORDED IN VOLUME 2505, PAGE 22, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND REFILED IN VOLUME 2797, PAGE 244, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AS AMENDED BY INSTRUMENTS RECORDED IN VOLUME 2760, PAGE 805; VOLUME 2768, PAGE 689; VOLUME 3319, PAGE 772; UNDER CLERK'S FILE NO. 94-R0005494; UNDER CLERK'S FILE NO. 97-R0001596; IN VOLUME 4407, PAGE 650 AND IN VOLUME 4925, PAGE 494, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (ALL DO NOT AFFECT)

d. TERMS, PROVISIONS, CONDITIONS AND STIPULATIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT EXECUTED BY AND BETWEEN RELIANCE FIGUEROA ASSOCIATES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, RELIANCE INSURANCE COMPANY, AND GARDEN RIDGE L.P., A TEXAS LIMITED PARTNERSHIP, DATED JANUARY 8, 1997, FILED FOR RECORD ON JANUARY 9, 1997 AND RECORDED UNDER CLERK'S FILE NO. 97-R0001598, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES AFFECT)

e. TERMS, PROVISIONS, CONDITIONS AND STIPULATIONS CONTAINED IN DEVELOPMENT AGREEMENT EXECUTED BY AND BETWEEN RELIANCE FIGUEROA ASSOCIATES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP AND GARDEN RIDGE L.P., A TEXAS LIMITED PARTNERSHIP, DATED JANUARY 8, 1997, FILED FOR RECORD ON JANUARY 9, 1997 AND RECORDED UNDER CLERK'S FILE NO. 97-R0001599, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

f. A(N) ELECTRIC DISTRIBUTION LINE EASEMENT EXECUTED BY MERCANTILE-LAKEPOINTE, L.P. TO TEXAS-NEW MEXICO POWER COMPANY, FILED JULY 13, 1998, RECORDED IN/UNDER VOLUME 4131, PAGE 741, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

g. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT EXECUTED BY AND BETWEEN FOOD CONCEPTS INTERNATIONAL AND MERCANTILE-LAKEPOINTE, L.P., DATED OCTOBER 26, 1998, FILED FOR RECORD ON OCTOBER 28, 1998 AND RECORDED IN VOLUME 4206, PAGE 1455, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES AFFECT)

h. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN WOODMONT-LAKEPOINTE CROSSING, LTD., A TEXAS LIMITED PARTNERSHIP AND ACADEMY, LTD., A TEXAS LIMITED PARTNERSHIP AND LEHMAN BROTHERS HOLDINGS, INC., A DELAWARE CORPORATION, FILED AUGUST 21, 2001, RECORDED IN/UNDER VOLUME 4905, PAGE 2169, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. (DOES AFFECT)

i. PARTY WALL AGREEMENT BY AND BETWEEN MERCANTILE LAKEPOINTE, L.P., A TEXAS LIMITED PARTNERSHIP AND G&B PROPERTIES, INC., FILED MAY 9, 2003, RECORDED IN/UNDER VOLUME 5329, PAGE 745, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

AS OF 1/30/14

Texas Department of Transportation © 2010	PLAT OF A SURVEY OF PARCEL 113				PARCEL NUMBER	113	
						ACRES	SQUARE FEET
	FILE PARCEL 113	IH-35E, PHASE 1		DIVISION SPD	ACQUISITION	0.0178	777
					PARENT AREA	1.435	62,509
	SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0196-02-109	COUNTY DENTON	REMAINDER AREA	1.4172	61,732

ADL	ACCESS DENIAL LINE (CONTROL OF ACCESS)
B.L.	BUILDING LINE
CL	CENTERLINE
D.E.	DRAINAGE EASEMENT
DOC. NO.	COUNTY CLERK'S DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
E.	EASEMENT
IR	IRON ROD
IRC	IRON ROD WITH CAP
LT	LEFT
N.T.S.	NOT TO SCALE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
PG.	PG.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
RT	RIGHT
TXDOT CAP	3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"
U.E.	UTILITY EASEMENT
VOL.	VOL.
(CM)	CONTROLLING MONUMENT
▣	TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
●	MONUMENT FOUND (SIZE & TYPE NOTED)
△	CALCULATED POINT
◘**	5/8" IRON ROD WITH 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" SET (UNLESS OTHERWISE NOTED)
⊗	5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION ACCESS DENIAL" 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
— — —	PROPOSED EASEMENT LINE
— — —	PROPOSED CENTERLINE
———	PROPOSED R.O.W. LINE
—— ⫼ ——	PROPOSED R.O.W. AND ACCESS DENIAL LINE

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

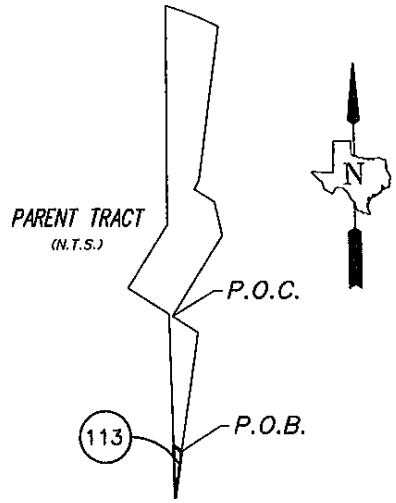
1/30/14

CALVIN E. COCK, III
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5622
TEXAS FIRM NO. 10106903

STATE OF TEXAS
REGISTERED
CALVIN EARNEST COCK, III
5622
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, CORS 96 (EPOCH 2002.00), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR DENTON COUNTY OF 1.000150630.
2. A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
3. ACCESS TO AND FROM THE I-35E TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF#: 704-72994 WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2013.
5. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-35 BASELINE) UNLESS OTHERWISE NOTED.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.



WHOLE PROPERTY SKETCH

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

AS OF 1/30/14

Texas Department of Transportation © 2010

PLAT OF A SURVEY OF PARCEL 113

FILE	IH-35E, PHASE 1		DIVISION
PARCEL 113			SPD
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0196-02-109	COUNTY DENTON

PARCEL NUMBER	113	
	ACRES	SQUARE FEET
ACQUISITION	0.0178	777
PARENT AREA	1.435	62,509
REMAINDER AREA	1.4172	61,732

County: Denton
Highway: INTERSTATE 35E
R.O.W. CSJ: 0196-02-109

Date: October 15, 2010

Description for Parcel 22

BEING 34,557 square feet of land, more or less, in the BBB & C RR Co Survey, Abstract No. 144, City of Lewisville, Denton County, Texas, and being part of a tract of land as described in deed to 3004 HOP, Ltd., as recorded in County Clerk's File No. 2005-84721, Deed Records Denton County, Texas (D.R.D.C.T.), and being part of Lot 9, Block H, of Lakepinte, Phase V, an addition to the City of Lewisville, as recorded in Cabinet N, Page 57, Plat Records Denton County, Texas, said 34,557 square feet of land being more particularly described as follows:

COMMENCING at an X cut found in concrete at the east corner of said Lot 9, said corner being on the northwesterly line of Lot 10, Block H, of said Lakepointe addition;

THENCE South 32 degrees 40 minutes 00 seconds West along the common line between said Lot 9 and said Lot 10 a distance of 51.37 feet to an X cut set in concrete on the new northeasterly right-of-way line of Interstate Highway 35E at the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7052111.58, and East 2440326.91; **

1) THENCE South 32 degrees 40 minutes 00 seconds West continuing along said common line between Lot 9 and Lot 10 a distance of 162.34 feet to an X cut found in concrete on the existing northeasterly right-of-way line of Interstate Highway 35E, as established by Cause No. 8917 to the State of Texas, as recorded in Volume 873, Page 372 (D.R.D.C.T.), and being the southerly corner of said Lot 9 and the westerly corner of said Lot 10;

2) THENCE North 63 degrees 40 minutes 49 seconds West along the existing northeasterly right-of-way line of Interstate Highway 35E and the southwesterly line of said Lot 9 a distance of 16.30 feet to a 5/8 inch iron rod found at the northeasterly corner of a tract of land as described in deed to the State of Texas, as recorded in Volume 400, Page 142 (D.R.D.C.T.);

3) THENCE North 57 degrees 29 minutes 34 seconds West continuing along the existing northeasterly right-of-way line of Interstate Highway 35E and the southwesterly line of said Lot 9 a distance of 109.99 feet to a point at the southeast corner of a right-of-way dedication by the plat of said Lakepointe, Phase V addition;

4) THENCE North 52 degrees 42 minutes 46 seconds West continuing along the northeasterly line of said right-of-way dedication and the southwesterly line of said Lot 9 a distance of 84.10 feet to a point for corner at the westerly corner of said Lot 9, also being the southerly corner of Lot 8, Block H, of said Lakepointe Phase V addition;

County: Denton
Highway: INTERSTATE 35E
R.O.W. CSJ: 0196-02-109

Description for Parcel 22

5) THENCE North 32 degrees 40 minutes 00 seconds East along the common line between said Lot 9 and said Lot 8 a distance of 162.82 feet to an X cut set in concrete on the new northeasterly right-of-way line of Interstate Highway 35E; **

6) THENCE South 55 degrees 06 minutes 41 seconds East along the new northeasterly right-of-way line of Interstate Highway 35E a distance of 132.52 feet to a point for corner; **

7) THENCE South 57 degrees 19 minutes 41 seconds East continuing along the new northeasterly right-of-way line of Interstate Highway 35E a distance of 77.59 feet to the POINT OF BEGINNING and containing 34,557 square feet (0.7933 acres) of land, more or less.

Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202). All coordinates shown hereon are surface coordinates using a combined surface adjustment 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 completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

For: Huitt-Zollars, Inc

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: October 15, 2010

STATE OF TEXAS
REGISTERED
ERIC JOHN YAHOUDY
4862
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
Page 3 of 3

INTERSTATE HIGHWAY 35E

STATE OF TEXAS
V873-PG384
D.R.D.C.T.
(PART 4-0991 AC.)

1/2" IRF W/ YELLOW CAP

STATE OF TEXAS
CAUSE NO. 8917
V873-PG372
D.R.D.C.T.

N63°40'49"W
16.30'

"X" FOUND

5/8" IRF

N57°29'34"W
109.99'

STATE OF TEXAS
V400-PG142
D.R.D.C.T.
(PARCEL 212-1)

N52°42'46"W
84.10'

TO THE PUBLIC
CAB. N, PG. 57
P.R.D.C.T.
(1598 Sq.Ft.)

EXISTING RIGHT-OF-WAY LINE

7' SIDEWALK ESMT.
CAB. N, PG. 57
P.R.D.C.T.

22

S32°40'00"W
162.34'

15' WATER LINE ESMT.
CAB. N, PG. 57
P.R.D.C.T.

7.5' TEL. ESMT.
CAB. N, PG. 57
P.R.D.C.T.

34,557 SQ. FT.

LOT 9
3004 HOP, LTD
DOC.#2005-84721
D.R.D.C.T

N32°40'00"E
162.82'

LOT 8
LAKEPOINTE PH V
CAB N, PG 57

LOT 10

P.O.B. 22
N: 7052111.58
E: 2440326.91

"X" CUT SET

LOT 4

BBB & C RR CO
ABSTRACT NO. 144

BLOCK A

ARTHUR JAMES ADDITION
DOC No. 2009-70
P.R.D.C.T.

S32°40'00"W
51.37'

NOT SET

S55°06'41"E
132.52'

"X" CUT SET
** NEW RIGHT-OF-WAY LINE

BLOCK H

FOOD CONCEPTS
INTERNATIONAL, INC.
V4206-P1448
D.R.D.C.T

LOT 1

S57°19'41"E
77.59'

15' GAS LINE ESMT.
CAB. N, PG. 57
P.R.D.C.T.

P.O.C. 22
"X" FOUND

ZAM II PROPERTIES, LLC
DOC#2007-49138
D.R.D.C.T.

5/8" IRF
BEARS
S16°15'30"E 0.24'

LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
CONTROL OF ACCESS LINE
ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
IRF = IRON ROD FOUND
AD = TxDOT 3-1/4 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
BD = TxDOT BRONZE DISK SET IN CONCRETE
CD = TxDOT 2 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON

A PLAT OF A SURVEY
OF PARCEL 22
FOR INTERSTATE HIGHWAY 35E
A 34,557 SQ. FT., [0.7933 AC.]
TRACT OF LAND IN THE
BBB & C RR CO SURVEY
ABSTRACT NO. 144
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS
OCTOBER 15, 2010

GRAPHIC SCALE
0' 25' 50' 100'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202), ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000150830

NOTE: THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

** 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.

R.O.W. CSJ: 0196-02-109

Parcel:	22
Highway:	IH 35E
Highway Designation:	Interstate Highway 35 E from IH 635 in Dallas County to US 380 in Denton County
ROW CSJ:	0196-02-109
CSJ:	0196-02-068
Project Limits:	From Dallas/Denton County Line to North of Corporate Drive
County:	Denton
Owner:	3004 HOP, Ltd., a Texas Limited Partnership

CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:

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

County: Denton
Highway: IH-35E, PHASE 1
Limits: From Dallas/Denton County Line to North of Corporate Drive
STA. 998+64.29 to STA. 999+00.41
R.O.W. CSJ: 0196-02-109

Description for Parcel 112

BEING 1,462 square feet of land located in the Buffalo Bayou, Brazos and Colorado Railroad Survey, Abstract Number 144, City of Lewisville, Denton County, Texas and being a portion of Lot 7B, Block H of "Lakepointe Phase V, Lots 7A & 7B Block H", an addition to the City of Lewisville, Denton County, Texas recorded in Cabinet U, Page 728 of the Plat Records of Denton County, Texas (P.R.D.C.T.), said Lot 7B being described as a called 1.435 acre tract of land in the Special Warranty Deed to G&B Properties, Inc. filed May 9, 2003 and recorded in Volume 5329, Page 00738 of the Deed Records of Denton County, Texas, said 1,462 square foot of land being more particularly described by metes and bounds as follows:

COMMENCING at a "Y" in concrete found (Controlling Monument) (CM) for the most southerly east corner of said Lot 7B common to an interior ell corner of Lot 8, Block H of "Lakepointe, Phase V, Lots 5A-R, 7, 8, 9 and 10, Block H", an addition to the City of Lewisville, Denton County, Texas recorded in Cabinet N, Page 57 P.R.D.C.T., from which a "Y" in concrete found (CM) for the an interior corner of said Lot 7B common to a westerly corner of said Lot 8 bears North 57 degrees 18 minutes 38 seconds West, a distance of 109.50 feet;

THENCE South 32 degrees 41 minutes 22 seconds West, along a southeasterly line of said Lot 7B common to a northwesterly line of said Lot 8, a distance of 215. 43 feet to an "X" in concrete found (CM) for the **POINT OF BEGINNING** at Station 998+64.29, 292.26 feet Right, and having a surface coordinate of N=7,052,379.16 and E=2,439,937.93, said point being in the proposed northeasterly right-of-way line of Interstate Highway 35E;

(1) **THENCE** South 32 degrees 41 minutes 22 seconds West, continuing along a southeasterly line of said Lot 7B common to a northwesterly line of said Lot 8, a distance of 80.95 feet to a "Y" in concrete found (CM) for the common southerly corner of said Lot 7B, southerly corner of Lot 7A, Block H of said "Lakepointe Phase V, Lots 7A & 7B Block H", and a westerly corner of said Lot 8, said point also being in the easterly line of Lot 5C, Block H of "Lots 5-A, 5-B, 5-C, Block H, Lakepointe Phase V", an addition to the City of Lewisville, Denton County, Texas recorded in Cabinet K, Page 309 P.R.D.C.T.;

(2) **THENCE** North 09 degrees 00 minutes 26 seconds East, along the most southerly west line of said Lot 7B common to the most southerly east line of said Lot 7A, a distance of 89.91 feet to an "X" in concrete found (CM) in said proposed northeasterly right-of-way line of Interstate Highway 35E located at Station 999+00.41 293.66 feet Right;

County: Denton
Highway: IH-35E, PHASE 1
Limits: From Dallas/Denton County Line to North of Corporate Drive
STA. 998+64.29 to STA. 999+00.41
R.O.W. CSJ: 0196-02-109

Description for Parcel 112

(3) **THENCE** South 55 degrees 06 minutes 41 seconds East, along said proposed northeasterly right-of-way of line Interstate Highway 35E, a distance of 36.14 feet to the **POINT OF BEGINNING** and containing 1,462 square feet or 0.0336 acres of land, more or less.

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, CORS 96 (EPOCH 2002.00), North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Denton County of 1.000150630.

All stations and offsets shown are calculated relative to the project centerline (IH-35E baseline).

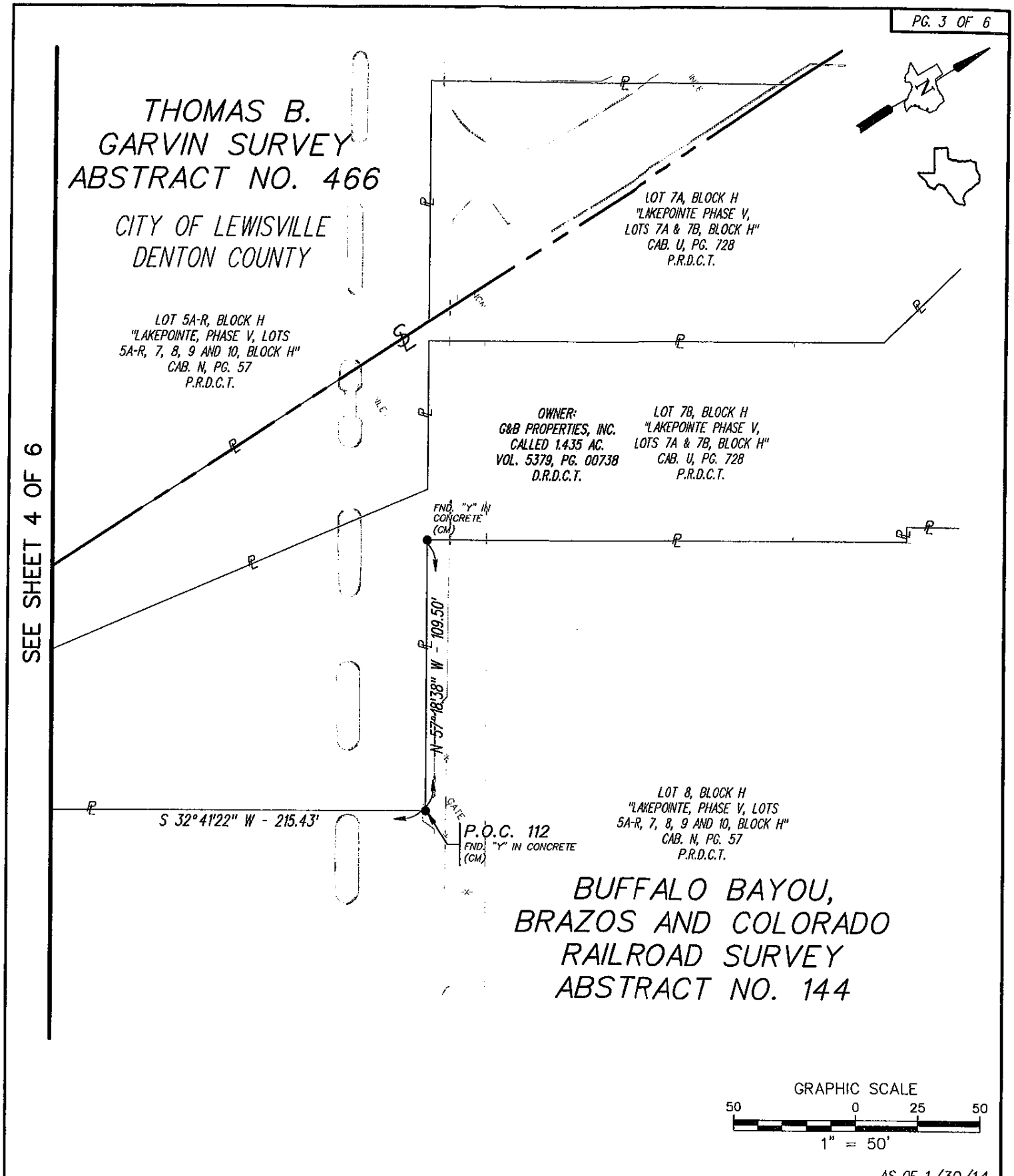
A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

1/30/14

Calvin E. Cock, III
Registered Professional Land Surveyor No. 5622
Gorrondona & Associates, Inc.
1701 North Market Street, Suite 450 LB 5
Dallas, Texas 75202
Office 214-712-0600 Fax 214-712-0604
Texas Firm No. 10106903

STATE OF TEXAS
REGISTERED
CALVIN EARNEST COCK, III
5622
PROFESSIONAL
LAND SURVEYOR

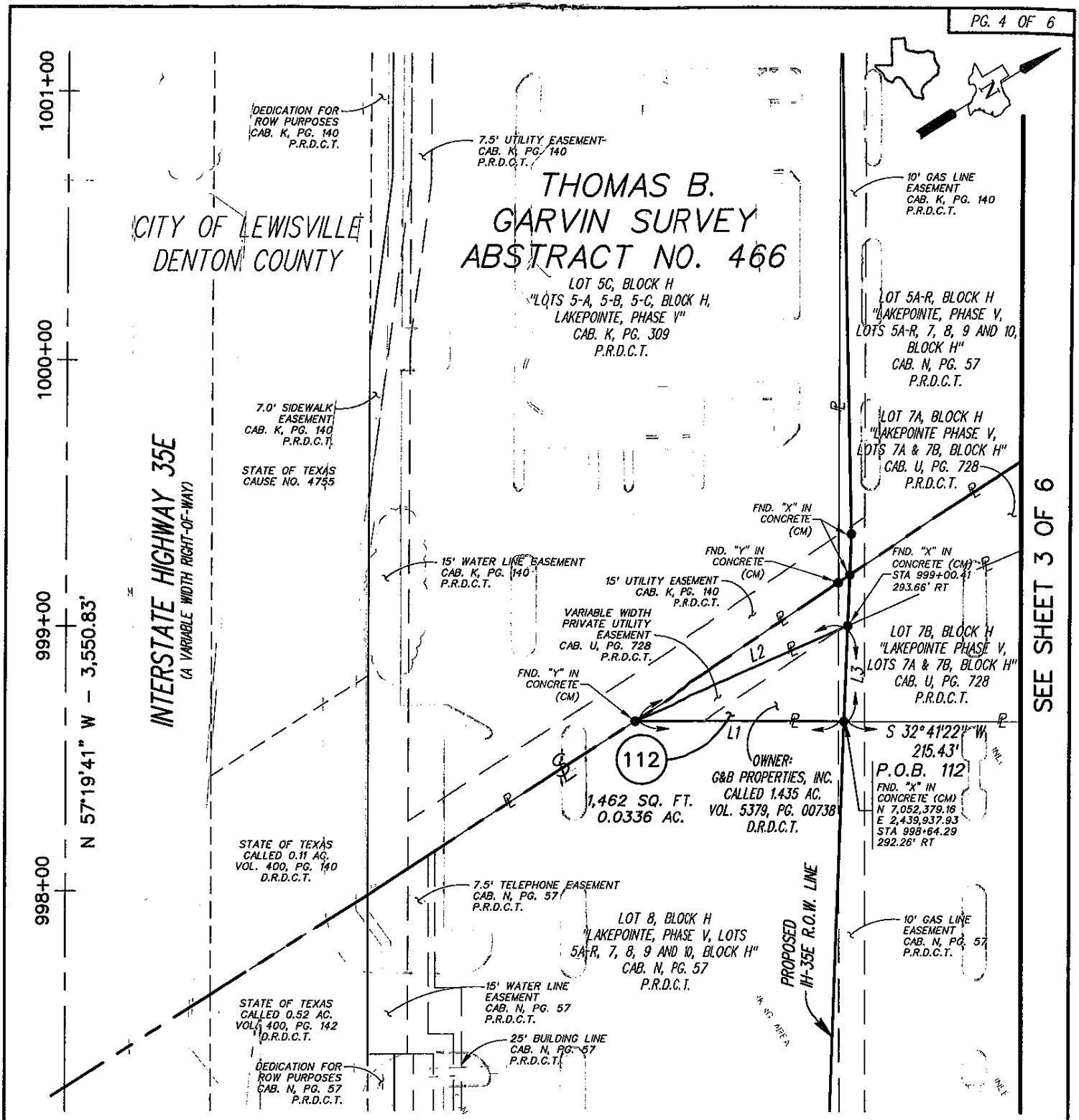


AS OF 1/30/14

Texas Department of Transportation © 2010

PLAT OF A SURVEY OF PARCEL 112			
FILE PARCEL 112	IH-35E, PHASE 1		DIVISION SPD
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0196-02-109	COUNTY DENTON

PARCEL NUMBER	112	
	ACRES	SQUARE FEET
ACQUISITION	0.0336	1,462
PARENT AREA	1.435	62,509
REMAINDER AREA	1.4014	61,047



BUFFALO BAYOU,
BRAZOS AND COLORADO
RAILROAD SURVEY
ABSTRACT NO. 144

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°41'22" W	80.95'
L2	N 09°00'26" E	89.91'
L3	S 55°06'41" E	36.14'

GRAPHIC SCALE
50 0 25 50
1" = 50'

AS OF 1/30/14

Texas Department of Transportation © 2010

PLAT OF A SURVEY
OF PARCEL 112

FILE	IH-35E, PHASE 1		DIVISION
PARCEL 112			SPD
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0196-02-109	COUNTY DENTON

PARCEL NUMBER	112	
	ACRES	SQUARE FEET
ACQUISITION	0.0336	1,462
PARENT AREA	1.435	62,509
REMAINDER AREA	1.4014	61,047

NOTE, THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF#: 704-72993 WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2013.

a. THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAT RECORDED IN CABINET U, PAGE 728, OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS:

BUILDING SETBACK LINE LOCATED TWENTY FIVE (25) FEET FROM THE FRONT (NORTH) PROPERTY LINE. A UTILITY EASEMENT, 15 FEET IN WIDTH, ALONG THE FRONT (NORTH) PROPERTY LINE(S). (DOES NOT AFFECT)

A UTILITY EASEMENT, VARIABLE FEET IN WIDTH, ALONG THE REAR (SOUTH) PROPERTY LINE(S). (DOES AFFECT)

UTILITY EASEMENTS, 15 FEET IN WIDTH, OVER AND ACROSS THE PROPERTY. (DOES NOT AFFECT)

A GAS LINE EASEMENT, 15 FEET IN WIDTH, OVER AND ACROSS THE PROPERTY. (DOES NOT AFFECT)

b. EASEMENT GRANTED BY R.E. RAMSEY TO CITY OF LEWISVILLE, DATED NOVEMBER 11, 1986, FILED FOR RECORD ON NOVEMBER 17, 1986 AND RECORDED IN VOLUME 2026, PAGE 22, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

c. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AND OPERATION AGREEMENT EXECUTED BY AND BETWEEN RELIANCE WOODMONT LIMITED PARTNERSHIP AND TOYS "R" US-NYTEX, INC., DATED DECEMBER 16, 1988, FILED FOR RECORD ON DECEMBER 21, 1988 AND RECORDED IN VOLUME 2505, PAGE 22, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND REFILED IN VOLUME 2797, PAGE 244, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AS AMENDED BY INSTRUMENTS RECORDED IN VOLUME 2760, PAGE 805; VOLUME 2768, PAGE 689; VOLUME 3319, PAGE 772; UNDER CLERK'S FILE NO. 94-R0005494; UNDER CLERK'S FILE NO. 97-R0001596; IN VOLUME 4407, PAGE 650 AND IN VOLUME 4925, PAGE 494, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (ALL DO NOT AFFECT)

d. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN DEVELOPMENT AGREEMENT EXECUTED BY AND BETWEEN RELIANCE WOODMONT LIMITED PARTNERSHIP AND SERVICE MERCHANDISE COMPANY, INC., DATED APRIL 24, 1990, FILED FOR RECORD ON APRIL 24, 1990 AND RECORDED IN VOLUME 2768, PAGE 712, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

e. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN LEASE AGREEMENT BETWEEN RELIANCE WOODMONT LIMITED PARTNERSHIP, A NEW YORK LIMITED PARTNERSHIP, AS LESSOR, AND ROSS STORES, INC., A DELAWARE CORPORATION, AS LESSEE, DATED JULY 27, 1990, A MEMORANDUM OF WHICH WAS FILED FOR RECORD ON SEPTEMBER 6, 1990 AND RECORDED IN VOLUME 2846, PAGE 260, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (EXHIBIT "A" IS NOT ATTACHED TO DOCUMENT SHOWING PROPERTY AFFECTED)

f. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT EXECUTED BY AND BETWEEN RELIANCE FIGUEROA ASSOCIATES LIMITED PARTNERSHIP AND GARDEN RIDGE, L.P., DATED JANUARY 8, 1997, FILED FOR RECORD ON JANUARY 9, 1997 AND RECORDED UNDER CLERK'S FILE NO. 97-R0001598, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND AMENDED BY INSTRUMENTS RECORDED IN VOLUME 4163, PAGE 728 AND VOLUME 4407, PAGE 639, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (ALL AFFECT)

G. A ELECTRIC DISTRIBUTION LINE EASEMENT EXECUTED BY MERCANTILE-LAKEPOINTE, L.P. TO TEXAS-NEW MEXICO POWER COMPANY, FILED JULY 13, 1998, RECORDED IN/UNDER VOLUME 4131, PAGE 741, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

H. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT EXECUTED BY AND BETWEEN FOOD CONCEPTS INTERNATIONAL AND MERCANTILE-LAKEPOINTE, L.P., DATED OCTOBER 26, 1998, FILED FOR RECORD ON OCTOBER 28, 1998 AND RECORDED IN VOLUME 4206, PAGE 1455, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES AFFECT)

i. TERMS, PROVISIONS, CONDITIONS AND STIPULATIONS CONTAINED IN DEVELOPMENT AGREEMENT EXECUTED BY AND BETWEEN RELIANCE FIGUEROA ASSOCIATES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP AND GARDEN RIDGE L.P., A TEXAS LIMITED PARTNERSHIP, DATED JANUARY 8, 1997, FILED FOR RECORD ON JANUARY 9, 1997 AND RECORDED UNDER CLERK'S FILE NO. 97-R0001599, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

J. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN WOODMONT-LAKEPOINTE CROSSING, LTD., A TEXAS LIMITED PARTNERSHIP AND ACADEMY, LTD., A TEXAS LIMITED PARTNERSHIP AND LEHMAN BROTHERS HOLDINGS, INC., A DELAWARE CORPORATION, FILED AUGUST 21, 2001, RECORDED IN/UNDER VOLUME 4905, PAGE 2169, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. (DOES AFFECT)

K. PARTY WALL AGREEMENT BY AND BETWEEN MERCANTILE LAKEPOINTE, L.P., A TEXAS LIMITED PARTNERSHIP AND G&B PROPERTIES, INC., FILED MAY 9, 2003, RECORDED IN/UNDER VOLUME 5329, PAGE 745, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. (DOES NOT AFFECT)

AS OF 1/30/14

Texas Department of Transportation © 2010

PLAT OF A SURVEY OF PARCEL 112				PARCEL NUMBER	112	
					ACRES	SQUARE FEET
FILE PARCEL 112	IH–35E, PHASE 1		DIVISION SPD	ACQUISITION	0.0336	1,462
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.–C.S.J NO. 0196–02–109	COUNTY DENTON	PARENT AREA	1.435	62,509
				REMAINDER AREA	1.4014	61,047

ADL	ACCESS DENIAL LINE (CONTROL OF ACCESS)
B.L.	BUILDING LINE
CL	CENTERLINE
D.E.	DRAINAGE EASEMENT
DOC. NO.	COUNTY CLERK'S DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
E.	EASEMENT
IR	IRON ROD
IRC	IRON ROD WITH CAP
LT	LEFT
N.T.S.	NOT TO SCALE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
PG.	PG.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
RT	RIGHT
TXDOT CAP	3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"
U.E.	UTILITY EASEMENT
VOL.	VOL.
(CM)	CONTROLLING MONUMENT
▣	TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
●	MONUMENT FOUND (SIZE & TYPE NOTED)
△	CALCULATED POINT
◘**	5/8" IRON ROD WITH 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" SET (UNLESS OTHERWISE NOTED)
⊗	5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION ACCESS DENIAL" SET (UNLESS OTHERWISE NOTED)
—— ℄ ——	APPROXIMATE SURVEY LINE
————	EXISTING TxDOT R.O.W. LINE
——‖——	EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
——℄——	PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
— — —	PROPOSED CENTERLINE
————	PROPOSED R.O.W. LINE
——‖——	PROPOSED R.O.W. AND ACCESS DENIAL LINE

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

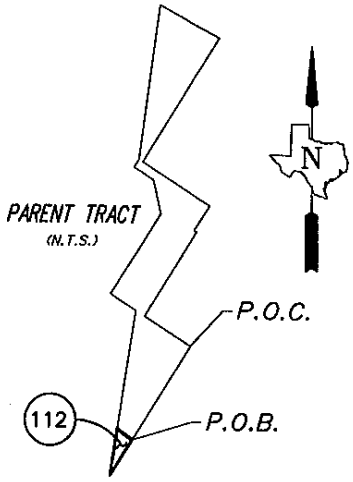
1/30/14

CALVIN E. COCK, III
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5622
TEXAS FIRM NO. 10106903

STATE OF TEXAS
REGISTERED
CALVIN EARNEST COCK, III
5622
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, CORS 96 (EPOCH 2002.00), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR DENTON COUNTY OF 1.000150630.
2. A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
3. ACCESS TO AND FROM THE I-35E TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF#: 704-72993 WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2013.
5. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-35 BASELINE) UNLESS OTHERWISE NOTED.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.



WHOLE PROPERTY SKETCH

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

AS OF 1/30/14

Texas Department of Transportation © 2010

PLAT OF A SURVEY
OF PARCEL 112

FILE	IH-35E, PHASE 1		DIVISION
PARCEL 112			SPD
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0196-02-109	COUNTY DENTON

PARCEL NUMBER	112	
	ACRES	SQUARE FEET
ACQUISITION	0.0336	1,462
PARENT AREA	1.435	62,509
REMAINDER AREA	1.4014	61,047

County: Denton
Highway: INTERSTATE 35E
R.O.W. CSJ: 0196-02-109

Date: October 15, 2010

Description for Parcel 41

BEING 19,814 square feet of land, more or less, in the Thomas Garvin Survey, Abstract No. 466, City of Lewisville, Denton County, Texas, and being part of a tract of land as described in deed to Parsons & Parsons Texas, LLC, as recorded in Volume 4236, Page 827, Deed Records Denton County, Texas (D.R.D.C.T.), and being part of Lot 4R-4, Block H, of Lakepointe, Phase 5, Replat, an addition to the City of Lewisville, as recorded in Cabinet H, Page 168 Plat Records Denton County, Texas, said 19,814 square feet of land being more particularly described as follows:

COMMENCING at a PK nail found at the north corner of said Lot 4R-4, said corner also being on the southeasterly line of Lot 4R-3 of said Lake Pointe addition, also being a west corner of Lot 4R-5R, Block H, Lakepointe, Phase 5, Replat, an addition to the City of Lewisville, as recorded in Cabinet K, Page 140 Plat Records Denton County, Texas;

THENCE South 57 degrees 21 minutes 38 seconds East along the common line between said Lot 4R-4 and said Lot 4R-5R a distance of 180.00 feet to a point for corner;

THENCE South 32 degrees 38 minutes 22 seconds West along the common line between said Lot 4R-4 and said Lot 4R-5R a distance of 138.41 feet to an x cut set in concrete on the new northeasterly right-of-way line of Interstate Highway 35E at the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7053073.07, and East 2438822.04; **

1) THENCE South 32 degrees 38 minutes 22 seconds West continuing along the common line between said Lot 4R-4 and said Lot 4R-5R a distance of 117.33 feet to a 5/8 inch iron rod found at the common south corner of said Lot 4R-4 and a west corner of said Lot 4R-5R, said corner being on the existing northeasterly right-of-way line of Interstate Highway 35E, as established by Cause No. 8917 to the State of Texas, as recorded in Volume 873, Page 372, (D.R.D.C.T.);

2) THENCE North 49 degrees 12 minutes 18 seconds West along the existing northeasterly right-of-way line of Interstate Highway 35E and the southwesterly line of said Lot 4R-4 a distance of 38.88 feet to a TxDOT concrete post found;

3) THENCE North 54 degrees 54 minutes 27 seconds West continuing along the existing northeasterly right-of-way line of Interstate Highway 35E and the southwesterly line of said Lot 4R-4 a distance of 141.64 feet to a ½ inch iron rod found at the west corner of said Lot 4R-4 and the south of said Lot 4R-3;

4) THENCE North 32 degrees 38 minutes 22 seconds East along the common line between said Lot 4R-4 and said Lot 4R-3 a distance of 105.86 feet to an X cut set in concrete on the new northeasterly right-of-way line of Interstate Highway 35E; **

County: Denton
Highway: INTERSTATE 35E
R.O.W. CSJ: 0196-02-109

Date: October 15, 2010

Description for Parcel 41

5) THENCE South 57 degrees 19 minutes 41 seconds East along the new northeasterly right-of-way line of Interstate Highway 35E a distance of 180.00 feet to the POINT OF BEGINNING and containing 19,814 square feet (0.4549 acres) of land, more or less.

Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202). All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000150630.

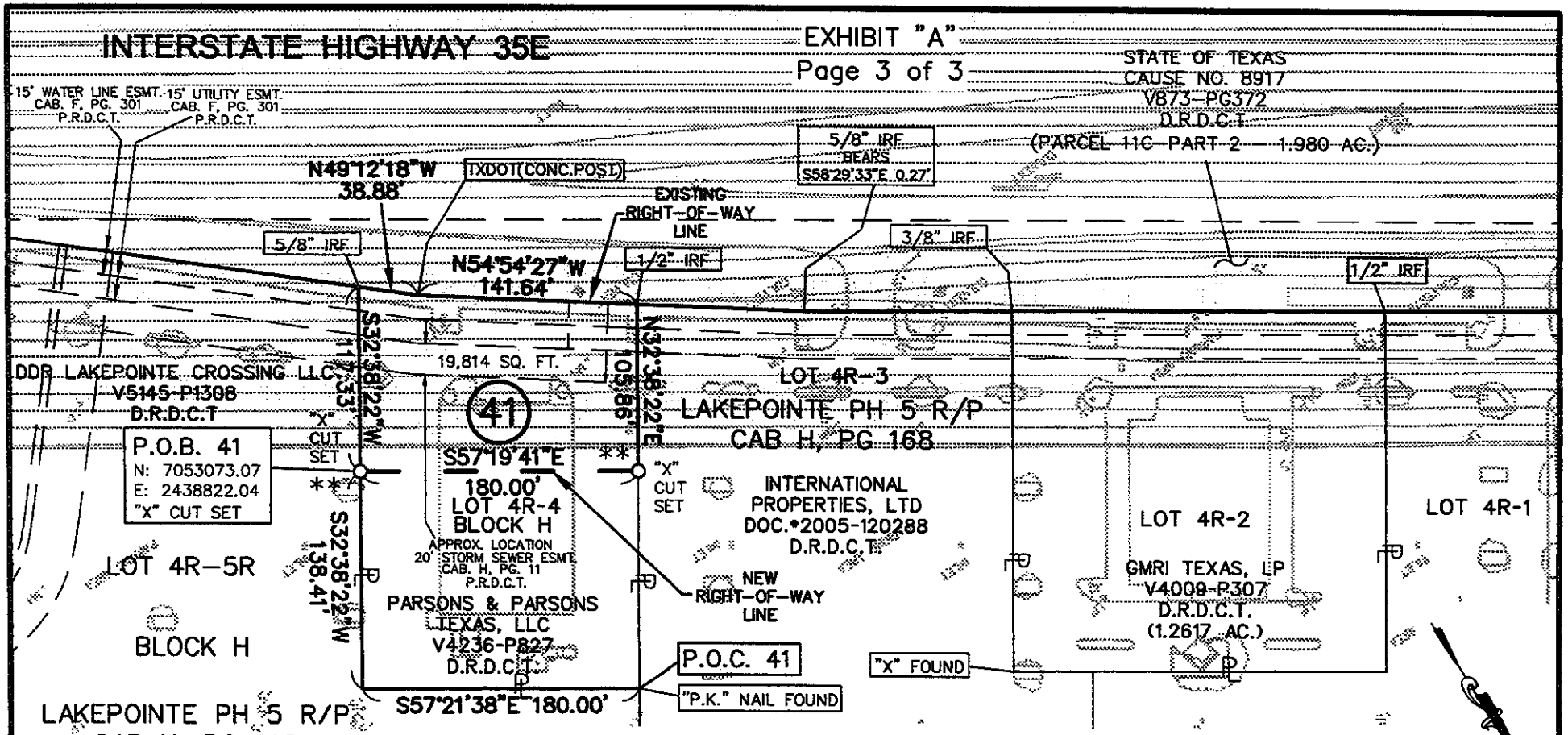
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

For: Huitt-Zollars, Inc

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: October 15, 2010

STATE OF TEXAS
REGISTERED
ERIC JOHN YAHOUDY
4862
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
Page 3 of 3



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
CONTROL OF ACCESS LINE
ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
IRF = IRON ROD FOUND
AD = TxDOT 3-1/4 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
BD = TxDOT BRONZE DISK SET IN CONCRETE
CD = TxDOT 2 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON

A PLAT OF A SURVEY
OF PARCEL 41
FOR INTERSTATE HIGHWAY 35E
A 19,814 SQ. FT., [0.4549 AC.]
TRACT OF LAND IN THE
THOMAS GARVIN SURVEY
ABSTRACT NO. 466
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS
OCTOBER 15, 2010

GRAPHIC SCALE
0' 25' 50' 100'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000150630

NOTE: THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

** 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.

R.O.W. CSJ: 0196-02-109

Parcel:	41
Highway:	IH 35E
Highway Designation:	Interstate Highway 35 E from IH 635 in Dallas County to US 380 in Denton County
ROW CSJ:	0196-02-109
CSJ:	0196-02-068
Project Limits:	From Dallas/Denton County Line to North of Corporate Drive
County:	Denton
Owner:	2430 Stemmons, LLC, a Texas Limited Liability Company

CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:

Title to all of that Concrete, Metal and Wood Pier One Imports Building 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 improvements.

County: Dallas
Highway: U.S. Highway 175
STA. 1437+48.21 to Sta. 1438+00.00
R.O.W. CSJ: 0197-02-113

March 12, 2013

Description for Parcel 37

BEING a 1,638 square foot tract of land, situated in the J.M. Crockett Survey, Abstract No. 353, City of Dallas, Dallas County, Texas, and lying in Block No. 2250 (official City of Dallas Block Numbers), being part of Lot 89 of the Ervay Place Addition, an addition to the City of Dallas, Texas as recorded in Volume 1, Page 443 of the Map Records of Dallas County, Texas, and being further described as part of the property conveyed to MM Whitetail Properties, L.P., by and through its General Partner, MLM Operations, L.L.C., M. Leonard Matassa, Sr., Member by Warranty Deed recorded in Instrument Number 201100045118 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod, controlling monument (CM) at the most easterly corner of Lot 77 and the most southerly corner of Lot 85, Block 2250 in said Ervay Place Addition, and located in the existing northwesterly right of way line of Faye Street (50' R.O.W.);

THENCE North 39°52'01" West, departing the existing northwesterly right of way line of said Faye Street, a distance of 224.11 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT", (hereafter referred to as set 5/8" iron rod) in the common northeast line of Lot 73, the southwest line of Lot 89, Block 2250, and located in the new southerly right of way line of U.S. 175 (a variable width R.O.W.), and the POINT OF BEGINNING at Station 1437+48.21, 149.76 feet Right; having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 6959432.64, East 2504092.20;

1) THENCE North 39°52'01" West, departing the new southerly right of way line of said U.S. 175 and continuing along the southwest line of Lot 89, a distance of 25.92 feet to the most northerly corner of Lot 73, the most westerly corner of said MM Whitetail Properties tract, the most westerly southwest corner of a called 12,938.81 square foot right of way dedication conveyed to the City of Dallas, a municipal corporation by deed recorded in Volume 4053, Page 432 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being an offset in the existing southeasterly right of way line of Starks Avenue (a variable width R.O.W.);

2) THENCE North 49°54'27" East, departing the southwest line of Lot 89 and along the common northwest line of said MM Whitetail Properties tract and the existing southeasterly right of way line of said Starks Avenue, a distance of 50.00 feet to the most northerly corner of said MM Whitetail Properties tract and located in the common northeast line of Lot 89 and the southwest line of Lot 88;

County: Dallas
Highway: U.S. Highway 175
STA. 1437+48.21 to Sta. 1438+00.00
R.O.W. CSJ: 0197-02-113

Description for Parcel 37

3) THENCE South 39°52'01" East, departing the existing southeasterly right of way line of said Starks Avenue, same being the southeasterly line of said 12,938.81 square foot right of way dedication tract and along the common northeast line of Lot 89 and the southwest line of Lot 88, a distance of 39.61 feet to a set 5/8" iron rod at the beginning of an Access Denial Line in the new southerly right of way line of said U.S. 175, at Station 1438+00.00, 149.54 feet Right;

4) THENCE South 65°14'25" West, departing the common northeast line of Lot 89 and the southwest line of Lot 88 and along the common new southerly right of way line of said U.S. 175 and said Access Denial Line, a distance of 51.79 feet to the POINT OF BEGINNING containing 1,638 square feet [0.0376 acres] of land, more or less, and being the end of said Access Denial Line.

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

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (1993), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000136506.

The Station and Offset information refers to the Baseline described in the Control Sheet created 04-01-2013 for the TxDOT Right of Way Mapping Project Control-Section-Number 0197-02-113.

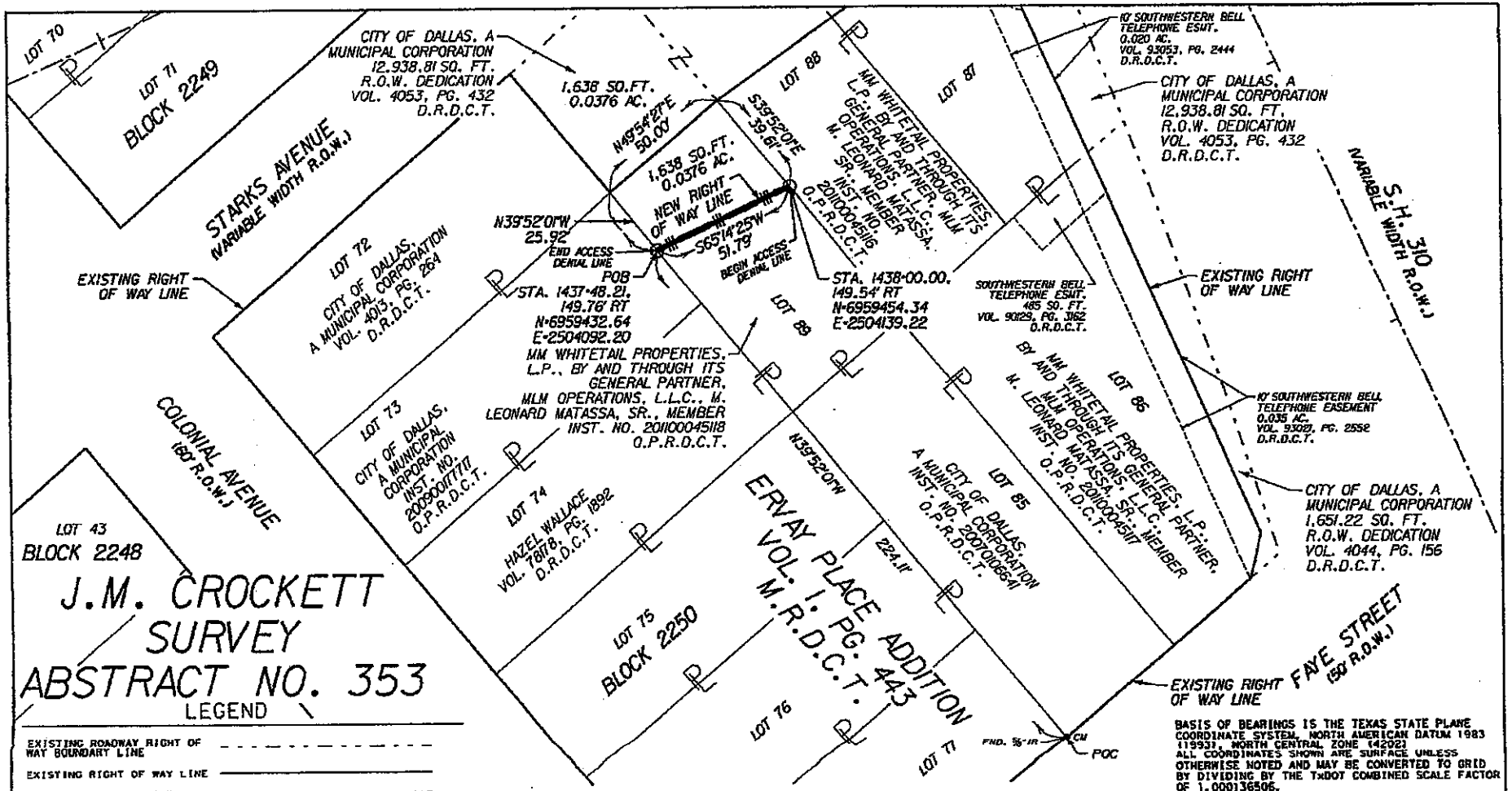
I, Isaac Worley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Isaac Worley 5/02/13

Isaac Worley, R.P.L.S. Date
Texas Registration No. 4559

STATE OF TEXAS
REGISTERED
ISAAC WORLEY
4559
PROFESSIONAL
LAND SURVEYOR

Lina T. Ramey & Associates, Inc.
1349 Empire Central, Suite 900
Dallas, Texas 75247
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
- PROJECT BASELINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM ADJACENT PROPERTY.

○ = SET 5/8 INCH IRON ROD WITH PINK PLASTIC CAP MARKED "TxDOT SURVEY MARKER & RIGHT OF WAY MONUMENT"

● = SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA" UNLESS OTHERWISE NOTED

• = FOUND MONUMENT (AS NOTED)

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 BY TXDOT.

GRAPHIC SCALE
0' 12.5' 25' 50'

A PLAT OF A SURVEY OF
PARCEL 37
FOR U.S. HIGHWAY 175
RIGHT OF WAY CSJ: 0197-02-113
A 1,638 SQ. FT., [0.0376 AC.]
TRACT OF LAND IN THE
J.M. CROCKETT SURVEY
ABSTRACT NO. 353
CITY OF DALLAS
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 3 OF 3

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (1993), NORTH CENTRAL ZONE (4202) ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.00013650 6.

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET CREATED, 04-01-2013, FOR THE TxDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0197-02-113.

STATE OF TEXAS
REGISTERED
ISAAC WORLEY
4559
PROFESSIONAL
LAND SURVEYOR

5/02/13

ISAAC WORLEY, R.P.L.S. NO. 4559 DATE

Special Access Clause Exhibit

County: Dallas
Highway No.: US 175
Project Limits:
From: IH 45
To: East of Bexar Street

District: Dallas
Parcel No.: 37
CSJ No.: 0197-02-113
Federal Project No.: N/A

AND IN ADDITION THERETO:

Access will not be permitted to the north remainder abutting the highway facility along Call 4 of the foregoing property description.

County: Dallas
Highway: U.S. Highway 175
STA. 1438+51.79 to STA. 1439+00.77
R.O.W. CSJ: 0197-02-113

Description for Parcel 39

BEING a 3,654 square foot tract of land, situated in the J.M. Crockett Survey, Abstract No. 353, City of Dallas, Dallas County, Texas, and lying in Block No. 2250 (official City of Dallas Block Numbers), being part of Lot 87 of the Ervay Place Addition, an addition to the City of Dallas, Texas as recorded in Volume 1, Page 443 of the Map Records of Dallas County, Texas, and being further described as part of the property conveyed to MM Whitetail Properties, L.P., by and through its General Partner, MLM Operations, L.L.C., M. Leonard Matassa, Sr., Member by Warranty Deed recorded in Instrument Number 201100045115 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod, controlling monument (CM) at the most easterly corner of Lot 77 and the most southerly corner of Lot 85, Block 2250 in said Ervay Place Addition, and located in the existing northwesterly right of way line of Faye Street (50' R.O.W.);

THENCE North 39°52'01" West, departing the existing northwesterly right of way line of said Faye Street, and along the southwest line of Lot 85, a distance of 150.01 feet to the intersection with Lot 89, Lot 74, and Lot 75;

THENCE North 49°22'09" East, a distance of 134.61 feet to a set 5/8" iron rod** with pink plastic cap marked "TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT", (hereafter referred to as set 5/8" iron rod) in the common northwest line of Lot 86 and the southeast line of Lot 87, same being the southeast line of said MM Whitetail Properties tract, for the beginning of an Access Denial Line in the new southerly right of way line of U.S. 175 (a variable width R.O.W.), and the POINT OF BEGINNING at Station 1438+97.16, 183.84 feet Right; having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 6959463.43, East 2504241.85;

1) THENCE North 69°31'55" West, departing the common northwest line of Lot 86, the southeast line of Lot 87, same being the southeast line of said MM Whitetail Properties tract, and along the common new southerly right of way line of said U.S. 175 and said Access Denial Line, a distance of 48.91 feet to a set 5/8" iron rod** at an angle point in said line;

2) THENCE South 65°14'25" West, continuing along the common new southerly right of way line of said U.S. 175 and said Access Denial Line, a distance of 10.77 feet to a set 5/8" iron rod in the common northeast line of Lot 88 and the southwest line of Lot 87, same being the southwest line of said MM Whitetail Properties tract, and being the end of this Access Denial Line, at Station 1438+51.79, 149.32 feet Right;

County: Dallas
Highway: U.S. Highway 175
STA. 1438+51.79 to STA. 1439+00.77
R.O.W. CSJ: 0197-02-113

Description for Parcel 39

3) THENCE North 39°52'01" West, departing the common new southerly right of way line of said U.S. 175 and said Access Denial Line, and along the common northeast line of Lot 88 and the southwest line of Lot 87, a distance of 49.25 feet to the most westerly corner of said MM Whitetail Properties tract and located in the southeasterly line of a called 12,938.81 square foot right of way dedication conveyed to the City of Dallas, a municipal corporation by deed recorded in Volume 4053, Page 432 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), same being the existing southeasterly right of way line of Starks Avenue (a variable width R.O.W.), and the beginning of a non-tangent curve to the right, having a radius of 1859.86 feet and a chord which bears North 56°08'09" East, 53.41 feet;

4) THENCE in a northeasterly direction, departing the common northeast line of Lot 88 and the southwest line of Lot 87 and along the common northwesterly line of said MM Whitetail Properties tract, the existing southeasterly right of way line of said Starks Avenue, and said curve to the right, through a central angle of 01°38'43", an arc distance of 53.41 feet to the westerly corner of a corner clip and the end of said curve;

5) THENCE South 73°31'39" East, departing the last mentioned common line and along said corner clip, a distance of 13.01 feet to the intersection with the common easterly line of said MM Whitetail Properties tract and the existing westerly right of way line of State Highway 310 (a variable width R.O.W.);

6) THENCE South 24°09'59" East, along the last mentioned common line, a distance of 81.12 feet to a set 5/8" iron rod at the beginning of an Access Denial Line, in the new southerly right of way line of said U.S. 175, same being the most easterly corner of said MM Whitetail Properties tract and located in the common northwest line of Lot 86 and the southeast line of Lot 87, at Station 1439+00.77, 182.80 feet Right;

7) THENCE South 49°22'09" West, departing the existing westerly right of way line of said State Highway 310 and along the common new southerly right of way line of said U.S. 175 and said Access Denial Line, same being the northwest line of Lot 86 and the southeast line of Lot 87, a distance of 3.77 feet to the POINT OF BEGINNING containing 3,654 square feet [0.0838 acres] of land, more or less, and being the end of said Access Denial Line.

County: Dallas
Highway: U.S. Highway 175
STA. 1438+51.79 to STA. 1439+00.77
R.O.W. CSJ: 0197-02-113

Description for Parcel 39

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

** 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 Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (1993), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000136506.

The Station and Offset information refers to the Baseline described in the Control Sheet created 04-01-2013 for the TxDOT Right of Way Mapping Project Control-Section-Number 0197-02-113.

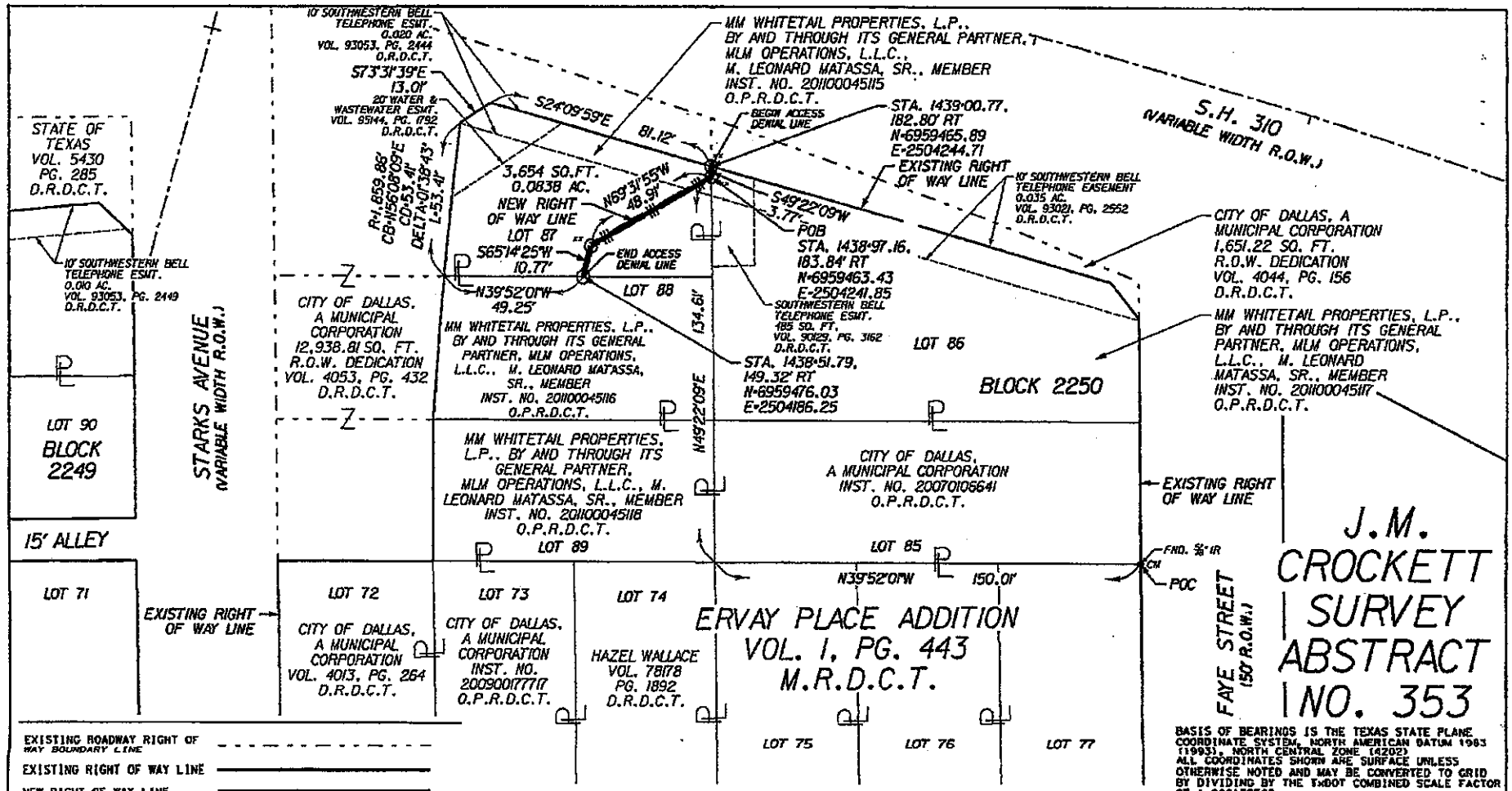
I, Isaac Worley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Isaac Worley 5/02/13

Isaac Worley, R.P.L.S. Date
Texas Registration No. 4559

STATE OF TEXAS
REGISTERED
ISAAC WORLEY
4559
PROFESSIONAL
LAND SURVEYOR

Lina T. Ramey & Associates, Inc.
1349 Empire Central, Suite 900
Dallas, Texas 75247
Ph. 214-979-1144



EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
EXISTING RIGHT OF WAY LINE
NEW RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
PROJECT BASELINE
EXISTING EASEMENT LINE
ACCESS DENIAL LINE

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM ADJACENT PROPERTY.

○ - SET 5/8 INCH IRON ROD WITH PINK PLASTIC CAP MARKED "TxDOT SURVEY MARKER & RIGHT OF WAY MONUMENT"

● - SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA" UNLESS OTHERWISE NOTED

● - FOUND MONUMENT (AS NOTED)

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 BY TXDOT.

GRAPHIC SCALE
0' 12.5' 25' 50'

A PLAT OF A SURVEY OF
PARCEL 39
FOR U.S. HIGHWAY 175
RIGHT OF WAY CSJ: 0197-02-113
A 3,654 SQ. FT., [0.0838 AC.]
TRACT OF LAND IN THE
J.M. CROCKETT SURVEY
ABSTRACT NO. 353
CITY OF DALLAS
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 4 OF 4

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (1993), NORTH CENTRAL ZONE (4202) ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.000136506.

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET CREATED, 04-01-2013, FOR THE TxDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0197-02-113.

STATE OF TEXAS REGISTERED ISAAC WORLEY 4559 PROFESSIONAL LAND SURVEYOR

5/02/13

ISAAC WORLEY, R.P.L.S. NO. 4559 DATE

Special Access Clause Exhibit

County: Dallas
Highway No.: US 175
Project Limits:
From: IH 45
To: East of Bexar Street

District: Dallas
Parcel No.: 39
CSJ No.: 0197-02-113
Federal Project No.: N/A

AND IN ADDITION THERETO:

Access will not be permitted to the north remainder abutting the highway facility along Calls 1, 2 and 7 of the foregoing property description.

County: Dallas
Highway: U.S. Highway 175
Sta. 1438+00.00 to Sta. 1438+51.79
R.O.W. CSJ: 0197-02-113

March 12, 2013

Description for Parcel 38

BEING a 2,227 square foot tract of land, situated in the J.M. Crockett Survey, Abstract No. 353, City of Dallas, Dallas County, Texas, and lying in Block No. 2250 (official City of Dallas Block Numbers), being part of Lot 88 of the Ervay Place Addition, an addition to the City of Dallas, Texas as recorded in Volume 1, Page 443 of the Map Records of Dallas County, Texas, and being further described as part of the property conveyed to MM Whitetail Properties, L.P., by and through its General Partner, MLM Operations, L.L.C., M. Leonard Matassa, Sr., Member by Warranty Deed recorded in Instrument Number 201100045116 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod, controlling monument (CM) at the most easterly corner of Lot 77 and the most southerly corner of Lot 85, Block 2250 in said Ervay Place Addition, and located in the existing northwesterly right of way line of Faye Street (50' R.O.W.);

THENCE North 39°52'01" West, departing the existing northwesterly right of way line of said Faye Street, a distance of 224.11 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT", (hereafter referred to as set 5/8" iron rod) in the common northeast line of Lot 73, the southwest line of Lot 89, Block 2250, and located in the new southerly right of way line of U.S. 175 (a variable width R.O.W.);

THENCE North 65°14'25" East, departing the common northeast line of Lot 73 and the southwest line of Lot 89 and along the new southerly right of way line of said U.S. 175, a distance of 51.79 feet to a set 5/8" iron rod at the most southerly corner of said MM Whitetail Properties tract and located in the common northeast line of Lot 89 and the southwest line of Lot 88 for the POINT OF BEGINNING at Station 1438+00.00, 149.54 feet Right; having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 6959454.34, East 2504139.22;

1) THENCE North 39°52'01" West, departing the new southerly right of way line of said U.S. 175 and along the common northeast line of Lot 89 and the southwest line of Lot 88, a distance of 39.61 feet to the most westerly corner of said MM Whitetail Properties tract and located in the southeasterly line of a called 12,938.81 square foot right of way dedication conveyed to the City of Dallas, a municipal corporation by deed recorded in Volume 4053, Page 432 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), same being the existing southeasterly right of way line of Starks Avenue (a variable width R.O.W.), and the beginning of a non-tangent curve to the right, having a radius of 1859.86 feet and a chord which bears North 54°32'26" East, 50.15 feet;

2) THENCE in a northeasterly direction, departing the common northeast line of Lot 89 and the southwest line of Lot 88 and along the common northwesterly line of said MM Whitetail Properties tract, the existing southeasterly right of way line of said Starks Avenue, and said curve to the right, through a central angle of 01°32'42", an arc distance of 50.15 feet to the most northerly corner of said MM Whitetail Properties tract and located in the common northeast line of Lot 88, the southwest line of Lot 87, and being the end of said curve;

County: Dallas
Highway: U.S. Highway 175
Sta. 1438+00.00 to Sta. 1438+51.79
R.O.W. CSJ: 0197-02-113

Description for Parcel 38

3) THENCE South 39°52'01" East, departing the existing southeasterly right of way line of said Starks Avenue, same being the southeasterly line of said 12,938.81 square foot right of way dedication tract and along the common northeast line of Lot 88 and the southwest line of Lot 87, a distance of 49.25 feet to a set 5/8" iron rod at the beginning of an Access Denial Line in the new southwesterly right of way line of said U.S. 175, at Station 1438+51.79, 149.32 feet Right;

4) THENCE South 65°14'25" West, departing the common northeast line of Lot 88 and the southwest line of Lot 87 and along the common new southwesterly right of way line of said U.S. 175 and said Access Denial Line, a distance of 51.79 feet to the POINT OF BEGINNING containing 2,227 square feet [0.0511 acres] of land, more or less, and being the end of said Access Denial Line.

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

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (1993), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000136506.

The Station and Offset information refers to the Baseline described in the Control Sheet created 04-01-2013 for the TxDOT Right of Way Mapping Project Control-Section-Number 0197-02-113.

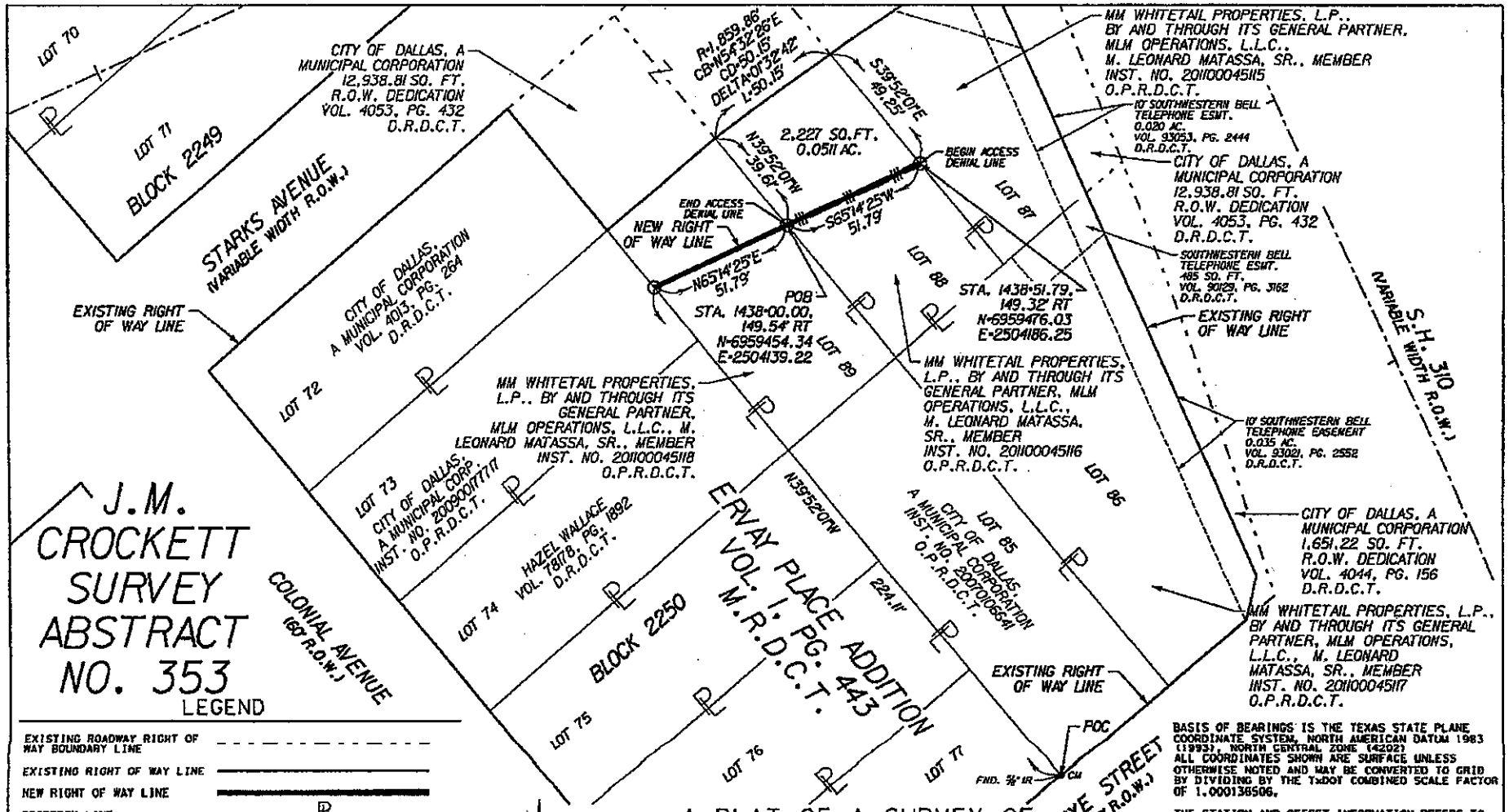
I, Isaac Worley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Isaac Worley 5/02/13

Isaac Worley, R.P.L.S. Date
Texas Registration No. 4559

STATE OF TEXAS
REGISTERED
ISAAC WORLEY
4559
PROFESSIONAL
LAND SURVEYOR

Lina T. Ramey & Associates, Inc.
1349 Empire Central, Suite 900
Dallas, Texas 75247
Ph. 214-979-1144



J.M. CROCKETT SURVEY ABSTRACT NO. 353

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- PROJECT BASELINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM ADJACENT PROPERTY.

○ = SET 5/8 INCH IRON ROD WITH PINK PLASTIC CAP MARKED "TxDOT SURVEY MARKER & RIGHT OF WAY MONUMENT"

● = SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA" UNLESS OTHERWISE NOTED

● = FOUND MONUMENT (AS NOTED)

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 BY TXDOT.

GRAPHIC SCALE

0' 12.5' 25' 50'

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (1993), NORTH CENTRAL ZONE (4202) ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.000138506.

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET CREATED, 04-01-2013, FOR THE TxDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0197-02-113.

STATE OF TEXAS REGISTERED ISAAC WORLEY 4559 PROFESSIONAL LAND SURVEYOR

A PLAT OF A SURVEY OF
PARCEL 38
FOR U.S. HIGHWAY 175
RIGHT OF WAY CSJ: 0197-02-113
A 2,227 SQ. FT., [0.0511 AC.]
TRACT OF LAND IN THE
J.M. CROCKETT SURVEY
ABSTRACT NO. 353
CITY OF DALLAS
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 3 OF 3

Isaac Worley 5/02/13

ISAAC WORLEY, R.P.L.S. NO. 4559 DATE

Special Access Clause Exhibit

County: Dallas
Highway No.: US 175
Project Limits:
From: IH 45
To: East of Bexar Street

District: Dallas
Parcel No.: 38
CSJ No.: 0197-02-113
Federal Project No.: N/A

AND IN ADDITION THERETO:

Access will not be permitted to the north remainder abutting the highway facility along Call 4 of the foregoing property description.

December 12, 2011
Parcel No. 522
Page 1 of 13 Pages

County:	**Harris**
Highway:	**US Highway 290**
Project Limits:	**East of West Little York Road to West of Fairbanks-North Houston Road**
RCSJ No. :	**0050-09-087**

PROPERTY DESCRIPTION FOR PARCEL NO. 522

BEING a 3.160 acre (137,635 square feet) parcel of land located in the P. B. Hamblin Survey, Abstract Number 318, Harris County, Texas, and out of a called 16.8022-acre tract conveyed from Venture-22 to Fairbanks Business Park, Ltd. by deed dated October 30, 2003 as recorded under County Clerk's File No. X151829, Film Code No. 577-61-0015 of the Official Public Records of Real Property of Harris County, Texas, and being a portion of Fairbanks Business Park, a subdivision plat recorded under Film Code No. 554210 of the Map Records of Harris County; said 3.160 acre parcel being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod with cap stamped "Russ and Pape Surveying" for the northwest corner of said 16.8022-acre tract and said Fairbanks Business Park, and being in the easterly line of a called 8.000-acre tract conveyed to The Texas General Assembly of the Church of God by deed recorded under County Clerk's File No. 20100111301, Film Code No. 070-96-2400 of the Official Public Records of Real Property of Harris County, Texas; thence as follows:

South 02° 38' 55" East, with the westerly line of said 16.8022-acre tract and said Fairbanks Business Park, and the easterly line of said 8.000-acre tract, passing at a distance of 585.52 feet a set 5/8-inch iron rod with TxDOT aluminum disk located in the proposed northeasterly right-of-way line of US Highway 290 (width varies) for an angle point in said proposed northeasterly right-of-way line, continuing with the westerly line of said 16.8022-acre tract and said Fairbanks Business Park, and the easterly line of said 8.000-acre tract, and with said proposed northeasterly right-of-way line of said US Highway 290 for a total distance of 599.95 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point in said proposed northeasterly right-of-way line of US Highway 290 for the northwest corner of said parcel herein described, for the beginning of a non-tangent curve to the right and for the POINT OF BEGINNING having surface coordinates of N = 13,879,972.57 and E = 3,067,285.13, (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, in a southeasterly direction, with said proposed northeasterly right-of-way line of US Highway 290 and with said curve to the right, passing at an arc distance of 329.36 feet a set "X" in concrete located at Baseline Station 2585+00, 173.83 feet left, continuing with said proposed northeasterly right-of-way line of US Highway 290 and with said curve to the right whose central angle is 02° 12' 37" and whose radius is 9,306.26 feet (chord bears South 65° 45' 52" East a distance of 359.00 feet) for a curve length of 359.02 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for a point of tangency;**

2) THENCE, South 64° 39' 33" East, continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 75.11 feet to a set "X" in concrete for an angle point;**

3) THENCE, North 70° 16' 45" East, continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 420.36 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point;**

4) THENCE, North 35° 02' 32" East, continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 62.73 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point, being in the southerly line of a called 70 foot wide Harris County Flood Control District Easement (channel E117-00-00) described in deed recorded in Volume 2179, Page 570 of the Deed Records of Harris County, Texas;**

5) THENCE, South 55° 51' 11" East, continuing with said proposed northeasterly right-of-way line of US Highway 290 and the southerly line of said 70-foot wide easement, a distance of 196.12 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point,**

6) THENCE, South 88° 23' 47" West, departing the southerly line of said 70-foot wide easement and continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 39.24 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point,**

7) THENCE, South 70° 16' 45" West, continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 369.15 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point,**

8) THENCE, South 53° 03' 12" West, continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 29.20 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point,**

9) THENCE, South 70° 16' 45" West, continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 34.51 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point,**

10) THENCE, South 64° 39' 33" East, continuing with said proposed northeasterly right-of-way line of US Highway 290, passing at a distance of 527.81 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 northeasterly right-of-way line of US Highway 290, passing at a distance of 633.01 feet a set 5/8-inch iron rod with TxDOT aluminum disk stamped "ADL" for the end of said Access Denial Line, continuing with said proposed northeasterly right-of-way line of US Highway 290, passing at a distance of 705.01 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 northeasterly right-of-way line of US Highway 290 for a total distance of 746.01 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point and the end of said Access Denial Line;**

11) THENCE, North 04° 38' 08" West, continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 62.34 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for the beginning of a tangent curve to the right;**

12) THENCE, in a northeasterly direction, continuing with said proposed northeasterly right-of-way line of US Highway 290 and with said curve to the right whose central angle is 34° 46' 19" and whose radius is 316.00 feet (chord bears North 12° 45' 02" East, a distance of 188.85 feet) for a curve length of 191.77 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point;**

13) THENCE, North 02° 50' 58" East, continuing with said proposed northeasterly right-of-way line of US Highway 290, a distance of 46.01 feet to a set 5/8-inch iron rod with TxDOT aluminum disk for an angle point and being in the southerly line of said 70-foot wide Harris County Flood Control District easement;**

14) THENCE, South 56° 44' 55" East, with said proposed northeasterly right-of-way line of US Highway 290 and the southerly line of said 70-foot wide easement, a distance of 10.10 feet to a set 5/8-inch iron rod with TxDOT aluminum disk located in the east line of said 16.8022-acre tract and said Fairbanks Business Park and the west line of the residue of a called 56.17968-acre tract designated Tract "B-6" conveyed to Margaret Gready Bybee (now deceased) by partition deed recorded under Clerk's File No. K032765, Film Code No. 015-72-1525 of said Official Public Records of Real Property of Harris County, Texas, for the most easterly northeast corner of said parcel herein described;

15) THENCE, South 02° 20' 06" East, along the east line of said 16.8022-acre tract and said Fairbanks Business Park and the west line of the residue of said 56.17968-acre tract, a distance of 370.96 feet to a point located in the existing northeasterly right-of-way line of US Highway 290 for the southeast corner of said 16.8022-acre tract and said Fairbanks Business Park and said parcel herein described and the southwest corner of the residue of said 56.17968-acre tract, from which a found "X" cut in concrete bears South 02° 23' 31" East, 0.90 feet;

16) THENCE, North 64° 39' 33" West, with said existing northeasterly right-of-way line of US Highway 290 and the southwesterly line of said 16.8022-acre tract and said Fairbanks Business Park, a distance of 1,417.65 feet to a point for the southwest corner of said 16.8022-acre tract and said parcel herein described and the southeast corner of said 8.000-acre tract;

17) THENCE, North 02° 38' 55" West, with the west line of said 16.8022-acre tract and said Fairbanks Business Park and the east line of said 8.000-acre tract, a distance of 47.75 feet to the POINT OF BEGINNING and containing 3.160 acres (137,635 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.

December 12, 2011
Parcel No. 522
Page 5 of 13 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.

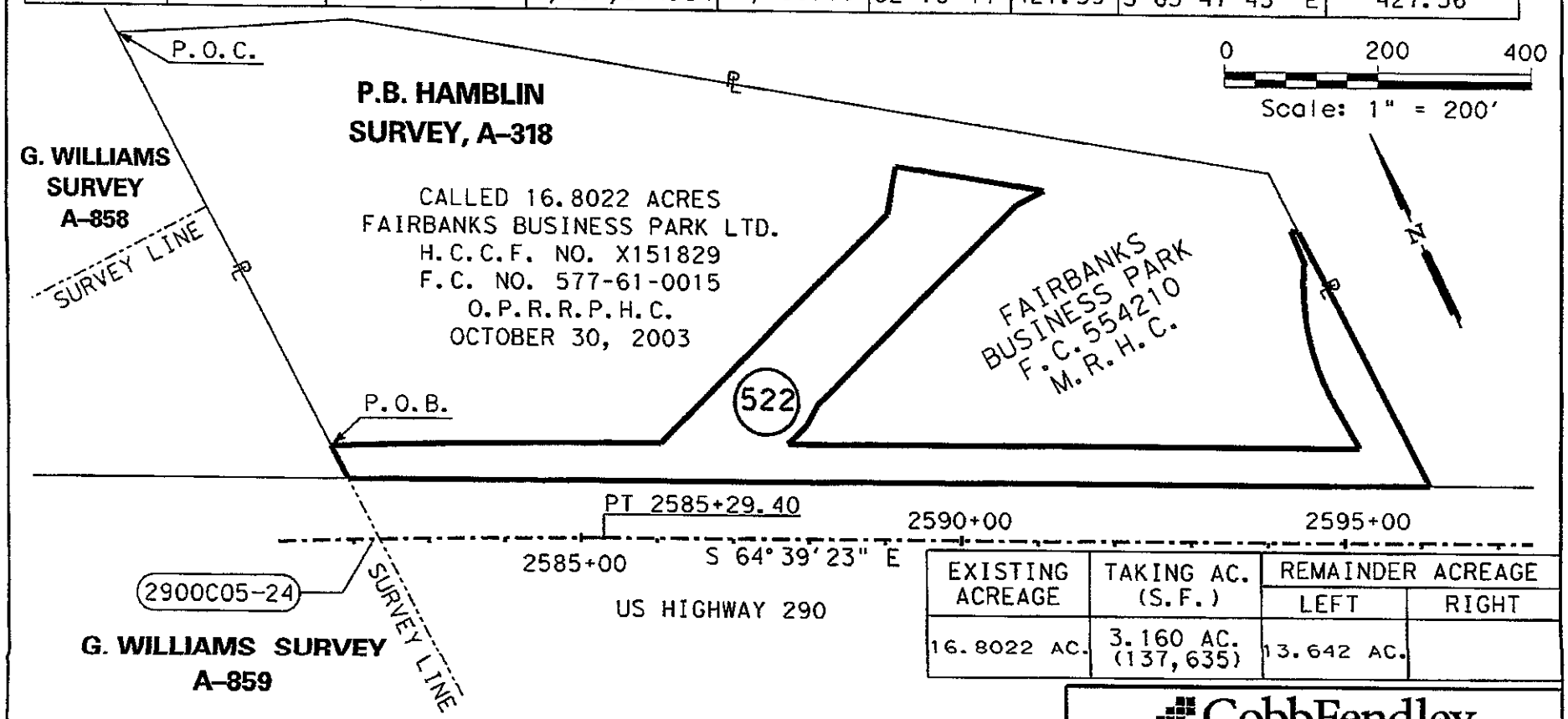
12/12/2011

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

US 290 PROPOSED BASELINE CURVE DATA TABLE

CURVE NO.	PI STATION	PI NORTHING	PI EASTING	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
290C05-24	2583+15.63	13,879,759.62	3,067,344.84	10,750.00'	02° 16' 44"	427.59'	S 65° 47' 45" E	427.56'



EXISTING ACREAGE	TAKING AC. (S.F.)	REMAINDER ACREAGE	
		LEFT	RIGHT
16.8022 AC.	3.160 AC. (137,635)	13.642 AC.	

R.O.W. DEEDS FOR US 290

H.C.C.F. NO. B711128, F.C. NO. 001-03-1168 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 522

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 6 OF 13 SCALE: 1"=200'

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 DECEMBER, 2010.

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

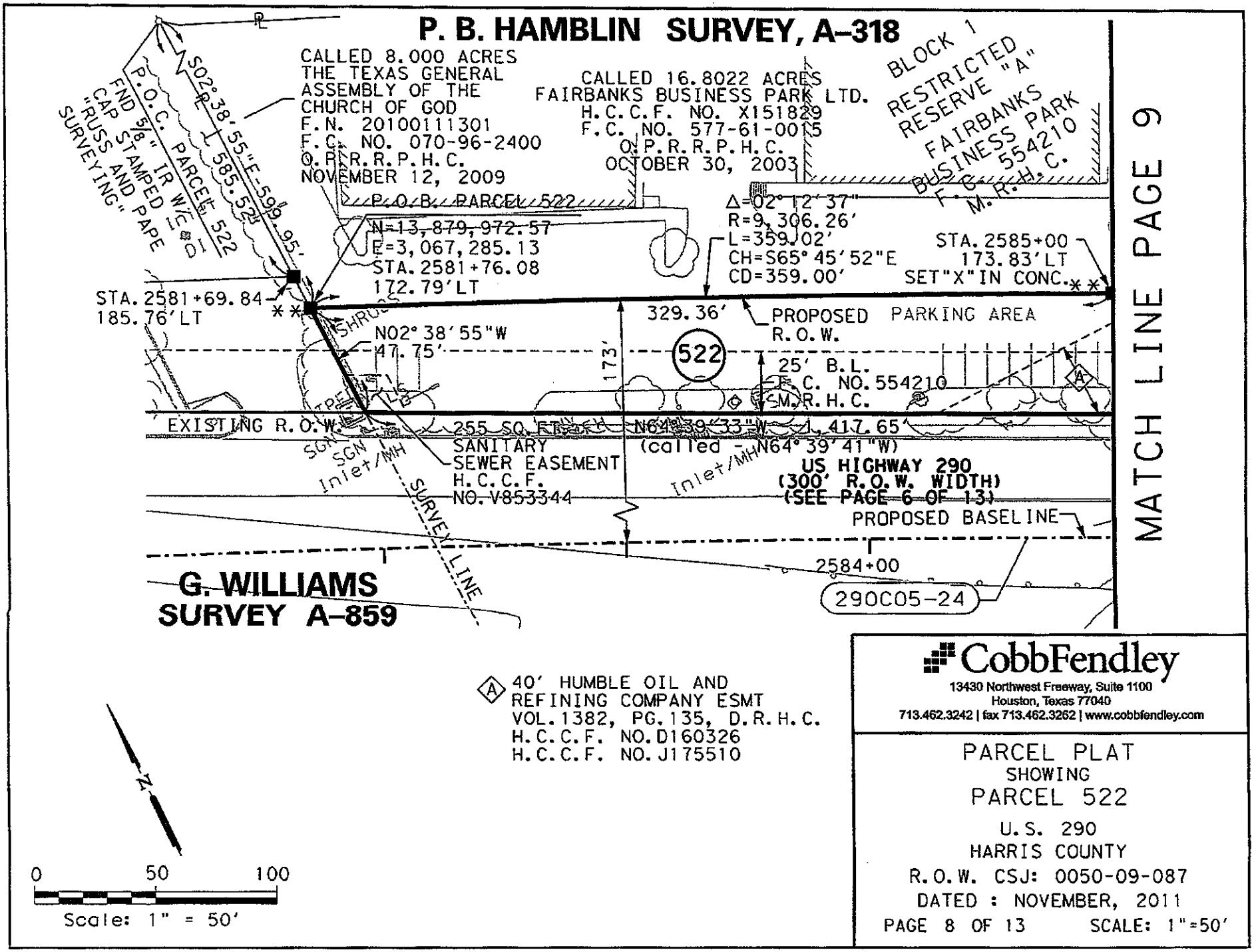
PL	PROPERTY LINE
	LAND HOOK
○	FOUND MONUMENT AS DESCRIBED
□	FOUND 5/8" IR W/TxDOT ALUM. DISK
■	SET 5/8" IR W/TxDOT ALUM. DISK
●	SET 5/8" IR WITH CAP STAMPED COBB, FENDLEY & ASSOCIATES
500	PARCEL NUMBER
L1	PARCEL LINE NO.
C1	PARCEL CURVE DATA NO.
A	EASEMENT DESCRIPTION
A	ADJOINER DESCRIPTION
	SURVEY LINE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

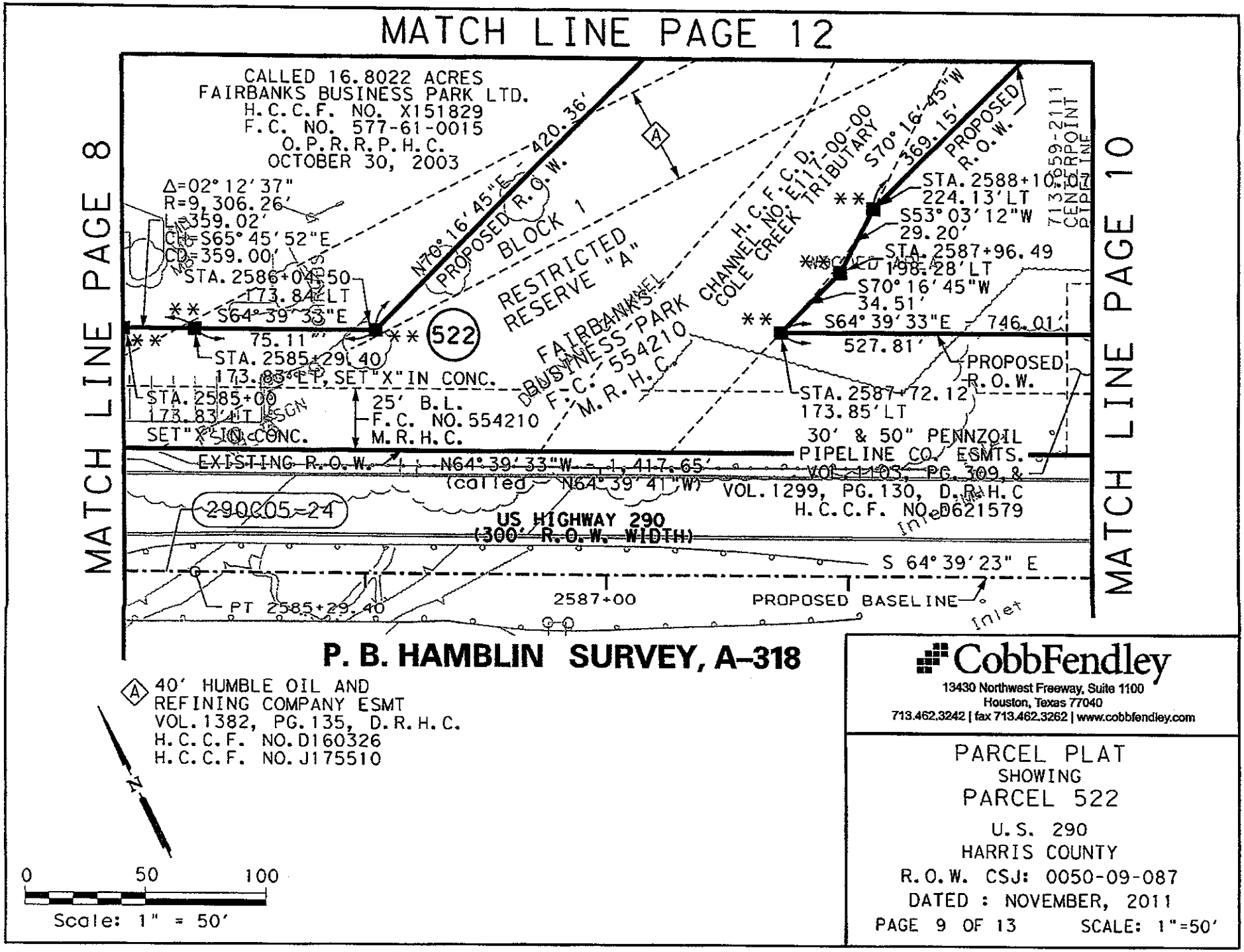
STATE OF TEXAS REGISTERED MICHAEL VINCENT ROLLIN 6236 PROFESSIONAL LAND SURVEYOR

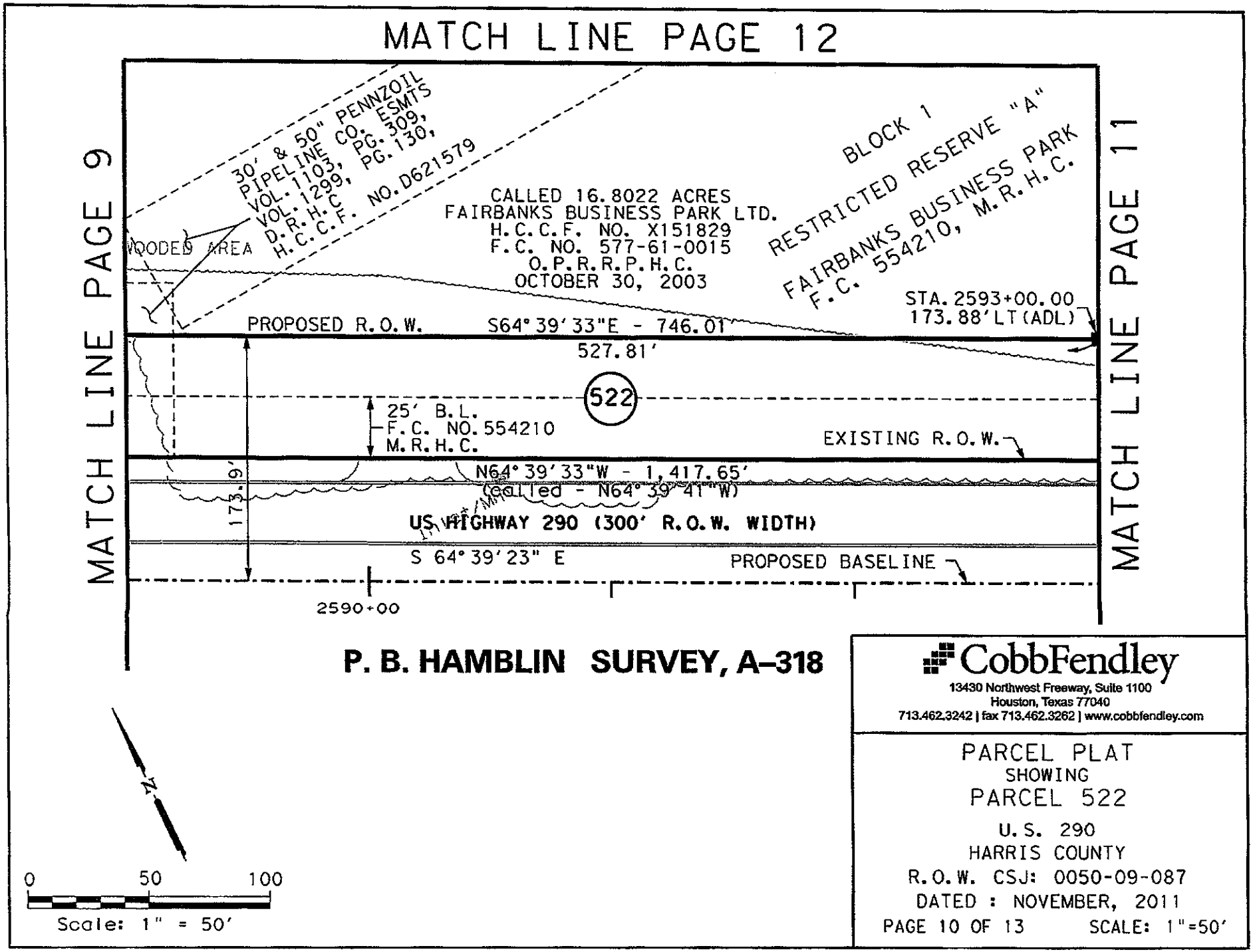
CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

PARCEL PLAT
SHOWING
PARCEL 522

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 7 OF 13 SCALE: 1"=50'


P. B. HAMBLIN SURVEY, A-318
CALLED 8.000 ACRES
THE TEXAS GENERAL
ASSEMBLY OF THE
CHURCH OF GOD
F.N. 20100111301
F.C. NO. 070-96-2400
O.P.R.R.P.H.C.
NOVEMBER 12, 2009
CALLED 16.8022 ACRES
FAIRBANKS BUSINESS PARK LTD.
H.C.C.F. NO. X151829
F.C. NO. 577-61-0015
O.P.R.R.P.H.C.
OCTOBER 30, 2003
BLOCK 1
RESTRICTED
RESERVE "A"
FAIRBANKS
BUSINESS PARK
F.C. 554210
M.R.H.C.
S02°38'55"E 599.95'
585.52'
P.O.C. PARCEL 522
FND 5/8" IR W/CAP STAMPED "RUSS AND PAPE SURVEYING"
P.O.B. PARCEL 522
N=13,879,972.57
E=3,067,285.13
STA. 2581+76.08
172.79'LT
Δ=02°12'37"
R=9,306.26'
L=359.02'
CH=S65°45'52"E
CD=359.00'
STA. 2585+00
173.83'LT
SET"X"IN CONC.
STA. 2581+69.84
185.76'LT
329.36'
PROPOSED PARKING AREA
R.O.W.
N02°38'55"W
47.75'
173'
522
25' B.L.
F.C. NO. 554210
M.R.H.C.
EXISTING R.O.W.
255 SQ. FT.
N64°39'33"W 1,417.65'
(called - N64°39'41"W)
SANITARY
SEWER EASEMENT
H.C.C.F.
NO. V853344
US HIGHWAY 290
(300' R.O.W. WIDTH)
(SEE PAGE 6 OF 13)
PROPOSED BASELINE
SURVEY LINE
2584+00
290C05-24
MATCH LINE PAGE 9
G. WILLIAMS
SURVEY A-859
40' HUMBLE OIL AND
REFINING COMPANY ESMT
VOL. 1382, PG. 135, D.R.H.C.
H.C.C.F. NO. D160326
H.C.C.F. NO. J175510
N
0 50 100
Scale: 1" = 50'
CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com
PARCEL PLAT
SHOWING
PARCEL 522
U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 8 OF 13
SCALE: 1"=50'


MATCH LINE PAGE 12
MATCH LINE PAGE 8
MATCH LINE PAGE 10
CALLED 16.8022 ACRES
FAIRBANKS BUSINESS PARK LTD.
H.C.C.F. NO. X151829
F.C. NO. 577-61-0015
O.P.R.R.P.H.C.
OCTOBER 30, 2003
Δ=02°12'37"
R=9,306.26'
L=359.02'
CH=S65°45'52"E
CD=359.00'
STA. 2586+04.50
173.84'LT
S64°39'33"E
75.11'
STA. 2585+29.40
173.83'LT, SET "X" IN CONC.
STA. 2585+00
173.83'LT
SET "X" IN CONC.
N70°16'45"E - 420.36'
PROPOSED R.O.W.
BLOCK 1
RESTRICTED RESERVE "A"
522
FAIRBANKS BUSINESS PARK
F.C. 554210
M.R.H.C.
25' B.L.
F.C. NO. 554210
M.R.H.C.
H.C.F.C.D.
CHANNEL NO. E117-00-00
COLE CREEK TRIBUTARY
S70°16'45"W
369.15'
PROPOSED R.O.W.
STA. 2588+10.07
224.13'LT
S53°03'12"W
29.20'
STA. 2587+96.49
198.28'LT
S70°16'45"W
34.51'
S64°39'33"E - 746.01'
527.81'
PROPOSED R.O.W.
STA. 2587+72.12
173.85'LT
30' & 50" PENNZOIL
PIPELINE CO. ESMTS.
VOL. 1103, PG. 309, &
VOL. 1299, PG. 130, D.R.H.C
H.C.C.F. NO. D621579
EXISTING R.O.W.
N64°39'33"W - 1,417.65'
(called N64°39'41"W)
290C05-24
US HIGHWAY 290
(300' R.O.W. WIDTH)
S 64°39'23" E
PT 2585+29.40
2587+00
PROPOSED BASELINE
Inlet
713-659-2111
CENTERPOINT
PIPELINE
P. B. HAMBLIN SURVEY, A-318
A 40' HUMBLE OIL AND
REFINING COMPANY ESMT
VOL. 1382, PG. 135, D.R.H.C.
H.C.C.F. NO. D160326
H.C.C.F. NO. J175510
N
0 50 100
Scale: 1" = 50'
CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com
PARCEL PLAT
SHOWING
PARCEL 522
U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 9 OF 13
SCALE: 1"=50'



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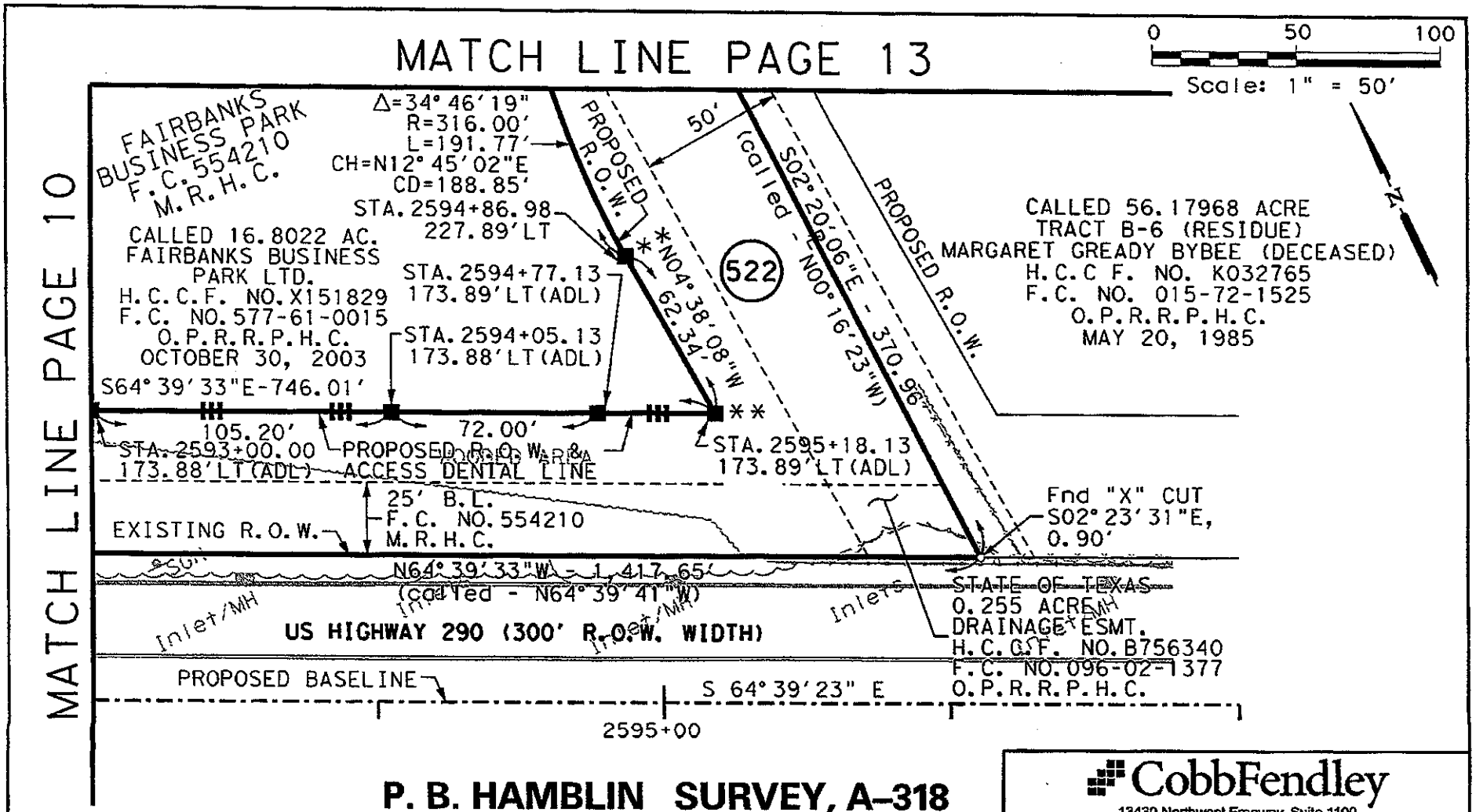
PARCEL PLAT
SHOWING
PARCEL 522

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 10 OF 13 SCALE: 1"=50'



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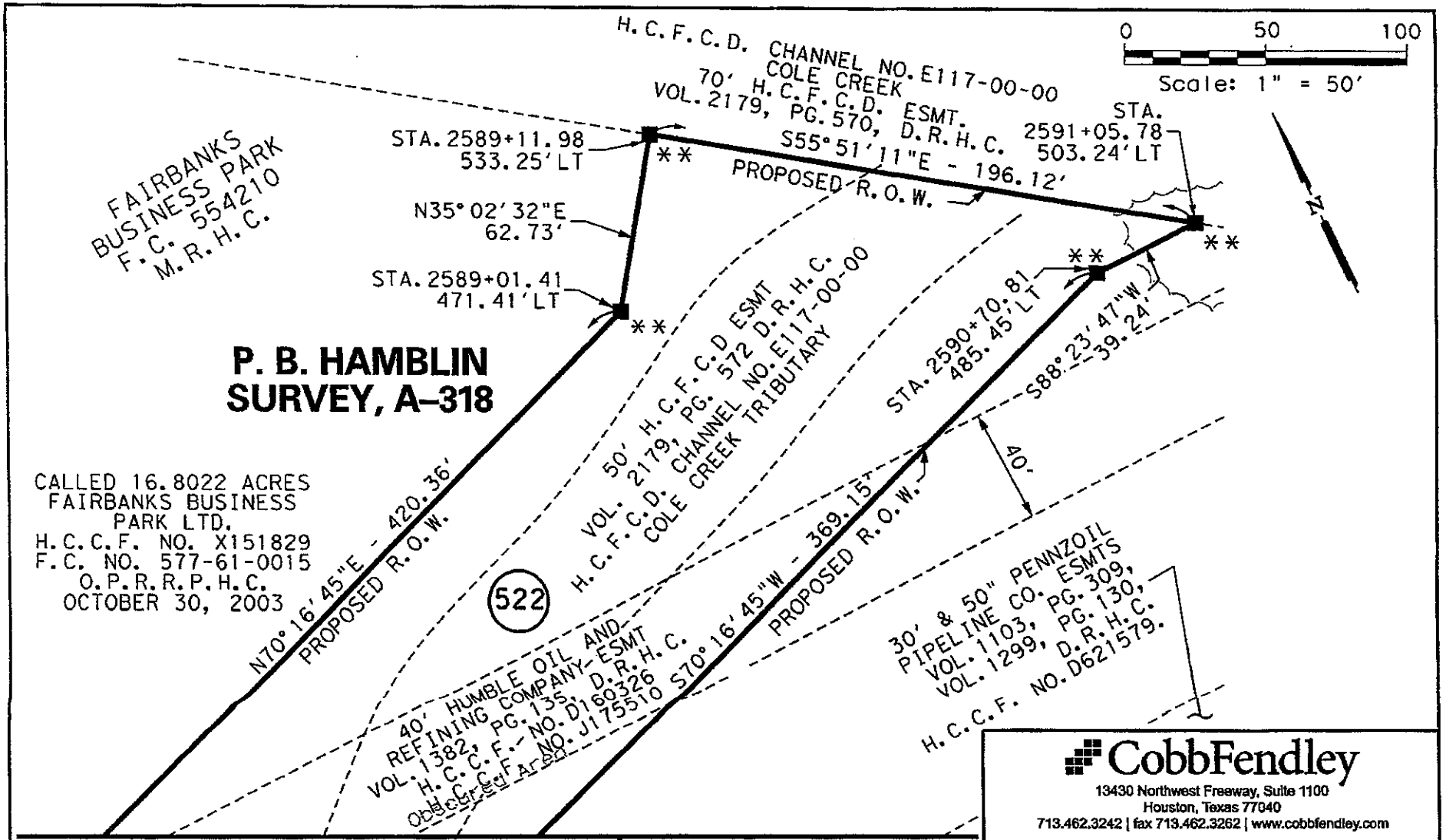
PARCEL PLAT
SHOWING
PARCEL 522

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 11 OF 13 SCALE: 1"=50'



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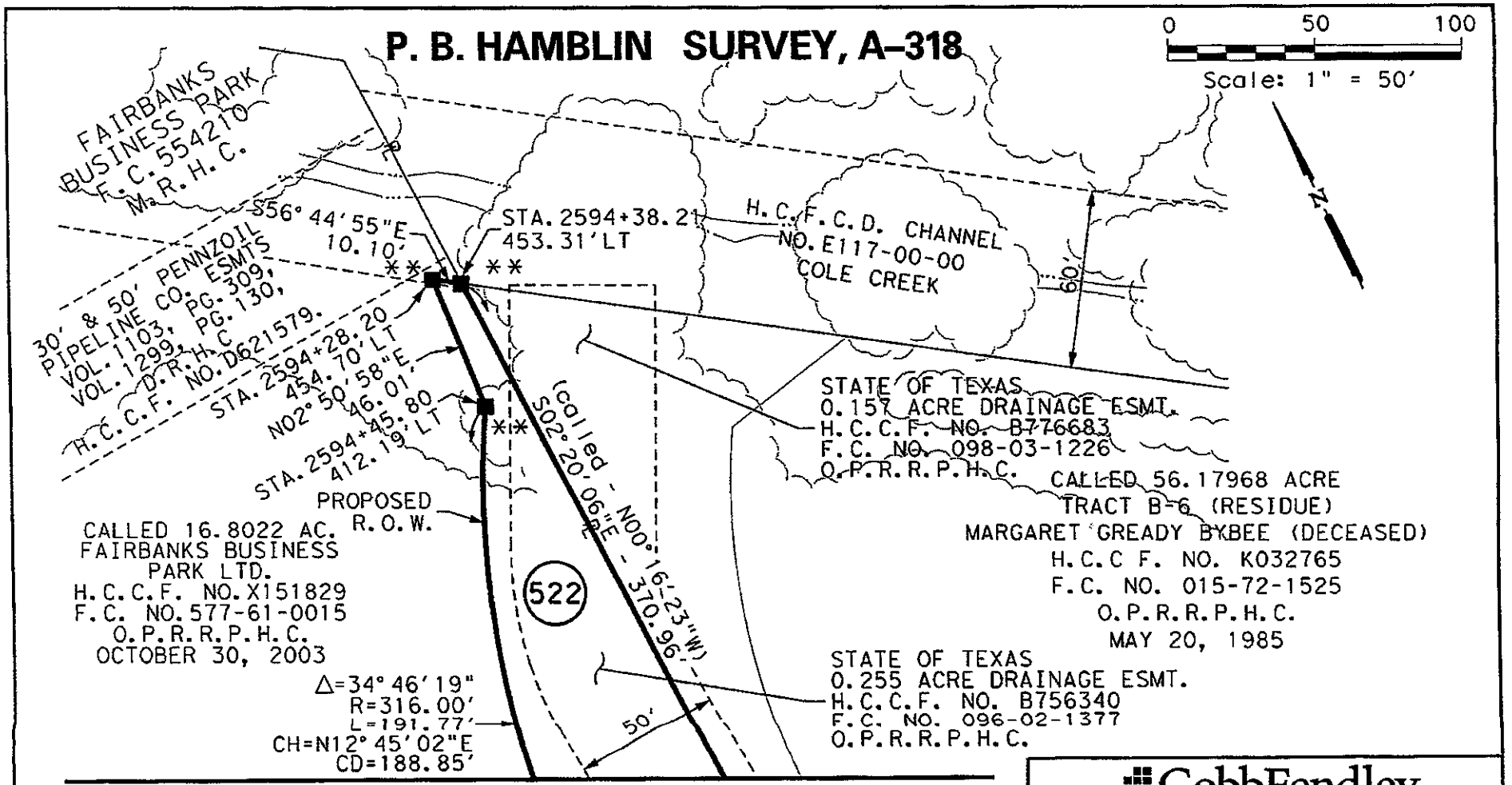
PARCEL PLAT
SHOWING
PARCEL 522

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 12 OF 13 SCALE: 1"=50'

P. B. HAMBLIN SURVEY, A-318



MATCH LINE PAGE 11

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PARCEL PLAT
SHOWING
PARCEL 522

U.S. 290
HARRIS COUNTY
R.O.W. CSJ: 0050-09-087
DATED : NOVEMBER, 2011
PAGE 13 OF 13 SCALE: 1"=50'