

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 3

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 3

VARIOUS Districts

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Collin	SH 289	5	0091-04-057	27
Collin	SH 289	6	0091-04-057	13
Collin	SH 289	15	0091-04-057	9E
Collin	SH 289	10	0091-04-057	15
Collin	US 75	13	0047-06-125	1A
Comal	US 281	7	0253-03-065	8
Comal	US 281	8	0253-03-065	16
Comal	US 281	9	0253-03-065	19
Denton	FM 423	1	1315-02-010	45
Denton	FM 423	4	1315-02-010	29
Denton	SH 114	14	0353-02-067	11E
Harrison	FM 449	12	0640-06-039	5, 5TE
Hood	SL 567	3	3524-01-005	26
Hood	SL 567	2	3524-01-005	20
Hood	SL 567	11	3524-01-005	2

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	W	0015-04-083	9
Bell	IH 35	V	0015-04-083	8
Bell	IH 35	Y	0015-04-083	16
Bell	IH 35	X	0015-04-083	14
Bell	IH 35	Z	0015-07-078	27AC
Harris	IH 610	C	0271-14-221	225
Harris	IH 610	B	0271-14-221	202
Harris	IH 610	A	0271-14-221	220
Harris	IH 610	P	0271-14-221	218
Harris	IH 610	Q	0271-14-221	219
Harris	IH 610	R	0271-14-221	222
Harris	IH 610	S	0271-14-221	223
Harris	IH 610	T	0271-14-221	209
Harris	IH 610	U	0271-14-221	226
Hill	IH 35	AA	0014-07-096	8, 8TE
Hill	IH 35	BB	0014-07-096	36AC
McLennan	IH 35	DD	0014-08-083	35, 35AC
McLennan	IH 35	FF	0014-08-083	42
McLennan	IH 35	CC	0014-08-083	17
McLennan	IH 35	EE	0014-08-083	36, 36E
McLennan	IH 35	GG	0015-02-058	30
McLennan	IH 35	KK	0015-01-220	60
Tarrant	IH 820	L	0008-14-093	154
Tarrant	IH 820	M	0008-14-093	107
Tarrant	IH 820	JJ	0008-14-093	15

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 3 of 3

VARIOUS Districts

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Tarrant	IH 820	K	0008-14-093	158
Tarrant	SH 121	HH	0364-01-119	576
Tarrant	SH 121	II	0364-01-119	614
Tarrant	SH 121	E	0364-01-119	508
Tarrant	SH 121	F	0364-01-119	605
Tarrant	SH 121	G	0364-01-119	701
Tarrant	SH 121	I	0364-01-119	619
Tarrant	SH 121	J	0364-01-119	521
Tarrant	SH 121	N	0364-01-119	541
Tarrant	SH 121	O	0364-01-119	691
Tarrant	SH 121	H	0364-01-119	683
Tarrant	SH 183	D	0364-05-038	645

Submitted and reviewed by:

Ben E. Cannon For JPK
Director, Right of Way Division

Recommended by:

Amelia Perry
Executive Director

112699 MAY 26 11

Minute
Number

Date
Passed

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1315-02-010

Page 1 of 3
December 15, 2009

Description for Parcel 45

Being a 534 Square Foot tract of land situated in the McFadden Survey, Abstract No. 893 in the Town of Little Elm, Denton County, Texas and being a portion of Eldorado Place Retail, Lot 2, Block A, an addition to the Town of Little Elm, as recorded in Cabinet X, Page 440, Plat Records, Denton County, Texas and conveyed to Little Elm Place L.P., as recorded in County Clerk's File No. 2006-153968, Deed Records, Denton County, Texas. Said 534 Square Foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "RPLS 3688" found for the southwest corner of said Lot 2, Block A and the northwest corner of Lot 3, Block A of Eldorado Place Retail, Lots 3 & 5, Block A, an addition to the Town of Little Elm, as recorded in Cabinet X, Page 503, Plat Records, Denton County, Texas;

THENCE South 89 Degrees 48 Minutes 25 Seconds East, along the south line of said Lot 2, Block A and the north line of said Lot 3, Block A, a distance of 301.73 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for the **POINT OF BEGINNING** and being the beginning of a non-tangent curve to the right, said point being on the west Right-of-Way line of said F.M. No. 423 and the east line of said Lot 2, Block A;

THENCE over and across said Lot 2, Block A and along the new west Right-of-Way line of F.M. No. 423, the following courses and distances:

- (1) Along said curve to the right, having a radius of 263.00 feet, a delta angle of 05 Degrees 03 Minutes 39 Seconds, a chord that bears North 05 Degrees 58 Minutes 42 Seconds East, a chord distance of 23.22 feet and an arc distance of 23.23 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner;
- (2) North 08 Degrees 30 Minutes 31 Seconds East, a distance of 63.85 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner and being the beginning of a non-tangent curve to the right;
- (3) Along said curve to the right, having a radius of 3898.72 feet, a delta angle of 01 Degree 48 Minutes 51 Seconds, a chord that bears North 03 Degrees 33 Minutes 52 Seconds East, a chord distance of 123.45 feet and an arc distance of 123.45 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner on the east line of said Lot 2, Block A and the existing west Right-of-Way line of Farm to Market (F.M.) No. 423, as recorded in Cabinet X, Page 440, Plat Records, Denton County, Texas;

THENCE along the east line of said Lot 2, Block A and the existing west Right-of-Way line of said F.M. No. 423, the following courses and distances:

- (4) South 42 Degrees 45 Minutes 04 Seconds East, a distance of 2.58 feet to a point for corner;

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1315-02-010

Page 2 of 3
December 15, 2009

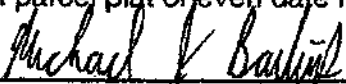
Description for Parcel 45

- (5) South 04 Degrees 15 Minutes 15 Seconds West, a distance of 22.43 feet to a point for corner and being the beginning of a non-tangent curve to the left;
- (6) Along said curve to the left, having a radius of 3897.73 feet, a delta angle of 01 Degrees 43 Minutes 59 Seconds, a chord that bears South 03 Degrees 18 Minutes 07 Seconds West, a chord distance of 117.89 feet and an arc distance of 117.89 feet to a point for corner;
- (7) South 08 Degrees 33 Minutes 26 Seconds West, a distance of 45.17 feet to a point for corner and being the beginning of a tangent curve to the left;
- (8) Along said curve to the left, having a radius of 260.00 feet, a delta angle of 05 Degrees 03 Minutes 49 Seconds, a chord that bears South 06 Degrees 01 Minutes 36 Seconds West, a chord distance of 22.97 feet and an arc distance of 22.98 feet to a point for the southeast corner of said Lot 2, Block A and the northeast corner of aforesaid Lot 3, Block A;
- (9) THENCE North 89 Degrees 48 Minutes 25 Seconds West, along the south line of said Lot 2, Block A and the north line of said Lot 3, Block A, a distance of 3.71 feet to the **POINT-OF-BEGINNING** and containing **534 Square Feet of land, more or less.**

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

Basis of Bearings is based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) North Central Zone, all distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000150630.

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


Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
Jacobs Engineering Group, Inc.
7950 Elmbrook Dr
Dallas, Texas 75429
214-638-0145



PAGE 3 OF 3

ELDORADO PLACE RETAIL
CAB. X, PAGE 440
P.R.D.C.T.

BLOCK A, LOT 2

MCFADDEN SURVEY
ABSTRACT NO. 893

LITTLE ELM PLACE L.P.
C.C.# 2006-153968
D.R.D.C.T.

TOWN OF
LITTLE ELM

ELDORADO PLACE RETAIL
CAB. X, PAGE 503
P.R.D.C.T.
BLOCK A, LOT 3

R = 3,898.72'
D = 01° 48' 51"
L = 123.45'
CH = N03° 33' 52"E
123.45'

R = 3,897.73'
D = 01° 43' 59"
L = 177.89'
CH = S03° 18' 07"W
177.89'

534 S.F.
N08° 30' 31"E
63.85'

R = 263.00'
D = 05° 03' 39"
L = 23.23'
CH = N05° 58' 42"E
23.22'

R = 260.00'
D = 05° 03' 49"
L = 22.98'
CH = S06° 01' 36"W
22.97'

P.O.C.
1/2" CIRF RPLS 3688" BEARS:
S89° 48' 25"E - 301.73'

P.O.B.
N89° 48' 25"W
3.71'

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 ADJ)
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TxDOT
CONVERSION FACTOR OF 1.00010630.

LEGEND

EXISTING RIGHT OF WAY LINE	
PROPERTY LINE	
COUNTY LINE	
CONTROL OF ACCESS LINE	
SURVEY LINE	
FENCE LINE	
CITY LIMITS	
EASEMENTS	
RAILROAD	
STRUCTURE	

○ TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH
IRON ROD UNLESS OTHERWISE NOTED

** The Monument described and set in this call, if destroyed during
construction, may be replaced with a TxDOT Type 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 PLAT OF A SURVEY OF
PARCEL 45
FOR F.M. NO. 423
RIGHT OF WAY CSJ: 1315-02-010
534 S.F. (0.0123 ACRES)
TRACT OF LAND
IN THE MCFADDEN SURVEY
ABSTRACT NUMBER 893
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS
DECEMBER 2009



Michael J. Baitup
A LEGAL DESCRIPTION BY EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

PARCEL 45

Parcel 20
S.L. 567
CSJ: 3524-01-005
5/19/2009

Being 0.051 of an acre of land, more or less, situated in the Milam County School Land Survey, Abstract Number 348, in the City of Granbury, Hood County, Texas; same being a portion of that certain tract of land conveyed to Woodbridge Financial, L.P., recorded in Volume 2314, Page 378, Deed Records, Hood County, Texas; said 0.051 of an acre of land is more particularly described as follows:


BEGINNING at a 5/8 inch smooth iron rod with an aluminum cap stamped "TXDOT" set at the intersection of the proposed easterly right-of-way line of proposed S.L. 567 with the west line of said Woodbridge tract. Said iron rod is 166.47 feet left of and at a right angle to the proposed centerline station 127+02.86 of said proposed S.L. 567; from which a 3/8 inch iron rod found at the northwest corner of said Woodbridge tract bears North 13°14'33" West, 123.32 feet;

- (1) THENCE South 60°33'22" East along said proposed easterly right-of-way, 12.07 feet to a 5/8 inch smooth iron rod set with an aluminum cap stamped "TXDOT" at the intersection with the proposed northerly right-of-way line of existing U.S. Highway 377 Business; (**)
- (2) THENCE North 76°52'09" East along said proposed northerly right-of-way, 175.46 feet to a 5/8 inch smooth iron rod set with an aluminum cap stamped "TXDOT"; (**)
- (3) THENCE North 31°52'11" East continuing along said proposed northerly right-of-way, 59.39 feet to a 5/8 inch smooth iron rod set with an aluminum cap stamped "TXDOT"; (**)
- (4) THENCE North 76°47'17" East continuing along said proposed northerly right-of-way, 14.14 feet to a 5/8 inch iron rod found at an angle point in the existing northerly right-of-way line of aforesaid Highway 377; (**)
- (5) THENCE South 31°47'14" West along said existing northerly right-of-way, 70.71 feet to a 5/8 inch iron rod found at an angle point in the existing northerly right-of-way line of aforesaid Highway 377;
- (6) THENCE South 76°47'17" West continuing along said existing right-of-way, 190.53 feet to a 3/8 inch iron rod found at the southwest corner of the aforementioned Woodbridge tract;

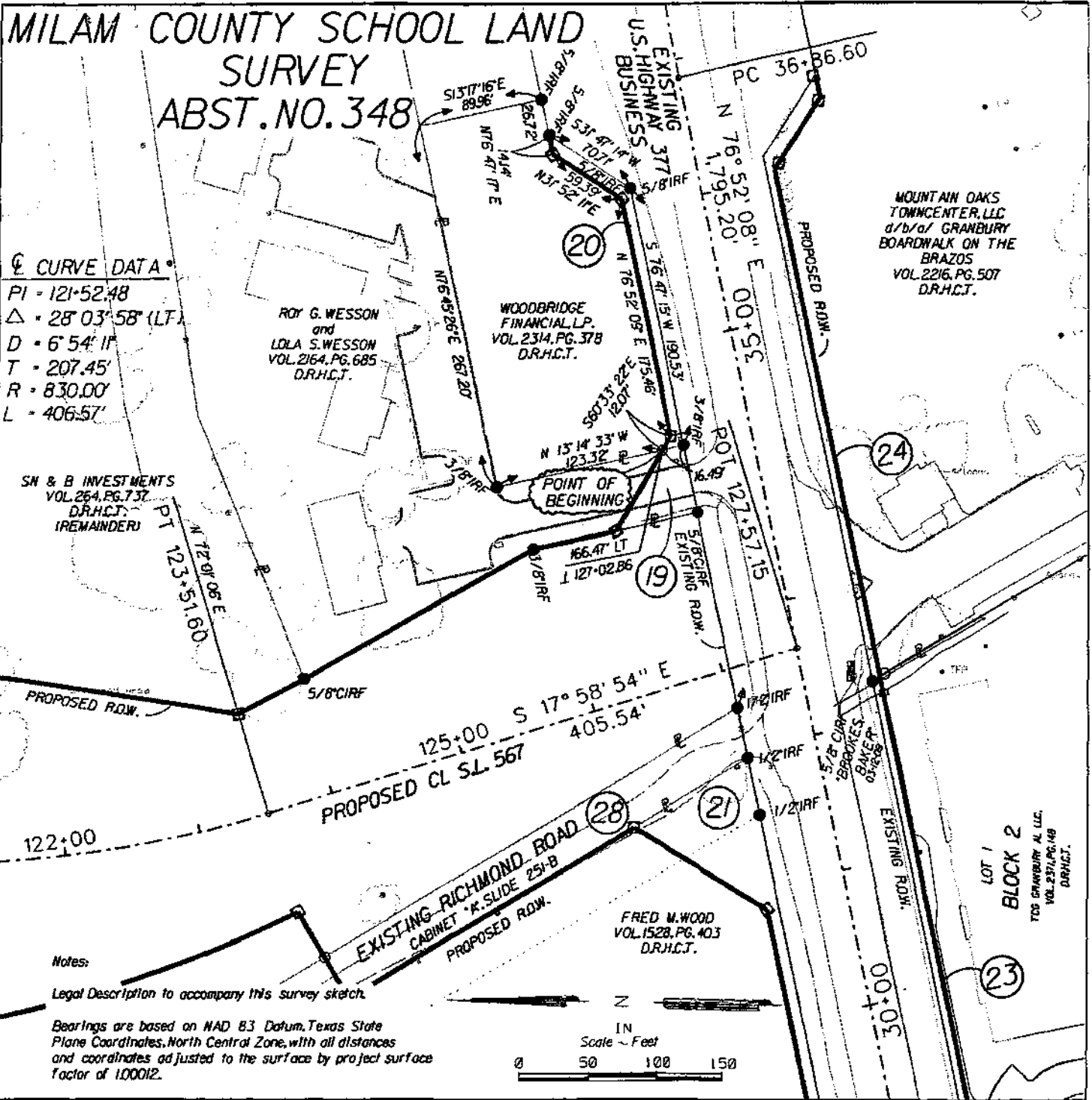
Parcel 20
S.L. 567
CSJ: 3524-01-005
5/19/2009

- (7) THENCE North 13°14'33" West along the aforementioned west line of said Woodbridge tract, 16.49 feet to the POINT OF BEGINNING, and containing 0.051 of an acre of land, more or less.

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


Surveyor of Record: Ricky L. Gentry
Texas Registration Number: 5519
Release date: 5/21/09





☉ CURVE DATA °
 PI = 121-52.48
 Δ = 28° 03' 58" (LT)
 D = 6' 54" 11"
 T = 207.45'
 R = 830.00'
 L = 406.57'

SN & B INVESTMENTS
 VOL. 264, PG. 737
 D.R.H.C.T.
 (REMAINDER)

ROY G. WESSON
 and
 LOLA S. WESSON
 VOL. 2164, PG. 685
 D.R.H.C.T.

WOODBIDGE
 FINANCIAL, L.P.
 VOL. 2314, PG. 378
 D.R.H.C.T.

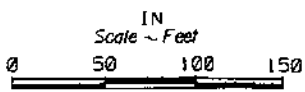
MOUNTAIN OAKS
 TOWNCENTER, LLC
 d/b/a/ GRANBURY
 BOARDWALK ON THE
 BRAZOS
 VOL. 2216, PG. 507
 D.R.H.C.T.

LOT 1
 BLOCK 2
 TOS GRANBURY AL, LLC
 VOL. 2371, PG. 148
 D.R.H.C.T.

Notes:

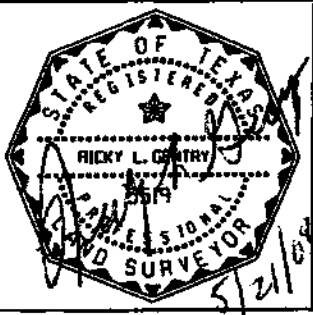
Legal Description to accompany this survey sketch.

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



LEGEND

- - 3/8" rebar set w/ plastic cap stamped "TxDOT" or other object as noted
- - Marker Found "as noted"
- - 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
- - 3/8" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- IRF - Iron Rod Found
- CIRF - Capped Iron Rod Found
- P.O.B. - Point Of Beginning
- P - Property Line
- S - Survey Line
- F - Fee Hook
- E - Proposed Centerline
- D.R.H.C.T. - Dead Records, Hood County, Texas
- P.R.H.C.T. - Plat Records, Hood County, Texas

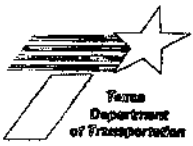


PARCEL 20

WOODBIDGE
 FINANCIAL, L.P.

0.051 Acre of Land

ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	⑤	⑨		TEXAS		HOOD	
②	⑥	⑩		CONT.	SECT.	JOB	HIGHWAY NO.
③	⑦	⑪		3524	01	003	S.L. 567
④	⑧	⑫					



Parcel 26
S.L. 567
CSJ: 3524-01-005
5/19/2009


Being 0.028 of an acre of land, more or less, out of the Milam County School Land Survey, Abstract Number 348 situated in the City of Granbury, Hood County, Texas; same being a portion of that certain tract of land conveyed to Elton L. Thomas (deceased, his wife, Patricia Thomas is owner), recorded in Volume 306, Page 557, Deed Records, Hood County, Texas; said 0.028 of an acre of land is more particularly described as follows:

BEGINNING at a 5/8 inch smooth iron rod with an aluminum cap stamped "TXDOT" set at the intersection of the proposed north right-of-way line of the existing U.S. Highway 377 Business with the east line of said Thomas tract, from which the intersection of said north right-of-way and the east line of a tract conveyed to Gerald W. Gorman and Ila Gorman, recorded in Volume 2025, Page 268, Deed Records, Hood County, Texas bears North 76°52'08" East, 140.32 feet, from which a 3/8 inch iron rod found for the northeast corner of said Gorman tract bears North 30°17'47" West, 240.82 feet. Said iron rod is 620.46 feet right of and at a right angle to the proposed centerline survey station 126+44.28 of proposed S.L. 567;

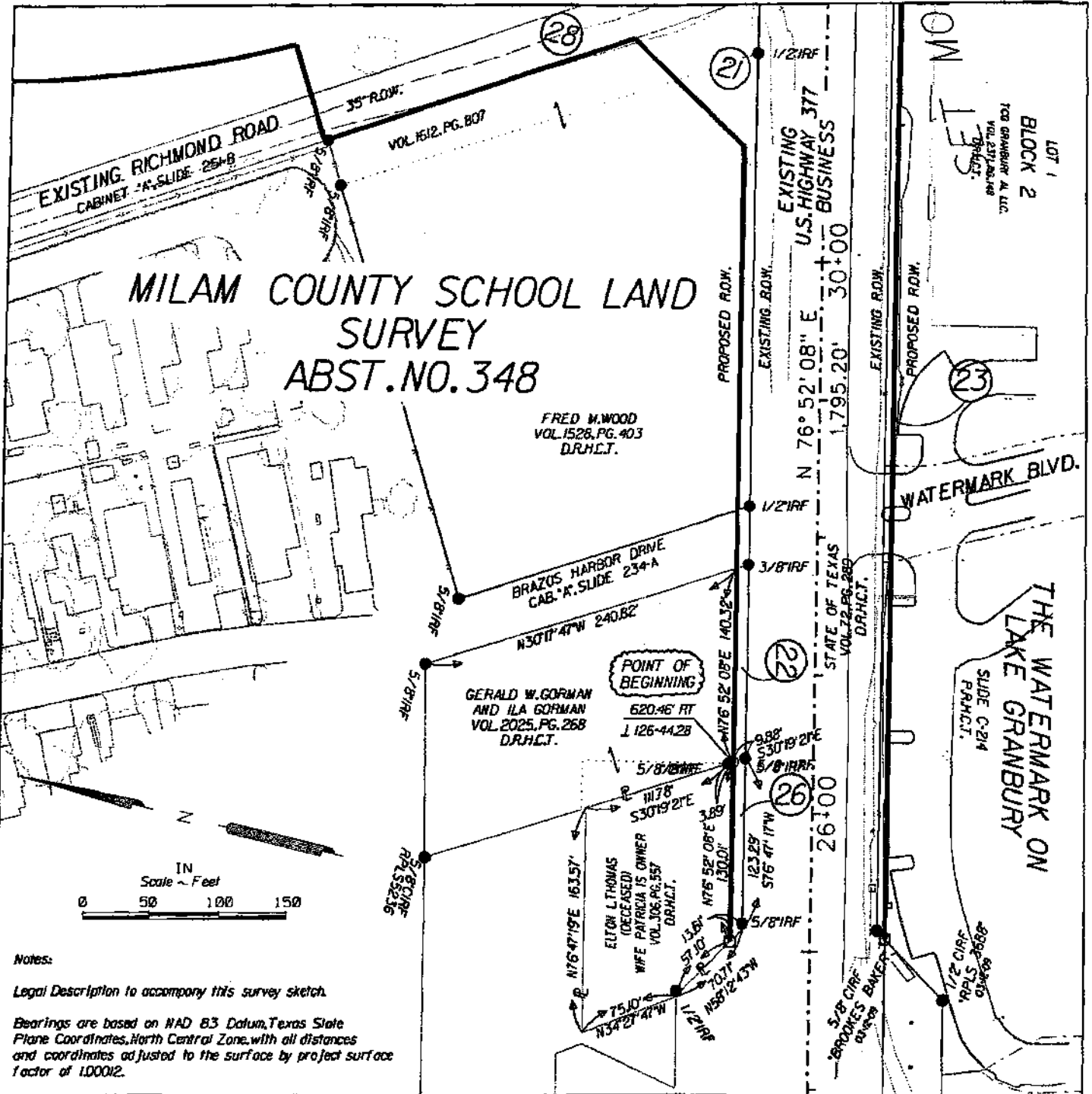
- (1) THENCE South 30°19'21" East, leaving said proposed right-of-way, along said northeast tract line, 9.88 feet to a 5/8 inch iron found at the southeast corner of said Thomas tract; same being in the existing north right-of-way line of said U.S. Highway 377 Business;
- (2) THENCE South 76°47'17" West, along the southeast line of said Thomas tract and said north right-of-way line, 123.29 feet to a 5/8 inch iron rod found at the south corner of said tract;
- (3) THENCE North 58°12'43" West, along the aforesaid southwest tract line, 13.61 feet to a 5/8 inch smooth iron rod set with an aluminum cap stamped "TXDOT" in the southwest line of said Thomas tract; (**)
- (4) THENCE North 76°52'08" East, along said proposed north right-of-way, 130.01 feet the POINT OF BEGINNING, and containing 0.028 of an acre of land, more or less.

Parcel 26
S.L. 567
CSJ: 3524-01-005
5/19/2009

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

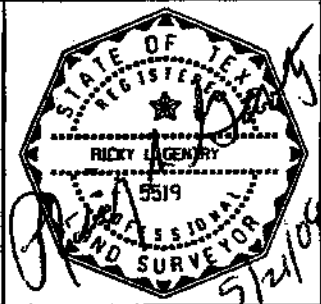

Surveyor of Record: Ricky L. Gentry
Texas Registration Number: 5519
Release date: 5/21/09





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

LEGEND
 ● 1/2" rubber set w/ plastic cap stamped "xDOT" or other object as noted
 ● Marker found "as noted"
 ○ 3/8" smooth iron rod w/ aluminum cap stamped "xDOT"
 □ 5/8" smooth iron rod w/ aluminum cap stamped "xDOT" may be replaced with Type II markers at the end of construction
 IRF - Iron Rod Found
 CRF - Capped Iron Rod Found
 P.D.B. - Point Of Beginning
 R - Property Line
 S - Survey Line
 FH - Fee Hook
 C - Proposed Centerline
 D.R.H.C.T. - Dead Records, Hood County, Texas
 P.R.H.C.T. - Plat Records, Hood County, Texas

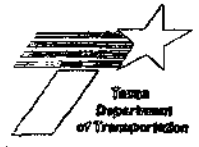


PARCEL 26

PATRICIA THOMAS

0.028 Acre of Land

ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	⑤	⑨		TEXAS	FTW	HOOD	
②	⑥	⑩		CONT.	SECT.	JOB	HIGHWAY NO.
③	⑦	⑪		3524	01	005	S.L. 567
④	⑧	⑫					



COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1315-02-010

Page 1 of 5
December 15, 2009

Description for Parcel 29

Being a 33,163 Square Foot tract of land situated in the Shahan Survey, Abstract No. 1233 in the City of Frisco, Denton County, Texas and being a portion of a tract of land conveyed to Ronald E. Stamm, as recorded in Volume 1245, Page 367, Deed Records, Denton County, Texas. Said 33,163 Square Foot tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Ronald E. Stamm Tract and the southeast corner of a tract of land conveyed to Gerald Ridgley and Gerry Jr., as recorded in County Clerk's File No. 2007-52069, Deed Records, Denton County, Texas, from which a 1/2 inch iron rod found bears North 01 Degrees 16 Minutes 06 Seconds West, a distance of 0.41 feet;

THENCE South 88 Degrees 20 Minutes 29 Seconds West, along the north line of said Ronald E. Stamm Tract and the south line of said Gerald Ridgley Tract, a distance of 117.47 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for the **POINT OF BEGINNING**;

THENCE over and across said Ronald E. Stamm Tract and along the new east Right-of-Way line of F.M. No. 423, the following courses and distances:

- (1) South 00 Degrees 09 Minutes 27 Seconds West, a distance of 254.13 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner;
- (2) South 89 Degrees 50 Minutes 33 Seconds East, a distance of 11.00 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner;
- (3) South 00 Degrees 09 Minutes 27 Seconds West, a distance of 195.17 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner;
- (4) South 45 Degrees 00 Minutes 00 Seconds East, a distance of 78.98 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner;
- (5) South 00 Degrees 09 Minutes 27 Seconds West, a distance of 98.77 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner;
- (6) South 45 Degrees 00 Minutes 00 Seconds West, a distance of 95.01 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner;
- (7) South 00 Degrees 09 Minutes 27 Seconds West, a distance of 11.26 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for corner on the south line of said Ronald E. Stamm Tract and the north line of a tract of land conveyed to Eldorado Ranch Ltd., as recorded in Volume 4465, Page 88, Deed Records, Denton County, Texas;

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1315-02-010

Page 2 of 5
December 15, 2009

Description for Parcel 29

- (8) THENCE North 89 Degrees 47 Minutes 49 Seconds West, along the south line of said Ronald E. Stamm Tract and the north line of said Eidorado Ranch Ltd. Tract, a distance of 29.57 feet to a point for corner on the west line of said Ronald E. Stamm Tract, said point also being on the existing east Right-of-Way line of Farm to Market (F.M.) No. 423 as conveyed in deed to the State of Texas, recorded in Volume 460, Page 14, Deed Records, Denton County, Texas, from which a 3/8 inch iron found bears North 81 Degrees 38 Minutes 17 Seconds West, a distance of 3.23 feet;
- (9) THENCE North 00 Degrees 12 Minutes 20 Seconds East, along the west line of said Ronald E. Stamm Tract and the existing east Right-of-Way line of said F.M. No. 423, a distance of 681.45 feet to a point for the northwest corner of said Ronald E. Stamm Tract and the southwest corner of said Gerald Ridgley Tract;
- (10) THENCE North 88 Degrees 20 Minutes 29 Seconds East, along the north line of said Ronald E. Stamm Tract and the south line of said Gerald Ridgley Tract, a distance of 29.01 feet to the **POINT OF BEGINNING** and containing 33,163 Square Feet of land, more or less.

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

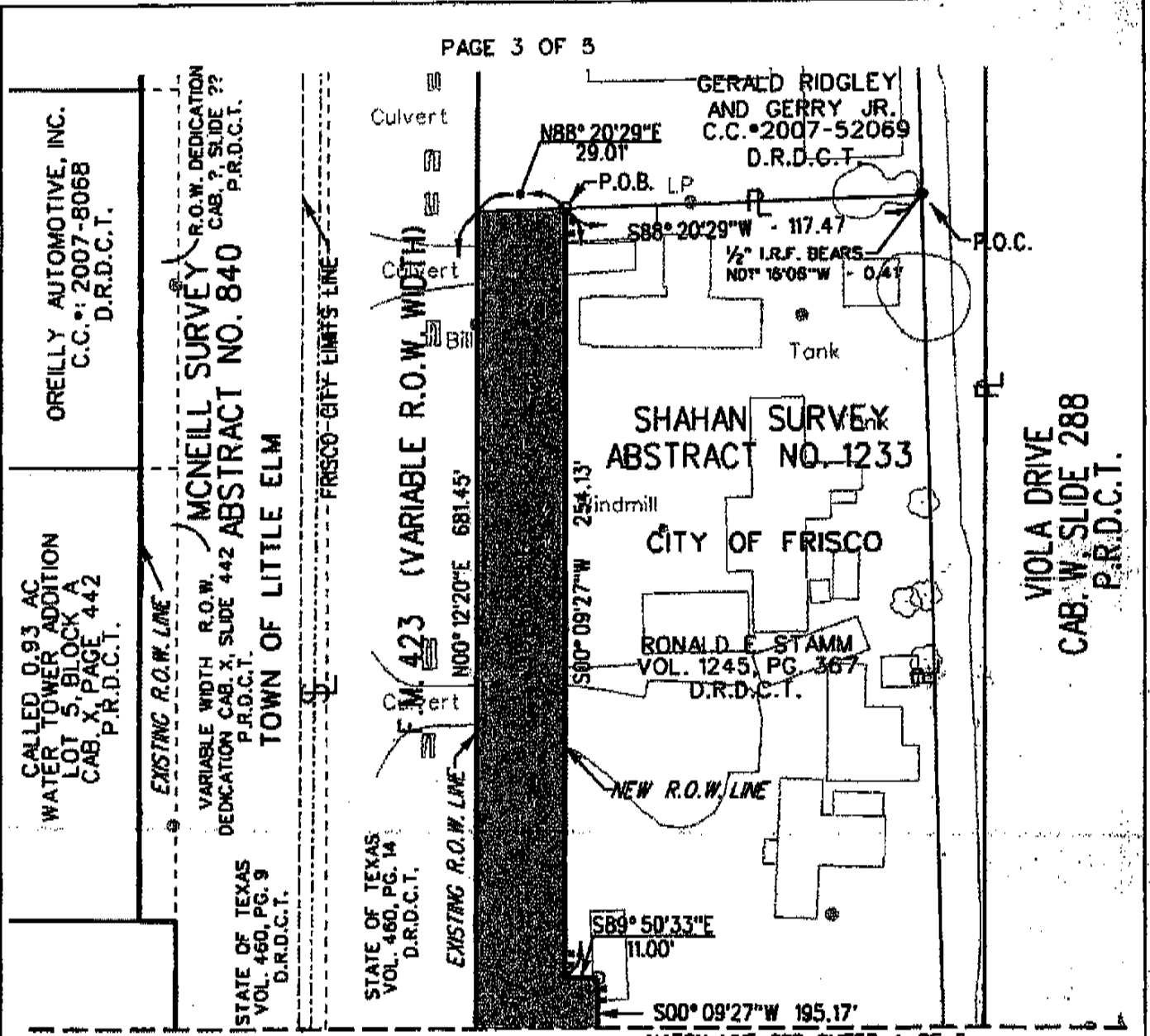
Basis of Bearings is based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) North Central Zone, all distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000150630.

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

Michael J. Baitup

Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
Jacobs Engineering Group, Inc.
7950 Elmbrook Dr
Dallas, Texas 75429
214-638-0145





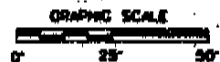
ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 ed.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.000190650.

LEGEND

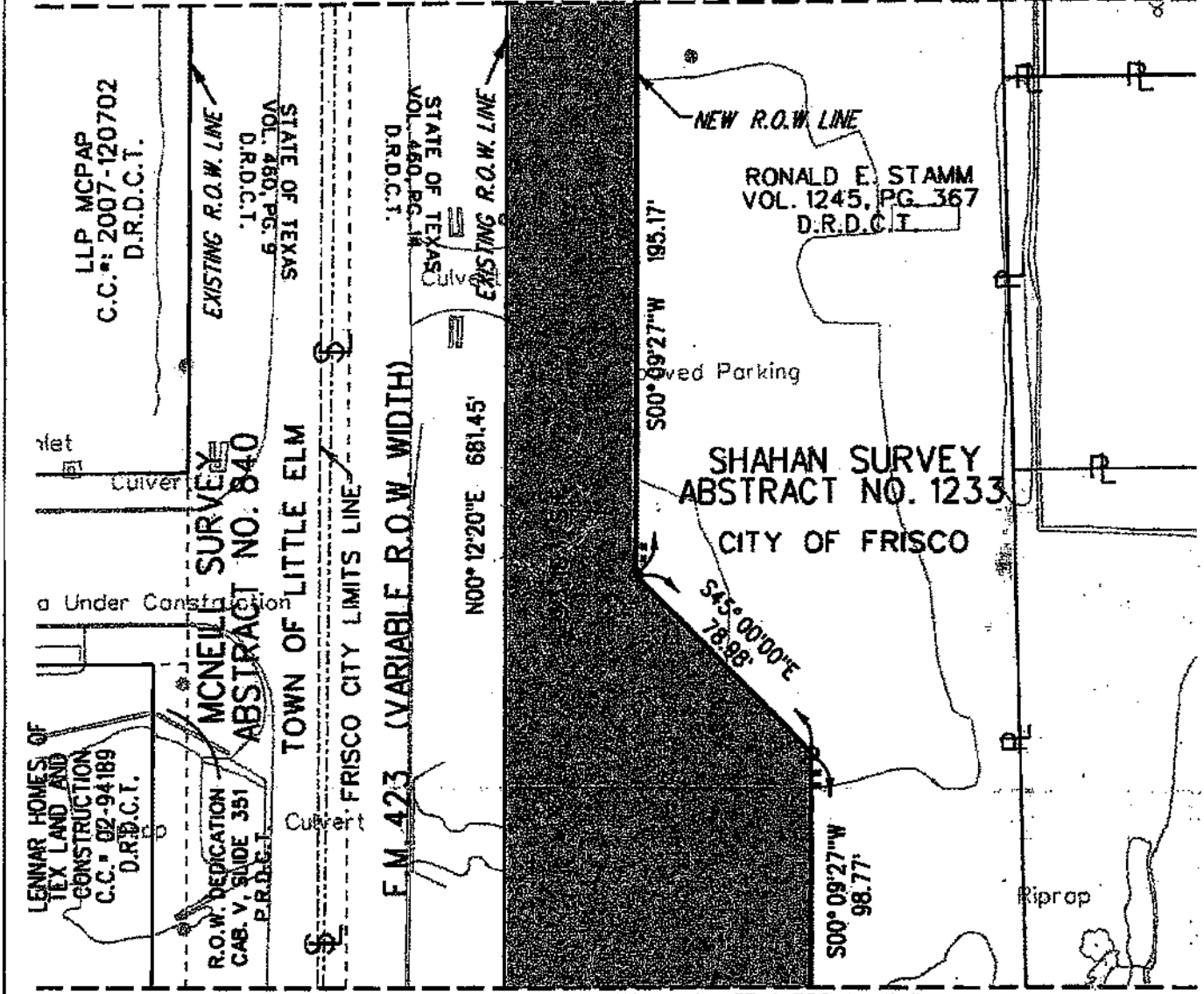
- EXISTING RIGHT OF WAY LINE
 - PROPERTY LINE
 - COUNTY LINE
 - CONTROL OF ACCESS LINE
 - SURVEY LINE
 - FENCE LINE
 - CITY LIMITS
 - EASEMENTS
 - RAILROAD
 - STRUCTURE
- 1-DOT ALLUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

-- The Monument described and set in this case, if destroyed during construction, may be replaced with a 1/2" dot Type 1887 of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TADot.

A PLAT OF A SURVEY OF
PARCEL 29
FOR F.M. NO. 423
RIGHT OF WAY CSJ: 1315-02-010
33,163 S.F. (0.7613 ACRES)
TRACT OF LAND
IN THE SHAHAN SURVEY
ABSTRACT NUMBER 1233
CITY OF FRISCO
DENTON COUNTY, TEXAS
DECEMBER 2009



MATCH LINE, SEE SHEET 3 OF 5



MATCH LINE, SEE SHEET 5 OF 5

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 AD) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TDOT CONVERSION FACTOR OF 1.000150630.

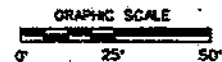
LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

○ - 1x20 ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

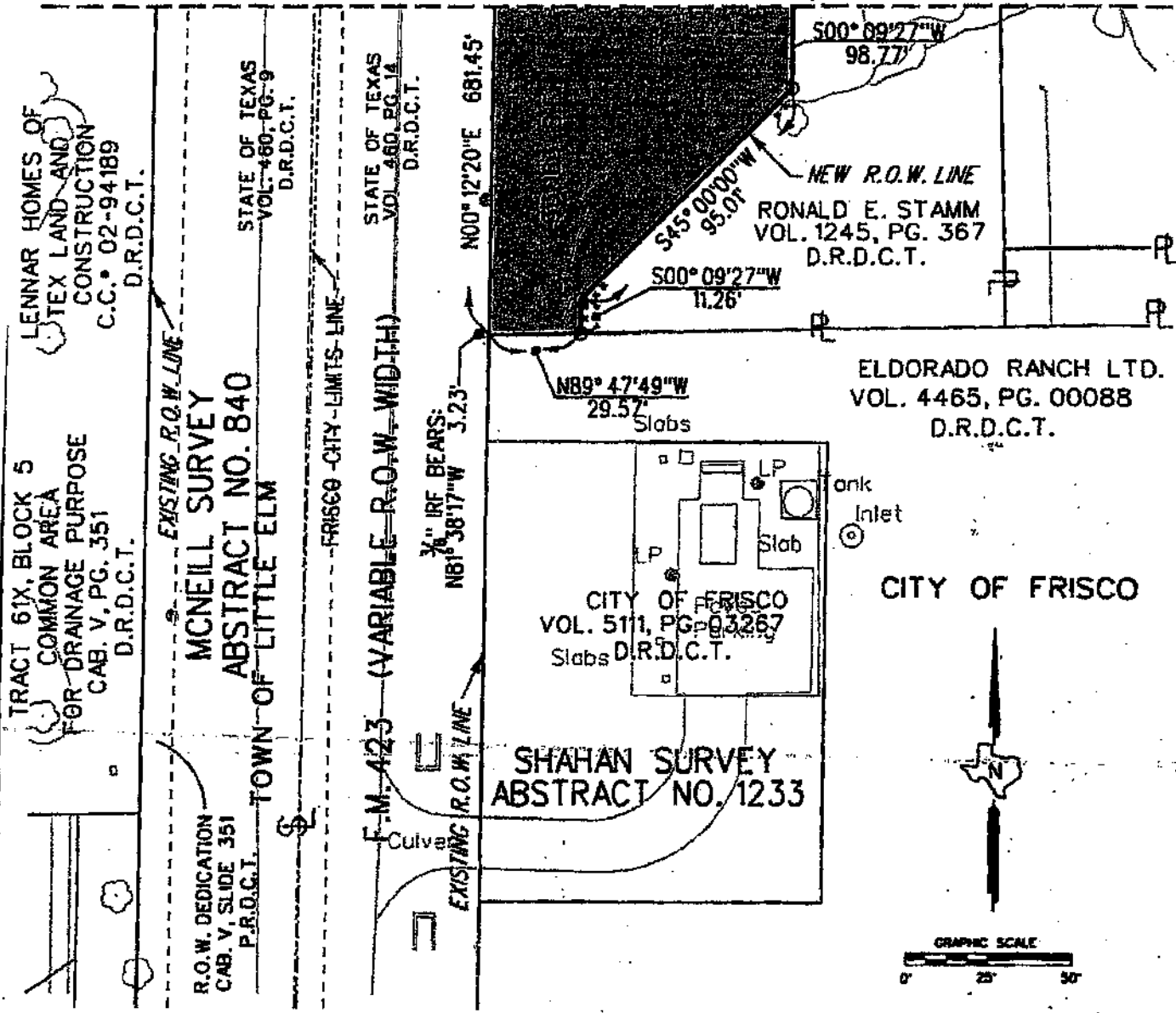
** The Monument described and set in this plat, if destroyed during construction, may be replaced with a T-200 Type II Right of Way Marker upon completion of the Highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A PLAT OF A SURVEY OF
PARCEL 29
FOR F.M. NO. 423
RIGHT OF WAY CSJ: 1315-02-010
33,163 S.F. [0.7613 ACRES]
TRACT OF LAND
IN THE SHAHAN SURVEY
ABSTRACT NUMBER 1233
CITY OF FRISCO
DENTON COUNTY, TEXAS
DECEMBER 2009



PAGE 5 OF 5

MATCH LINE, SEE SHEET 4 OF 5



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 ed.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000150630.

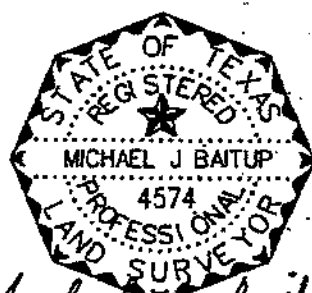
LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

○ TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH ROW ROD UNLESS OTHERWISE NOTED

** The Monument described and set in this plat, if destroyed during construction, may be replaced with a TxDOT Type 8 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 PLAT OF A SURVEY OF
PARCEL 29
FOR F.M. NO. 423
RIGHT OF WAY CSJ: 1315-02-010
33,163 S.F. [0.7613 ACRES]
TRACT OF LAND
IN THE SHAHAN SURVEY
ABSTRACT NUMBER 1233
CITY OF FRISCO
DENTON COUNTY, TEXAS
DECEMBER 2009



Michael J. Baitup
A LEGAL DESCRIPTION AT EVERY SURVEY DATE HEREIN
ACCOMPANIES THIS PLAT.

CITY OF FRISCO



County: Collin
Highway: STATE HIGHWAY 289
STA. 627+05.24 to STA. 630+98.70
R.O.W. CSJ: 0091-04-057

Page 1 of 3
Date: August 20, 2010

Description for Parcel 27

Being 10,344 square feet of land situated in the Collin County School Land No. 12 Survey, Abstract No. 147 in the Town of Prosper, Collin County, Texas and being part of a tract of land as described in instrument to Meredith Ferguson Kawaguchi, Etal as recorded in Clerk's Document Numbers 96-0025732, 96-0001350, 94-0008695, and 94-0000242 of the Land Records of Collin County, Texas (L.R.C.C.T.), and being more particularly described as follows:

COMMENCING at the northwest corner of said Kawaguchi tract, from which a found 1/2 inch iron rod with a yellow cap stamped "Artmore Survey Co." bears South 00 degrees 12 minutes 03 seconds West, a distance of 0.16 feet;

THENCE North 89 degrees 50 minutes 20 seconds East, along the northerly line of said Kawaguchi tract, a distance of 226.60 feet to a set TxDOT 4 inch Type II Brass Disk in concrete stamped "2342" in the existing westerly right-of-way line of State Highway 289 for the POINT OF BEGINNING, at Station 627+05.24, 96.62 feet Right; and having a coordinate of North 7,138,378.72, East 2,491,819.48;

- 1) THENCE South 12 degrees 41 minutes 29 seconds West, along the existing westerly right-of-way line of State Highway 289, a distance of 181.02 feet, from which a found 1/2 inch iron rod bears South 28 degrees 20 minutes 48 seconds West, a distance of 0.69 feet;
- 2) THENCE South 25 degrees 59 minutes 09 seconds West, continuing along the existing westerly right-of-way line of State Highway 289, a distance of 145.43 feet, from which a found TxDOT wood post with nail bears South 26 degrees 40 minutes 52 seconds West, a distance of 0.47 feet;
- 3) THENCE South 57 degrees 38 minutes 07 seconds West, continuing along the existing westerly right-of-way line of State Highway 289, a distance of 85.39 feet;
- 4) THENCE South 89 degrees 19 minutes 07 seconds West, continuing along the existing westerly right-of-way line of State Highway 289, a distance of 51.99 feet to the existing northerly right-of-way line of Farm to Market Road 1193, same being the southwest corner of said Kawaguchi tract;
- 5) THENCE North 00 degrees 28 minutes 53 seconds West, continuing along the existing northerly right-of-way line of FM 1193, a distance of 20.01 feet to the new westerly right-of-way line of State Highway 289, from which a found 1/2 inch iron rod with a yellow cap stamped "Artmore Survey Co." bears South 47 degrees 37 minutes 01 seconds West, a distance of 0.24 feet, at Station 630+98.70, 188.18 feet Right;
- 6) THENCE North 63 degrees 00 minutes 00 seconds East, along the new westerly right-of-way line of State Highway 289, a distance of 132.35 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap;**
- 7) THENCE North 21 degrees 52 minutes 40 seconds East, continuing along the new westerly right-of-way line of State Highway 289, a distance of 294.78 feet to the POINT OF BEGINNING, and containing 10,344 square feet or [0.2375 acres] of land.

County: Collin
Highway: STATE HIGHWAY 289
STA. 627+05.24 to STA. 630+98.70
R.O.W. CSJ: 0091-04-057

Page 2 of 3
Date: August 20, 2010


Description for Parcel 27

**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 Bearing: Texas State Plane Coordinate System, NAD 83, North Central Zone (4202), all distances & coordinates shown are scaled using a surface adjustment factor of 1.000152710.

Coordinate values derived using the TxDOT VRS network.

The Station and Offset Information refers to the baseline described in the Control Sheet created 08-16-2010 for the TxDOT Right of Way Mapping Project Control-Section-Number 0091-04-057.


Don Randall Hughes
Texas Registration No. 5346

Lamb-Star Engineering, L.P.
5700 W. Plano Parkway, Suite 1000
Plano, Texas 75093
Ph. (214) 440-3601
August 20, 2010



County: Collin
Highway: STATE HIGHWAY 289
STA. 588+10.45 to STA. 588+70.00
R.O.W. CSJ: 0091-04-057

Page 1 of 3
Date: August 20, 2010

Description for Parcel 13

Being 935 square feet of land situated in the William Butler Survey, Abstract No. 112 in the Town of Prosper, Collin County, Texas and being part of Lot 1, Block B of Raewood on Preston, an addition to the Town of Prosper per plat recorded in Cabinet H, Slide 781 of the Plat Records of Collin County, Texas (P.R.C.C.T.), same being owned by Stanley K. Garrett, and wife, Mary E. Garrett as recorded in Volume 5712, Page 3262, of the Land Records of Collin County, Texas (L.R.C.C.T.). Said 935 square foot tract being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod at the northeast corner of said Lot 1, same being in the southerly right-of-way line of Chandler Circle (a 50 foot right-of-way), from which a 1/2 inch iron rod bears North 89 degrees 12 minutes 12 seconds East, a distance of 208.00 for the northeast corner of Lot 2, Block B of said Raewood on Preston;

THENCE South 89 degrees 12 minutes 12 seconds West, along the northerly line of said Lot 1, same being the southerly right-of-way line of said Chandler Circle, a distance of 175.61 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap on the new easterly right-of-way line of State Highway 289, for the POINT OF BEGINNING, at Station 588+10.45, 120.00 feet Left; and having a coordinate of North 7,142,018.08 East 2,493,244.66;**

- 1) THENCE departing the northerly line of said Lot 1 and the southerly right-of-way line of said Chandler Circle, South 29 degrees 14 minutes 38 seconds West, along the new easterly right-of-way line of State Highway 289, a distance of 65.87 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the existing easterly right-of-way line of State Highway 289 at Station 588+70.00, 94.31 feet Left;**
- 2) THENCE North 00 degrees 36 minutes 40 seconds West, along the existing easterly right-of-way line of State Highway 289, a distance of 57.03 feet to the northwest corner of said Lot 1, same being on the southerly right-of-way line of Chandler Circle;**

County: Collin
Highway: STATE HIGHWAY 289
STA. 588+10.45 to STA. 588+70.00
R.O.W. CSJ: 0091-04-057

Page 2 of 3
Date: August 20, 2010

Description for Parcel 13


- 3) THENCE North 89 degrees 12 minutes 12 seconds East, along the northerly line of said Lot 1, same being the southerly line of Chandler Circle a distance of 32.79 feet to the POINT OF BEGINNING, and containing 935 square feet or [0.0215 acres] of land.

**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 Bearing: Texas State Plane Coordinate System, NAD 83, North Central Zone (4202), all distances & coordinates shown are scaled using a surface adjustment factor of 1.000152710.

Coordinate values derived using the TxDOT VRS network.

The Station and Offset Information refers to the baseline described in the Control Sheet created 08-16-2010 for the TxDOT Right of Way Mapping Project Control-Section-Number 0091-04-057.

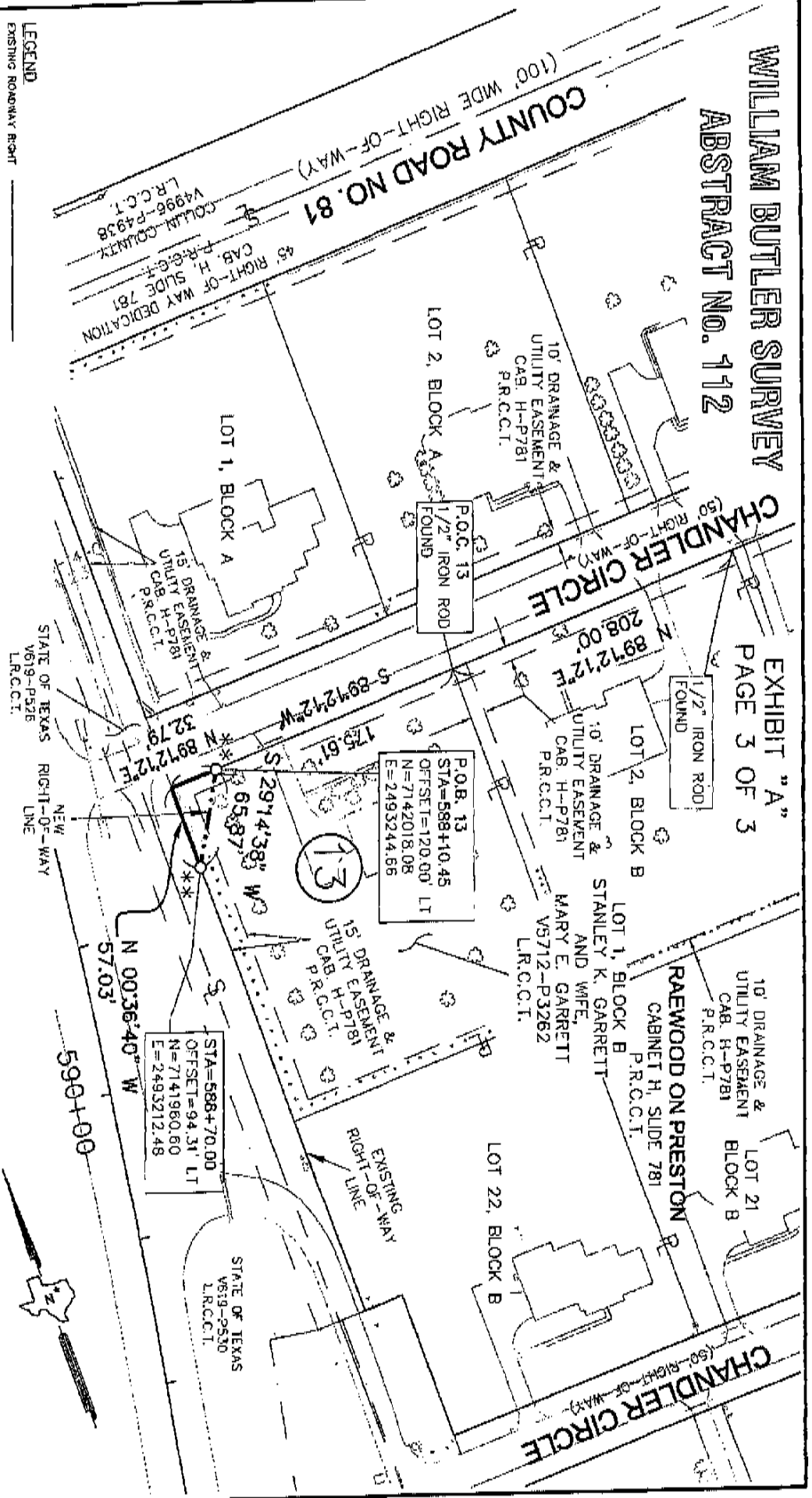

Don Randall Hughes
Texas Registration No. 5345

Lamb-Star Engineering, L.P.
5700 W. Plano Parkway, Suite 1000
Plano, Texas 75093
Ph. (214) 440-3601
August 20, 2010



WILLIAM BUTLER SURVEY
ABSTRACT NO. 112

EXHIBIT "A"
PAGE 3 OF 3



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
NEW RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
CONTROL OF ACCESS LINE
ACCESS IS PRIORITIZED ACROSS THE CONTROL OF ACCESS LINE
P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
P.F. = IRON ROD FOUND
O = TYPED ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
D = 1-DOIT TYPE II BRASS DISK SET IN CONCRETE

A PLAT OF A SURVEY
FOR PARCEL 13
STATE HIGHWAY 289
A 935 Sq.Ft., [0.0215 AC.]
TRACT OF LAND
SITUATED IN THE
WILLIAM BUTLER SURVEY, ABSTRACT NUMBER 112
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
AUGUST 20, 2010



THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED, DAMAGED, OR REMOVED, MAY BE REPLACED WITH ANOTHER OF THE SAME KIND AND CONSTRUCTION, PROVIDED THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR OTHER EMPLOYED OR RETAINED BY 1907.

COORDINATE VALUES DERIVED USING THE TAD07 VRS NETWORK. NOTE: THIS MAP IS AN INTERNAL TAD07 DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSES.

BASE OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM NAD 83. BY NORTH CENTRAL ZONE (4902). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.000152710.

Job No. 10-02-2000
July 12, 2005

County: Comal
Highway: U.S. 281
ROW C.S.J. No.: 0253-03-065
Const. C.S.J. No.: 0253-03-043 ETC.
Project Limits: From River Crossing Boulevard to 3000 ft North of Blanco County Line

PROPERTY DESCRIPTION OF PARCEL NO. 8

Being 0.011 of an acre (482 square feet) of land, more or less, out of the John Angel Survey No. 21, Abstract No. 20, Comal County, Texas, and being out of and a part of a 1.0188 acre tract conveyed by WARRANTY DEED WITH VENDOR'S LIEN from Bill E. Hardin dba Bulcobexar to Ernest Haack, III, owning and claiming other property as homestead, and Donald Herschap, a single person dated January 31, 2002, as recorded in Document No. 200206003921 of the Official Public Records of Comal County, Texas, and also being out of and a part of a 3.337 acre tract conveyed by WARRANTY DEED WITH VENDOR'S LIEN FROM ALWIN W. GASS AND WIFE, VIOLA GASS TO FALTIN C. BEIERLE AND WIFE, MONICA BEIERLE, filed for record February 17, 1971, and recorded in Volume 184, Pages 140-141 of the Deed Records of Comal County, Texas, said 0.011 of an acre (482 square feet) of land, more or less, being more particularly described as follows:

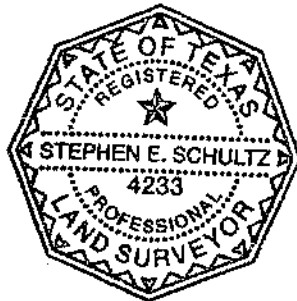
BEGINNING at a set ½" iron pin with plastic cap in the existing West Right of Way Line of U.S. Highway 281, and also being North 08 deg. 45' 22" West a distance of 6.92 feet from a set 1/2" iron pin with plastic cap, being the Southeast corner of said 1.0188 acre tract, and also being the Southeast corner of this parcel, and also being 200.00 feet left of and radial to Engineer's Station 1281+30.96 on the Proposed Survey Centerline of U.S. Highway 281, and also being a point of curvature;

- (1) THENCE 155.19 feet along the West line of this parcel and the proposed West Right of Way Line of U.S. Highway 281 and being a curve to the left, having a radius of 5529.58 feet, and a central angle of 01 deg. 36' 29", and whose chord bears North 11 deg. 17' 52" West, a distance of 155.18 feet to a set ½" iron pin with plastic cap being on the North line of said 1.0188 acre tract and being on the South line of an 1.0188 acre tract designated as TRACT I conveyed by WARRANTY DEED from HARVEY J. BEIERLE AND WIFE, JANICE M. BEIERLE to THOMAS D. NAIRN, dated December 22, 1998, and recorded in Document No. 9906002005 of the Official Public Records of Comal County, Texas, and being 200.00 feet left of and radial to Engineer's Station 1282+91.76 on the Proposed Survey Centerline of U.S. Highway 281;
- (2) THENCE North 69 deg. 31' 49" East, a distance of 7.03 feet along the North line of said 1.0188 acre tract and the South line of said 1.0188 acre tract designated as

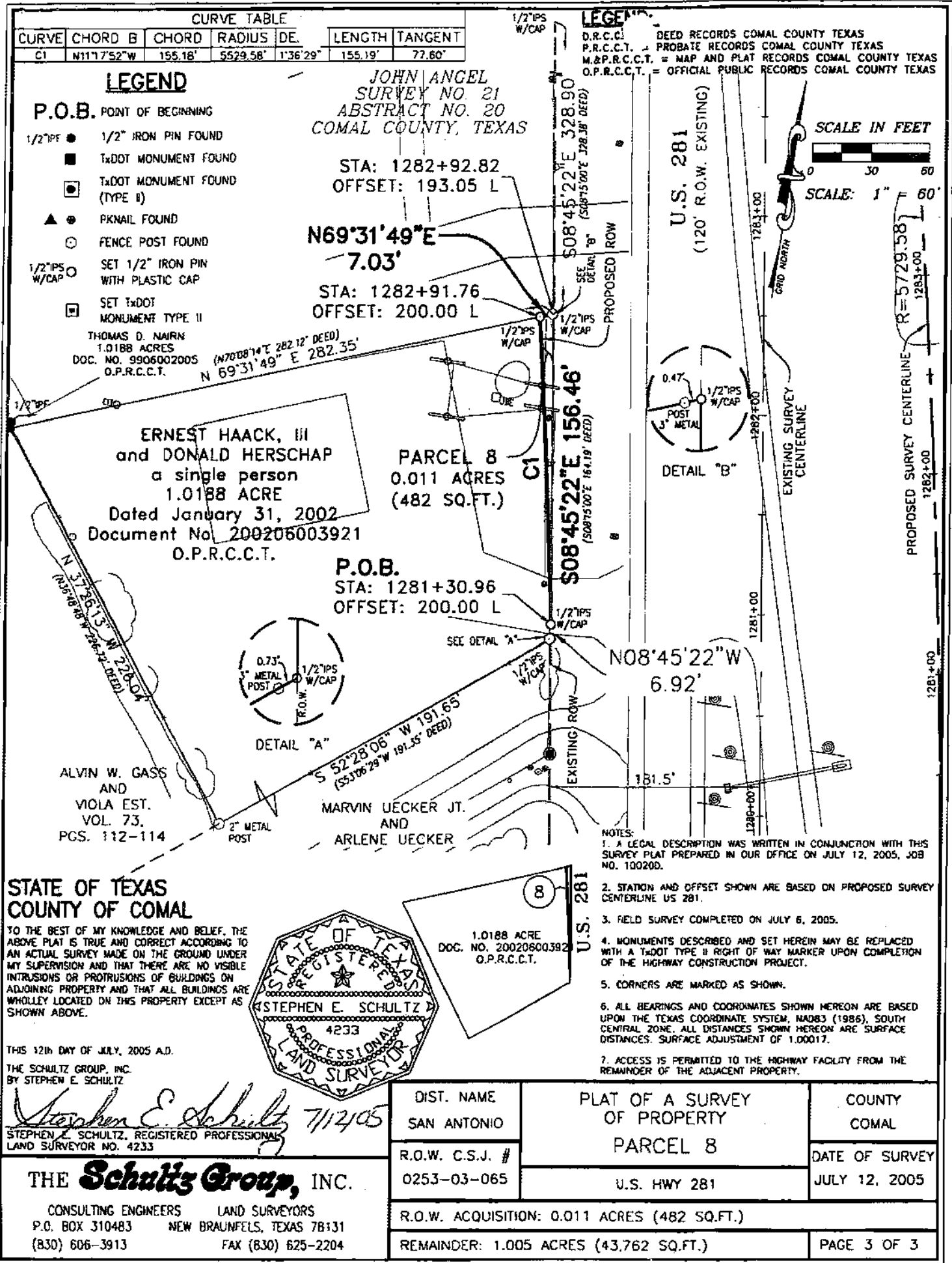
TRACT I and the North line of this parcel to a set ½" iron pin with plastic cap being the Northeast corner of this parcel and being on the existing West Right of Way Line of U.S. Highway 281, and being North 69 deg. 31' 49" East, a distance of 282.35 feet from the Westernmost corner of said 1.0188 acre tract and the Southwest corner of said 1.0188 acre tract designated as TRACT I, and also being 193.05 feet left of and radial to Engineer's Station 1282+92.82 on the Proposed Survey Centerline of U.S. Highway 281;

- (3) THENCE South 08 deg. 45' 22" East, a distance of 156.46 feet along the East line of this parcel, and also the East line of said 1.0188 acre tract, and also the existing West Right of Way Line of U.S. Highway 281 to a set ½" iron pin with plastic cap being the **POINT OF BEGINNING** and containing 0.011 of an acre (482 square feet) of land, more or less.

The basis of bearing recited herein is based on Grid North of the Texas Coordinate System NAD 83 (1986) South Central Zone. This description was prepared from a survey made on the ground by employees of The Schultz Group, Inc. The square footage recited herein is based on mathematical calculations and is subject to the rules of rounding and significant numbers. The monuments described and set herein 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. There is a plat of survey with even date. Access is permitted to the highway facility from the remainder of the adjacent property.



Stephen E. Schultz 7/12/05
Stephen E. Schultz, RPLS #4233



Job No. 10-02-2000
July 12, 2005
Revised December 14, 2009
Revised March 19, 2010
Corrected Proposed ROW
line location

County: Comal
Highway: U.S. 281
ROW C.S.J. No.: 0253-03-065
Const. C.S.J. No.: 0253-03-043 ETC.
Project Limits: From River Crossing Boulevard to 3000 ft North of Blanco County Line

PROPERTY DESCRIPTION OF PARCEL NO. 16

Being 0.297 of one acre (12,932 square feet) of land, more or less, out of the James Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being out of and a part of a called 0.404 of one acre tract and a called 0.601 of one acre tract as conveyed by Special Warranty Deed to Sherry K. Boling and filed for record on February 8, 2002, and recorded in Document No. 200206004734, Official Public Records of Comal County, Texas, said 0.297 of one acre (12,932 square feet) of land, more or less, being more particularly described as follows:

BEGINNING at a TxDOT Type I Monument found at the southwest end of the cutback line at the intersection of the existing east right-of-way line of U.S. Highway No. 281 with the existing south right-of-way line of F.M. 311, said point being 200.00 feet right of and at a right angle to proposed centerline station 1332+90.97;

- (1) **THENCE** North 28° 30' 30" East, along said cutback line, a distance of 111.68 feet to a TxDOT Type I Monument found at the northeast end of said cutback line, said point being 249.85 feet right of and at a right angle to proposed centerline station 1333+90.90;
- (2) **THENCE** South 88° 04' 46" East, along the south right-of-way line of F.M. 311, a distance of 130.09 feet to a ½" rebar found for corner at the northeast corner of the called 0.404 of one acre tract, at intersection of the proposed east right-of-way line of U.S. Highway No. 281, with the south right-of-way line of F.M. 311, said point being the northwest corner of a called 436.3 acre tract conveyed to Oliver M. Bartels, dated March 26, 1971, as recorded in Volume 185, Pages 141-142, Deed Records of Comal County, Texas, said property being described in deed to Henry Bartels and wife, Marie Bartels, dated February 21, 1891, recorded in Volume V, Pages 25-26, Deed Records of Comal County, Texas, said point being 379.95 feet right of and at a right angle to proposed centerline station 1333+91.07;

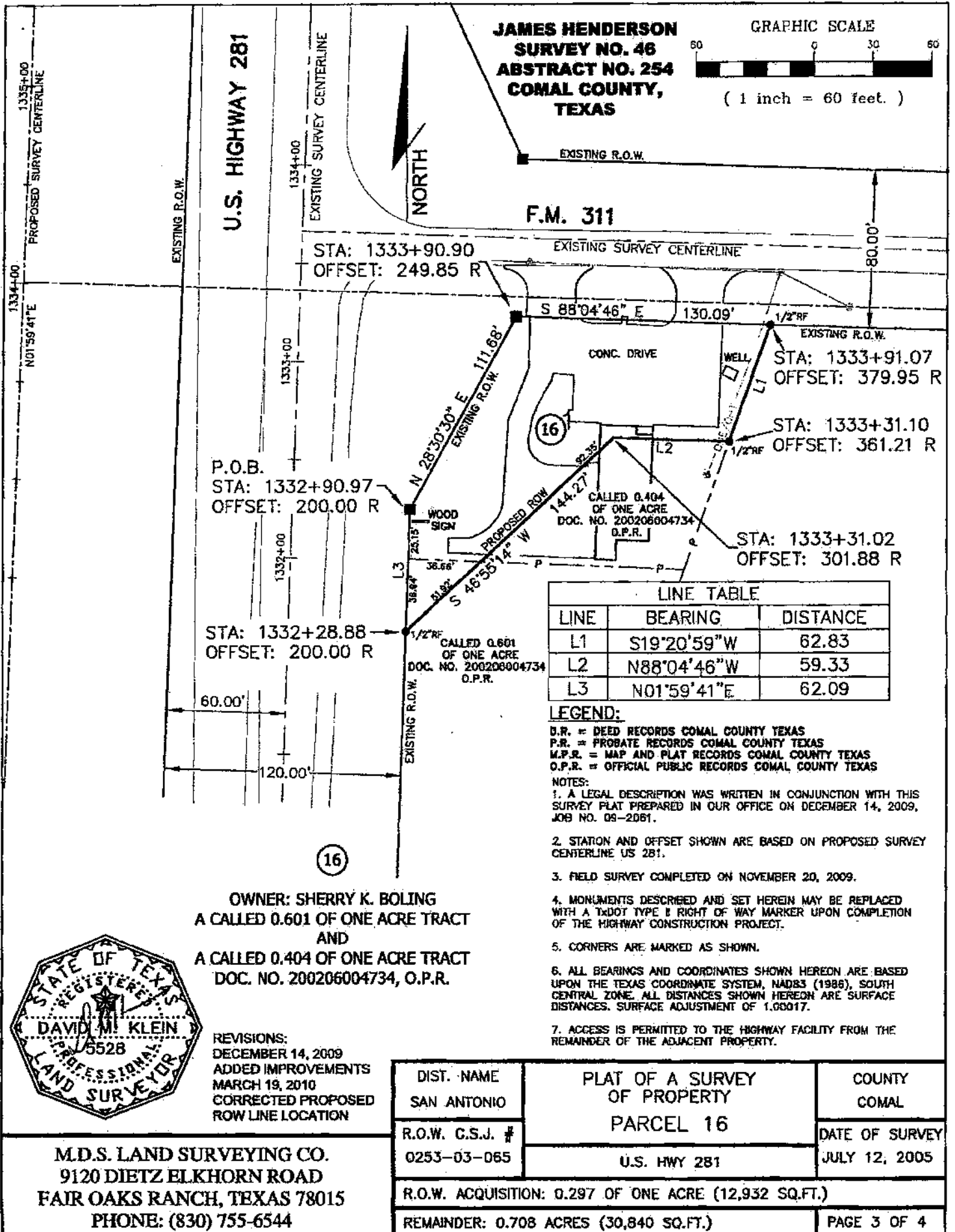
- (3) **THENCE** South 19° 20' 59" West, along the east boundary line if the called 0.404 of one acre tract, the west boundary line of the called 436.3 acre tract, a distance of 62.83 feet to a ½" rebar found for corner, said point being 361.21 feet right of and at a right angle to proposed centerline station 1333+31.10;
- (4) **THENCE** North 88° 04' 46" West, departing the east boundary line of the called 0.404 of one acre tract, the west boundary line of the called 436.3 acre tract, a distance of 59.33 feet to point for an interior corner, said point being 301.88 feet right of and at a right angle to proposed centerline station 1333+31.02;
- (5) **THENCE** South 46° 55' 14" West, at 92.35 feet passing the south boundary line of the called 0.404 of one acre tract, the north boundary line of the called 0.601 of one acre tract, a total distance of 144.27 feet to a ½" rebar found for corner in the existing east right-of-way line of U.S. Highway No. 281, the west boundary line of the called 0.601 of one acre tract, said point being 200.00 feet right of and at a right angle to proposed centerline station 1332+28.88;
- (6) **THENCE** North 01° 59' 41" East, along the existing east right-of-way line of U.S. Highway No. 281, at 36.94 feet passing the south boundary line of the called 0.404 of one acre tract, the north boundary line of the called 0.601 of one acre tract, a total distance of 62.09 feet to the **POINT OF BEGINNING** and containing 0.297 of one acre (12,932 square feet) of land, more or less.

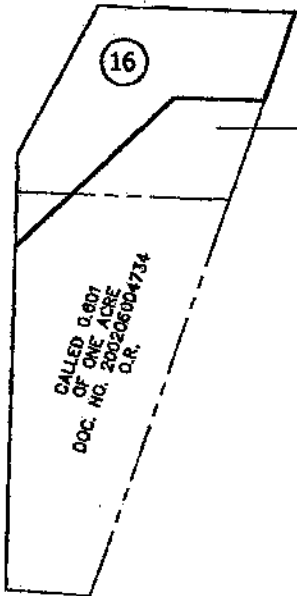
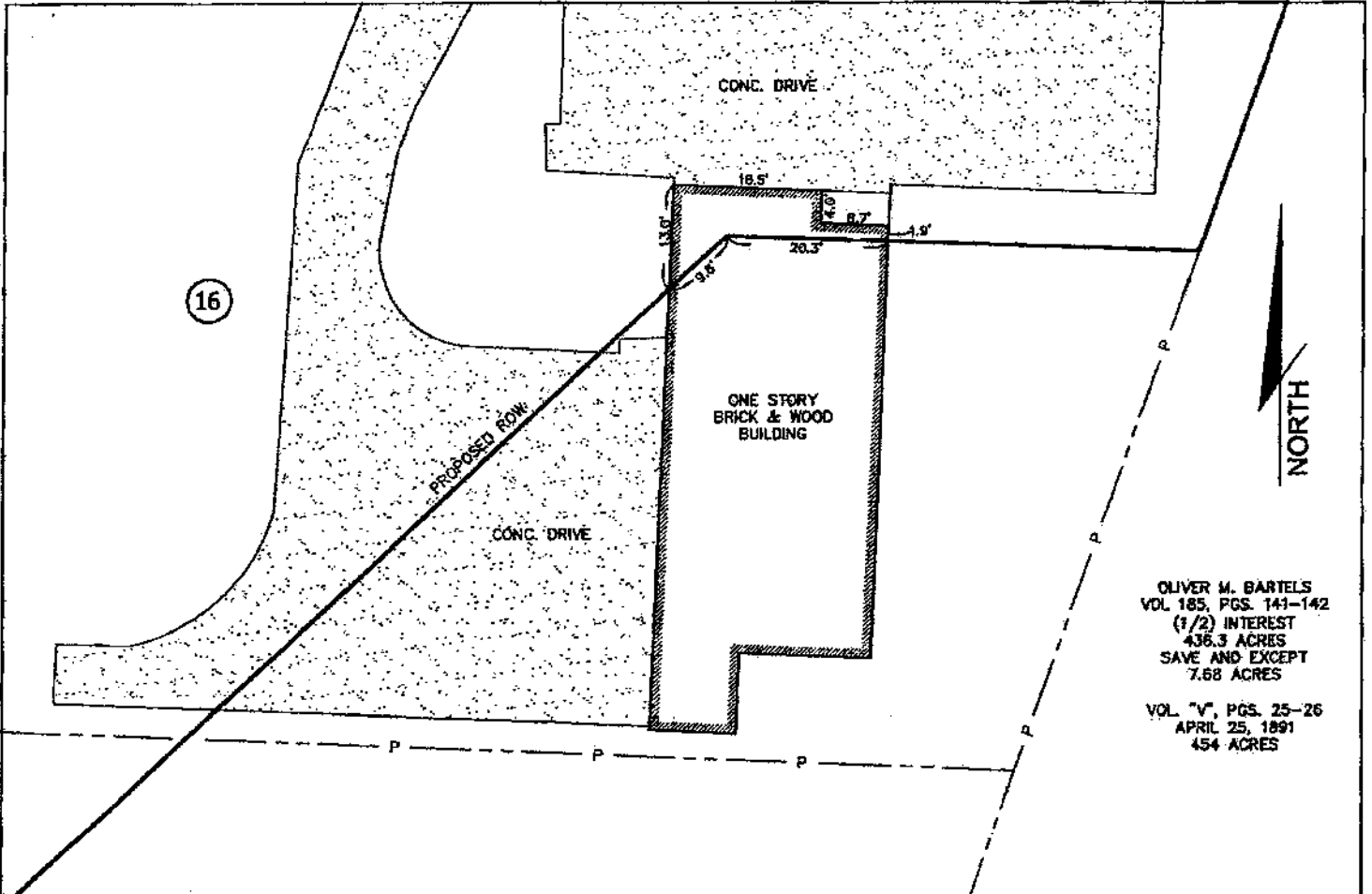
Note: The basis of bearing recited herein is the Texas Department of Transportation right-of-way map of U.S. Highway No. 281. This description was prepared from a survey made on the ground by employees of M.D.S. Land Surveying Company, Inc. The square footage recited herein is based on mathematical calculations and is subject to the rules of rounding and significant numbers. The monuments described as set herein may be replaced with a TxDOT Type II Right-of-Way Monument upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT. A plat of survey with same date accompanies this description. Access is permitted to the highway facility from the remainder of the adjacent property.



A handwritten signature in black ink, appearing to read "D.M. Klein".

David M. Klein, RPLS #5528





LEGEND

P.O.B. POINT OF BEGINNING

- 1/2"RF ● 1/2" REBAR FOUND
- TxDOT MONUMENT FOUND (TYPE I)
- ◻ TxDOT MONUMENT FOUND (TYPE II)
- ⊙ PICKET FOUND
- ⊙ FENCE POST FOUND
- 1/2"RS W/CAP ○ 1/2" REBAR SET WITH PLASTIC CAP
- ◻ SET TxDOT MONUMENT TYPE II
- ☆ LIGHT POLE
- P — PROPERTY LINE
- — CHAIN LINK FENCE
- // — WOOD FENCE
- X — WIRE FENCE
- OHT — OVERHEAD TELE. LINE

REVISIONS:
DECEMBER 14, 2009
ADDED IMPROVEMENTS
MARCH 19, 2010
CORRECTED PROPOSED
ROW LINE LOCATION



DIST. NAME SAN ANTONIO	PLAT OF A SURVEY OF PROPERTY PARCEL 16	COUNTY COMAL
R.O.W. C.S.J. # 0253-03-065	U.S. HWY 281	DATE OF SURVEY JULY 12, 2005
R.O.W. ACQUISITION: 0.297 OF ONE ACRE (12,932 SQ.FT.)		
REMAINDER: 0.708 ACRES (30,840 SQ.FT.)		PAGE 4 OF 4

M.D.S. LAND SURVEYING CO.
9120 DIETZ ELKHORN ROAD
FAIR OAKS RANCH, TEXAS 78015
PHONE: (830) 755-6544

AND IN ADDITION THERETO

Title to all of that wood frame building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed east 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 a location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

Job No. 09-2061
July 12, 2005
Revised August 28, 2009
Revised Preamble

County: Comal
Highway: U.S. 281
ROW C.S.J. No.: 0253-03-065
Const. C.S.J. No.: 0253-03-043 ETC.
Project Limits: From River Crossing Boulevard to 3000 ft North of Blanco County Line

PROPERTY DESCRIPTION OF PARCEL NO. 19

Being 0.826 of one acre (35,993 square feet) of land, more or less, out of the John Angel Survey No. 21, Abstract No. 20, Comal County, Texas, and being out of and a part of a called 1.966 acre tract as conveyed by Warranty Deed to Nell Ann Hutzler and Jose A. Rivera and filed for record on November 13, 2000 in Document No. 200006034931, Official Public Records of Comal County, Texas, which 0.826 of one acre (35,993 square feet) of land, more or less, being more particularly described by metes and bounds as follows:

- BEGINNING** at a ½" rebar found in the existing west right of way line of U.S. Highway No. 281 at the southeast corner of this parcel and said 1.966 acre tract, and being 23.28 feet right of and at a right angle to proposed centerline station 1353+05.73;
- (1) **THENCE** South 89°24'29" West, along the south boundary line of this parcel and the called 1.966 acre tract, a distance of 227.06 feet to a ½" rebar found in the proposed west right of way line of U.S. Highway No. 281 for the southwest corner of this parcel, said point being 200.00 feet left of and at a right angle to proposed centerline station 1352+65.10, said point being a point of curvature of a curve to the right, said point also bears North 89°24'29" East, a distance of 269.00 feet from a ½" rebar found at the southwest corner of the called 1.966 acre tract;
- (2) **THENCE** along the proposed west right-of-way line of U.S. Highway No. 281, curving to the right with a radius of 5929.58 feet, a central angle of 01°41'35", and an arc length of 175.23 feet, and a chord which bears North 10°31'14" East, a distance of 175.22 feet, to a ½" rebar found in the north boundary line of said 1.966 acre tract, same being the south boundary line of an 8.02 acre tract recorded in Document No. 200506020157, Official Public Records of Comal County, Texas, said point being 200.00 feet left of and at a right angle to proposed centerline station 1354+34.42;
- (3) **THENCE** South 88°04'31" East, along the north boundary line of this parcel, the north boundary line of the called 1.966 acre tract, the south boundary line of the

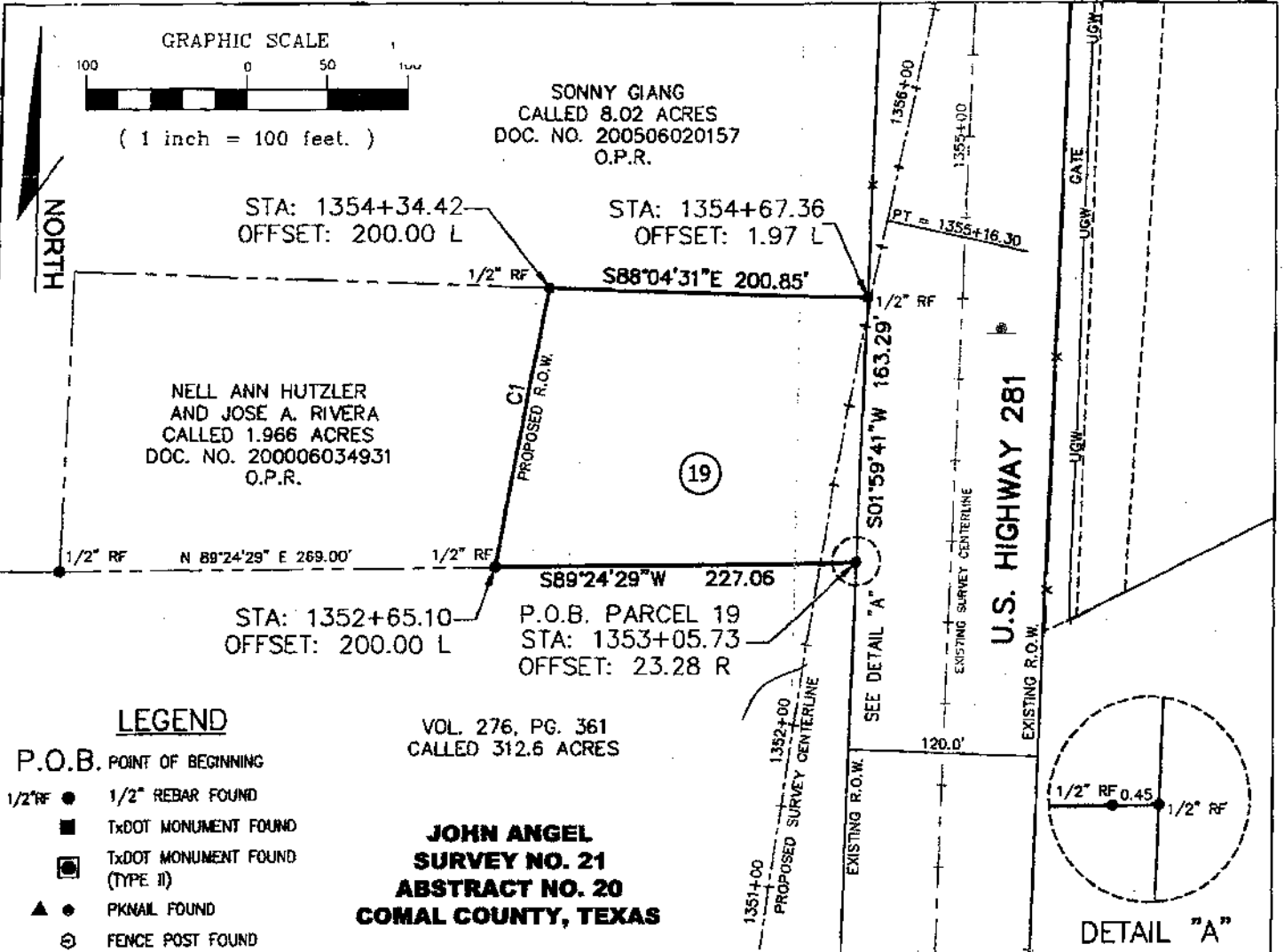
called 8.02 acre tract, a distance of 200.85 feet to a ½" rebar found in the existing west right of way line of U.S. Highway No. 281 at the northeast corner of the called 1.966 acre tract, the southeast corner of the called 8.02 acre tract, said point being 1.97 feet left of and at a right angle to proposed centerline station 1354+67.36;

- (4) **THENCE** South 01°59'41" West, along the east boundary line of the called 1.966 acre tract, the existing west right of way line of U.S. Highway No. 281, a distance of 163.29 feet, to the **POINT OF BEGINNING** and containing 0.826 of an acre (35,993 square feet) of land, more or less.

The basis of bearing recited herein is based on Grid North of the Texas Coordinate System NAD 83 (1986) South Central Zone. This description was prepared from a survey made on the ground by employees of M.D.S Land Surveying Company, Inc. The square footage recited herein is based on mathematical calculations and is subject to the rules of rounding and significant numbers. The monuments described and set herein 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. There is a plat of survey with even date. Access is permitted to the highway facility from the remainder of the adjacent property.



David M. Klein, RPLS #5528



LEGEND

- 1/2" REBAR FOUND
- TxDOT MONUMENT FOUND
- ◼ TxDOT MONUMENT FOUND (TYPE II)
- ▲ PKNAIL FOUND
- ⊙ FENCE POST FOUND
- 1/2" REBAR SET WITH PLASTIC CAP
- ◻ SET TxDOT MONUMENT TYPE II

VOL. 276, PG. 361
CALLED 312.6 ACRES

**JOHN ANGEL
SURVEY NO. 21
ABSTRACT NO. 20
COMAL COUNTY, TEXAS**

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	1°41'35"	5929.58'	175.23'	87.62'	N10°31'14"E	175.22'

LEGEND:

- D.R. = DEED RECORDS COMAL COUNTY TEXAS
- P.R. = PROBATE RECORDS COMAL COUNTY TEXAS
- M.P.R. = MAP AND PLAT RECORDS COMAL COUNTY TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS

- NOTES:
1. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY PLAT PREPARED IN OUR OFFICE ON AUGUST 28, 2009, JOB NO. 09-2061.
 2. STATION AND OFFSET SHOWN ARE BASED ON PROPOSED SURVEY CENTERLINE US 281.
 3. FIELD SURVEY COMPLETED ON JUNE 19, 2009.
 4. MONUMENTS DESCRIBED AND SET HEREIN MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT.
 5. CORNERS ARE MARKED AS SHOWN.
 6. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (1986), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT OF 1.00017.
 7. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJACENT PROPERTY.

19

**OWNER: NELL ANN HUTZLER and,
JOSE A. RIVERA
CALLED 1.966 ACRES
DOC. NO. 200006034931, O.P.R.**



**M.D.S. LAND SURVEYING CO.
9120 DIETZ ELKHORN ROAD
FAIR OAKS RANCH, TEXAS 78015
PHONE: (830) 755-6544**

DIST. NAME SAN ANTONIO	PLAT OF A SURVEY OF PROPERTY PARCEL 19	COUNTY COMAL
R.O.W. C.S.J. # 0253-03-065	U.S. HWY 281	DATE OF SURVEY JULY 12, 2005
R.O.W. ACQUISITION: 0.826 ACRES (35,993 SQ.FT.)		
REMAINDER: 1.156 ACRES (50,354 SQ.FT.)		PAGE 3 OF 3

AND IN ADDITION THERETO

Title to all of that metal warehouse located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed West 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 a location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements

County: Collin
Highway: STATE HIGHWAY 289
STA. 585+42.85 to STA. 585+88.00
R.O.W. CSJ: 0091-04-057

Page 1 of 3
Date: August 20, 2010

Description for Parcel 15

Being 955 square feet of land situated in the John R. Tamey Survey, Abstract No. 916 in the Town of Prosper, Collin County, Texas and being part of Lot 3, Block A of the Replat of Lot 3, Block A, Preston 48 Addition, an addition to the Town of Prosper per plat recorded in Cabinet R, Slide 104 of the Plat Records of Collin County, Texas, same being owned by Victron Stores, L.P., as recorded in Volume 5924, Page 4762 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.). Said 955 square foot tract being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with yellow cap stamped "Roome" at an angle point in the south line of said Lot 3;

THENCE South 84 degrees 47 minutes 04 seconds East, along the southerly line of said Lot 3, a distance of 231.49 feet to the new westerly right-of-way line of State Highway 289, from which a found 1/2 inch iron rod bears North 88 degrees 58 minutes 30 seconds West, a distance of 0.78 feet.

THENCE North 05 degrees 24 minutes 47 seconds East, along the existing westerly right-of-way line of State Highway 289, a distance of 212.17 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the new easterly right-of-way line of State Highway 289 for the POINT OF BEGINNING, at Station 585+88.00, 67.57 feet Right; and having a coordinate of North 7,142,256.68, East 2,493,076.82;**

- 1) THENCE North 43 degrees 19 minutes 55 seconds West, along the new westerly right-of-way line of State Highway 289, a distance of 65.00 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the southerly right-of-way line of County Road 48, (a 100 foot right-of-way), at Station 585+42.85, 115.01 feet Right;**
- 2) THENCE North 87 degrees 59 minutes 59 seconds East, along the southerly right-of-way line of County Road 48, a distance of 27.17 feet to the north most point of a cut-back;
- 3) THENCE South 42 degrees 33 minutes 26 seconds East, along said cut-back, a distance of 29.52 feet to the existing westerly right-of-way line of State Highway 289, from which a 1/2 inch iron rod with yellow cap stamped "Wier & Assoc." bears North 55 degrees 06 minutes 48 seconds West, a distance of 2.06 feet;

County: Collin
Highway: STATE HIGHWAY 289
STA. 585+42.85 to STA. 585+88.00
R.O.W. CSJ: 0091-04-057

Page 2 of 3
Date: August 20, 2010

Description for Parcel 15

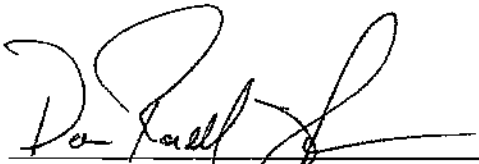
- 4) THENCE South 05 degrees 24 minutes 47 seconds West, along the existing westerly right-of-way line of State Highway 289, a distance of 26.61 feet to the POINT OF BEGINNING, and containing 955 square feet or [0.0219 acres] of land.

**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 Bearing: Texas State Plane Coordinate System, NAD 83, North Central Zone (4202), all distances & coordinates shown are scaled using a surface adjustment factor of 1.000152710.

Coordinate values derived using the TxDOT VRS network.

The Station and Offset Information refers to the baseline described in the Control Sheet created 08-16-2010 for the TxDOT Right of Way Mapping Project Control-Section-Number 0091-04-057.


Don Randall Hughes
Texas Registration No. 5345



Lamb-Star Engineering, L.P.
5700 W. Plano Parkway, Suite 1000
Plano, Texas 75093
Ph. (214) 440-3601
August 20, 2010

Parcel 2
S.L. 567
CSJ: 3524-01-005
5/21/2009

Page 1 of 4

Being 3.153 acres of land, more or less, out of the Milam County School Land Survey, Abstract Number 348 situated in Hood County, Texas, same being a portion of that certain tract of land conveyed to Richard W. Wilkerson, Jr. and Michelle M. Wilkerson, recorded in Volume 1449, Page 124, Deed Records, Hood County, Texas, said 3.153 acres of land is more particularly described as follows:


BEGINNING at a 2" steel post found in the north right-of-way of proposed S.L. 567 at the northwest corner of said Wilkerson tract, same being the most westerly southwest corner of a tract described in the deed to Dewayne Sternbridge, recorded in Volume 1410, Page 6, said deed records. Said steel post is 77.52 feet left of and at a right angle to proposed centerline survey station 18+94.54 of the proposed S.L. 567;

- (1) THENCE North 89°27'26" East along the north line of said Wilkerson tract and the south line of said Sternbridge tract and said proposed north right-of-way, passing at 11.02 feet a 3/8 inch iron rod found at the southwest corner of a tract of land conveyed to Dewayne Sternbridge, et ux, recorded in Volume 240, Page 330, said deed records, continuing in all 906.75 feet to a bolt found for the northeast corner of said Wilkerson tract and a corner of said Sternbridge tract. Said bolt is 75.47 feet left of and at a right angle to proposed centerline survey station 28+01.29 of the proposed S.L. 567;
- (2) THENCE South 00°35'36" East, along the east line of said Wilkerson tract and a west line of said Sternbridge tract, 150.47 feet to the proposed south right-of-way line of said S.L. 567;
- (3) THENCE South 89°19'39" West leaving said common lines, along said proposed south right-of-way line 906.70 feet to a 5/8 inch smooth iron rod set with an aluminum cap stamped "TXDOT" in the west line of said Wilkerson tract;
- (4) THENCE North 00°36'42" West leaving said south right-of-way, along said west tract line, 152.52 feet to the POINT OF BEGINNING, and containing 3.153 acres of land, more or less.

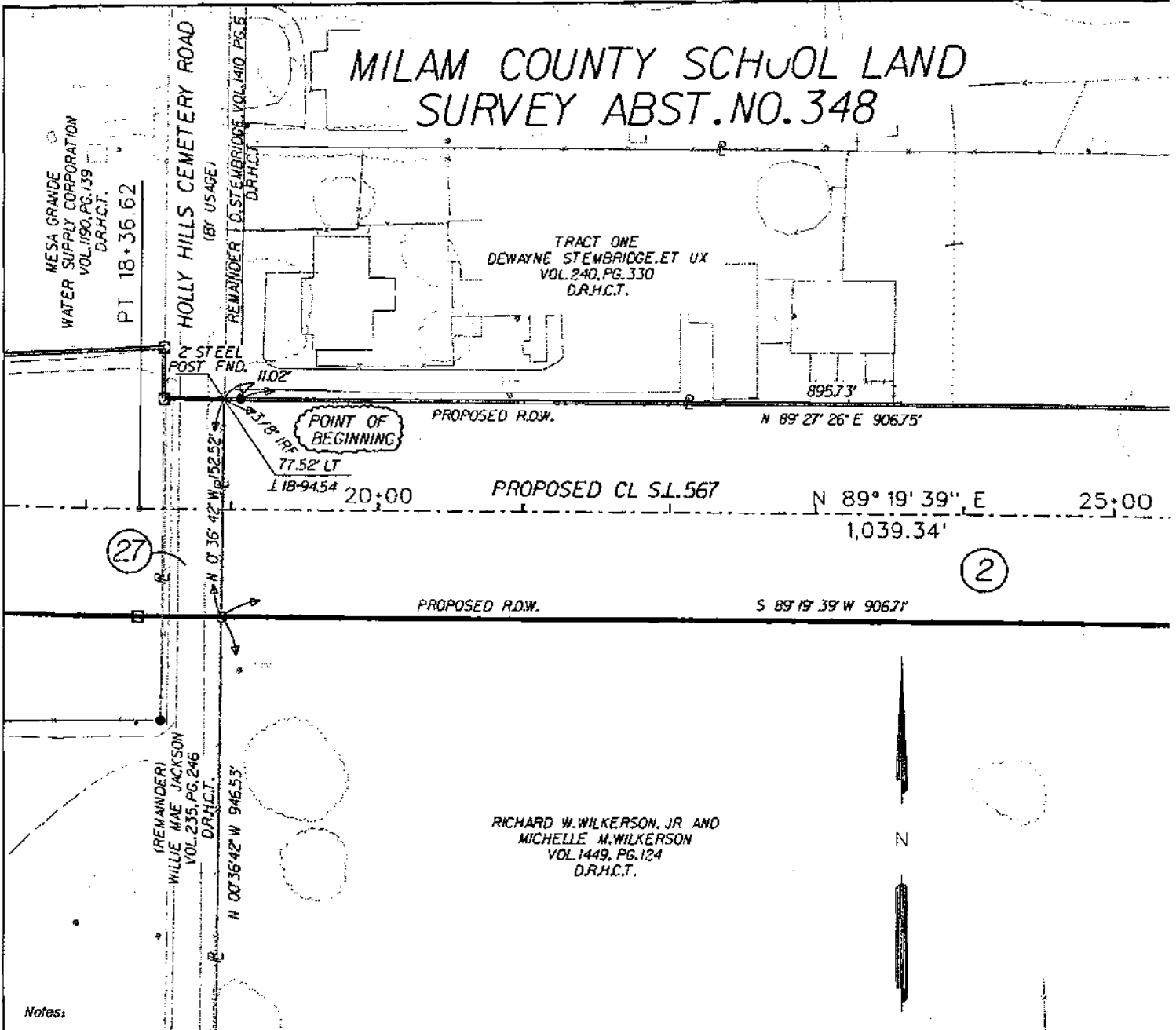
Parcel 2
S.L. 567
CSJ: 3524-01-005
5/21/2009

Page 2 of 4

- NOTE: Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.
- NOTE: Survey sketch to accompany this legal description.
- NOTE: Directional control is based on the Texas State Plane Coordinate System, North Central Zone, NAD 83/93.
- NOTE: (**) The 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.


Surveyor of Record: Ricky L. Gentry
Texas Registration Number: 5519
Release date: 5/21/09

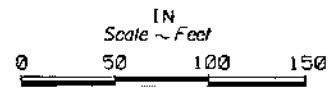




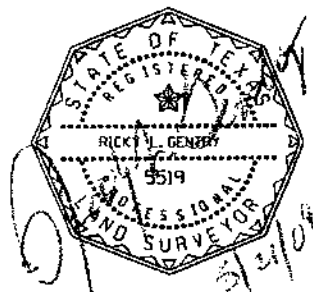
Notes:

Legal Description to accompany this survey sketch.

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



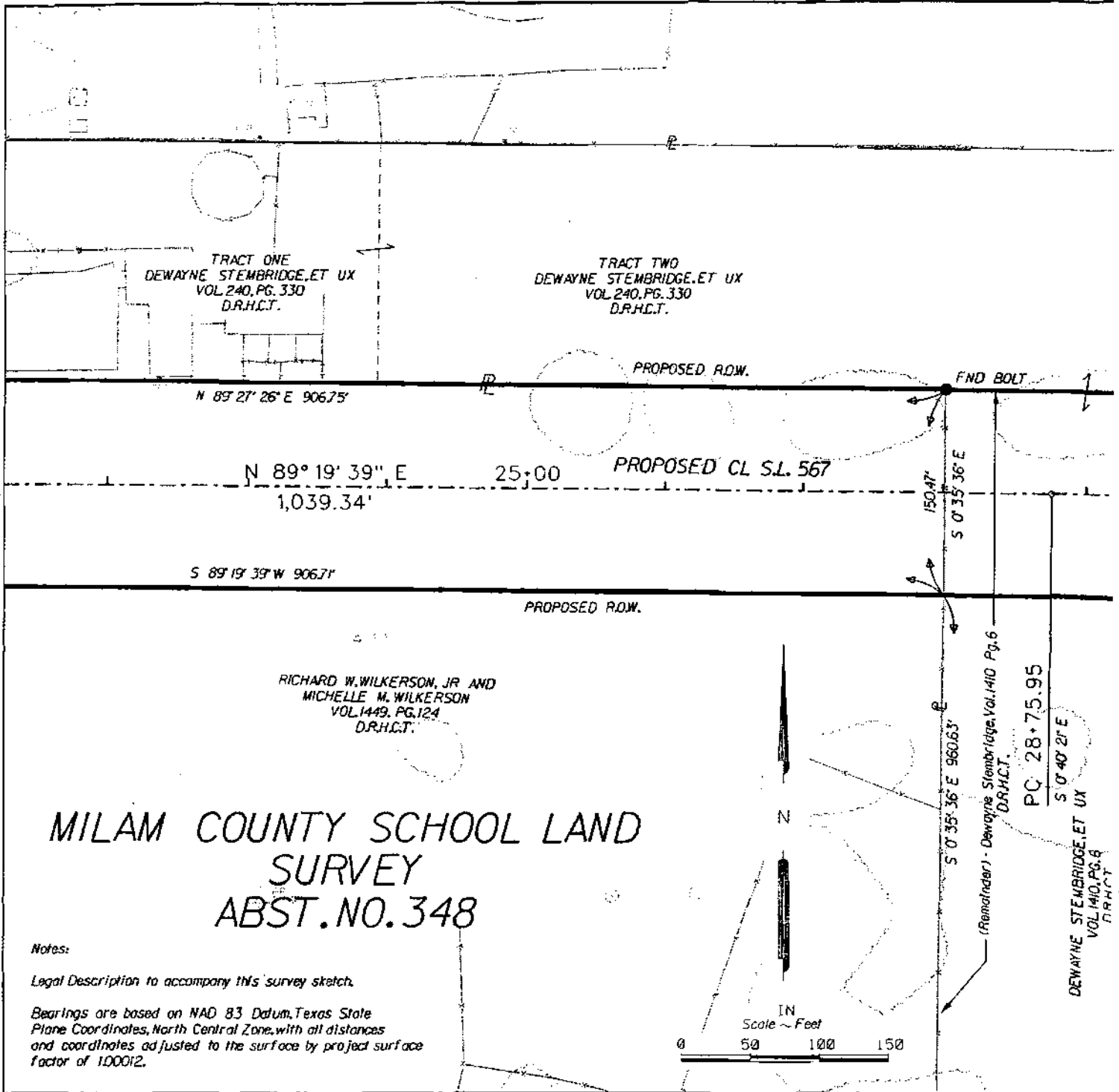
- LEGEND**
- - 1/2" rebar set w/ plastic cap stamped "XDOT" or other object as noted
 - - Marker found "as noted"
 - - 3/4" smooth iron rod w/ aluminum cap stamped "XDOT"
 - - 1/2" smooth iron rod w/ aluminum cap stamped "XDOT" may be replaced with Type II monument at the end of construction
 - IRF - Iron Rod Found
 - CIRF - Capped Iron Rod Found
 - P.O.B. - Point Of Beginning
 - P - Property Line
 - S - Survey Line
 - F - Fee Hook
 - C - Proposed Centerline
 - D.R.H.C.T. - Deed Records, Hood County, Texas
 - P.R.H.C.T. - Plat Records, Hood County, Texas



PARCEL 2
RICHARD W. WILKERSON JR. & MICHELLE M. WILKERSON
3153 Acres of Land

ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	⑤	⑨		TEXAS	FTW	HOOD	
②	⑥	⑩		CONT.	SECT.	JOB	HIGHWAY NO.
③	⑦	A		3524	01	005	S.L. 567
④	⑧	B					

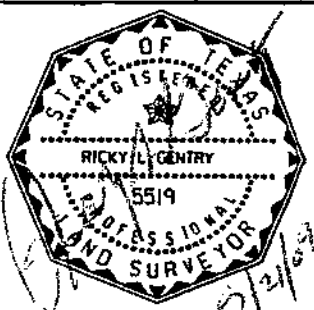




LEGEND

- - 3/8" rebar set w/ plastic cap stamped "TxDOT" or other object as noted
- - Marker found "as noted"
- - 3/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
- - 3/8" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- IRF - Iron Rod Found
- CIRF - Capped Iron Rod Found
- P.O.B. - Point Of Beginning
- R - Property Line
- S - Survey Line
- F - Fee Hook
- C - Proposed Centerline

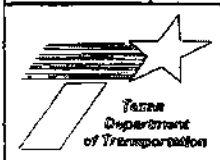
D.R.H.C.T. - Deed Records, Hood County, Texas
P.R.H.C.T. - Plat Records, Hood County, Texas



PARCEL 2

RICHARD W. WILKERSON, JR. & MICHELLE M. WILKERSON

3153 Acres of Land

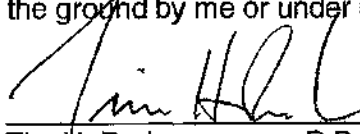


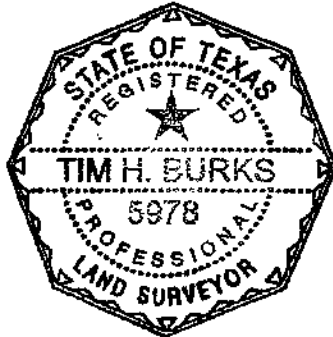
ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	⑤	⑨		TEXAS	FTW	HOOD	
②	⑥	⑩		CONT.	SECT.	JOB	HIGHWAY NO.
③	⑦	⑪		3524	01	005	S.L. 567
④	⑧	⑫					

COUNTY: HARRISON
HIGHWAY: FM 449
PROJECT LIMITS: At Moccasin Creek

CSJ: 0640-06-039 (ROW)
CSJ: 0640-06-033 (Construction)

I, Tim H. Burks, Registered Professional Land Surveyor, do hereby certify that this boundary description, field notes and plat represent the results of a survey made on the ground by me or under my supervision.

 12-8-10
Tim H. Burks R.P.L.S. 5978



Property Description for Parcel 5

BEING 1.4568 acres of land situated in the Joseph Greer Survey, Abstract No. 282, Harrison County, Texas, and being out of that certain called 52 acre tract or parcel of land, called Tract 1, and described in a deed from Odie Smith, surviving wife of Barney L. (Leldon) Smith, Deceased, to Mary Dwan Diaz, Trustee of the Smith Family Trust (dated January 26, 1996), dated February 18, 2000, and recorded in Volume 2059, Page 143 of the Real Property Records of Harrison County, Texas, said 1.4568 acres to be more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set in the existing North right-of-way line of FM 449 for the West corner of the herein described tract and the end of the proposed North right-of-way line of FM 449, and being in the South line of the aforementioned Diaz tract, from which a 60d Nail Found in Will Smith Road (CR 4416) bears North 72°06'40" West, a distance of 83.17 feet, said point of beginning being located 45.00 feet right of and at a right angle from the Proposed Survey Centerline of FM 449, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 132+00.00, and being located at the coordinates of 6924871.9973 feet North and 3160993.0581 feet East;

1. **THENCE** South 83°22'45" East along the proposed North right-of-way line of FM 449, a distance of 203.05 feet to a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set, said point being 80.00 feet right of Survey Centerline Station 130+00.00;
2. **THENCE** South 73°27'11" East along the proposed North right-of-way line of FM 449, a distance of 600.00 feet to a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set, said point being 80.00 feet right of Survey Centerline Station 124+00.00;
3. **THENCE** South 77°58'26" East along the proposed North right-of-way line of FM 449, a distance of 253.73 feet to a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set, and being the point of curvature of a curve to the left, said point being 100.00 feet right of Survey Centerline Station 121+50.95 BK = 121+47.06 AH;

4. **THENCE** in an Easterly direction along the proposed North right-of-way line of FM 449, an arc distance of 397.47 feet with the above mentioned curve to the left, whose radius is 1537.01 feet, whose central angle is $14^{\circ}49'00''$, and whose long chord is South $80^{\circ}51'41''$ East, a distance of 396.36 feet to a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set, said point being 100.00 feet right of Survey Centerline Station 117+27.62;
5. **THENCE** South $88^{\circ}16'11''$ East along the proposed North right-of-way line of FM 449, a distance of 62.62 feet, to a $\frac{1}{2}$ " Iron Rod with BWR Cap Set near the West top of bank of Moccasin Creek, said point being 100.00 feet right of Survey Centerline Station 116+65.00;
6. **THENCE** South $88^{\circ}16'11''$ East along the proposed North right-of-way line of FM 449, a distance of 32.43 feet to a point in the center of Moccasin Creek for the Northeast corner of the herein described tract in the East line of said Diaz tract and also being in the West line of that certain called 56 acre tract or parcel of land described in a deed from R.H. Pitts to Henry A. Pitts, dated April 17, 1946, and recorded in Volume 298 Page 519 of the Deed Records of Harrison County, Texas, said point being 100.00 feet right of Survey Centerline Station 116+32.57;
7. **THENCE** along the centerline of Moccasin Creek, South $00^{\circ}47'38''$ West, a distance of 26.66 feet and South $08^{\circ}23'52''$ East, a distance of 28.80 feet, to a point in the existing North right-of-way line of FM 449 for the Southeast corner of said Diaz tract, said point being 45.00 feet right of Survey Centerline Station 116+27.07;
8. **THENCE** North $88^{\circ}16'11''$ West along the existing North right-of-way line of FM 449, a distance of 100.55 feet to a $\frac{1}{2}$ " Iron Rod with BWR Cap Set, and being the point of curvature of a curve to the right, said point being 45.00 feet right of Survey Centerline Station 117+27.62;
9. **THENCE** in a Westerly direction along the existing North right-of-way line of FM 449, an arc distance of 411.69 feet with the above mentioned curve to the right, whose radius is 1592.01 feet, whose central angle is $14^{\circ}49'00''$, and whose long chord is North $80^{\circ}51'41''$ West, a distance of 410.55, feet to a point for corner from which a $\frac{1}{2}$ " Iron Rod Found bears North $72^{\circ}38'01''$ West a distance of 3.97 feet, said point being 45.00 feet right of Survey Centerline Station 121+50.95 BK = 121+47.06 AH;
10. **THENCE** North $73^{\circ}27'11''$ West along the existing North right-of-way line of FM 449, a distance of 1052.95 feet, **to the PLACE OF BEGINNING, and containing 1.4568 acres of land, more or less.**

Notes:

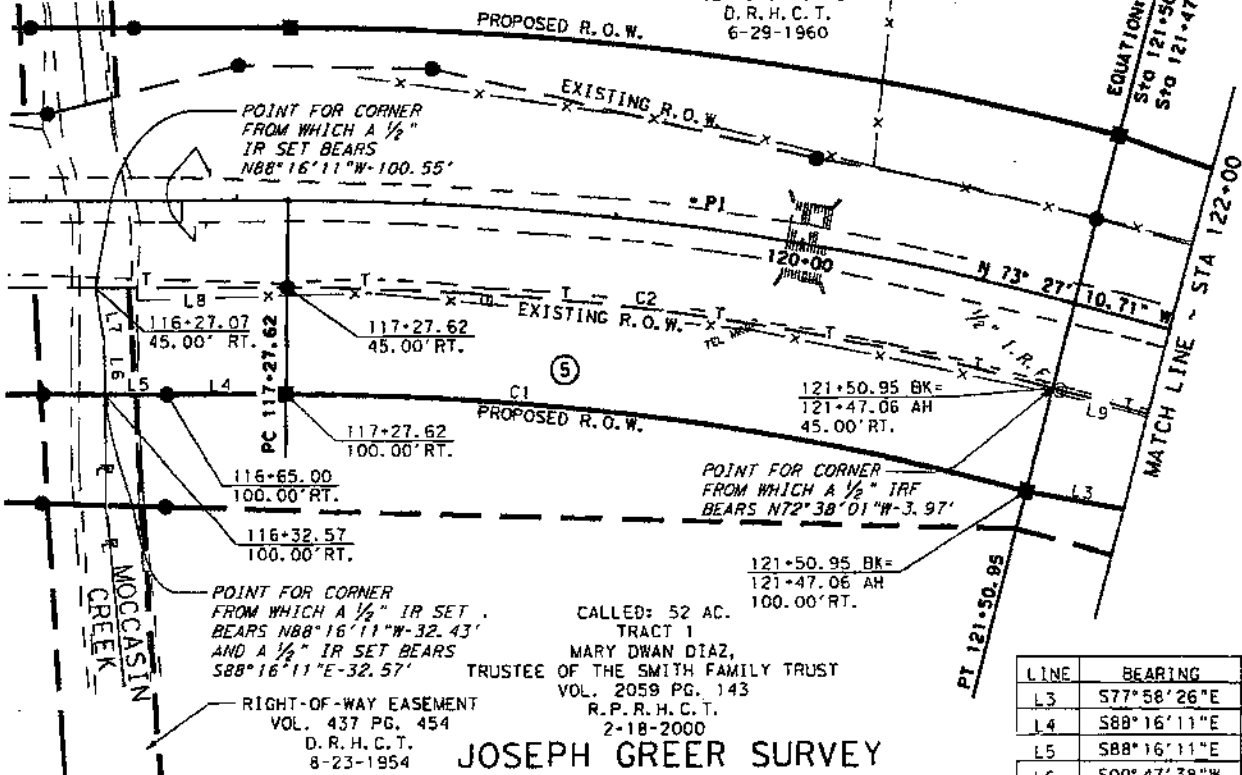
1. All bearings and coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 CORS96), North Central Zone 4202, based on NGS base stations Tyler CORS ARP (DG5394), Marshall CORS ARP (DH3772), and Shreveport CORS ARP (DG7396), and can be converted to grid coordinates by dividing by a combined scale factor of 1.000120.
2. All referenced property distances and areas were taken from deed records acquired from the Harrison County Deed Records.

Texas Department of Transportation
701 East Main Street
Atlanta, Texas 75551-1210
Phone: (903) 796-2851

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1537.01'	14° 49' 00"	397.47'	199.85'	S80° 51' 41" E	396.36'
C2	1592.01'	14° 49' 00"	411.69'	207.00'	N80° 51' 41" W	410.55'

**JOSEPH GREER SURVEY
A-282**

CALLED: 56 AC.
TRACT 2
HENRY PITTS
VOL. 545 PG. 216
D. R. H. C. T.
6-29-1960



CALLLED: 52 AC.
TRACT 1
MARY DWAN DIAZ,
TRUSTEE OF THE SMITH FAMILY TRUST
VOL. 2059 PG. 143
R. P. R. H. C. T.
2-18-2000

**JOSEPH GREER SURVEY
A-282**

LINE	BEARING	DISTANCE
L3	S77° 58' 26" E	253.73'
L4	S88° 16' 11" E	62.62'
L5	S88° 16' 11" E	32.43'
L6	S00° 47' 38" W	26.66'
L7	S08° 23' 52" E	28.80'
L8	N88° 16' 11" W	100.55'
L9	N73° 27' 11" W	1052.95'

LEGEND

- TEMPORARY EASEMENT
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPERTY LINE
- RAILROAD
- FENCE
- EXISTING ROADWAY ELEMENTS
- POWERLINE
- FIBER OPTIC LINE
- GAS LINE
- TELEPHONE LINE
- SURVEY LINE
- TYPE I R.O.W. MARKER FOUND
- TYPE II R.O.W. MARKER WITH BRONZE DISK SET
- 1/2" IRON ROD SET
- ⊙ EXISTING PROPERTY CORNER
- D. R. H. C. T. DEED RECORDS HARRISON COUNTY TEXAS
- O. R. H. C. T. OFFICIAL RECORDS HARRISON COUNTY TEXAS
- R. P. R. H. C. T. REAL PROPERTY RECORDS HARRISON COUNTY TEXAS
- ② PARCEL NUMBER
- STRUCTURE

CURVE DATA

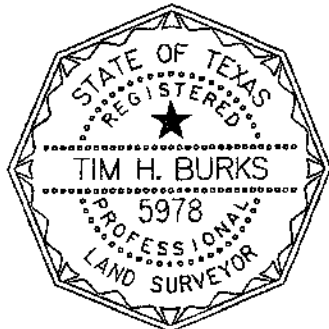
PI STATION	= 119+40.48
NORTHING	= 6924468.36
EASTING	= 3162193.62
DELTA	= 14° 49' 00.00" (RT)
DEGREE OF CURVE	= 3° 30' 00.12"
TANGENT	= 212.85
LENGTH	= 423.33
RADIUS	= 1,637.01
PC STATION	= 117+27.62
PT STATION	= 121+50.95 BK
	= 121+47.06 AH
CHORD	= 422.15
CHORD BEARING	= N 80° 51' 40.71" W

PREPARED BY:



NOTES:

- ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 CORSS96), NORTH CENTRAL ZONE, BASED ON NGS BASE STATIONS TYLER CORS ARP (DG5394), MARSHALL TX CORS ARP (DH3772), AND SHREVEPORT CORS ARP (DG7396), AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.
- ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE TAKEN FROM DEED RECORDS ACQUIRED FROM THE DEED RECORDS OR OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY TEXAS.
- REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.



I, TIM H. BURKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION, FIELD NOTES AND PLAT REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978

EXHIBIT "A"
PAGE 4 OF 6



SCALE 1" = 100'

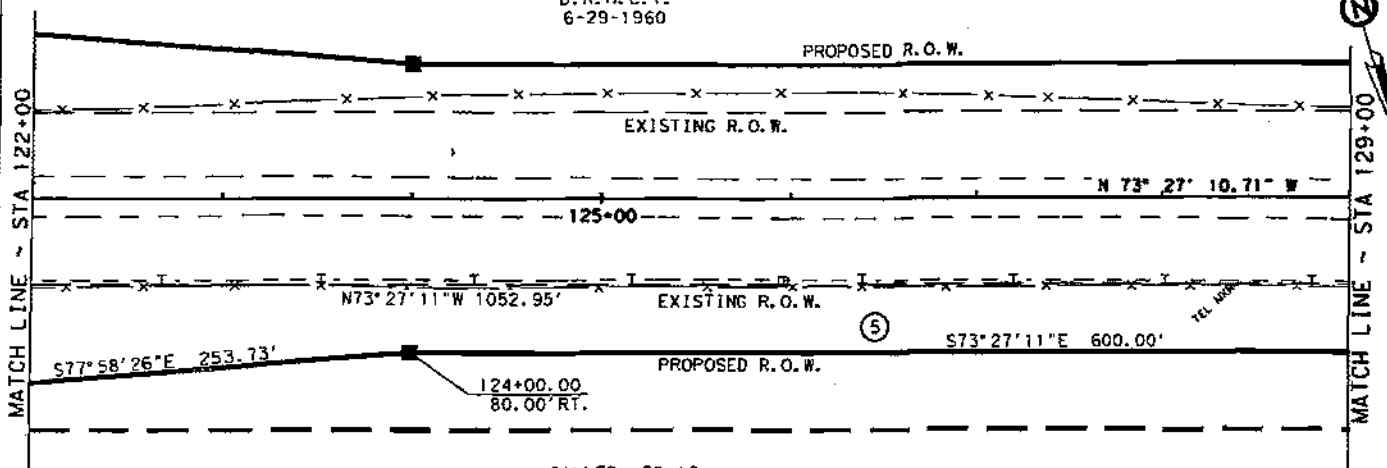
PARCEL NO. 5
MARY DWAN DIAZ

FM 449
HARRISON COUNTY, TEXAS
CSJ NO. 0640-06-039 (ROW)
CSJ NO.: 0640-06-033 (CONST)

R.O.W. ACQUISITION = 1.4568 AC.
REMAINDER RT. = 50.5432

CALLED: 56 AC.
TRACT 2
HENRY PITTS
VOL. 545 PG. 216
D. R. H. C. T.
6-29-1960

JOSEPH GREER SURVEY
A-282



JOSEPH GREER SURVEY
A-282

CALLLED: 52 AC.
TRACT 1
MARY DWAN DIAZ,
TRUSTEE OF THE SMITH FAMILY TRUST
VOL. 2059 PG. 143
R. P. R. H. C. T.
2-18-2000

P. O. B. 5
N 6924871.9973
E 3160993.0581

N 72° 06' 40" W
83.17'

MOCASIN CREEK

CALLLED: 52 AC.
TRACT 1
MARY DWAN DIAZ,
TRUSTEE OF THE SMITH FAMILY TRUST
VOL. 2059 PG. 143
R. P. R. H. C. T.
2-18-2000

50d NAIL
WILL SMITH BR.
CR 74161

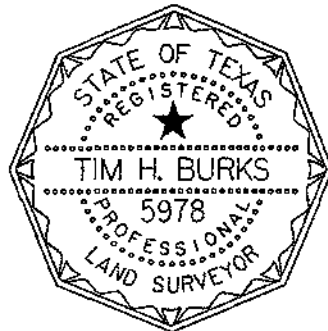
LEGEND	
	TEMPORARY EASEMENT
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED R. O. W.
	EXISTING R. O. W.
	PROPERTY LINE
	RAILROAD
	FENCE
	EXISTING ROADWAY ELEMENTS
	POWERLINE
	FIBER OPTIC LINE
	GAS LINE
	TELEPHONE LINE
	SURVEY LINE
	TYPE I R. O. W. MARKER FOUND
	TYPE II R. O. W. MARKER WITH BRONZE DISK SET
	1/2" IRON ROD SET
	EXISTING PROPERTY CORNER
	D. R. H. C. T. DEED RECORDS HARRISON COUNTY TEXAS
	O. R. H. C. T. OFFICIAL RECORDS HARRISON COUNTY TEXAS
	R. P. R. H. C. T. REAL PROPERTY RECORDS HARRISON COUNTY TEXAS
	PARCEL NUMBER
	STRUCTURE

PREPARED BY:



NOTES:

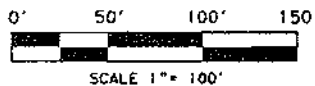
- ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 CORS96), NORTH CENTRAL ZONE, BASED ON NGS BASE STATIONS TYLER CORS ARP (DG5394), MARSHALL TX CORS ARP (DH3772), AND SHREVEPORT CORS ARP (DG7396), AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.
- ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE TAKEN FROM DEED RECORDS ACQUIRED FROM THE DEED RECORDS OR OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY TEXAS.
- REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.



I, TIM H. BURKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION, FIELD NOTES AND PLAT REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978

EXHIBIT "A"
PAGE 5 OF 6



PARCEL NO. 5
MARY DWAN DIAZ

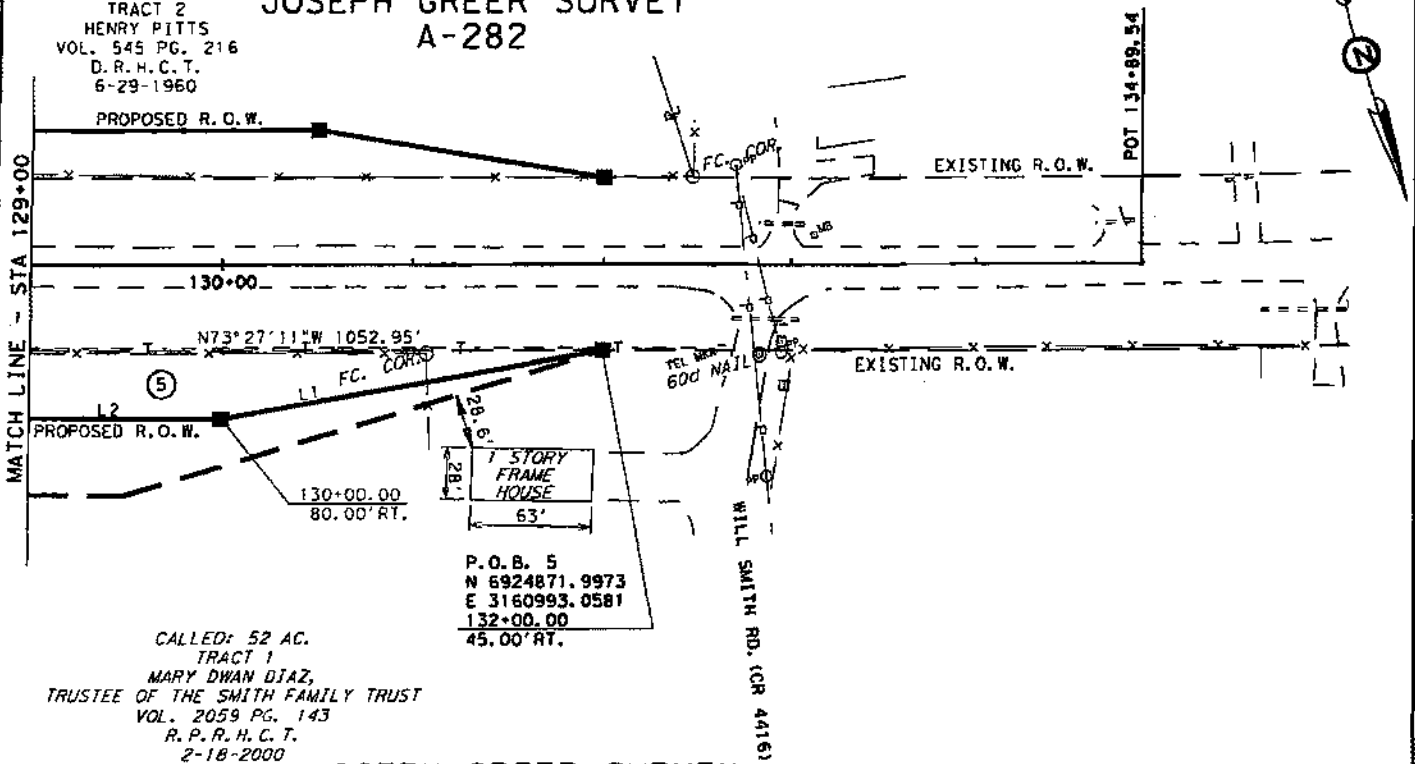
FM 449
HARRISON COUNTY, TEXAS
CSJ NO. 0640-06-039 (ROW)
CSJ NO.: 0640-06-033 (CONST)

R.O.W. ACQUISITION = 1.4568 AC.
REMAINDER RT. = 50.5432

LINE	BEARING	DISTANCE
L1	S83°22'45"E	203.05'
L2	S73°27'11"E	600.00'

CALLED: 56 AC.
TRACT 2
HENRY PITTS
VOL. 545 PG. 216
D. R. H. C. T.
6-29-1960

**JOSEPH GREER SURVEY
A-282**



CALLLED: 52 AC.
TRACT 1
MARY DWAN DIAZ,
TRUSTEE OF THE SMITH FAMILY TRUST
VOL. 2059 PG. 143
R. P. R. H. C. T.
2-18-2000

P.O.B. 5
N 6924871.9973
E 3160993.0581
132+00.00
45.00' RT.

**JOSEPH GREER SURVEY
A-282**

LEGEND	
	TEMPORARY EASEMENT
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	RAILROAD
	FENCE
	EXISTING ROADWAY ELEMENTS
	POWERLINE
	FIBER OPTIC LINE
	GAS LINE
	TELEPHONE LINE
	SURVEY LINE
	TYPE I R.O.W. MARKER FOUND
	TYPE II R.O.W. MARKER WITH BRONZE DISK SET
	1/2" IRON ROD SET
	EXISTING PROPERTY CORNER
	D. R. H. C. T. DEED RECORDS HARRISON COUNTY TEXAS
	O. R. H. C. T. OFFICIAL RECORDS HARRISON COUNTY TEXAS
	R. P. R. H. C. T. REAL PROPERTY RECORDS HARRISON COUNTY TEXAS
	PARCEL NUMBER STRUCTURE



PREPARED BY:



NOTES:

- ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 CORS96), NORTH CENTRAL ZONE, BASED ON NGS BASE STATIONS TYLER CORS ARP (DG5394), MARSHALL TX CORS ARP (DH3772), AND SHREVEPORT CORS ARP (DG7396), AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.
- ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE TAKEN FROM DEED RECORDS ACQUIRED FROM THE DEED RECORDS OR OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY TEXAS.
- REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

PARCEL NO. 5
MARY DWAN DIAZ

FM 449
HARRISON COUNTY, TEXAS
CSJ NO. 0640-06-039 (ROW)
CSJ NO.: 0640-06-033 (CONST)

R.O.W. ACQUISITION = 1.4568 AC.
REMAINDER RT. = 50.5432

I, TIM H. BURKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION, FIELD NOTES AND PLAT REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978

EXHIBIT "A"

PAGE 6 OF 6



SCALE 1" = 100'

Tim H. Burks 12-8-10

County: Harrison
Highway: FM 449
CSJ: 0640-06-039
Parcel: 5TE

Field Notes for Parcel 5TE (Temporary Easement)

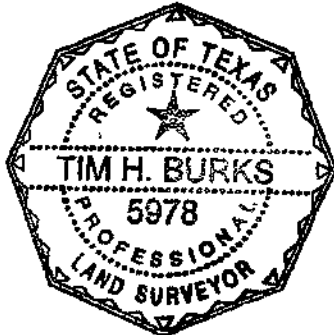
A TEMPORARY EASEMENT for the duration of 5 years from the date of possession of said easement for the purpose of constructing a bridge and building a temporary detour in, along, upon and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of constructing a bridge and building a temporary detour in, along, upon and across the said tract of land hereinafter described as follows:

COUNTY: HARRISON
HIGHWAY: FM 449
PROJECT LIMITS: At Moccasin Creek

CSJ: 0640-06-039 (ROW)
CSJ: 0640-06-033 (Construction)

I, Tim H. Burks, Registered Professional Land Surveyor, do hereby certify that this boundary description, field notes and plat represent the results of a survey made on the ground by me or under my supervision.


Tim H. Burks R.P.L.S. 5978



Property Description for Parcel 5TE

BEING 1.3363 acres of land situated in the Joseph Greer Survey, Abstract No. 282, Harrison County, Texas, and being out of that certain called 52 acre tract or parcel of land, called Tract 1, and described in a deed from Odie Smith, surviving wife of Barney L. (Leldon) Smith, Deceased, to Mary Dwan Diaz, Trustee of the Smith Family Trust (dated January 26, 1996), dated February 18, 2000, and recorded in Volume 2059, Page 143 of the Real Property Records of Harrison County, Texas, said 1.3363 acres to be more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set in the existing North right-of-way line of FM 449 for the West corner of the herein described tract and the end of the proposed North right-of-way line of FM 449, and being in the South line of the aforementioned Diaz tract, from which a 60d Nail Found in Will Smith Road (CR 4416) bears North 72°06'40" West, a distance of 83.17 feet, said point of beginning being located 45.00 feet right of and at a right angle from the Proposed Survey Centerline of FM 449, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 132+00.00, and being located at the coordinates of 6924871.9973 feet North and 3160993.0581 feet East;

1. **THENCE** North 89°50'52" East along the proposed North temporary easement line of FM 449, a distance of 261.01 feet to a ½" Iron Rod with BWR Cap Set, said point being 120.00 feet right of Survey Centerline Station 129+50.00;
2. **THENCE** South 73°27'11" East along the proposed North temporary easement line of FM 449, a distance of 802.94 feet to a ½" Iron Rod with BWR Cap Set, said point being 120.00 feet right of Survey Centerline Station 121+50.95 BK = 121+47.06 AH;
3. **THENCE** South 86°43'39" East along the proposed North temporary easement line of FM 449, a distance of 388.09 feet to a ½" Iron Rod with BWR Cap Set, said point being 160.00 feet right of Survey Centerline Station 117+27.62;

4. **THENCE** South $86^{\circ}31'17''$ East along the proposed North temporary easement line of FM 449, a distance of 62.65 feet, to a $\frac{1}{2}$ " Iron Rod with BWR Cap Set near the West top of bank of Moccasin Creek, said point being 158.09 feet right of Survey Centerline Station 116+65.00;
5. **THENCE** South $86^{\circ}31'17''$ East along the proposed North temporary easement line of FM 449, a distance of 31.51 feet to a point in the center of Moccasin Creek for the Northeast corner of the herein described tract in the East line of said Diaz tract and also being in the West line of that certain called 56 acre tract or parcel of land described in a deed from R.H. Pitts to Henry A. Pitts, dated April 17, 1946, and recorded in Volume 298 Page 519 of the Deed Records of Harrison County, Texas, said point being 156.85 feet right of Survey Centerline Station 116+33.92;
6. **THENCE** South $00^{\circ}47'38''$ West, along the centerline of Moccasin Creek, a distance of 57.13 feet, to a point in the center of Moccasin Creek for the Southeast corner of the herein described tract in the East line of said Diaz tract and also being in the West line of that certain called 56 acre tract or parcel of land described in a deed from R.H. Pitts to Henry A. Pitts, dated April 17, 1946, and recorded in Volume 298 Page 519 of the Deed Records of Harrison County, Texas, said point being 100.00 feet right of Survey Centerline Station 116+32.57;
7. **THENCE** North $88^{\circ}16'11''$ West along the proposed North right-of-way line of FM 449, a distance of 32.43 feet to a $\frac{1}{2}$ " Iron Rod with BWR Cap Set near the West top of bank of Moccasin Creek, said point being 100.00 feet right of Survey Centerline Station 116+65.00;
8. **THENCE** North $88^{\circ}16'11''$ West along the proposed North right-of-way line of FM 449, a distance of 62.62 feet to a $\frac{1}{2}$ " Iron Rod with BWR Cap Set, and being the point of curvature of a curve to the right, said point being 100.00 feet right of Survey Centerline Station 117+27.62;
9. **THENCE** in a Westerly direction along the proposed North right-of-way line of FM 449, an arc distance of 397.47 feet with the above mentioned curve to the right, whose radius is 1537.01 feet, whose central angle is $14^{\circ}49'00''$, and whose long chord is North $80^{\circ}51'41''$ West, a distance of 396.36 feet to a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set, said point being 100.00 feet right of Survey Centerline Station 121+50.95 BK = 121+47.06 AH;
10. **THENCE** North $77^{\circ}58'26''$ West along the proposed North right-of-way line of FM 449, a distance of 253.73 feet to a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set, said point being 80.00 feet right of Survey Centerline Station 124+00.00;
11. **THENCE** North $73^{\circ}27'11''$ West along the proposed North right-of-way line of FM 449, a distance of 600.00 feet to a TxDOT Type II Concrete right-of-way Monument with Bronze Disk Set, said point being 80.00 feet right of Survey Centerline Station 130+00.00;
12. **THENCE** North $83^{\circ}22'45''$ West along the proposed North right-of-way line of FM 449, a distance of 203.05 feet, to the **PLACE OF BEGINNING, and containing 1.3363 acres of land, more or less.**

Notes:

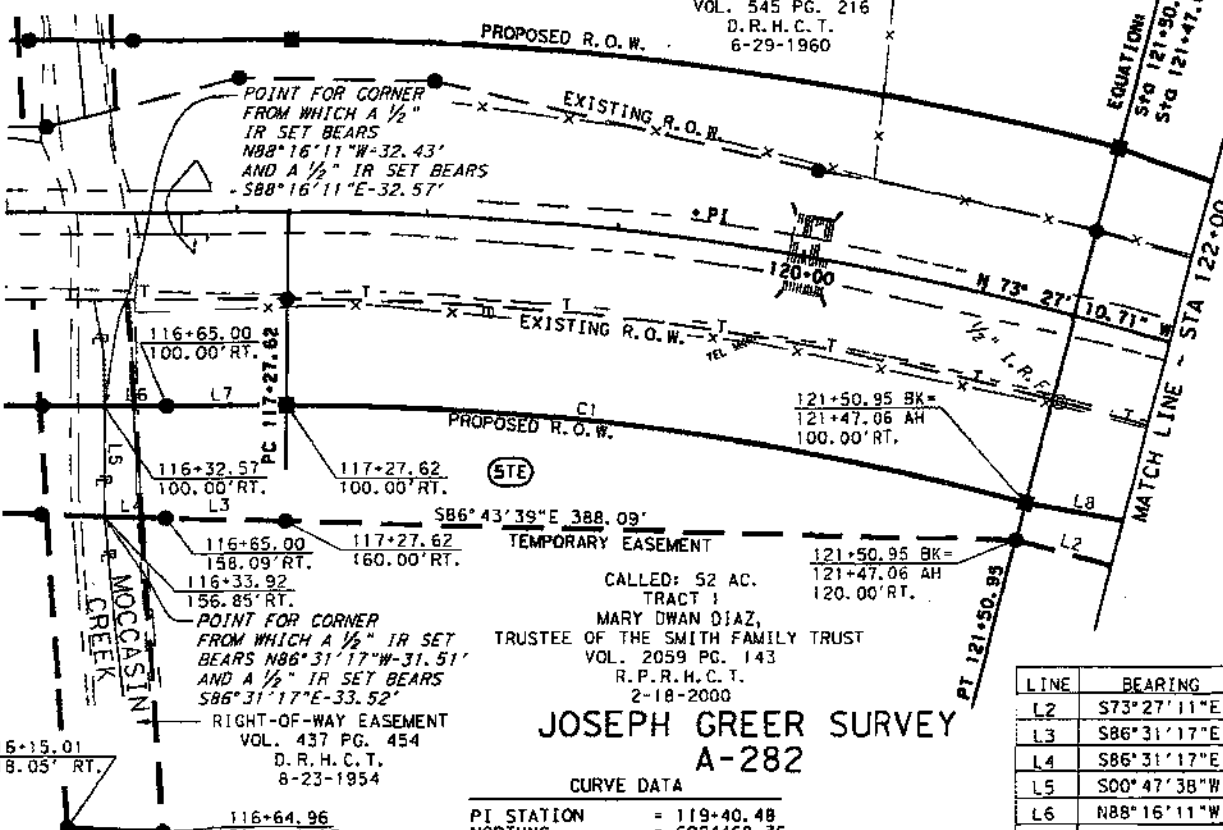
1. All bearings and coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 CORS96), North Central Zone 4202, based on NGS base stations Tyler CORS ARP (DG5394), Marshall CORS ARP (DH3772), and Shreveport CORS ARP (DG7396), and can be converted to grid coordinates by dividing by a combined scale factor of 1.000120.
2. All referenced property distances and areas were taken from deed records acquired from the Harrison County Deed Records.

Texas Department of Transportation
701 East Main Street
Atlanta, Texas 75551-1210
Phone: (903) 796-2851

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1537.01'	14° 49' 00"	397.47'	199.85'	N80° 51' 41" W	396.36'

**JOSEPH GREER SURVEY
A-282**

CALLED: 56 AC.
TRACT 2
HENRY PITTS
VOL. 545 PG. 216
D. R. H. C. T.
6-29-1960



POINT FOR CORNER FROM WHICH A 1/2" IR SET BEARS N88° 16' 11" W-32.43' AND A 1/2" IR SET BEARS S88° 16' 11" E-32.57'

POINT FOR CORNER FROM WHICH A 1/2" IR SET BEARS N86° 31' 17" W-31.51' AND A 1/2" IR SET BEARS S86° 31' 17" E-33.52'

CALLLED: 52 AC.
TRACT 1
MARY DWAN DIAZ,
TRUSTEE OF THE SMITH FAMILY TRUST
VOL. 2059 PG. 143
R. P. R. H. C. T.
2-18-2000

**JOSEPH GREER SURVEY
A-282**

CURVE DATA

PI STATION	= 119+40.48
NORTHING	= 6924468.36
EASTING	= 3162193.62
DELTA	= 14° 49' 00.00" (RT)
DEGREE OF CURVE	= 3° 30' 00.12"
TANGENT	= 212.85
LENGTH	= 423.33
RADIUS	= 1,637.01
PC STATION	= 117+27.62
PT STATION	= 121+50.95 BK
	= 121+47.06 AH
	= 422.15
CHORD	= 422.15
CHORD BEARING	= N 80° 51' 40.71" W

LINE	BEARING	DISTANCE
L2	S73° 27' 11" E	802.94'
L3	S86° 31' 17" E	62.65'
L4	S86° 31' 17" E	31.51'
L5	S00° 47' 38" W	57.13'
L6	N88° 16' 11" W	32.43'
L7	N88° 16' 11" W	62.62'
L8	N77° 58' 26" W	253.73'

PREPARED BY:



NOTES:

- ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 CORS96), NORTH CENTRAL ZONE, BASED ON NGS BASE STATIONS TYLER CORS ARP (DG5394), MARSHALL TX CORS ARP (DH3772), AND SHREVEPORT CORS ARP (DG7396), AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.
- ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE TAKEN FROM DEED RECORDS ACQUIRED FROM THE DEED RECORDS OR OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY TEXAS.
- REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

PARCEL NO. 5TE
MARY DWAN DIAZ

FM 449
HARRISON COUNTY, TEXAS
CSJ NO. 0640-06-039 (ROW)
CSJ NO.: 0640-06-033 (CONST)

R.O.W. ACQUISITION = 1.3363 AC.
REMAINDER RT. = N/A

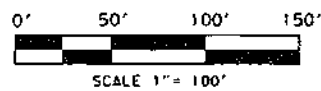
LEGEND

- TEMPORARY EASEMENT
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPERTY LINE
- RAILROAD
- FENCE
- EXISTING ROADWAY ELEMENTS
- POWERLINE
- FIBER OPTIC LINE
- GAS LINE
- TELEPHONE LINE
- SURVEY LINE
- TYPE I R.O.W. MARKER FOUND
- TYPE II R.O.W. MARKER WITH BRONZE DISK SET
- 1/2" IRON ROD SET
- EXISTING PROPERTY CORNER
- D. R. H. C. T. DEED RECORDS HARRISON COUNTY TEXAS
- O. R. H. C. T. OFFICIAL RECORDS HARRISON COUNTY TEXAS
- R. P. R. H. C. T. REAL PROPERTY RECORDS HARRISON COUNTY TEXAS
- PARCEL NUMBER
- STRUCTURE



I, TIM H. BURKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION, FIELD NOTES AND PLAT REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

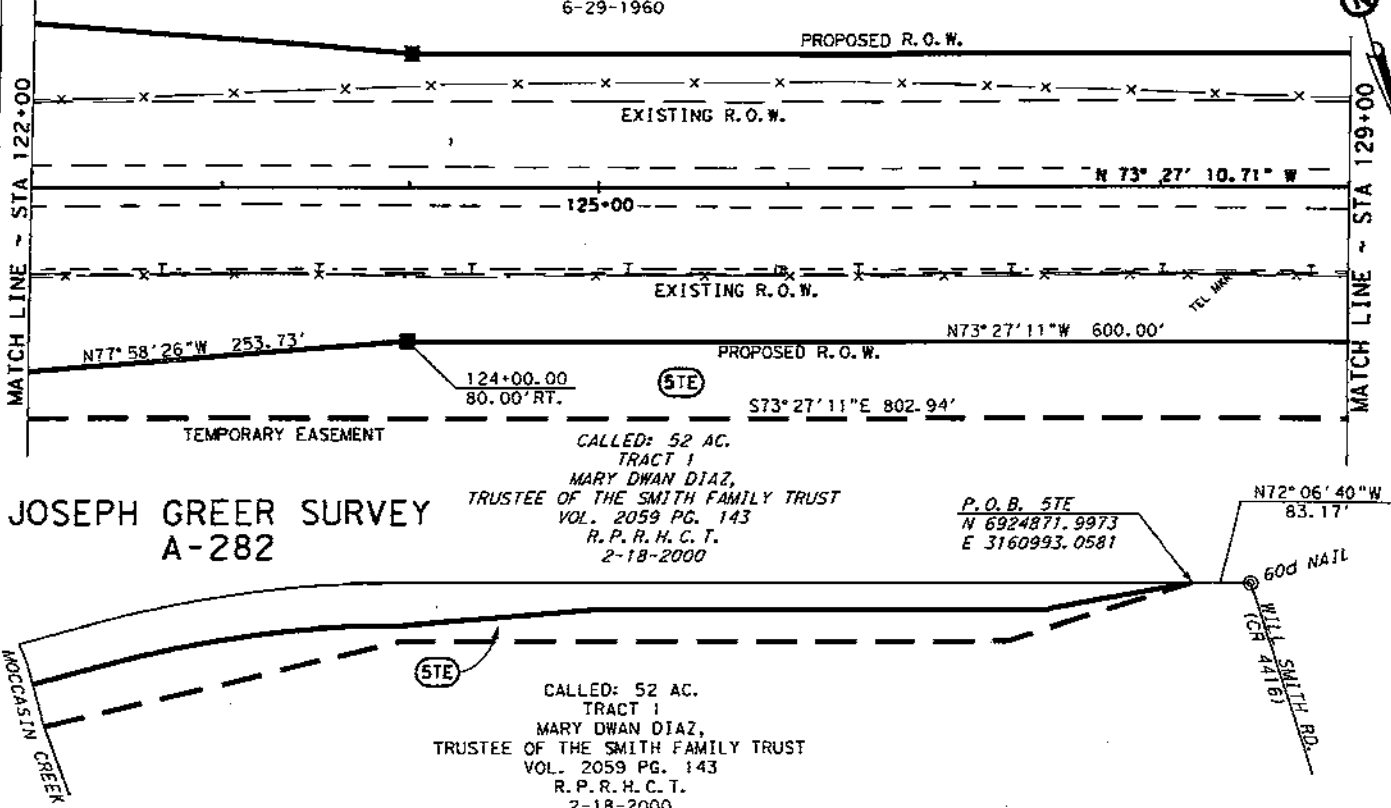
EXHIBIT "A"
PAGE 4 OF 6



Tim H. Burks 12-8-10
TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978

CALLED: 56 AC.
TRACT 2
HENRY PITTS
VOL. 545 PG. 216
D. R. H. C. T.
6-29-1960

**JOSEPH GREER SURVEY
A-282**



**JOSEPH GREER SURVEY
A-282**

CALLLED: 52 AC.
TRACT 1
MARY DWAN DIAZ,
TRUSTEE OF THE SMITH FAMILY TRUST
VOL. 2059 PG. 143
R. P. R. H. C. T.
2-18-2000

P. O. B. 5TE
N 6924871.9973
E 3160993.0581

CALLLED: 52 AC.
TRACT 1
MARY DWAN DIAZ,
TRUSTEE OF THE SMITH FAMILY TRUST
VOL. 2059 PG. 143
R. P. R. H. C. T.
2-18-2000

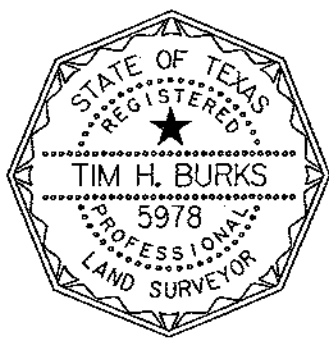
LEGEND	
	TEMPORARY EASEMENT
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED R. O. W.
	EXISTING R. O. W.
	PROPERTY LINE
	RAILROAD
	FENCE
	EXISTING ROADWAY ELEMENTS
	POWERLINE
	FIBER OPTIC LINE
	GAS LINE
	TELEPHONE LINE
	SURVEY LINE
	TYPE I R.O.W. MARKER FOUND
	TYPE II R.O.W. MARKER WITH BRONZE DISK SET
	1/2" IRON ROD SET
	EXISTING PROPERTY CORNER
D. R. H. C. T.	DEED RECORDS HARRISON COUNTY TEXAS
O. R. H. C. T.	OFFICIAL RECORDS HARRISON COUNTY TEXAS
R. P. R. H. C. T.	REAL PROPERTY RECORDS HARRISON COUNTY TEXAS
	PARCEL NUMBER
	STRUCTURE

PREPARED BY:



NOTES:

- ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 CORS96), NORTH CENTRAL ZONE, BASED ON NGS BASE STATIONS TYLER CORS ARP (DG5394), MARSHALL TX CORS ARP (DH3772), AND SHREVEPORT CORS ARP (DG7396), AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.
- ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE TAKEN FROM DEED RECORDS ACQUIRED FROM THE DEED RECORDS OR OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY TEXAS.
- REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

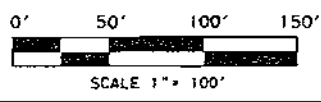


I, TIM H. BURKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION, FIELD NOTES AND PLAT REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

Tim H. Burks 12-8-10

TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978

EXHIBIT "A"
PAGE 5 OF 6

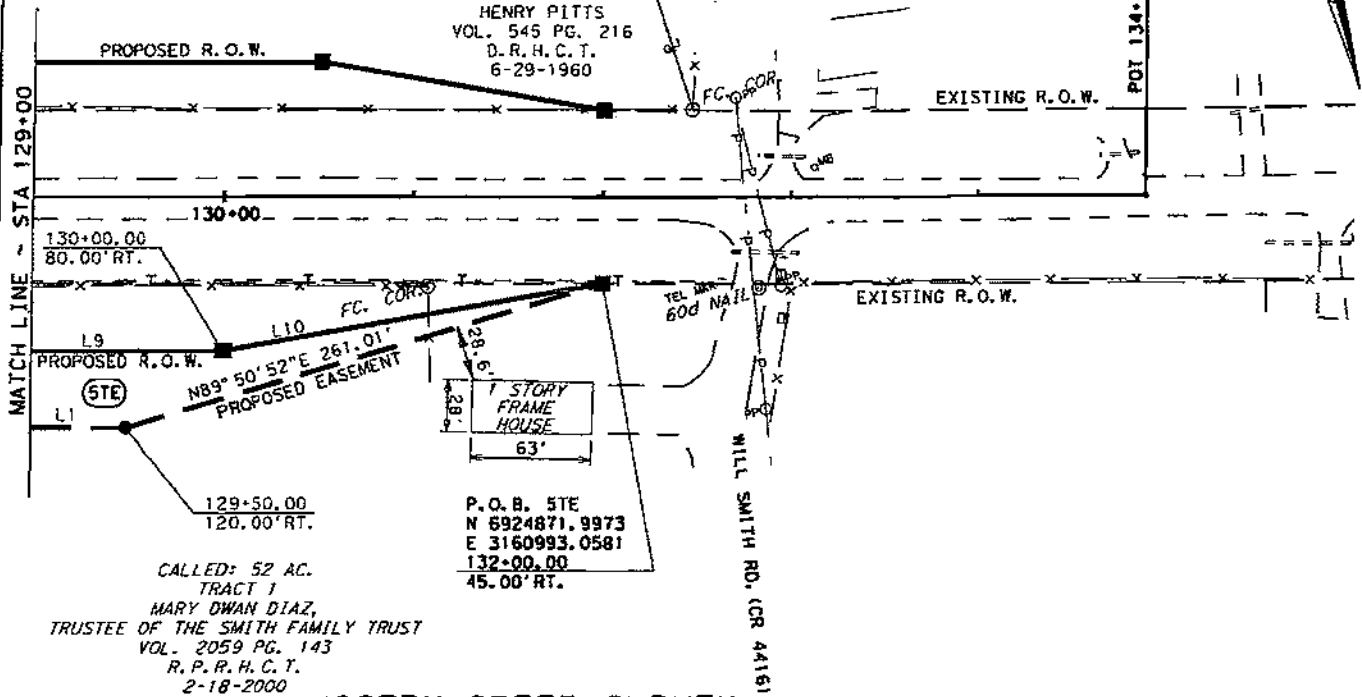


PARCEL NO. 5TE MARY DWAN DIAZ
FM 449 HARRISON COUNTY, TEXAS CSJ NO. 0640-06-039 (ROW) CSJ NO.: 0640-06-033 (CONST)
R.O.W. ACQUISITION = 1.3363 AC. REMAINDER RT. = N/A

LINE	BEARING	DISTANCE
L1	S73° 27' 11" E	802.94'
L9	N73° 27' 11" W	600.00'
L10	N83° 22' 45" W	203.05'

**JOSEPH GREER SURVEY
A-282**

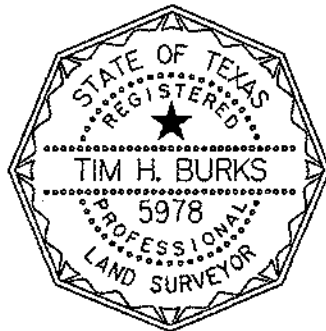
CALLED: 56 AC.
TRACT 2
HENRY PITTS
VOL. 545 PG. 216
D. R. H. C. T.
6-29-1960



CALLLED: 52 AC.
TRACT 1
MARY DWAN DIAZ,
TRUSTEE OF THE SMITH FAMILY TRUST
VOL. 2059 PG. 143
R. P. R. H. C. T.
2-18-2000

**JOSEPH GREER SURVEY
A-282**

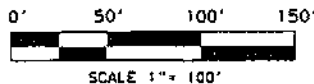
LEGEND	
	TEMPORARY EASEMENT
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	RAILROAD
	FENCE
	EXISTING ROADWAY ELEMENTS
	POWERLINE
	FIBER OPTIC LINE
	GAS LINE
	TELEPHONE LINE
	SURVEY LINE
	TYPE I R.O.W. MARKER FOUND
	TYPE II R.O.W. MARKER WITH BRONZE DISK SET
	1/2" IRON ROD SET
	EXISTING PROPERTY CORNER
	DEED RECORDS HARRISON COUNTY TEXAS
	OFFICIAL RECORDS HARRISON COUNTY TEXAS
	REAL PROPERTY RECORDS HARRISON COUNTY TEXAS
	PARCEL NUMBER
	STRUCTURE



I, TIM H. BURKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION, FIELD NOTES AND PLAT REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

Tim H. Burks 12-8-10
TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978

EXHIBIT "A"
PAGE 6 OF 6



PREPARED BY:



NOTES:

- ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 COR596), NORTH CENTRAL ZONE, BASED ON NGS BASE STATIONS TYLER CORS ARP (DG5394), MARSHALL TX CORS ARP (DH3772), AND SHREVEPORT CORS ARP (DG7396), AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.
- ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE TAKEN FROM DEED RECORDS ACQUIRED FROM THE DEED RECORDS OR OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY TEXAS.
- REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

PARCEL NO. 5TE
MARY DWAN DIAZ

FM 449
HARRISON COUNTY, TEXAS
CSJ NO. 0640-06-039 (ROW)
CSJ NO.: 0640-06-033 (CONST)

R.O.W. ACQUISITION = 1.3363 AC.
REMAINDER RT. = N/A

County Collin
Parcel 1A
Highway US 75
From: Spur 399 (SH121 South)
To : Wilson Creek
CSJ: 0047-06-125

Page 1 of 4
D-15-14
October 14, 2005

Legal Land Description for Parcel 1A

BEING 30,482 square feet of land, more or less, situated in the William Hemphill Survey, Abstract Number 449 and being part of Lot 4R of the Record Plat of Lots 1R, 2R, 3R, 4R and 6, Block C of Eldorado Park, an addition to the City of McKinney, as recorded in Cabinet P, Page 780, Plat Records, Collin County, Texas, said 30,482 square feet being more particularly described by the metes and bounds as follows:

COMMENCING at a concrete marker found in the existing western right of way line of U.S. 75 as conveyed to the state of Texas by deeds as recorded in Volume 603, Page 59 and Volume 2220, Page 427, Deed Records, Collin County, Texas and the northeast corner of Lot 2R in Block C of said Eldorado Park Addition;

THENCE South 11 degrees 48 minutes 58 seconds West along the existing western right of way line of U.S. 75 for a distance of 75.31 feet to a 5/8 inch iron rod with TxDOT aluminum cap found at an angle point;

THENCE South 06 degrees 29 minutes 27 seconds West along the existing western right of way line of U.S. 75 passing at 170.61 feet the northeast corner of Lot 3R and the southeast corner of said Lot 2R in Block C of said Eldorado Park Addition and continuing on for a total distance of 493.39 feet to an angle point;

THENCE South 13 degrees 00 minutes 52 seconds West along the existing western right of way line of U.S. 75 passing at 381.91 feet the northeast corner of Lot 6 and the southeast corner of Lot 3R in Block C of said Eldorado Park Addition and continuing on for a total distance of 646.15 feet the northeast corner of said Lot 4R and the southeast corner of said Lot 6 and being the POINT OF BEGINNING;

- 1) THENCE South 13 degrees 00 minutes 52 seconds West along the existing western right of way line of U.S. 75 for a distance of 115.18 feet to an angle point;
- 2) THENCE South 16 degrees 35 minutes 58 seconds West along the existing western right of way line of U.S. 75 for a distance of 731.29 feet to a 5/8 inch iron rod found at the southeast corner of said Lot 4R and in the northern right of way line of Craig Drive, a public road
- 3) THENCE North 73 degrees 23 minutes 47 seconds West along the northern right of way line of Craig Drive for a distance of 37.87 feet to a 5/8 inch iron rod with TxDOT aluminum cap found** in the new western right of way line of U.S. 75;

County Collin
Parcel 1A
Highway US 75
From: Spur 399 (SH121 South)
To : Wilson Creek
CSJ: 0047-06-125

Page 2 of 4
D-15-14
October 14, 2005

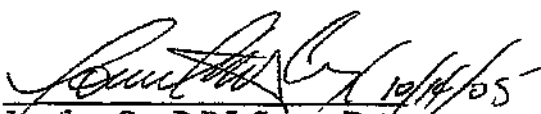
Legal Land Description for Parcel 1A

- 4) THENCE North 16 degrees 50 minutes 59 seconds East along the new western right of way line of U.S. 75 for a distance of 690.01 feet to a 5/8 inch iron rod with TxDOT aluminum cap set** an angle point;
- 5) THENCE North 14 degrees 44 minutes 49 seconds East along the new western right of way line of U.S. 75 for a distance of 154.27 feet to an "x" cut set in the common line of said Lot 4R and said Lot 6;
- 6) THENCE South 76 degrees 59 minutes 08 seconds East along the common line of said Lot 4R and said Lot 6 for a distance of 32.70 feet to the POINT OF BEGINNING and containing 30,482 square feet (0.6998 acres) of land, more or less.

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

Access is allowed across to the highway facility from the adjacent property.

All bearings are 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 1.000152710.


Jonathan Cox R.P.L.S. Date 10/14/05
Texas Registration No. 5227

TxDOT
4777 E. Highway 80
Mesquite, TX 75150
Ph. (214)320-6100

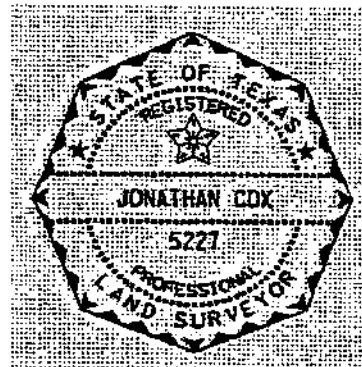


EXHIBIT "A"
Page 3 of 4

WILLIAM HEMPHILL SURVEY
ABSTRACT NO. 449

ELDORADO PARK
ADDITION
CAB.P PG. 780
P.R. C.C.T.

CITY OF MCKINNEY

BLOCK C

LOT 3R

EXISTING RIGHT
OF WAY LINE

LOT 6

381.91'

646.15'

S13°00'52"W

506°29'27"W

493.39'

U.S. 75

STATE OF TEXAS
VOL. 603, PG. 59
D. R. C. T.

STATE OF TEXAS
VOL. 2220, PG. 427
D. R. C. T.

LOT 2R

CONC.
MARKER

F.O.C.

TADOT
CAP END

170.61'

S11°48'58"W

75.37'



LEGEND:

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- FRONT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE
- TADOT ALLUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- 80- TADOT BRONZE ORN SET IN CONCRETE

** THE MONUMENT DESCRIBED AND SET IN THIS CALL IS DESTROYED DURING CONSTRUCTION. IT MAY BE REPLACED WITH A TADOT TYPE II FRONT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EMPLOYED OR RETIRED BY TADOT.



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM HAD. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.000182710.

A PLAT OF A SURVEY OF PARCEL 1A
FOR U.S. HIGHWAY 75
A 30,482 SQ. FT., 10,6998 ACJ TRACT OF LAND
IN THE WILLIAM HEMPHILL SURVEY
ABSTRACT NUMBER 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
OCTOBER 14, 2005

CSJ: 0047-06-125

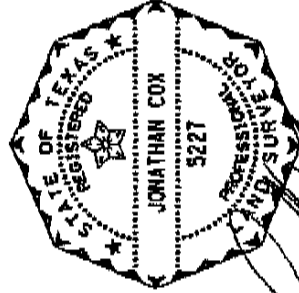
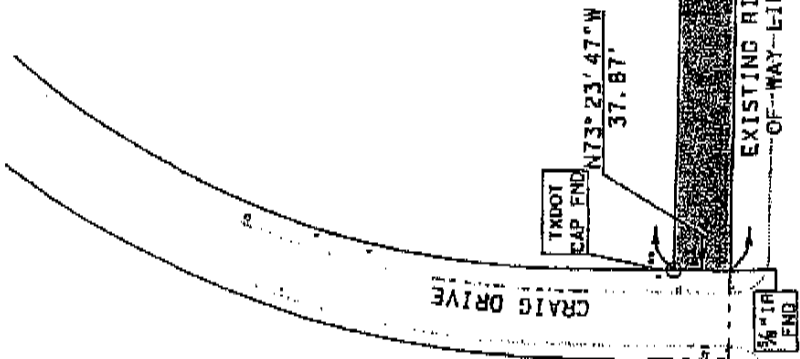
MATCH LINE SEE 4 OF 4

EXHIBIT "A"
Page 4 of 4

WILLIAM HEMPHILL SURVEY
ABSTRACT NO. 449

BLOCK C
LOT 4R

ELDORADO PARK
ADDITION
CAB. P. PG. 780
P.R.C.C.T.



Jonathan Cox
Jonathan Cox, R.P.L.S. No. 5227 10/14/05

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM HAD 83
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CORRECTED TO GRID BY ORDERING BY TxDOT
CONVERSION FACTOR OF 1.000152710.



- 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
 - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH 60- TxDOT BRONZE DISK SET IN CONCRETE
- ** THE MARKING DESCRIBED HEREBY SET IN THIS CALL IS DESCRIBED BY THIS CONSTRUCTION. MAY BE REPLACED WITH A TxDOT RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

A PLAT OF A SURVEY OF PARCEL 1A
FOR U.S. HIGHWAY 75
A 30,482 SQ. FT. 10.6998 ACJ TRACT OF LAND
IN THE WILLIAM HEMPHILL SURVEY
ABSTRACT NUMBER 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
OCTOBER 14, 2005

ACCOUNT: 0000-00-000

Denton County
SH 114
ROW CSJ 0353-02-067
Parcel 11E Parts 1, 2 & 3

An 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, together with the right to remove and use, for highway purposes, any stone, earth, gravel or caliche or other road building material which may be excavated in the opening, construction, maintenance of said channel or drainage easement.

County: Denton
Parcel: 11(E) PART 1
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 3
November 2006

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT PARCEL 11(E) PART 1

BEING a 7,700 square foot tract of land situated in the John F. Gilbert Survey, Abstract No. 495, Denton County, Texas, also being part of that tract of land described in deed to M.T. Cole Trust No. 2 and No. 3, as recorded in Volume 250, Page 482 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,060,061.1330 feet, East=2,313,730.0020 feet, from which a 5 /8 inch found iron rod bears South 19 degrees 32 minutes 28 seconds West, a distance of 2.29 feet;

THENCE North 00 degrees 09 minutes 39 seconds West, along the common line of said M.T. Cole tract and that tract of land described in deed to WRR Properties, Inc. Trust, as recorded in Volume 4009, Page 0885, D.R.D.C.T., a distance of 2,468.50 feet to a set P.K. Nail with shiner for the intersection of the new southerly right-of-way line of State Highway 114 (S.H.-114) (240 foot wide right-of-way) with said common line of said M.T. Cole tract and said WRR Properties tract;**

THENCE South 89 degrees 28 minutes 46 seconds East, departing said common line of said M.T. Cole tract and said WRR Properties tract and along said new southerly right-of-way line of S.H.-114, a distance of 343.19 feet to a 1 /2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,526.5008 feet, East=2,314,066.2443 feet for the POINT OF BEGINNING;

- 1) THENCE South 89 degrees 28 minutes 46 seconds East, continuing along said new southerly right-of-way line of S.H.-114, a distance of 185.00 feet to a 1 /2 inch set iron rod with cap for corner;
- 2) THENCE South 20 degrees 30 minutes 10 seconds West, departing said new southerly right-of-way line of S.H.-114, a distance of 58.52 feet to a 1 /2 inch set iron rod with cap for corner;
- 3) THENCE North 89 degrees 28 minutes 46 seconds West, a distance of 95.00 feet to a 1 /2 inch set iron rod with cap for corner;
- 4) THENCE North 51 degrees 19 minutes 20 seconds West, a distance of 89.02 feet to the POINT OF BEGINNING AND CONTAINING 7,700 square feet or 0.1768 acres of land, more or less.

County: Denton
Parcel: 11(E) PART 1
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 2 of 3
November 2006

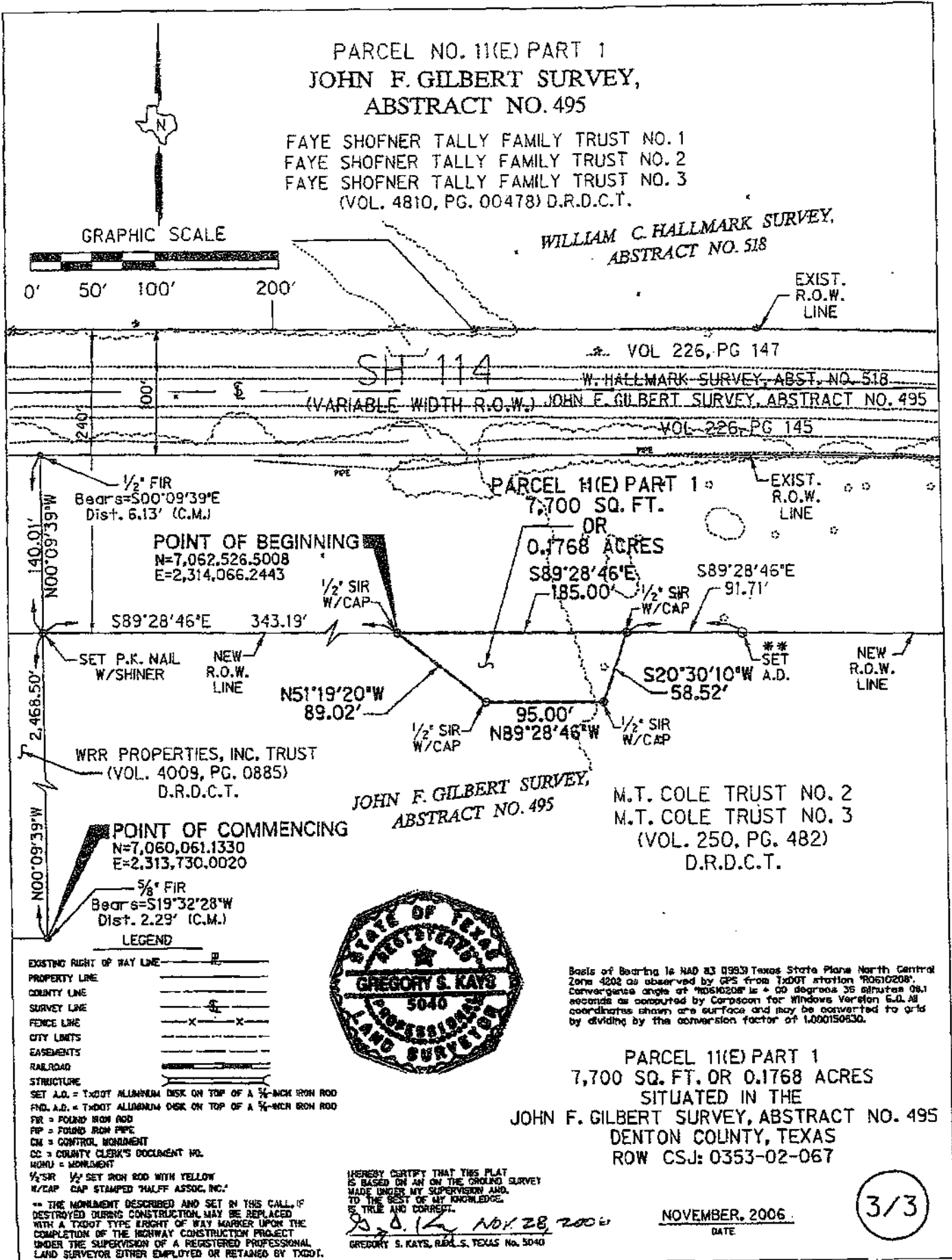
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpscon for Windows Version 6.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

I, Gregory S. Kays, 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.

Gregory S. Kays *Nov. 28, 2006*
GREGORY S. KAYS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5040





County: Denton
Parcel: 11(E) PART 2
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 4
November 2006

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT PARCEL 11(E) PART 2

BEING an 11,104 square foot tract of land situated in the James Burns Survey, Abstract No. 76, Denton County, Texas, being part of that tract of land described in deed to M.T. Cole Trust No. 2 and No. 3, as recorded in Volume 250, Page 482 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,060,061.1330 feet, East=2,313,730.0020 feet, from which a 5/8 inch found iron rod bears South 19 degrees 32 minutes 28 seconds West, a distance of 2.29 feet;

THENCE North 00 degrees 09 minutes 39 seconds West, along the common line of said M.T. Cole tract and that tract of land described in deed to WRR Properties, Inc. Trust, as recorded in Volume 4009, Page 0885, D.R.D.C.T., a distance of 2,468.50 feet to a set P.K. Nail with shiner for the intersection of the new southerly right-of-way line of State Highway 114 (S.H.-114) (240 foot wide right-of-way) with said common line of said M.T. Cole tract and said WRR Properties tract;**

THENCE South 89 degrees 28 minutes 46 seconds East, departing said common line of said M.T. Cole tract and said WRR Properties tract and along said new southerly right-of-way line of S.H.-114 a distance of 619.90 feet to a 5/8 inch set iron rod with Aluminum Disk (hereinafter referred to as "set A.D.") for the beginning of a tangent circular curve to the right having a radius of 10,692.00 feet and whose chord bears South 88 degrees 26 minutes 34 seconds East, a distance of 386.94 feet;**

THENCE in an Easterly direction, continuing along said new southerly right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 02 degrees 04 minutes 25 seconds, an arc distance of 386.96 feet to a set A.D. for corner;**

THENCE South 87 degrees 24 minutes 21 seconds East, continuing along said new southerly right-of-way line of S.H.-114., a distance of 374.05 feet to a set A.D. for the beginning of a tangent circular curve to the left, having a radius of 10,932.00 feet and whose chord bears South 88 degrees 47 minutes 53 seconds East, a distance of 531.20 feet;**

THENCE in an Easterly direction, continuing along said new southerly right-of-way line of S.H.-114 and along said circular curve to the left, through a central angle of 02 degrees 47 minutes 04 seconds, an arc distance of 531.25 feet to a set A.D. for corner;**

County: Denton
Parcel: 11(E) PART 2
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 2 of 4
November 2006

THENCE North 89 degrees 48 minutes 35 seconds East, a distance of 559.75 feet to a 1 /2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,487.2578 feet, East=2,316,194.2382 feet for the POINT OF BEGINNING;

- 1) THENCE North 89 degrees 48 minutes 35 seconds East, continuing along said new southerly right-of-way line of S.H.-114, a distance of 191.02 feet to a 1 /2 inch set iron rod with cap for corner;
- 2) THENCE South 31 degrees 29 minutes 30 seconds West, departing said new southerly right-of-way line of S.H.-114, a distance of 115.28 feet to a 1 /2 inch set iron rod with cap for corner;
- 3) THENCE South 68 degrees 31 minutes 42 seconds West, a distance of 25.00 feet to a 1 /2 inch set iron rod with cap for corner;
- 4) THENCE North 45 degrees 11 minutes 25 seconds West, a distance of 151.57 feet to the POINT OF BEGINNING AND CONTAINING 11,104 square feet or 0.2549 acres of land, more or less.

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

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpscon for Windows Version 6.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

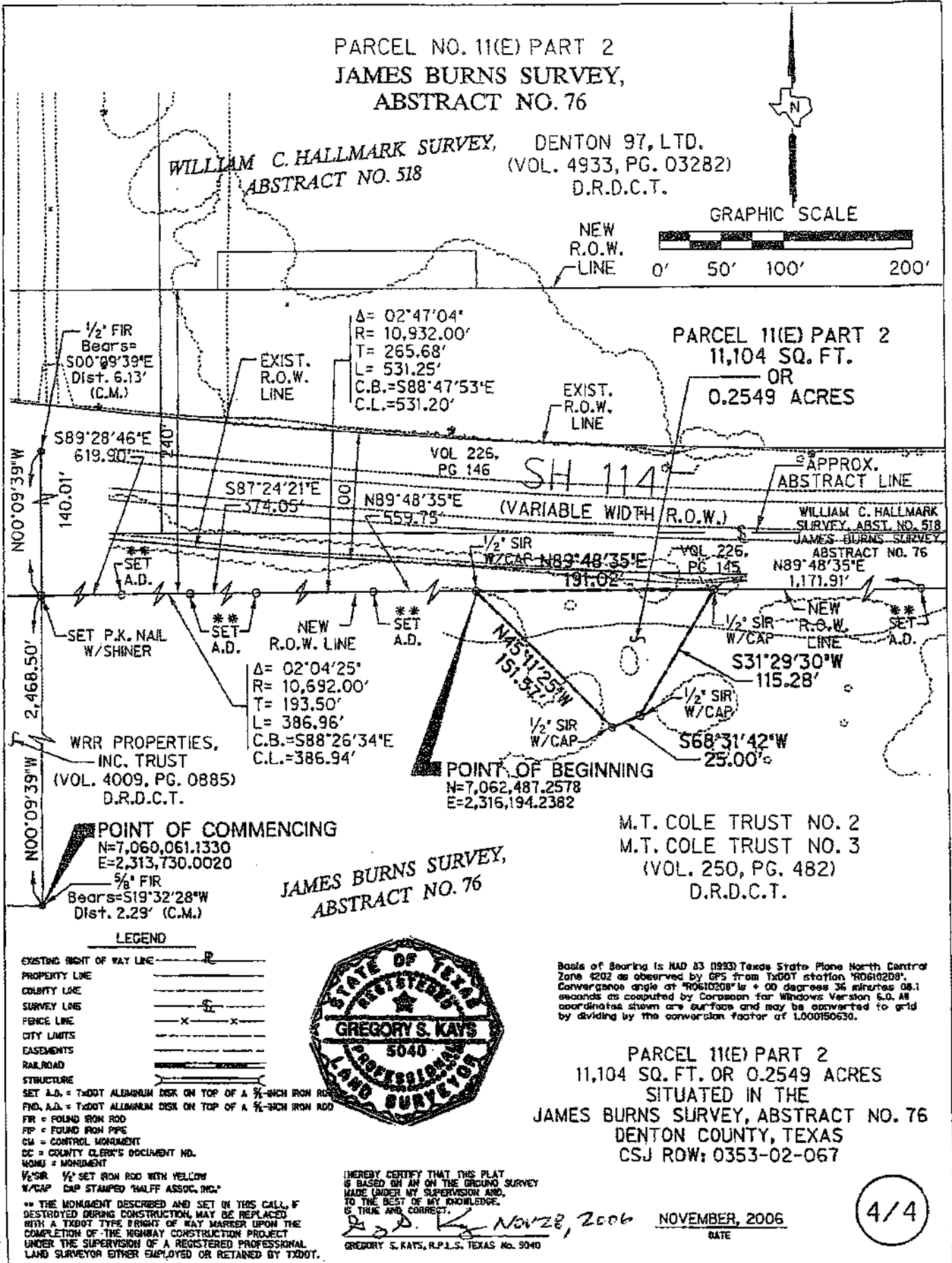
County: Denton
Parcel: 11(E) PART 2
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 3 of 4
November 2006

I, Gregory S. Kays, 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.

G S Kays Nov. 28, 2006
GREGORY S. KAYS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5040

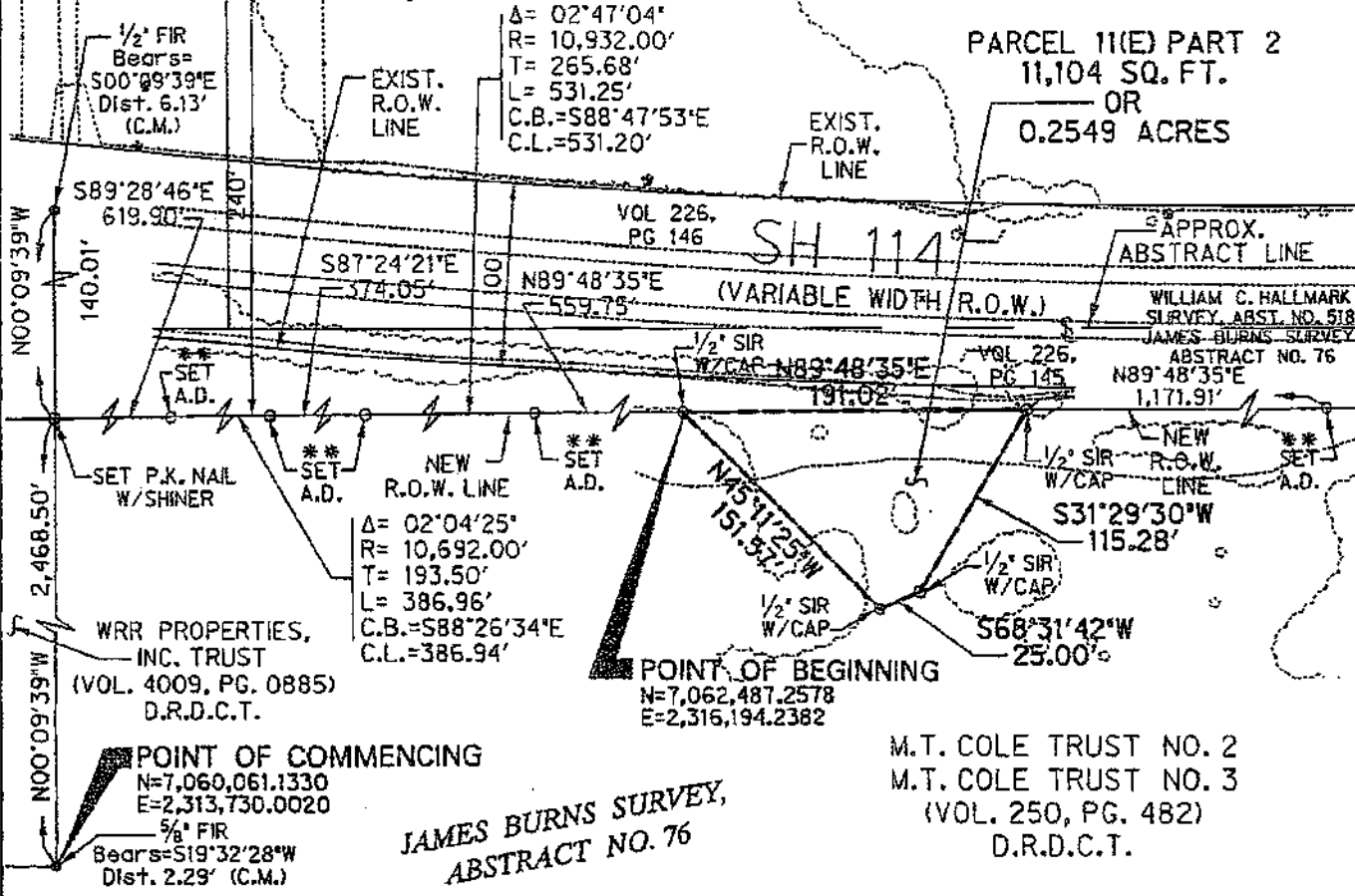
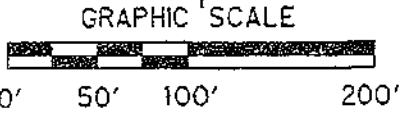




PARCEL NO. 11(E) PART 2
JAMES BURNS SURVEY,
ABSTRACT NO. 76

WILLIAM C. HALLMARK SURVEY, DENTON 97, LTD.
ABSTRACT NO. 518 (VOL. 4933, PG. 03282)
D.R.D.C.T.

PARCEL 11(E) PART 2
11,104 SQ. FT.
OR
0.2549 ACRES



LEGEND

- EXISTING RIGHT OF WAY LINE — R —
- PROPERTY LINE — — — — —
- COUNTY LINE — — — — —
- SURVEY LINE — S —
- FENCE LINE — X — X —
- CITY LIMITS — — — — —
- EASEMENTS — — — — —
- RAILROAD — — — — —
- STRUCTURE — — — — —



Base of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station 'R0610208'. Convergence angle at 'R0610208' is + 00 degrees 36 minutes 08.1 seconds as computed by Corposon for Windows Version 5.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

PARCEL 11(E) PART 2
11,104 SQ. FT. OR 0.2549 ACRES
SITUATED IN THE
JAMES BURNS SURVEY, ABSTRACT NO. 76
DENTON COUNTY, TEXAS
CSJ ROW: 0353-02-067

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.
GREGORY S. KAYS, R.P.L.S. TEXAS No. 5040
NOV 28, 2006
NOVEMBER, 2006
DATE

County: Denton
Parcel: 11(E) PART 3
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 4
November 2006

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT PARCEL 11(E) PART 3

BEING a 7,164 square foot tract of land situated in the James Burns Survey, Abstract No. 76, Denton County, Texas, also being part of that tract of land described in deed to M.T. Cole Trust No. 2 and No. 3, as recorded in Volume 250, Page 482 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,060,061.1330 feet, East=2,313,730.0020 feet, from which a 5 /8 inch found iron rod bears South 19 degrees 32 minutes 28 seconds West, a distance of 2.29 feet;

THENCE North 00 degrees 09 minutes 39 seconds West, along the common line of said M.T. Cole tract and that tract of land described in deed to WRR Properties, Inc. Trust, as recorded in Volume 4009, Page 0885, D.R.D.C.T., a distance of 2,468.50 feet to a set P.K. Nail with shiner for the intersection of the new southerly right-of-way line of State Highway 114 (S.H.-114) (240 foot wide right-of-way) with said common line of said M.T. Cole tract and said WRR Properties tract;

THENCE South 89 degrees 28 minutes 46 seconds East, departing said common line of said M.T. Cole tract and said WRR Properties tract and along said new southerly right-of-way line of S.H.-114 a distance of 619.90 feet to a 5 /8 inch set iron rod with Aluminum Disk (hereinafter referred to as "set A.D.") for the beginning of a tangent circular curve to the right having a radius of 10,692.00 feet and whose chord bears South 88 degrees 26 minutes 34 seconds East, a distance of 386.94 feet;**

THENCE in an Easterly direction, continuing along said new southerly right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 02 degrees 04 minutes 25 seconds, an arc distance of 386.96 feet to a set A.D. for corner;**

THENCE South 87 degrees 24 minutes 21 seconds East, continuing along said new southerly right-of-way line of S.H.-114, a distance of 374.05 feet to a set A.D. for the beginning of a tangent circular curve to the left, having a radius of 10,932.00 feet and whose chord bears South 88 degrees 47 minutes 53 seconds East, a distance of 531.20 feet;**

THENCE in an Easterly direction, continuing along said new southerly right-of-way line of S.H.-114 and along said circular curve to the left, through a central angle of 02 degrees 47 minutes 04 seconds, an arc distance of 531.25 feet to a set A.D. for corner;**

County: Denton
Parcel: 11(E) PART 3
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 2 of 4
November 2006

THENCE North 89 degrees 48 minutes 35 seconds East, continuing along said new southerly right-of-way line of S.H.-114, a distance of 1,922.68 feet to a set A.D. for corner; **

THENCE South 85 degrees 36 minutes 59 seconds East, continuing along said new southerly right-of-way line of S.H.-114 a distance of 150.48 feet to a set A.D. for corner; **

THENCE North 89 degrees 48 minutes 35 seconds East, continuing along said new southerly right-of-way line of S.H.-114, a distance of 329.05 feet to a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,481.3735 feet, East=2,318,036.2339 feet for the POINT OF BEGINNING;

- 1) THENCE North 89 degrees 48 minutes 35 seconds East, continuing along said new southerly right-of-way line of S.H.-114, a distance of 62.87 feet to a set A.D. for the beginning of a tangent circular curve to the right having a radius of 4,695.97 feet and whose chord bears South 89 degrees 45 minutes 42 seconds East, a distance of 70.26 feet; **
- 2) THENCE in an Easterly direction, continuing along said new southerly right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 00 degrees 51 minutes 26 seconds, an arc distance of 70.27 feet to a 1/2 inch set iron rod with cap for corner;
- 3) THENCE South 39 degrees 03 minutes 42 seconds West, departing said new southerly right-of-way line of S.H.-114, a distance of 92.67 feet to a 1/2 inch set iron rod with cap for corner;
- 4) THENCE South 89 degrees 48 minutes 41 seconds West, a distance of 65.00 feet to a 1/2 inch set iron rod with cap for corner;
- 5) THENCE North 07 degrees 40 minutes 57 seconds West, a distance of 72.90 feet to the POINT OF BEGINNING AND CONTAINING 7,164 square feet or 0.1645 acres of land, more or less.

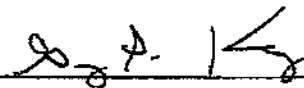
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

County: Denton
Parcel: 11(E) PART 3
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 3 of 4
November 2006

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpscon for Windows Version 6.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

I, Gregory S. Kays, 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.

 Nov. 28, 2004
GREGORY S. KAYS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5040



County: Collin
Highway: SH 289: from US 380 Interchange to North of FM 1461
CSJ: 0091-04-057
Parcel: 9E

DRAINAGE EASEMENT CLAUSE

An 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 foregoing 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, together with the right to remove and use, for highway purposes, any stone, earth, gravel, or caliche or other road building material which may be excavated in the opening, construction, maintenance of said channel or drainage easement.

County: Collin
Highway: STATE HIGHWAY 289
STA. 563+00.00 to 563+75.00
R.O.W. CSJ: 0091-04-057

Page 1 of 3
Date: August 20, 2010

Description for Parcel 9E

Being 4,028 square feet of land situated in the Spencer Rice Survey, Abstract No. 787 in the Town of Prosper, Collin County, Texas and being part of a called 59.571 acre tract of land described in instrument to Guhan, LLC as recorded in Volume 5877, Page 3341 of the Land Records of Collin County, Texas (L.R.C.C.T.), and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 1X, Block H, of Saddle Creek Phase One, an addition to the Town of Prosper, as recorded in Clerk's Document Number 20080130010000330 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.), from which a found 1/2 inch iron rod with non-legible yellow cap bears North 43 degrees 58 minutes 40 seconds West, a distance of 0.18 feet;

THENCE South 89 degrees 33 minutes 42 seconds East, along the northerly line of said Lot 1X, a distance of 114.29 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the existing westerly right-of-way line of State Highway 289, same being the northeast corner of Lot 1X;**

THENCE South 89 degrees 33 minutes 42 seconds East, along the existing westerly right-of-way line of State Highway 289, a distance of 4.54 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap;**

THENCE North 01 degrees 24 minutes 20 seconds East, continuing along the existing westerly right-of-way line of State Highway 289, a distance of 287.24 feet to a found TxDOT wood post with nail.

THENCE North 01 degrees 02 minutes 54 seconds West, continuing along the existing westerly right-of-way line of State Highway 289, passing a found 5/8 inch iron rod at a distance of 62.75 feet, continuing in all a total distance of 110.56 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the new easement line for State Highway 289 for the POINT OF BEGINNING, at Station 563+75.00, 74.70 feet Right; and having a coordinate of North 7,144,466.21, East 2,493,128.23;**

- 1) THENCE departing the existing westerly right-of-way line of State Highway 289, North 88 degrees 36 minutes 32 seconds West, along the new easement line of State Highway 289, a distance of 55.30 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap;**
- 2) THENCE North 01 degrees 23 minutes 28 seconds East, continuing along the new easement line of State Highway 289, a distance of 75.00 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap;**
- 3) THENCE South 88 degrees 36 minutes 32 seconds East, continuing along the new easement line of State Highway 289, a distance of 52.11 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the existing westerly right-of-way line of State Highway 289, at Station 563+00.00, 77.89 feet Right;**

County: Collin
Highway: STATE HIGHWAY 289
STA. 563+00.00 to 563+75.00
R.O.W. CSJ: 0091-04-057

Page 2 of 3
Date: August 20, 2010

Description for Parcel 9E

- 4) THENCE South 01 degrees 02 minutes 54 seconds East, along the existing westerly right-of-way line of State Highway 289, a distance of 75.07 feet to the POINT OF BEGINNING, and containing 4,028 square feet or [0.0925 acres] of land.

**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 Bearing: Texas State Plane Coordinate System, NAD 83, North Central Zone (4202), all distances & coordinates shown are scaled using a surface adjustment factor of 1.000152710.

Coordinate values derived using the TxDOT VRS network.

The Station and Offset Information refers to the baseline described in the Control Sheet created 08-16-2010 for the TxDOT Right of Way Mapping Project Control-Section-Number 0091-04-057.



Don Randall Hughes
Texas Registration No. 5345

Lamb-Star Engineering, L.P.
5700 W. Plano Parkway, Suite 1000
Plano, Texas 75093
Ph. (214) 440-3601
August 20, 2010





EXHIBIT "A"
PAGE 3 OF 3

S.H. 289 (PRESTON ROAD)

560+00 STATE OF TEXAS V&D-P11 L.R.C.C.T. STA=563+00.00 OFFSET=77.89' RT 565+00 STA=564+85.48 OFFSET=69.99' RT N=7144355.67 E=2493130.25 TxDOT WOOD POST W/ NAIL FOUND 565+00 STA=563+75.00 OFFSET=74.70' RT N=7144486.21 E=2493128.23 565+00 STA=564+75.00 OFFSET=74.70' RT N=7144486.21 E=2493128.23

EXISTING RIGHT-OF-WAY LINE

NEW EASEMENT LINE

GUHAN, LLC
V5877-P3341
L.R.C.C.T.

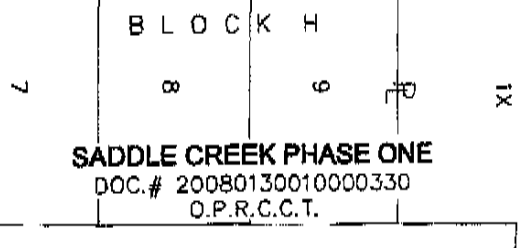
P.O.B. 9E
STA=563+75.00
OFFSET=74.70' RT
N=7144486.21
E=2493128.23

1/2" IRON ROD FOUND W/ (NON-LEGIBLE) YELLOW CAP BEARS
N 43°58'40"W - 0.18'

SHADDOCK DEVELOPERS, LTD.
V5826-P13
L.R.C.C.T.
(TRACT 2)

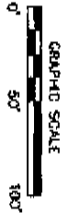
SPENCER RICE SURVEY
ABSTRACT NO. 787

SADDLE CREEK PHASE ONE
DOC. # 20080130010000330
O.P.R.C.C.T.



A PLAT OF A SURVEY
FOR PARCEL 9E
STATE HIGHWAY 289
TRACT OF LAND
A 4,028 Sq.Ft. [0.0925 AC.]
SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
AUGUST 20, 2010

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SLURVEY LINE
 - EXISTING EASEMENT LINE
 - CONTROL OF ACCESS LINE
 - ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE
 - P.O.C. = POINT OF BEGINNING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.C.C.T. = ORIGINAL PUBLIC RECORDS COLLIN COUNTY TEXAS
 - L.R.C.C.T. = LAND RECORDS COLLIN COUNTY TEXAS
 - P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 - IR = IRON ROD FOUND
 - AL = ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - TD = TxDOT TYPE B BRASS DISK SET IN CONCRETE



COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK.
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 IS DESTROYED DURING CONSTRUCTION. MAY BE REPLACED WITH A TxDOT TREE # RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETIRED BY TxDOT.

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H.10 on I.H.610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 220

Being a calculated 4.027 acre (175,422 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, Harris County, Texas and being the same land as a called 4.0000 acre tract of land conveyed from Metromedia Company to Eller Media Company in deed dated November 15, 1999 and recorded under File Number U083388, Film Code Number 529-19-1047 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 4.027 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.


BEGINNING at a 5/8-inch iron rod with TxDOT aluminum cap set for the southwest corner of said 4.0000 acre tract, also being the northwest corner of a called 3.4989 acre tract of land conveyed to Security Capital Industrial Trust in deed dated January 20, 1994 and recorded under File Number P668576, Film Code Number 198-52-3113 of said H.C.O.P.R.R.P., being in the easterly line of a called 4.9451 acre tract of land conveyed to Security Capital Industrial Trust in deed dated May 07, 1993 and recorded under File Number P224087, Film Code Number 160-42-3126 of said H.C.O.P.R.R.P., and being in the proposed westerly right-of-way line of I.H. 610 (West Loop) (width varies) at Baseline Station 2971+62.27, 617.82 feet right (N=13,854,348.35, E=3,093,483.53), and being in an Access Denial Line;

- 1.) THENCE, North 02°08'21" West, along said proposed westerly right-of-way line of I.H. 610 and Access Denial Line, also being the line common to said 4.0000 acre tract and said 4.9451 acre tract, a distance of 264.65 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the northwest corner of said 4.0000 acre tract, also being the northeast corner of said 4.9451 acre tract, being in the southerly line of a called 7.0425 acre tract of land conveyed to John S. Beeson, Trustee in deed dated November 21, 2005 and recorded under File Number Y932924, Film Code Number 014-73-2127 of said H.C.O.P.R.R.P., and being an angle point in said proposed westerly right-of-way line of I.H. 610 at Baseline Station 2969+25.38, 674.73 feet right;**

- 2.) THENCE, North 87°51'39" East, continuing along said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line, and along the line common to said 4.0000 acre tract and said 7.0425 acre tract, passing at 98.44 feet a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point in said proposed westerly right-of-way line of I.H. 610 at Baseline Station 2969+03.25, 578.81 feet right, being the southeast corner of said 7.0425 acre tract, also being the southwest corner of a called 3.887 acre tract of land conveyed to Beeson Sirota JV in deed dated March 23, 2007 and recorded under File Number 20070177560, Film Code Number 041-66-1222 of said H.C.O.P.R.R.P., continuing along the line common to said 4.0000 acre tract and said 3.887 acre tract for a total distance of 693.33 feet to a point for the northeast corner of said 4.0000 acre tract, also being the southeast corner of said 3.887 acre tract, and being in the existing westerly right-of-way line of I.H. 610 (West Loop) (350 feet wide);**
- 3.) THENCE, South 10°50'09" West, along said existing westerly right-of-way line of I.H. 610, a distance of 271.59 feet to a 5/8-inch iron rod with aluminum cap stamped Prejean Co. found for the southeast corner of said 4.0000 acre tract, also being the northeast corner of the aforementioned 3.4989 acre tract;
- 4.) THENCE, South 87°51'39" West, along the line common to said 4.0000 acre tract and said 3.4989 acre tract, a distance of 632.35 feet to the POINT OF BEGINNING, containing an area of 4.027 acres (175,422 square feet) of land.

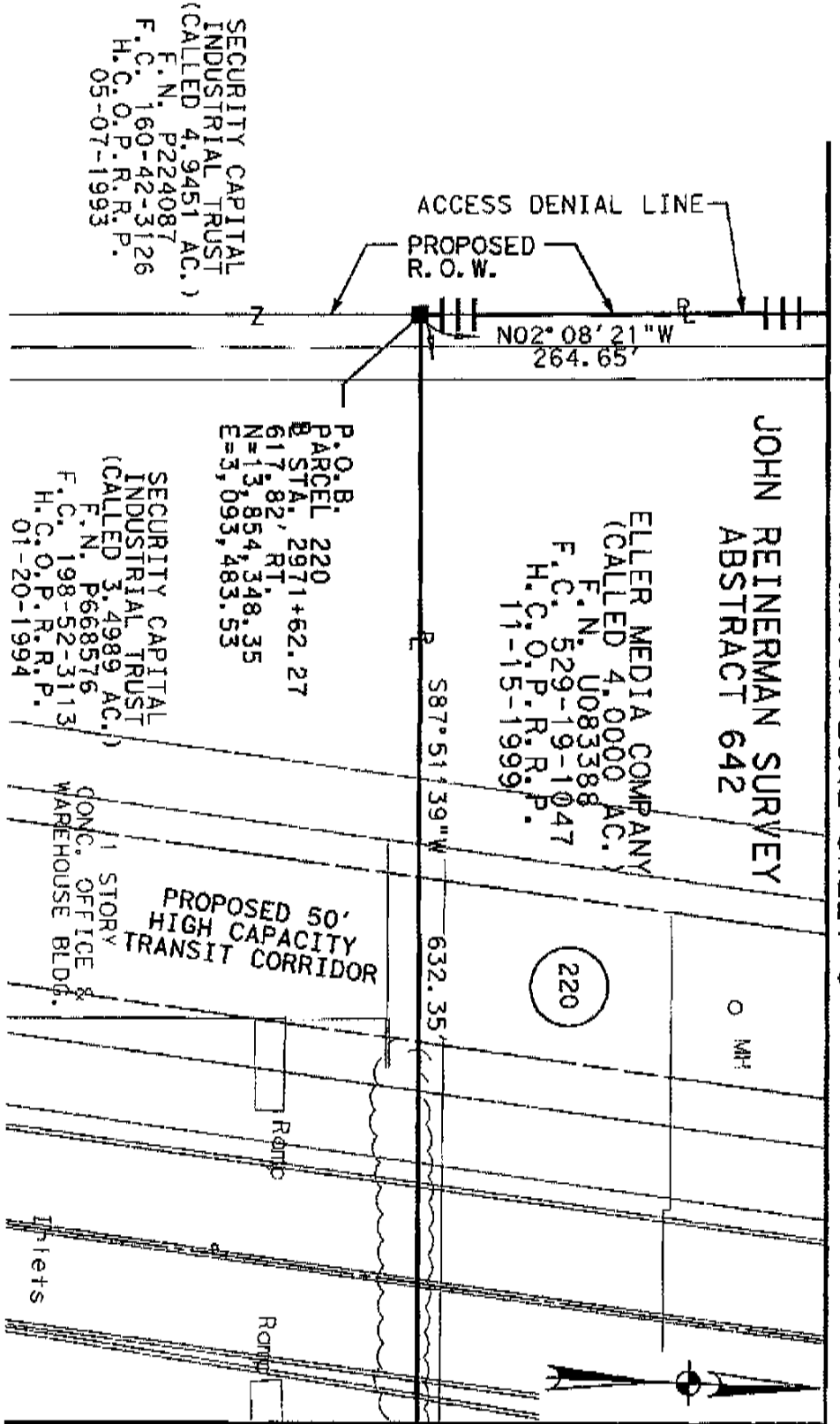
** The monument described and set in this call may be replaced with a TxDOT Type II Right-of-way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

 7-08-10
Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



MATCH LINE SHEET 5



MATCH LINE SHEET 7

SECURITY CAPITAL INDUSTRIAL TRUST (CALLED 4.9451 AC.)
F.N. P224087
F.C. 160-42-3126
H.C.O.P.R.R.P. 05-07-1993

SECURITY CAPITAL INDUSTRIAL TRUST (CALLED 3.4989 AC.)
F.N. P668576
F.C. 198-52-3113
H.C.O.P.R.R.P. 01-20-1994

ELLER MEDIA COMPANY (CALLED 4.0000 AC.)
F.N. U083388
F.C. 529-19-1047
H.C.O.P.R.R.P. 11-15-1999

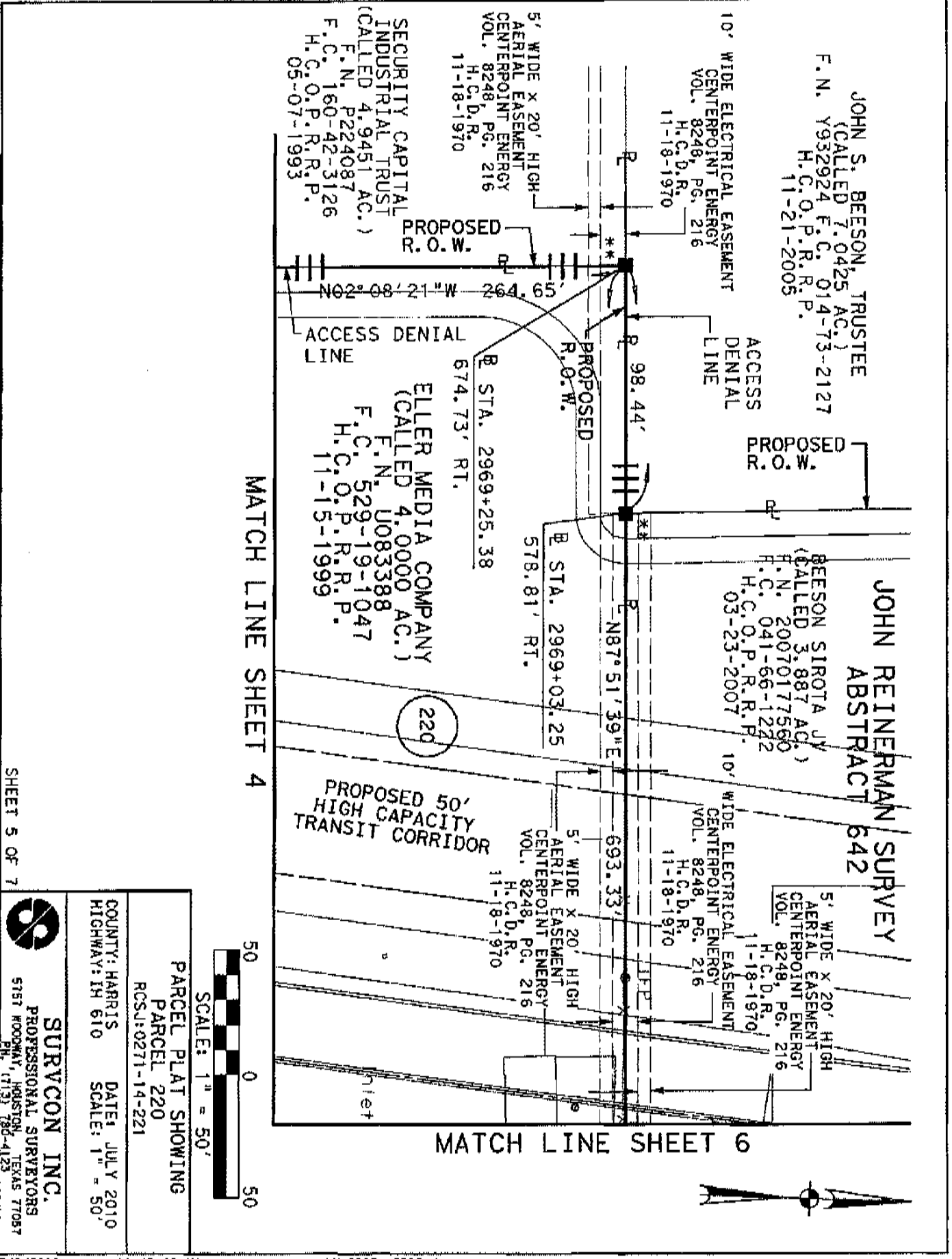
JOHN REINERMAN SURVEY
ABSTRACT 642

SHEET 4 OF 7



PARCEL PLAT SHOWING
PARCEL 220
RCSJ:0271-14-221
COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123



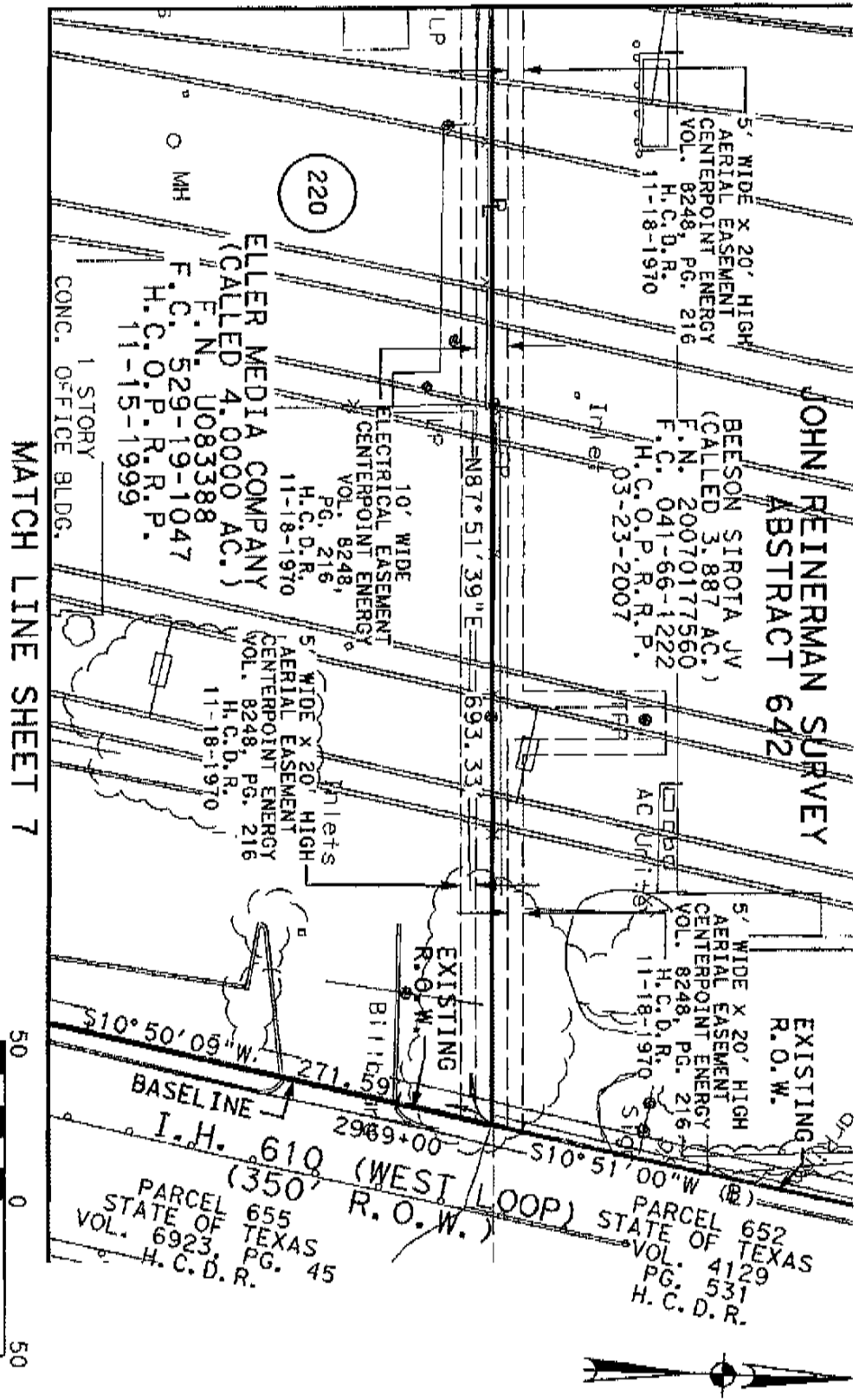
SHEET 5 OF 7

PARCEL PLAT SHOWING
PARCEL 220
 RCSJ:0271-14-221

COUNTY: HARRIS DATE: JULY 2010
 HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
 PROFESSIONAL SURVEYORS
 5157 ROODWAY, HOUSTON, TEXAS 77087
 PH: (713) 780-4123

MATCH LINE SHEET 5



MATCH LINE SHEET 7



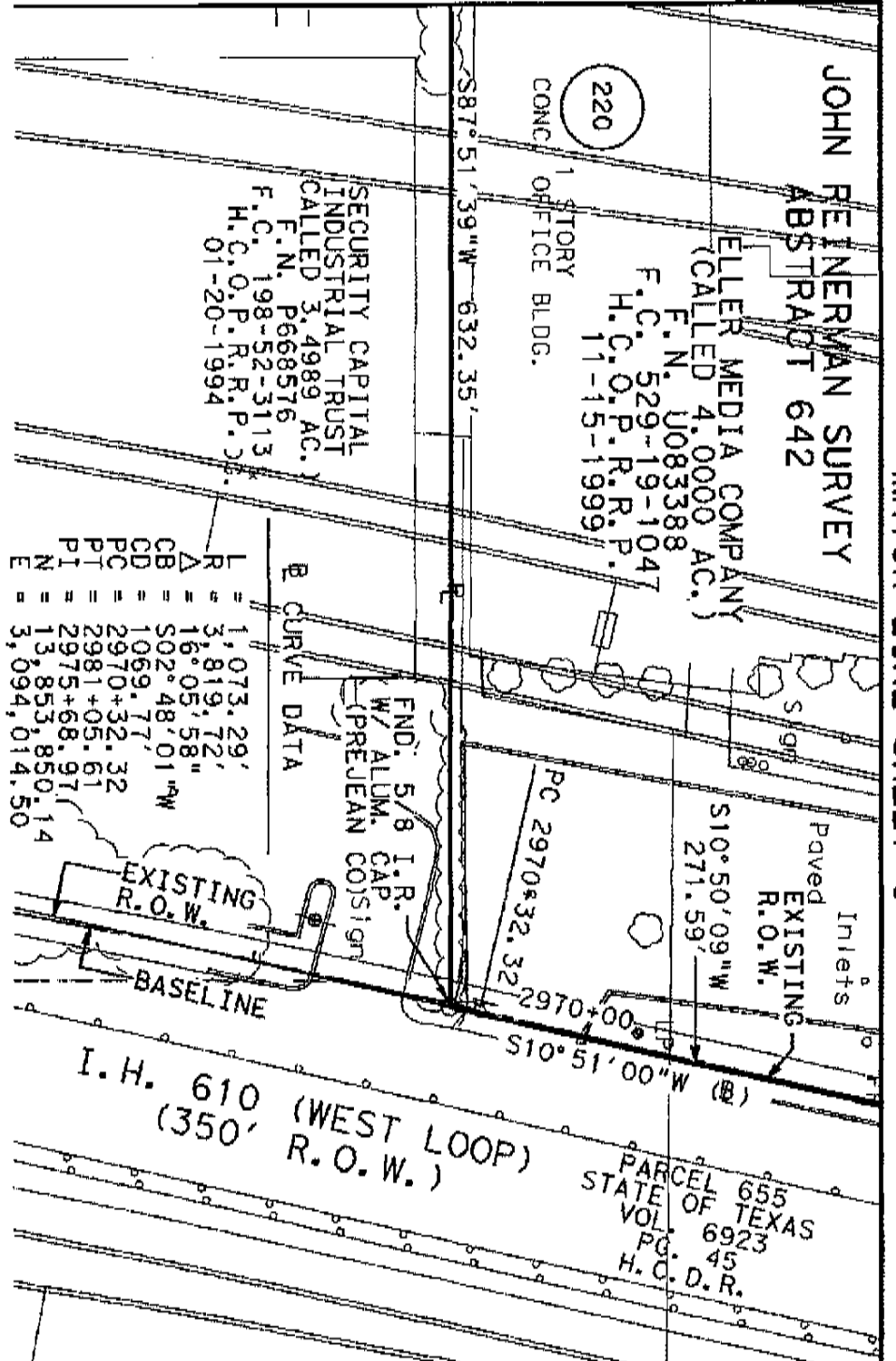
PARCEL PLAT SHOWING
 PARCEL 220
 RGSJ:0271-14-221
 COUNTY: HARRIS
 HIGHWAY: IH 610
 DATE: JULY 2010
 SCALE: 1" = 50'

SURVCON INC.
 PROFESSIONAL SURVEYORS
 5157 WOODWAY, HOUSTON, TEXAS 77057
 PH. (713) 288-4123

SHEET 6 OF 7

MATCH LINE SHEET 4

MATCH LINE SHEET 6



Curve Data

L	= 1,073.29'
R	= 3,819.72'
Δ	= 16°05'58" W
CB	= 502.48' 01" W
CD	= 1069.77'
PC	= 2970+32.32
PT	= 2981+05.61
PI	= 2975+68.97
N	= 13,853,850.14
E	= 3,094,014.50



PARCEL PLAT SHOWING
PARCEL 220
RCSJ:0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
57ST WOODWAY, HOUSTON, TEXAS 77057
PH: (713) 780-4123

SHEET 7 OF 7

July, 2010
Parcel 202
Page 1 of 4 Pages

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H.10 on I.H.610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 202

Being a 0.0605 of one acre (2,636 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out of a called 0.3503 acre tract of land conveyed from Ryeland Holdings, Ltd. to Health Real Estate, LLC in deed dated April 21, 2006 and recorded under File Number Z293490, Film Code Number 021-73-2760 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); and being a portion of Lot 95 of Eureka Acres, a subdivision situated in said Harris County according to the map or plat thereof recorded in Volume 11, Page 67 of the Harris County Map Records (H.C.M.R.); said 0.0605 of one acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 3/4-inch pinch top iron pipe found for the southwest corner of said 0.3503 acre tract, being the northwest corner of a called 0.3111 acre tract designated Tract 1 conveyed to CNL Funding 2000-A in deed recorded under File Number U568665, Film Code Number 534-09-2738 of said H.C.O.P.R.R.P., and being in the existing easterly right-of-way line of Hurfus Drive (60 feet wide) as recorded in Volume 11, Page 67 of said H.C.M.R.; thence as follows:

North 86°47'26" East, along the line common to said 0.3503 acre tract and said 0.3111 acre tract, a distance of 152.35 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed westerly right-of-way line of U.S. 290 (width varies), being at Baseline Station 2892+08.69, 192.00 feet right, and being the POINT OF BEGINNING (N=13,860,934.83, E=3,091,474.01);

THENCE, along said proposed westerly right-of-way line of U.S. 290, the following courses:

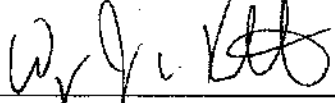
- 1.) North 44°54'55" West, a distance of 82.98 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point at Baseline Station 2891+25.70, 192.00 feet right;**
- 2.) North 40°20'29" West, a distance of 85.53 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the existing southerly right-of-way line of Ramus Street (60 feet wide) as recorded in Volume 11, Page 67 of said H.C.M.R., being at Baseline station 2890+40.45, 185.18 feet right;**

- 3.) THENCE, North 86°50'48" East, along said existing southerly right-of-way line of Ramus Street, a distance of 13.52 feet to the point of intersection with the existing westerly right-of-way line of U.S. 290 (R.O.W. varies) conveyed to the State of Texas as Parcel 36Y in deed recorded in Volume 4163, Page 386 of the Harris County Deed Records (H.C.D.R.);
- 4.) THENCE, South 44°55'07" East, along said existing westerly right-of-way line of U.S. 290, a distance of 174.31 feet to a point for the southeast corner of said 0.3503 acre tract, also being the northeast corner of said 0.3111 acre tract, from which a found 5/8-inch iron rod bears South 83°51'27" East, 3.03 feet;
- 5.) THENCE, South 86°47'26" West, along the line common to said 0.3503 acre tract and said 0.3111 acre tract, a distance of 22.65 feet to the POINT OF BEGINNING, containing an area of 0.0605 of one acre (2,636 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.

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

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

 7-08-10
Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718

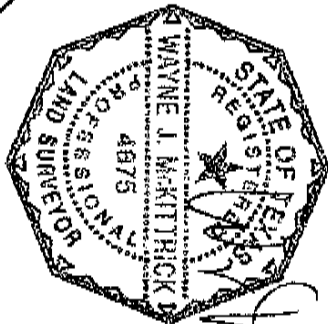
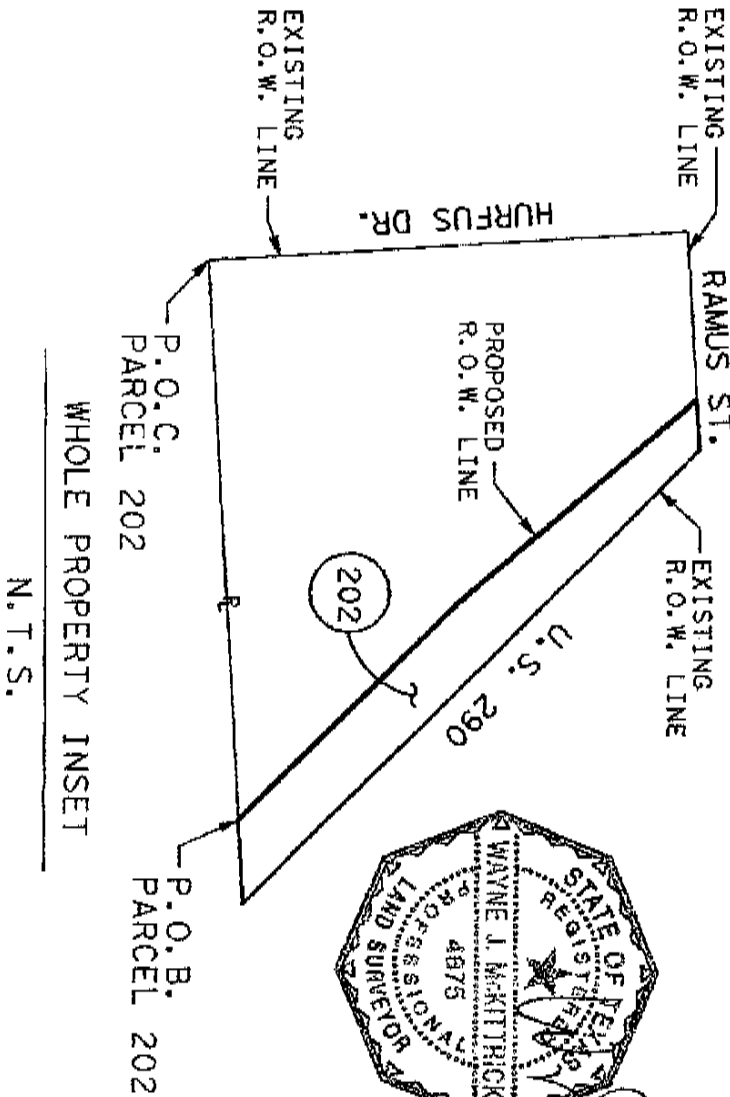


LEGEND

- SET TxDOT MONUMENT UNLESS NOTED OTHERWISE
- FOUND CONCRETE MONUMENT
- SET 5/8" I.R. W/ PLASTIC CAP STAMPED "SURVCON INC."
- FOUND MONUMENT AS NOTED
- ▣ INDICATES SET 5/8" IRON ROD W/ TxDOT ALUMINUM CAP STAMPED "ADL" UNLESS NOTED OTHERWISE
- R - PROPERTY LINE
- I.R. - IRON ROD
- I.P. - IRON PIPE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.R.P. - HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.C.C.R. - HARRIS COUNTY CIVIL COURT RECORDS

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT). (ALL FOUND MONUMENTS HEREON WERE TIED TO THE HORIZONTAL CONTROL POINTS ESTABLISHED FOR TxDOT ALONG THE US 290 CORRIDOR). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE, 2007.
 3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.



Wayne J. McKittrick
7-08-10

REVISIONS

NO.	DATE	DESCRIPTION
EXISTING	TAKING	REMAINING
0.3503 AC.	0.0605 AC. 2,636 S.F.	0.2898 AC. RT.

PARCEL PLAT SHOWING

PARCEL 202
RCSJ: 0271-14-221
COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH: (713) 780-4123

County: Harris
Parcel: 202
ROW CSJ: 0271-14-221
I.H. 610: T.C. Jester Blvd. to N of IH 10 on IH 610 and IH 610
To West 34th St. on US 290 (Segment 2)

**CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:**

Title to all of that Metal/Plastic Pole Sign located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed southerly 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: Harris
Parcel: 202
ROW CSJ: 0271-14-221
I.H. 610: T.C. Jester Blvd. to N of IH 10 on IH 610 and IH 610
To West 34th St. on US 290 (Segment 2)

**CATEGORY II BISECTION CLAUSE
AND IN ADDITION THERETO:**

The temporary right to enter upon the remainder of the herein described parcel for the sole purpose of cutting that Masonry Courtyard along the line of bisection, same being coincident with the proposed southerly right of way line.

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H. 10 on I.H. 610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 225

Being a 2.810 acre (122,400 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, Harris County, Texas and being the same land as a called 2.8225 acre tract of land conveyed from Kenneth R. Cunningham, et al to J. A. Billipp as described in deed dated September 23, 1985 and recorded under File Number K222292, Film Code Number 027-65-1780 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 2.810 acre tract being more particularly described as follows, with all bearings based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

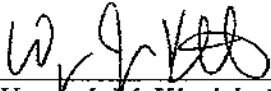
BEGINNING at a 5/8-inch iron rod found for the northwest corner of said 2.8225 acre tract, also being the northeast corner of a called 1.9889 acre tract of land conveyed to Houston Cellular Telephone Company, L.P. in deed dated May 31, 2000 and recorded under File Number U420906, Film Code Number 532-62-2164 of said H.C.O.P.R.R.P., being in the southerly line of a called 4.5911 acre tract of land conveyed to Security Capital Industrial Trust as described in deed dated December 16, 1993 and recorded under File Number P630518, Film Code Number 196-57-2856 of said H.C.O.P.R.R.P.; and being in the proposed westerly right-of-way line of I.H. 610 (West Loop) (width varies) (N=13,853,066.23, E=3,093,592.14), and being at Baseline Station 2983+07.47, 492.32 feet right;

- 1) THENCE, North 87°51'59" East, along the line common to said 2.8225 acre tract and said 4.5911 acre tract, a distance of 397.27 feet to a point for the northeast corner of said 2.8225 acre tract, also being the southeast corner of said 4.5911 acre tract, being in the existing westerly right-of-way line of I.H. 610 (West Loop) (width varies) conveyed to the State of Texas as Parcel 657 in deed recorded in Volume 4084, Page 221 of the Harris County Deed Records (H.C.D.R.), and being the beginning in the arc of a non-tangent curve to the left;
- 2) THENCE, Southerly, along said existing westerly right-of-way line of I.H. 610 and along the arc of said curve to the left having a Central Angle of 00°50'15"; a Radius of 5,904.58 feet; a Chord Bearing and Distance of South 01°05'15" East, 86.30 feet and an arc distance of 86.30 feet to a point of tangency;

July, 2010
Parcel 225
Page 2 of 7 Pages

- 3) THENCE, South 01°30'22" East, continuing along said existing westerly right-of-way line of I.H. 610, a distance of 224.69 feet to a point for the southeast corner of said 2.8225 acre tract, also being the northeast corner of a called 4.6608 acre tract of land conveyed to WGH Post Oak LLC as described in deed dated May 22, 2003 and recorded under File Number W692181, Film Code Number 568-24-2187 of said H.C.O.P.R.P.;
- 4) THENCE, South 87°49'50" West, along the line common to said 2.8225 acre tract and said 4.6608 acre tract, a distance of 390.15 feet to a P.K. nail in concrete set at the intersection with the aforementioned proposed westerly right-of-way line of I.H. 610, being in the easterly line of said 1.98889 acre tract, being an angle point in the northerly line of said 4.6608 acre tract, also being the southwest corner of said 2.8225 acre tract, being the beginning of an Access Denial Line at Baseline Station 2986+18.39, 506.17 feet right;
- 5) THENCE, North 02°42'01" West, along said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line and along the line common to said 2.8225 acre tract and said 1.9889 acre tract, passing at 118.51 feet a 5/8-inch iron rod with TxDOT aluminum cap set at Baseline Station 2985+00, 500.89 feet right, and continuing along said proposed westerly right-of-way line and said Access Denial Line for a total distance of 311.23 feet to the POINT OF BEGINNING, containing an area of 2.810 acres (122,400 square feet) of land.

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

 7-08-10
Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



**JOHN REINERMAN SURVEY
ABSTRACT 642**

HOUSTON CELLULAR
TELEPHONE COMPANY, L.P.
(CALLED 1.9889 AC.)
F.N. U420906
F.C. 532-62-2164
H.C.O.P.R.R.P.
05-31-2000

PROPOSED
R.O.W.
N02° 42' 01" W 311.23'

ACCESS DENIAL LINE

PROPOSED
R.O.W.

PROPOSED 50'
HIGH CAPACITY
TRANSIT CORRIDOR

P.O.B. PARCEL 225
FND. 5/8" I.R.
@ STA. 2983+07.47
492.32' RT.
N=13,853,066.23
E=3,093,592.14

SECURITY CAPITAL INDUSTRIAL TRUST
(CALLED 4.5911 AC.)
F.N. P630518, F.C. 196-57-2856
H.C.O.P.R.R.P. 12-16-1993

J.A. BILLIPP
(CALLED 2.8225 AC.)
F.N. K222292
F.C. 027-65-1780
H.C.O.P.R.R.P.
09-23-1985

225
STORY
CONC. BLDG.
(OFFICE &
WAREHOUSE)

MATCH LINE SHEET 7

MATCH LINE SHEET 5



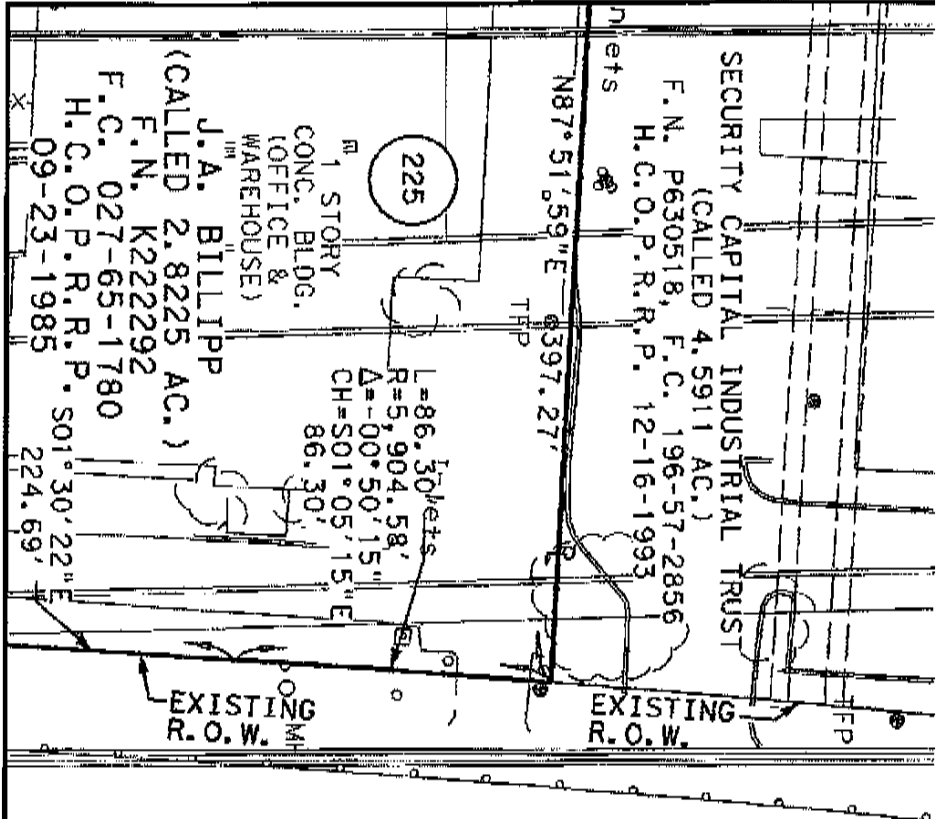
PARCEL PLAT SHOWING
PARCEL 225
RCS#0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 790-4123

SHEET 4 OF 7

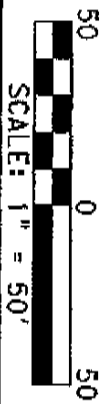
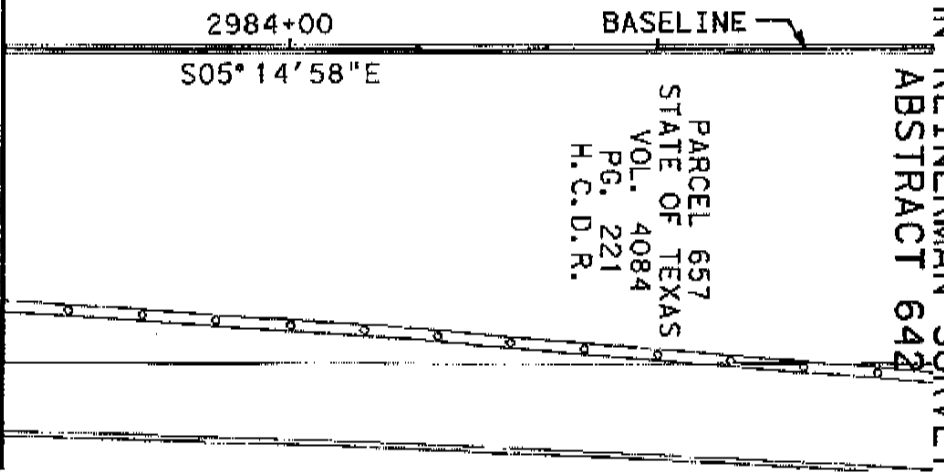
MATCH LINE SHEET 4



I.H. 610 (WEST LOOP)
(R.O.W. VARIES)

MATCH LINE SHEET 6

JOHN REINERMAN SURVEY
ABSTRACT 642



PARCEL PLAT SHOWING
PARCEL 225
RCSJ:0271-14-221

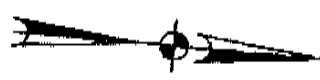
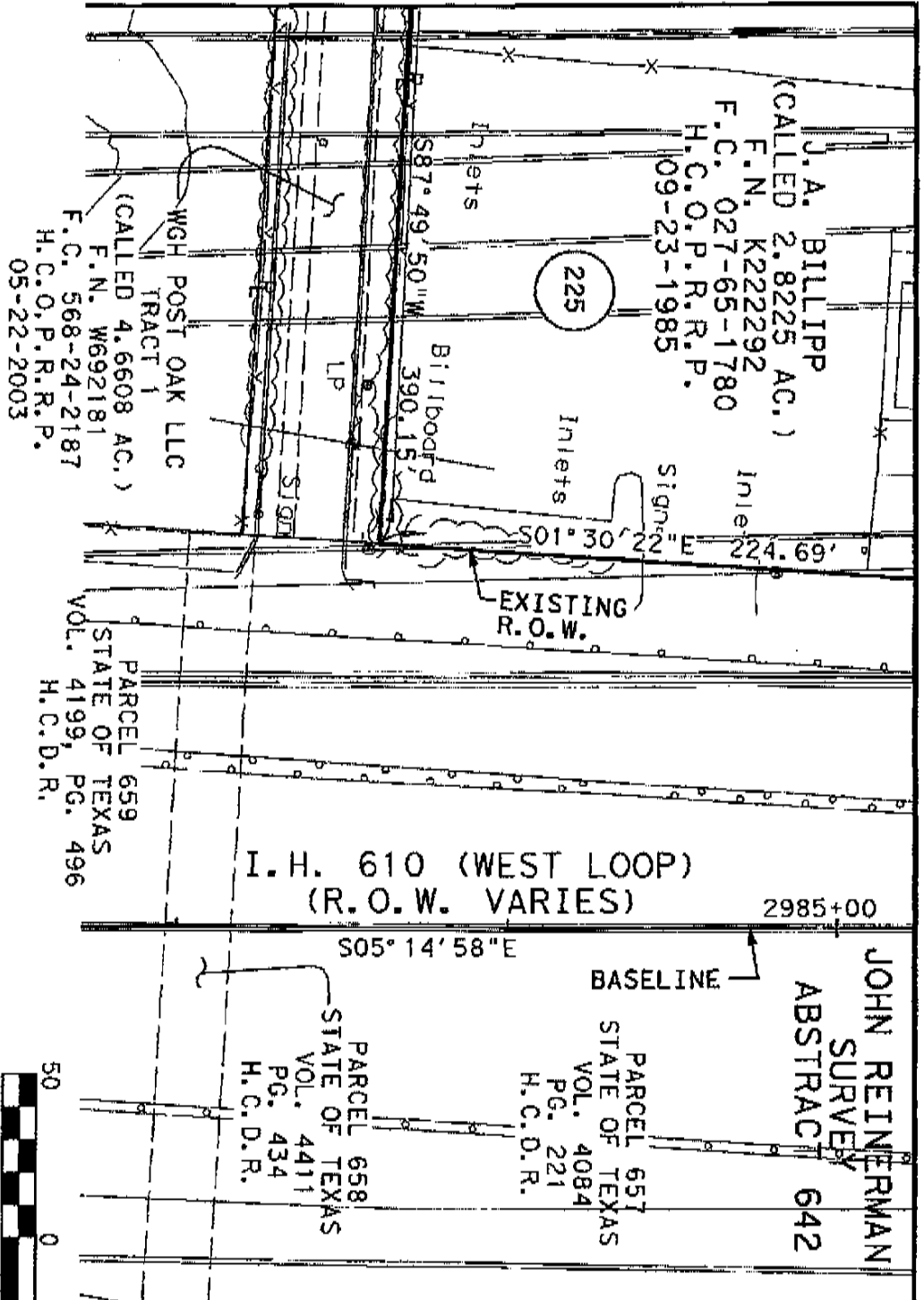
COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123

SHEET 5 OF 7

MATCH LINE SHEET 7

MATCH LINE SHEET 5



PARCEL PLAT SHOWING
PARCEL 225
RCSJ10271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5151 WOODWAY, HOUSTON, TEXAS 77057
PH: (713) 788-4123

SHEET 6 OF 7

MATCH LINE SHEET 4

JOHN REINERMAN SURVEY
ABSTRACT 642

HOUSTON CELLULAR
TELEPHONE COMPANY, L.P.
(CALLED 1.9889 AC.)
F.N. U420906
F.C. 532-62-2164
H.C.O.P.R.R.P.
05-31-2000

SET PK NAIL IN CONCRETE
@ STA. 2986+18.39
506.17' RT.

FND 5/8" I.R. W/ CAP
S03°42'55"E, 0.77'

PROPOSED
R.O.W.

WGH POST OAK LLC
TRACT 1
(CALLED 4.6608 AC.)
F.N. W692181
F.C. 568-24-2187
H.C.O.P.R.R.P.
05-22-2003

PROPOSED
R.O.W.

N02°42'01"W 311.23'
118.51'
ACCESS DENIAL LINE

@ STA. 2985+00
500.89' RT.

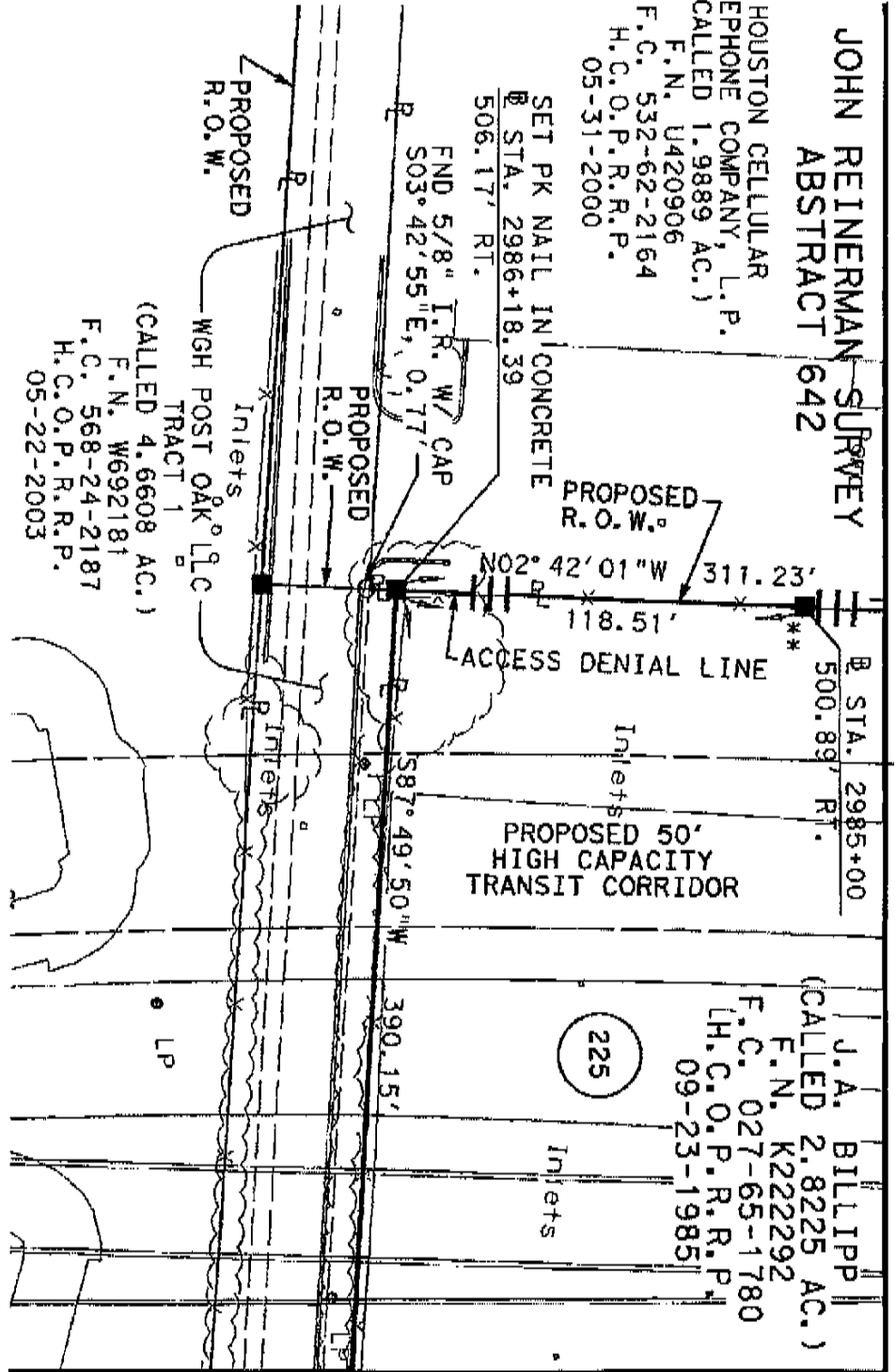
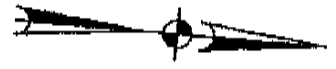
PROPOSED 50'
HIGH CAPACITY
TRANSIT CORRIDOR

J.A. BILLIPP
(CALLED 2.8225 AC.)
F.N. K222292
F.C. 027-65-1780
LH.C.O.P.R.R.P.
09-23-1985

225

S87°49'50"W 390.15'

MATCH LINE SHEET 6



PARCEL PLAT SHOWING
PARCEL 225
RCSJ:0271-14-221

COUNTY: HARRIS DATE: JUL Y 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123

SHEET 7 OF 7

County: Tarrant
Parcel No.: 645
Highway: State Highway 183
Segment: 2W
Limits: From: SH 121 in Bedford
To: FM 157

Page 1 of 5
7/29/2010



Federal Aid Project No.:
ROW CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 645

BEING a 9,888 square foot tract of land situated in the Terrel Jasper Survey, Abstract Number 861, City of Euless, Tarrant County, Texas and being a portion of that certain tract of land described in Deed and Assignment to Al's Formal Wear of Ft. Worth, Inc. as recorded under Document Number D188333108 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 9,888 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod set with yellow cap stamped "HALFF" for the southeast corner of said Al's Formal Wear of Ft. Worth, Inc. tract and being in the west line of Lot 1, Block 1 of the J. I. CASE ADDITION, an addition to the City of Euless, Tarrant County, Texas, as recorded in Volume 388-135, Page 72, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE with the common line between said Al's Formal Wear of Ft. Worth, Inc. tract and said Lot 1, North 01 degree 10 minutes 38 seconds West, a distance of 377.80 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 222.13 feet right of State Highway (S.H.) 183 Baseline Station 285+28.36 for the POINT OF BEGINNING, said point being in the proposed south right-of-way line of S.H. 183 (a proposed variable width right-of-way) and at the beginning of an Access Denial Line;

County: Tarrant
Parcel No.: 645
Highway: State Highway 183
Segment: 2W
Limits: From: SH 121 in Bedford
To: FM 157

Page 2 of 5
7/29/2010



Federal Aid Project No.:
ROW CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 645

- 1) THENCE over and across said Al's Formal Wear of Ft. Worth, Inc. tract with the proposed south right-of-way line of said S.H. 183 and said Access Denial Line, South 89 degrees 29 minutes 40 seconds West, at a distance of 136.23 feet passing a 3-inch aluminum disk stamped "TXDOT ADL" set in concrete located 222.23 feet right of S.H. 183 Baseline Station 283+92.13 for the end of said Access Denial Line, continuing with the proposed south right-of-way line of said S.H. 183, at a cumulative distance of 156.44 feet passing a 3-inch aluminum disk stamped "TXDOT ADL" set in concrete located 222.25 feet right of S.H. 183 Baseline Station 283+71.92 for the beginning of an Access Denial Line, and continuing with the proposed south right-of-way line of said S.H. 183 and said Access Denial Line in all, a total distance of 210.15 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 222.29 feet right of S.H. 183 Baseline Station 283+18.21 for the end of said Access Denial Line, said point also being in the common west line of said Al's Formal Wear of Ft. Worth, Inc. tract and the east line of that tract of land described in deed to The Al and Rose Sankary Supporting Foundation, as recorded in Volume 8794, Page 2254, of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);
- 2) THENCE departing said proposed south right-of-way line of S.H. 183, with the common west line of said Al's Formal Wear of Ft. Worth, Inc. tract and the east line of said The Al and Rose Sankary Supporting Foundation tract, North 01 degree 02 minutes 28 seconds West, a distance of 47.20 feet to a 1/2-inch iron rod found for the common northwest corner of said Al's Formal Wear of Ft. Worth, Inc. tract and the northeast corner of said The Al and Rose Sankary Supporting Foundation tract, said point being in the south right-of-way of S.H. 183 (a variable width right-of-way);
- 3) THENCE with the common north line of said Al's Formal Wear of Ft. Worth, Inc. tract and the south right-of-way line of said S.H. 183, North 89 degrees 34 minutes 01 second East, a distance of 210.05 feet to a 1/2-inch iron rod set with yellow cap stamped "HALFF" for the common northeast corner of said Al's Formal Wear of Ft. Worth, Inc. tract and the northwest corner of said Lot 1;

County: Tarrant
Parcel No.: 645
Highway: State Highway 183
Segment: 2W
Limits: From: SH 121 in Bedford
To: FM 157

Page 3 of 5
7/29/2010



Federal Aid Project No.:
ROW CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 645

- 4) THENCE departing said common line, with the common east line of said A1's Formal Wear of Ft. Worth, Inc. tract and the west line of said Lot 1, South 01 degree 10 minutes 38 seconds East, a distance of 46.93 feet to the POINT OF BEGINNING and containing 9,888 square feet or 0.2270 of an acre of land, more or less.

NOTES:

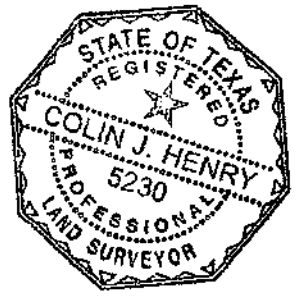
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

Colin J. Henry 7/29/10

Colin J. Henry, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 5230
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



SCALE: 1"=100'

282+00 283+00 284+00 285+00 286+00 287+00 288+00

S. H. 183
(VARIABLE WIDTH R. O. W.)

N 89° 32' 11" E 9,702.08'

**WILLIAM H. JASPER SURVEY
ABSTRACT NO. 860**

645

9,888 SQ. FT.
(OWNER)
AL'S FORMAL WEAR-OF
F.F. WORTH, INC.
DOC. # D18833108
O.P.R.T.C.T.
(89,671 SQ. FT.)

CITY OF BEDFORD
TARRANT COUNTY

STATE OF TEXAS
VOL. 4195, PG. 16
O.P.R.T.C.T.

APPROXIMATE
SURVEY LINE

APPROXIMATE
CITY LIMIT LINE

EXISTING
R.O.W.
LINE

P.O.B.
BEGIN ADL
S.H. 183
STA 285+28.36
222.13' RT

CITY OF EULESS
TARRANT COUNTY

(OWNER)
THE AL & ROSE
SANKARY SUPPORTING
FOUNDATION
VOL. 8794, PG. 2254
O.P.R.T.C.T.

END ADL 3"
ALUMINUM "TXDOT"
ADL DISK
IN CONCRETE
S.H. 183
STA 283+92.13
222.23' RT

PROPOSED R.O.W.
LINE & ACCESS
DETAIL LINE

**TERREL JASPER SURVEY
ABSTRACT NO. 861**

LOT 1, BLOCK 1
J.I. CASE ADDITION
VOL. 388-135, PG. 72
P.R.T.C.T.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S89°29'40"W	210.15'
L2	N01°02'28"W	47.20'
(L2)	(N01°01'W)	(425.01')
L3	S01°10'38"E	48.93'
(L3)	(S01°01'E)	(425.01')

(OWNER)
ABAUSA, L.L.C.
DOC. # D206135936
CALLED 1.50 AC.
O.P.R.T.C.T.

589°22'01"W 211.05'
(S89°31'W 211.0')

P.O.C.
W/ YELLOW "HALF" CAP

(OWNER)
M. RUNNELS INVESTMENTS, LTD
DOC. # D200251498
O.P.R.T.C.T.

7/29/2010 2:40:48 PM 11 N:\F0055\61115\0001\TARRANT\09-09-2010.dwg



© 2009

A PLAT OF A SURVEY OF PARCEL
645

FILE	TURNPIKE PROJECT	DIVISION	PARCEL NUMBER	
			ACRES	SQUARE FEET
SCALE 1"=100'	S. H. 183	TTA	645	
FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY	ACQUISITION	0.2270 9,888
	0364-05-038	TARRANT	DEED AREA	2.0586 89,671
			REMAINDER AREA	1.8316 79,783



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

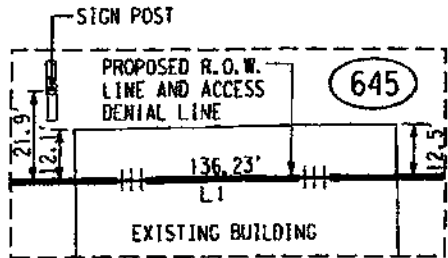
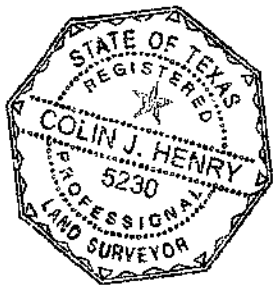
LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ⊖ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊕ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC. # DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H. 183 BASE LINE
- S.H. 183 PROPOSED RIGHT-OF-WAY LINE
- X - X FENCE
- DENIAL OF ACCESS LINE
- ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED C OR B
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 183 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 183 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5671, EFFECTIVE DATE DECEMBER 28, 2009.
- 8) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10a, 10b

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Colin J. Henry 7/29/10
COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



DETAIL "A"
N.T.S.



A PLAT OF A SURVEY OF PARCEL 645				PARCEL NUMBER	645	
FILE	TURNPIKE PROJECT S.H. 183	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET	9,888
SCALE 1" = 100'	FEDERAL AID PROJECT NO. 0364-05-038	R.O.W.-E.S.J. NO. 0364-05-038	DEED AREA	2.0586	89,671	
	COUNTY TARRANT	REMAINDER AREA	1.8316	79,783		

County: Tarrant
Highway: SH 183
CSJ: 0364-05-038
Parcel: 645
Project Limits: From SH 121 in Bedford,
To FM 157

AND IN ADDITION THERETO:

Title to all of that Masonry Office 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 improvement(s).

County: Tarrant
Parcel No.: 508
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 1 of 5
08/17/2010
Revised 2/22/2011



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 508

BEING a 9,858 square foot tract of land situated in the Delilah C. Manning Survey, Abstract Number 1046, City of Hurst, Tarrant County, Texas, and being a portion of Tract 3-R, Block 1-R of UNIVERSITY PLAZA, an addition to the City Hurst, Tarrant County, Texas, as recorded in Volume 388-161, Page 68, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said tract also being a portion of that tract of land described in Special Warranty Deed to 860 Hurst, LP as recorded in Document Number D210127954, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 9,858 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point for the northwest corner of said Tract 3-R, said point being in the east right-of-way line of Campus Drive (a 60 foot wide right-of-way) from which a point a found "X" cut in concrete for witness bears South 00 degrees 03 minutes 38 seconds West, a distance of 13.16 feet;

THENCE South 01 degree 10 minutes 46 seconds East, with the common west line of said Tract 3-R and the east right-of-way line of said Campus Drive, distance of 570.15 feet to a TxDOT brass disk in concrete set, located 224.50 feet left of State Highway (S.H.) 121 Baseline Station 49+15.86 for the POINT OF BEGINNING, said point being in the proposed north right-of-way line of S.H. 121 (a proposed variable width right-of-way), said point also being the beginning of an Access Denial Line;

- 1) THENCE South 57 degrees 33 minutes 43 seconds East, departing said common line, over and across said Tract 3-R, with the proposed north right-of-way line of said S.H. 121 and said Access Denial Line, a distance of 45.57 feet to a TxDOT brass disk in concrete set for corner;

County: Tarrant
Parcel No.: 508
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 2 of 5
08/17/2010
Revised 2/22/2011



DESCRIPTION FOR PARCEL 508

- 2) THENCE North 77 degrees 26 minutes 17 seconds East, continuing with the proposed north right-of-way line of said S.H. 121 and said Access Denial Line, at a distance of 192.63 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 196.99 feet left of S.H. 121 Baseline Station 51+41.34 for the end of said Access Denial Line, continuing with the proposed north right-of-way line of said S.H. 121, at a cumulative distance of 231.19 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 197.80 feet left of S.H. 121 Baseline Station 51+79.89 for the beginning of an Access Denial Line, and continuing with the proposed north right-of-way line of said S.H. 121 and said Access Denial Line in all, a total distance of 382.25 feet to a 1/2-inch iron rod set with TxDOT aluminum cap in the common east line of said Tract 3-R and west line of Tract 2-R-1, Block 1-R of TRACT 2-R-1, BLOCK 1-R, UNIVERSITY PLAZA, an addition to the City of Hurst, Tarrant County, Texas, as recorded in Cabinet A, Slide 1651, P.R.T.C.T.;
- 3) THENCE South 00 degrees 01 minute 19 seconds West, with said common line, a distance of 27.54 feet to a 5/8-inch iron rod found for the common southeast corner of said Tract 3-R and the southwest corner of said Tract 2-R-1 and being in the north right-of-way line of S.H. 121 (a variable width right-of-way);
- 4) THENCE South 78 degrees 35 minutes 14 seconds West, departing said common line, with the common north right-of-way line of said S.H. 121 and south line of said Tract 3-R, a distance of 393.65 feet to a calculated point for the southeast corner of a corner clip at the intersection of said common line with the east right-of-way line of said Campus Drive from which a 5/8-inch iron rod found with yellow illegible cap for witness bears North 00 degrees 04 minutes 21 seconds West, a distance of 0.17 of a foot;
- 5) THENCE North 51 degrees 26 minutes 43 seconds West, departing said common line with said corner clip, a distance of 32.13 feet to a calculated point for the northwest corner of said corner clip, said point being in the east right-of-way line of said Campus Drive, from which a 1/2-inch iron rod with orange cap stamped "MOAK" found for witness bears North 61 degrees 51 minutes 52 seconds West, a distance of 0.28 of a foot;

County: Tarrant
Parcel No.: 508
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 5
08/17/2010
Revised 2/22/2011



DESCRIPTION FOR PARCEL 508

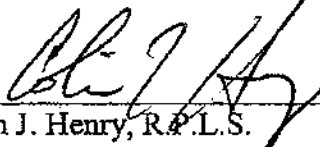
- 6) THENCE North 01 degree 11 minutes 41 seconds West, with the common east right-of-way line of said Campus Drive and west line of said Tract 3-R, a distance of 26.72 feet to the POINT OF BEGINNING and containing 9,858 square feet or 0.2263 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 2/22/2011
Colin J. Henry, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 5230
Half Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

CITY OF HURST
TARRANT COUNTY



SCALE: 1"=100'



P.O.C.
BEARS S00°03'38"W
13.16' (C.M.)

20' FIRE LANE ESMT.
VOL. 388-161, PG. 68 P.R.T.C.T.
4' SIDEWALK ESMT.
VOL. 388-161, PG. 68 P.R.T.C.T.
10' UTILITY ESMT.
VOL. 388-161, PG. 68 P.R.T.C.T.

5' ELECTRIC ESMT.
VOL. 4066, PG. 375
D.R.T.C.T.

20' DRAINAGE &
UTILITY ESMT.
VOL. 388-161, PG. 68
P.R.T.C.T.

5' UTILITY ESMT.
VOL. 388-161, PG. 68
P.R.T.C.T.

508
9,858 SQ. FT.
(OWNER)
860 HURST, LP
DOC. # D210127954
O.P.R.T.C.T.

TRACT 3-R, BLOCK 1-R
UNIVERSITY PLAZA
VOL. 388-161, PG. 68
P.R.T.C.T.
(241,205 SQ. FT.)

TRACT 2-R-1, BLOCK 1-R OF
TRACT 2-R-1, BLOCK 1-R OF
UNIVERSITY PLAZA
CAB. A, SLIDE 1651
P.R.T.C.T.

DELILAH C. MANNING SURVEY
ABSTRACT NO.1046

END ADL
S.H. 121
STA 51+41.34
196.99' LT
"TXDOT ADL" CAP
BEGIN ADL W/ORANGE
"TXDOT ADL" CAP
S.H. 121
STA 51+79.89
197.80' LT

END ADL
S.H. 121
STA 53+30.92
200.96' LT

10' FIRE LANE ESMT.
VOL. 388-161, PG. 68
P.R.T.C.T.
20' FIRE LANE ESMT.
VOL. 388-161, PG. 68
P.R.T.C.T.

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

P.O.B.
BEGIN ADL
S.H. 121
STA 49+15.86
224.50' LT
TXDOT BRASS
DISK IN
CONCRETE

TXDOT BRASS DISK
IN CONCRETE
192.63' N77°26'17"E
38.56' 382.25'
578' 35' 1.4"W
IN78°35'10"E

20' UTILITY ESMT.
VOL. 388-161, PG. 68
P.R.T.C.T.

10' UTILITY ESMT.
VOL. 388-161, PG. 68
P.R.T.C.T.

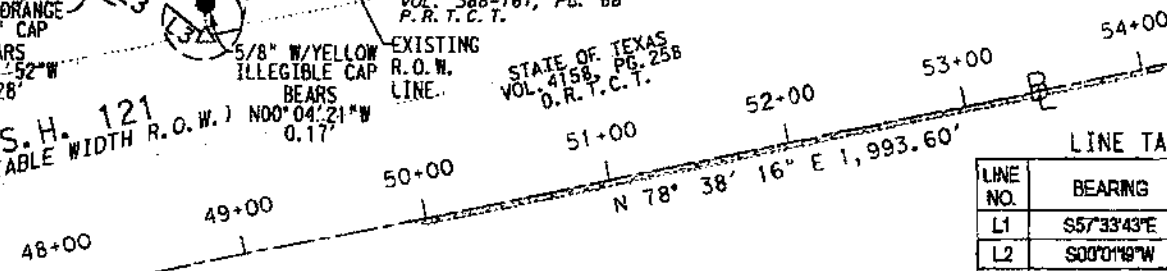
1/2" W/ORANGE
"MOAK" CAP
BEARS
N61°51'52"W
0.28'

5/8" W/YELLOW
ILLEGIBLE CAP
BEARS
N00°04'21"W
0.17'

EXISTING
R.O.W.
LINE.
STATE OF TEXAS
VOL. 4158, PG. 258
D.R.T.C.T.

20' ARCO PIPELINE CO. ESMT.
VOL. 4108, PG. 380
D.R.T.C.T.

S.H. 121
(VARIABLE WIDTH R.O.W.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S57°33'43"E	45.57'
L2	S00°01'18"W	27.54'
L3	N57°28'43"W	32.13'
(L3)	(S 57° 27' 18" E)	(32.15')
L4	N01°14'4"W	26.72'

A PLAT OF A SURVEY OF PARCEL
508

PARCEL NUMBER	508	
	ACRES	SQUARE FEET
ACQUISITION	0.2263	9,858
DEED AREA	5.5373	241,205
REMAINDER AREA	5.3110	231,347



FILE	TURNPIKE PROJECT S.H. 121		DIVISION	TTA
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY	TARRANT
1" = 100'		0364-01-119		

11:10:18 AM 11/27/2006 2:27:11 PM \\CADSVEXR-508-27119.dwg 2/22/2011



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊖ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.Y.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H. 121 BASE LINE
- S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X—X FENCE
- DENIAL OF ACCESS LINE
- ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR B
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. (C.M.) UNABLE TO SET CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5509, EFFECTIVE DATE JANUARY 31, 2011.
- 8) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO MAY APPLY TO THIS PARCEL: d (UNABLE TO LOCATE).

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Colin J. Henry 2/22/2011

COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



2/22/2011 11:10:54 AM I:\270009\27119\VA01\CADSV\EXH-508-21119.dgn

 Texas Department of Transportation © 2009	A PLAT OF A SURVEY OF PARCEL			PARCEL NUMBER	508	
	508				ACRES	SQUARE FEET
	FILE	TURNPIKE PROJECT S.H. 121	DIVISION TTA	ACQUISITION	0.2263	9,858
	SCALE 1" = 100'	FEDERAL AID PROJECT NO. 0364-01-119	R.O.W.-C.S. & J. NO.	COUNTY TARRANT	DEED AREA	241,205
			REMAINDER AREA	5.3110	231,347	

County: Tarrant
Parcel No.: 605
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 1 of 5
4/23/2010
Revised 9/21/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 605

BEING a 4,301 square foot tract of land situated in the William O. Yantis Survey, Abstract Number 1752, City of Bedford, Tarrant County, Texas, and being part of Lot 3-R, Block 1 of Super 8 Motel/121 Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Slide 2481 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 4,301 square foot tract also being part of that tract of land described in Special Warranty Deed to Landmark Bedford Holdings, LLP, as recorded in Document Number D204389228 of the Official Public Records of Tarrant County, Texas, said 4,301 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow cap stamped "DEWEY" found for the common southwest corner of Lot 2-R of said Super 8 Motel/121 Addition and the southeast corner of Lot 1-R of said Super 8 Motel/121 Addition, said point also being on the north line of Lot 2, Block 3 of Lot 2, Block 3 Cantebria Crossing, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-160, Page 10, P. R.T.C.T.;

THENCE North 89 degrees 23 minutes 06 seconds East, with the common south line of said Lot 2-R and the north line of said Lot 2, a distance of 230.00 feet to the common southeast corner of said Lot 2-R and the southwest corner of said Lot 3-R;

THENCE North 01 degree 09 minutes 23 seconds West, departing said common line, with the common west line of said Lot 3-R and east line of said Lot 2-R, a distance of 307.15 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 214.21 feet right of S.H. 121 Baseline Station 216+49.27 for the POINT OF BEGINNING at the intersection of said common line with the proposed southerly right-of-way line of State Highway (S.H.) 121 (a proposed variable width right-of-way);

- 1) THENCE North 01 degree 09 minutes 23 seconds West, continuing with said common line, a distance of 43.12 feet to at 1/2-inch iron rod set with yellow cap stamped "HALFF" for the common northwest corner of said Lot 3-R and the northeast corner of said Lot 2-R on the existing southerly right-of-way line of S.H. 121 (a variable width right-of-way);

County: Tarrant
Parcel No.: 605
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 2 of 5
4/23/2010
Revised 9/21/2010



DESCRIPTION FOR PARCEL 605

- 2) THENCE North 89 degrees 20 minutes 06 seconds East, departing said common line, with the common north line of said Lot 3-R and said existing southerly right-of-way line of S.H. 121, a distance of 99.83 feet to a 1/2-inch iron rod set with yellow cap stamped "HALFF" for the common northeast corner of said Lot 3-R and the northwest corner of Lot 3, Block 1 of Lots 1, 2, and 3, Block 1, Administrative Development Complex, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Slide 6218, P.R.T.C.T.;
- 3) THENCE South 00 degrees 53 minutes 04 seconds East, departing said common line, with the common east line of said Lot 3-R and the west line of said Lot 3, a distance of 43.13 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 214.20 feet right of S.H. 121 Baseline Station 217+48.90 for the intersection of said common line with the aforementioned proposed southerly right-of-way line of S.H. 121, said point also being the beginning of an Access Denial Line;
- 4) THENCE South 89 degrees 20 minutes 25 seconds West, departing said common line, over and across said Lot 3-R, with said proposed southerly right-of-way line of S.H. 121 and said Access Denial Line, at a distance of 3.00 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 214.20 feet right of S.H. 121 Baseline Station 217+45.90 for the end of this Access Denial Line, continuing over and across said Lot 3-R and with said proposed southerly right-of-way line, at a cumulative distance of 27.00 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 214.21 feet right of S.H. 121 Baseline Station 217+21.90 for the beginning of an Access Denial Line, continuing over and across said Lot 3-R and with said proposed southerly right-of-way line, with said Access Denial Line, at a cumulative distance of 74.54 feet passing a calculated point (unable-to-set) located 214.21 feet right of S.H. 121 Baseline Station 216+74.36 for the end of this Access Denial Line, continuing over and across said Lot 3-R and with said proposed southerly right-of-way line, at a cumulative distance of 98.54 feet passing a set "X" cut in concrete located 214.21 feet right of S.H. 121 Baseline Station 216+50.36 for the beginning of an Access Denial Line, continuing over and across said Lot 3-R and with said proposed southerly right-of-way line, with said Access Denial Line, in all, a total cumulative distance of 99.63 feet to the POINT OF BEGINNING and containing 4,301 square feet or 0.0987 of an acre of land, more or less.

County: Tarrant
Parcel No.: 605
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 5
4/23/2010
Revised 9/21/2010




DESCRIPTION FOR PARCEL 605

NOTES:

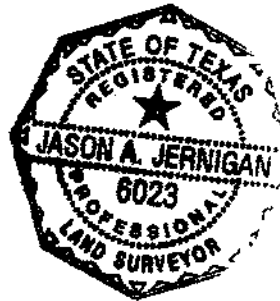
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Jason A. Jernigan, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 6023
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

CITY OF BEDFORD
TARRANT COUNTY

PAGE 4 OF 5
4/23/2010
REVISED 9/21/2010



214+00 215+00 216+00 217+00 218+00 219+00 220+00

N 89° 20' 45" E
4,010.86'

S. H. 121
(VARIABLE WIDTH R.O.W.)

605

4,301 SQ. FT.
(OWNER)
LANDMARK-BEDFORD
HOLDINGS, LLP
DOC # 0204389228
O.P.R.T.C.T.

STATE OF TEXAS
VOL. 4054, PG. 562
D. R. T. C. T.

BEGIN ADL W/ORANGE
"TXDOT ADL" CAP
S. H. 121
STA 217+21.90
214.21' RT

20' BLDG. LINE
CAB. A, SLIDE 2481
P. R. T. C. T.

5' UTILITY EASEMENT
CAB. A, SLIDE 2481
P. R. T. C. T.

W/YELLOW
"HALF"
CAP

LOT 3-R, BLOCK 1
SUPER 8 MOTEL/121 ADDITION
CAB. A, SLIDE 2481
P. R. T. C. T.
(30,947 SQ. FT.)

P.O.B.
END ADL
S. H. 121
STA 216+49.27
214.21' RT

BEGIN ADL
S. H. 121
STA 217+48.90
214.20' RT

LOT 1-R, BLOCK 1
SUPER 8 MOTEL/121 ADDITION
CAB. A, SLIDE 2481
P. R. T. C. T.

U.T.S.
END ADL
S. H. 121
STA 216+74.36
214.21' RT

LOT 2-R, BLOCK 1
SUPER 8 MOTEL/121
ADDITION
CAB. A, SLIDE 2481
P. R. T. C. T.

END ADL W/ORANGE
"TXDOT ADL" CAP
S. H. 121
STA 217+45.90
214.20' RT

LOT 3, BLOCK 1 OF
LOTS 1, 2, AND 3, BLOCK 1
ADMINISTRATIVE
DEVELOPMENT COMPLEX
CAB. A, SLIDE 6218
P. R. T. C. T.

P.O.C.
1/2" W/YELLOW
"DENEY" CAP
(C.M.)

N89°23'06"E 230.00'

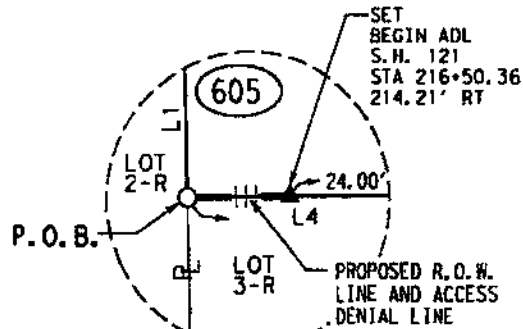
(N89°38'20"W
99.47')

LOT 2, BLOCK 3 OF
LOT 2, BLOCK 3
CANTEBRIA CROSSING
VOL. 388-160, PG. 10
P. R. T. C. T.

WILLIAM O. YANTIS SURVEY
ABSTRACT NO. 1752

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N07°09'23"W	43.12'
L2	N89°20'06"E	99.83'
(L2)	(S89°41'20"E)	(99.87')
L3	S00°53'04"E	43.13'
L4	S89°20'25"W	99.63'



DETAIL "B"
N. T. S.

0 50 100 150 200

SCALE: 1"=100'



A PLAT OF A SURVEY OF PARCEL
605

PARCEL
NUMBER 605

FILE	TURNPIKE PROJECT S. H. 121	DEVISION TTA	ACRES		SQUARE FEET	
			ACQUISITION	DEED AREA	REMAINDER AREA	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-01-119	0.0987	0.7104	0.6117	4,301 30,947 26,646

9/21/2010 9:21:49 AM I:\27005\2719\MM01\CADD\EXH-605-2719.dgn



PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND	
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
□	TXDOT TYPE II CONCRETE MONUMENT FOUND
⊠	TXDOT TYPE II CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
●	IRON ROD FOUND (SIZE NOTED)
■	SQUARE-HEAD BOLT FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND "X" CUT (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N.T.S.	NOT TO SCALE
(XXXX)	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
DOC. #	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	S.H. OR BASE LINE
---	S.H. OR PROPOSED RIGHT-OF-WAY LINE
X-X	FENCE
---	DENIAL OF ACCESS LINE
---	ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED E OR R
---	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
U.T.S.	UNABLE TO SET
(C.M.)	CONTROL MONUMENT
ADL	ACCESS DENIAL LINE

1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.

2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.

3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.

5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.

6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5624, EFFECTIVE DATE FEBRUARY 28, 2010.

8) THE NOTICE OF EMERGENCY SERVICES AGREEMENT AS RECORDED IN VOLUME 13268, PAGE 522 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AFFECTS THE SUBJECT TRACT.

9) THE DESCRIPTION OF THE "PROPERTY" FROM TRACT I OF EXHIBIT "A" OF THE SUBORDINATION AGREEMENT REAL PROPERTY (LESSEE) AS RECORDED IN VOLUME 13721, PAGE 72, D.R.T.C.T., INCLUDES THE SUBJECT TRACT.

10) THE DESCRIPTION OF THE "PROPERTY" FROM TRACT I OF EXHIBIT "A" OF THE SUBORDINATION AGREEMENT REAL PROPERTY (LESSEE) AS RECORDED IN VOLUME 13721, PAGE 73, D.R.T.C.T., INCLUDES THE SUBJECT TRACT.

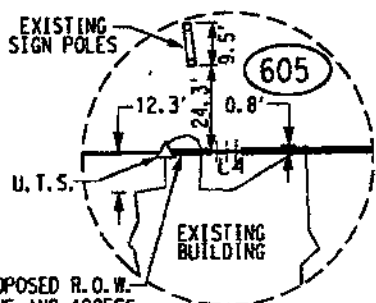
11) THE DESCRIPTION OF THE "PROPERTY" FROM TRACT I OF EXHIBIT "A" OF THE SUBORDINATION AGREEMENT REAL PROPERTY (LESSEE) AS RECORDED IN VOLUME 13818, PAGE 47, D.R.T.C.T., INCLUDES THE SUBJECT TRACT.

12) THE DESCRIPTION OF THE "PROPERTY" FROM TRACT I OF EXHIBIT "A" OF THE SUBORDINATION AGREEMENT REAL PROPERTY (LESSEE) AS RECORDED IN VOLUME 13818, PAGE 48, D.R.T.C.T., INCLUDES THE SUBJECT TRACT.

13) THE DESCRIPTION OF THE "REAL PROPERTY" FROM EXHIBIT "A" OF THE ASSIGNMENT OF RENTS AND LEASES AS RECORDED IN DOCUMENT NUMBER D204389230 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, INCLUDES THE SUBJECT TRACT.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Jason A. Jernigan
21 SEP 2010
JASON A. JERNIGAN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6023



DETAIL "A"
N. T. S.



A PLAT OF A SURVEY OF PARCEL			PARCEL NUMBER	605	
605				ACRES	SQUARE FEET
FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION	0.0987	4,301
	S.H. 121	TTA	DEED AREA	0.7104	30,947
SCALE	FEDERAL AID PROJECT NO.	COUNTY	REMAINDER AREA	0.6117	26,646
1" = 100'	0364-01-119	TARRANT			



9/21/2010 9:21:55 AM I:\270008\27119\NAD1\CAD\VECH-605-27119.dgn

County: Tarrant
Highway: SH 121
CSJ: 0364-01-119
Parcel: 605
Project limits: From IH 820 in Hurst,
To SH 183 in Bedford

AND IN ADDITION THERETO:

Title to all of that Stucco Office Building 1 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 improvement(s).

County: Tarrant
Parcel No.: 701
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 1 of 5
7/12/2010
Revised 9/15/2010



DESCRIPTION FOR PARCEL 701

BEING a 9,440 square foot tract of land situated in the W. W. Smith Survey, Abstract Number 1392, City of Bedford, Tarrant County, Texas, and being part of Lot 1C, Block 1 of Lot 1C, and Lot 1D, Block 1, Shops at Central Park, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Slide 11575 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 9,440 square foot tract also being part of that tract of land described in Special Warranty Deed to Shops Dunhill Ratel, LLC, as recorded in Document Number D207245074 of the Official Public Records of Tarrant County, Texas, said 9,440 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found for the common southeast corner of Lot 1, Block 1 of Lot 1, Block 1, Mobil Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-58, Page 81, P.R.T.C.T., and an interior "ell" corner of Lot 1D, Block 1 of said Shops at Central Park addition;

THENCE North 00 degrees 25 minutes 18 seconds West, with the common west line of said Lot 1D and the east line of said Lot 1, at a distance of 55.14 feet passing a calculated point for the southwest corner of said Lot 1C from which a found "X" cut in concrete for witness bears South 59 degrees 45 minutes 51 seconds West a distance of 0.31 of a foot, with the common west line of said Lot 1C and said east line of Lot 1, in all a total distance of 164.63 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 231.17 feet right of State Highway (S.H.) 121 Baseline Station 232+21.27 for the POINT OF BEGINNING at the intersection of said common line with the proposed southerly right-of-way line of S.H. 121 (a proposed variable width right-of-way);

- 1) THENCE North 00 degrees 25 minutes 18 seconds West, continuing with said common line, a distance of 60.37 feet to a calculated point for the common northeast corner of said Lot 1 and the northwest corner of said Lot 1C on the southerly right-of-way line of S.H. 121 (a variable width right-of-way), and from which point a 5/8-inch iron rod found for witness bears South 00 degrees 25 minutes 18 seconds East a distance of 0.23 of a foot;

County: Tarrant
Parcel No.: 701
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 2 of 5
7/12/2010
Revised 9/15/2010



DESCRIPTION FOR PARCEL 701

- 2) THENCE North 89 degrees 20 minutes 06 seconds East, departing said common line, with the common north line of said Lot 1C and said southerly right-of-way line of S.H. 121, a distance of 148.65 feet to a calculated point for the common northeast corner of said Lot 1C and the most northerly northwest corner of said Lot 1D, and from which point a 1/2-inch iron rod found bears South 00 degrees 25 minutes 18 seconds East a distance of 0.23 of a foot;
- 3) THENCE South 00 degrees 36 minutes 00 seconds East, departing said common line, with the common east line of said Lot 1C and a west line of said Lot 1D, a distance of 66.55 feet to a set "X" cut in concrete located 237.32 feet right of S.H. 121 Baseline Station 233+70.11 for the intersection of said common line with the aforementioned proposed southerly right-of-way line of S.H. 121;
- 4) THENCE North 88 degrees 17 minutes 14 seconds West, departing said common line, over and across said Lot 1C, with said proposed southerly right-of-way line of S.H. 121, at a distance of 20.05 feet passing a 1/2-inch iron rod set with cap stamped "TXDOT ADL" located 236.49 feet right of S.H. 121 Baseline Station 233+50.07 for the beginning of an Access Denial Line, continuing over and across said Lot 1C and with said proposed southerly right-of-way line, with said Access Denial Line, at a cumulative distance of 90.86 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 233.57 feet right of S.H. 121 Baseline Station 232+79.32 for the end of this Access Denial Line, continuing over and across said Lot 1C and with said proposed southerly right-of-way line, at a cumulative distance of 127.20 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 232.07 feet right of S.H. 121 Baseline Station 232+43.02 for the beginning of an Access Denial Line, continuing over and across said Lot 1C and with said proposed southerly right-of-way line, with said Access Denial Line, in all a total cumulative distance of 148.96 feet to the end of this Access Denial Line and to the POINT OF BEGINNING and containing 9,440 square feet or 0.2167 of an acre of land, more or less.

County: Tarrant
Parcel No.: 701
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 5
7/12/2010
Revised 9/15/2010




DESCRIPTION FOR PARCEL 701

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Jason A. Jernigan, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 6023
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212

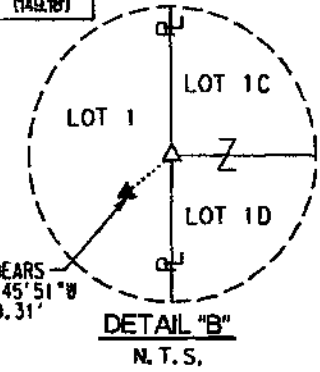
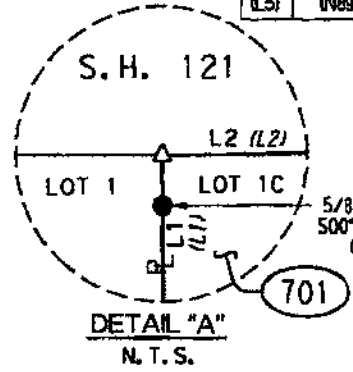
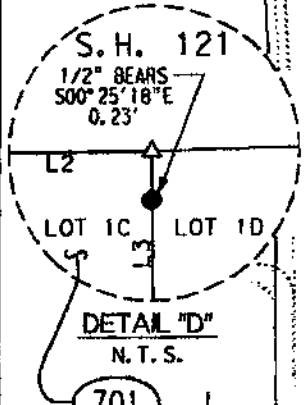
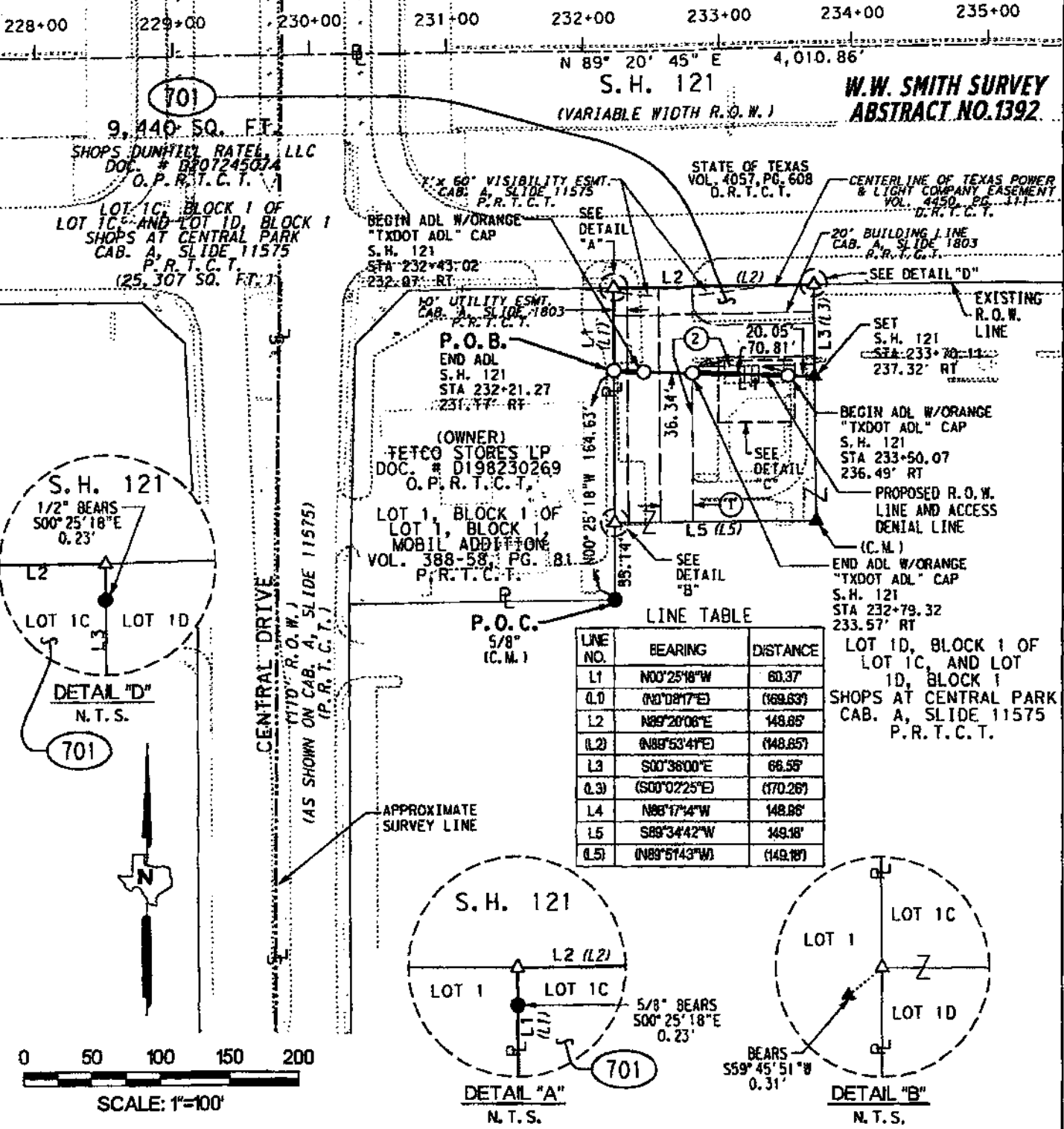


PLAT TO ACCOMPANY
PARCEL DESCRIPTION
CITY OF BEDFORD
TARRANT COUNTY.



WM. O. YANTIS SURVEY
ABSTRACT NO. 1752

W.W. SMITH SURVEY
ABSTRACT NO. 1392



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N00°25'18"W	60.37
(L1)	(N0°08'17"E)	(169.63)
L2	N89°20'06"E	148.85
(L2)	(N89°53'41"E)	(148.85)
L3	S00°38'00"E	66.55
(L3)	(S00°02'25"E)	(170.26)
L4	N88°17'14"W	148.86
L5	S89°34'42"W	149.18
(L5)	(N89°51'43"W)	(149.18)

9/15/2010 11:24:45 PM I:\270009\27119\WAD\1\CADD\TEXT\701-27119.dgn



A PLAT OF A SURVEY OF PARCEL 701			PARCEL NUMBER	701	
FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION	ACRES	SQUARE FEET
	S.H. 121	TTA		0.2167	9,440
SCALE	FEDERAL AID PROJECT NO.	COUNTY	DEED AREA	0.5810	25,307
1" = 100'	R.O.W.-C.S.J. NO. 0364-01-119	TARRANT	REMAINDER AREA	0.3643	15,867



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ⊙ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊚ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- — — DISTANCE NOT SHOWN TO SCALE
- — — PROPERTY LINE
- — — S.H. 121 BASE LINE
- — — S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X — X FENCE
- — — DENIAL OF ACCESS LINE
- — — ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- — — APPROXIMATE SURVEY LINE
- — — EXISTING TXDOT RIGHT-OF-WAY
- — — EXISTING TXDOT RIGHT-OF-WAY BASELINE
- — — PROPOSED 6' OR 8'
- — — PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.

2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.

3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.

5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.

6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-11062, EFFECTIVE DATE MAY 6, 2010.

8) THE DESCRIPTION OF THE "SHOPPING CENTER TRACT" FROM EXHIBIT "A" OF THE RESTRICTIVE COVENANT AND EASEMENT AGREEMENT AS RECORDED IN VOLUME 8347, PAGE 1014 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), INCLUDES THE SUBJECT TRACT.

9) THE 10 FOOT UTILITY AND PEDESTRIAN EASEMENTS RECORDED IN VOLUME 7992, PAGE 1237, D.R.T.C.T., DO NOT AFFECT THE SUBJECT TRACT.

10) THE SHOPPING CENTER EASEMENT AGREEMENT AS RECORDED IN VOLUME 8853, PAGE 1718, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.

11) THE RECIPROCAL ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER D203474841 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AFFECTS THE SUBJECT TRACT.

12) THE DESCRIPTION OF "TRACT 2" FROM EXHIBIT "A" OF THE RECIPROCAL ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER D206412088, O.P.R.T.C.T., INCLUDES THE SUBJECT TRACT.

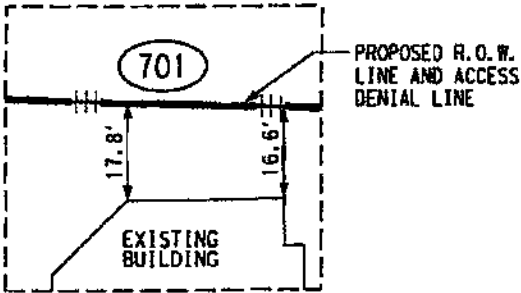
13) THE DESCRIPTION OF "TRACT 1" OF THE "EASEMENT PARCEL" FROM EXHIBIT "A" OF THE SIGNAGE EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER D207273514, O.P.R.T.C.T., INCLUDES THE SUBJECT TRACT.

14) THE DESCRIPTION OF THE "PROPERTY" FROM EXHIBIT "A" OF THE MEMORANDUM OF LEASE AS RECORDED IN VOLUME 8906, PAGE 214, D.R.T.C.T., INCLUDES THE SUBJECT TRACT.

15) THE DESCRIPTION OF THE "SHOPPING CENTER" DESCRIBED IN EXHIBIT "A" OF THE MEMORANDUM OF LEASE AS RECORDED IN VOLUME 8347, PAGE 1007, D.R.T.C.T., INCLUDES THE SUBJECT TRACT.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND.

(Signature)
15 SEP 2010
JASON A. JERNIGAN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6023



DETAIL "C"

N.T.S.

- ① 24' EMERGENCY ACCESS ESMT. CAB. A, SLIDE 11575 P.R.T.C.T.
- ② CAB. 58' B.L. A, SLIDE 1803 P.R.T.C.T.

A PLAT OF A SURVEY OF PARCEL
701

PARCEL NUMBER	701	
	ACRES	SQUARE FEET
ACQUISITION	0.2167	9,440
DEED AREA	0.5810	25,307
REMAINDER AREA	0.3643	15,867

FILE	TURNPIKE PROJECT		DIVISION
	S.H. 121		TTA
SCALE	FEDERAL AID PROJECT NO.	R.O.W. E.S. & NO.	COUNTY
1" = 100'		0364-01-119	TARRANT



County: Tarrant
Parcel No.: 683
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 1 of 5
7/23/2010
Revised 10/29/2010



DESCRIPTION FOR PARCEL 683

BEING a 588 square foot tract of land situated in the Thomas Beedy Survey, Abstract Number 71, City of Bedford, Tarrant County, Texas, and being part of Tract 3 of Tracts 1, 2, & 3, First State Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-87, Page 7 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 588 square foot tract also being part of Lot 4, Block A of Bedford Plaza, Lots 1-4, Block A, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-191, Page 9, P.R.T.C.T., said 588 square foot tract also being part of that tract of land described in Special Warranty Deed to Patrick O'Leary d/b/a D-FW ISP, as recorded in Volume 12493, Page 0865 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 588 square foot tract also being part of that tract of land described in Special Warranty Deed to Patrick O'Leary, as recorded in Volume 14566, Page 0529, D.R.T.C.T., said 588 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found "X" cut in concrete for the most westerly point of tangency on the common northerly right-of-way line of Plaza Parkway (a variable width private right-of-way) and the southerly line of said tract of land recorded in Volume 12493, Page 0865, D.R.T.C.T.;

THENCE South 84 degrees 51 minutes 44 seconds West, with said common line, a distance of 78.86 feet to a 2-inch TxDOT aluminum cap set in concrete located 477.92 feet left of State Highway (S.H.) 121 Baseline Station 230+27.64 for the POINT OF BEGINNING at the intersection of said common line with the proposed east right-of-way line of Central Drive (a proposed variable width right-of-way);

- 1) THENCE South 84 degrees 51 minutes 44 seconds West, continuing with said common line, a distance of 7.99 feet to a found "X" cut in concrete for the intersection of said common line with the existing east right-of-way line of Central Drive (a variable width right-of-way);
- 2) THENCE North 05 degrees 15 minutes 52 seconds West, departing said common line, with the common west line of said tract of land recorded in Volume 12493, Page 0865, D.R.T.C.T., the west line of said Lot 4, and said existing east right-of-way line of Central Drive, a distance of 19.98 feet to a calculated point for the northwest corner of said Lot 4 on the south line of said Tract 3;

County: Tarrant
Parcel No.: 683
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 2 of 5
7/23/2010
Revised 10/29/2010



DESCRIPTION FOR PARCEL 683

- 3) THENCE South 89 degrees 02 minutes 36 seconds West, departing said common line, with a jog in said existing east right-of-way line of Central Drive and with the said south line of said Tract 3, a distance of 0.27 of a foot to a 1/2-inch iron rod with yellow cap stamped "SGP" found for the southwest corner of said Tract 3;
- 4) THENCE North 01 degree 44 minutes 24 seconds West, with the common said existing east right-of-way line of Central Drive and said west line of said Tract 3, a distance of 62.42 feet to a TxDOT brass disk in concrete set located 559.61 feet left of S.H. 121 Baseline Station 230+16.61 for the beginning of an Access Denial Line at the intersection of said common line with the aforementioned proposed east right-of-way line of Central Drive;
- 5) THENCE North 88 degrees 15 minutes 36 seconds East, departing said common line, over and across said Tract 3, with said proposed east right-of-way line of Central Drive and with said Access Denial Line, a distance of 5.25 feet to a TxDOT brass disk in concrete for set corner;
- 6) THENCE South 04 degrees 41 minutes 30 seconds East, continuing over and across said Tract 3 and with said proposed east right-of-way line of Central Drive and with said Access Denial Line, at a distance of 28.55 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 531.23 feet left of S.H. 121 Baseline Station 230+23.87 for the end of this Access Denial Line, continuing over and across said Tract 3 and with said proposed east right-of-way line, at a cumulative distance of 48.01 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 511.82 feet left of S.H. 121 Baseline Station 230+25.24 for the beginning of an Access Denial Line, continuing over and across said Tract 3 and with said proposed east right-of-way line, with said Access Denial Line, at a cumulative distance of 62.62 feet passing a 1/2-inch iron rod set with TxDOT aluminum cap for the intersection of said proposed east right-of-way line with the aforementioned common south line of said Tract 3 and said north line of said Lot 4, over and across said Lot 4, continuing with said proposed east right-of-way line and with said Access Denial Line, in all a total cumulative distance of 82.00 feet to the POINT OF BEGINNING and containing 588 square feet or 0.0135 of an acre of land, more or less.

County: Tarrant
Parcel No.: 683
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 5
7/23/2010
Revised 10/29/2010



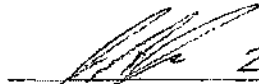
DESCRIPTION FOR PARCEL 683

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 29 OCT 2010

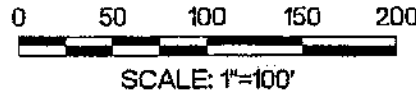
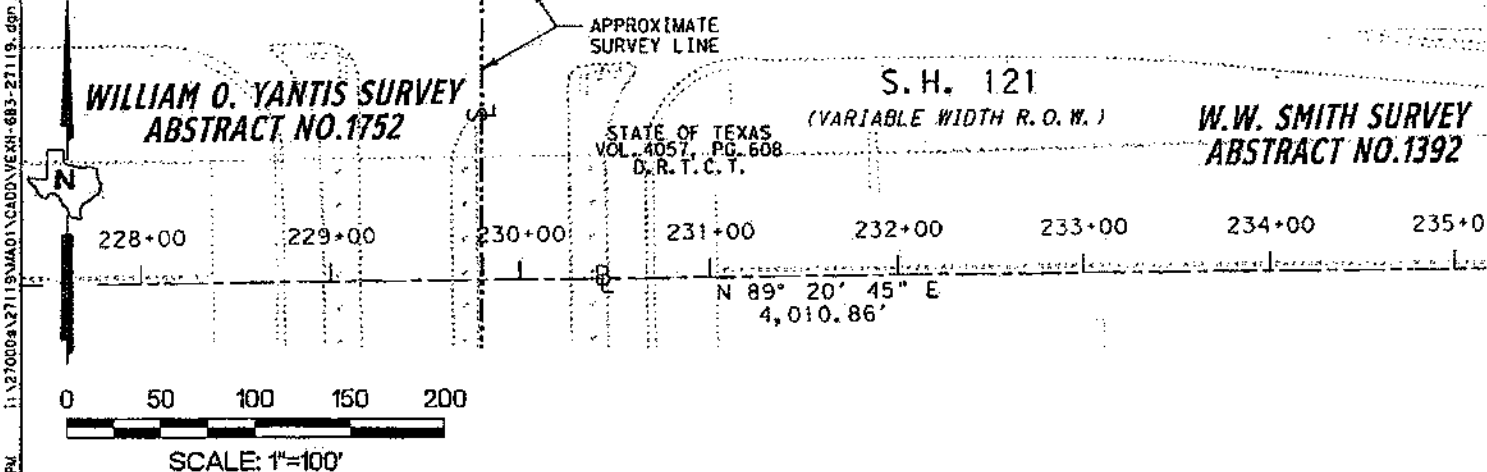
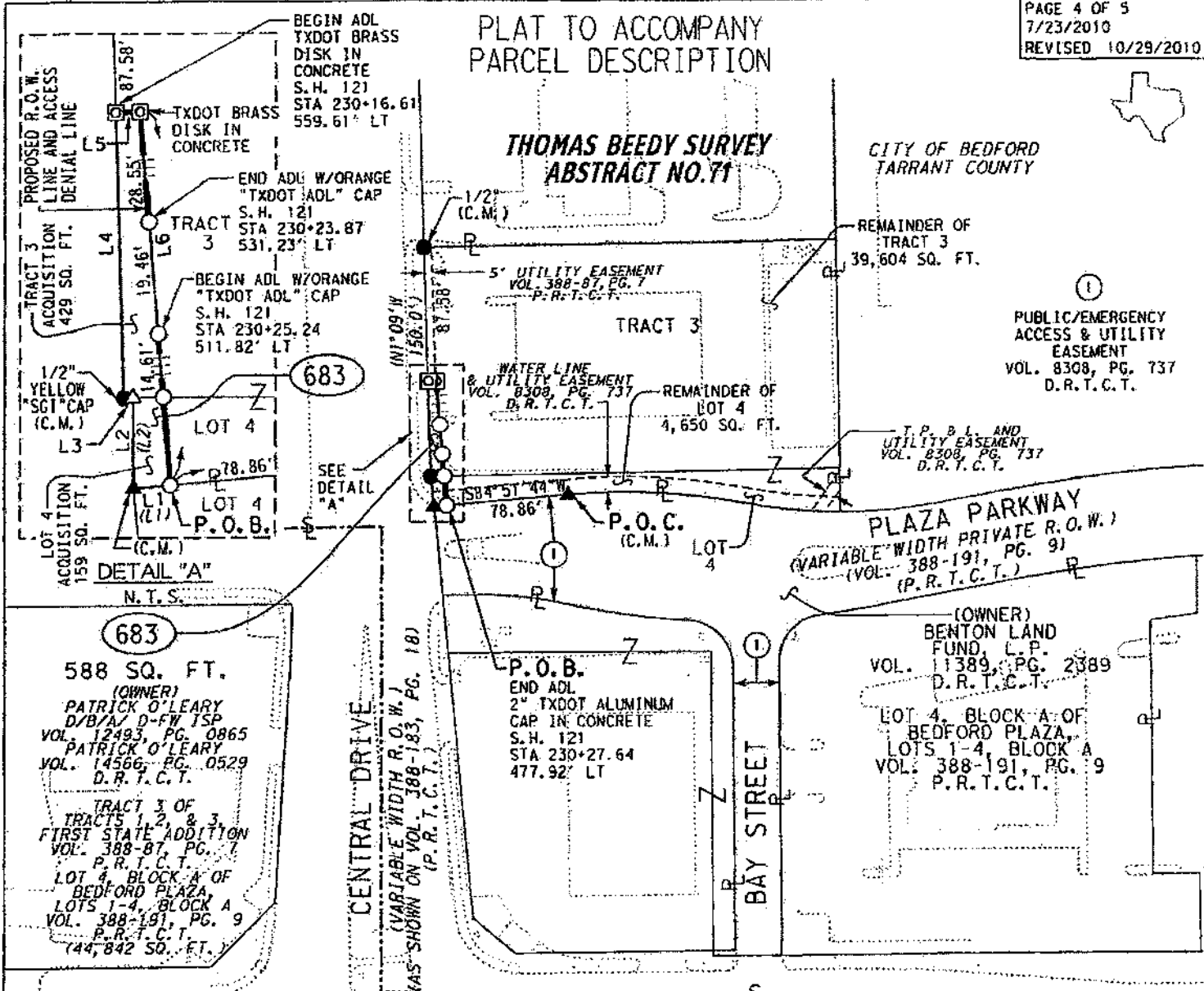
Jason A. Jernigan, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 6023
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

THOMAS BEEDY SURVEY
ABSTRACT NO. 71

CITY OF BEDFORD
TARRANT COUNTY



10/29/2010 11:41:03 PM I:\270009\27119\MA01\CADD\EXH-683-27119.dwg

A PLAT OF A SURVEY OF PARCEL 683			PARCEL NUMBER 683		
FILE	TURNPIKE PROJECT S.H. 121	DIVISION TTA	ACQUISITION	0.0135	SQUARE FEET 588
SCALE 1"=100'	FEDERAL AID PROJECT NO. 0364-01-119	COUNTY TARRANT	CALC. AREA	1.0294	44,842
	R.O.W.-C.S.J. NO. 0364-01-119		REMAINDER AREA	1.0159	44,254





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 704-11402, EFFECTIVE DATE OCTOBER 12, 2010.
- 8) THE PIPELINE EASEMENT TO SINCLAIR REFINING COMPANY AS RECORDED IN VOLUME 1469, PAGE 602 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AS AMENDED BY THE AMENDMENT OF RIGHT OF WAY AGREEMENT AS RECORDED IN VOLUME 6912, PAGE 525, D.R.T.C.T., AFFECTS THE SUBJECT TRACT.
- 9) THE RIGHT OF WAY AND EASEMENT RECORDED IN VOLUME 14480, PAGE 40, D.R.T.C.T., AFFECTS THE SUBJECT TRACT.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



Jason A. Jernigan
29 OCT 2010
JASON A. JERNIGAN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6023

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊗ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- ◆ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- Q.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- +— DISTANCE NOT SHOWN TO SCALE
- |— PROPERTY LINE
- |— S.H. 121 BASE LINE
- |— S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X—X FENCE
- |— DENIAL OF ACCESS LINE
- |— ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E DR B
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S84°51'44"W	7.99'
(L1)	(S85°37'19"W)	(86.67')
L2	N05°15'52"W	19.98'
(L2)	(N04°22'00"W)	(20.11')
L3	S89°02'36"W	0.27'
L4	N01°44'24"W	62.42'
L5	N88°15'36"E	5.25'
L6	S04°41'30"E	82.00'

I:\270009\27119\MA01\CARD\EXH-683-27119.dgn 10/29/2010 1:43:48 PM



A PLAT OF A SURVEY OF PARCEL
683

PARCEL NUMBER
683

FILE	TURNPIRE PROJECT S.H. 121	DIVISION TTA	ACRES		SQUARE FEET	
			ACQUISITION	0.0135	588	CALC. AREA
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S. & NO. 0364-01-119	COUNTY TARRANT	REMAINDER AREA	1.0159	44,254

County: Tarrant
Parcel No.: 619
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 1 of 7
8/25/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 619

BEING a 7,941 square foot tract of land situated in the Thomas Beedy Survey, Abstract Number 71, City of Bedford, Tarrant County, Texas, and being part of Lot 1-R, Block B of Bedford Plaza Addition, Lot 1-R, Block B, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-198, Page 4 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 7,941 square foot tract also being part of that tract of land described in Special Warranty Deed to C1 LAND, L.P., as recorded in Document Number D206000787 of the Official Public Records of Tarrant County, Texas, said 7,941 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northeast corner of said Lot 1-R and from which point a 1/2-inch iron rod found for witness bears North 48 degrees 01 minute 48 seconds West a distance of 0.26 of a foot;

THENCE South 00 degrees 48 minutes 20 seconds East, with the east line of said Lot 1-R, a distance of 501.72 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 204.11 feet left of State Highway (S.H.) 121 Baseline Station 243+50.71 for the POINT OF BEGINNING at the intersection of said east line with the proposed northerly right-of-way line of S.H. 121 (a proposed variable width right-of-way);

- 1) THENCE South 00 degrees 48 minutes 20 seconds East, continuing with said east line, a distance of 20.56 feet to a calculated point for the southeast corner of said Lot 1-R on the existing northerly right-of-way line of S.H.121 (a variable width right-of-way), and from which point a TxDOT Type II concrete monument found for witness bears South 76 degrees 20 minutes 21 seconds West a distance of 1.99 of a foot;
- 2) THENCE South 84 degrees 40 minutes 58 seconds West, departing said east line and with the common south line of said Lot 1-R and said existing northerly right-of-way line of S.H.121, a distance of 133.14 feet to a point for corner from which a 1/2-inch iron rod found for witness bears North 17 degrees 35 minutes 28 seconds East, a distance of 1.05 of a foot;

County: Tarrant
Parcel No.: 619
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 2 of 7
8/25/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 619

- 3) THENCE South 87 degrees 36 minutes 58 seconds West, continuing with said common line, a distance of 199.99 feet to a point for corner from which a TxDOT Type II concrete monument found for witness bears North 69 degrees 40 minutes 08 seconds East a distance of 0.47 of a foot;
- 4) THENCE South 89 degrees 29 minutes 58 seconds West, continuing with said common line a distance of 25.37 feet to a found "X" cut in concrete for the southwest corner of said Lot 1-R and the southeast corner of Lot 4, Block A of Bedford Plaza, Lots 1-4, Block A, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-191, Page 9, P.R.T.C.T.;
- 5) THENCE North 00 degrees 24 minutes 20 seconds West, departing said common line, with the common west line of said Lot 1-R and the east line of said Lot 4 and the east right-of-way line of Marriott Drive (a 31 foot wide private right-of-way as established by said Bedford Plaza, Lots 1-4, Block A plat), a distance of 43.27 feet to a TxDOT Type II concrete monument set located 222.02 feet left of S.H. 121 Baseline Station 239+75.99 for the northwest corner of a corner clip for the intersection of the aforementioned proposed northerly right-of-way line of S.H.121 with said east right-of-way line of Marriott Drive, said point also being the beginning of an Access Denial Line;
- 6) THENCE South 50 degrees 05 minutes 29 seconds East, departing said common line, over and across said Lot 1-R, with said corner clip and said Access Denial Line, a distance of 33.41 feet to a TxDOT Type II concrete monument set for the southeast corner of said corner clip on said proposed northerly right-of-way line of S.H.121;

County: Tarrant
Parcel No.: 619
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 7
8/25/2010



DESCRIPTION FOR PARCEL 619

- 7) THENCE North 88 degrees 12 minutes 28 seconds East, continuing over and across said Lot 1-R, with said proposed northerly right-of-way line of S.H.121 and said Access Denial Line, at a distance of 39.05 feet passing a TxDOT Type II concrete monument set located 201.07 feet left of S.H. 121 Baseline P.C. Station 240+40.41, continuing over and across said Lot 1-R, with said proposed northerly right-of-way line of S.H.121 and said Access Denial Line, in all a total distance of 75.48 feet to a TxDOT Type II concrete monument set for corner;
- 8) THENCE North 86 degrees 38 minutes 04 seconds East, continuing over and across said Lot 1-R and with said proposed northerly right-of-way line of S.H.121 and said Access Denial Line, at a distance of 131.36 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 204.10 feet left of S.H. 121 Baseline Station 242+17.63 for the end of this Access Denial Line, continuing over and across said Lot 1-R and with said proposed northerly right-of-way line of S.H.121, at a cumulative distance of 166.94 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 203.95 feet left of S.H. 121 Baseline Station 242+55.23 for the beginning of an Access Denial Line, continuing over and across said Lot 1-R and with said proposed northerly right-of-way line of S.H.121, with said Access Denial Line, a total cumulative distance of 208.35 feet to a TxDOT Type II concrete monument set for corner;
- 9) THENCE North 84 degrees 32 minutes 45 seconds East, continuing over and across said Lot 1-R and with said proposed northerly right-of-way line of S.H.121 and said Access Denial Line, a distance of 30.02 feet to a TxDOT Type II concrete monument set for corner;
- 10) THENCE North 83 degrees 29 minutes 15 seconds East, continuing over and across said Lot 1-R and with said proposed northerly right-of-way line of S.H.121 and said Access Denial Line, a distance of 18.94 feet to the end of this Access Denial Line and to the POINT OF BEGINNING and containing 7,941 square feet or 0.1823 of an acre of land, more or less.

County: Tarrant
Parcel No.: 619
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 4 of 7
8/25/2010




DESCRIPTION FOR PARCEL 619

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

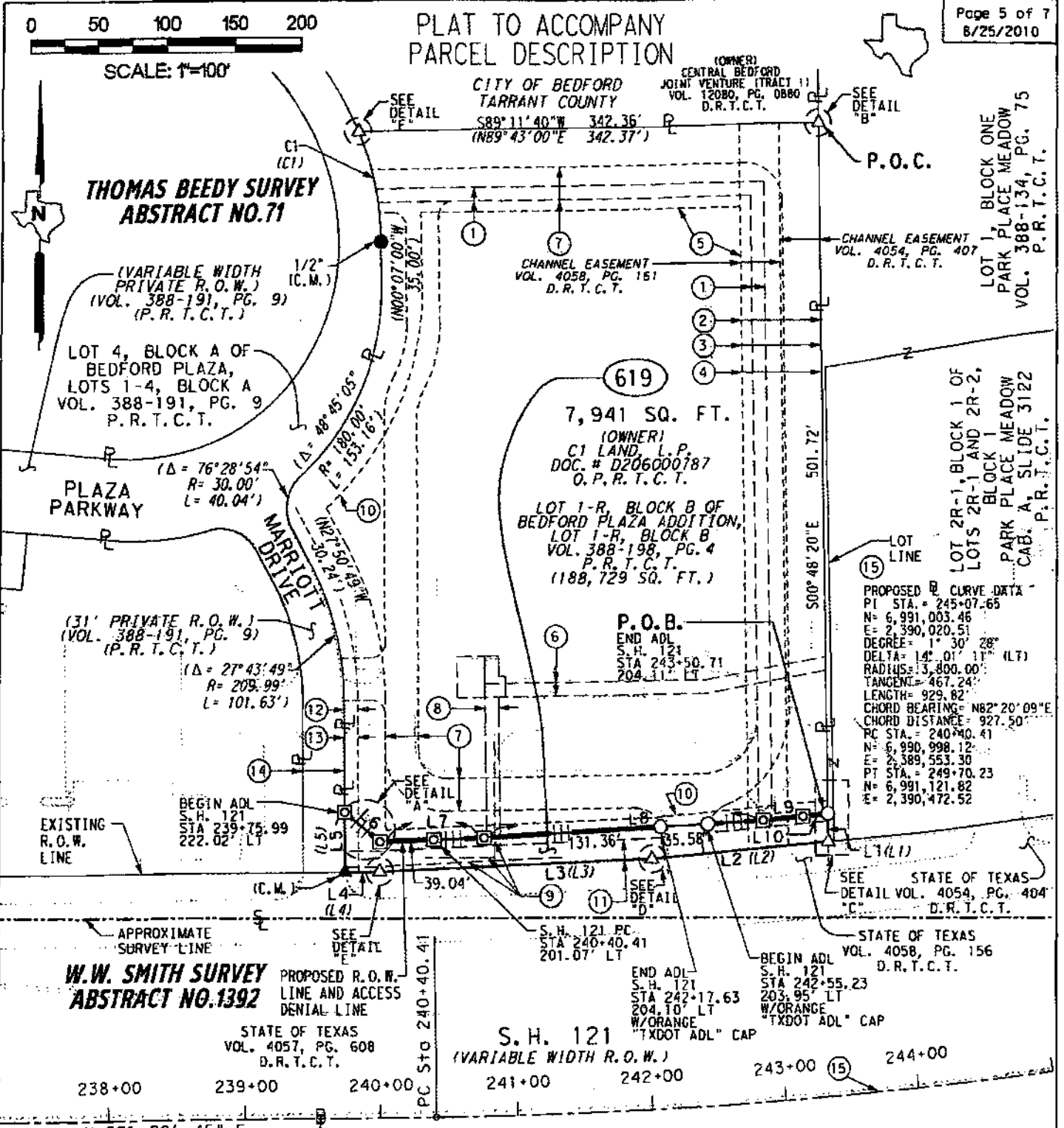
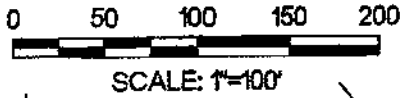
That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 25 AUG 2010

Jason A. Jernigan, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 6023
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



PROPOSED CURVE DATA

PI STA.	= 245+07.65
N	= 6,991,003.46
E	= 2,390,020.51
DEGREE	= 1° 30' 28"
DELTA	= 14° 01' 11" (LT)
RADIUS	= 3,800.00'
TANGENT	= 467.24'
LENGTH	= 929.82'
CHORD BEARING	= N82° 20' 09" E
CHORD DISTANCE	= 927.50'
PC STA.	= 240+40.41
N	= 6,990,998.12
E	= 2,389,553.30
PT STA.	= 249+70.23
N	= 6,991,121.82
E	= 2,390,472.52

CURVE TABLE

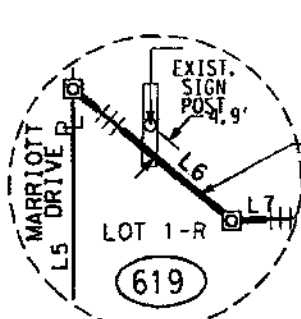
CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	22° 27' 28" (RT)	210.00'	82.31'	81.79'	S17° 52' 04" E
(C1)	(22° 27' 28")	(210.00')	(82.31')		



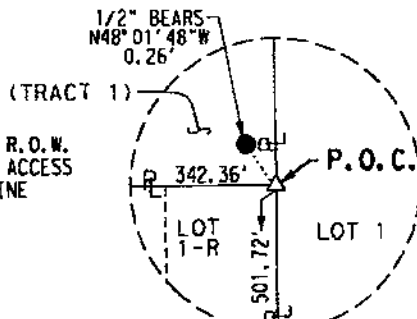
A PLAT OF A SURVEY OF PARCEL 619				PARCEL NUMBER	619	
FILE	TURNPIKE PROJECT S.H. 121		DIVISION TTA	ACQUISITION	0.1823	7,941
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-01-119	COUNTY TARRANT	DEED AREA	4.3326	188,729
				REMAINDER AREA	4.1503	180,788



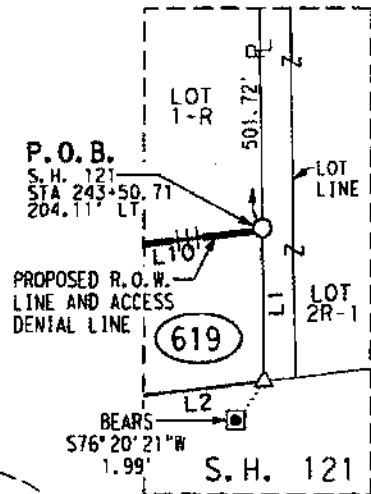
PLAT TO ACCOMPANY
PARCEL DESCRIPTION



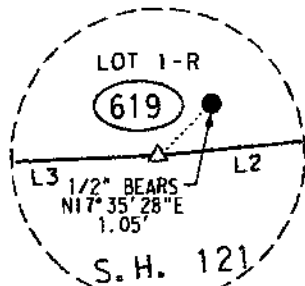
DETAIL "A"
N. T. S.



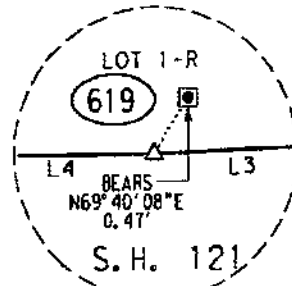
DETAIL "B"
N. T. S.



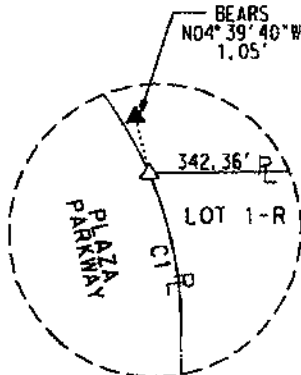
DETAIL "C"
N. T. S.



DETAIL "D"
N. T. S.



DETAIL "E"
N. T. S.



DETAIL "F"
N. T. S.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S00°48'20"E	20.56'
(L1)	(S00°17'00"E)	(522.30')
L2	S84°40'58"W	133.14'
(L2)	(S85°14'00"W)	(132.70')
L3	S87°36'58"W	199.99'
(L3)	(S88°10'00"W)	(199.99')
L4	S89°29'58"W	25.37'
(L4)	(S89°53'00"W)	(25.70')
L5	N00°24'20"W	43.27'
(L5)	(N00°07'00"W)	(126.50')
L6	S50°05'28"E	33.41'
L7	N88°12'28"E	75.48'
L8	N86°38'04"E	208.35'
L9	N84°32'45"E	30.02'
L10	N83°29'15"E	18.84'

- ① 10' WATER ESMT. VOL. 388-198, PG. 4 P. R. T. C. T.
- ② 60' DRAINAGE EASEMENT & UTILITY ESMT. VOL. 388-198, PG. 4 P. R. T. C. T.
- ③ 60' DRAINAGE EASEMENT FOR HIGHWAY PURPOSES VOL. 7070, PG. 1055 D. R. T. C. T.
- ④ DRAINAGE & UTILITY EASEMENT VOL. 8308, PG. 737 D. R. T. C. T.
- ⑤ 60' BUILDING LINE VOL. 388-198, PG. 4 P. R. T. C. T.
- ⑥ 10' T.P.B.L. ESMT. VOL. 388-198, PG. 4 P. R. T. C. T.
- ⑦ 24' PUBLIC & EMERGENCY ACCESS ESMT. VOL. 388-198, PG. 4 P. R. T. C. T.
- ⑧ 10' WATER ESMT. VOL. 388-198, PG. 4 P. R. T. C. T.
- ⑨ CENTERLINE OF TPBL EASEMENT VOL. 4450, PG. 109 D. R. T. C. T.
- ⑩ 30' BUILDING LINE VOL. 388-198, PG. 4 P. R. T. C. T.
- ⑪ 15' UTILITY EASEMENT VOL. 8173, PG. 1046 D. R. T. C. T.
- ⑫ 10' GAS EASEMENT VOL. 388-198, PG. 4 P. R. T. C. T.
- ⑬ GAS & UTILITY EASEMENT VOL. 8308, PG. 737 D. R. T. C. T.
- ⑭ PUBLIC/EMERGENCY ACCESS & UTILITY EASEMENT VOL. 8308, PG. 737 D. R. T. C. T.

D:\27\0008\27115\MAU\NCAD09\EAH-619-F02-2119.DWG



© 2009

A PLAT OF A SURVEY OF PARCEL 619			PARCEL NUMBER		619	
FILE	TURPIN PROJECT S. H. 121	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-01-119	DEED AREA	4.3326	188,729	
		COUNTY TARRANT	REMAINDER AREA	4.1503	180,788	

**PLAT TO ACCOMPANY
PARCEL DESCRIPTION**



- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5642, EFFECTIVE DATE MARCH 15, 2010.
- 8) THE DESCRIPTION OF "THE PROPERTY" FROM EXHIBIT "A" OF THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND DEVELOPMENT STANDARDS APPLICABLE TO THE PLAZA TARRANT COUNTY, TEXAS AS RE-RECORDED IN VOLUME 8363, PAGE 2266 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), (ORIGINALLY RECORDED IN VOLUME 8313, PAGE 1716, D.R.T.C.T.) INCLUDES THE SUBJECT TRACT.
- 9) THE EASEMENTS FOR HIGHWAY PURPOSES AS RECORDED IN VOLUME 4054, PAGE 407 AND VOLUME 4058, PAGE 161, BOTH D.R.D.C.T., HAVE BEEN RELEASED, REMISED, AND QUITCLAIMED UNTO THE OWNERS OF THE FEE IN THE LAND BY THE QUITCLAIM AS RECORDED IN VOLUME 7118, PAGE 882, D.R.D.C.T., AND THEREFORE DO NOT AFFECT THE SUBJECT TRACT.
- 10) THE DESCRIPTION OF THE "LEASED PREMISES" DESCRIBED IN EXHIBIT "A" OF THE MEMORANDUM OF LEASE AS RECORDED IN VOLUME 8945, PAGE 397, D.R.T.C.T., AS AFFECTED BY THE ASSIGNMENT OF LEASE AND WARRANTY AND ASSUMPTION OF OBLIGATIONS AS RECORDED IN VOLUME 8945, PAGE 405, D.R.T.C.T., AND BY THE FIRST AMENDMENT TO GROUND LEASE AND NONDISTURBANCE AND ATTORNMENT AGREEMENT AS RECORDED IN VOLUME 11556, PAGE 0951, D.R.T.C.T., AND BY THE MEMORANDUM OF AGREEMENT REGARDING GROUND LEASES AS RECORDED IN DOCUMENT NUMBER D206000788 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, INCLUDES THE SUBJECT TRACT.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature]
25 AUG 2010
JASON A. JERNIGAN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6023



LEGEND	
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
▣	TXDOT TYPE II CONCRETE MONUMENT FOUND
◻	TXDOT TYPE III CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
●	IRON ROD FOUND (SIZE NOTED)
■	SQUARE-HEAD BOLT FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND "X" CUT (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
DOC.#	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	S.H. 121 BASE LINE
---	S.H. 121 PROPOSED RIGHT-OF-WAY LINE
X—X	FENCE
---	DENIAL OF ACCESS LINE
---	ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED E OR B
---	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
U.T.S.	UNABLE TO SET
(C.M.)	CONTROL MONUMENT
ADL	ACCESS DENIAL LINE

I:\27000\27119\MA01\CA00\VEKH-619-27119.dgn 3:56:31 PM 8/25/2010



A PLAT OF A SURVEY OF PARCEL 619				PARCEL NUMBER	619	
FILE	TURNPIKE PROJECT S.H. 121	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-01-119	DEED AREA	4.1823	7,941	
		COUNTY TARRANT	REMAINDER AREA	4.3326	188,729	
				4.1503	180,788	

County: Tarrant
Parcel No.: 521
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 1 of 5
4/16/2010
Revised 8/5/2010



DESCRIPTION FOR PARCEL 521

BEING a 10,874 square foot tract of land situated in the William W. Wallace Survey, Abstract Number 1607, City of Hurst, Tarrant County, Texas, and being part of Lot 7, Block 1 of Lot 2R1R, Lot 6 & Lot 7 Block 1 Olde Towne Square, an addition to the City of Hurst, Tarrant County, Texas, as recorded in Volume 388-126, Page 48 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 10,874 square foot tract also being part of that tract of land described in Deed Without Warranty to Private Restaurant Properties, LLC as recorded in Document Number D207267915 of the Official Public Records of Tarrant County, Texas, said 10,874 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found "X" cut in concrete for the common southeast corner of said Lot 7 and southwest corner of Lot 10R, Block 1 of Lot 10R, Block 1 Olde Towne Square Addition, an addition to the City of Hurst, Tarrant County, Texas, as recorded in Volume 388-152, Page 12, P.R.T.C.T., said point also being in the north line of Lot 9, Block 1 of Lots 2R1R1, 8 and 9 Block 1 Olde Towne Square, an addition to the City of Hurst, Tarrant County, Texas, as recorded in Volume 388-137, Page 11, P.R.T.C.T.;

THENCE North 00 degrees 00 minutes 05 seconds West, with the common east line of said Lot 7 and the west line of said Lot 10R, a distance of 257.27 feet to a 2-inch TxDOT aluminum cap set in concrete located 227.61 feet right of State Highway (S.H.) 121 Baseline Station 72+89.92 for the POINT OF BEGINNING at the intersection of said common line with the proposed southerly right-of-way line of S.H. 121 (a proposed variable width right-of-way), said point also being the beginning of a non-tangent circular curve to the left having a radius of 10,479.50 feet whose chord bears South 81 degrees 50 minutes 27 seconds West a distance of 190.92 feet, said point also being the beginning of an Access Denial Line;

County: Tarrant
Parcel No.: 521
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 2 of 5
4/16/2010
Revised 8/5/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 521

- 1) THENCE Westerly, departing said common line, over and across said Lot 7 and with said proposed southerly right-of-way line of S.H. 121 and with said Access Denial Line and with said curve, through a central angle of 01 degree 02 minutes 38 seconds, at an arc distance of 159.26 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 234.37 feet right of S.H. 121 Baseline Station 71+24.19 for the end of this Access Denial Line, continuing over and across said Lot 7 and with said proposed southerly right-of-way line of S.H. 121 and with said curve, in all a total arc distance of 190.93 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 235.47 feet right of S.H. 121 Baseline Station 70+91.21 for the intersection of said proposed southerly right-of-way line with the common west line of said Lot 7 and east line of Lot 6 of said Lot 2R1R, Lot 6 & Lot 7 Block 1 Olde Towne Square addition as recorded in Volume 388-126, Page 48, P.R.T.C.T.;
- 2) THENCE North 00 degrees 00 minutes 05 seconds West, departing said proposed southerly right-of-way line of S.H. 121, with said common line, a distance of 61.38 feet to a 1/2-inch iron rod set with yellow cap stamped "HALFF" for the common northwest corner of said Lot 7 and the northeast corner of said Lot 6, said point being in the existing southerly right-of-way line of S.H. 121 (a variable width right-of-way), said point also being the beginning of a non-tangent circular curve to the right having a radius of 5,554.58 feet whose chord bears North 84 degrees 16 minutes 58 seconds East a distance of 189.94 feet;
- 3) THENCE Easterly, departing said common line, with the common north line of said Lot 7 and with said existing southerly right-of-way line of S.H. 121 and with said curve, through a central angle of 01 degree 57 minutes 33 seconds, an arc distance of 189.95 feet to a calculated point for the common northeast corner of said Lot 7 and northwest corner of the aforementioned Lot 10R, and from which point a 5/8-inch iron rod found for witness bears South 00 degrees 00 minutes 05 seconds East a distance of 0.63 of a foot;

County: Tarrant
Parcel No.: 521
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 5
4/16/2010
Revised 8/5/2010



DESCRIPTION FOR PARCEL 521


- 4) THENCE South 00 degrees 00 minutes 05 seconds East, departing said common line, with the aforementioned common east line of said Lot 7 and the west line of said Lot 10R, a distance of 53.20 feet to the POINT OF BEGINNING and containing 10,874 square feet or 0.2496 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

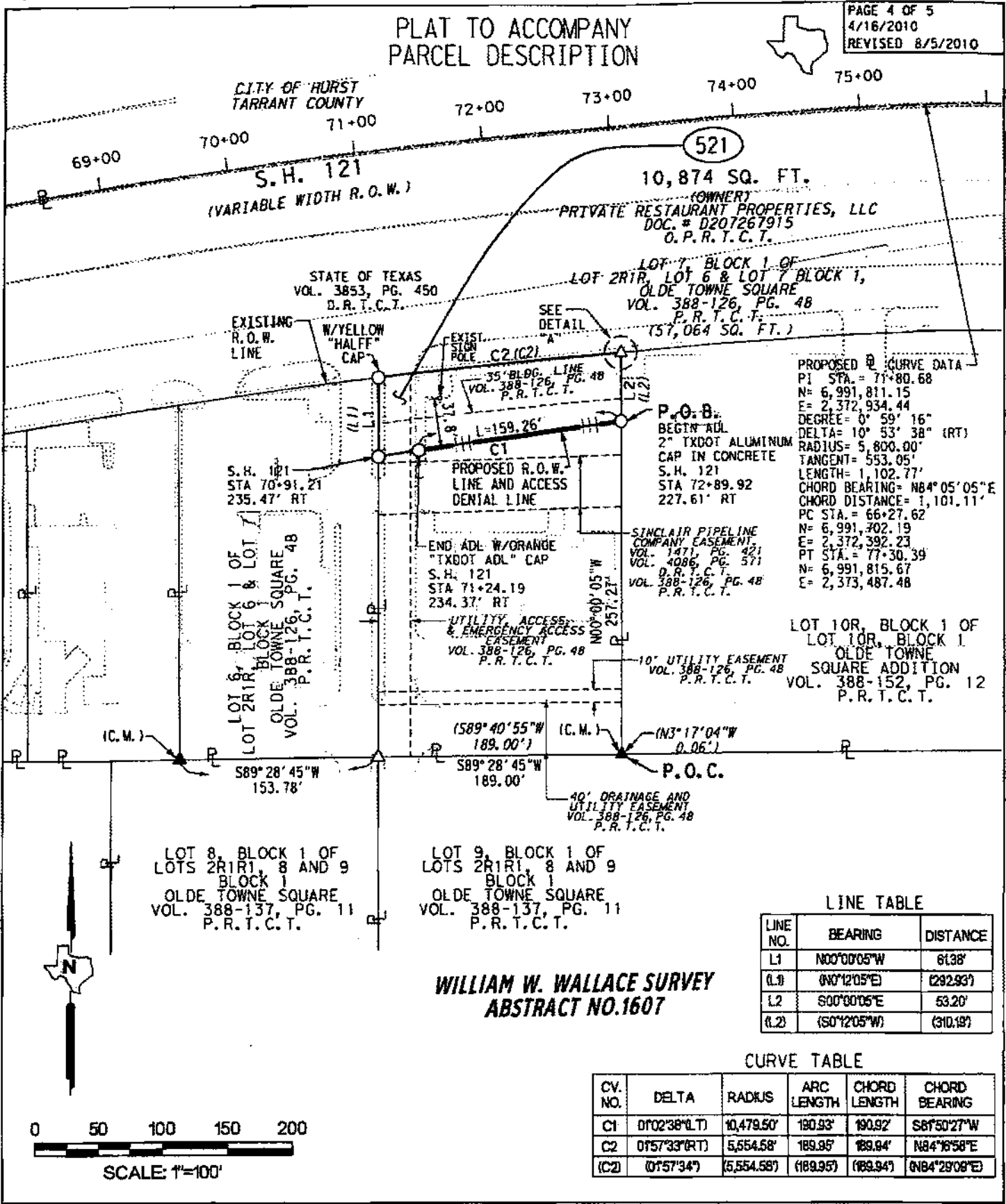
That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.


05 AUG 2010

Jason A. Jernigan, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 6023
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



PROPOSED CURVE DATA
 PI STA. = 71+80.68
 N = 6,991,811.15
 E = 2,372,934.44
 DEGREE = 0° 59' 16"
 DELTA = 10° 53' 38" (RT)
 RADIUS = 5,800.00'
 TANGENT = 553.05'
 LENGTH = 1,102.77'
 CHORD BEARING = N84° 05' 05" E
 CHORD DISTANCE = 1,101.11'
 PC STA. = 66+27.62
 N = 6,991,702.19
 E = 2,372,392.23
 PT STA. = 77+30.39
 N = 6,991,815.67
 E = 2,373,487.48

LOT 10R, BLOCK 1 OF
 LOT 10R, BLOCK 1
 OLDE TOWNE
 SQUARE ADDITION
 VOL. 388-152, PG. 12
 P.R.T.C.T.

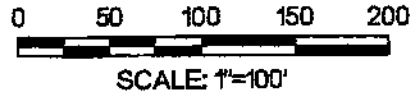
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N00°00'05"W	6138'
(L1)	(N0°12'05"E)	(292.93')
L2	S00°00'05"E	5320'
(L2)	(S0°12'05"W)	(310.19')

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	0°02'38"(LT)	10,479.50'	190.93'	190.92'	S8°50'27"W
C2	0°57'33"(RT)	5,554.58'	189.95'	189.94'	N84°16'58"E
(C2)	(0°57'34')	(5,554.58')	(189.95')	(189.94')	(N84°29'08"E)

WILLIAM W. WALLACE SURVEY
 ABSTRACT NO. 1607



11:03:24 AM 11/27/2009 27118VAD1\CADD\EXH-521-27119.dgn



A PLAT OF A SURVEY OF PARCEL 521				PARCEL NUMBER	521	
FILE	TURNPIKE PROJECT		DIVISION	ACQUISITION	ACRES	SQUARE FEET
	S. H. 121		TTA		0.2496	10,874
SCALE 1"=100'	FEDERAL AID PROJECT NO.	R. O. W. - C. S. J. NO.	COUNTY	DEED AREA	1.3100	57,064
		0364-01-119	TARRANT	REMAINDER AREA	1.0604	46,190

County: Tarrant
Parcel: 158
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 1 of 5
February 22, 2010
Revised August 6, 2010



Description for Parcel 158

BEING a 10,944 square foot tract of land in the W. W. Wallace Survey, Abstract Number 1606, North Richland Hills, Tarrant County, Texas, and being out of and a portion of the remaining portion of that certain Lot 1R-B, Block 42CR, Richland Terrace Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Cabinet A, Slide 917, Plat Records, Tarrant County, Texas, and being out of and a portion of the remaining portion of that certain Lot 2R, Block 42CR, Richland Terrace Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-198, Page 87, Plat Records, Tarrant County, Texas, said Lots 1R-B and 2R were conveyed to H&H Pearson – Huggins Limited Partnership, by Warranty Deed dated September 22, 2005 and recorded under Document Number D205301885, Official Public Records, Tarrant County, Texas, and by Warranty Deed with Vendor's Lien dated December 6, 1999 and recorded in Volume 14214, Page 63, Deed Records, Tarrant County, Texas, said 10,944 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the Northeast corner of said Lot 2R, said POINT OF COMMENCING being in the existing South right-of-way line of Short Street (50' ROW), as recorded in Volume 388-60, Page 46, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 802.17 feet North of and at right angles to centerline survey station 953+00.07 of the proposed centerline of Interstate 820;

THENCE North 88 degrees 18 minutes 21 seconds West, along said existing South right-of-way line and the North line of said Lot 2R, a distance of 440.38 feet to the Northwest corner of the remaining portion of Lot 1R-B, Block 42CR, Richland Terrace Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Cabinet A, Slide 917, Plat Records, Tarrant County, Texas, same being in the existing East right-of-way line of Cloyce Court (60' ROW), as recorded in Volume 388-60, Page 46, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 10 minutes 50 seconds West, along said existing East right-of-way line, a distance of 119.04 feet to the Northerly Southwest corner of said Lot 1R-B; same being the Northwest corner of Lot 1R-A, Block 42CR, Richland Terrace Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Cabinet A, Slide 917, Plat Records, Tarrant County, Texas;

THENCE South 88 degrees 18 minutes 21 seconds East, along the common line between said Lot 1R-A and 1R-B, a distance of 205.05 feet to the Northeast corner of said Lot 1R-A;

THENCE South 00 degrees 08 minutes 21 seconds West, along the common line between said Lot 1R-A and 1R-B, a distance of 329.75 feet to an angle point;

County: Tarrant
Parcel: 158
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 2 of 5
February 22, 2010
Revised August 6, 2010



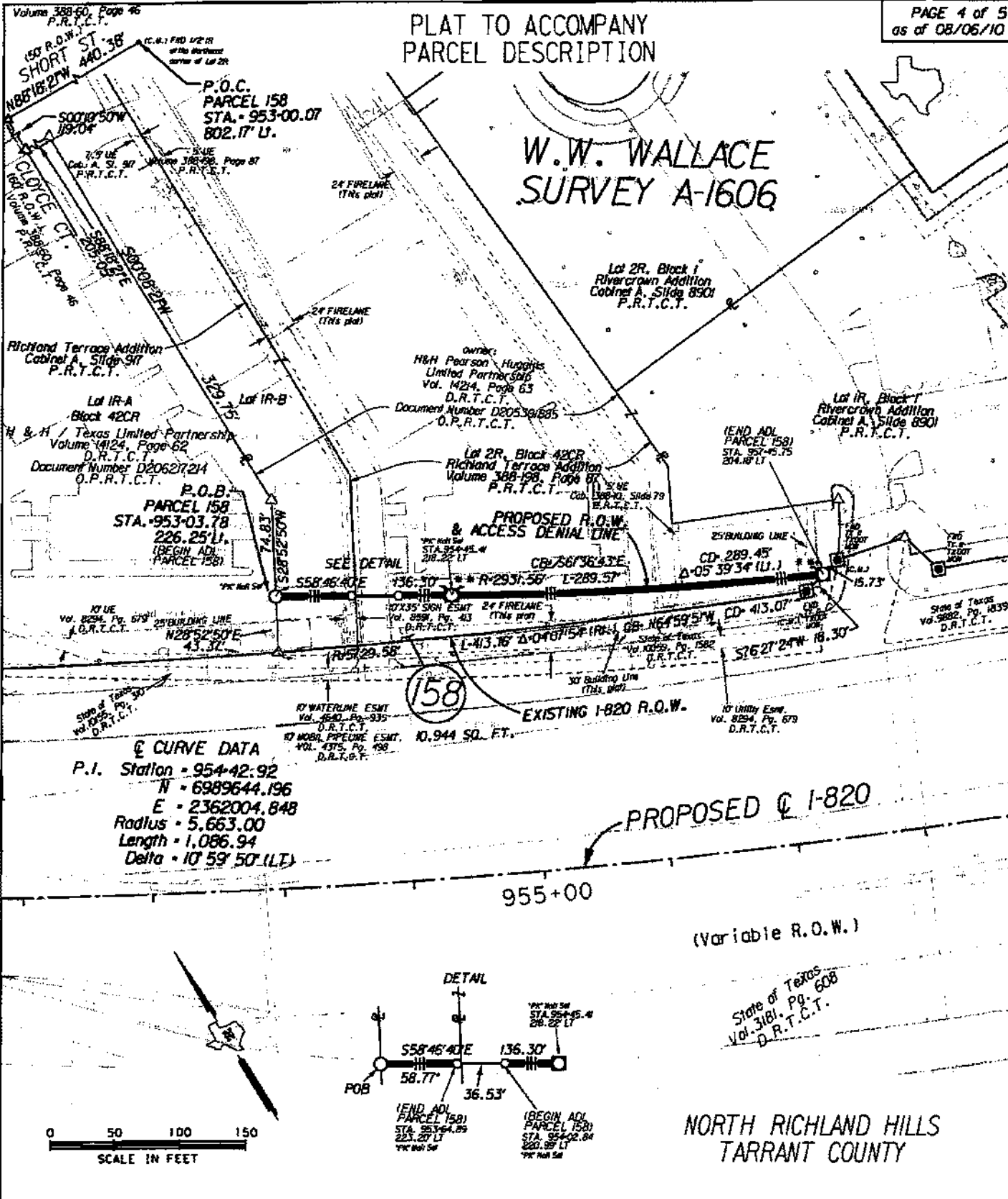
Description for Parcel 158

THENCE South 28 degrees 52 minutes 50 seconds West, continuing along the common line between said Lot 1R-A and said Lot 1R-B, a distance of 74.83 feet to a PK nail set for the POINT OF BEGINNING at the intersection of the proposed North right-of-way line of Interstate 820 with said common line between said Lot 1R-A and said Lot 1R-B, said POINT OF BEGINNING also being 226.25 feet North of and at right angles to centerline survey station 953+03.78 of the proposed centerline of Interstate 820 and being the beginning of an Access Denial Line;

- (1) THENCE South 58 degrees 46 minutes 40 seconds East, crossing said Lot 1R-B and 2R, along said proposed North right-of-way line and said Access Denial Line, passing at a distance of 58.77 feet, a PK Nail set for the end of said Access Denial Line, and passing at a distance of 95.30 feet, a PK Nail set for the beginning of an Access denial line, and continue, a total distance of 136.30 feet to a PK nail set at the beginning of a curve to the left, whose long chord bears South 61 degrees 36 minutes 43 seconds East, a distance of 289.45 feet; **
- (2) THENCE Southeasterly, continuing across said Lot 2R, along said proposed North right-of-way line and said Access Denial Line, curving to the left, having a radius of 2931.56 feet, a central angle of 05 degrees 39 minutes 34 seconds, for an arc distance of 289.57 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of said proposed North right-of-way line and the existing North right-of-way line of Interstate 820, as recorded in Volume 10059, Page 1582, Deed Records, Tarrant County, Texas; and being the end of said Access Denial Line; **
- (3) THENCE South 76 degrees 27 minutes 24 seconds West, along said existing North right-of-way line, a distance of 18.30 feet to a "TxDOT" Type II monument found at the beginning of a curve to the right, whose long chord bears North 64 degrees 59 minutes 51 seconds West, a distance of 413.07 feet;
- (4) THENCE Northwesterly, continuing along said existing North right-of-way line curving to the right, having a radius of 5729.58 feet, a central angle of 04 degrees 07 minutes 54 seconds to and along the existing North right-of-way line of Interstate 820, as recorded in Volume 10155, Page 310, Deed Records, Tarrant County, Texas, for an arc distance of 413.16 feet to the Southwest corner of the remaining portion of the aforesaid Lot 1R-B, same being the Southeast corner of the aforesaid remaining portion of Lot 1R-A;

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

W.W. WALLACE
SURVEY A-1606



A PLAT OF A SURVEY OF PARCEL 158			PARCEL NUMBER	158	
FILE	I-820		ACQUISITION	0.2512	10,944
SCALE	FEDERAL AID PROJECT NO.	R.O.R.-C.S. & NO.	DEED AREA	4.5512	198,252
1" = 100'		0008-14-093	REMAINDER AREA	4.3000	187,308
			DIVISION TTA		
			COUNTY TARRANT		




PLAT TO ACCOMPANY PARCEL DESCRIPTION

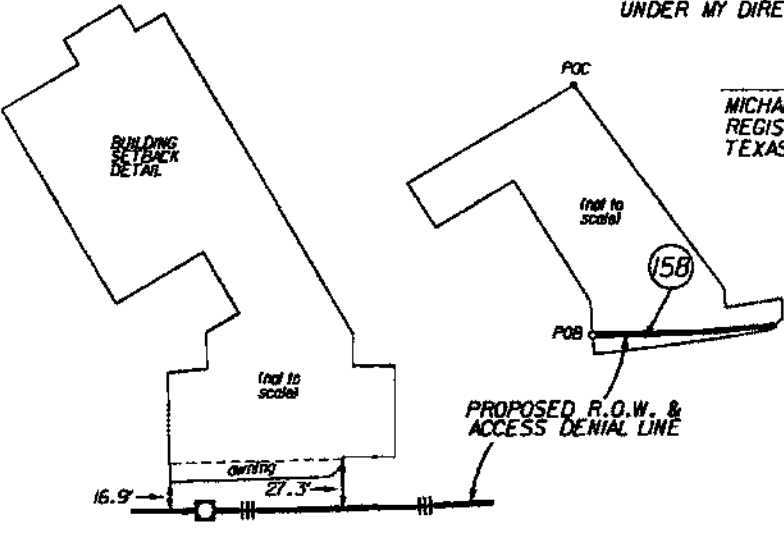
LEGEND


- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (typ) COUNTY CLERK DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- I-820 CENTERLINE
- I-820 PROPOSED RIGHT-OF-WAY LINE
- I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED § OR ¶
- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL ACCESS DENIAL LINE
- D DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADIUS
- (C.M.) CONTROLLING MONUMENT
- ** AFTER ACQUISITION, MONUMENT WILL BE REPLACED WITH A TXDOT TYPE II CONCRETE MONUMENT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5236, EFFECTIVE DATE NOVEMBER 16, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:
ESMT. VOL. 14250, PG. 482
ESMT. VOL. 12498, PG. 573
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

 8/6/10
 MICHAEL DAN DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4838
 DATE



	A PLAT OF A SURVEY OF PARCEL 158			PARCEL NUMBER	158	
	FILE	I-820		ACQUISITION	0.2512	10,944
	SCALE	FEDERAL AID PROJECT NO.	R.O.R.C.S. & NO.	DIVISION TTA	DEED AREA	198,252
	1" = 100'	0008-14-093	COUNTY TARRANT	REMAINDER AREA	4.3000	187,308

North Tarrant Expressway – Segment 1

County: Tarrant
Highway: I.H. 820
Project Limits: From W. of I.H. 35 to S.H. 26
CSJ: 0008-14-093
PARCEL: 158

CATEGORY 1 BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that digital readout sign 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: Tarrant
Parcel: 154
Segment: Segment 1
Highway: Interstate 820
Limits: From I-35W to Northeast Interchange
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 1 of 5
March 8, 2010



Description for Parcel 154

Being a 1,780 square foot tract of land in the W. W. Wallace Survey, Abstract Number 1606, North Richland Hills, Tarrant County, Texas, and being all of that certain Tract 1, described in a Special Warranty Deed dated April 16, 1987, to May Advertising Venture II, as recorded in Volume 8933, Page 1483, Deed Records, Tarrant County, Texas, said 1,780 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the Southwest corner of Lot 1, Block 1A, Richland Terrace Addition to the City of the City of North Richland Hills, Tarrant County, Texas, as recorded in Cabinet A, Slide 1413, Plat Records, Tarrant County, Texas, said point being in the North line of the H. W. Kelly Estates, an addition to North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-W, Page 13, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 578.75 feet South of and at right angles to centerline survey station 944+95.76 of the proposed centerline of Interstate 820;

THENCE North 89 degrees 40 minutes 24 seconds East, along the common line between said Lot 1 and said H. W. Kelly Estates, a distance of 355.26 feet to a 5/8 inch iron rod found for the Southeast corner of said Lot 1, same being in the existing West right-of-way line of Road to the Mall (Formerly Edison Drive) (60' ROW), as recorded in Volume 388-81, Page 56, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 40 minutes 58 seconds West, along said existing West right-of-way line of Road to the Mall, same being the East line of said Lot 1, a distance of 53.94 feet to a 5/8 inch iron rod found for the beginning of a curve to the right, whose long chord bears North 09 degrees 43 minutes 10 seconds East, a distance of 108.34 feet;

THENCE Northeasterly, continuing along said existing West right-of-way line of Road to the Mall, same being the East line of said Lot 1; curving to the right, having a radius of 300.03 feet, a central angle of 20 degrees 48 minutes 12 seconds, for an arc distance of 108.94 feet to a 5/8 inch iron rod found for the Southeast corner of the aforesaid May Advertising Venture II tract and the POINT OF BEGINNING, said POINT OF BEGINNING being 240.46 feet South of and at right angles to centerline survey station 947+21.82 of the proposed centerline of Interstate 820; said point also being a re-entrant ell corner in the East line of said Lot 1;

County: Tarrant
Parcel: 154
Segment: Segment 1
Highway: Interstate 820
Limits: From I-35W to Northeast Interchange
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 2 of 5
March 8, 2010



Description for Parcel 154

- (1) THENCE North 57 degrees 05 minutes 07 seconds West, along the common line between said May Advertising Venture II tract and said Lot 1, a distance of 32.17 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the Southwest corner of said May Advertising Venture II tract, same being an ell corner in the East line of said Lot 1; **
- (2) THENCE North 32 degrees 42 minutes 53 seconds East, continuing along the common line between said May Advertising Venture II tract and said Lot 1, a distance of 65.00 feet to a 5/8 inch iron rod found for the Northwest corner of said May Advertising Venture II tract, same being the most Northerly Northeast corner of said Lot 1, same also being in the existing South right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3181, Page 608, Deed Records, Tarrant County, Texas;
- (3) THENCE South 57 degrees 19 minutes 48 seconds East, along said existing South right-of-way line of Interstate 820, same being the North line of said May Advertising Venture II tract, a distance of 24.95 feet to the Northeast corner of said May Advertising Venture II tract, same being in the aforesaid existing West right-of-way line of Road to the Mall, same also being the beginning of a curve to the left, whose long chord bears South 26 degrees 23 minutes 28 seconds West, a distance of 65.53 feet;
- (4) THENCE Southwesterly, along the said existing West line of said Road to the Mall, same being the East line of said May Advertising Venture II tract, curving to the left, having a radius of 300.03 feet, a central angle of 12 degrees 32 minutes 21 seconds, for an arc distance of 65.66 feet to the POINT OF BEGINNING and containing 1,780 square feet [0.0409 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I-820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

** The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

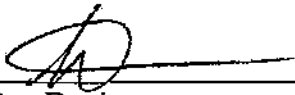
County: Tarrant
Parcel: 154
Segment: Segment 1
Highway: Interstate 820
Limits: From I-35W to Northeast Interchange
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 3 of 5
March 8, 2010



Description for Parcel 154

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

 3/8/10

Michael Dan Davis
Registered Professional Land Surveyor No. 4838
DANNENBAUM ENGINEERING CORPORATION
T.B.P.L.S. REGISTRATION NO. 101188-00
6421 CAMP BOWIE BLVD. SUITE 400
FORT WORTH, TEXAS 76116
Office (817) 763-8883 Fax (817) 377-2956



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



W.W. WALLACE SURVEY
A-1606

State of Texas
Vol. 3181, Pg. 608
D.B.T.C.T.

☒ CURVE DATA
P.I. Station = 954+42.92
N = 6989644.20
E = 2362004.85
Radius = 5,663.00
Length = 1,086.94
Delta = 10° 59' 50" (LT)

PC 948+97.78

PROPOSED ☒ I-820

S 57° 19' 51" E

945+00

950+00

NORTH RICHLAND HILLS
TARRANT COUNTY

Owner:
May Advertising Venture II
Tract I
Vol. 8933, Pg. 1483
D.B.T.C.T.
1,780 SQ. FT.

(1350' R.O.W.)

154

CB-526°23'28"W
CD-65.53'
R-300.03'
L-65.66'
Δ-12°32'21" (L)

16°04'S LINE ESMT
Vol. 3158, Pg. 139
D.B.T.C.T.

C.M.J.
PND 1/2 R

EXISTING I-820 R.O.W.

EXISTING I-820 R.O.W.

25' BUILDING LINE

15' DRAINAGE ESMT
Vol. 1023, Pg. 2319
D.B.T.C.T.

65.00'
N32°42'53"E
10°55' ESMT
Vol. 1023, Pg. 2312
D.B.T.C.T.

STA. 946+89.66
240.32' RT

P.O.B.
PARCEL 154
STA. 947+21.82
240.46' RT

Lot 1, Block 1A
Richland Terrace Addition
Cabinet A, Slide 1413
P.R.T.C.T.

N57°05'07"W
32.17'

C.M.J.
PND 1/2 R

Lot 5, Block 1
North Hillis Village
Cabinet A, Slide 73
P.R.T.C.T.

ROAD TO THE MILL
FORMERLY EDISON DR. (60' R.O.W.)
Vol. 388-P1, Pg. 56
P.R.T.C.T.

15' DRAINAGE AND UTILITY ESMT
Vol. 460, Pg. 473
D.B.T.C.T.

H.W. Kelly Estates
Vol. 388-W, Pg. 13.
P.R.T.C.T.

P.O.C.
PARCEL 154
STA. 944+95.76
578.75' RT.

C.M.J.
PND 1/2 R

50 100 150
SCALE IN FEET



A PLAT OF A SURVEY
OF PARCEL 154

PARCEL
NUMBER

154

FILE

I-820

DIVISION
TTA

ACQUISITION

0.0409

1,780

SCALE

1" = 100'

FEDERAL AID PROJECT NO.

R.G.N.-C. S. J. NO.

0008-14-093

COUNTY

TARRANT

DEED AREA

0.0408

1,779

REMAINDER AREA

N/A

N/A



© 2010




PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

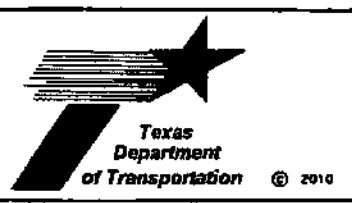
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. B. RIGHT-OF-WAY
- ESMT. EASEMENT
- U. E. UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P. R. T. C. T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (typ) COUNTY CLERK DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- I-820 CENTERLINE
- I-820 PROPOSED RIGHT-OF-WAY LINE
- I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR E
- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL ACCESS DENIAL LINE
- D DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADIUS
- (C.M.) CONTROLLING MONUMENT
- * AFTER ACQUISITION MONUMENT WILL BE REPLACED WITH A "TXDOT" TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5232, EFFECTIVE DATE DECEMBER 3, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:
ESMT. VOL. 3158, PG. 139
ESMT. VOL. 4610, PG. 473
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

 3/8/10

MICHAEL DAN DAVIS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 154				PARCEL NUMBER	154	
FILE	I-820			ACQUISITION	0.0409	SQUARE FEET 1,780
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S. J. NO. 0008-14-093	DIVISION TTA	DEED AREA	0.0408	1,779
	COUNTY TARRANT		REMAINDER AREA	N/A	N/A	

County: Tarrant
Parcel: 107
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 1 of 7
February 24, 2010
Revised September 16, 2010



Description for Parcel 107

Being a 114,764 square foot tract of land in the Telitha Akers Survey, Abstract Number 19, North Richland Hills, Tarrant County, Texas, and being out of and a portion of that certain Block 8, Meadow Lakes, an addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-183, Page 95, Plat Records, Tarrant County, Texas, said Block 8 is described in a Special Warranty Deed dated August 10, 1984, to Richland Hills Church of Christ, Fort Worth, Texas, as recorded in Volume 7923, Page 206, Deed Records, Tarrant County, Texas, said 114,764 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the Southeast corner of Block 7, Meadow Lakes Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-183, Page 95, Plat Records, Tarrant County, Texas, same being in the North line of that certain tract of land conveyed to Texas Electric Service Company, as recorded in Volume 2868, Page 449, Deed Records, Tarrant County, Texas, same also being in the existing West right-of-way line of Meadow Lakes Drive (80' ROW), as recorded in Volume 388-183, Page 95, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING being 1,251.61 feet South of and at right angles to centerline survey station 846+44.21 of the proposed centerline of Interstate 820;

THENCE North 72 degrees 09 minutes 15 seconds East, crossing said Meadow Lakes Drive, along the North line of said Texas Electric Service Company tract, a distance of 85.51 feet to the Southwest corner of the aforesaid Block 8;

THENCE North 38 degrees 31 minutes 50 seconds West, along the East right-of-way line of said Meadow Lakes Drive, same being the West line of said Block 8, a distance of 211.21 feet to the beginning of a curve to the right, whose long chord bears North 13 degrees 34 minutes 39 seconds East, a distance of 410.37 feet;

THENCE Northeasterly, along the East right-of-way line of said Meadow Lakes Drive, same being the West line of said Block 8, curving to the right, having a radius of 260.00 feet, a central angle of 104 degrees 12 minutes 58 seconds, for an arc distance of 472.92 feet to the end of said curve;

THENCE North 65 degrees 41 minutes 08 seconds East, continuing along the East right-of-way line of said Meadow Lakes Drive, same being the West line of said Block 8, a distance of 241.36 feet to the beginning of a curve to the left, whose long chord bears North 40 degrees 41 minutes 36 seconds East, a distance of 371.80 feet;

County: Tarrant
Parcel: 107
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 2 of 7
February 24, 2010
Revised September 16, 2010



Description for Parcel 107

THENCE Northeasterly, along the East right-of-way line of said Meadow Lakes Drive, same being the West line of said Block 8, curving to the left, having a radius of 440.00 feet, a central angle of 49 degrees 59 minutes 04 seconds, for an arc distance of 383.85 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the POINT OF BEGINNING at the intersection of the proposed South right-of-way line of Interstate 820 with the West line of said Block 8, same being the East right-of-way line of said Meadow Lakes Drive; said POINT OF BEGINNING being in a curve to the left whose long chord bears North 07 degrees 28 minutes 25 seconds East, a distance of 125.93 feet; said POINT OF BEGINNING also being 281.44 feet South of and at right angles to centerline survey station 851+81.22 of the proposed centerline of Interstate 820; **

- (1) THENCE Northeasterly, along the East right-of-way line of said Meadow Lakes Drive, same being the West line of said Block 8, curving to the left, having a radius of 440.00 feet, a central angle of 16 degrees 27 minutes 19 seconds, for an arc distance of 126.37 feet to the Northwest corner of said Block 8, same being at the intersection of said East right-of-way line of said Meadow Lakes Drive and the existing South right-of-way line of Interstate 820, as recorded in Volume 3784, Page 540, Deed Records, Tarrant County, Texas;
- (2) THENCE North 89 degrees 15 minutes 12 seconds East, along said existing South right-of-way line, same being the North line of said Block 8, a distance of 1,217.68 feet to the Northeast corner of said Block 8, same being the Northwest corner of the remainder of that certain tract of land conveyed to Richland Hills Church of Christ, Fort Worth, Texas, as recorded in Volume 7923, Page 206, Deed Records, Tarrant County, Texas;
- (3) THENCE South 00 degrees 32 minutes 15 seconds East, along the common line between said Block 8 and said Richland Hills Church of Christ tract, a distance of 94.67 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of said common line with the proposed South right-of-way line of Interstate 820, said point being the beginning of an Access Denial Line, said point also being in a curve to the right whose long chord bears South 89 degrees 06 minutes 20 seconds West, a distance of 306.66 feet;

County: Tarrant
Parcel: 107
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 3 of 7
February 24, 2010
Revised September 16, 2010



Description for Parcel 107

- (4) THENCE Southwesterly, crossing said Block 8, along said proposed South right-of-way line and said Access Denial Line, curving to the right, having a radius of 7,726.63 feet, a central angle of 02 degrees 16 minutes 27 seconds, for an arc distance of 306.68 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the point of tangency; **
- (5) THENCE North 89 degrees 45 minutes 26 seconds West, continuing across said Block 8, along said proposed South right-of-way line and said Access Denial Line, a distance of 301.73 feet to a PK Nail set at the beginning of a curve to the left whose long chord bears South 89 degrees 14 minutes 59 seconds West, a distance of 169.83 feet; **
- (6) THENCE Southwesterly, continuing across said Block 8, along said proposed South right-of-way line and said Access Denial Line, curving to the left, having a radius of 4,900.04 feet, a central angle of 01 degree 59 minutes 09 seconds, for an arc distance of 169.84 feet to a PK Nail set for point of tangency; **
- (7) THENCE South 88 degrees 15 minutes 25 seconds West, continuing across said Block 8, along said proposed South right-of-way line and said Access Denial Line, passing at a distance of 135.25 feet, a PK Nail set for the end of said Access Denial Line, passing at a distance of 210.03 feet, a PK Nail set for the beginning of an Access Denial Line, and continue along said proposed South right-of-way line and said Access Denial Line, a total distance of 423.34 feet to a PK Nail set for an angle point; **
- (8) THENCE South 50 degrees 41 minutes 39 seconds West, continuing across said Block 8, along said proposed South right-of-way line and said Access Denial Line, a distance of 43.34 feet to the end of said Access Denial Line and the POINT OF BEGINNING, and containing 114,764 square feet [2.6346 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I- 820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

County: Tarrant
Parcel: 107
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 4 of 7
February 24, 2010
Revised September 16, 2010

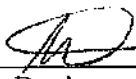


Description for Parcel 107

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

** The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.



Michael Dan Davis
Registered Professional Land Surveyor No. 4838
DANNENBAUM ENGINEERING CORPORATION
T.B.P.L.S. REGISTRATION NO. 101188-00
6421 CAMP BOWIE BLVD. SUITE 400
FORT WORTH, TEXAS 76116
Office (817) 763-8883 Fax (817) 377-2956

DATE: 9/16/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

TELITHA AKERS SURVEY
A-19

NORTH RICHLAND HILLS
TARRANT COUNTY



PROPOSED ϕ I-820

S 89° 46' 50" E

0+00

855+00

State of Texas
Vol. 3784, Pg. 540
D.R.T.C.T.

114,764 SQ. FT.

(1350' R.O.W)

107

EXISTING I-820 R.O.W. N89°15'12"E 1217.68'

25' BUILDING LINE

PK 101/51
STA. 85+27.84
246.55' RT
(BEGIN ADL
PARCEL 107)

PK 101/52
STA. 85+02.58
243.96' RT
(END ADL
PARCEL 107)

STA. 85+37.75
239.36' RT

PROPOSED R.O.W. & ACCESS DENIAL LINE

S88°15'25"W 423.34'

135.25'

R-4900.04'
 Δ -0°59'09" (L.L.)
L-169.84'
CB-589°4'59"W
CD-169.63'

P.O.B.
PARCEL 107
STA. 85+81.22
281.44' RT
(END ADL
PARCEL 107)

Block B
Meadow Lakes Addition
Vol. 388-183, Pg. 95
P.R.T.C.T.

OWNER:
Richland Hills Church Of Christ,
Fort Worth, Texas
Vol. 7923, Pg. 206
D.R.T.C.T.

Δ -49°59'04" (L.L.)
L-383.85'
R-440.00'
CB-N40°41'36"E
CD-371.80'

Δ -104°12'58" (R.L.)
L-472.92'
R-260.00'
CB-N13°34'39"E
CD-410.37'

P.O.C.
PARCEL 107
STA. 846+44.21
1251.67' RT

N38°31'50"W
211.21'
N72°09'15"E
85.51'

Texas Electric Service Company
Vol. 2868, Pg. 449
D.R.T.C.T.

MATCH LINE SEE PAGE 6 OF 7



A PLAT OF A SURVEY OF PARCEL 107				PARCEL NUMBER	107	
FILE	I-820		DIVISION	ACQUISITION	2.6346	114,764
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	DEED AREA	28.8994	1,258,857
1" = 100'		0008-14-093	TARRANT	REMAINDER AREA	26.2648	1,144,093



TELITHA AKERS SURVEY A-19

NORTH RICHLAND HILLS
TARRANT COUNTY

PROPOSED \odot I-820
(350' R.O.W.)

S 89° 46' 50" E

860+00

State of Texas
Vol. 3784, Pg. 540
D.R.T.C.T.

MATCH LINE SEE PAGE 5 OF 7

N89°15'12"E 1217.68'

EXISTING I-820 R.O.W.

114,764 SQ. FT.

25' BUILDING LINE

107

N89°45'26"W 301.73'

PROPOSED R.O.W.
& ACCESS DENIAL LINE

S U.E.
(1715' 040')

R-1900.04'
 Δ -0159°09' (L.L.)
L-169.84'
CB- S89°14'59"W
CD- 169.83'

STA. 858+07.55
236.48' RT
*PC Nail Set

STA. 861+09.28
236.67' RT

R-7726.63'
CB- S89°06'20"W

L-306.68'

CD- 306.66'

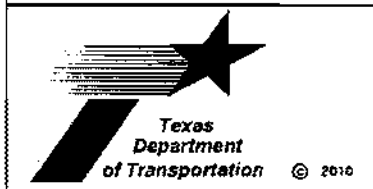
Δ -0216°27' (Rt.)
(BEGIN ADJ.
PARCEL 107)
STA. 864+15.88
230.65' RT

owner:
Richland Hills Church Of Christ,
Fort Worth, Texas
Vol. 7923, Pg. 206
D.R.T.C.T.

Block 8
Meadow Lakes Addition
Vol. 388-183, Pg. 95
P.R.T.C.T.

33' ARCO EASEMENT
Vol. 8155, Pg. 2037
D.R.T.C.T.

Remainder Richland Hills Church Of Christ,
Fort Worth, Texas, Vol. 7923, Pg. 206
D.R.T.C.T.



A PLAT OF A SURVEY OF PARCEL 107				PARCEL NUMBER	107	
FILE	I-820		DIVISION TTA	ACQUISITION	2.6346	114,764
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0008-14-093	COUNTY TARRANT	DEED AREA	28.8994	1,258,857
				REMAINDER AREA	26.2648	1,144,093



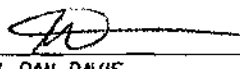
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
□	TXDOT TYPE II CONCRETE MONUMENT FOUND
○	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
○	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
○	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
●	MONUMENT FOUND (TYPE & SIZE NOTED)
△	CALCULATED POINT / CENTRAL ANGLE
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
U.E.	UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
012345 (typ)	COUNTY CLERK DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	I-820 CENTERLINE
---	I-820 PROPOSED RIGHT-OF-WAY LINE
---	I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED E OR R
---	PROPOSED EASEMENT LINE
CB	CHORD BEARING
CD	CHORD DISTANCE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
P.O.R.	POINT OF REFERENCE
ADL	ACCESS DENIAL LINE
°	DEGREES
'	MINUTES / FEET
"	SECONDS
N	NORTH
S	SOUTH
E	EAST
W	WEST
L	LENGTH
R	RADIUS
(C.M.)	CONTROLLING MONUMENT
**	AFTER ACQUISITION MONUMENT WILL BE REPLACED WITH A "TXDOT" TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5169, EFFECTIVE DATE NOVEMBER 18, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:
ESMT. VOL. 3784, PG. 537
ESMT. VOL. 6729, PG. 240
ESMT. VOL. 8141, PG. 1079
ESMT. VOL. 8212, PG. 1784
ESMT. VOL. 8616, PG. 1798
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

 9/16/10
MICHAEL DAN DAVIS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 107				PARCEL NUMBER	107	
FILE	I-820		DIVISION TTA	ACQUISITION	2.6346	114,764
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0008-14-093	COUNTY TARRANT	DEED AREA	28.8994	1,258,857
				REMAINDER AREA	26.2648	1,144,093

County: Tarrant
Parcel No.: 541
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 1 of 7
9/16/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 541

BEING a 1,677 square foot tract of land situated in the William W. Wallace Survey, Abstract Number 1607, City of Hurst, Tarrant County, Texas, and being part of Lot A-2, Block 44 of LOTS A-1 AND A-2, BLOCK 44, AND LOT A-R, BLOCK 45, MAYFAIR ADDITION, an addition to the City of Hurst, Tarrant County, Texas, as recorded in Volume 388-128, Page 84 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) (hereinafter referred to as "MAYFAIR ADDITION"), said tract also being part of that tract of land described in Warranty Deed to Colonial Savings and Loan Association, as recorded in Volume 7224, Page 1920 of the Deed Records of Tarrant County, Texas, said 1,677 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow cap stamped "MOAK" found for the common northwest corner of said Lot A-2 and the interior "ell" of Lot A-1, Block 44 of said MAYFAIR ADDITION;

THENCE South 89 degrees 51 minutes 16 seconds East, with the common north line of said Lot A-2 and the south line of said Lot A-1, a distance of 224.50 feet to the common northeast corner of said Lot A-2 and the southeast corner of said Lot A-1, said point being the intersection of said common line with the common east line of said Lot A-2 and the west line of Lot 1, Block 1 of LOT 1, BLOCK 1, L.D. BELL ADDITION, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Slide 7466, P.R.T.C.T.;

THENCE South 00 degrees 13 minutes 53 seconds East, with said common line, a distance of 277.94 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 231.35 feet left of State Highway (S.H.) 121 Baseline Station 126+96.94 for the POINT OF BEGINNING, said point being the intersection of said common line with the proposed northerly right-of-way line of said S.H. 121 (a proposed variable width right-of-way);

- 1) THENCE South 00 degrees 13 minutes 53 seconds East, continuing with said common line, a distance of 1.26 feet to a 1/2-inch iron rod set with yellow cap stamped "HALFF" for the southeast corner of said Colonial Savings and Loan Association tract, said point being the intersection of said common line with the south line of said Colonial Savings and Loan Association tract;

County: Tarrant
Parcel No.: 541
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 2 of 7
9/16/2010



DESCRIPTION FOR PARCEL 541

- 2) THENCE North 89 degrees 51 minutes 16 seconds West, departing said common line, with said south line, a distance of 267.78 feet to a set "X" cut in concrete for the southwest corner of said Colonial Savings and Loan Association tract;
- 3) THENCE North 00 degrees 12 minutes 36 seconds West, with the west line of said Colonial Savings and Loan Association tract, a distance of 8.26 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 257.67 feet left of S.H. 121 Baseline Station 124+12.90 for the intersection of said west line with the proposed northerly right-of-way line of said S.H. 121, said point being the beginning of an Access Denial Line;
- 4) THENCE South 89 degrees 41 minutes 24 seconds East, departing said west line, over and across said Colonial Savings and Loan Association tract, with the proposed northerly right-of-way line of said S.H. 121 and said Access Denial Line, a distance of 53.66 feet to a TxDOT brass disk in concrete set for an angle point;
- 5) THENCE North 89 degrees 51 minutes 46 seconds East, continuing with the proposed northerly right-of-way line of said S.H. 121 and said Access Denial Line, a distance of 106.67 feet to a TxDOT Type II concrete monument set for the beginning of a non-tangent circular curve to the right having a radius of 272.00 feet and whose chord bears South 83 degrees 13 minutes 27 seconds East, a distance of 38.57 feet;
- 6) THENCE Easterly, continuing with the proposed northerly right-of-way line of said S.H. 121 and said Access Denial Line, and with said curve, through a central angle of 08 degrees 07 minutes 52 seconds, an arc distance of 38.60 feet to a TxDOT brass disk in concrete set for the point of compound curvature of a tangent circular curve to the left having a radius of 228.00 feet and whose chord bears South 85 degrees 51 minutes 03 seconds East, a distance of 53.14 feet;

County: Tarrant
Parcel No.: 541
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 3 of 7
9/16/2010

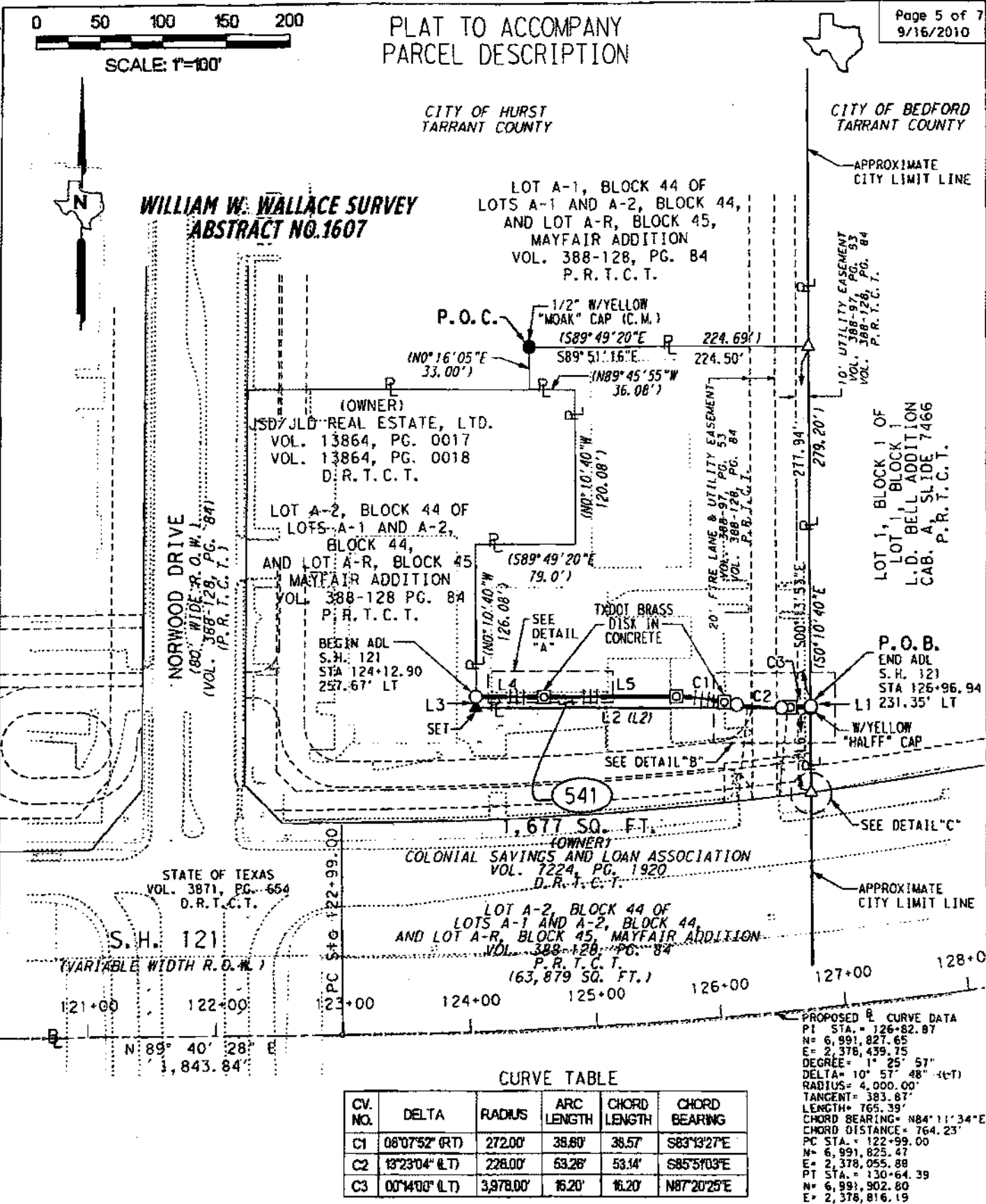


Federal Aid Project No.:
ROW CSJ: 0364-01-119

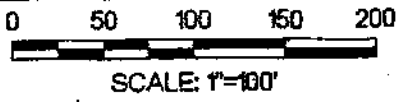
DESCRIPTION FOR PARCEL 541

- 7) THENCE Easterly, continuing with the proposed northerly right-of-way line of said S.H. 121 and said Access Denial Line and with said curve, through a central angle of 13 degrees 23 minutes 04 seconds, at an arc distance of 10.25 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 238.48 feet left of S.H. 121 Baseline Station 126+34.62 for the end of said Access Denial Line, and continuing with the proposed northerly right-of-way line of said S.H. 121 and said curve, at a cumulative arc distance of 46.36 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 232.75 feet left of S.H. 121 Baseline Station 126+72.47 for the beginning of an Access Denial Line, and continuing with the proposed northerly right-of-way line of said S.H. 121 and said Access Denial Line, and with said curve in all, a total arc distance of 53.26 feet to a TxDOT brass disk in concrete set for the point of compound curvature of a tangent circular curve to the left having a radius of 3,978.00 feet and whose chord bears North 87 degrees 20 minutes 25 seconds East, a distance of 16.20 feet;

- 8) THENCE Easterly, continuing with the proposed northerly right-of-way line of said S.H. 121 and said Access Denial Line, and with said curve, through a central angle of 00 degrees 14 minutes 00 seconds, an arc distance of 16.20 feet to the end of said Access Denial Line and the POINT OF BEGINNING and containing 1,677 square feet or 0.0385 of an acre of land, more or less.



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



CITY OF HURST
TARRANT COUNTY

CITY OF BEDFORD
TARRANT COUNTY

WILLIAM W. WALLACE SURVEY
ABSTRACT NO. 1607

LOT A-1, BLOCK 44 OF
LOTS A-1 AND A-2, BLOCK 44,
AND LOT A-R, BLOCK 45,
MAYFAIR ADDITION
VOL. 388-128, PG. 84
P. R. T. C. T.

(OWNER)
JSD/JLD REAL ESTATE, LTD.
VOL. 13864, PG. 0017
VOL. 13864, PG. 0018
D. R. T. C. T.

LOT A-2, BLOCK 44 OF
LOTS A-1 AND A-2,
BLOCK 44,
AND LOT A-R, BLOCK 45
MAYFAIR ADDITION
VOL. 388-128 PG. 84
P. R. T. C. T.

BEGIN ADL
S.H. 121
STA 124+12.90
257.67' LT

LOT 1, BLOCK 1 OF
LOT 1, BLOCK 1
L.D. BELL ADDITION
CAB. P. R. T. C. T.

P.O.B.
END ADL
S.H. 121
STA 126+96.94
231.35' LT

COLONIAL SAVINGS AND LOAN ASSOCIATION
VOL. 7224, PG. 1920
D. R. T. C. T.

LOT A-2, BLOCK 44 OF
LOTS A-1 AND A-2, BLOCK 44,
AND LOT A-R, BLOCK 45, MAYFAIR ADDITION
VOL. 388-128, PG. 84
P. R. T. C. T.
1,677 SQ. FT.

STATE OF TEXAS
VOL. 3871, PG. 654
D. R. T. C. T.

S.H. 121
(VARIABLE WIDTH R.O.W.)

PROPOSED CURVE DATA
PI STA. = 126+82.87
N = 6,991,827.65
E = 2,378,439.75
DEGREE = 1° 25' 57"
DELTA = 10° 57' 48" (RT)
RADIUS = 4,000.00'
TANGENT = 383.87'
LENGTH = 765.39'
CHORD BEARING = N84° 11' 34" E
CHORD DISTANCE = 764.23'
PC STA. = 122+99.00
N = 6,991,825.47
E = 2,378,055.88
PT STA. = 130+64.39
N = 6,991,502.80
E = 2,378,816.19

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	08°07'52" (RT)	272.00'	38.80'	38.57'	S83°13'27"E
C2	13°23'04" (LT)	228.00'	53.26'	53.14'	S85°51'03"E
C3	00°14'00" (LT)	3,978.00'	16.20'	16.20'	N87°20'25"E

A PLAT OF A SURVEY OF PARCEL 541			PARCEL NUMBER	541	
FILE	TURNPIKE PROJECT S.H. 121		ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-01-119	DEED AREA	1.4665	63,879
			REMAINDER AREA	1.4280	62,202

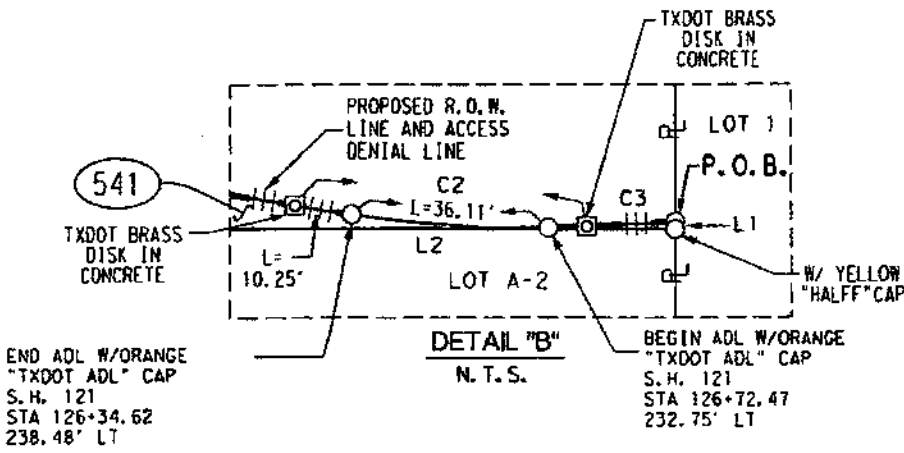
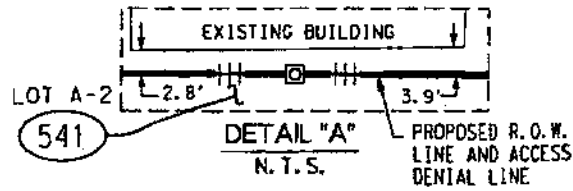


© 2009

11/2/2009 11:15 AM TARRANT COUNTY ALABAMA PLAT 541-2 (128.00)
 9/16/2010 11:15 AM TARRANT COUNTY ALABAMA PLAT 541-2 (128.00)

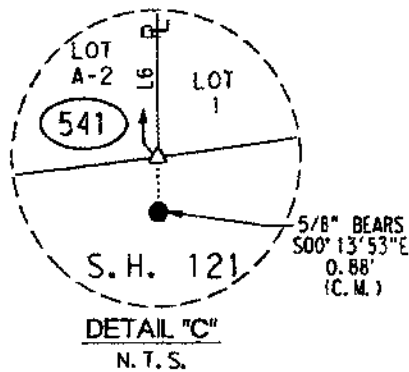



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S00°13'53"E	126'
L2	N89°51'56"W	267.78'
(L2)	(N89°49'20"W)	(267.87')
L3	N00°12'36"W	8.28'
L4	S89°41'24"E	53.66'
L5	N89°51'46"E	106.87'
L6	S00°13'53"E	65.06'



 <p>Texas Department of Transportation © 2009</p>				A PLAT OF A SURVEY OF PARCEL 541		PARCEL NUMBER	541
				FILE	TURNPIKE PROJECT S. H. 121	DIVISION TTA	ACQUISITION
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R. O. W. - C. S. J. NO. 0364-01-119	COUNTY TARRANT	DEED AREA	1.4665	63,879	
				REMAINDER AREA	1.4280	62,202	



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE I CONCRETE MONUMENT FOUND
- ⊙ TXDOT TYPE I CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC. # DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H. 121 BASE LINE
- S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X — X FENCE
- DENIAL OF ACCESS LINE
- ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR B
- PROPOSED EASEMENT LINE
- P.D.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5543, EFFECTIVE DATE February 7, 2010.
- 8) THE TWENTY FIVE (25) FOOT BUILDING LINE SHOWN ON THE PLAT OF MAYFAIR ADDITION AS RECORDED IN VOLUME 388-128, PAGE 84 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), DOES NOT AFFECT THE SUBJECT TRACT.
- 9) THE DRAINAGE AND UTILITY EASEMENT SHOWN ON THE PLAT OF MAYFAIR ADDITION AS RECORDED IN VOLUME 388-128, PAGE 84, P.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 10) THE RIGHT OF WAY EASEMENT TO SINCLAIR PIPE LINE COMPANY AS RECORDED IN VOLUME 2800, PAGE 21 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), DOES NOT AFFECT THE SUBJECT TRACT.
- 11) THE EASEMENT AND RIGHT OF WAY TO TEXAS ELECTRIC SERVICE COMPANY AS RECORDED IN VOLUME 3043, PAGE 31, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Colin J. Henry 9/16/10
COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



A PLAT OF A SURVEY OF PARCEL				PARCEL NUMBER	541	
541					ACRES	SQUARE FEET
FILE	TURNPIKE PROJECT		DIVISION	ACQUISITION	0.0385	1,677
	S.H. 121		ITA	DEED AREA	1.4665	63,879
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY	REMAINDER AREA	1.4280	62,202
1" = 100'		0364-01-119	TARRANT			

© 2009

County: Tarrant
Parcel No.: 691
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 1 of 5
7/6/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 691

BEING a 9,600 square foot tract of land situated in the William W. Wallace Survey, Abstract Number 1607, City of Hurst, Tarrant County, Texas, and being all of Lot 8-R, Block 28 of Representing a Re-Subdivision of Lot 22, Block 23 and Lots 1 thru 9, Block 28, Shady Oaks Addition, an addition to the City of Hurst, Tarrant County, Texas, as recorded in Volume 388-17, Page 153 of the Plat Records of Tarrant County, Texas, (P.R.T.C.T.), said tract also being all of that tract of land described in Warranty Deed to Zita J. Stephens, as recorded in Volume 4767, Page 300 of the Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and all of that tract of land denoted as, "(1)" described in Quit-Claim Deed to Zita June Stephens, as recorded in Volume 4928, Page 123, D.R.T.C.T., and all of that tract of land described under VII. in Plaintiff's Original Petition styled "Robert Small vs. Estate of Zita June Small, Deceased" in Cause No. 03-2286-A-2 in The Probate Court No. 2, Tarrant County, Texas, said 9,600 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point for the common northeast corner of Lot 9AR, Block 28 of Representing a Re-Subdivision of Lots 21, 22-R and 22-A, Block 23 and Lot 9-A, Block 28, Shady Oaks, an addition to the City of Hurst, Tarrant County, Texas as recorded in Volume 388-27, Page 5, P.R.T.C.T. and the northwest corner of Lot 9-R, Block 28 of said Representing a Re-Subdivision of Lot 22, Block 23 and Lots 1 thru 9, Block 28, Shady Oaks Addition, said point being on the south right-of-way line of Plainview Court (a 50-foot wide right-of-way), from which point a 1/2-inch iron rod found for witness bears North 00 degrees 36 minutes 21 seconds West, a distance of 0.13 of a foot;

THENCE North 89 degrees 23 minutes 26 seconds East, with the common north line of said Lot 9-R and said south right-of-way line of Plainview Court, a distance of 80.00 feet to a calculated point for the common northeast corner of said Lot 9-R and the northwest corner of said Lot 8-R located 266.33 feet left of State Highway (S.H.) 121 Baseline Station 83+76.36 for the POINT OF BEGINNING, from which point a 3-inch TxDOT aluminum cap found for witness bears North 00 degrees 36 minutes 21 seconds West, a distance of 0.15 of a foot;

County: Tarrant
Parcel No.: 691
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 2 of 5
7/6/2010



DESCRIPTION FOR PARCEL 691

- 1) THENCE North 89 degrees 23 minutes 26 seconds East, with the common north line of said Lot 8-R and said south right-of-way line of Plainview Court, a distance of 80.00 feet to a calculated point for the common northeast corner of said Lot 8-R and the northwest corner of Lot 7-R, Block 28 of said Representing a Re-Subdivision of Lot 22, Block 23 and Lots 1 thru 9, Block 28, Shady Oaks Addition located 266.53 feet left of S.H. 121 Baseline Station 84+56.36, from which point a 1/2-inch iron rod found for witness bears North 89 degrees 23 minutes 26 seconds East, a distance of 3.84 feet;
- 2) THENCE South 00 degrees 36 minutes 21 seconds East, departing said south right-of-way line of Plainview Court and with the common east line of said Lot 8-R and the west line of said Lot 7-R, a distance of 120.00 feet to a 1/2-inch iron rod found for the common southeast corner of said Lot 8-R and the southwest corner of said Lot 7-R, said point being on the northerly right-of-way line of S.H. 121 (a variable width right-of-way);
- 3) THENCE South 89 degrees 23 minutes 26 seconds West, departing said common line and with the common south line of said Lot 8-R and said northerly right-of-way line of S.H. 121, a distance of 80.00 feet to a calculated point for the common southwest corner of said Lot 8-R and the southeast corner of said Lot 9-R, from which point a 5/8-inch iron rod found for witness bears North 00 degrees 36 minutes 21 seconds West, a distance of 0.48 of a foot;
- 4) THENCE North 00 degrees 36 minutes 21 seconds West, departing said common line and with the common west line of said Lot 8-R and the east line of said Lot 9-R, a distance of 120.00 feet to the POINT OF BEGINNING and containing 9,600 square feet or 0.2204 of an acre of land, more or less.

County: Tarrant
Parcel No.: 691
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 5
7/6/2010




DESCRIPTION FOR PARCEL 691

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 7/6/10

Colin J. Henry, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 5230
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212



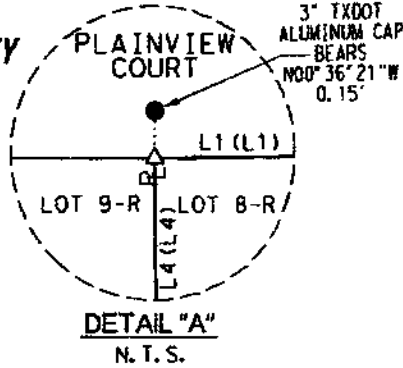


PLAT TO ACCOMPANY
PARCEL DESCRIPTION



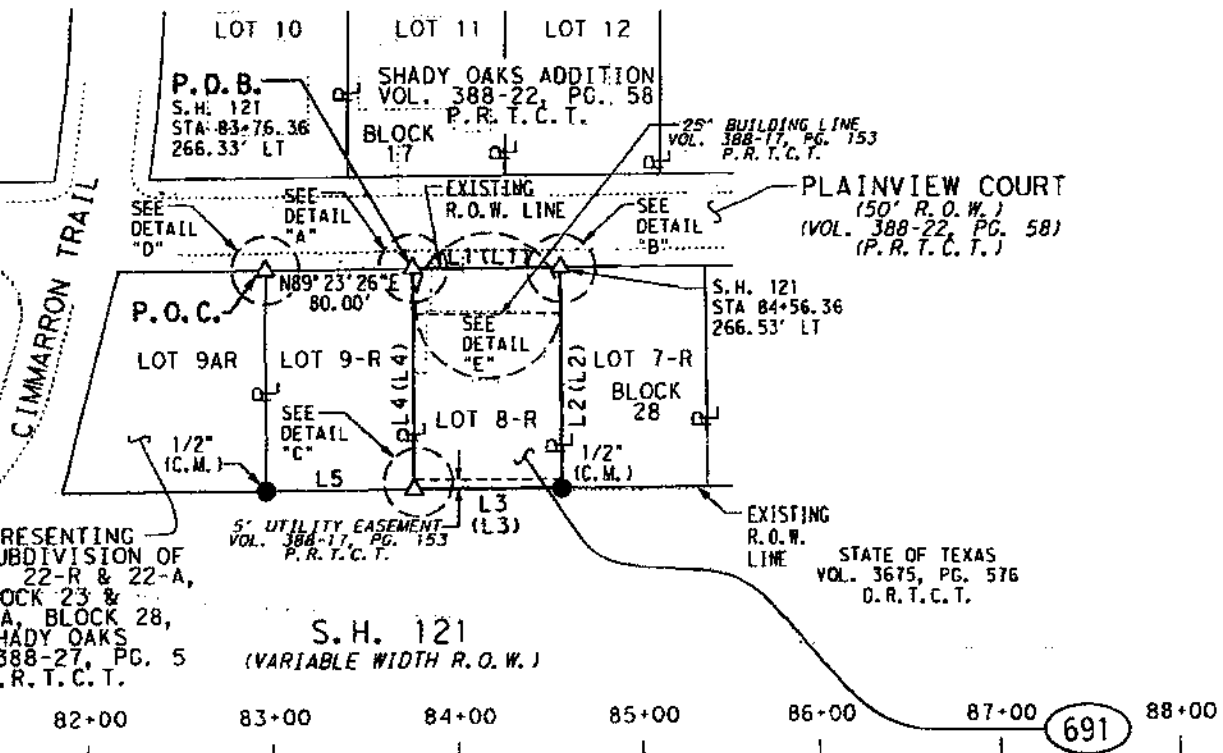
**WILLIAM W. WALLACE SURVEY
ABSTRACT NO. 1607**

CITY OF HURST
TARRANT COUNTY



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N89°23'26"E	80.00'
(L1)	(S89°29'W)	(80')
L2	S00°36'21"W	120.00'
(L2)	(N0°31'W)	(120')
L3	S89°23'26"W	80.00'
(L3)	(S89°29'W)	(80')
L4	N00°36'21"W	120.00'
(L4)	(N0°31'W)	(120')
L5	S89°23'26"W	80.00'



REPRESENTING
A RE-SUBDIVISION OF
LOTS 21, 22-R & 22-A,
BLOCK 23 &
LOT 9-A, BLOCK 28,
SHADY OAKS
VOL. 388-27, PG. 5
P. R. T. C. T.

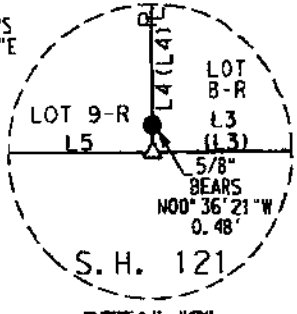
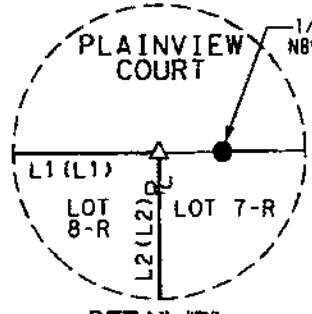
S.H. 121
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
VOL. 3675, PG. 576
D. R. T. C. T.

N 89° 31' 54" E

1,561.80'

9,600 SQ. FT.



(OWNER)
ZITA J. STEPHENS
VOL. 4767, PG. 300
ZITA JUNE STEPHENS
VOL. 4928, PG. 123
D. R. T. C. T.
ROBERT SMALL VS. ESTATE OF ZITA
JUNE SMALL, DECEASED
CAUSE NO. 03-2286-A-2
THE PROBATE COURT NO. 2
TARRANT COUNTY, TEXAS

LOT 8-R, BLOCK 28
REPRESENTING A RE-SUBDIVISION
OF LOT 22, BLOCK 23
AND LOTS 1 THRU 9, BLOCK 28,
SHADY OAKS ADDITION
VOL. 388-17 PG. 153
P. R. T. C. T.
(9,600 SQ. FT.)

A PLAT OF A SURVEY OF PARCEL
691

PARCEL NUMBER	691	
	ACRES	SQUARE FEET
ACQUISITION	0.2204	9,600
SURVEYED AREA	0.2204	9,600
REMAINDER AREA	0	0



FILE	TURNTPIKE PROJECT	DIVISION
	S.H. 121	TTA
SCALE	FEDERAL AID PROJECT NO.	COUNTY
1" = 100'	0364-01-119	TARRANT

7/6/2010 10:53:16 AM 112700627119AM01\CADD\EXH-691-27119.dgn



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H. 121 BASE LINE
- S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X-X FENCE
- DENIAL OF ACCESS LINE
- ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR Q
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.

2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.

3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.

5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.

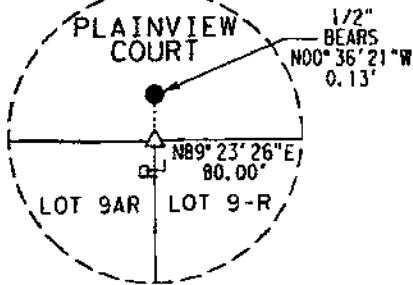
6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-7729, EFFECTIVE DATE APRIL 14, 2010.

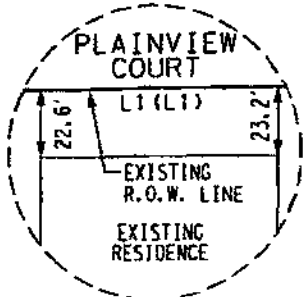
8) RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 388-17, PAGE 153 AND VOLUME 388-22, PAGE 58 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AFFECT THE SUBJECT TRACT.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND

Colin J. Henry 7/6/10
COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



DETAIL "D"
N.T.S.



DETAIL "E"
N.T.S.

A PLAT OF A SURVEY OF PARCEL
691

PARCEL
NUMBER

691



© 2009

FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	S.H. 121	TTA		0.2204	9,600
	FEDERAL AID PROJECT NO.	COUNTY	SURVEYED AREA	0.2204	9,600
	R.O.W.-C.S.J. NO. 0364-01-119	TARRANT	REMAINDER AREA	0	0

July, 2010
Parcel 218
Page 1 of 7 Pages

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H.10 on I.H.610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 218

Being a calculated 0.2019 acre (8,794 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, Harris County, Texas and being out of a called 7.0425 acre tract of land conveyed from Durango McKinley Paper Company to John S. Beeson, Trustee in deed dated November 21, 2005 and recorded under File Number Y932924, Film Code Number 014-73-2127 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 0.2019 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 1/2-inch iron rod found for the southwest corner of said 7.0425 acre tract, also being the northwest corner of a called 1.0157 acre tract of land conveyed to Security Capital Industrial Trust in deed dated March 08, 1994 and recorded under File Number P755221, Film Code Number 092-78-2674 of said H.C.O.P.R.R.P., and being in the easterly right-of-way line of North Post Oak Road (width varies); thence as follows:

North 87°51'39" East, along the southerly line of said 7.0425 acre tract, passing at 929.87 feet a 5/8-inch iron rod with TxDOT aluminum cap set at the intersection with the proposed westerly right-of-way line of I.H. 610 (West Loop) (width varies), being the northwest corner of a called 4.0000 acre tract of land conveyed to Eller Media Company in deed dated November 15, 1999 and recorded under File Number U083388, Film Code Number 529-19-1047 of said H.C.O.P.R.R.P., being an angle point in an Access Denial Line and continuing along the line common to said 7.0425 acre tract and said 4.0000 acre tract and along said proposed westerly right-of-way line of I.H. 610 and along said Access Denial Line for a total distance of 1,028.31 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point in said proposed westerly right-of-way line of I.H. 610 and being the southeast corner of said 7.0425 acre tract and the southwest corner of a called 3.887 acre tract of land conveyed to Beeson Sirota JV in deed dated March 23, 2007 and recorded under File Number 20070177560, Film Code Number 041-66-1222 of said H.C.O.P.R.R.P.;

July, 2010
Parcel 218
Page 2 of 7 Pages

North 02°51'23" West, continuing along said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line, a distance of 269.30 feet to a one-inch iron pipe found for the northwest corner of said 3.887 acre tract, being an angle point in the southerly line of said 7.0425 acre tract;

North 87°51'39" East, along said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line, also being the line common to said 7.0425 acre tract and said 3.887 acre tract, a distance of 152.91 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point in said proposed westerly right-of-way line of I.H. 610, being at Baseline Station 2966+07.25, 493.61 feet right and being the POINT OF BEGINNING (N=13,854,891.17, E=3,093,711.42);**

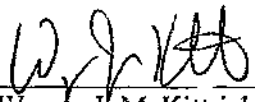
- 1.) THENCE, North 05°50'08" East, continuing along said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line, a distance of 17.47 feet to a 5/8-inch iron rod with TxDOT aluminum cap set in the northerly line of said 7.0425 acre tract, being in the southerly line of a called 10.1877 acre tract of land conveyed to Alta Fay and Eugene R. Fant Children's Trust of 1978 Number One and recorded under File Number V453548, Film Code Number 546-42-1415 of said H.C.O.P.R.R.P., and being an angle point in said proposed westerly right-of-way line of I.H. 610 at Baseline Station 2965+89.83, 495.14 feet right;**
- 2.) THENCE, North 87°51'39" East, departing said proposed westerly right-of-way line of I.H. 610 and along the line common to said 10.1877 acre tract and said 7.0425 acre tract, a distance of 508.95 feet to a point for the northeast corner of said 7.0425 acre tract, also being the southeast corner of said 10.1877 acre tract, and being in the existing westerly right-of-way line of I.H. 610 (West Loop) (width varies);
- 3.) THENCE, South 10°50'09" West, along said existing westerly right-of-way line of I.H. 610, a distance of 17.76 feet to a point for the most easterly southeast corner of said 7.0425 acre tract, also being the northeast corner of said 3.887 acre tract;
- 4.) THENCE, South 87°51'39" West, departing said existing westerly right-of-way line and along the line common to said 7.0425 acre tract and said 3.887 acre tract, a distance of 507.38 feet to the POINT OF BEGINNING, containing an area of 0.2019 of one acre (8,794 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.

July, 2010
Parcel 218
Page 3 of 7 Pages

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

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

 7-08-10
Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718

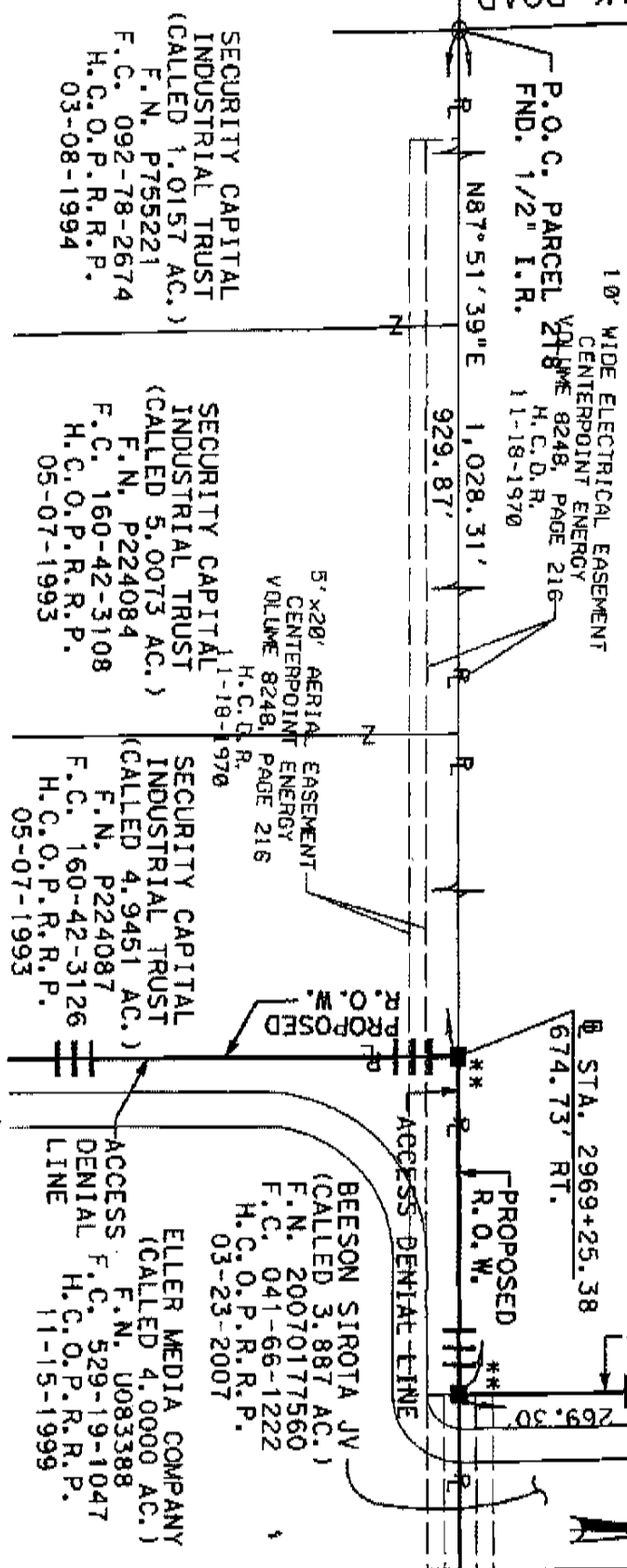


**JOHN REINERMAN SURVEY
ABSTRACT 642**

MATCH LINE SHEET 6

JOHN S. BEESON,
TRUSTEE
(CALLED 7.0425 AC.)
F.N. Y932924
F.C. 014-73-2127
H.C.O.P.R.R.P.
11-21-2005

N. POST OAK ROAD
(WIDTH VARIES)



SECURITY CAPITAL
INDUSTRIAL TRUST
(CALLED 1.0157 AC.)
F.N. P755221
F.C. 092-78-2674
H.C.O.P.R.R.P.
03-08-1994

SECURITY CAPITAL
INDUSTRIAL TRUST
(CALLED 5.0073 AC.)
F.N. P224084
F.C. 160-42-3108
H.C.O.P.R.R.P.
05-07-1993

SECURITY CAPITAL
INDUSTRIAL TRUST
(CALLED 4.9451 AC.)
F.N. P224087
F.C. 160-42-3126
H.C.O.P.R.R.P.
05-07-1993


BEESON SIROTA JV
(CALLED 3.887 AC.)
F.N. 20070177560
F.C. 041-66-1222
H.C.O.P.R.R.P.
03-23-2007

ELLER MEDIA COMPANY
(CALLED 4.0000 AC.)
F.N. U083388
F.C. 529-19-1047
H.C.O.P.R.R.P.
11-15-1999

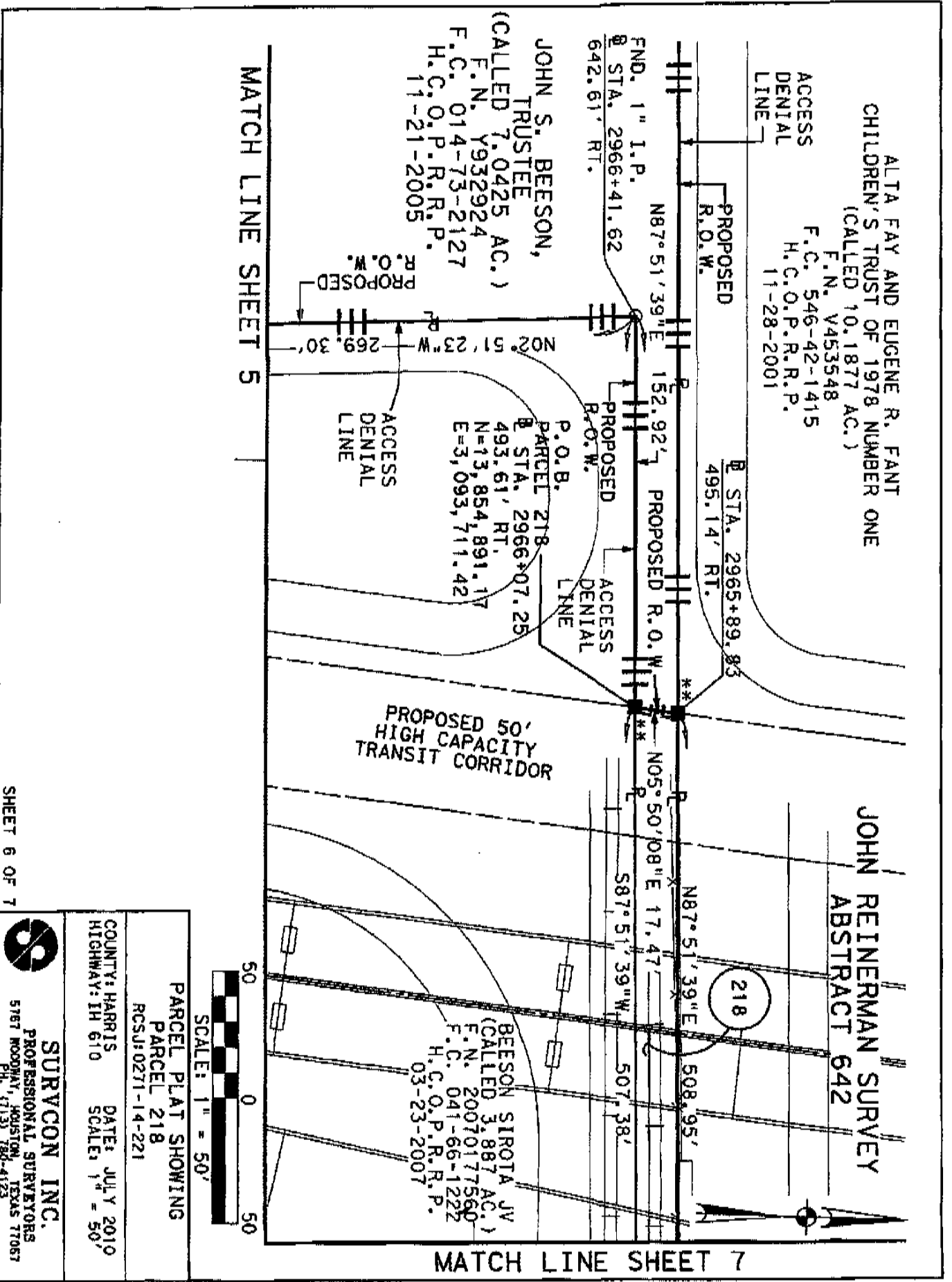


PARCEL PLAT SHOWING
PARCEL 218
RCSJ:0271-14-221
COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SHEET 5 OF 7



SURRECON INC.
PROFESSIONAL SURVEYORS
5157 WOODWAY, HOUSTON, TEXAS 77057
PH: (713) 285-4123



ALTA FAY AND EUGENE R. FANT
CHILDREN'S TRUST OF 1978 NUMBER ONE
(CALLED 10.1877 AC.)
F.N. V453548
F.C. 546-42-1415
H.C.O.P.R.R.P. 11-28-2001

JOHN S. BEESON,
TRUSTEE
(CALLED 7.0425 AC.)
F.N. Y932924
F.C. 014-73-2127
H.C.O.P.R.R.P. 11-21-2005

JOHN REINERMAN SURVEY
ABSTRACT 642

BEESON SIROTA JV
(CALLED 3.887 AC.)
F.N. 20070177560
F.C. 041-66-1222
H.C.O.P.R.R.P. 03-23-2007

MATCH LINE SHEET 5

MATCH LINE SHEET 7



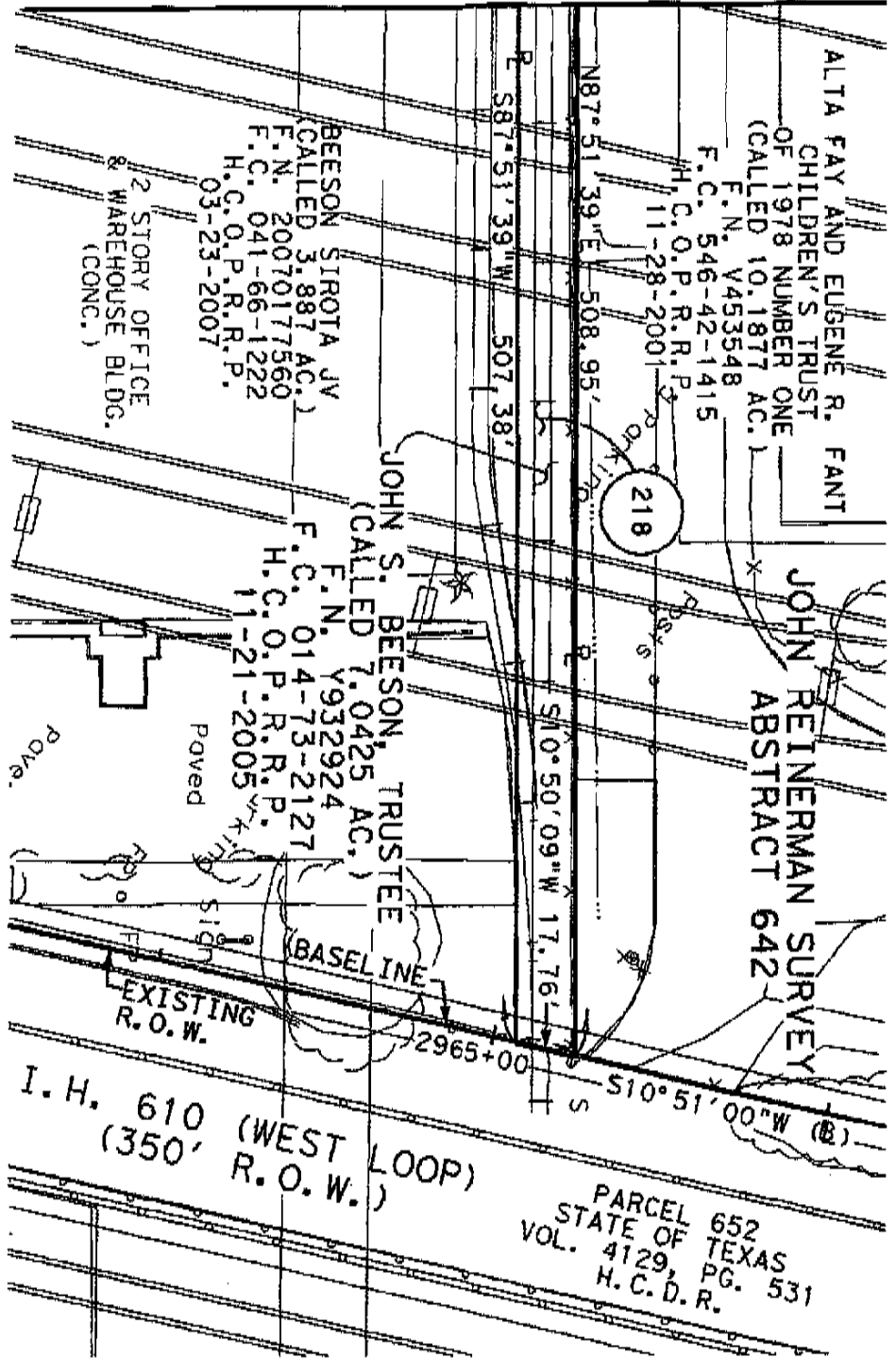
PARCEL PLAT SHOWING
PARCEL 218
RCSJ:0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5787 WOODHAY, HOUSTON, TEXAS 77067
PH. (713) 780-4123

SHEET 6 OF 7

MATCH LINE SHEET 6



PARCEL PLAT SHOWING
PARCEL 218
RCSJ:0271-14-221

COUNTY: HARRIS
HIGHWAY: IH 610

DATE: JULY 2010
SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5137 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123

SHEET 7 OF 7

July, 2010
Parcel 219
Page 1 of 7 Pages

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H.10 on I.H.610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 219

Being a calculated 3.880 acre (168,998 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, Harris County, Texas and being the same land as a called 3.887 acre tract of land conveyed from Carlyle/FR Houston Investors, L.P. to Beeson Sirota JV in deed dated March 23, 2007 and recorded under File Number 20070177560, Film Code Number 041-66-1222 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 3.880 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

BEGINNING at a one-inch iron pipe found for the northwest corner of said 3.887 acre tract, also being an angle point in the southerly line of a called 7.0425 acre tract of land conveyed to John S. Beeson, Trustee in deed dated November 21, 2005 and recorded under File Number Y932924, Film Code Number 014-73-2127 of said H.C.O.P.R.R.P., and being at Baseline Station 2966+41.62, 642.61 feet right, and being in the proposed westerly right-of-way line of I.H. 610 (West Loop) (width varies) (N=13,854,885.46, E=3,093,558.61);

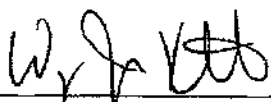
- 1.) THENCE, North 87°51'39" East, along said proposed westerly right-of-way line of I.H. 610, and Access Denial Line, and along the line common to said 3.887 acre tract and said 7.0425 acre tract, passing at 152.92 feet a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point in said proposed westerly right-of-way line of I.H. 610 at Baseline Station 2966+07.25, 493.61 feet right, and an angle point in said Access Denial Line, departing said proposed westerly right-of-way line and said Access Denial Line and continuing along the line common to said 3.887 acre tract and said 7.0425 acre tract, for a total distance of 660.30 feet to a point for the northeast corner of said 3.887 acre tract, also being the most easterly southeast corner of said 7.0425 acre tract, and being in the existing westerly right-of-way line of I.H. 610 (West Loop) (350 feet wide) conveyed to the State of Texas as Parcel 652 in Volume 4129, Page 531 of the Harris County Deed Records (H.C.D.R.);**

July, 2010
Parcel 219
Page 2 of 7 Pages

- 2.) THENCE, South 10°50'09" West, along said existing westerly right-of-way line of I.H. 610, a distance of 276.34 feet to a point for the southeast corner of said 3.887 acre tract, also being the northeast corner of a called 4.0000 acre tract of land conveyed to Eller Media Company in deed dated November 15, 1999 and recorded under File Number U083388, Film Code Number 529-19-1047 of said H.C.O.P.R.R.P.;
- 3.) THENCE, South 87°51'39" West, departing said existing westerly right-of-way line and along the line common to said 3.887 acre tract and said 4.0000 acre tract, a distance of 594.88 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point in the aforementioned proposed westerly right-of-way line of I.H.610, being the southwest corner of said 3.887 acre tract, and being the most southerly southeast corner of said 7.0425 acre tract, and being an angle point in said Access Denial line at Baseline Station 2969+03.25, 578.81 feet right; **
- 4.) THENCE, North 02°51'23" West, along the line common to said 3.887 acre tract and said 7.0425 acre tract, and along said proposed westerly right-of-way line and along said Access Denial line, a distance of 269.30 feet to the POINT OF BEGINNING, containing a calculated area of 3.880 acres (168,998 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.

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

 7-08-10
Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718

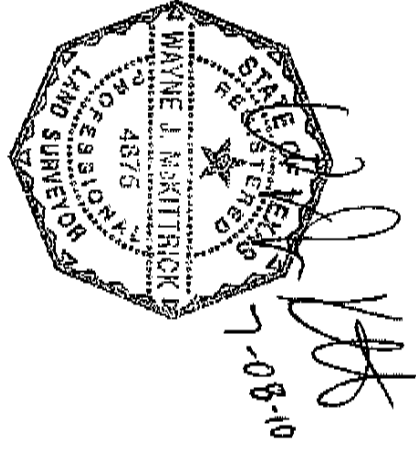


LEGEND

- SET TxDOT MONUMENT UNLESS NOTED OTHERWISE
- FOUND CONCRETE MONUMENT
- SET 5/8" I.R. W/ PLASTIC CAP STAMPED "SURVCON INC."
- FOUND MONUMENT AS NOTED
- ◻ INDICATES SET 5/8" IRON ROD W/ TxDOT ALUMINUM CAP STAMPED "ADL" UNLESS NOTED OTHERWISE
- P PROPERTY LINE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.C.C.R. HARRIS COUNTY CIVIL COURT RECORDS

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT), (ALL FOUND MONUMENTS HEREON WERE TIED TO THE HORIZONTAL CONTROL POINTS ESTABLISHED FOR TxDOT ALONG THE US 290 CORRIDOR). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE, 2007.
 3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.




REVISIONS

No.	DATE	DESCRIPTION
EXISTING	TAKING	REMAINING
3,880 AC.	3,880 AC., 168,998 S.F.	0 AC.

**PARCEL PLAT SHOWING
PARCEL 219**
RCSJ:0271-14-221

COUNTY: HARRIS DATE: JUL Y 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SHEET 3 OF 7



SURVCON INC.
PROFESSIONAL SURVEYORS
6767 WOODMAN, HOUSTON, TEXAS 77057
PH: (713) 780-4123

MATCH LINE SHEET 4

JOHN REINERMAN SURVEY
ABSTRACT 642

JOHN S. BEESON, TRUSTEE
(CALLED 7,0425 AC.)
F.N. Y932924
H.C.O.P.R.P.
11-21-2005

2 STORY OFFICE
& WAREHOUSE BLDG.
(CONC.)

BEESON SIROTA JV
(CALLED 3,887 AC.)
F.N. 20070177560
H.C.O.P.R.P.
03-23-2007

219

MATCH LINE SHEET 6

N87°51'39"E

660.30'

EXISTING
R.O.W.

EXISTING
R.O.W.

BASELINE

Paved

Sign

S10°50'09"W 276.34'
I.H. 610 (WEST LOOP)
PARCEL 652
STATE OF TEXAS
VOL. 4129, PG. 531
H.C.D.R.

2965+00

S10°51'00"W (R)
(350' R.O.W.)



SCALE: 1" = 50'

PARCEL PLAT SHOWING

PARCEL 219

RCSJ:0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

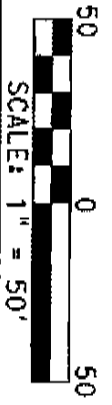
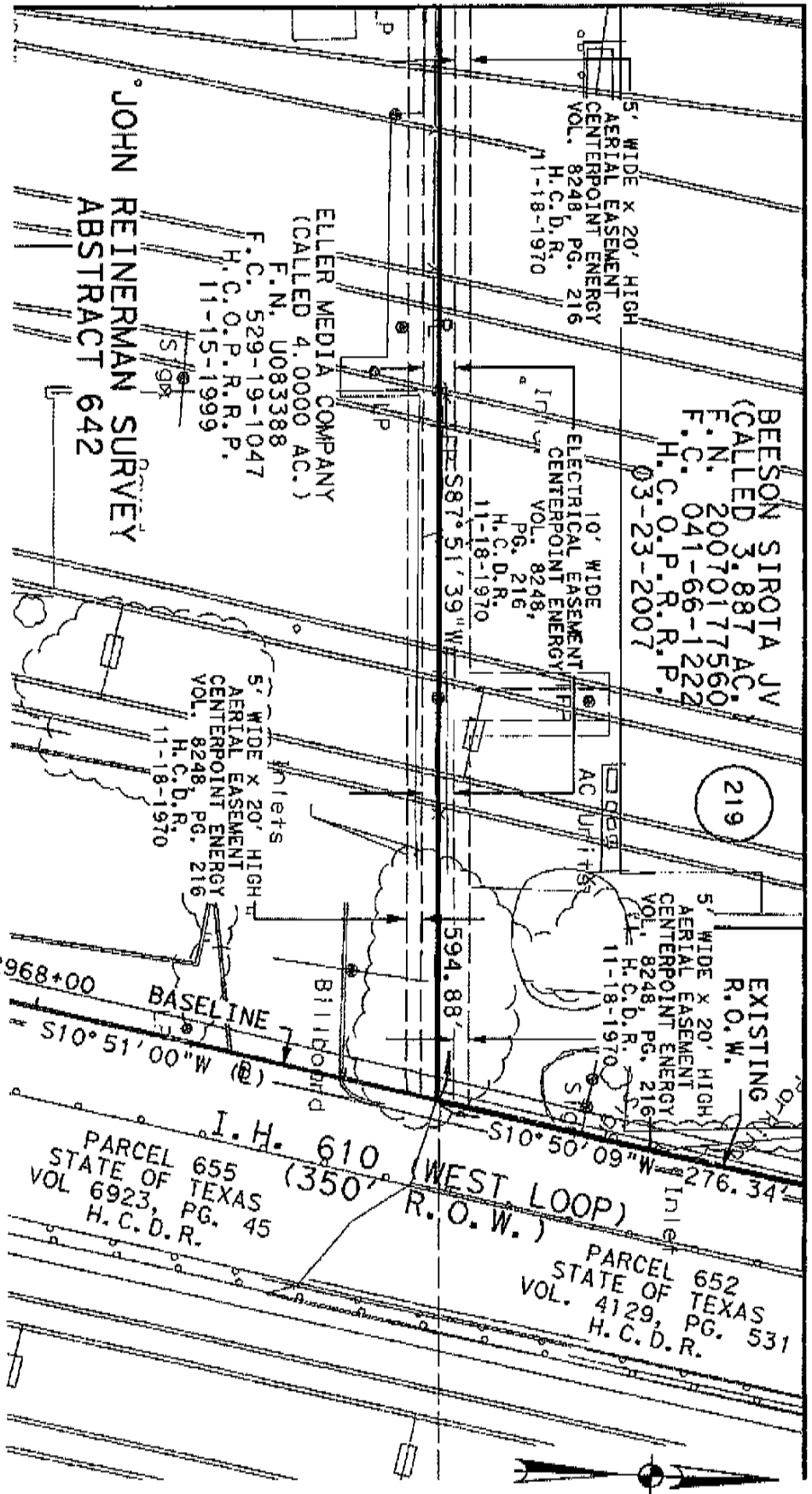


SURYCON INC.
PROFESSIONAL SURVEYORS
6767 WOODWAY, HOUSTON, TEXAS 77067
PH: (713) 780-4123

SHEET 5 OF 7

MATCH LINE SHEET 7

MATCH LINE SHEET 5



PARCEL PLAT SHOWING
PARCEL 219
RCSJ0271-14-221
COUNTY: HARRIS
HIGHWAY: IH 610
DATE: JULY 2010
SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123

SHEET 6 OF 7

MATCH LINE SHEET 4

**JOHN REINERMAN SURVEY
ABSTRACT 642**

JOHN S. BEESON, TRUSTEE
(CALLED 7.0425 AC.)
F.N. Y932924
F.C. 014-73-2127
H.C.O.P.R.R.P.
11-21-2005

10' WIDE
ELECTRICAL EASEMENT
CENTERPOINT ENERGY
VOL. 8248,
PG. 216
H.C.D.R.
11-18-1970

ACCESS DENIAL LINE

PROPOSED
R.O.W.

PROPOSED
R.O.W.

ACCESS DENIAL LINE
PROPOSED
R.O.W.

5' WIDE X 20' HIGH
AERIAL EASEMENT
CENTERPOINT ENERGY
VOL. 8248, PG. 216
H.C.D.R.
11-18-1970

ELLER MEDIA COMPANY
(CALLED 4.0000 AC.)
F.N. U083388
F.C. 529-19-1047
H.C.O.P.R.R.P.
11-15-1999

STA. 2969+03.25
578.81' RT.

N02° 51' 23" W
269.30'

219

5' WIDE X 20' HIGH
AERIAL EASEMENT
CENTERPOINT ENERGY
VOL. 8248, PG. 216
H.C.D.R.
11-18-1970

10' WIDE
ELECTRICAL EASEMENT
CENTERPOINT ENERGY
VOL. 8248, PG. 216
H.C.D.R.
11-18-1970

S87° 51' 39" W
594.88'

BEESON SIROTA JV
(CALLED 3.887 AC.)
F.N. 20070177560
F.C. 041-66-1222
H.C.O.P.R.R.P.
03-23-2007


PROPOSED
50' HIGH CAPACITY
TRANSIT CORRIDOR

5' WIDE X 20' HIGH
AERIAL EASEMENT
CENTERPOINT ENERGY
VOL. 8248, PG. 216
H.C.D.R.
11-18-1970



MATCH LINE SHEET 6

SHEET 7 OF 7

 <p>SURVCON INC. PROFESSIONAL SURVEYORS 5757 WOODWAY, HOUSTON, TEXAS 77057 PH. (713) 780-4123</p>	<p>PARCEL PLAT SHOWING PARCEL 219 RCSJ0271-14-221</p>	
	<p>COUNTY: HARRIS HIGHWAY: IH 610</p>	<p>DATE: JULY 2010 SCALE: 1" = 50'</p>

July, 2010
Parcel 222
Page 1 of 8 Pages

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H.10 on I.H.610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 222

Being a calculated 3.158 acre (137,569 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, Harris County, Texas and being the same land as a called 138,040 square foot tract of land conveyed from Mechanic's Uniform Supply Co., Inc. to Albert H. Herzstein in deed dated June 28, 1968 and recorded in Volume 7258, Page 522 of the Harris County Deed Records (H.C.D.R.); said 3.158 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

BEGINNING at a point for the southwest corner of said 138,040 square foot tract, being the southeast corner of a tract of land conveyed to Hughes Tool Company USA described as Parcel III in deed dated October 31, 1984 and recorded under File Number J793668, Film Code Number 100-90-0219 of said H.C.O.P.R.R.P., also being a point in the northerly line of a called 3.814 acre tract of land conveyed to Houston Pine Forest/West Loop Associates in deed dated December 30, 1981 and recorded under File Number H277491, Film Code Number 003-95-1183 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), being an angle point in the proposed westerly right-of-way line of I.H. 610 (West Loop) (width varies) (N=13,853,787.08, E=3,093,494.44), being in an Access Denial Line, and being at Baseline Station 2976+46.22, 555.26 feet right, from which a found 5/8-inch iron rod (bent) bears South 63°55'16" West, 0.52 feet;

- 1.) THENCE, North 02°56'01" West, along said proposed westerly right-of-way line of I.H. 610, along said Access Denial Line, and along the westerly line of said 138,040 square foot tract, and the easterly line of said Hughes Tool Company USA tract, a distance of 248.71 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the northwest corner of said 138,040 square foot tract, being the northeast corner of said Hughes Tool Company USA tract, also being a point in the existing southerly right-of-way line of West 12th Street (60 feet wide) of record per deed dated November 23, 1949 and recorded in Volume 2013, Page 321 of said H.C.D.R., and being at Baseline Station 2974+30.97, 582.08 feet right;**

July, 2010
Parcel 222
Page 2 of 8 Pages

- 2.) THENCE, North $87^{\circ}51'59''$ East, along said existing southerly right-of-way line of West 12th Street and continuing along said Access Denial Line, passing at 142.89 feet a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, and continuing along said existing southerly right-of-way line of West 12th Street for a total distance of 572.03 feet to a point for the northeast corner of said 138,040 square foot tract, and being in the existing westerly right-of-way line of I.H. 610 (West Loop) (width varies) conveyed to the State of Texas as Parcel 654 in deed recorded in Volume 4175, Page 129 of said H.C.D.R.;
- 3.) THENCE, South $02^{\circ}08'01''$ East, along said existing westerly right-of-way line of I.H. 610, a distance of 28.58 feet to a point for the beginning of a non-tangent curve to the left;
- 4.) THENCE, Southerly, continuing along said existing westerly right-of-way line of I.H. 610 and along the arc of said curve to the left having a Central Angle of $02^{\circ}09'59''$; a Radius of 5,904.58 feet; a Chord Bearing and Distance of South $07^{\circ}28'15''$ West, 223.23 feet and an arc distance of 223.25 feet to a point for the southeast corner of said 138,040 square foot tract, also being the northeast corner of a called 4.031 acre tract of land conveyed to Insite West Loop I, L.P. as described in deed dated December 12, 2000 and recorded under File Number U781547, Film Code Number 536-27-3235 of said H.C.O.P.R.R.P.;
- 5.) THENCE, South $87^{\circ}51'59''$ West, along the line common to said 138,040 square foot tract and said 4.031 acre tract, passing at 421.24 feet a concrete monument found for the northwest corner of said 4.031 acre tract, also being the beginning of an Access Denial Line, and continuing along the line common to said 138,040 square foot tract and said 3.814 acre tract and along said Access Denial Line for a total distance of 531.31 feet to the POINT OF BEGINNING, containing an area of 3.158 acres (137,569 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 the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

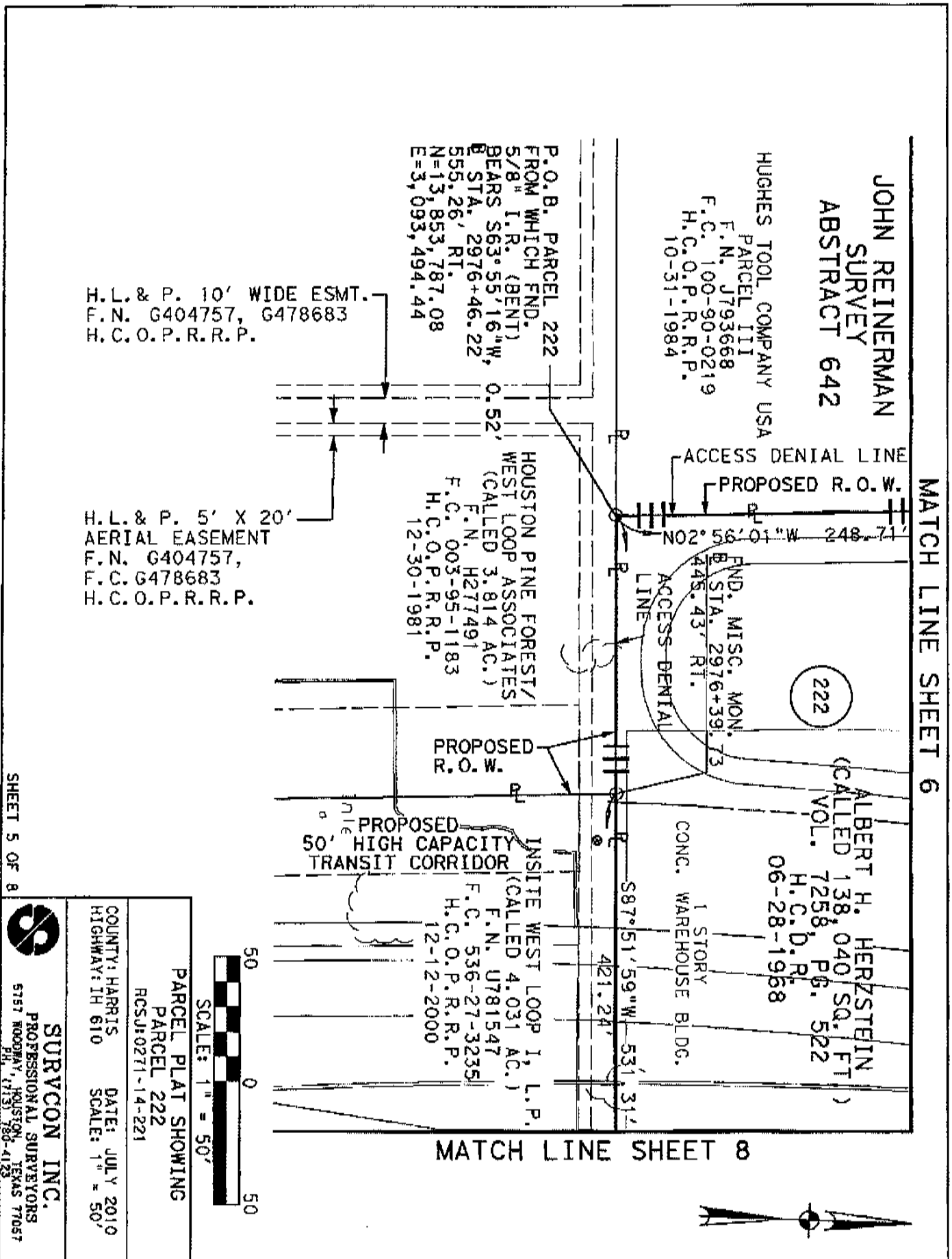
July, 2010
Parcel 222
Page 3 of 8 Pages

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

W. J. McKittrick 7-08-10

Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



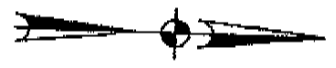


SHEET 5 OF 8

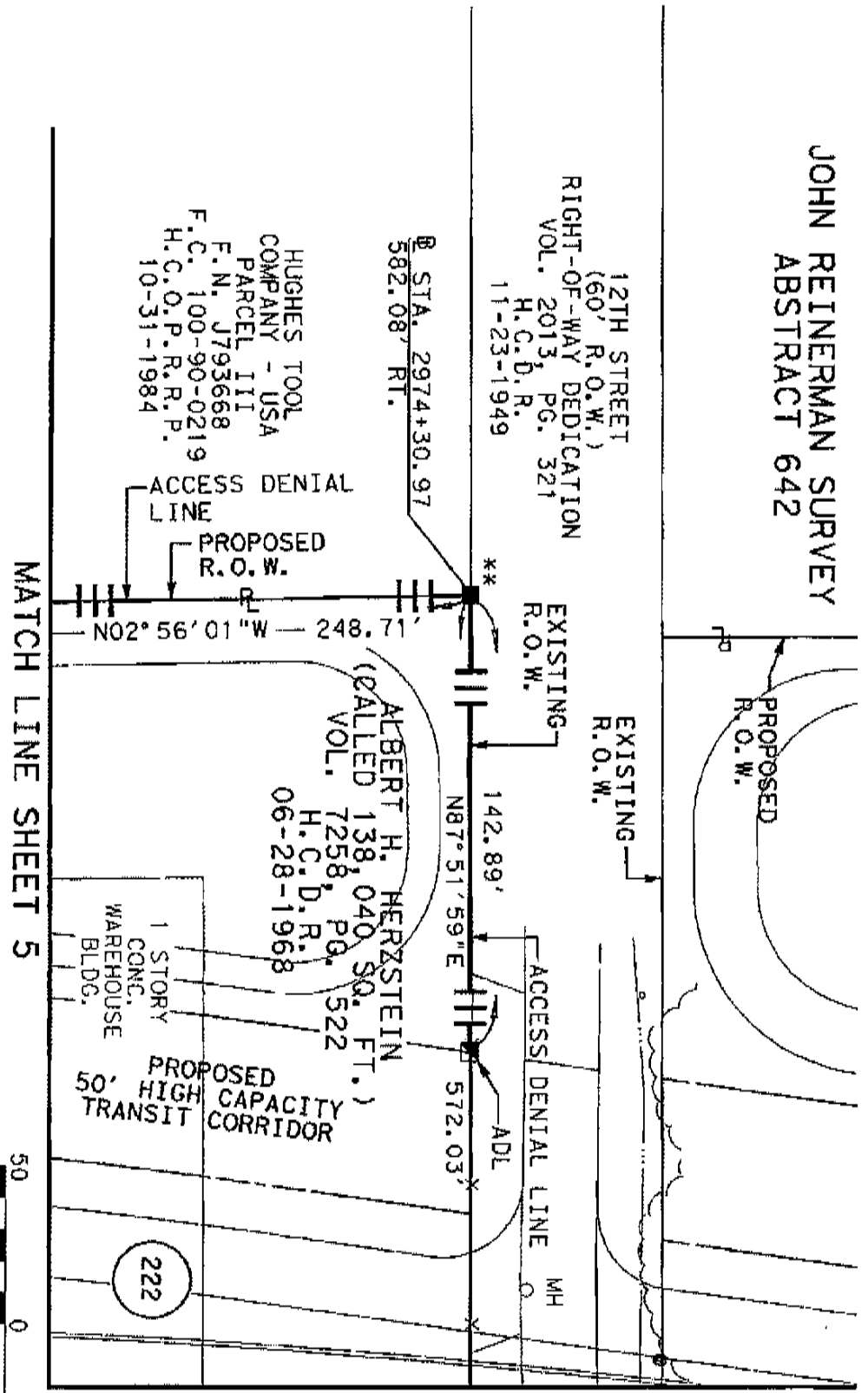
PARCEL PLAT SHOWING
PARCEL 222
 RCSJ:0271-14-221

COUNTY: HARRIS DATE: JULY 2010
 HIGHWAY: IH 610 SCALE: 1" = 50'

SURYCON INC.
 PROFESSIONAL SURVEYORS
 5157 ROOBY, HOUSTON, TEXAS 77057
 PH: 281-780-4123

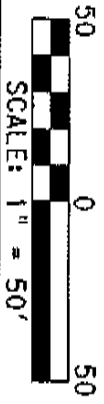


**JOHN REINERMAN SURVEY
ABSTRACT 642**



MATCH LINE SHEET 5

MATCH LINE SHEET 7



PARCEL PLAT SHOWING
PARCEL 222
 RCSJ: 0271-14-221
 COUNTY: HARRIS DATE: JUL Y 2010
 HIGHWAY: IH 610 SCALE: 1" = 50'

SHEET 6 OF 8

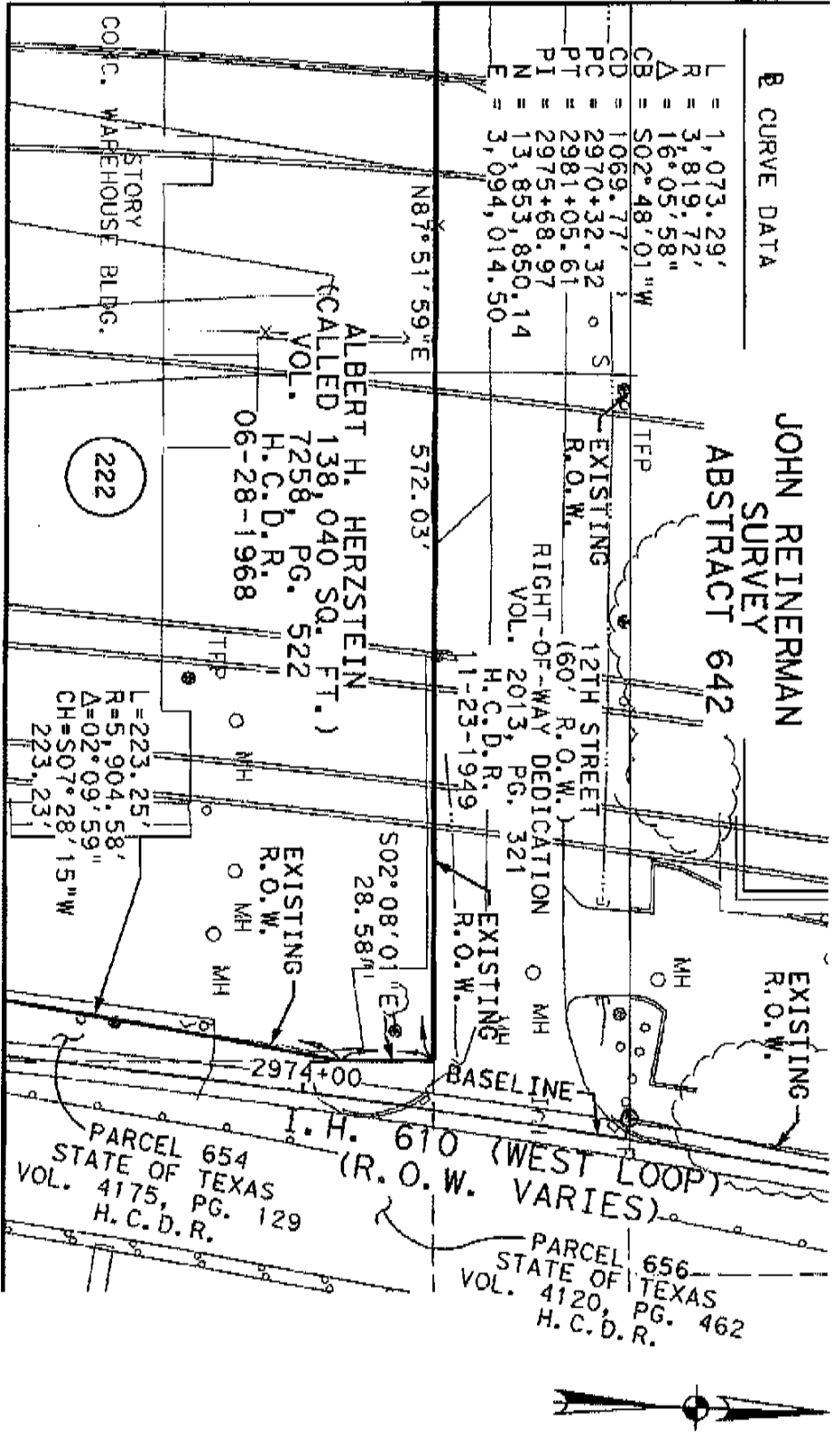
SURVCON INC.
 PROFESSIONAL SURVEYORS
 5157 WOODWAY, HOUSTON, TEXAS 77057
 PH. (713) 780-4133

MATCH LINE SHEET 6

B CURVE DATA

L = 1,073.29'
R = 3,819.72'
 $\Delta = 16^{\circ}05'58''$
CB = $S02^{\circ}48'01''W$
CD = 1069.77'
PC = 2970+32.32
PT = 2981+05.61
PI = 2975+68.97
N = 13,853,850.14
E = 3,094,014.50

**JOHN REINERMAN
SURVEY
ABSTRACT 642**



MATCH LINE SHEET 8



PARCEL PLAT SHOWING
 PARCEL 222
 RGSJ:0271-14-221

COUNTY: HARRIS
 HIGHWAY: IH 610

DATE: JULY 2010
 SCALE: 1" = 50'

SURVCON INC.
 PROFESSIONAL SURVEYORS
 5757 WOODWAY, HOUSTON, TEXAS 77057
 PH. (713) 780-4123

SHEET 7 OF 8

MATCH LINE SHEET 5

MATCH LINE SHEET 7

H.L. & P. 10' WIDE ESMT.
F.N. G404757, G478683
H.C.O.P.R.R.P.

H.L. & P. 5' X 20'
AERIAL EASEMENT
F.N. G404757, F.C. G478683
H.C.O.P.R.R.P.

INSITE WEST LOOP I. L.P.
(CALLED 4.031 AC.)
F.N. U781547
F.C. 536-27-3235
H.C.O.P.R.R.P.
12-12-2000

B CURVE DATA	
L	= 1,073.29'
R	= 3,819.72'
Δ	= 16°05'58"
CB	= 502°48'01"W
CD	= 1069.77'
PC	= 2970+32.32
PT	= 2981+05.61
PI	= 2975+68.97
E	= 3,094,014.50

JOHN REINERMAN SURVEY
ABSTRACT 642
ALBERT H. HERZSTEIN
(CALLED 138,040 SQ. FT.)
VOL. 7258 PG. 522
H.C.D.R.
06-28-1968
1 STORY CONC. WAREHOUSE BLDG.
222
L=223.25', R=5,904.58', Δ=02°09'59"1000', CH=S07°28'15"W
223.23'
EXISTING R.O.W.
MH

I.H. 610 (WEST LOOP)
(R.O.W. VARIES)

PARCEL 657
STATE OF TEXAS
VOL. 4084, PG. 221
H.C.D.R.

PARCEL 654
STATE OF TEXAS
VOL. 4175, PG. 129
H.C.D.R.



SHEET 8 OF 8

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 785-4123

PARCEL PLAT SHOWING
PARCEL 222
RCSJ:0271-14-221

COUNTY: HARRIS
HIGHWAY: IH 610
DATE: JULY 2010
SCALE: 1" = 50'

July, 2010
Parcel 223
Page 1 of 7 Pages

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H.10 on I.H.610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 223

Being a calculated 4.023 acre (175,243 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, Harris County, Texas and being the same land as a called 4.031 acre tract of land conveyed from PHL-OPCO, LP to Insite West Loop I, L.P. in deed dated December 12, 2000 and recorded under File Number U781547, Film Code Number 536-27-3235 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 4.023 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

BEGINNING at a concrete monument found for the northwest corner of said 4.031 acre tract, also being the northeast corner of a called 3.814 acre tract of land conveyed to Houston Pine Forest/West Loop Associates in deed dated December 30, 1981 and recorded under File Number H277491, Film Code Number 003-95-1183 of said H.C.O.P.R.R.P., being in the southerly line of a called 138,040 square foot tract of land conveyed to Albert H. Herzstein in deed dated June 28, 1968 and recorded in Volume 7258, Page 522 of the Harris County Deed Records (H.C.D.R.) and being an angle point in the proposed westerly right-of-way line of I.H. 610 (West Loop) (width varies) (N=13,853,791.18, E=3,093,604.44), and being at Baseline Station 2976+39.73, 445.43 feet right;


- 1.) THENCE, North 87°51'59" East, departing said proposed westerly right-of-way line and along the line common to said 4.031 acre tract and said 138,040 square foot tract, a distance of 421.24 feet to a point for the northeast corner of said 4.031 acre tract, also being the southeast corner of said 138,040 square foot tract, being in the existing westerly right-of-way line of I.H. 610 (West Loop) (width varies), conveyed to the State of Texas as Parcel 657 in deed recorded in Volume 4084, Page 221 of said H.C.D.R., and being in the arc of a non-tangent curve to the left;

July, 2010
Parcel 223
Page 2 of 7 Pages

- 2.) THENCE, Southerly, along said existing westerly right-of-way line of I.H. 610 and along the arc of said curve to the left having a Central Angle of $04^{\circ}23'03''$; a Radius of 5,904.58 feet; a Chord Bearing and Distance of South $04^{\circ}11'44''$ West, 451.71 feet and an arc distance of 451.82 feet to a point for the southeast corner of said 4.031 acre tract, also being the northeast corner of a called 4.5911 acre tract of land conveyed to Security Capital Industrial Trust as described in deed dated December 16, 1993 and recorded under File Number P630518, Film Code Number 196-57-2856 of said H.C.O.P.R.R.P., from which a found "X" in concrete bears South $84^{\circ}06'52''$ East, 1.06 feet;
- 3.) THENCE, South $87^{\circ}51'59''$ West, along the line common to said 4.031 acre tract and said 4.5911 acre tract, a distance of 365.23 feet to an "X" in concrete found for the southwest corner of said 4.031 acre tract, being the southeast corner of the aforementioned 3.814 acre tract, being an angle point in the aforementioned proposed westerly right-of-way line of I.H. 610, being the beginning of an Access Denial Line and being at Baseline Station 2980+42.46, 432.53 feet right;
- 4.) THENCE, North $02^{\circ}55'34''$ West, along said proposed westerly right-of-way line of I.H. 610, and along said Access Denial Line, a distance of 449.00 feet to the POINT OF BEGINNING, containing an area of 4.023 acres (175,243 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.

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

 7-08-10
Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718

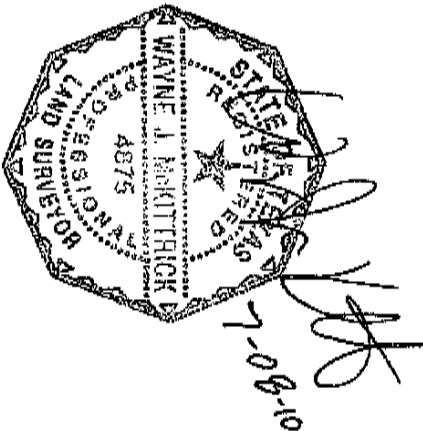


LEGEND

- SET TxDOT MONUMENT UNLESS NOTED OTHERWISE
- ▣ FOUND CONCRETE MONUMENT
- SET 5/8" I.R. W/ PLASTIC CAP STAMPED "SURVCON INC."
- FOUND MONUMENT AS NOTED
- ◻ INDICATES SET 5/8" IRON ROD W/ TxDOT ALUMINUM CAP STAMPED "ADL" UNLESS NOTED OTHERWISE
- R = PROPERTY LINE
- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.R.P. = HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS
- H.C.C.C.R. = HARRIS COUNTY CIVIL COURT RECORDS

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT). (ALL FOUND MONUMENTS HEREON WERE TIED TO THE HORIZONTAL CONTROL POINTS ESTABLISHED FOR TxDOT ALONG THE US 290 CORRIDOR). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE, 2007.
 3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.



REVISIONS

No.	DATE	DESCRIPTION

EXISTING	TAKING	REMAINING
CALC. 4.023 AC.	175,243 S.F.	0 AC.

PARCEL PLAY SHOWING
PARCEL 223
RCSJ: 0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH: (713) 780-4123

**JOHN REINERMAN
SURVEY
ABSTRACT 642**

**HOUSTON PINE FOREST/
WEST LOOP ASSOCIATES
(CALLED 3.814 AC.)**
F.N. H277491
F.C. 003-95-1183
H.C.O.P.R.R.P.
12-30-1981

**H.L. & P.
10' WIDE EASEMENT**
F.N. G404757
F.N. G478683
H.C.O.P.R.R.P.

**ALBERT H. HERZSTEIN
(CALLED 138,040 SQ. FT.)**
VOL. 7258, PG. 522
H.C.D.R.
06-28-1968

**P.O.B. PARCEL 223
FND. CONCRETE MON.
@ STA. 2976+39.73**
445.43' RT.
N=13,853,791.18
E=3,093,604.44

**H.L. & P. 5' X 20'
AERIAL EASEMENT**
F.N. G404757
F.C. G478683
H.C.O.P.R.R.P.

**INSITE WEST
LOOP I, L.P.
(CALLED 4.031 AC.)**
F.N. U781547
F.C. 536-27-3235
H.C.O.P.R.R.P.
12-12-2000

**JOINT USE ACCESS EASEMENT
CALLED 31,550 SQ. FT.**
F.N. G496771, F.C. 155-85-0949
H.C.O.P.R.R.P.

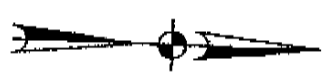
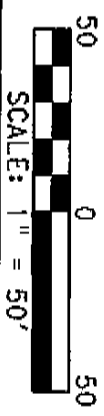
**PROPOSED
R.O.W.**

**PROPOSED 50'
HIGH CAPACITY
TRANSIT CORRIDOR**

ACCESS DENIAL LINE

MATCH LINE SHEET 5

MATCH LINE SHEET 7



**PARCEL PLAT SHOWING
PARCEL 223**
RCSJ: 0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH: 713.782.4123

SHEET 4 OF 7

MATCH LINE SHEET 7

MATCH LINE SHEET 5

CONC. & W
CURVE DATA

L = 1,073.29'
R = 3,819.72'
Δ = 16°05'58"
CB = S02°48'01"W
CD = 1069.77'
PC = 2970+32.32
PT = 2981+05.61
PI = 2975+68.97
N = 13,853,850.14
E = 3,094,014.50

JOHN REINERMAN SURVEY
ABSTRACT 642

INSITE WEST LOOP I.C. L.P.
(CALLED 4.031 AC.)
F.N. U781547
F.C. 536-27-3235
H.C.O.P.R.P. 12-12-2000

223
STORY
WOOD OFFICE

JOINT USE ACCESS EASEMENT
TRACT 2 PARCEL B FT.)
F.N. U757374
H.C.O.P.R.P.

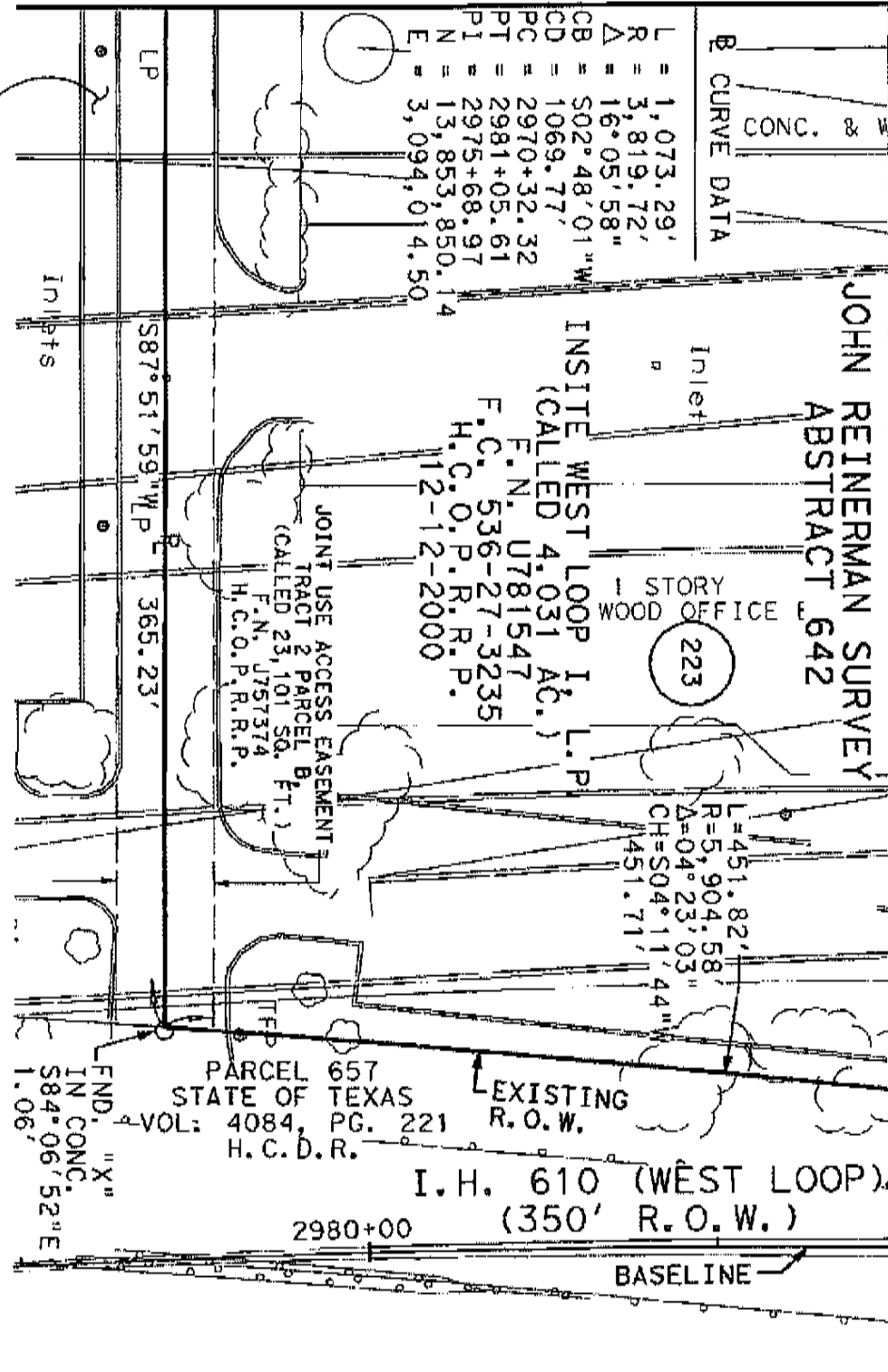
L = 451.82'
R = 5,904.58'
Δ = 0°23'03"
CH = S04°11'44"W
451.71'

PARCEL 657
STATE OF TEXAS
VOL: 4084, PG. 221
H.C.D.R.

I.H. 610 (WEST LOOP)
(350' R.O.W.)

BASELINE

2980+00



SECURITY CAPITAL
INDUSTRIAL TRUST
(CALLED 4.5911 AC.)
F.N. P630518
F.C. 196-57-2856
H.C.O.P.R.P. 12-16-1993



PARCEL PLAT SHOWING
PARCEL 223
RCSJ:0271-14-221
COUNTY: HARRIS
HIGHWAY: IH 610
DATE: JULY 2010
SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 798-4123

SHEET 6 OF 7

MATCH LINE SHEET 4

JOHN REINERMAN
SURVEY
ABSTRACT 642

HOUSTON PINE FOREST/
WEST LOOP ASSOCIATES
(CALLED 3.814 AC.)
F.N. H277491
F.C. 003-95-1183
H.C.O.P.R.R.P.
12-30-1981

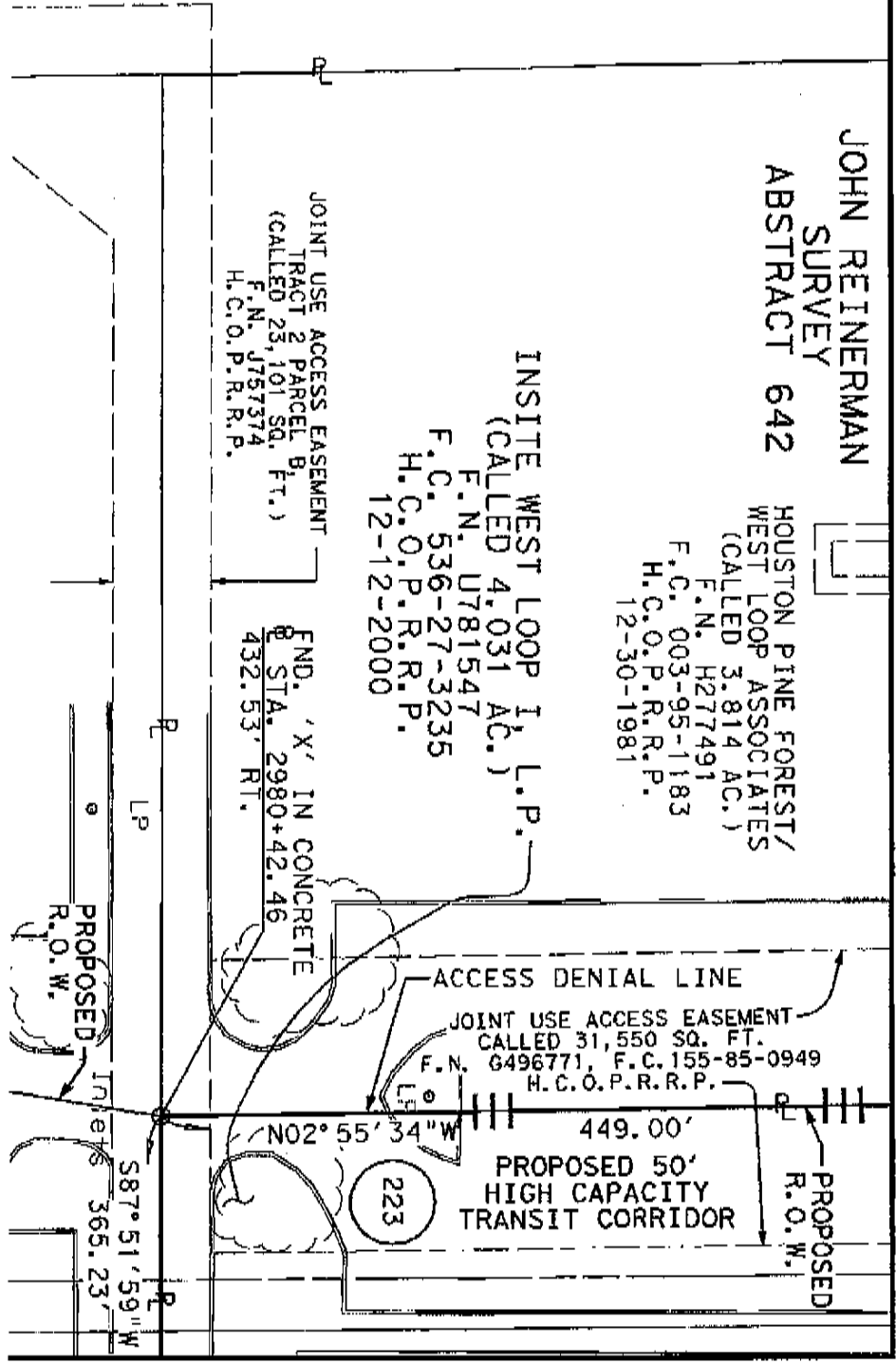
INSITE WEST LOOP I, L.P.
(CALLED 4.031 AC.)
F.N. U781547
F.C. 536-27-3235
H.C.O.P.R.R.P.
12-12-2000

JOINT USE ACCESS EASEMENT
TRACT 2 PARCEL B, FT.)
(CALLED 23,101 SQ. FT.)
F.N. J757374
H.C.O.P.R.R.P.

END. 'X' IN CONCRETE
STA. 2980+42.46
432.53' RT.

JOINT USE ACCESS EASEMENT
CALLED 31,550 SQ. FT.
F.N. 6496771, F.C.155-85-0949
H.C.O.P.R.R.P.

449.00'
PROPOSED 50'
HIGH CAPACITY
TRANSIT CORRIDOR



MATCH LINE SHEET 6



PARCEL PLAT SHOWING
PARCEL 223
RCSJ:0271-14-221
COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123

SHEET 7 OF 7

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H.10 on I.H.610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 209

Being a 11.82 acre (515,015 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, and the H. Reinerman Survey, Abstract 644, Harris County, Texas and being out of two tracts conveyed from Federated Retail Holdings, Inc. to Macy's Tx I, L.P.: a called approximately 17 acre tract described as Parcel "A" and a called 3.015 acre tract of land described as Parcel "B", both in the deed dated January 28, 2006 and recorded under File Number Z082727, Film Code Number 017-71-0585 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 11.82 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a P.K. nail in asphalt set for an angle point in the northerly line of said 17 acre tract, being an angle point in the southerly line of a called 28.0001 acre tract of land conveyed to NW-JCP, LTD. in deed dated October 01, 2007 and recorded under File Number 20070597885, Film Code Number 050-55-1000 of said H.C.O.P.R.R.P.; thence as follows:

North 62°26'52" East, along the line common to said 17 acre tract and said 28.0001 acre tract, a distance of 203.15 feet to a cotton spindle in concrete set for corner at the point of intersection with the proposed westerly right-of-way line of U.S. 290 (width varies) being at Baseline Station 2944+79.21, 385.56 feet left and being the POINT OF BEGINNING (N=13,856,899.39, E=3,094,167.63);

- 1.) THENCE, North 62°26'52" East, continuing along the line common to said 17 acre tract and said 28.0001 acre tract, a distance of 219.34 feet to a 5/8-inch iron rod found for the northeast corner of said 17 acre tract, also being the southeast corner of said 28.0001 acre tract, and being in the existing westerly right-of-way line of said U.S. 290 (width varies) conveyed to the State of Texas as Parcel 644 in deed recorded in Volume 6046, Page 446 of the Harris County Deed Records (H.C.D.R.);
- 2.) THENCE, South 27°32'25" East, along said existing westerly right-of-way line of U.S. 290, a distance of 84.50 feet to a point for the beginning of a tangent curve to the right;

- 3.) THENCE, Southerly, continuing along said existing westerly right-of-way line of U.S. 290, and along the arc of said curve to the right, having a Central Angle of $38^{\circ}22'33''$; a Radius of 923.43 feet; a Chord Bearing and Distance of South $08^{\circ}21'08''$ East, 607.00 feet and an arc distance of 618.50 feet to a point of tangency, and being the point of intersection with the existing westerly right-of-way line of I.H.610 (West Loop) (350 feet wide);
- 4.) THENCE, South $10^{\circ}50'09''$ West, along said existing westerly right-of-way line of I.H. 610, a distance of 418.38 feet to a 5/8-inch iron rod found for the southeast corner of said 3.015 acre tract, and being the northeast corner of a called 1.0699 acre tract of land conveyed to Polestar Corp. in deed dated August 19, 1991 and recorded under File Number N432884, Film Code Number 008-52-1327 of said H.C.O.P.R.R.P.;
- 5.) THENCE, South $88^{\circ}04'52''$ West, departing said existing westerly right-of-way line of I.H. 610 and along the line common to said 3.015 acre tract and said 1.0699 acre tract, a distance of 551.39 feet to a 5/8-inch iron rod found for the southwest corner of said 3.015 acre tract, also being the northwest corner of said 1.0699 acre tract, and being in the existing northeasterly right-of-way line of Hempstead Road (100 feet wide) conveyed in part to Harris County in deeds recorded in Volume 740, Page 583 and Volume 728, Page 686 of said H.C.D.R.;
- 6.) THENCE, North $51^{\circ}47'05''$ West, along said existing northeasterly right-of-way line of Hempstead Road, a distance of 649.47 feet to a 5/8-inch iron rod found for the most westerly corner of said 17 acre tract, and being the most southerly corner of the aforementioned 28.0001 acre tract;
- 7.) THENCE, North $38^{\circ}10'52''$ East, departing said northeasterly right-of-way line of Hempstead Road and along the line common to said 17 acre tract and said 28.0001 acre tract, a distance of 203.45 feet to a cotton spindle in asphalt set at the point of intersection with the proposed northeasterly right-of-way line of Hempstead Road (width varies), being at Hempstead Road Baseline Station 572+17.98, 253.45 feet left, and being the beginning of a non-tangent curve to the right;
- 8.) THENCE, Southeasterly, along said proposed northeasterly right-of-way line of Hempstead Road, and along the arc of said curve to the right, having a Central Angle of $03^{\circ}47'49''$; a Radius of 1,028.00 feet; a Chord Bearing and Distance of South $44^{\circ}39'23''$ East, 68.11 feet and an arc distance of 68.13 feet to a cotton spindle in asphalt set for an angle point at Hempstead Road Baseline Station 572+85.57, 245.00 feet left;**

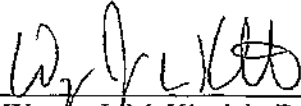
- 9.) THENCE, South $51^{\circ}47'05''$ East, continuing along said proposed northeasterly right-of-way line of Hempstead Road, a distance of 603.36 feet to a P.K. nail in asphalt set for a cut-back corner at I.H. 610 Baseline station 2954+29.15, 428.62 feet right;**
- 10.) THENCE, North $75^{\circ}47'48''$ East, departing said proposed northeasterly right-of-way line of Hempstead Road and along a proposed cut-back line, a distance of 11.00 feet to a cotton spindle in asphalt set for a cut-back corner in the proposed westerly right-of-way line of I.H. 610 (width varies) at I.H. 610 Baseline Station 2954+24.49, 418.65 feet right, being the beginning of an Access Denial Line, and being the beginning of a non-tangent curve to the left;**
- 11.) THENCE, Northeasterly, along said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line, and along the arc of said curve to the left, having a Central Angle of $10^{\circ}55'18''$; a Radius of 2,792.79 feet; a Chord Bearing and Distance of North $15^{\circ}29'13''$ East, 531.56 feet and an arc distance of 532.37 feet to a P.K. nail in asphalt set for a point of compound curvature at the point of intersection with the aforementioned proposed westerly right-of-way line of U.S. 290, and being at U.S 290 Baseline Station 2948+81.59, 374.16 feet right;**
- 12.) THENCE, Northerly, continuing along said proposed westerly right-of-way line of U.S. 290 and said Access Denial Line, and along the arc of said curve to the left, having a Central Angle of $08^{\circ}02'13''$; a Radius of 2,489.50 feet; a Chord Bearing and Distance of North $02^{\circ}57'34''$ East, 348.92 feet and an arc distance of 349.21 feet to the POINT OF BEGINNING, containing an area of 11.82 acres (515,015 square feet) of land, with 8.323 acres being within said John Reinerman Survey, and 3.497 acres being within said H. Reinerman Survey.

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

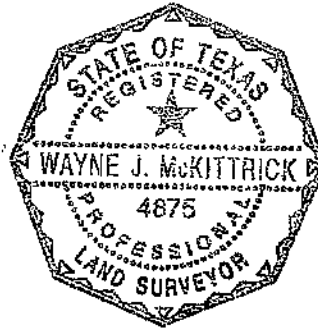
Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

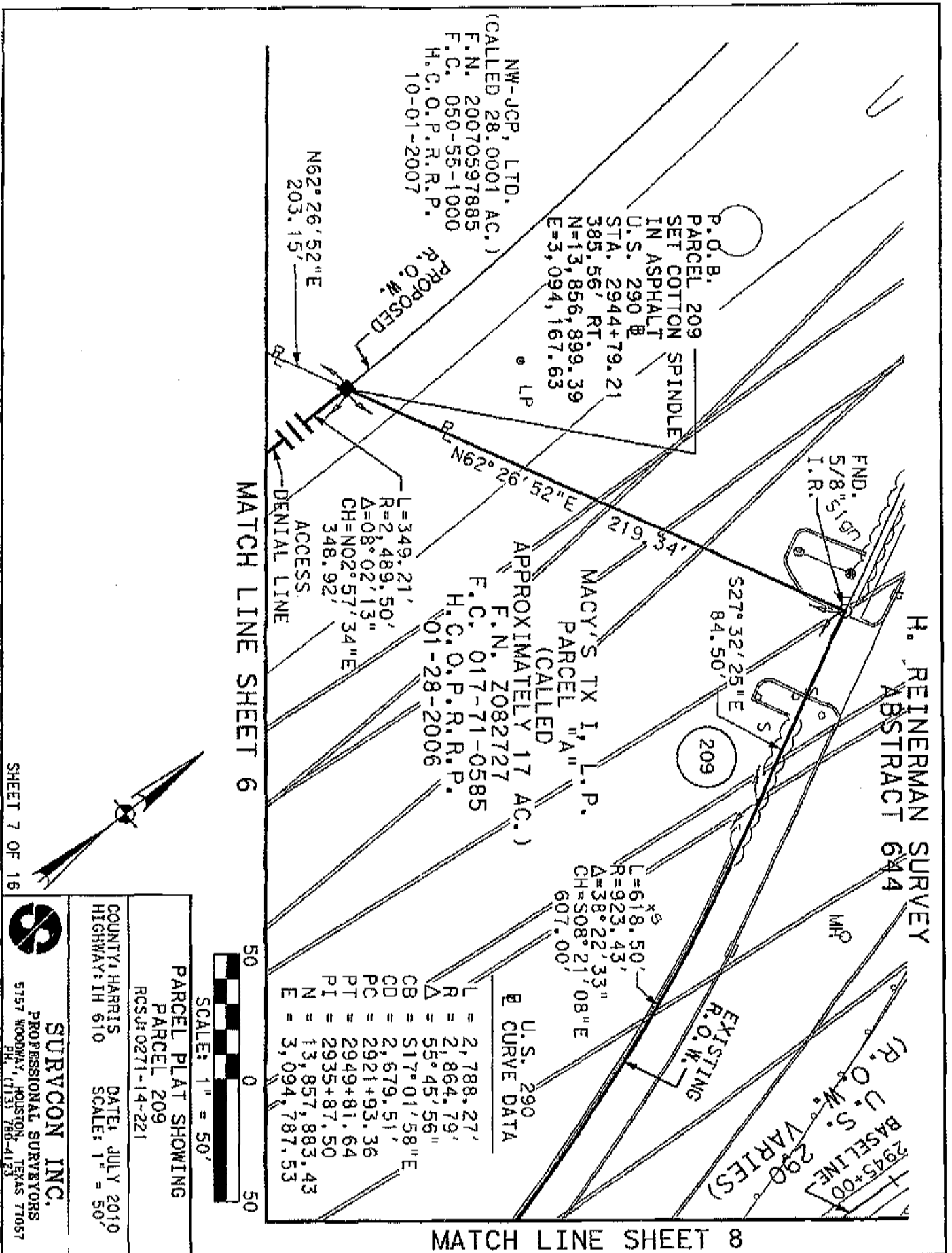
July, 2010
Parcel 209
Page 4 of 16 Pages

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

 7-08-10

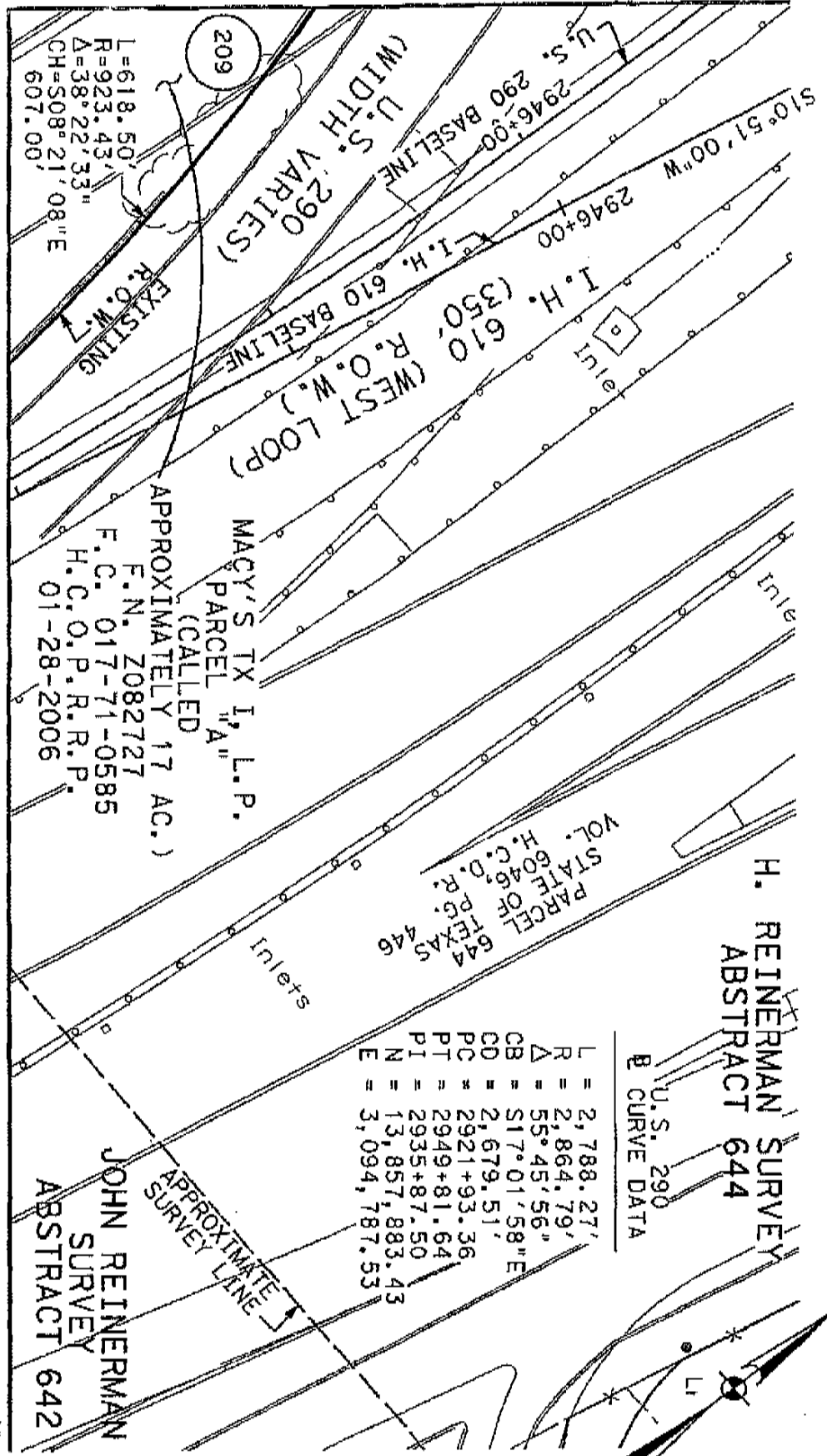
Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718





SHEET 7 OF 16

MATCH LINE SHEET 7



L=618.50'
R=923.43'
Δ=38°22'33"
CH=S08°21'08"E
607.00'

MACY'S TX 1 1/4" L.P.
PARCEL (CALLED APPROXIMATELY 17 AC.)
F.N. Z082727
F.C. 017-71-0585
H.C. O.P. R.R.P.
01-28-2006

U.S. 290
CURVE DATA
L = 2,788.27'
R = 2,864.79'
Δ = 55°45'56"
CB = S17°01'58"E
CD = 2,679.51'
PC = 2921+93.36
PT = 2949+81.64
PI = 2935+87.50
N = 13,857,883.43
E = 3,094,787.53

H. REINERMAN SURVEY
ABSTRACT 644
PARCEL 644
STATE OF TEXAS
H.C.D.R. PG. 446
VOL. 6046

JOHN REINERMAN
SURVEY
ABSTRACT 642

MATCH LINE SHEET 9



PARCEL PLAT SHOWING
PARCEL 209
RCSJ:0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5157 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123

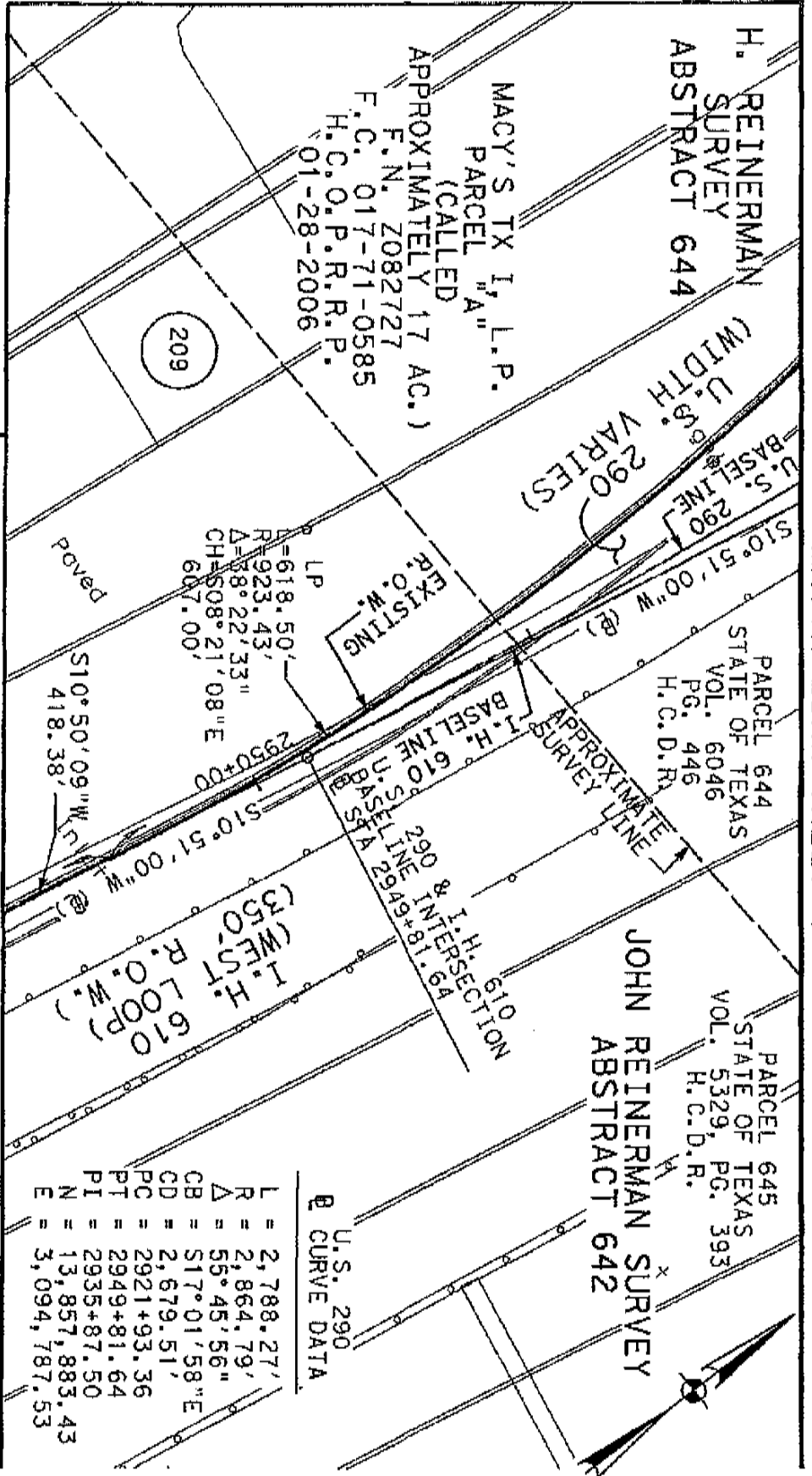
SHEET 8 OF 16

MATCH LINE SHEET 6


MATCH LINE SHEET 8

MATCH LINE SHEET 16

MATCH LINE SHEET 10



PARCEL PLAT SHOWING
PARCEL 209
 RCSJ:0271-14-221
 COUNTY: HARRIS DATE: JULY 2010
 HIGHWAY: IH 610 SCALE: 1" = 50'


SURVCON INC.
 PROFESSIONAL SURVEYORS
 5757 WOODWAY, HOUSTON, TEXAS 77057
 PH: (713) 788-4123

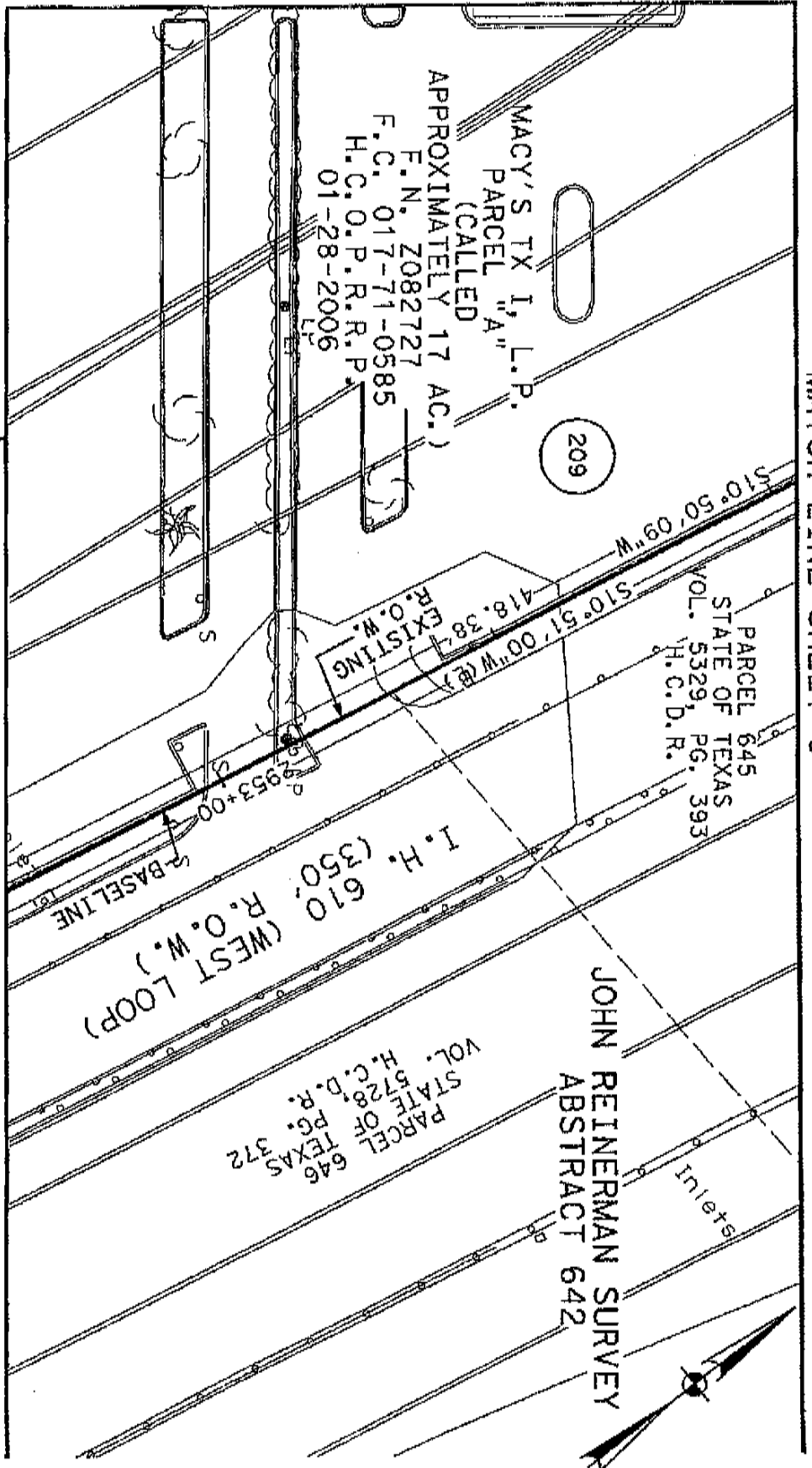
SHEET 9 OF 16

MATCH LINE SHEET 16

MATCH LINE SHEET 9

MATCH LINE SHEET 15

MATCH LINE SHEET 11



PARCEL PLAT SHOWING
PARCEL 209
RCSJ:0271-14-221

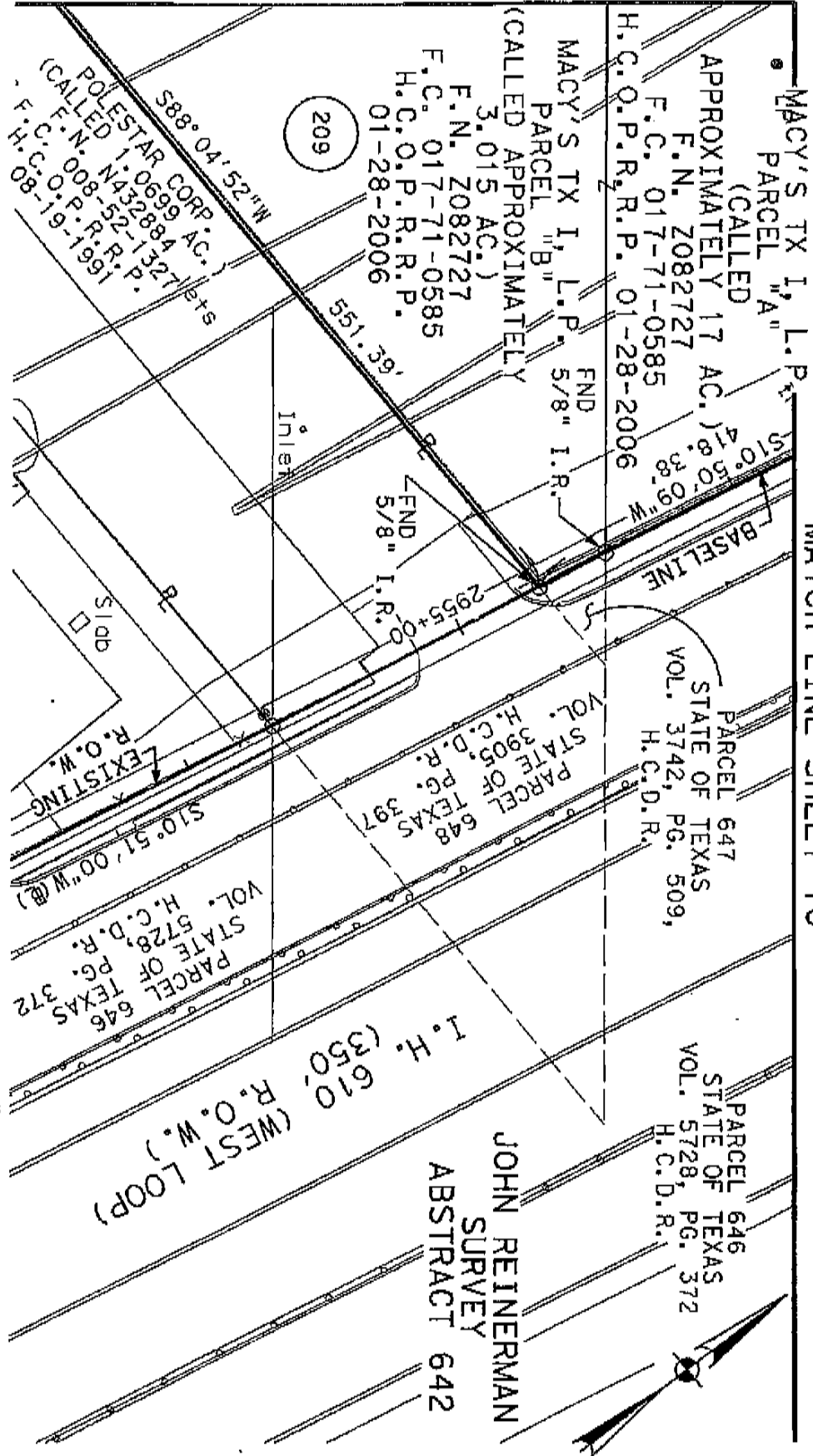
COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5157 WOODWAY, HOUSTON, TEXAS 77057
PH: (713) 788-4123


SHEET 10 OF 16

MATCH LINE SHEET 15

MATCH LINE SHEET 10



PARCEL PLAT SHOWING
 PARCEL 209
 RCSJ10271-14-221
 COUNTY: HARRIS
 HIGHWAY: IH 610
 DATE: JULY 2010
 SCALE: 1" = 50'

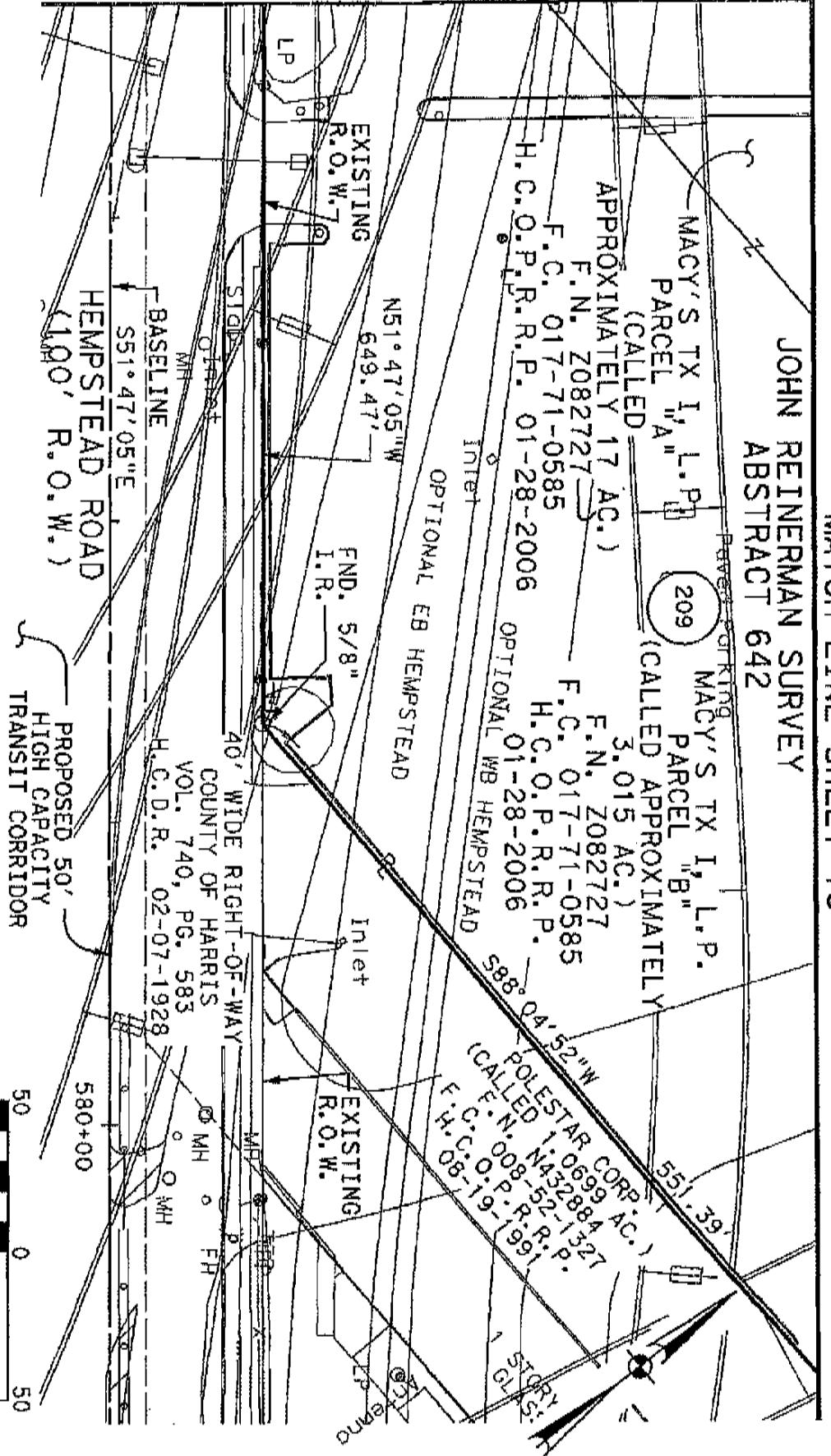

SURVCON INC.
 PROFESSIONAL SURVEYORS
 5757 WOODWAY, HOUSTON, TEXAS 77057
 PH. (713) 788-4123

SHEET 11 OF 16

MATCH LINE SHEET 13

MATCH LINE SHEET 15

JOHN REINERMAN SURVEY
ABSTRACT 642

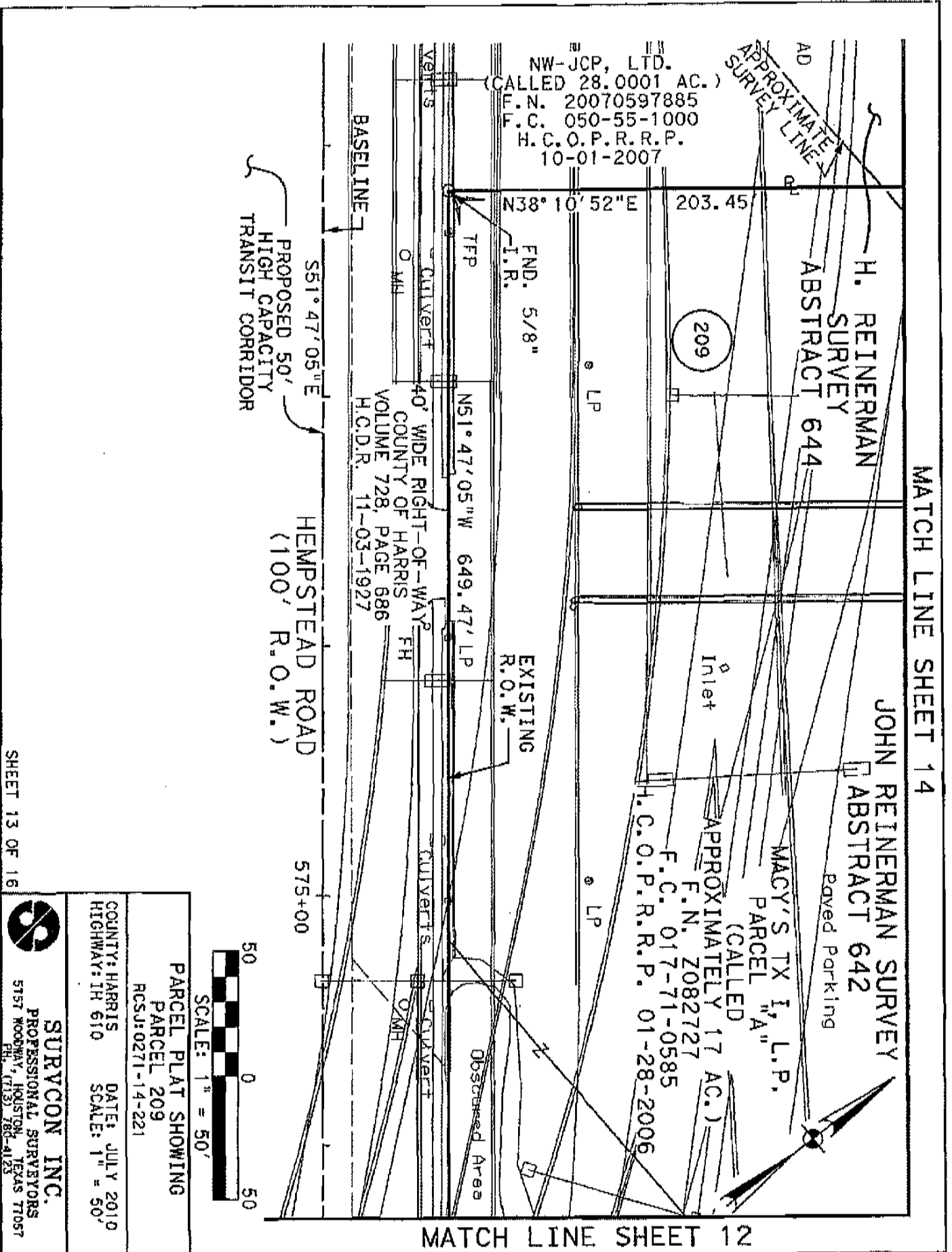


PARCEL PLAT SHOWING
PARCEL 209
RCS:0271-14-221
COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'



SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH: (713) 798-4123

SHEET 12 OF 16



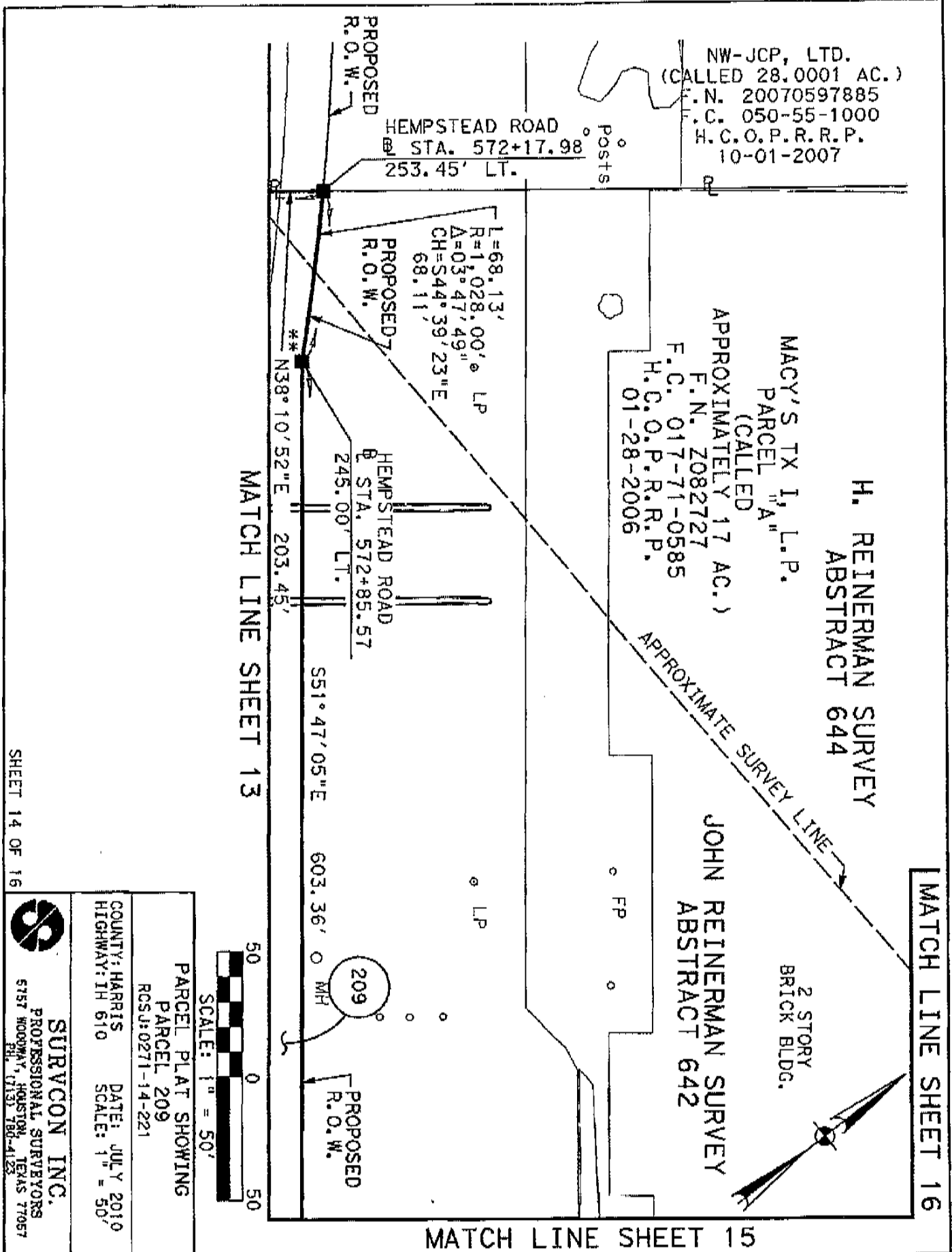
SHEET 13 OF 16

PARCEL PLAT SHOWING
PARCEL 209
 RCSJ:0271-14-221


COUNTY: HARRIS DATE: JULY 2010
 HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
 PROFESSIONAL SURVEYORS
 5157 WOODWAY, HOUSTON, TEXAS 77057
 PH: (713) 780-4123





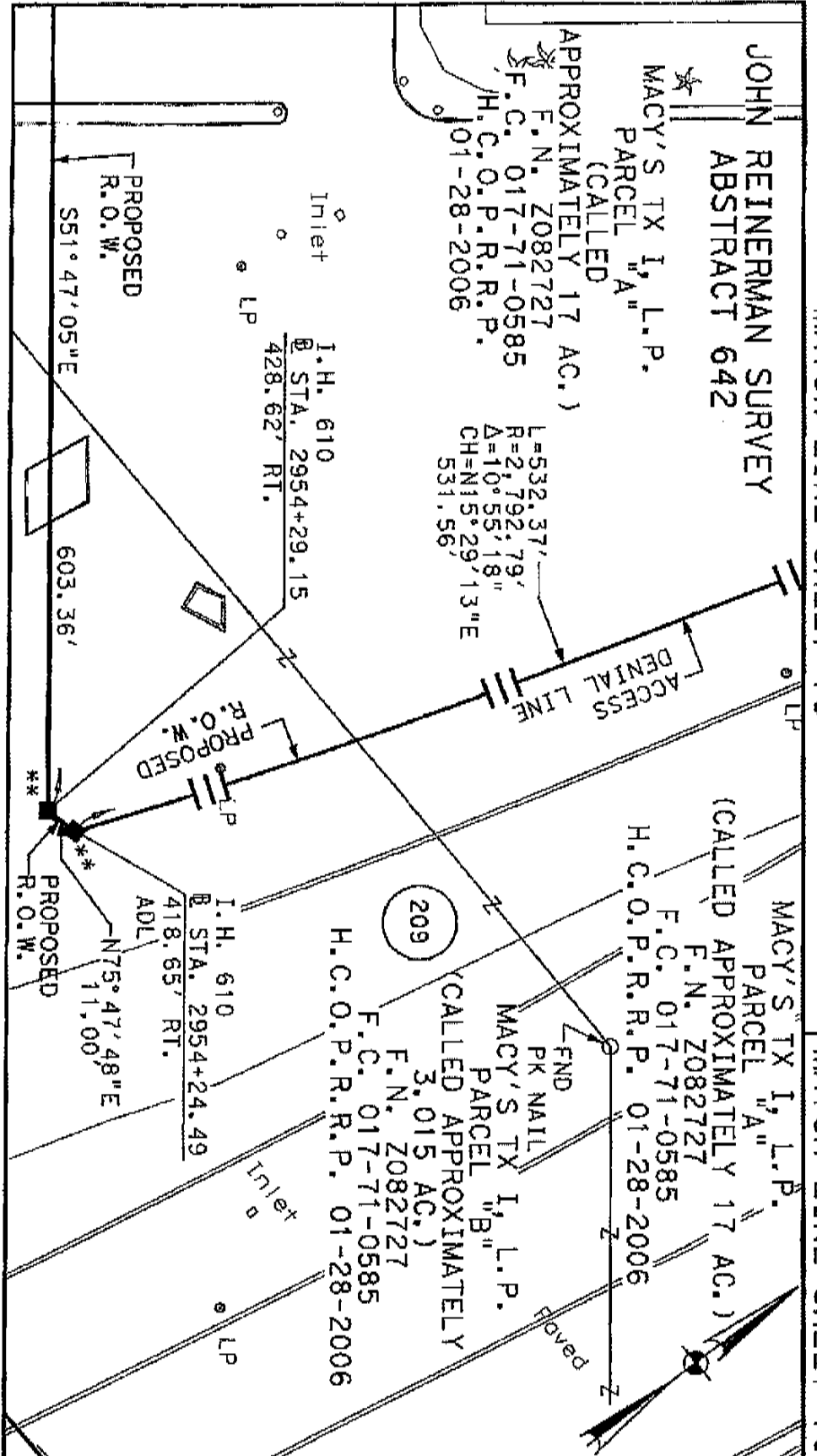
PARCEL PLAT SHOWING
PARCEL 209
 RGSJ:0271-14-221
 COUNTY: HARRIS
 HIGHWAY: IH 610
 DATE: JULY 2010
 SCALE: 1" = 50'


SURYCON INC.
 PROFESSIONAL SURVEYORS
 5757 WOODWAY, HOUSTON, TEXAS 77057
 PH: (713) 780-4123

MATCH LINE SHEET 14

MATCH LINE SHEET 16

MATCH LINE SHEET 10



MATCH LINE SHEET 11

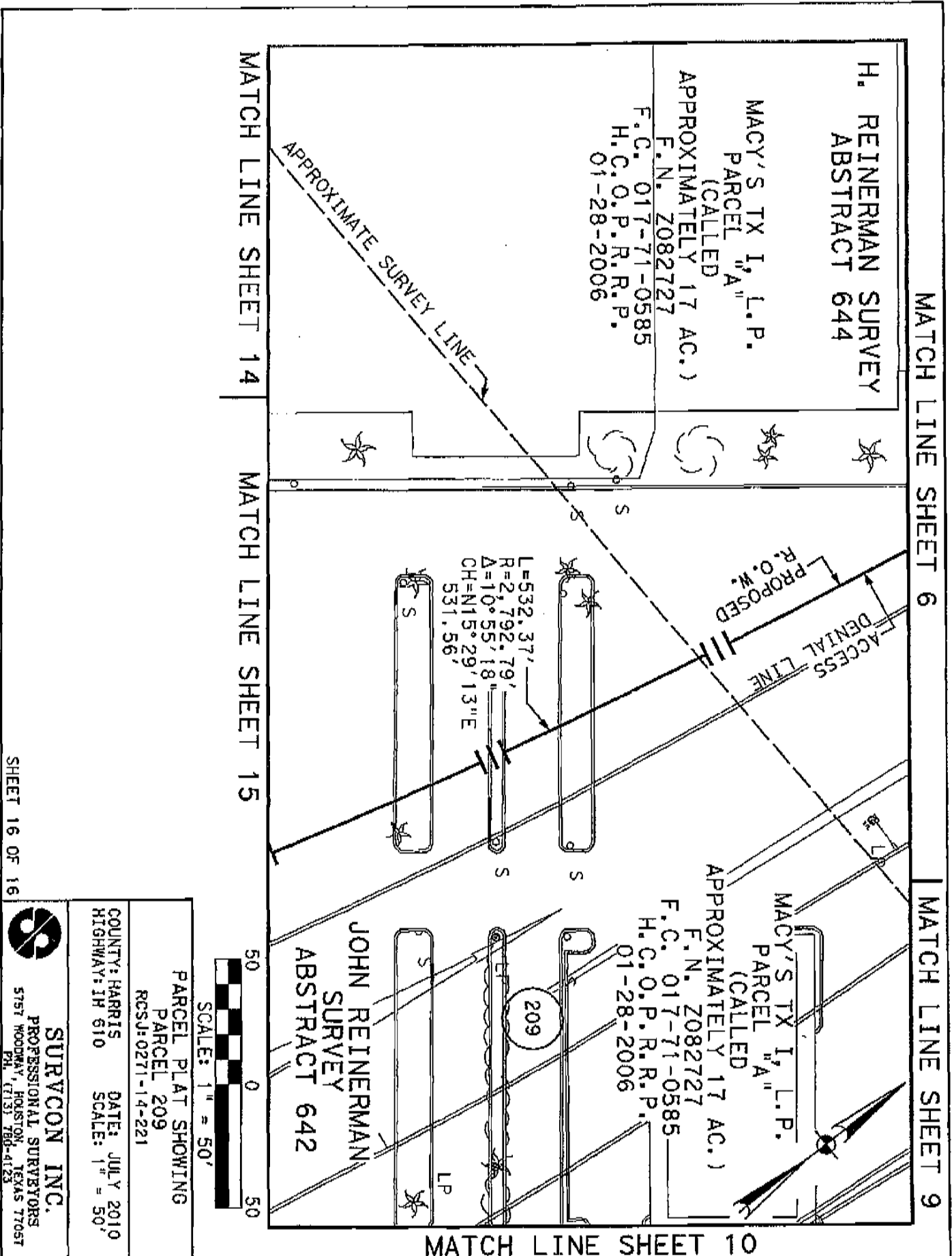
MATCH LINE SHEET 12



PARCEL PLAT SHOWING	
PARCEL 209	
RCSJ:0271-14-221	
COUNTY: HARRIS	DATE: JULY 2010
HIGHWAY: IH 610	SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH: (713) 780-4123

SHEET 15 OF 16



PARCEL PLAT SHOWING
PARCEL 209
RCSJ:0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 HOODMAN, HOUSTON, TEXAS 77057
PH. (713) 780-4123

SHEET 16 OF 16

July, 2010
Parcel 226
Page 1 of 6 Pages

County: Harris
Highway: Interstate Highway 610
Limits: T.C. Jester to North of I.H. 10 on I.H. 610 and to 34th St. on U.S. 290
RCSJ: 0271-14-221

Property Description for Parcel 226

Being a 0.3585 acre (15,617 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, Harris County, Texas and being out of a called 4.6608 acre tract of land described as Tract 1 conveyed from Insite Post Oak I, L.P. to WGH Post Oak LLC as described in deed dated May 22, 2003 and recorded under File Number W692181, Film Code Number 568-24-2187 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P); said 0.3585 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 5/8-inch iron rod found for the southwest corner of said 4.6608 acre tract, also being the northwest corner of a called approximately 12.3258 acre tract of land conveyed to Rich West Loop West Partners, L.P. as described in two deeds: in deed dated December 01, 2003 and recorded under File Number X225780, Film Code Number 578-95-0130 of said H.C.O.P.R.R.P. (99 percent interest), and in deed dated December 01, 2003 and recorded under File Number X225777, Film Code Number 578-95-0124 of said H.C.O.P.R.R.P. (1 percent interest); and being in the existing easterly right-of-way line of North Post Oak Road (width varies); thence as follows:

North 88°14'24" East, along the line common to said 4.6608 acre tract and said 12.3258 acre tract, passing at 563.52 feet a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed westerly right-of-way line of I.H. 610 (West Loop) (width varies), being an angle point in an Access Denial Line and continuing along said common line, along said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line for a total distance of 989.95 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point in said proposed westerly right-of-way line and said Access Denial Line and being the POINT OF BEGINNING (N=13,852,716.71, E=3,093,608.62), and being at Baseline Station 2986+57.04, 507.89 feet right;**

- 1) THENCE, North 02°42'01" West, continuing along said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line, passing at 30.92 feet an angle point in the northerly line of said 4.6608 acre tract, also being the southeast corner of a called 1.9889 acre tract of land conveyed to Houston Cellular Telephone Company, L.P. in deed dated May 31, 2000 and recorded under File Number U420906, Film Code Number 532-62-2164 of said H.C.O.P.R.R.P., from which a found 5/8-inch iron rod with cap bears South 03°42'55" East, 0.77 feet, and continuing along said proposed westerly right-of-way line and along the line common to said 4.6608 acre tract and said 1.9889 acre tract and along said Access Denial Line for a total distance of 38.68 feet to a P.K. nail in concrete set for an angle point in the northerly line of said 4.6608 acre tract, also being the southwest corner of a called 2.8225 acre tract of land conveyed to J. A. Billipp as described in deed dated September 23, 1985 and recorded under File Number K222292, Film Code Number 027-65-1780 of said H.C.O.P.R.R.P., and being at Baseline Station 2986+18.39, 506.17 feet right;
- 2) THENCE, North 87°49'50" East, departing said proposed westerly right-of-way line of I.H. 610 and said Access Denial Line, and along the line common to said 4.6608 acre tract and said 2.8225 acre tract, a distance of 390.15 feet to a point for the northeast corner of said 4.6608 acre tract, also being the southeast corner of said 2.8225 acre tract, and being in the existing westerly right-of-way line of I.H. 610 (West Loop) (width varies) conveyed to the State of Texas as Parcels 657 and 658 and recorded in Volume 4084, Page 221 and Volume 4411, Page 434 of the Harris County Deed Records, respectively;
- 3) THENCE, South 01°30'22" East, along said existing westerly right-of-way line of I.H. 610, a distance of 41.46 feet to a point for the southeast corner of said 4.6608 acre tract, also being the northeast corner of the aforementioned 12.3258 acre tract;
- 4) THENCE, South 88°14'24" West, departing said existing westerly right-of-way line and along the line common to said 4.6608 acre tract and said 12.3258 acre tract, a distance of 389.32 feet to the POINT OF BEGINNING, containing an area of 0.3585 of one acre (15,617 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.

July, 2010
Parcel 226
Page 3 of 6 Pages

Access is prohibited across the Access Denial Line to the Highway facility from the abutting remainder property.

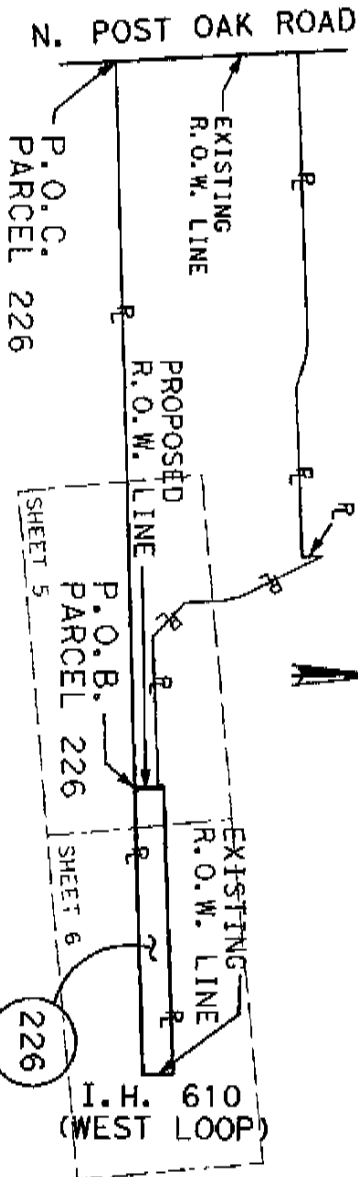
I, Wayne J. McKittrick, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Wayne J. McKittrick 7-08-10
Wayne J. McKittrick, R.P.L.S. July, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



LEGEND

- SET TXDOT MONUMENT UNLESS NOTED OTHERWISE
- ▣ FOUND CONCRETE MONUMENT
- SET 5/8" I.R. W/ PLASTIC CAP STAMPED "SURYOON INC."
- FOUND MONUMENT AS NOTED
- ▣ INDICATES SET 5/8" IRON ROD W/ TXDOT ALUMINUM CAP STAMPED "ADL" UNLESS NOTED OTHERWISE
- R PROPERTY LINE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.C.C.R. HARRIS COUNTY CIVIL COURT RECORDS



WHOLE PROPERTY INSET

N. T. S.

SHEET 4 OF 6

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT). (ALL FOUND MONUMENTS HEREON WERE TIED TO THE HORIZONTAL CONTROL POINTS ESTABLISHED FOR TXDOT ALONG THE US 290 CORRIDOR). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE, 2007.
 3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

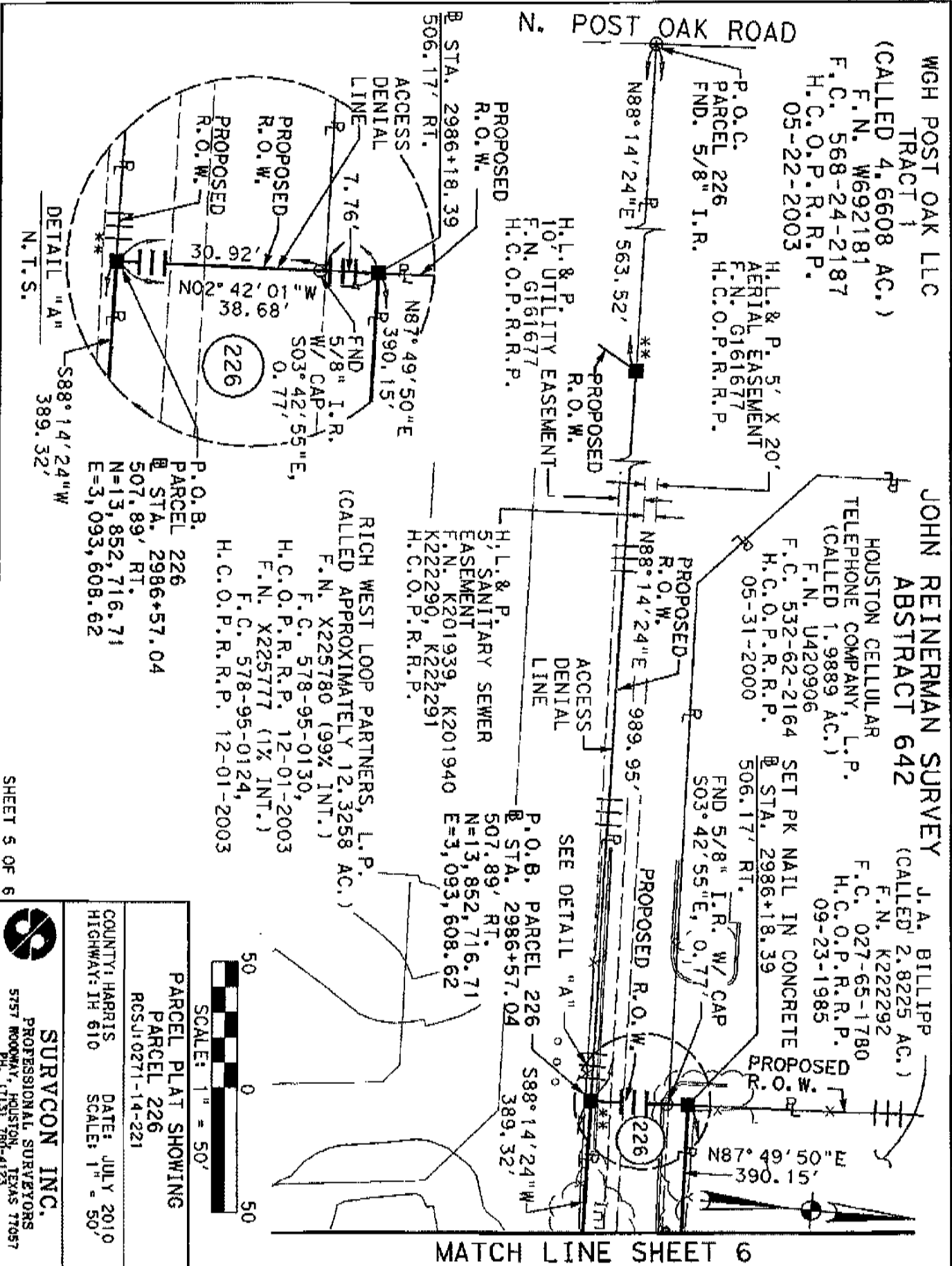
REVISIONS

NO.	DATE	DESCRIPTION
EXISTING	TAKING	REMAINING
4.6608 AC.	0.3585 AC. 15,617 S.F.	4.3023 AC. RT.

PARCEL PLAT SHOWING
PARCEL 226
RCSJ: 0271-14-221

COUNTY: HARRIS DATE: JULY 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77067
PH. (713) 180-4123



SHEET 5 OF 6

PARCEL PLAT SHOWING
 PARCEL 226
 RCSI: 0271-14-221

COUNTY: HARRIS
 HIGHWAY: IH 610

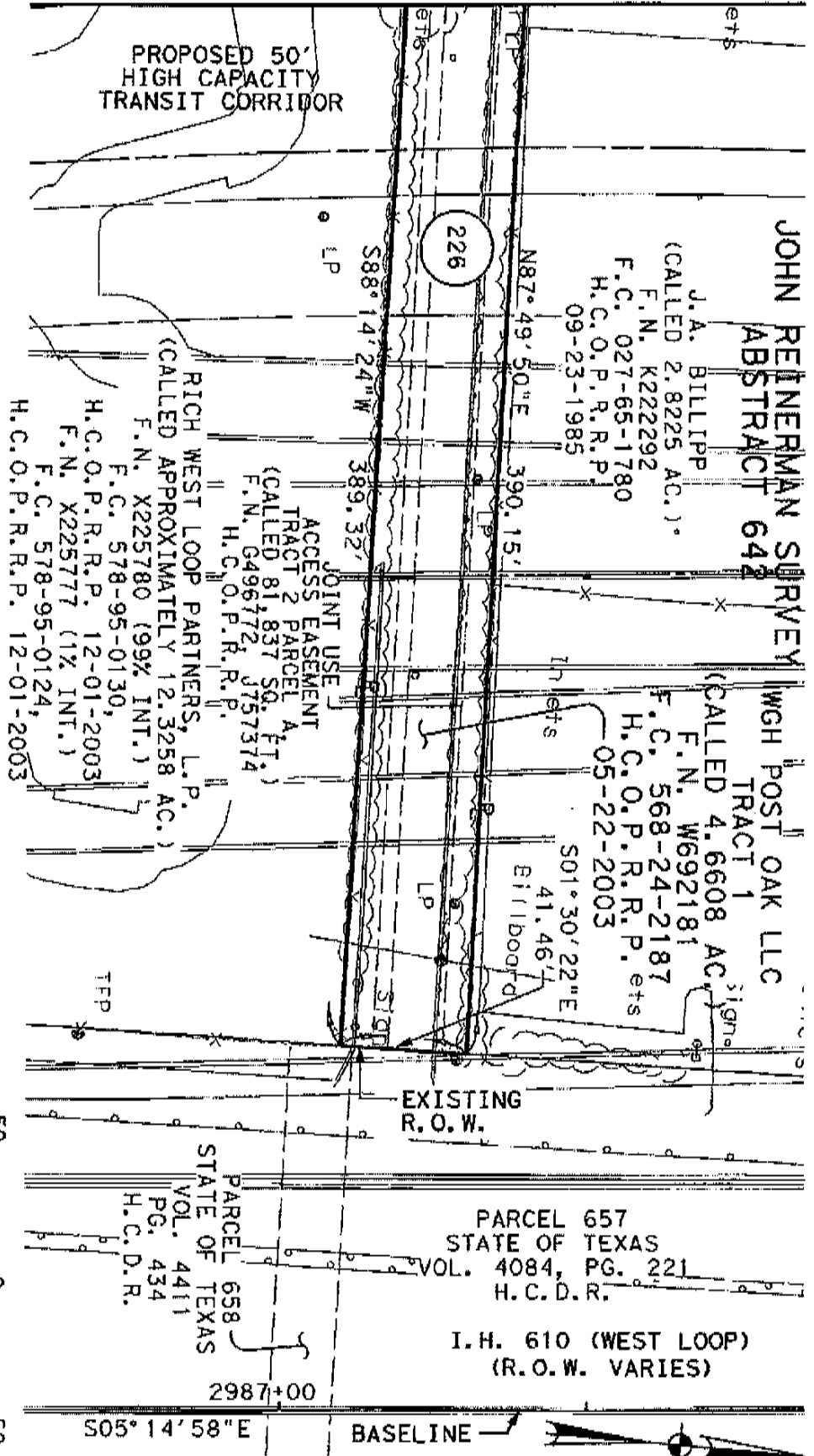
DATE: JULY 2010
 SCALE: 1" = 50'

SURVCON INC.
 PROFESSIONAL SURVEYORS
 5757 MOONAV, HOUSTON, TEXAS 77057
 PH. (713) 780-4123



MATCH LINE SHEET 6

MATCH LINE SHEET 5



PARCEL PLAT SHOWING
PARCEL 226
 RCSJ:0271-14-221

COUNTY: HARRIS DATE: JULY 2010
 HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
 PROFESSIONAL SURVEYORS
 5757 WOODWAY, HOUSTON, TEXAS 77057
 PH. (713) 780-4123

SHEET 6 OF 6

County: Bell
Highway: Interstate Highway 35
Limits: From North LP 363 to North of Troy
ROW CSJ: 0015-04-083

Property Description For Parcel 08

BEING 0.617 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS AND BEING PART OF LOT 1, BLOCK 1, BRINDLEY ADDITION, A SUBDIVISION OF RECORD IN CABINET C, SLIDE 300-A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND ALSO A PART OF CALLED 10.347 ACRE TRACT OF LAND DESCRIBED IN CASH WARRANTY DEED TO TLC PROPERTIES, INC. RECORDED IN VOLUME 4758, PAGE 317 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with cap stamped "Landesign" for the northwest corner of said Lot 1 and in the existing south right-of-way line of Kevin Reilly Lane (55' ROW) called a 0.907 acre tract described in Dedication to the City of Temple in Volume 5146, Page 289 of the O.P.R.B.C.T.;

THENCE South 73°50'21" East 299.77 feet with the existing south right-of-way line of Kevin Reilly Lane and the north line of said Lot 1 to a set Type II monument in the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) **THENCE** South 73°50'21" East 97.70 feet with the existing south right-of-way line of said Kevin Reilly Lane and the north line of said Lot 1 to a set 5/8" iron rod with cap stamped "Landesign" for the southeast corner of said 0.907 tract and the southwest corner of a called 0.121 acre tract of land described in ~~Dedication to the Public of record in Volume 4969, Page 193 of the O.P.R.B.C.T.~~;
- (2) **THENCE** South 28°32'55" East 68.10 feet with the existing south right-of-way line of Kevin Reilly Lane and the east line of said Lot 1 to a set 5/8" iron rod with cap stamped "Landesign" at northeast corner of Lot 1, the southeast corner of said 0.121 acre tract, in the existing west right-of-way line of IH 35 and in the west line of a called 5.170 acre tract describe in deed to the State of Texas for right-of-way of record in Volume 615, Page 385 of the Deed Records of Bell County, Texas;
- (3) **THENCE** South 16°55'21" West 224.96 feet with the existing west right-of-way line of IH 35 and the east line of said Lot 1 to a set 5/8" iron rod with cap stamped "Landesign" for the southeast corner of said Lot 1 and the northeast

corner of Lot 1, Block 1, Peterbuilt Subdivision, of record in Cabinet C, slide 106-D of the Plat Records of Bell County, Texas;

- (4) THENCE North 73°38'15" West 99.40 feet with the south line of Lot 1, Block 1 Brindley Addition and the north line of Lot 1, Block 1, Peterbuilt Subdivision to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of IH 35;
- (5) THENCE North 16°56'03" East 46.84 feet through Lot 1, Block 1, Brindley Addition with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (6) THENCE North 17°43'07" East 176.24 feet through Lot 1, Block 1, Brindley Addition with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (7) THENCE North 28°03'37" West 69.74 feet through Lot 1, Block 1, Brindley Addition and with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.617 of one acre of land, more or less, out of the Vincent Barrow Survey, Abstract No. 64 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

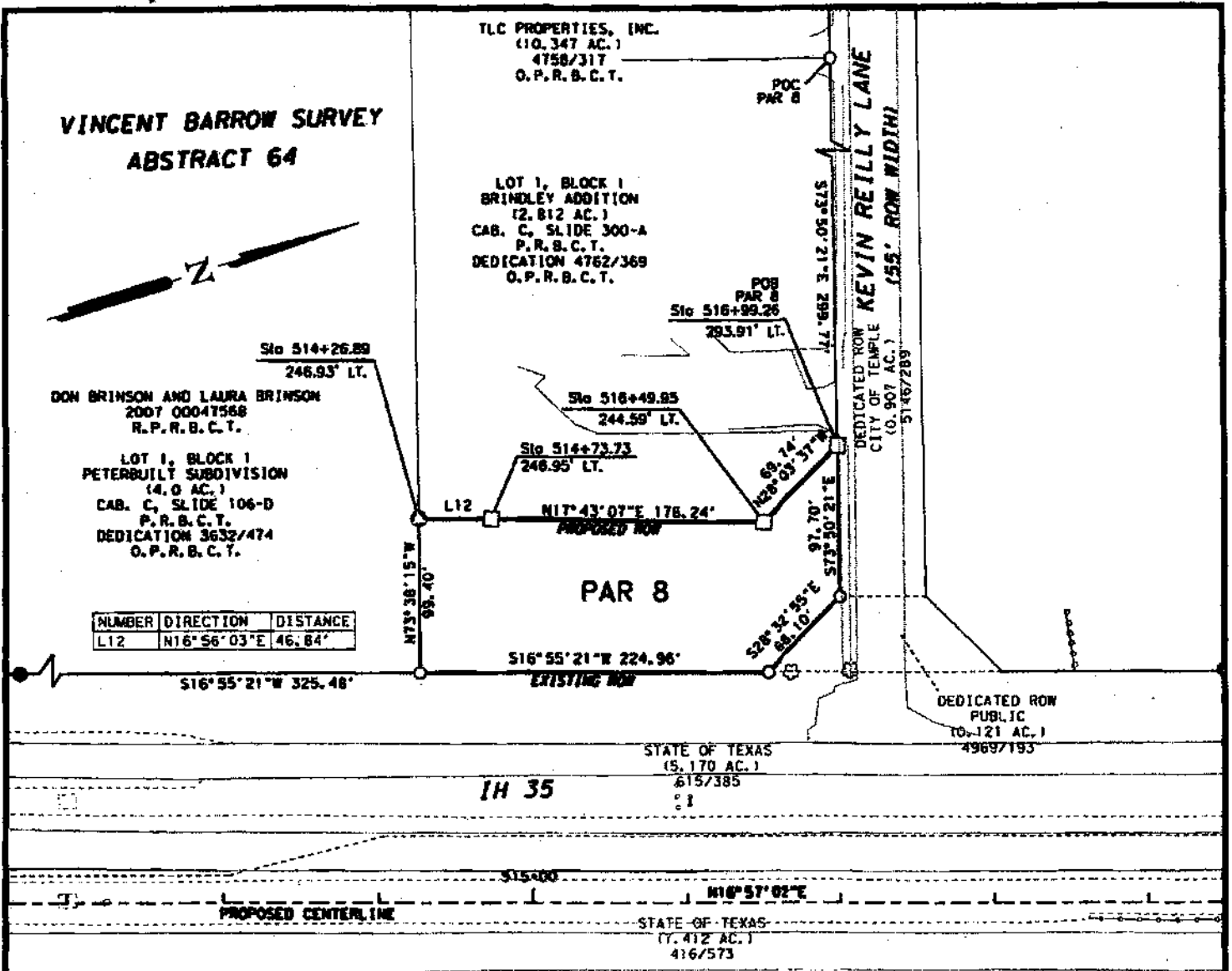
Access is permitted to highway facility from the remainder of the abutting property.

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

I certify that the survey was performed on the ground under my supervision.

David R. Hartman 4/16/10
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264





SURVEY LEGEND

- ⊙ = SET 5/8" IRON WITH T-DOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
 - = TYPE II MONUMENT SET
 - = TYPE I MONUMENT FOUND
 - = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
 - ◉ = 5/8" IRON ROD SET W/ "T-DOT" CAP UNLESS NOTED
 - = 1/2" IRON ROD FOUND UNLESS NOTED
 - ⊕ = IRON PIPE FOUND
 - △ = CALCULATED POINT
 - P = PROPERTY LINE
 - C = CENTER LINE
 - () = RECORD INFORMATION
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - || = ACCESS DENIAL LINE
- D.R.B.C.T. = DEED RECORDS BELL COUNTY, TEXAS
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 R.P.R.B.C.T. = REAL PROPERTY RECORDS BELL COUNTY, TEXAS

SCALE IN FEET



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 4/16/10

David R. Hartman
Registered Professional Land Surveyor, No. 5264, State of Texas



LANDESIGN SERVICES, INC.

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

PARCEL: 8 ACRES 0.617
 HIGHWAY: IH 35 COUNTY: Bell
 ROW CSJ: 0015-04-083 DATE: 04/16/10
 SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-04

Page 1 of 3
April 15, 2010

County: Bell
Highway: Interstate Highway 35
Limits: From North LP 363 to North of Troy
ROW CSA: 0015-04-083

Property Description For Parcel 09

BEING 0.587 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS AND OUT OF A CALLED 10.347 ACRE TRACT DESCRIBED IN CASH WARRANTY DEED TO TLC PROPERTIES, INC. RECORDED IN VOLUME 475B, PAGE 317 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with cap stamped "Landesign" in the north line of said 10.347 acre tract for the southwest corner of a called 3.545 acre tract described in deed to Frank C. Beatrice Korehek Living Trust in Document No. 2009 00007935 of the Official Public Records of Bell County, Texas;

THENCE South 76°05'05" East 241.54 feet with the north line of said 10.347 acre tract and the south line of said 3.545 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the POINT OF BEGINNING;

- (1) THENCE South 76°05'05" East 91.84 feet with the north line of said 10.347 acre tract and the south line of said 3.545 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing west right-of-way line of IH 35 for the northeast corner of said 10.347 acres, the southeast corner of said 3.545 acres, the southwest corner of a called 1.909 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 615, Page 520 of the Deed Records of Bell County, Texas, and the northwest corner of a called 5.170 acre tract described in deed to the State of Texas recorded in Volume 615, Page 365 of the Deed Records of Bell County, Texas;**
- (2) THENCE South 16°55'21" West 225.34 feet with the existing west right-of-way line of IH 35 and the east line of said 10.347 acre tract to a set 5/8" iron rod with cap stamped "Landesign" for the southeast corner of said 10.347 acre tract and the northeast corner of a called 0.123 acre tract described in Dedication to the Public for right-of-way of Kevin Reilly Lane of record in Volume 4969, Page 199 of the Official Public Records of Bell County, Texas;**
- (3) THENCE South 61°27'05" West 69.46 feet through said 10.347 acres with the existing north right-of-way line of Kevin Reilly Lane to a set 5/8" iron rod with**

cap stamped "Landesign" for the northwest corner of said 0.121 acre tract and the northeast corner of a called 0.907 acre tract described in Dedication to The City of Temple of record in Volume 5146, Page 289 of the Official Public Records of Bell County, Texas;

- (4) THENCE North 73°50'21" West 98.76 feet through said 10.347 acres with the existing north right-of-way line of Kevin Reilly Lane to a set Type II monument in the proposed west right of way line of IH 35;
- (5) THENCE North 61°56'23" East 71.67 feet through said 10.347 acres with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (6) THENCE North 17°43'07" East 220.91 feet through said 10.347 acres with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.587 of one acre of land, more or less, out of the Vincent Barrow Survey, Abstract No. 64 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

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

I certify that the survey was performed on the ground under my supervision.

David R. Hartman 4/16/10
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264



County: Bell
Highway: Interstate Highway 35
Limits: From North LP 363 to North of Troy
ROW CSJ: 0015-04-083

Property Description For Parcel 14

BEING 0.761 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS AND BEING PART OF LOT 4, BLOCK 1 OF THE TROY, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 292-B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND OUT OF A CALLED 6.892 ACRE TRACT DESCRIBED IN WARRANTY DEED TO WRA ENTERPRISES, INC. RECORDED IN DOCUMENT 2009 00006225 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod on the south line of said 6.892 acre tract, the north line of a 11.930 acre tract described in deed to Irish Family Limited Partnership recorded in Volume 3499, Page 282 of the Official Public Records of Bell County, Texas, at the southwest corner of Lot 4 and the southeast corner of Lot 5 of said Troy Subdivision;

THENCE North 16°50'34" East 153.75 feet with the west line of said Lot 4 and the east line of said Lot 5 to a found 1/2" iron rod in the proposed west right-of-way line of Interstate Highway 35 (IH35) on the existing south right-of-way line of Gene Street (55' ROW) dedicated in said Troy Subdivision, at the northwest corner of said Lot 4 and the northeast corner of said Lot 5 and the **POINT OF BEGINNING**;

- (1) THENCE South 73°55'19" East 259.05 feet with the existing south right-of-way line of Gene Street and the north line of said Lot 4 to a found 1/2" iron rod;
- (2) THENCE 23.78 feet along a curve to the right having a radius of 15.00 feet, a delta angle of 90°50'40", and chord bears South 28°29'59" East 21.37 feet with the existing south right-of-way line of said Gene Street and the north line of said Lot 4 to a found 1/2" iron rod in the existing west right-of-way line of IH 35, the west line of a 4.942 acre tract described in deed to the State of Texas recorded in Volume 637, Page 124 of the Deed Records of Bell County, Texas and the northeast corner of said Lot 4;
- (3) THENCE South 16°55'21" West 138.40 feet with the existing west right-of-way line of IH 35 and the east line of said Lot 4 to a found 1/2" iron rod at the southeast corner of said Lot 4 and the northeast corner of said 11.930 acre tract;

- (4) THENCE North 73°57'00" West 197.07 feet through Lot 4 and with the south line of said Lot 4 and the north line of said 11.930 acre tract to a set Type II monument in the proposed west right-of-way line of IH 35;
- (5) THENCE North 09°38'49" East 104.67 feet through Lot 4, with the proposed west right-of-way line of IH 35 set Type II monument;
- (6) THENCE North 35°45'25" West 80.41 feet through Lot 4, with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**;

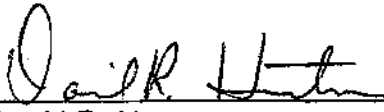
This parcel contains 0.761 of an acre of land, more or less, out of the Vincent Barrow Survey, Abstract No. 64 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

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

I certify that the survey was performed on the ground under my supervision.



David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264

12/1/10
Date



NO.	Radius	Delta Angle	Length	Chord Be	Chord Length
C13	15.00	90° 50' 40"	23.78	528° 29' 59"	21.37

NUMBER	DIRECTION	DISTANCE
L13	N35° 45' 25" W	80.41'

**VINCENT BARROW SURVEY
ABSTRACT 64**

IRISH FAMILY LIMITED
PARTNERSHIP
(11.930 AC. - BCAD)
3499/282
O.P.R.B.C.T.

POC
PAR 14
Sta 537+34.55
287.69' LT.

LOT 5, BLOCK 1
0.970 AC
TROY SUBDIVISION
CAB. D, SLIDE 292-B
P.R.B.C.T.

WRA ENTERPRISES, INC.
(6.892 AC.)
2009 00006225

POB
PAR 14
Sta 538+93.39
356.55' LT.

N16° 50' 34" E 153.75'

Sta 538+40.34
295.45' LT.

104.67'
N09° 38' 49" E

PROPOSED ROW

LOT 4, BLOCK 1
(0.969 AC)
TROY SUBDIVISION
CAB. D, SLIDE 292-B
P.R.B.C.T.

WRA ENTERPRISES, INC.
(6.892 AC.)
2009 00006225
R.P.R.B.C.T.

PAR 14

N73° 57' 00" W 197.07'

DED. BY PLAT OF
TROY SUBDIVISION
CAB. D, SLIDE 282-B
P.R.B.C.T.

GENE STREET 55' R.O.W.

S73° 55' 19" E 299.05'

PROPOSED CENTERLINE IH-35
PI STATION = 548+16.85
NORTHING = 10,397,294.98
EASTING = 3,237,983.23
DELTA = 3° 54' 58" (RT)
RADIUS = 15,000.00'
D = 0° 22' 55"
TANGENT = 512.81'
LENGTH = 1,025.23'

EXISTING ROW

S16° 55' 21" W 321.97'

STATE OF TEXAS
(4,942 AC.)
637/124

540+00

535+00

PROPOSED CENTERLINE

IH-35

41+34.19

SURVEY LEGEND

SCALE IN FEET

- ⊙ = SET 5/8" IRON WITH TxDOT ALUMINUM CAP
- ⊙ = STAMPED "CONTROL OF ACCESS POINT"
- = TYPE II MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- = 5/8" IRON ROD SET W/ "TxDOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- ⊕ = PROPERTY LINE
- ⊕ = CENTER LINE
- () = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ⊕ = ACCESS DENIAL LINE
- D.R.B.C.T. = DEED RECORDS BELL COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.P.R.B.C.T. = REAL PROPERTY RECORDS BELL COUNTY, TEXAS

NOTES:



ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

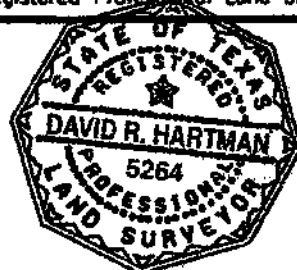
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 10/1/10

David R. Hartman
Registered Professional Land Surveyor, No. 5264, State of Texas



LANDESIGN SERVICES, INC.

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

PARCEL: 14 ACRES 0.761
HIGHWAY: IH 35 COUNTY: Bell
ROW CSJ: 0015-04-083 DATE: 04/16/10
SCALE: 1" = 100' REV.: 10/01/10
SHEET: 3 of 3

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-04

County: Bell
Highway: Interstate Highway 35
Limits: From North LP 363 to North of Troy
ROW CSJ: 0015-04-083

Property Description For Parcel 16

BEING 0.849 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS AND BEING PART OF LOT 3, BLOCK 1 OF THE TROY SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 292-B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND PART OF THAT 6.982 ACRE TRACT DESCRIBED IN WARRANTY DEED TO WRA ENTERPRISES, INC. RECORDED IN DOCUMENT 2009 00006225 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod in the north line of said 6.892 acre tract, the south line of a 3.825 acre tract described in deed to Joe R. Ramirez and wife, Helen H. Ramirez, Paul H. Ramirez and Joe Eddy Ramirez recorded in Volume 1495, Page 439 of the Deed Records of Bell County, Texas, at the northeast corner of Lot 2 and the northwest corner of Lot 3 of said Troy Subdivision;

THENCE South 73°57'24" East 32.75 feet with the north line of said 6.892 acre tract, the north line of said Lot 3 and the south line of said 3.825 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH35) and the **POINT OF BEGINNING**;

- (1) **THENCE** South 73°57'24" East 241.82 feet with the north line of said 6.892 acre tract, the north line of said Lot 3 and the south line of said 3.825 acre tract to found 1" pipe in the existing west right-of-way line of IH 35, the west line of a 4.942 acre tract described in deed to the State of Texas recorded in Volume 637, Page 124 of the Deed Records of Bell County, Texas, the northeast corner of said 6.892 acre tract, the northeast corner of said Lot 3 and the southeast corner of said 3.825 acre tract;
- (2) **THENCE** South 16°55'21" West 138.91 feet with the existing west right-of-way line of IH 35, the east line of said 6.892 acre tract and the east line of said Lot 3 to a found 1/2" iron rod on the existing north right-of-way line of Gene Street (55' ROW) dedicated in said Troy Subdivision and the southeast corner of said Lot 3;
- (3) **THENCE** 23.34 feet along a curve to the right having a radius of 15.00 feet, a delta angle of 89°09'20" and chord bears South 61°30'01" West 21.06 feet, with

the existing north right-of-way line of said Gene Street and the south line of said Lot 3 to a found 1/2" iron rod;

- (4) THENCE North 73°55'19" West 259.57 feet with the existing north right-of-way line of said Gene Street and the south line of said Lot 3 to a found 1/2" iron rod in the proposed west right-of-way line of IH 35 at the southwest corner of said Lot 3 and the southeast corner of said Lot 2;
- (5) THENCE North 58°33'21" East 67.43 feet through Lot 3, with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (6) THENCE North 10°10'14" East 104.34 feet through Lot 3, with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**;

This parcel contains 0.849 of an acre of land, more or less, out of the Vincent Barrow Survey, Abstract No. 64 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

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

I certify that the survey was performed on the ground under my supervision.

David R. Hartman 10/1/10
Date
David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264



Page 1 OF 3
March 19, 2010

COUNTY: Bell
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: F.M. Highway 2843
To: F.M. Highway 2484
RCSJ: 0015-07-078

PROPERTY DESCRIPTION FOR PARCEL 27AC

BEING a description of a "Denial of Access Line" (see Note 1) in the Young Williams Survey, Abstract 861, Bell County, Texas, and being a part of a 0.1 of an acre tract of land described in an instrument to Jack L. Cox and wife, Shirley Cox, recorded in Volume 2988, Page 218, of the Official Public Records of Bell County, Texas, the aforementioned "Denial of Access Line" (see Note 1) being more particularly described by metes and bounds as follows:

COMMENCING at a point lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 2.143 acre tract of land to the State of Texas, recorded in Volume 607, Page 516, of the Deed Records of Bell County, Texas, at the Southwest corner of a 0.156 of an acre tract of land described in an instrument to The Village of Salado, recorded in Volume 4431, Page 725, of the Official Public Records of Bell County, Texas, from which a found 1/2" iron rod bears South 73°12'58" East, 0.48 feet;

THENCE NORTH 17°20'22" East, 129.32 feet, along the West line of the aforementioned 0.156 of an acre tract and the aforementioned existing East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) at the Southwest corner of the aforementioned 0.1 of an acre tract, the Northwest corner of the aforementioned 0.156 of an acre tract, and the **POINT OF BEGINNING** of the herein described proposed "Denial of Access Line" (see Note 1);

(1) **THENCE** NORTH 17°20'22" East, 105.89 feet (record - N19°07'59"E), along the West line of the aforementioned 0.1 of an acre tract, the aforementioned existing East right-of-way line of Interstate Highway 35, and the proposed "Denial of Access Line" (see Note 1), to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) at the Northwest corner of the said 0.1 of an acre tract, the Southwest corner of a 0.092 of an acre tract described in a document to Peggy S. Faust and Richard R. Faust, recorded in Volume 3460, Page 614, of the Official Public Records of Bell County, Texas, and at the end of the herein described proposed "Denial of Access Line" (see Note 1), from which a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying at the intersection of the aforementioned existing East right-of-way line of Interstate Highway 35 and the existing South right-of-way line of Van Bibber Road (right-of-way width varies, public maintained, no record description found) at the Northwest corner of the aforementioned 0.092 of an acre tract bears North 17°20'22" East, 105.13 feet. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 105.89 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "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."

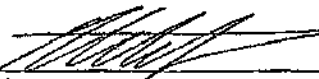
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015.

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

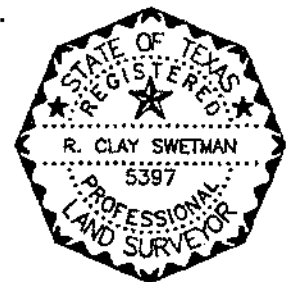
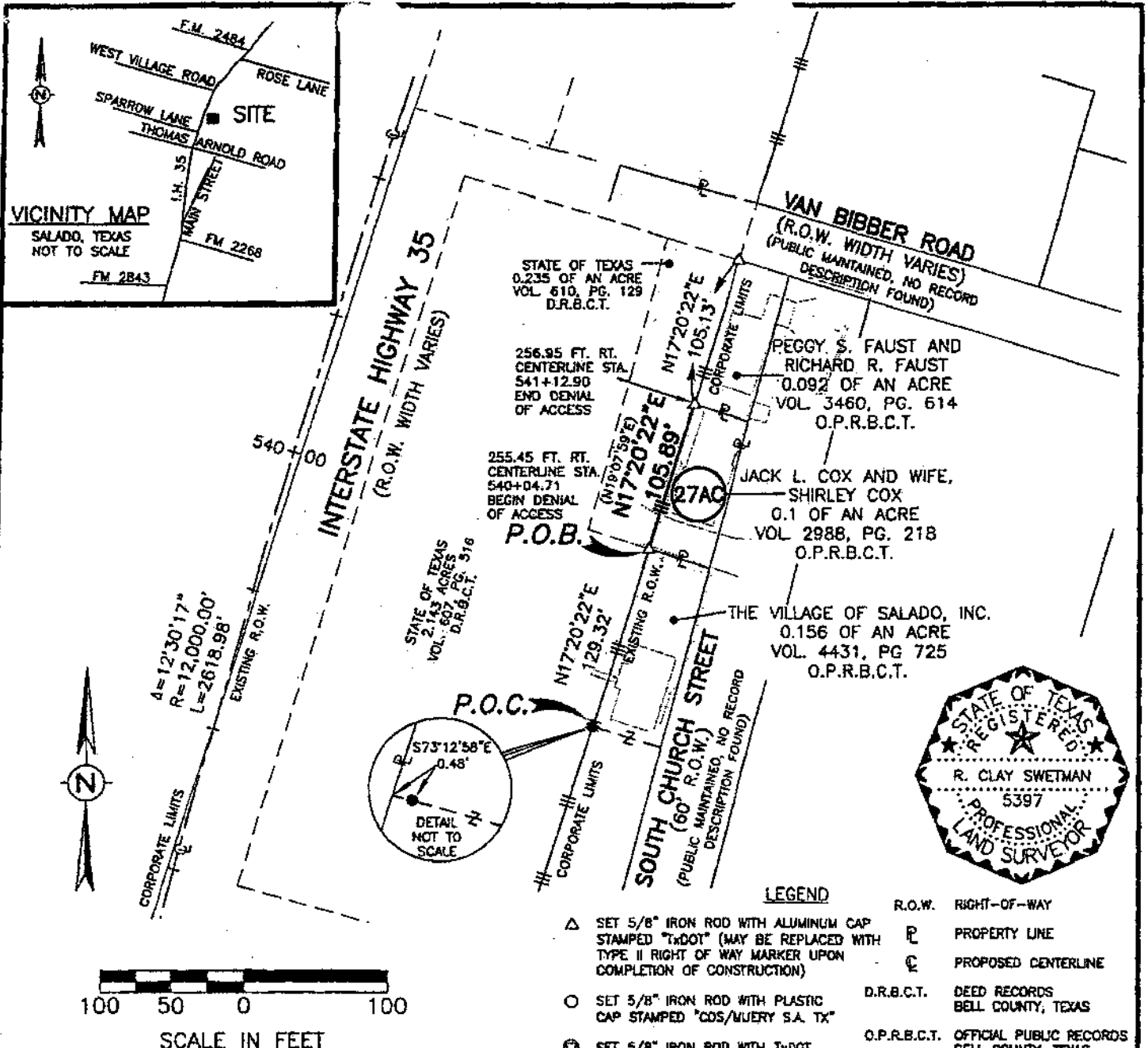
THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

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 6th day of April, 2010 A.D.


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





CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 27AC
RCS: 0015-07-078
BELL COUNTY, TEXAS

ROW ACQUISITION - DENIAL OF ACCESS		
WACO DISTRICT	DATE: MARCH 19, 2010	PAGE 3 OF 3

COUNTY: Hill
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: McLennan/Hill County Line
To: FM 1304
RCSJ: 0014-07-096

December 17, 2009

PROPERTY DESCRIPTION FOR PARCEL 8

BEING a 8.548 acre (372,350 square feet) parcel of land situated in the J. O'Brian Survey, Abstract 701, and the T. Carter Survey, Abstract 136, Hill County, Texas, and being a part of a 13.8 acre tract of land described as "First Tract" and a part of the remaining portion of a 59.2 acre tract of land described as "Second Tract", in an instrument to Russell E. Owen, Jr., recorded in Volume 564, Page 717, of the Deed Records of Hill County, Texas, the aforementioned 8.548 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found Texas Department of Transportation "Type I" concrete monument, lying in a Southeast line of the aforementioned 13.8 acre tract, and in the Northwest line of County Road 3102 (100' right-of-way width) as described in an instrument to State of Texas, recorded in Volume 262, Page 285, of the Deed Records of Hill County, Texas;

THENCE SOUTH $31^{\circ}21'51''$ West, 861.77 feet (record - S33 $^{\circ}05'W$), along the Southeast line of the aforementioned 13.8 acre tract, and the Northwest line of the aforementioned County Road 3102, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the proposed East right-of-way line of Interstate Highway 35 (right-of-way width varies), for a Southeast corner of the herein described 8.548 acre parcel, and the POINT OF BEGINNING;

- (1) THENCE SOUTH $31^{\circ}21'51''$ West, 36.37 feet (record - S33 $^{\circ}05'W$), leaving the proposed East right-of-way line of Interstate Highway 35, continuing along the Southeast line of the aforementioned 13.8 acre tract, and the Northwest line of the aforementioned County Road 3102, to a point, lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies) described as a 1.627 acre tract of land in an instrument to the State of Texas, recorded in Volume 417, Page 473, of the Deed Records of Hill County, Texas, for a South corner of the said 13.8 acre tract, and for the South corner of the herein described 8.548 acre parcel, from which a Texas Department of Transportation "Type I" Concrete Monument bears North $13^{\circ}26'45''$ East, 0.87 feet;

- (2) THENCE NORTH $80^{\circ}14'09''$ West, 36.81 feet (record - N78 $^{\circ}$ 39'W), along the aforementioned existing East right-of-way line of Interstate Highway 35, and a Southerly line of the aforementioned 13.8 acre tract, to a point for an angle corner of the said existing East right-of-way line of Interstate Highway 35, and an angle corner of the herein described 8.548 acre parcel, from which a found Texas Department of Transportation "Type I" concrete monument bears North $13^{\circ}18'44''$ East, 1.01 feet;
- (3) THENCE NORTH $11^{\circ}23'13''$ West, 493.38 feet (record - N10 $^{\circ}$ 15'W), along the aforementioned existing East right-of-way line of Interstate Highway 35, and a West line of the aforementioned 13.8 acre tract, to a point, lying in the the existing East right-of-way line of Interstate Highway 35 described as a 1.868 acre tract of land in an instrument to State of Texas, recorded in Volume 396, Page 554, of the Deed Records of Hill County, Texas, for an angle corner of the said existing East right-of-way line of Interstate Highway 35, and an angle corner of the herein described 8.548 acre parcel, from which a found Texas Department of Transportation "Type I" concrete monument bears South $83^{\circ}58'09''$ East, 0.84 feet;
- (4) THENCE NORTH $06^{\circ}01'51''$ East, 1254.23 feet (record - N07 $^{\circ}$ 45'E), along the aforementioned existing East right-of-way line of Interstate Highway 35, and a West line of the aforementioned 13.8 acre tract, to a found Texas Department of Transportation "Type I" concrete monument, lying in a North line of the said 13.8 acre tract, and a South line of the aforementioned remaining portion of a 59.2 acre tract, for an angle corner of the herein described 8.548 acre parcel;
- (5) THENCE NORTH $32^{\circ}21'23''$ West, 16.10 feet, along the aforementioned existing East right-of-way line of Interstate Highway 35 and a South line of the aforementioned remaining portion of a 59.2 acre tract, to a found Texas Department of Transportation "Type I" concrete monument, lying in the existing East right-of-way line of Interstate Highway 35 described as a 0.529 of an acre tract of land in an instrument to the State of Texas, recorded in Volume 397, Page 18, of the Deed Records of Hill County, Texas, for an angle corner of the said remaining portion of a 59.2 acre tract, and an angle corner of the herein described 8.548 acre parcel;

- (6) THENCE NORTH $06^{\circ}01'51''$ East, 542.80 feet, along the aforementioned existing East right-of-way line of Interstate Highway 35, and the West line of the aforementioned remaining portion of a 59.2 acre tract, to a point at the Southwest corner of a remaining portion of a 38-1/8 acre tract of land described as "Tract Five" in an instrument to Mart R. Cole Jr., recorded in Volume 523, Page 145, of the Deed Records of Hill County, Texas, and being probated in Volume 751, Page 638, of the Deed Records of Hill County, Texas, to Lynn Cole, for the Northwest corner of the said remaining portion of a 59.2 acre tract, and the Northwest corner of the herein described 8.548 acre parcel, from which a found 1/2" iron rod bears North $60^{\circ}47'30''$ East, 0.65 feet;
- (7) THENCE NORTH $58^{\circ}05'11''$ East, 150.87 feet, leaving the aforementioned existing East right-of-way line of Interstate Highway 35, along the Northwest line of the aforementioned remaining portion of a 59.2 acre tract and the Southeast line of the aforementioned remaining portion of a 38-1/8 acre tract, to a found 1/2" iron rod, lying in a Southwest line of a remaining portion of a 27 acre tract of land described as "Tract One" in an instrument to Mart R. Cole, Jr., recorded in Volume 523, Page 145 of the Deed Records of Hill County, Texas, and being probated in Volume 751, Page 638, of the Deed Records of Hill County, Texas, for the North corner of the said remaining portion of a 59.2 acre tract, and the West corner of the said 27 acre tract, and the North corner of the herein described 8.548 acre parcel;
- (8) THENCE SOUTH $32^{\circ}58'08''$ East, 70.02 feet, along the Northeast line of the aforementioned remaining portion of a 59.2 acre tract, and the Southwest line of the aforementioned 27 acre tract, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the proposed East right-of-way line of Interstate Highway 35, for an angle corner of the herein described 8.548 acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" bears South $32^{\circ}58'08''$ East, 1089.66 feet;
- (9) THENCE SOUTH $02^{\circ}03'06''$ West, 276.55 feet, along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2), for an angle corner of the herein described 8.548 acre parcel;
- (10) THENCE SOUTH $08^{\circ}20'02''$ West, 352.67 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, passing at a distance of 72.98 feet, a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" for the beginning of a proposed "Denial of Access Line" (see Note 1), to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2), for an angle corner of the herein described 8.548 acre parcel;
- (11) THENCE SOUTH $06^{\circ}02'02''$ West, 861.85 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, passing at a distance of 235.60 feet, a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" for the end of the aforementioned proposed "Denial of Access Line" (see Note 1), to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2), for an angle corner of the herein described 8.548 acre parcel;

- (12) THENCE SOUTH 08°14'15" East, 141.25 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2), for an angle corner of the herein described 8.548 acre parcel;
- (13) THENCE SOUTH 05°24'41" West, 661.31 feet, along the proposed East right-of-way line of Interstate Highway 35, to the POINT OF BEGINNING, and containing 8.548 acres (372,350 square feet) of land, more or less. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 515.29 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "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."

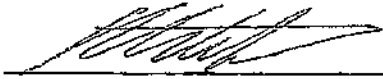
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

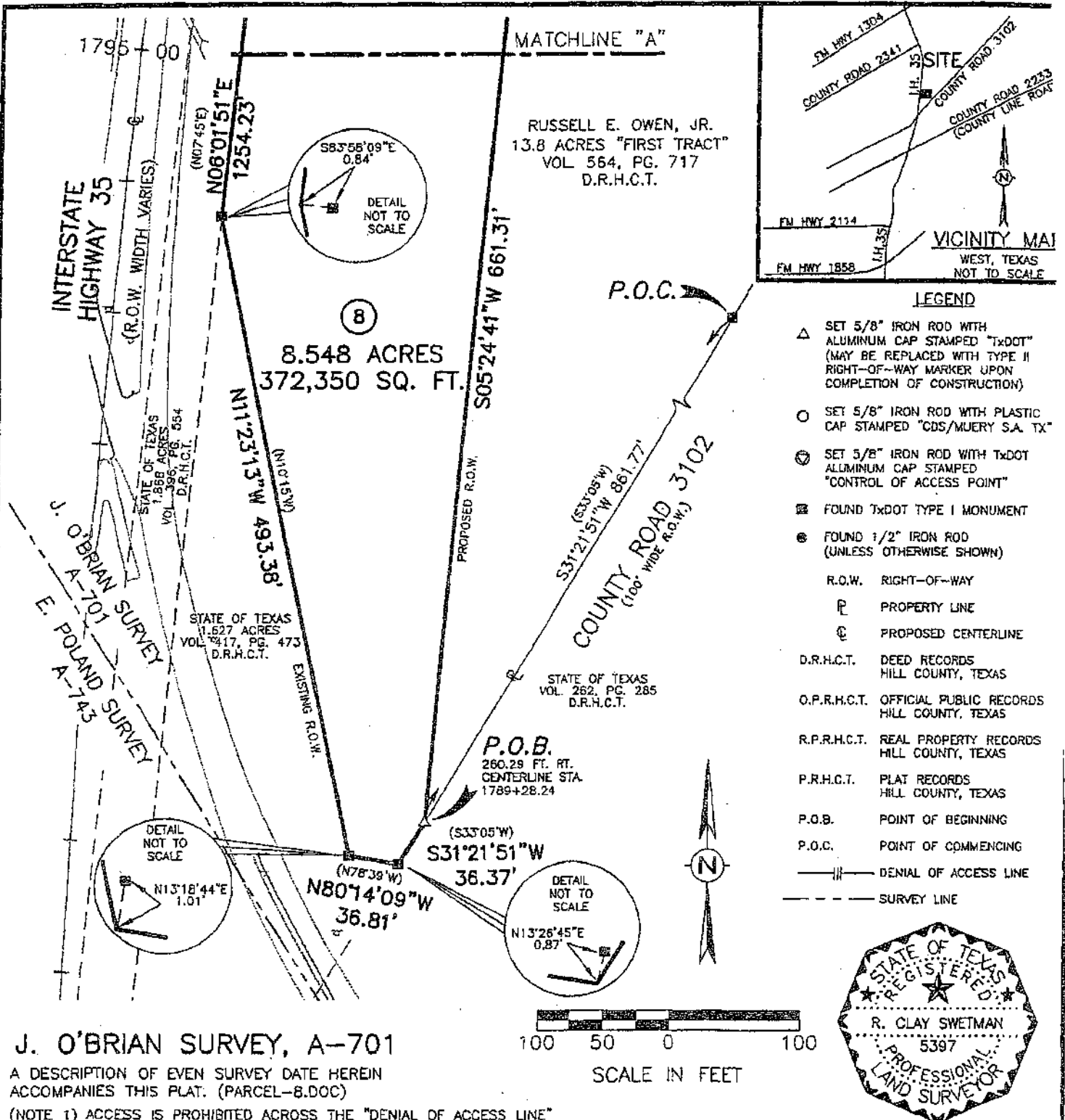
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 22nd day of January, 2010, A.D.



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





J. O'BRIAN SURVEY, A-701

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

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY. 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 1.00004

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.

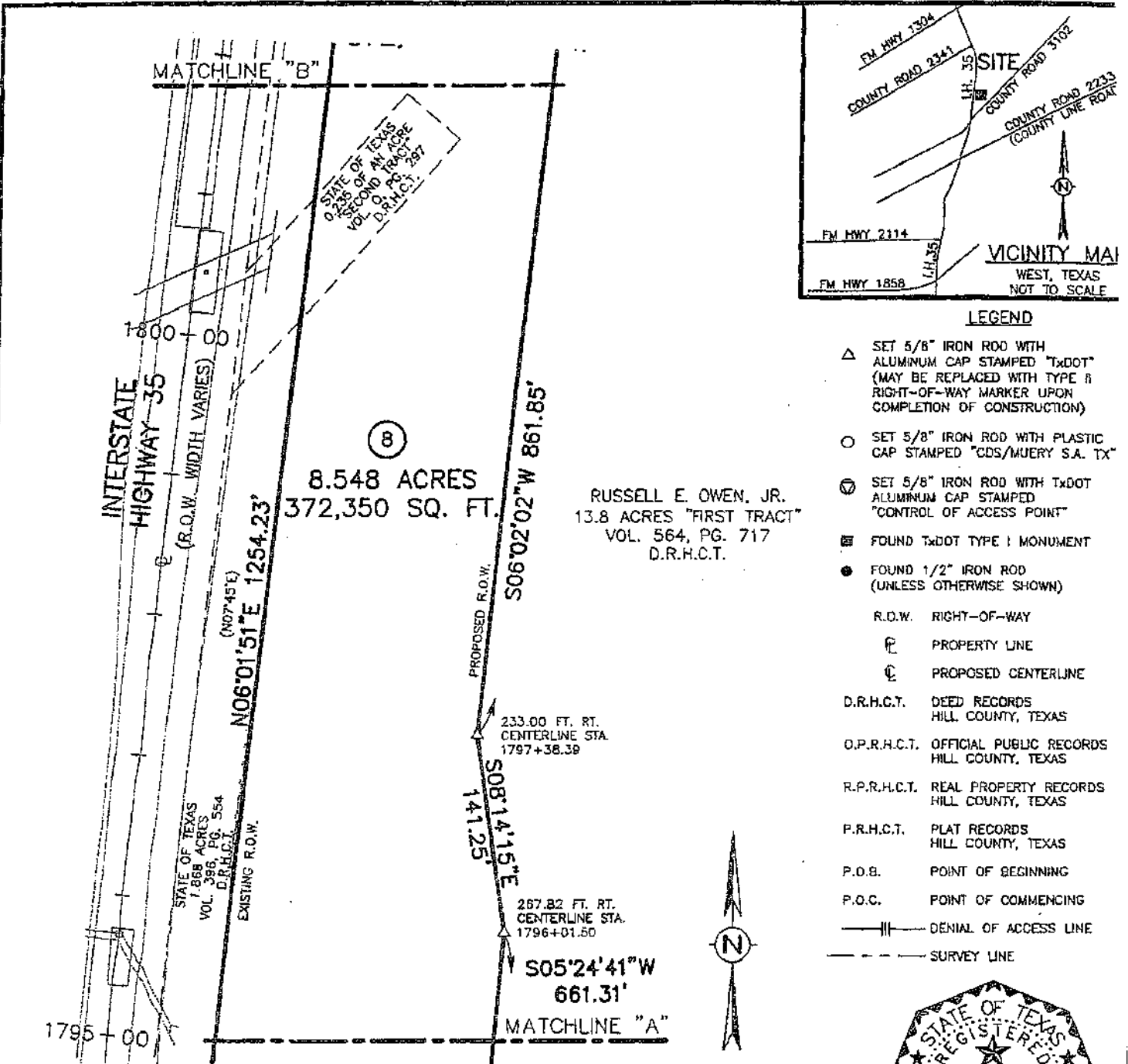
[Signature]
1/22/2010

R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

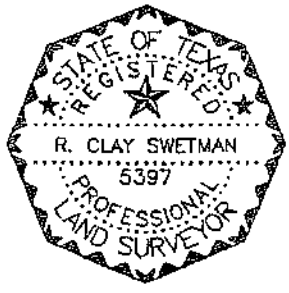
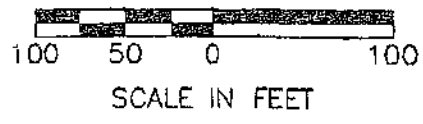
CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 8
RCSJ: 0014-07-096
HILL COUNTY, TEXAS

ROW ACQUISITION-8.548 AC.
WACO DISTRICT DATE ACQUIRED



- 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"
 - ⊙ SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
 - 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.H.C.T. DEED RECORDS HILL COUNTY, TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HILL COUNTY, TEXAS
 - R.P.R.H.C.T. REAL PROPERTY RECORDS HILL COUNTY, TEXAS
 - P.R.H.C.T. PLAT RECORDS HILL COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - ||| DENIAL OF ACCESS LINE
 - - - SURVEY LINE



J. O'BRIAN SURVEY, A-701

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-8.DOC)

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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 1.00004

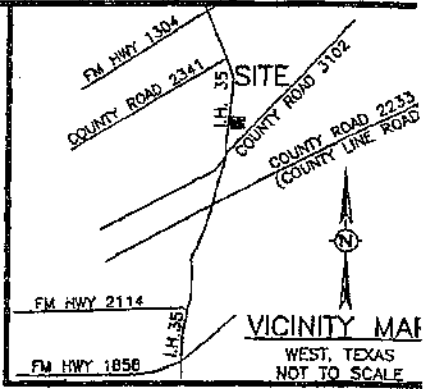
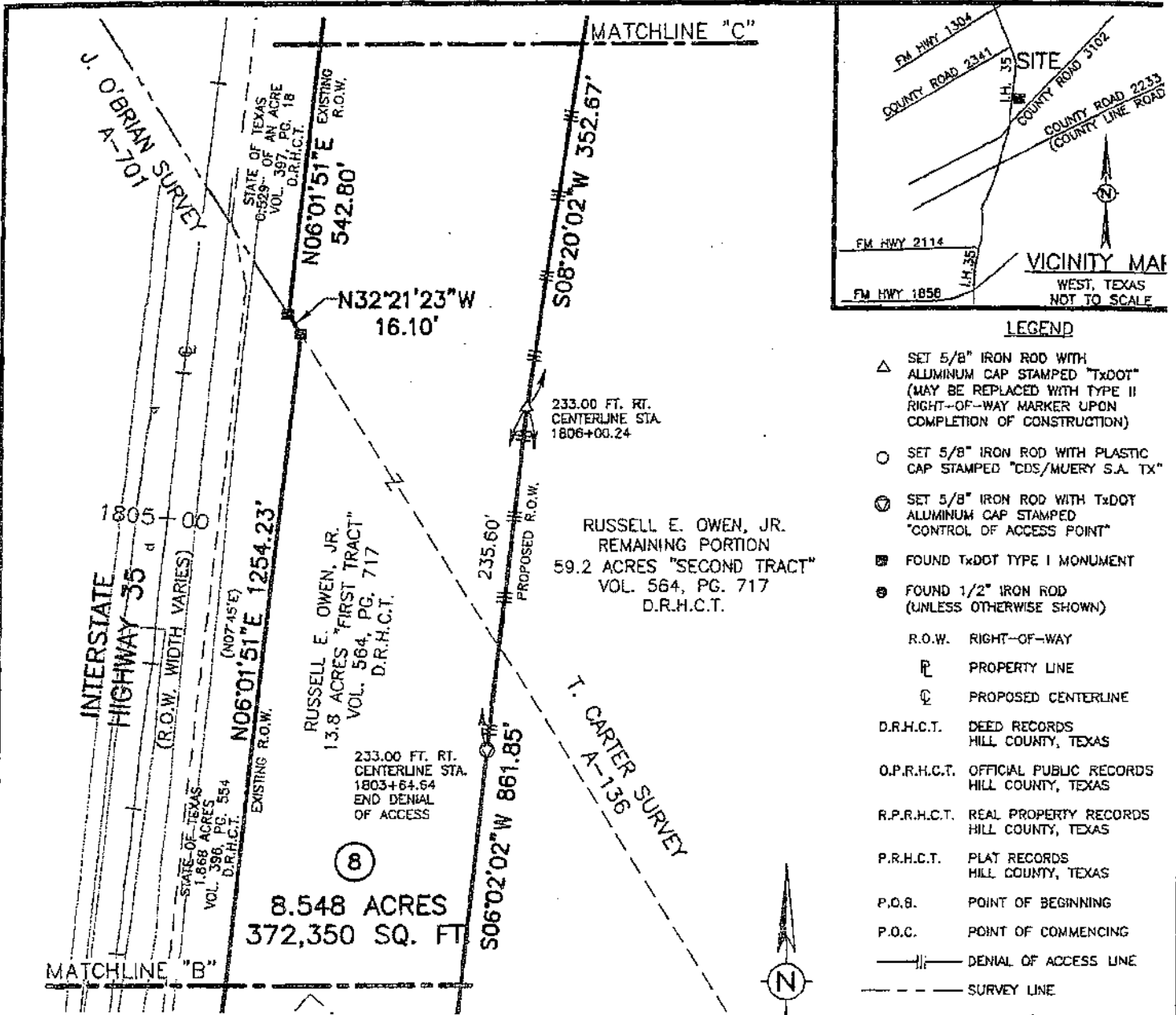
I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature] 1/22/2010
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 8
RCS# 0014-07-096
HILL COUNTY, TEXAS

ROW ACQUISITION-8.548 AC.



- 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"
 - ⊙ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
 - 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.H.C.T. DEED RECORDS HILL COUNTY, TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HILL COUNTY, TEXAS
 - R.P.R.H.C.T. REAL PROPERTY RECORDS HILL COUNTY, TEXAS
 - P.R.H.C.T. PLAT RECORDS HILL COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - ||— DENIAL OF ACCESS LINE
 - - - SURVEY LINE

T. CARTER SURVEY, A-136
J. O'BRIAN SURVEY, A-701

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-8.DOC)

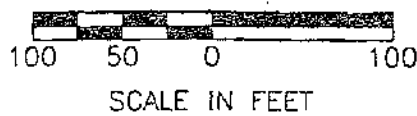
(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

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 1.00004

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 11/21/2010
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

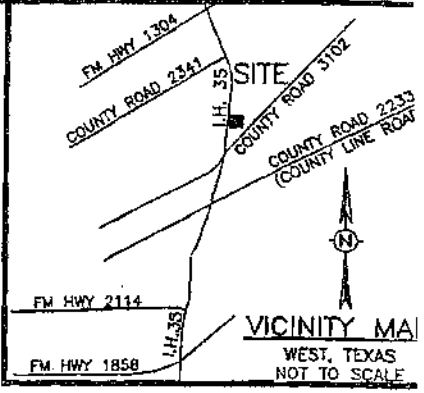
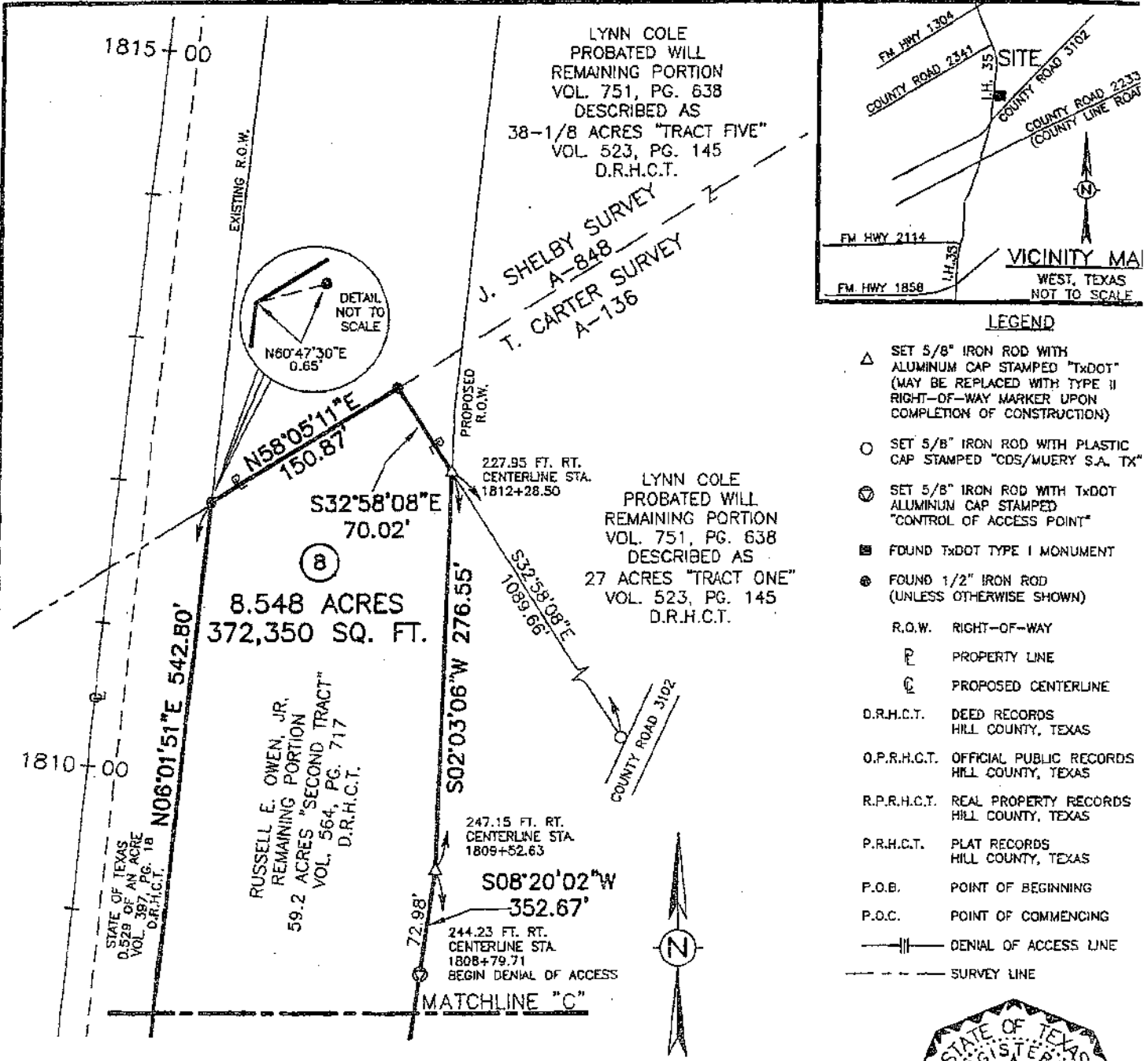


CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 8
RCSJ: 0014-07-096
HILL COUNTY, TEXAS

ROW ACQUISITION-8.548 AC.

WACO DISTRICT DATE: DECEMBER 17, 2010



- 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"
 - ⊙ SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
 - FOUND TxDOT TYPE I MONUMENT
 - ⊕ FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
 - R.O.W. RIGHT-OF-WAY
 - P PROPERTY LINE
 - C PROPOSED CENTERLINE
 - D.R.H.C.T. DEED RECORDS HILL COUNTY, TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HILL COUNTY, TEXAS
 - R.P.R.H.C.T. REAL PROPERTY RECORDS HILL COUNTY, TEXAS
 - P.R.H.C.T. PLAT RECORDS HILL COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - ||— DENIAL OF ACCESS LINE
 - - - SURVEY LINE

T. CARTER SURVEY, A-136

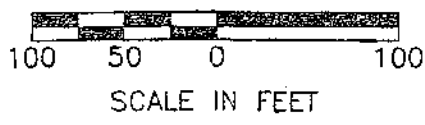
A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-8.DOC)

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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 1.00004

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
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 8
RCSJ: 0014-07-096
HILL COUNTY, TEXAS

ROW ACQUISITION-8.548 AC.

County: Hill
Highway: IH 35
CSJ: 0014-07-096
Parcel: 8TE

TEMPORARY EASEMENT CLAUSE

A TEMPORARY EASEMENT for the duration of three years from the date of possession of said easement for the purpose of highway construction in, along, upon, and across the following 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 highway construction.

COUNTY: Hill
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: McLennan/Hill County Line
To: FM 1304
RCSJ: 0014-07-096

PROPERTY DESCRIPTION FOR PARCEL 8TE

BEING a 0.258 of an acre (11,250 square feet) parcel of land situated in the J. O'Brian Survey, Abstract 701, Hill County, Texas, and being a part of a 13.8 acre tract of land described as "First Tract" in an instrument to Russell E. Owen, Jr., recorded in Volume 564, Page 717, of the Deed Records of Hill County, Texas, the aforementioned 0.258 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found Texas Department of Transportation "Type I" concrete monument lying in a Southeast line of the aforementioned 13.8 acre tract and in the existing Northwest right-of-way line of County Road 3102 (100' right-of-way width) as described in an instrument to the State of Texas, recorded in Volume 262, Page 285, of the Deed Records of Hill County, Texas;

THENCE SOUTH $31^{\circ}21'51''$ West, 861.77 feet (record - $S33^{\circ}05'W$), along the Southeast line of the aforementioned 13.8 acre tract and the aforementioned existing Northwest right-of-way line of the aforementioned County Road 3102, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed East right-of-way line of Interstate Highway 35 (right-of-way width varies);

THENCE NORTH $05^{\circ}24'41''$ East, 661.31 feet, leaving the Southeast line of the aforementioned 13.8 acre tract and the aforementioned Northwest right-of-way line of County Road 3102 along the proposed East right-of-way line of Interstate Highway 35, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) for an angle corner of the proposed East right-of-way line of Interstate Highway 35;

THENCE NORTH $08^{\circ}14'15''$ West, 141.25 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) for an angle corner of the proposed East right-of-way line of Interstate Highway 35;

THENCE NORTH $06^{\circ}02'02''$ East, 299.73 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) for the Southwest corner of the herein described 0.258 of an acre parcel and the POINT OF BEGINNING;

- (1) THENCE NORTH $06^{\circ}02'02''$ East, 150.00 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) for the Northwest corner of the herein described 0.258 of an acre parcel, from which a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) for an angle corner of the proposed East right-of-way line of Interstate Highway 35 bears North $06^{\circ}02'02''$ East, 412.12 feet;

- (2) THENCE SOUTH 83°57'58" East, 75.00 feet, leaving the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for the Northeast corner of the herein described 0.258 of an acre parcel;
- (3) THENCE SOUTH 06°02'02" West, 150.00 feet, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for the Southeast corner of the herein described 0.258 of an acre parcel;
- (4) THENCE NORTH 83°57'58" West, 75.00 feet, to the POINT OF BEGINNING, and containing 0.258 of an acre (11,250 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."

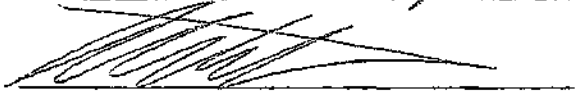
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

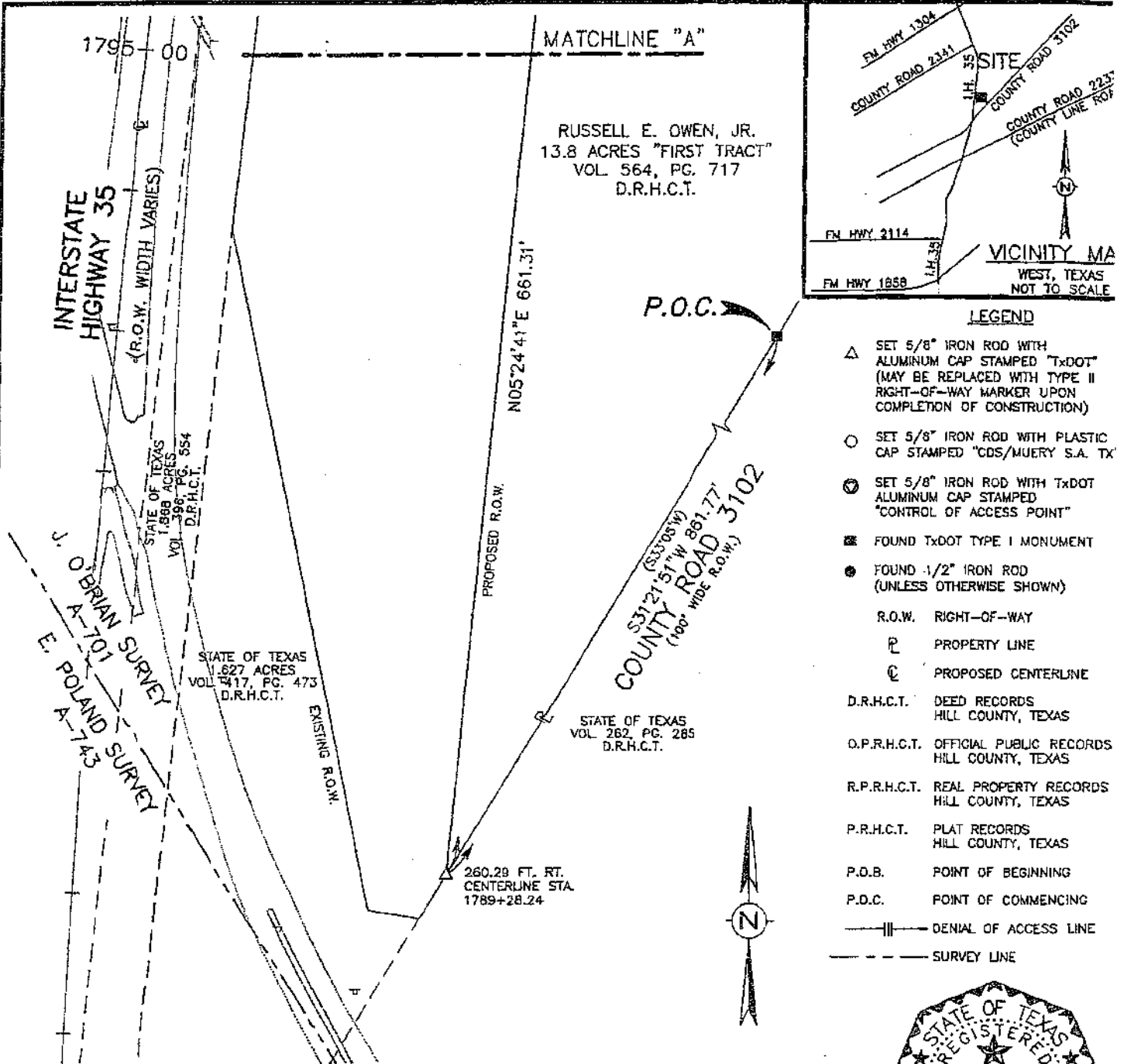
THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
 COUNTY OF BEXAR X

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 20th day of August, 2010 A.D.


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





J. O'BRIAN SURVEY, A-701

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-BTE.DOC)
ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

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 1.00004

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.

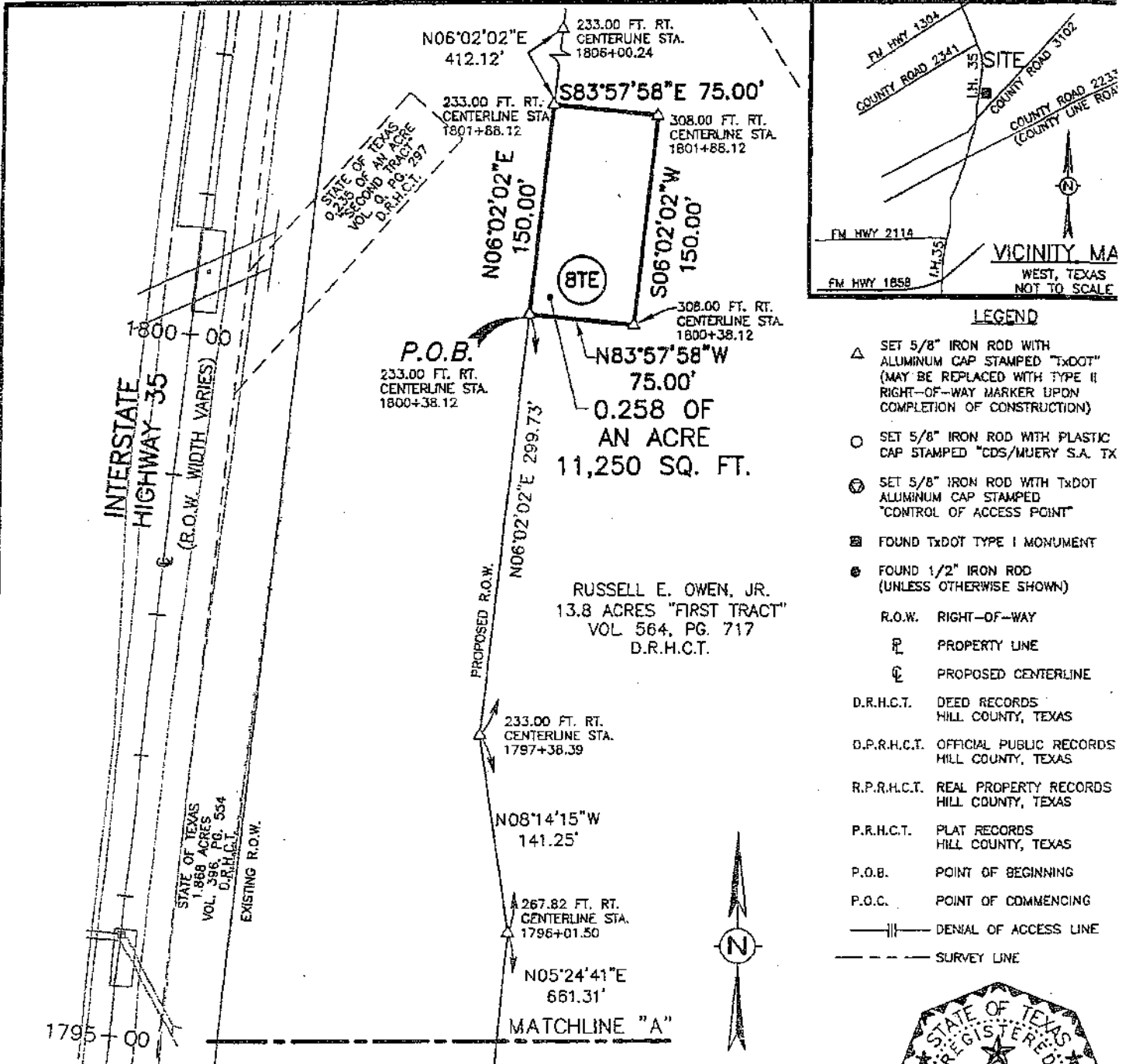
R. Clay Swetman
8/20/2010
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 8TE
RCSJ: 0014-07-096
HILL COUNTY, TEXAS

ROW ACQUISITION-0.258 AC.
WACO DISTRICT DATE: AUGUST 20, 2010 PAGE 3 OF 4





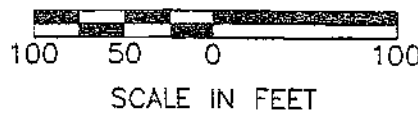
J. O'BRIAN SURVEY, A-701

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-BTE.DOC)
ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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 1.00004

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
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 8TE
RCSJ: 0014-07-096
HILL COUNTY, TEXAS

ROW ACQUISITION-0.258 AC.	WACO DISTRICT	DATE: AUGUST 20, 2010	PAGE 4 OF 4
---------------------------	---------------	-----------------------	-------------

COUNTY: Hill

December 17, 2009

HIGHWAY: Interstate Highway 35

Revised May 14, 2010

PROJECT LIMITS: From: McLennan/Hill County Line

To: FM 1304

RCSJ: 0014-07-096

PROPERTY DESCRIPTION FOR PARCEL 36AC

BEING a description of a "Denial of Access Line" (see Note 1) situated in the J. O'Brian Survey, Abstract 700, Hill County, Texas, and being a part of a tract of land described in an instrument to Lawrence W. Wesley, recorded in Volume 1508, Page 139, of the Official Public Records of Hill County, Texas, being also Lot 1 and Lot 2 of the Paul Quinn Addition as recorded in Volume 162, Page 96, of the Deed Records of Hill County, Texas;

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" lying in the existing North right-of-way line of F.M. Highway 1242 (80' wide R.O.W.), described in a document of a 1.898 acre "Tract No. 2" of land to the State of Texas, recorded in Volume Q, Page 309, of the Deed Records of Hill County, Texas, for an angle point in the South line of the aforementioned Paul Quinn Addition;

THENCE SOUTH 89°23'51" West, 583.60 feet, along the South line of the aforementioned Paul Quinn Addition and the aforementioned existing North right-of-way line of F.M. Highway 1242, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for an angle point in the South line of the aforementioned Paul Quinn Addition, and for the POINT OF BEGINNING of the herein described proposed "Denial of Access Line" (see Note 1);

- (1) THENCE NORTH 77°28'40" West, 118.67 feet, continuing along the South line of the aforementioned Lawrence W. Wesley tract and along the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 0.047 of an acre tract of land to the State of Texas, recorded in Volume 398, Page 354, of the Deed Records of Hill County, Texas, and along the proposed "Denial of Access Line" (see Note 1), to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying at the intersection of the said existing East right-of-way line of Interstate Highway 35 and the existing Southeast right-of-way line of Aquilla Abbott Road (60' wide right-of-way as shown on the Texas Department of Transportation R.O.W. map and on the Paul Quinn Addition Plat, recorded in Volume 162, Page 96, of the Deed Records of Hill County, Texas, does not exist on the ground) for the West corner of the said Lawrence W. Wesley tract and the end of the herein described proposed "Denial of Access Line" (see Note 1), from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Northeast corner of the said Lawrence W. Wesley tract and the Northwest corner of a tract of land described in a document to Christene Benson, recorded in Volume 567, Page 104, of the Deed Records of Hill County, Texas, being also Lot 3 of the said Paul Quinn Addition, bears North 58°56'51" East, 202.09 feet. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 118.67 feet.

Page 2 OF 3

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "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."

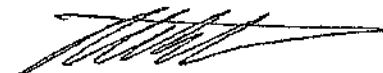
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

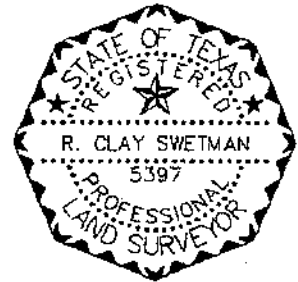
THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

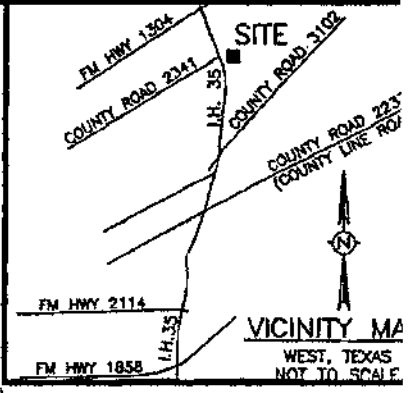
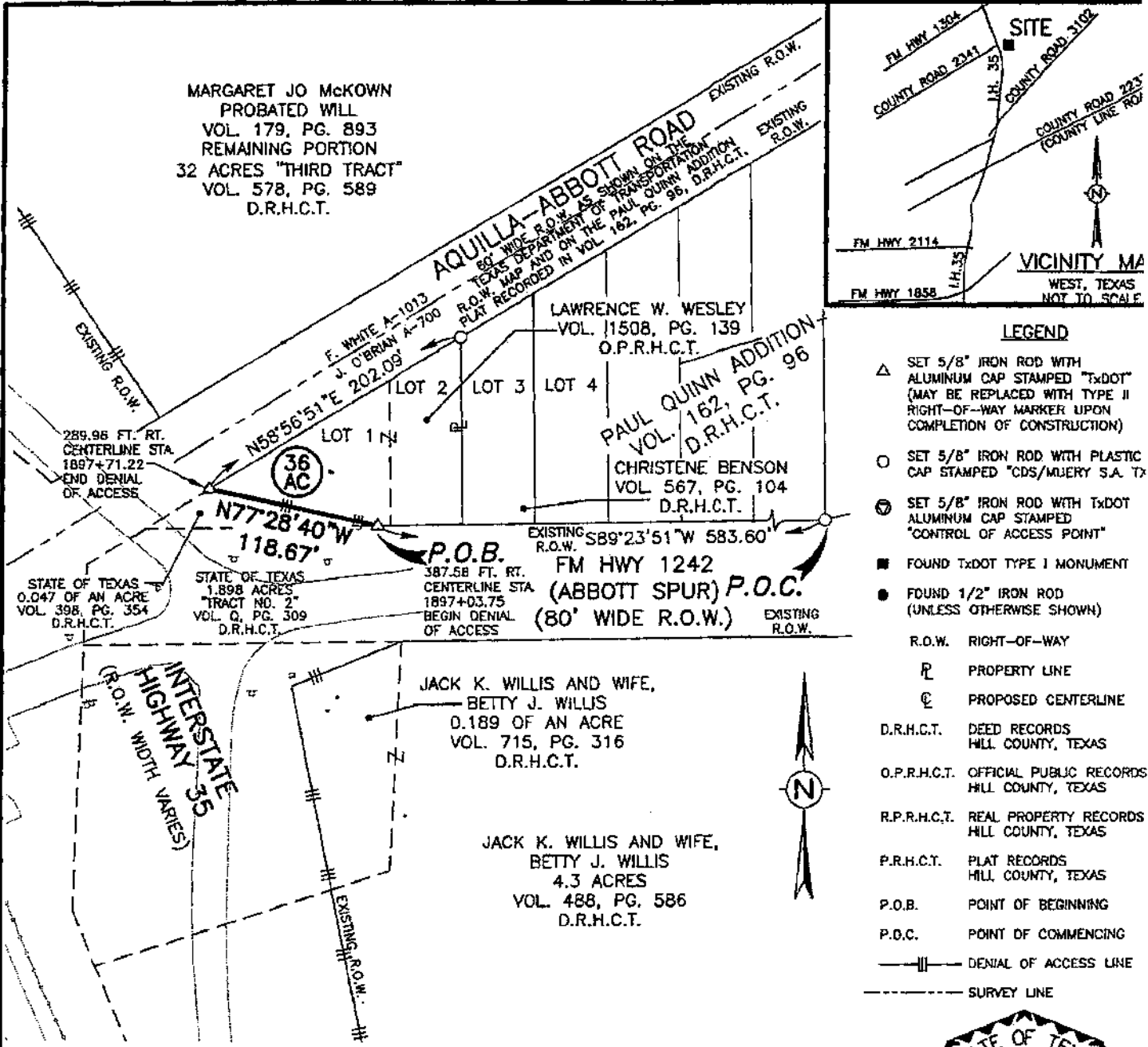
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 18th day of May, 2010 A.D.



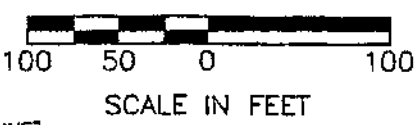
R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas





- 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"
 - ⊙ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
 - 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.H.C.T. DEED RECORDS HILL COUNTY, TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HILL COUNTY, TEXAS
 - R.P.R.H.C.T. REAL PROPERTY RECORDS HILL COUNTY, TEXAS
 - P.R.H.C.T. PLAT RECORDS HILL COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.D.C. POINT OF COMMENCING
 - ▬ DENIAL OF ACCESS LINE
 - SURVEY LINE

J. O'BRIAN SURVEY, A-700



(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 36AC.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 1.00004

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
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

REVISED: MAY 14, 2010

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 36AC
RCSJ: 0014-07-096
HILL COUNTY, TEXAS

ROW ACQUISITION-DENIAL OF ACCESS	WACO DISTRICT	DATE: DECEMBER 17, 2009	PAGE 3 OF 3
----------------------------------	---------------	-------------------------	-------------

COUNTY: McLennan

December 17, 2009

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: FM 1858

To: McLennan/Hill County Line

RCSJ: 0014-08-083

PROPERTY DESCRIPTION FOR PARCEL 17

BEING a 0.652 of an acre (28,391 square feet) parcel of land situated in the T.E. and R.R. Marable Survey, Abstract 630, McLennan County, Texas, and being all of a tract of land (henceforth referred to as the Gerik tract) described as three tracts of land, Tracts 1, 2, and 3, in an instrument to Brice C. Gerik, recorded in Volume 1408, Page 265, of the Deed Records of McLennan County, Texas, the aforementioned 0.652 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for the Northwest corner of the aforementioned Gerik tract, and the Southwest corner of a 0.23 of an acre tract of land described in a instrument to Brice Gerik and wife, Roberta Gerik, recorded in Volume 1607, Page 588, of the Deed Records of McLennan County, Texas, lying in the proposed West right-of-way line of Interstate Highway 35, and the East line of the remaining portion of a 5.14 acre tract of land, described in an instrument to the Veterans of Foreign Wars of the United States, West Post No. 4819, West, Texas, recorded in Volume 752, Page 121, of the Deed Records of McLennan County, Texas;

- (1) **THENCE** SOUTH 77°42'20" East, 160.00 feet, leaving the East line of the aforementioned remaining portion of a 5.14 acre tract, and the proposed West right-of-way line of Interstate Highway 35, along the North line of the aforementioned Gerik tract, and the South line of the aforementioned 0.23 of an acre tract, to a point lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 9.64 acre tract of land, recorded in Volume 416, Page 200, of the Deed Records of McLennan County, Texas, for the Northeast corner of the said Gerik tract, the Southeast corner of the said 0.23 of an acre tract, and the Northeast corner of the herein described 0.652 of an acre parcel, from which a found 1/2" iron rod bears North 74°32'52" West, 0.95 feet;

- (2) **THENCE** SOUTH 12°09'12" West, 133.85 feet (record - S13°47'W), along the East line of the aforementioned Gerik tract, and the aforementioned existing West right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" at the cutback line of the said existing West right-of-way line of Interstate Highway 35 to the existing North right-of-way line of F.M. Highway 2114 (120' wide right-of-way), as described in a document of a 0.276 of an acre tract of land, recorded in Cause No. 28470 of the County Court Records of McLennan County, Texas, for a Southeast corner of the aforementioned Gerik tract and a Southeast corner of the herein described 0.652 of an acre parcel;
- (3) **THENCE** SOUTH 57°06'43" West, 70.76 feet, along a Southeast line of the aforementioned Gerik tract, and the aforementioned cutback line, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the aforementioned existing North right-of-way line of F.M. Highway 2114, for a Southeast corner of the said Gerik tract and a Southeast corner of the herein described 0.652 of an acre parcel;
- (4) **THENCE** NORTH 77°55'46" West, 115.00 feet (record - N76°40'W), along the South line of the aforementioned Gerik tract, and the aforementioned existing North right-of-way line of F.M. Highway 2114, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Southwest corner of the said Gerik tract, a Southeast corner of the aforementioned remaining portion of a 5.14 acre tract, and the Southwest corner of the herein described 0.652 of an acre parcel;
- (5) **THENCE** NORTH 12°09'12" East, 34.99 feet, along a West line of the aforementioned Gerik tract, and an East line of the aforementioned remaining portion of a 5.14 acre tract, a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for a Northwest corner of the herein described 0.652 of an acre parcel;
- (6) **THENCE** SOUTH 77°50'48" East, 5.00 feet, along a North line of the aforementioned Gerik tract, and a South line of the aforementioned remaining portion of a 5.14 acre tract, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an interior corner of the herein described 0.652 of an acre parcel;

- (7) **THENCE** NORTH 12°09'12" East, 149.50 feet, continuing along the West line of the aforementioned Gerik tract, and the East line of the aforementioned remaining portion of a 5.14 acre tract, and along the proposed West right-of-way line of Interstate Highway 35, to the **POINT OF BEGINNING**, and containing 0.652 of an acre (28,391 square feet) of land, more or less.

(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 1.00004.

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

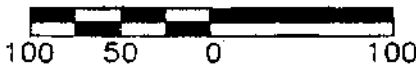
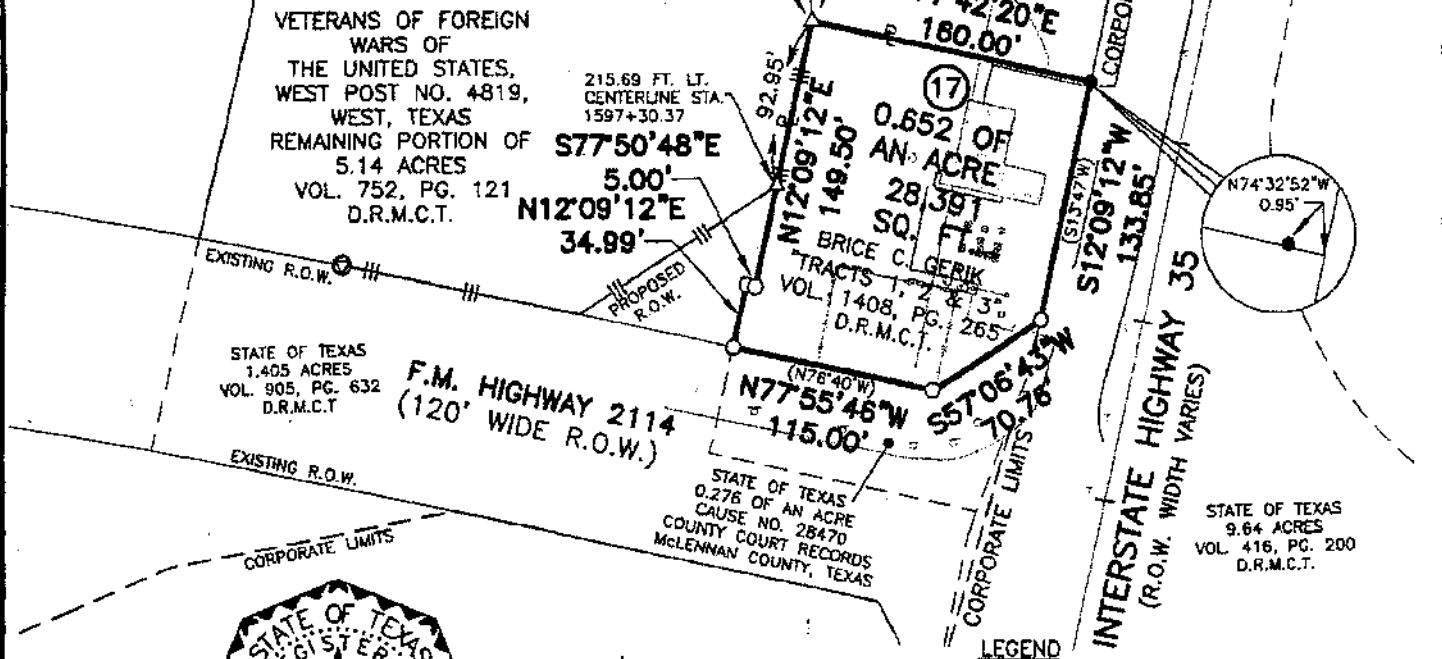
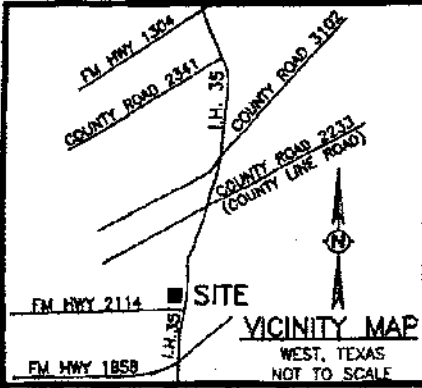
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 11th day of January, 2010, A.D.



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





SCALE IN FEET

**T. E. & R. R. MARABLE
SURVEY, A-630**

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 17.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 1.00004

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.

[Signature]
R. CLAY SWEETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



- LEGEND**
- △ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "x-dot" (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"
 - ⊙ SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
 - FOUND TxDOT TYPE I MONUMENT
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
 - ||— DENIAL OF ACCESS LINE (SEE NOTE 1)
 - SURVEY LINE
 - R.O.W. RIGHT-OF-WAY
 - P PROPERTY LINE
 - C PROPOSED CENTERLINE
 - D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
 - D.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

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 17
RCSJ: 0014-08-093
McLENNAN COUNTY, TEXAS

ROW ACQUISITION-0.652 AC.	WACD DISTRICT	DATE: DECEMBER 17, 2009	PAGE 4 OF 4
---------------------------	---------------	-------------------------	-------------

COUNTY: McLennan
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: FM 1858
To: McLennan/Hill County Line
RCSJ: 0014-08-083

Page 1 OF 5
December 17, 2009
Revised May 14, 2010

PROPERTY DESCRIPTION FOR PARCEL 35

BEING a 0.192 of an acre (8,345 square feet) parcel of land situated in the W.S. Smith Survey, Abstract 1153, McLennan County, Texas, and being a part of a 33.226 acre tract of a land described in a document to Helen S. Hruska, recorded in Document #2006022375 of the Official Public Records of McLennan County, Texas, the aforementioned 0.192 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" for an angle point in the Southeast line of the aforementioned 33.226 acre tract and an angle point in the Northwest line of a 38.688 acre tract of land described in an instrument to Ernest Ray Pickens, Jr., recorded in Document #2003049486 of the Official Public Records of McLennan County, Texas, from which a found 1/2" iron rod for the North corner of the said 38.688 acre tract bears North 55°41'43" East, 138.08 feet;

THENCE SOUTH 57°29'45" West, 1067.88 feet (record - S60°W), along the Southeast line of the aforementioned 33.226 acre tract and the Northwest line of the aforementioned 38.688 acre tract, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed East right-of-way line of Interstate Highway 35 for the Southeast corner of the herein described 0.192 of an acre parcel, and the POINT OF BEGINNING;

- (1) THENCE SOUTH 57°29'45" West, 22.52 feet (record - S60°W), leaving the proposed East right-of-way line of Interstate Highway 35, along the Southeast line of the aforementioned 33.226 acre tract, and the Northwest line of the aforementioned 38.688 acre tract, to a point lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described as "Parcel No. 9" in a document of a 1.682 acre tract of land recorded in Volume 830, Page 62, of the Deed Records of McLennan County, Texas, for the Southwest corner of the said 33.226 acre tract, the Northwest corner of the said 38.688 tract, and the Southwest corner of the herein described 0.192 of an acre parcel, from which a found 1/2" iron rod bears North 14°31'44" East, 1.90 feet;

Page 2 OF 5

- (2) **THENCE** NORTH 05°15'11 East, 113.89 feet, along the West line of the aforementioned 33.226 acre tract, and the aforementioned existing East right-of-way line of Interstate Highway 35, to a point for an angle corner in the West line of the said 33.226 acre tract, an angle corner in the said existing East right-of-way line of Interstate Highway 35, and an angle corner in the West line of the herein described 0.192 of an acre parcel, from which a found Texas Department of Transportation Type I concrete monument bears North 05°32'37" East, 1.74 feet;
- (3) **THENCE** NORTH 23°04'52" East, 419.75 feet, continuing along the West line of the aforementioned 33.226 acre tract, and the aforementioned existing East right-of-way line of Interstate Highway 35, to a found Texas Department of Transportation Type I concrete monument for an angle corner in the West line of the said 33.226 acre tract, an angle corner in the said existing East right-of-way line of Interstate Highway 35, and an angle corner in the West line of the herein described 0.192 of an acre parcel;
- (4) **THENCE** NORTH 20°27'03" East, 216.86 feet, continuing along the West line of the aforementioned 33.226 acre tract, and the aforementioned existing East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed East right-of-way line of Interstate Highway 35, for the North corner of the herein described 0.192 of an acre parcel, from which a found Texas Department of Transportation Type I concrete monument bears North 20°27'03 East, 94.06 feet;
- (5) **THENCE** SOUTH 14°21'25 West, 46.38 feet, leaving the West line of the aforementioned 33.226 acre tract, and the aforementioned existing East right-of-way line of Interstate Highway 35, and along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for an angle corner in the herein described 0.192 of an acre parcel;
- (6) **THENCE** SOUTH 21°29'25" West, 309.81 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for a point of curvature of the herein described 0.192 of an acre parcel;
- (7) **THENCE** SOUTHWESTERLY an arc distance of 244.05 feet with a curve to the left having a radius of 1937.01 feet, a delta angle of 07°13'08", and a chord which bears South 17°52'51" West, 243.89 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for a point of tangency in the herein described 0.192 of an acre parcel;

(8) THENCE SOUTH 14°16'17" West, 129.33 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to the POINT OF BEGINNING, containing 0.192 of an acre (8,345 square feet) of land, more or less.

(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."

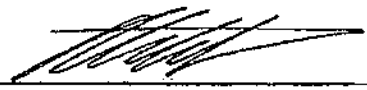
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

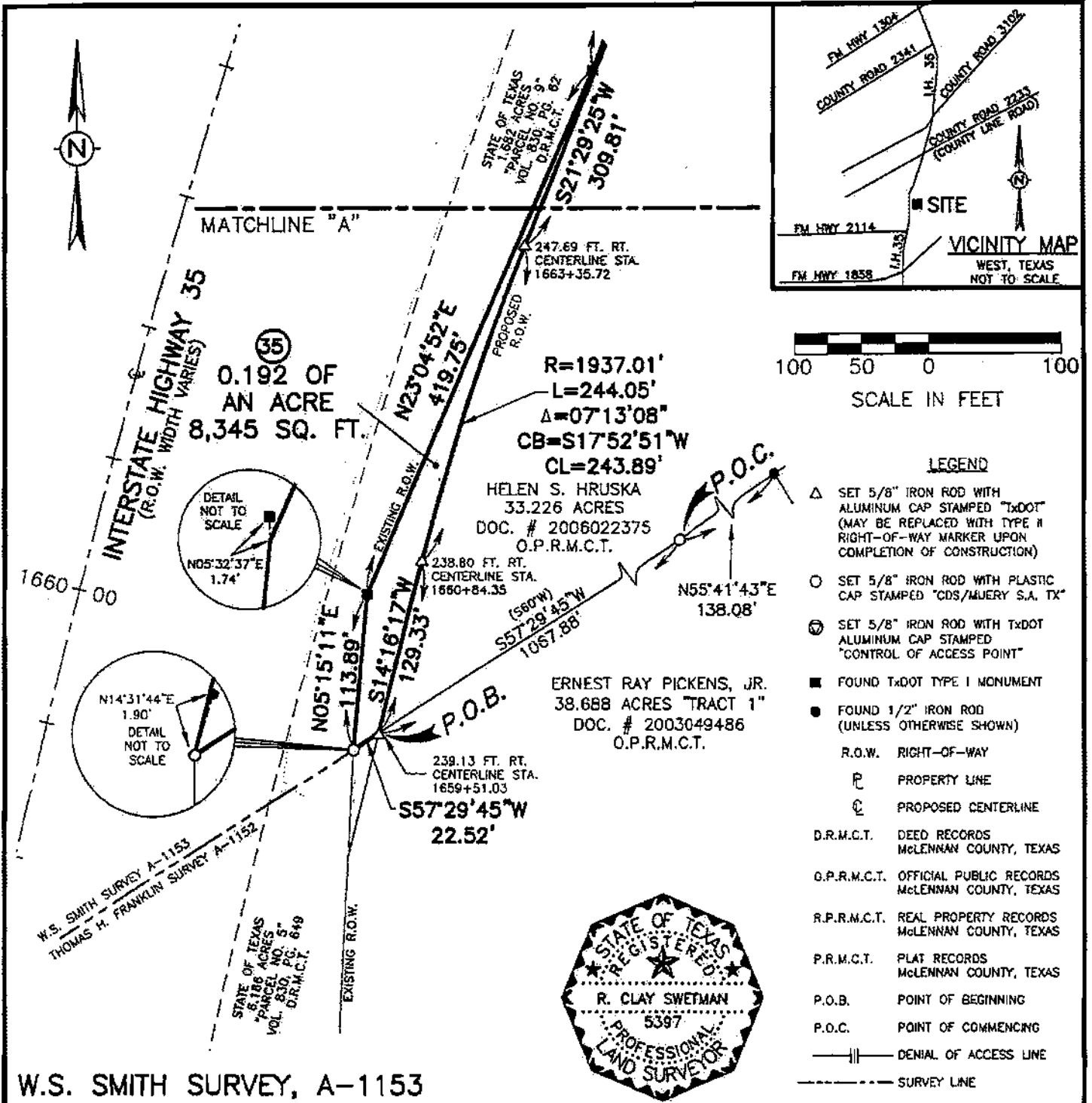
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 18th day of May, 2010, A.D.



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





W.S. SMITH SURVEY, A-1153

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 35.DOC)

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY. ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUJERY 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 1.00004

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
5/16/2010
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

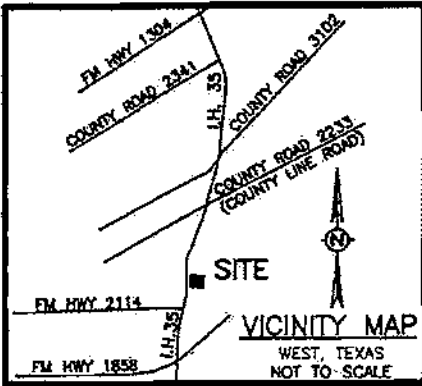
REVISED: MAY 14, 2010

CDS/MUJERY SERVICES
Engineering & Surveying
3411 MAGIC DR. - SAN ANTONIO, TEXAS 78229 - 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 35
RCSI: 0014-08-083
McLENNAN COUNTY, TEXAS

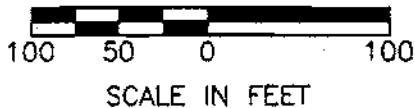
ROW ACQUISITION-0.192 AC.

WACO DISTRICT DATE: DECEMBER 17, 2009 PAGE 4 OF 5



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"
- ⊙ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- FOUND TXDOT TYPE I MONUMENT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
- R.O.W. RIGHT-OF-WAY
- P PROPERTY LINE
- C 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
- || DENIAL OF ACCESS LINE
- - - SURVEY LINE



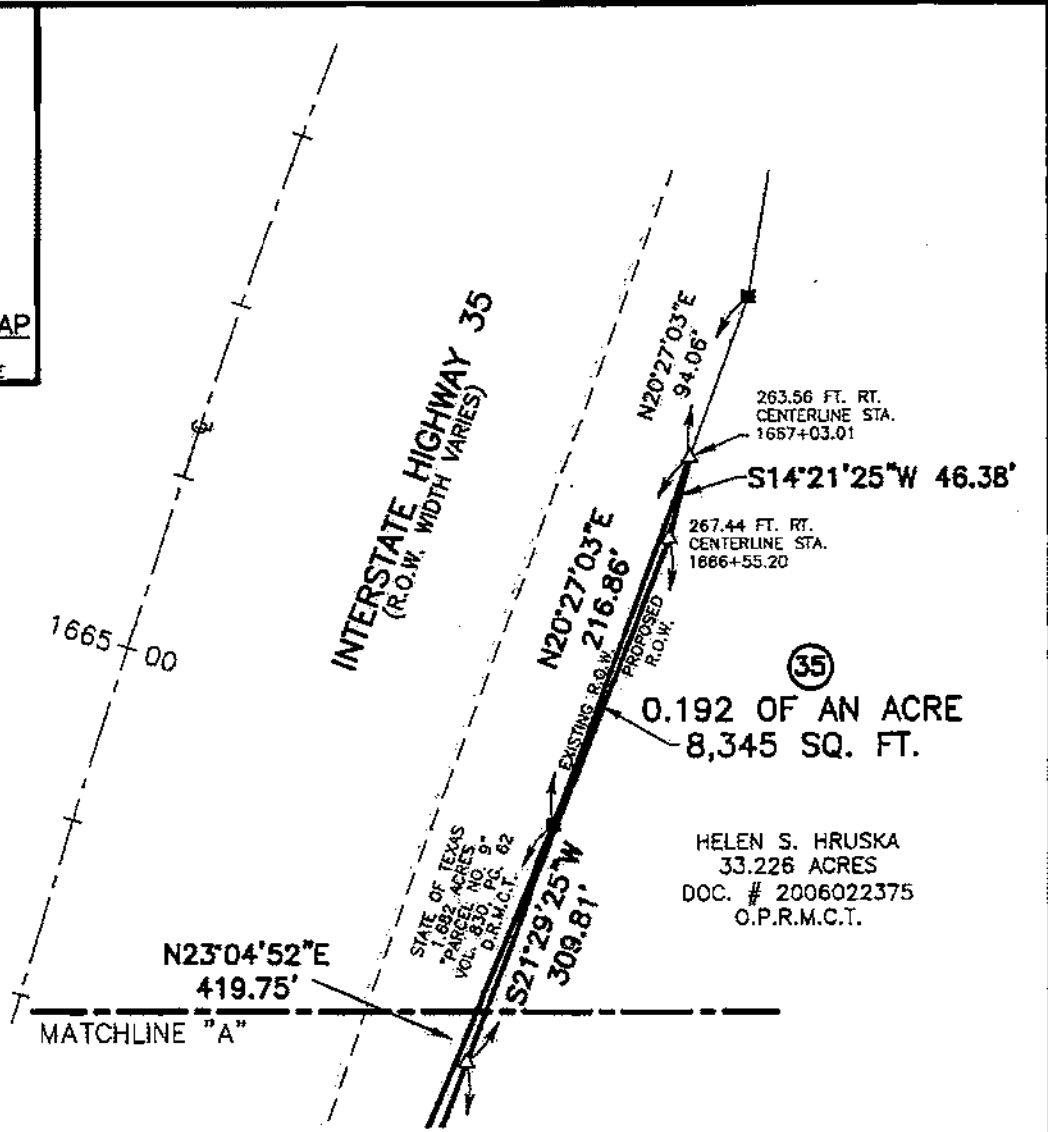
W.S. SMITH SURVEY, A-1153

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 35.DOC)

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY. 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 1.00004.

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
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



REVISED: MAY 14, 2010

CDS/MUERY SERVICES Engineering & Surveying 3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111	
TEXAS DEPARTMENT OF TRANSPORTATION INTERSTATE HIGHWAY 35 PARCEL NO. 35 RCSJ: 0014-08-083 McLENNAN COUNTY, TEXAS	
ROW ACQUISITION-0.192 AC.	
WACD DISTRICT	DATE: DECEMBER 17, 2009
	PAGE 5 OF 5

Page 1 OF 4
May 14, 2010

COUNTY: McLennan
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: FM 1858
To: McLennan/Hill County Line
RCSJ: 0014-08-083

PROPERTY DESCRIPTION FOR Parcel 35AC

BEING a description of a "Denial of Access Line" (See Note 1) situated in the W.S. Smith Survey, Abstract 1153, McLennan County, Texas, and being a part of a 33.226 acre tract of a land described in a document to Helen S. Hruska, recorded in Document #2006022375 of the Official Public Records of McLennan County, Texas, the aforementioned "Denial of Access Line" (See Note 1), being more particularly described by metes and bounds as follows:

COMMENCING at a found 2" brass cap for a Northerly interior corner of the aforementioned 33.226 acre tract, and the Southeast corner of a 1.435 acre tract of land described in an instrument to New Horizon Towers, recorded in Document #2004006109 of the Official Public Records of McLennan County, Texas;

THENCE NORTH 69°30'51" West, 250.33 feet, along a Northeast line of the aforementioned 33.226 acre tract and the Southwest line of the aforementioned 1.435 acre tract, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 1.682 acre "Parcel No. 9" of land to the State of Texas, recorded in Volume 830, Page 62, of the Deed Records of McLennan County, Texas, for a Northwest corner of the said 33.226 acre tract and the Southwest corner of the said 1.435 acre tract;

THENCE SOUTH 20°27'03" West, 179.32 feet, along the Northwest line of the aforementioned 33.226 acre tract and the aforementioned existing East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" for the POINT OF BEGINNING of the herein described proposed "Denial of Access Line" (See Note 1);

- (1) THENCE SOUTH 20°27'03" West, 711.78 feet, along the aforementioned existing East right-of-way line of Interstate Highway 35, the West line of the said 33.226 acre tract and along the proposed "Denial of Access Line" (See Note 1), to a found Texas Department of Transportation Type I concrete monument for an angle corner in the West line of the aforementioned 33.226 acre tract, an angle corner in the proposed East right-of-way line of Interstate Highway 35, and an angle corner in the herein described proposed "Denial of Access Line" (See Note 1);

(2) **THENCE** SOUTH 09°08'28" West, 36.91 feet, continuing along the West line of the aforementioned 33.226 acre tract, the aforementioned existing East right-of-way line of Interstate Highway 35, and the proposed "Denial of Access Line" (see Note 1), to a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" for the end of the proposed "Denial of Access Line" (see Note 1). The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 748.69 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

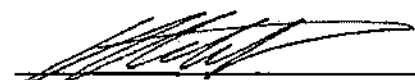
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

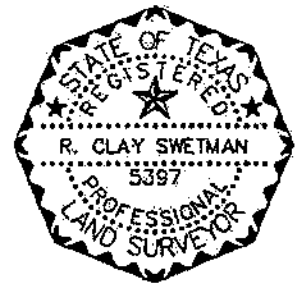
THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

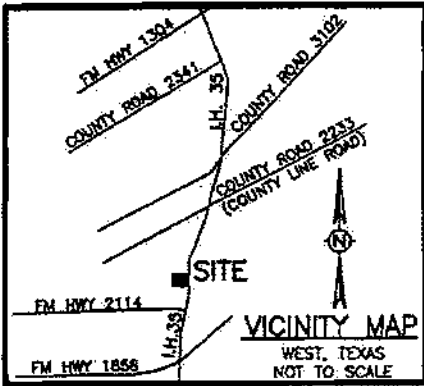
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 18th day of May, 2010, A.D.



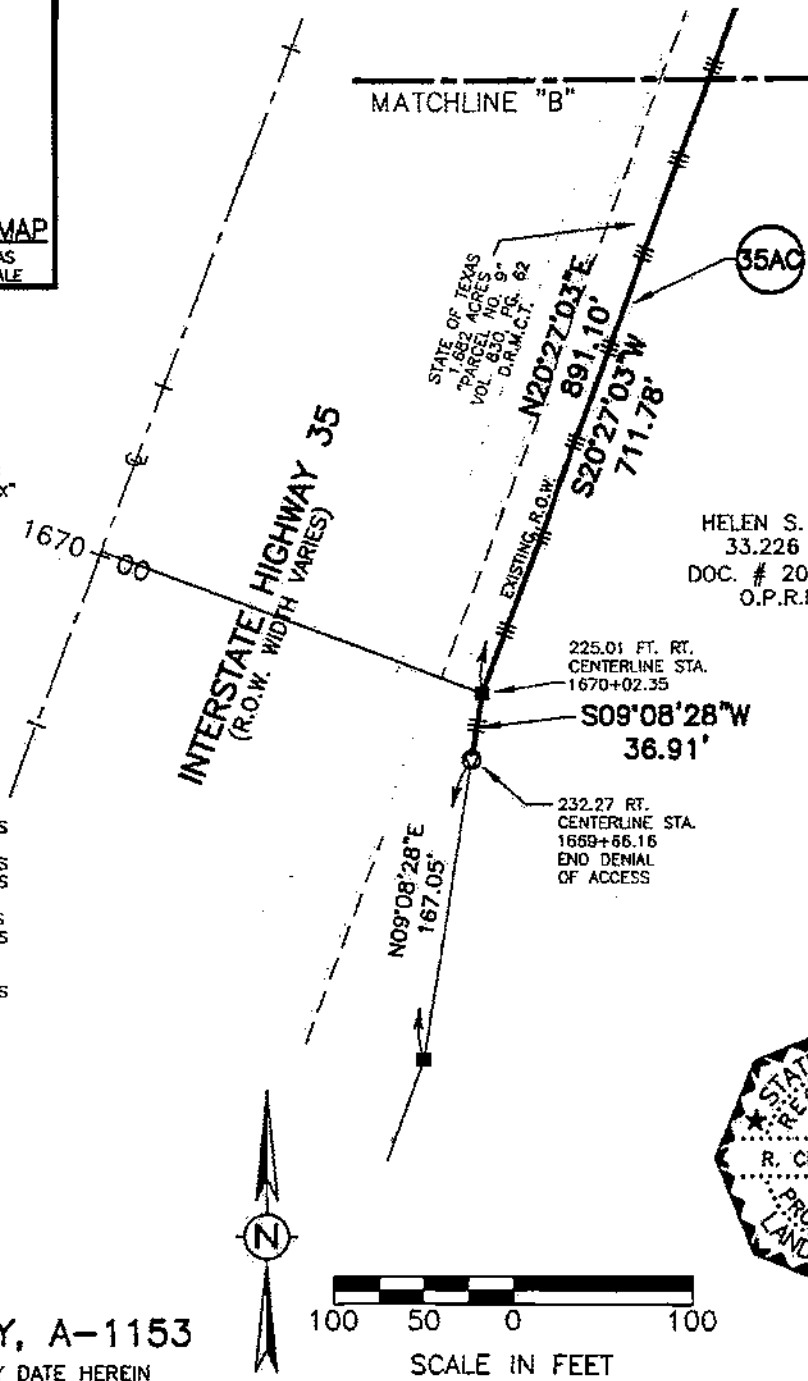
R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas





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"
- ⊙ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- FOUND TXDOT TYPE I MONUMENT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
- R.O.W. RIGHT-OF-WAY
- P PROPERTY LINE
- C 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
- ||| DENIAL OF ACCESS LINE
- - - SURVEY LINE



HELEN S. HRUSKA
33.226 ACRES
DOC. # 2006022375
O.P.R.M.C.T.



W.S. SMITH SURVEY, A-1153

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 35AC.DOC)

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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 1.00004

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
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 35AC
RCSJ: 0014-08-083
McLENNAN COUNTY, TEXAS

ROW ACQUISITION-DENIAL OF ACCESS	WACO DISTRICT	DATE: MAY 14, 2010	PAGE 4 OF 4
----------------------------------	---------------	--------------------	-------------

COUNTY: McLennan
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: FM 1858
To: McLennan/Hill County Line
RCSJ: 0014-08-083

December 17, 2009

PROPERTY DESCRIPTION FOR PARCEL 36

BEING a 3.149 acre (137,169 square feet) parcel of land situated in the W.S. Smith Survey, Abstract 1153, McLennan County, Texas, and being a part of an 18.304 acre tract of land described in an instrument to Jeanne Anderson, recorded in Document #2007041949 of the Official Public Records of McLennan County, Texas, the aforementioned 3.149 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point for the North corner of the aforementioned 18.304 acre tract and a West corner of a 2.006 acre tract of land described in a document to Silvano Romero, recorded in Document #2004004665 of the Official Public Records of McLennan County, Texas, from which a found 5/8" iron rod bears North 61°24'24" West a distance of 0.54 feet;

THENCE SOUTH 61°24'24" East, 207.14 feet (record - S59°13'28"E) along the Northeast line of the aforementioned 18.304 acre tract and the Southwest line of the aforementioned 2.006 acre tract, to a set 5/8" iron rod with aluminum cap stamped "TXDOT" (See Note 1) lying in the proposed West right-of-way line of Interstate Highway 35 for the Northwest corner of the herein described 3.149 acre parcel, and the POINT OF BEGINNING;

- (1) THENCE SOUTH 61°24'24" East, 159.53 feet (record - S59°13'28"E) leaving the proposed West right-of-way line of Interstate Highway 35 along the Northeast line of the aforementioned 18.304 acre tract and the Southwest line of the aforementioned 2.006 acre tract, to a point lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 7.031 acre tract of land described as "Parcel No. 3," recorded in Cause No. 26422 of the County Court Records of McLennan County, Texas, for the Northeast corner of the said 18.304 acre tract, the South corner of the said 2.006 acre tract, and the Northeast corner of the herein described 3.149 acre parcel, from which a found fence corner post bears South 61°24'24" East a distance of 2.14 feet;

- (2) **THENCE** SOUTH 20°27'03" West, 498.06 feet (record - S22°02'00"W 496.27') along the East line of the aforementioned 18.304 acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." for an angle corner of the said 18.304 acre tract, an angle corner in the said existing West right-of-way line of Interstate Highway 35, and an angle corner of the herein described 3.149 acre parcel;
- (3) **THENCE** SOUTH 35°33'29" West, 441.84 feet (record - S37°23'00"W 443.41') continuing along the East line of the aforementioned 18.304 acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, to a found Texas Department of Transportation Type I concrete monument for an angle corner in the said West right-of-way line of Interstate Highway 35 and an angle corner of the herein described 3.149 acre parcel;
- (4) **THENCE** SOUTH 48°56'43" West, 307.65 feet (record - S50°59'30"W) continuing along the East line of the aforementioned 18.304 acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed West right-of-way line of Interstate Highway 35 for a South corner of the herein described 3.149 acre parcel, from which a found Texas Department of Transportation Type I concrete monument lying in the said existing West right-of-way line of Interstate Highway 35 bears South 48°56'43" West a distance of 176.70 feet (record - S50°59'30"W);
- (5) **THENCE** NORTH 34°12'15" East, 436.32 feet, leaving the East line of the aforementioned 18.304 acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35 along the proposed West right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for an angle corner in the proposed West right-of-way line of Interstate Highway 35 and an angle corner of the herein described 3.149 acre parcel;

(6) THENCE NORTH 20°28'14" East, 793.80 feet, continuing along the proposed West right-of-way line of Interstate Highway 35, to the POINT OF BEGINNING, and containing 3.149 acres (137,169 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."

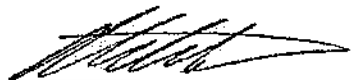
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

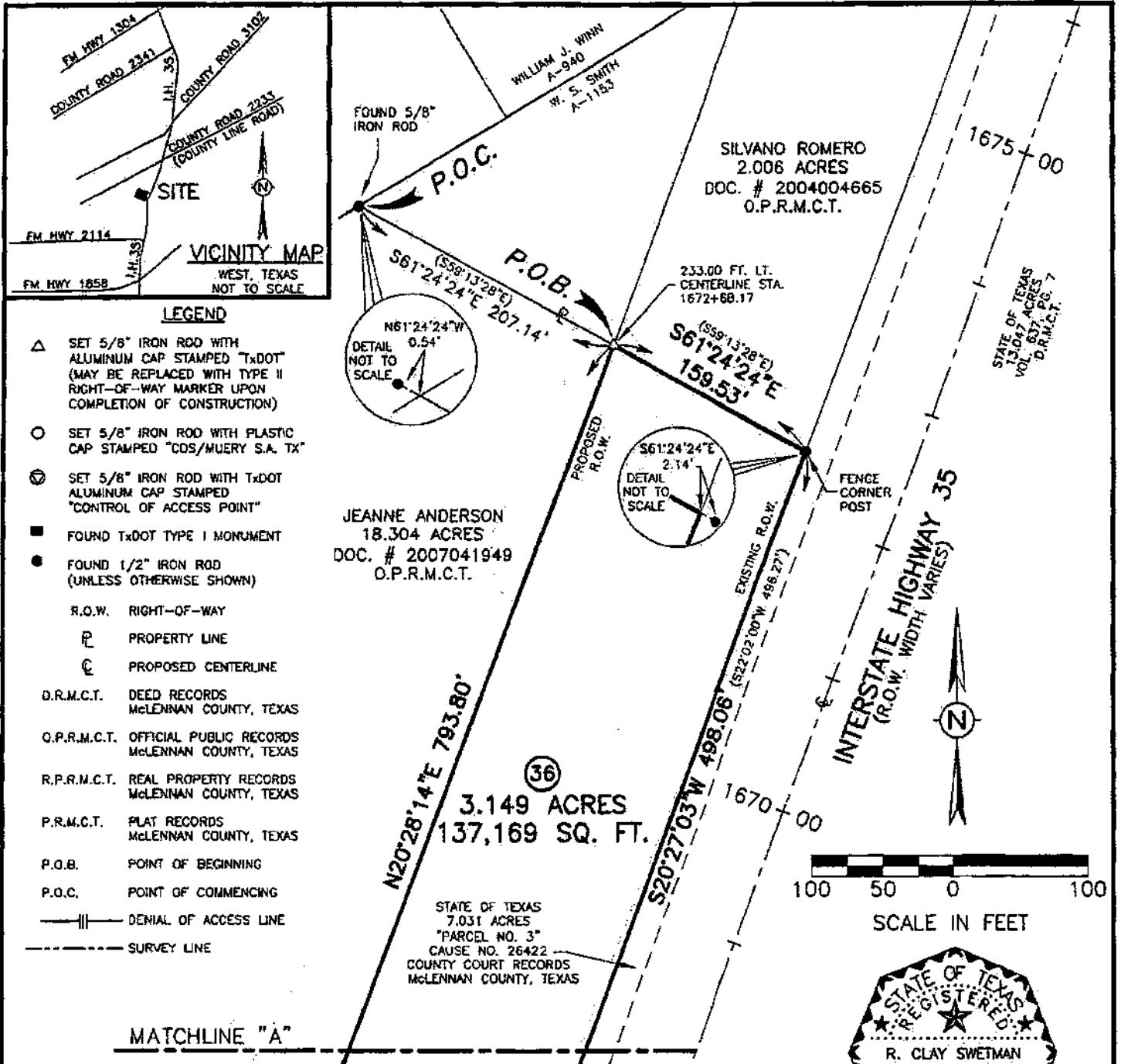
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 19th day of January, 2010, A.D.



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





W.S. SMITH SURVEY, A-1153

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 36.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 1.00004

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.

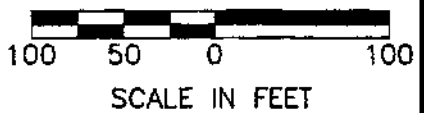
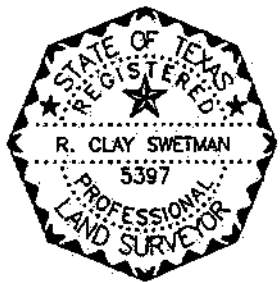
[Signature] 11/19/2010
 R. CLAY SWETMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

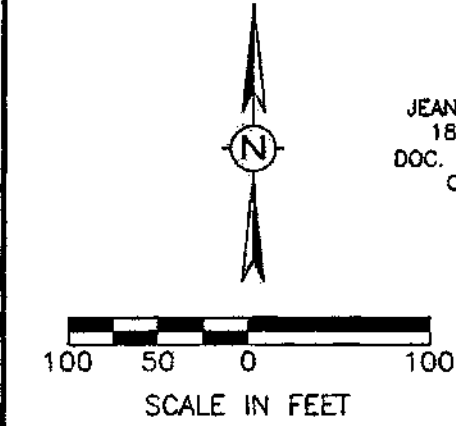
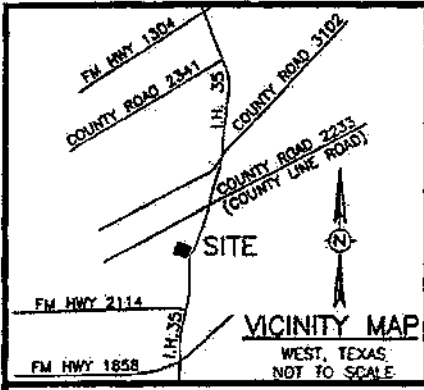
ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

CDS/MUERY SERVICES
 Engineering & Surveying
 3411 MAGIC DR. - SAN ANTONIO, TEXAS 78229 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
 INTERSTATE HIGHWAY 35
 PARCEL NO. 36
 RCSJ: 0014-08-083
 MCLENNAN COUNTY, TEXAS

ROW ACQUISITION-3.149 AC.	WACO DISTRICT	DATE: DECEMBER 17, 2009	PAGE 4 OF 5.
---------------------------	---------------	-------------------------	--------------





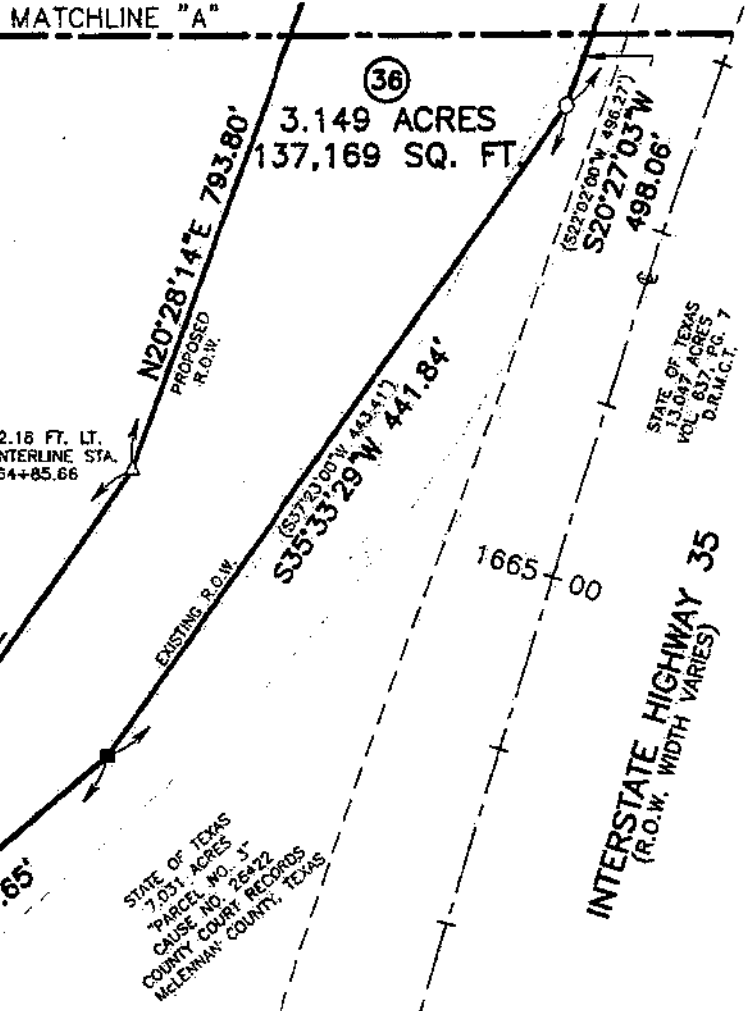
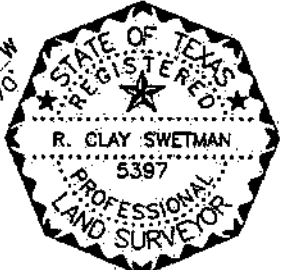
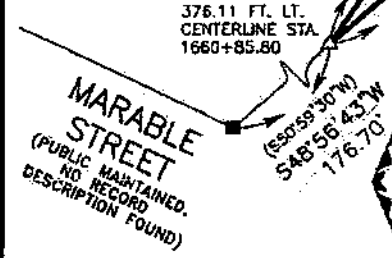
JEANNE ANDERSON
18.304 ACRES
DOC. # 2007041949
O.P.R.M.C.T.

242.16 FT. LT.
CENTERLINE STA.
1664+85.66

STATE OF TEXAS
7.031 ACRES
PARCEL NO. J-
CAUSE NO. 25422
COUNTY COURT RECORDS
MCLENNAN COUNTY, TEXAS

STATE OF TEXAS
13.047 ACRES
VOL. 837 P.G. 7
O.P.R.M.C.T.

INTERSTATE HIGHWAY 35
(R.O.W. WIDTH VARIES)



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) | R.O.W. | RIGHT-OF-WAY |
| ○ | SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" | P | PROPERTY LINE |
| ⊙ | SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT" | C | PROPOSED CENTERLINE |
| ■ | FOUND TXDOT TYPE I MONUMENT | D.R.M.C.T. | DEED RECORDS
MCLENNAN COUNTY, TEXAS |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) | O.P.R.M.C.T. | OFFICIAL PUBLIC RECORDS
MCLENNAN COUNTY, TEXAS |
| — — | DEMAL OF ACCESS LINE (SEE NOTE 1) | R.P.R.M.C.T. | REAL PROPERTY RECORDS
MCLENNAN COUNTY, TEXAS |
| --- | SURVEY LINE | P.R.M.C.T. | PLAT RECORDS
MCLENNAN COUNTY, TEXAS |
| | | P.O.B. | POINT OF BEGINNING |
| | | P.O.C. | POINT OF COMMENCING |

W.S. SMITH SURVEY, A-1153

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 36.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 1.00004

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
11/19/2010
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78228 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 36
RCSJ: 0014-08-083
MCLENNAN COUNTY, TEXAS

ROW ACQUISITION-3.149 AC.

WACO DISTRICT	DATE: DECEMBER 17, 2008	PAGE 5 OF 5
---------------	-------------------------	-------------

County: McLennan
Highway: IH 35
CSJ: 0014-08-083
Parcel: 36E

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: McLennan
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: FM 1858
 To: McLennan/Hill County Line
RCSJ: 0014-08-083

December 17, 2009

PROPERTY DESCRIPTION FOR PARCEL 36E

BEING a 0.115 of an acre (5,000 square feet) parcel of land situated in the W.S. Smith Survey, Abstract 1153, McLennan County, Texas, and being a part of an 18.304 acre tract of land described in an instrument to Jeanne Anderson, recorded in Document #2007041949 of the Official Public Records of McLennan County, Texas, the aforementioned 0.115 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found Texas Department of Transportation Type I concrete monument at the Southeast corner of the aforementioned 18.304 acre tract, and lying at the intersection of the existing West right-of-way line of Interstate Highway 35 (Right-of-way width varies), described as "Parcel No. 3" in an instrument to the State of Texas, recorded in Cause No. 26422 of the County Court Records of McLennan County, Texas, and the existing North right-of-way line of Marable Street (Public Maintained, No Record Description Found;

THENCE NORTH 48°56'43" East, 176.70 feet (record - N50°59'30"E) along the East line of the aforementioned 18.304 acre tract, and the aforementioned existing West right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) lying in the proposed West right-of-way line of Interstate Highway 35;

THENCE NORTH 34°12'15" East, 436.32 feet, along the proposed West right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) for an angle corner in the proposed West right-of-way line of Interstate Highway 35;

THENCE NORTH 20°28'14" East, 72.98 feet, along the proposed West right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) for the Southeast corner of the herein described 0.115 of an acre parcel, and the POINT OF BEGINNING;

- (1) THENCE SOUTH 65°09'01" West, 74.72 feet, leaving the proposed West right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) for the Southwest corner of the herein described 0.115 of an acre parcel;
- (2) THENCE NORTH 24°50'59" West, 50.00 feet, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) for the Northwest corner of the herein described 0.115 of an acre parcel;

- (3) **THENCE** NORTH 65°09'01" East, 125.28 feet, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) lying in proposed West right-of-way line of Interstate Highway 35, for the Northeast corner of the herein described 0.115 of an acre parcel;
- (4) **THENCE** SOUTH 20°28'14" West, 71.11 feet, along the proposed West right-of-way line of Interstate Highway 35, to the **POINT OF BEGINNING**, and containing 0.115 of an acres (5,000 square feet) of land, more or less.

(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."

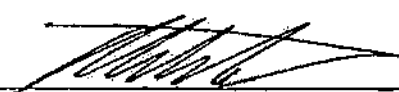
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

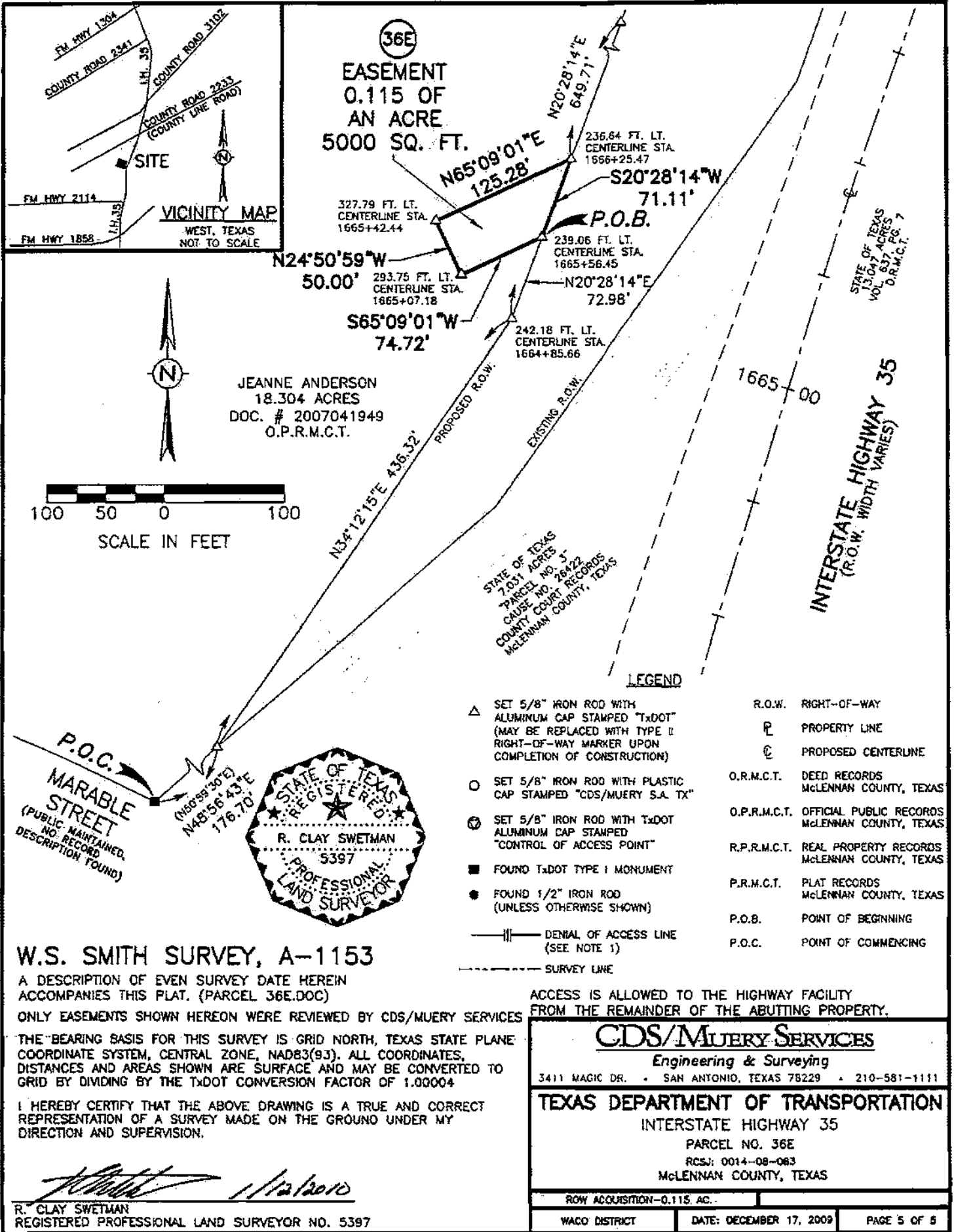
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 12th day of January, 2010, A.D.



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





COUNTY: McLennan

December 17, 2009

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: FM 1858

To: McLennan/Hill County Line

RCSJ: 0014-08-083

PROPERTY DESCRIPTION FOR PARCEL 42

BEING a 0.877 of an acre (38,181 square feet) parcel of land situated in the Alex P. Decherd Survey, Abstract 320, McLennan County, Texas, and being all of a called 0.868 of an acre tract of land described as "Tract Two" in an instrument to William G. Wolf, recorded in Volume 1770, Page 803, of the Deed Records of McLennan County, Texas, the aforementioned 0.877 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1), lying at the intersection of the North line of the aforementioned 0.868 of an acre tract, and the existing Northeast right-of-way line of Grady Calvery Drive (public maintained, no record description found) in the proposed West right-of-way line of Interstate Highway 35, for the Southwest corner of a 0.44 of an acre tract of land described in an instrument to Menlow Water Supply Corporation, recorded in Document #2000015832 of the Official Public Records of McLennan County, Texas;

- (1) THENCE SOUTH 81°02'21" East, 274.41 feet (record - S81°43'17"E), leaving the aforementioned Northeast right-of-way line of Grady Calvery Drive, along the North line of the aforementioned 0.868 of an acre tract, the South line of the aforementioned 0.44 of an acre tract, the South line of the remaining portion of a 59.876 acre tract of land described in an instrument to John Boardman Sulak and Susan Ellen Crain, recorded in Volume 1620, Page 810, of the Deed Records of McLennan County, Texas, and the proposed West right-of-way line of Interstate Highway 35, passing at a distance of 112.13 feet a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for an angle point in the proposed West right-of-way line of Interstate Highway 35, and continuing with the North line of the said 0.868 of an acre tract, the South line of the said 0.44 of an acre tract, and the South line of the said remaining portion of a 59.876 acre tract, to a point in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described as "Parcel No. 13" in a document of a 0.16 of an acre tract, recorded in Cause No. 26271 of the County Court Records of McLennan County, Texas, for a Northeast corner of the said 0.868 of an acre tract, a Southeast corner of the said remaining portion of a 59.876 acre tract, and the Northeast corner of the herein described 0.877 of an acre parcel, from which a found fence corner post bears North 71°34'31" West, 1.32 feet;

Page 2 OF 4

- (2) **THENCE** SOUTH 20°27'03" West, 198.83 feet (record - S20°36'W, 199.56'), along the East line of the aforementioned 0.868 of an acre tract, and the aforementioned existing West right-of-way line of Interstate Highway 35, to a point for the Southeast corner of the said 0.868 of an acre tract, and the Southeast corner of the herein described 0.877 of an acre parcel, from which a found fence corner post bears South 72°37'50" West, 2.80 feet;
- (3) **THENCE** SOUTH 84°10'03" West, 51.81 feet (record - S85°56'42"W), along the South line of the aforementioned 0.868 of an acre tract, and continuing along the aforementioned existing West right-of-way line of Interstate Highway 35, to a point lying at the intersection of the South line of the said 0.868 of an acre tract, and the aforementioned existing Northeast right-of-way line of Grady Calvery Drive for an angle corner of the herein described 0.877 of an acre parcel;
- (4) **THENCE** SOUTH 53°49'21" West, 17.53 feet, leaving the aforementioned Northeast right-of-way line of Grady Calvery Drive, along the aforementioned existing West right-of-way line of Interstate Highway 35, to a point in the centerline of said Grady Calvery Drive for the South corner of the herein described 0.877 of an acre parcel;
- (5) **THENCE** NORTH 32°38'07" West, 294.85 feet, leaving the aforementioned existing West right-of-way line of Interstate Highway 35, along the centerline of the aforementioned Grady Calvery Drive and the Southwest line of the aforementioned 0.868 of an acre tract, to a point lying at the intersection of the North line of the said 0.868 of an acre tract, and the centerline of the said Grady Calvery Drive for the Northwest corner of the herein described 0.877 of an acre parcel;

- (6) **THENCE** SOUTH 81°02'21" East, 23.40 feet, leaving the centerline of the aforementioned Grady Calvery Drive, along the North line of the aforementioned 0.868 of an acre tract, to the **POINT OF BEGINNING**, and containing 0.877 of an acre (38,181 square feet) of land, more or less, of which 0.115 of an acre (5,014 square feet) lies within the limits of the said Grady Calvery Drive.

Acreage Summary:

0.877 of an acre (38,181 square feet)
 - 0.115 of an acre (5,014 square feet)

 0.762 acres net (33,167 square feet)

(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."

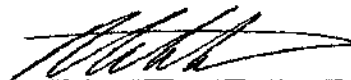
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

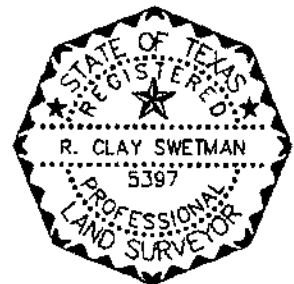
THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
 COUNTY OF BEXAR X

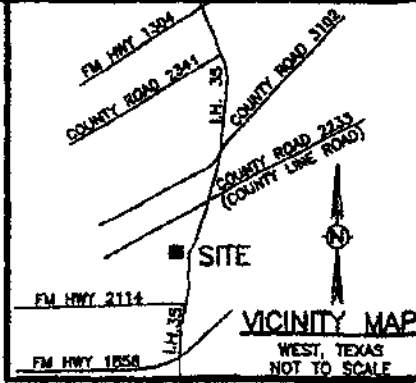
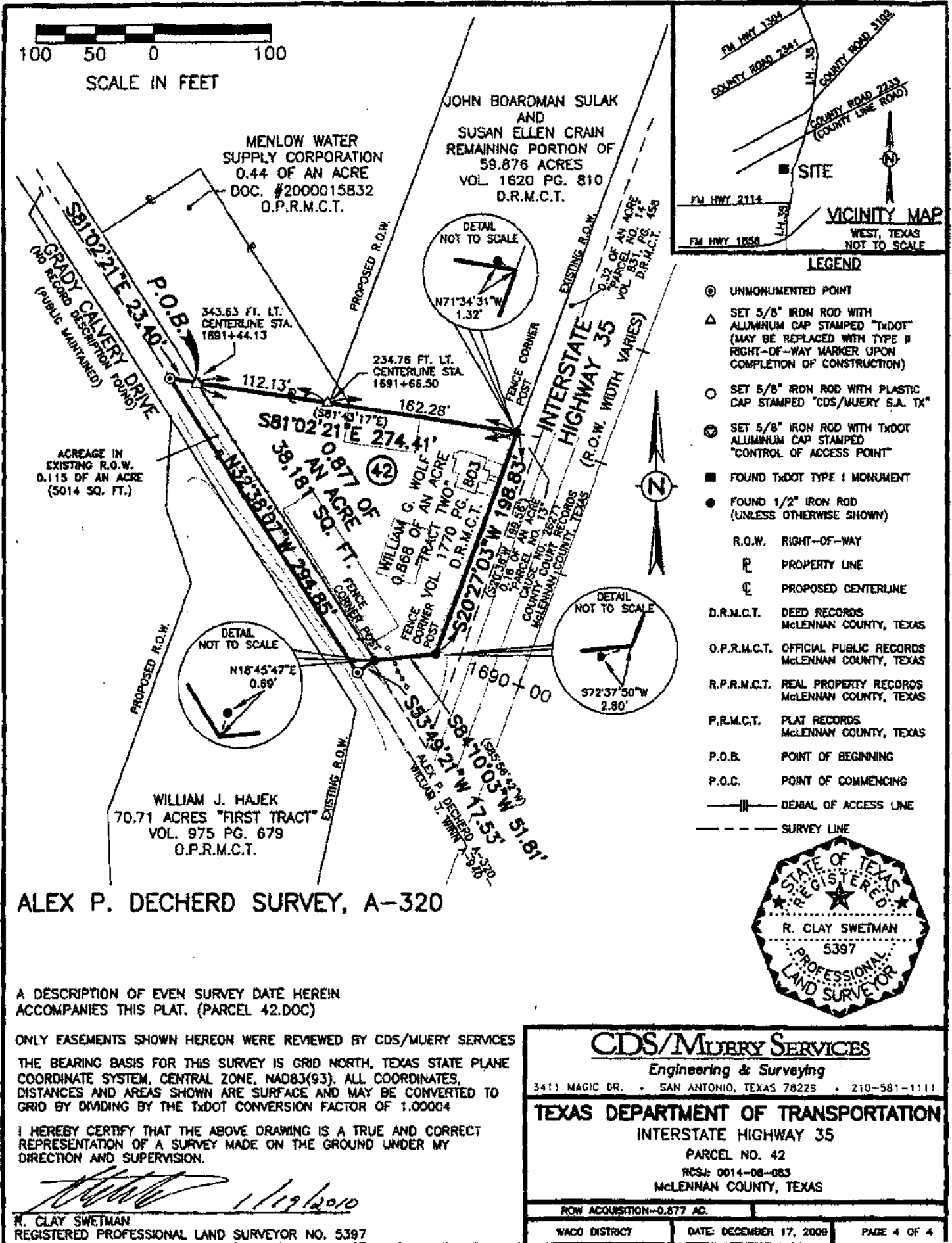
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 19th day of January, 2010, A.D.



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





- LEGEND**
- ⊙ UNMONUMENTED POINT
 - △ 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"
 - ⊙ SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
 - FOUND TXDOT TYPE I MONUMENT
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
 - R.O.W. RIGHT-OF-WAY
 - P PROPERTY LINE
 - C 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
 - ||— DEMAL OF ACCESS LINE
 - - - SURVEY LINE



ALEX P. DECHERD SURVEY, A-320

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 42.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 1.00004

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.

[Signature]
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78225 • 210-581-1111

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 42
RCSJ: 0014-08-083
McLENNAN COUNTY, TEXAS

ROW ACQUISITION—0.877 AC.

WACO DISTRICT DATE: DECEMBER 17, 2009 PAGE 4 OF 4

County: McLennan
Highway: Interstate Highway 35
ROW CSJ: 0015-02-058
Limits: From Falls County Line to Woodlawn Road

Property Description
Parcel 30

Being 2.529 acres of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being all of that certain called 1.0 acre tract of land conveyed to Andy A. Love III and Freda I. Love by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2003015188 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and all of that certain called 1.52 acre tract of land conveyed to Andy A. Love and Freda I. Love by deed and recorded under M.C.C.F. No. 2003027573 of said Official Public Records; said 2.529 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the existing northwesterly railroad right of way line of the Union Pacific Railroad (100' R.O.W.) (per station map for the Missouri, Kansas and Texas Railway Company of Texas dated June 30, 1918), being the southerly corner of that certain called 1 acre tract of land conveyed to Purdis L. Medlin by deed and recorded under M.C.C.F. No. 9718639 of said Official Public Records, being the easterly corner of said 1.52 acre tract, from which a found 1/2-inch iron rod bears North 64°15' West, 0.27 feet;

- 1) **THENCE, South 33°06'20" West, 550.29 feet** along the existing northwesterly railroad right of way line of the Union Pacific Railroad, being the southeasterly lines of said Love tracts, passing at 307.44 feet the common easterly corner of said Love tracts, from which a found 1/2-inch iron rod bears North 64°33' West, 0.41 feet and continuing to the easterly corner of that certain called 1.0 acre tract of land conveyed to Thomas M. Howard by deed and recorded under M.C.C.F. No. 2006040263 of said Official Public Records, being the southerly corner of said Love 1.0 acre tract, from which a found 1/2-inch iron rod bears North 47°51' West, 0.35 feet;
- 2) **THENCE, North 64°33'24" West, 166.52 feet** along the northeasterly line of said Howard tract, being the southeasterly line of said Love tract to a point in the existing southeasterly right of way line of Interstate Highway 35 (width varies), being the northerly corner of said Howard tract, same being the westerly corner of said Love 1.0 acre tract, from which a found 1/2-inch iron rod bears South 47°08' East, 0.68 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 1114, Page 200 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

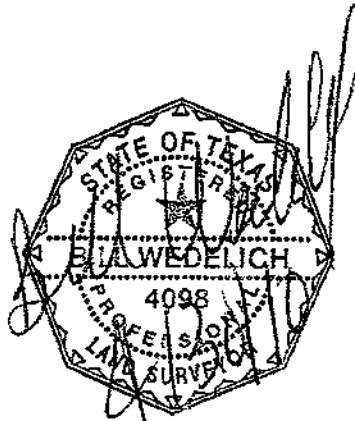
- 3) **THENCE, North 25°45'09" East, 546.63 feet** along the existing southeasterly right of way line of Interstate Highway 35, being the northwesterly lines of said Love tracts to the westerly corner of said Medlin tract, being the northerly corner of said 1.52 acre Love tract, from which a found 1/2-inch iron rod bears South 64°15' East, 0.41 feet;
- 4) **THENCE, South 64°15'15" East, 236.95 feet** along the southwesterly line of said Medlin tract, being the northeasterly line of said Love tract to the **POINT OF BEGINNING** and containing 2.529 acres of land, more or less.

Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.0001316. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

A survey was performed on the ground under my supervision in March, 2009.

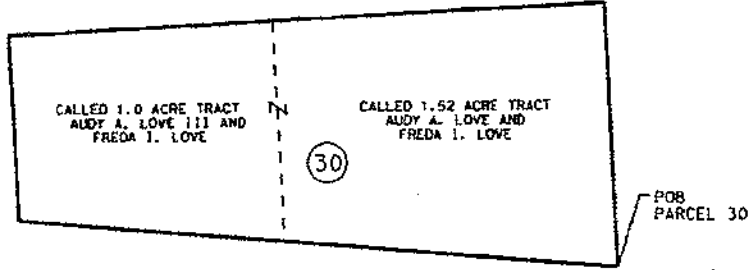
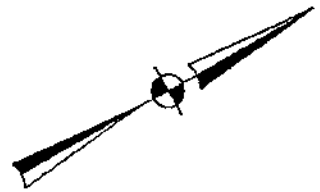
See attached 8 ½" x 11" plat that accompanies.

PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380

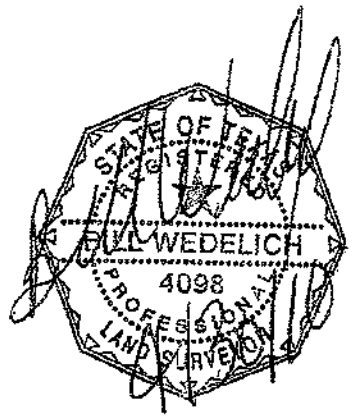


LEGEND

- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP Stamped
- COA "CONTROL OF ACCESS POINT" (COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. I TYPE INDICATED AT LOCATION)
- Property Line
- ~ Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- °PI = BASELINE PI
- ⊕ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS MCLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS
- F.C.D.R. FALLS COUNTY DEED RECORDS
- ||— DENIAL OF ACCESS LINE
- - - DEED LINE WITHIN 1H 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF MCLENNAN COUNTY, TEXAS
- PIPELINE MARKER [] TELE. PEDESTAL
- POWER POLE [] FIBER OPTIC SIGN
- (GUY [] TELE. MH
- ⊕ FIRE HYDRANT — FIBER OPTIC LINE
- ⊕ WATER VALVE ● SAN. MH
- ⊕ SIGN



PARENT TRACT INSET
N.T.S.



PARCEL 30
2.529 ACRES
110,168 SQ. FT.

PAGE 3 OF 4

AUDY A. LOVE AND
FREDA I. LOVE
1H-35 SOUTH
E. S. J. 0015-02-058
MCLENNAN COUNTY APRIL, 2010
prepared by:



Office: 281-681-9766 Fax: 281-681-9779

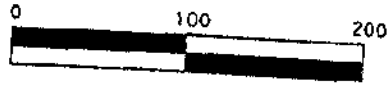
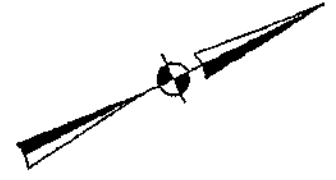
NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1983) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009.
3. Property description of even date has been prepared in conjunction with this parcel plat.

REVISED:

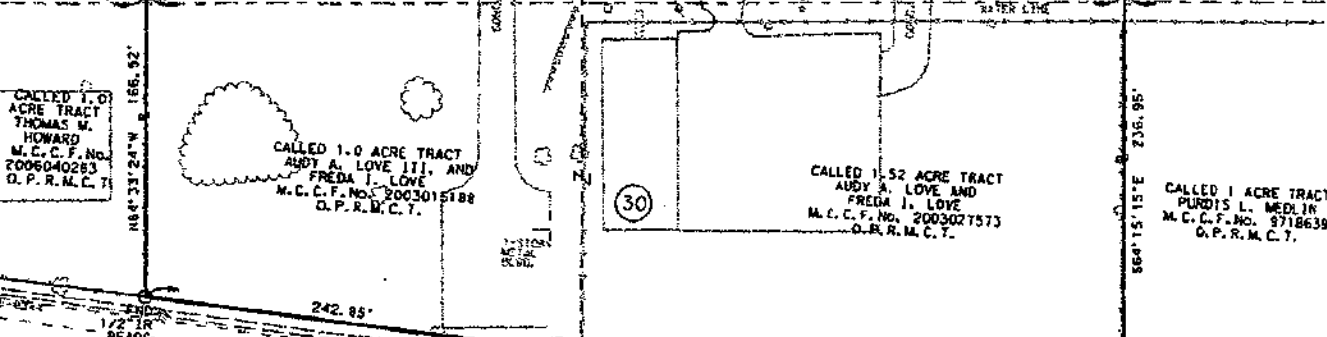
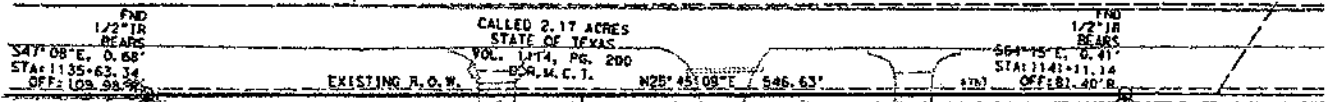
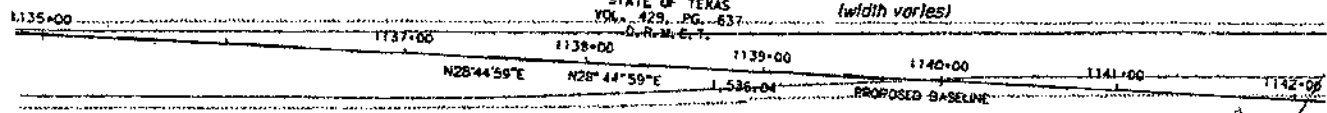
DGN: 1H35-030 Parcel 30A.dgn
GS JOB No. 06-017-030

LEVI PREWITT SURVEY A-723



CALLED 4.620 ACRES
STATE OF TEXAS
VOL. 724, PG. 371
O.P.R.M.C.T.

INTERSTATE HIGHWAY 35
STATE OF TEXAS
VOL. 429, PG. 637
O.P.R.M.C.T.
(width varies)

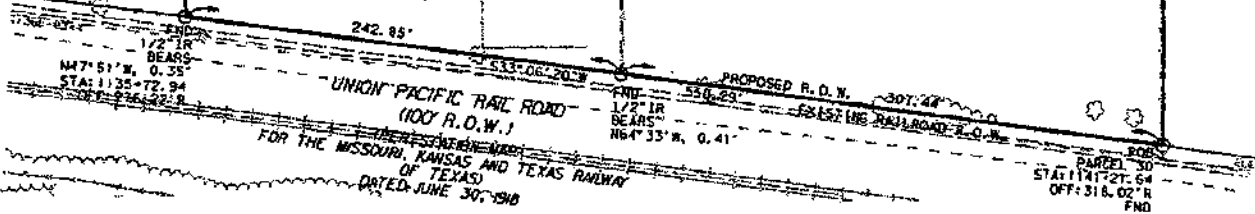


CALLLED 1.0 ACRE TRACT
THOMAS M. HOWARD
M.C.C.F. No. 2006040283
O.P.R.M.C.T.

CALLLED 1.0 ACRE TRACT
AUDY A. LOVE III, AND
FREDA I. LOVE
M.C.C.F. No. 2003015188
O.P.R.M.C.T.

CALLLED 1.52 ACRE TRACT
AUDY A. LOVE AND
FREDA I. LOVE
M.C.C.F. No. 2003027573
O.P.R.M.C.T.

CALLLED 1 ACRE TRACT
PURDIS L. MEDLIN
M.C.C.F. No. 8718639
O.P.R.M.C.T.



PARCEL 30
2.529 ACRES
110,168 SQ. FT.

PAGE 4 OF 4

AUDY A. LOVE AND
FREDA I. LOVE
EH-35 SOUTH
C.S.J. 0015-02-05B
MCLENNAN COUNTY APRIL, 2010
prepared by

Geo Solutions, LLC
Office: 281-661-9766 Fax: 281-661-9779

REVISED:
DGN: IH35-030 Parcel 30B.dgn
GS JOB No. 06-017-030

County: Tarrant
Parcel No.: 576 Parts 1 & 2
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 1 of 7
7/30/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 576 Part 1

BEING a 124 square foot tract of land situated in the Manuel W. Wilmeth Survey, Abstract Number 1664, City of Bedford, Tarrant County, Texas, and being part of Lot 1, Block 3 of Cimarron Plaza, 1st Filing, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-170, Page 65 of the Plat Records of Tarrant County, Texas, said 124 square foot tract also being part of that tract of land described as Parcel 1 in Special Warranty Deed to Albertson's, Inc. as recorded in Document Number D206156493 of the Official Public Records of Tarrant County, Texas, said 124 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found "X" cut in concrete for a common westerly corner of said Lot 1 and a westerly corner of Lot 2B2, Block 3 of said Cimarron Plaza, 1st Filing addition;

THENCE North 37 degrees 37 minutes 31 seconds West, with the common northwest line of said Lot 1 and the southwest line of said Lot 2B2, a distance of 23.35 feet to a 2-inch TxDOT aluminum cap set in concrete located 542.72 feet right of State Highway (S.H.) 121 Baseline Station 174+43.39 for the POINT OF BEGINNING on the proposed southeast right-of-way line of Bedford Road (a proposed variable width right-of-way);

- 1) THENCE South 53 degrees 42 minutes 01 second West, departing said common line, over and across said Lot 1, with said proposed southeast right-of-way line of Bedford Road, a distance of 35.01 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 574.17 feet right of S.H. 121 Baseline Station 174+28.01 for corner on the common southwest line of said Lot 1 and a northeast line of Lot 2B1, Block 3 of said Cimarron Plaza, 1st Filing addition;

County: Tarrant
Parcel No.: 576 Parts 1 & 2
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 2 of 7
7/30/2010



DESCRIPTION FOR PARCEL 576 Part 1

- 2) THENCE North 37 degrees 37 minutes 35 seconds West, with said common line, a distance of 3.15 feet to a found "X" cut in concrete for the intersection of said common line with the southeast line of a right-of-way dedication for Bedford Road (a variable width right-of-way) as dedicated by said Cimarron Plaza, 1st Filing addition, same being the existing southeast right-of-way line of said Bedford Road;
- 3) THENCE North 52 degrees 22 minutes 25 seconds East, departing said common line, with the common northwest line of said Lot 1 and the southeast line of said right-of-way dedication and said existing southeast right-of-way line of Bedford Road, a distance of 35.00 feet to a found "X" cut in concrete for the common northwest corner of said Lot 1 and most westerly corner of said Lot 2B2;
- 4) THENCE South 37 degrees 37 minutes 31 seconds East, departing said common line, and with the aforementioned common northwest line of said Lot 1 and the southwest line of said Lot 2B2, a distance of 3.96 feet to the POINT OF BEGINNING and containing 124 square feet or 0.0029 of an acre of land, more or less.

County: Tarrant
Parcel No.: 576 Parts 1 & 2
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 7
7/30/2010



DESCRIPTION FOR PARCEL 576 Part 2

BEING a 36,641 square foot tract of land situated in the Manuel W. Wilmeth Survey, Abstract Number 1664, City of Bedford, Tarrant County, Texas, and being part of Lot 1, Block 3 of Cimarron Plaza, 1st Filing, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-170, Page 65 of the Plat Records of Tarrant County, Texas, said 36,641 square foot tract also being part of that tract of land described as Parcel 1 in Special Warranty Deed to Albertson's, Inc. as recorded in Document Number D206156493 of the Official Public Records of Tarrant County, Texas, said 36,641 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found "X" cut in concrete for the common south corner of Lot 2A, Block 3 of said Cimarron Plaza, 1st Filing addition and the east corner of Lot 2B2, Block 3 of said Cimarron Plaza, 1st Filing addition, said point being in a northwest line of said Lot 1;

THENCE North 27 degrees 26 minutes 58 seconds East, with the common northwest line of said Lot 1 and the southeast line of said Lot 2A, a distance of 73.44 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 280.68 feet right of State Highway (S.H.) 121 Baseline Station 178+06.87 for the POINT OF BEGINNING, said point being on the proposed southerly right-of-way line of S.H. 121 (a proposed variable width right-of-way);

- 1) THENCE North 27 degrees 26 minutes 58 seconds East, continuing with said common line, a distance of 106.56 feet to a found "X" cut in concrete for the common most northerly north corner of said Lot 1 and the east corner of said Lot 2A in the existing southerly right-of-way line of S.H. 121 (a variable width right-of-way);
- 2) THENCE South 62 degrees 33 minutes 02 seconds East, with the common northeast line of said Lot 1 and said existing southerly right-of-way line of S.H. 121, a distance of 356.49 feet to a 1/2-inch iron rod found for the common east corner of said Lot 1 and the north corner of Lot 3, Block 3 of said Cimarron Plaza, 1st Filing addition;

County: Tarrant
Parcel No.: 576 Parts 1 & 2
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 4 of 7
7/30/2010



DESCRIPTION FOR PARCEL 576 Part 2

- 3) THENCE South 27 degrees 26 minutes 58 seconds West, departing said common line, with the common southeast line of said Lot 1 and the northwest line of said Lot 3, a distance of 101.82 feet to a 2-inch TxDOT aluminum cap set in concrete located 274.73 feet right of S.H. 121 Baseline Station 181+63.34 for the beginning of an Access Denial Line, said point being on the aforementioned proposed southerly right-of-way line of S.H. 121;
- 4) THENCE North 62 degrees 41 minutes 04 seconds West, departing said common line, over and across said Lot 1, with said proposed southerly right-of-way line of S.H. 121 and said Access Denial Line, a distance of 257.34 feet to a TxDOT brass disk in concrete set for corner;
- 5) THENCE North 64 degrees 56 minutes 18 seconds West, continuing over and across said Lot 1 and with said proposed southerly right-of-way line and with said Access Denial Line, at a distance of 53.79 feet passing a 3-inch aluminum disk set in concrete stamped "TXDOT ADL" located 278.63 feet right of S.H. 121 Baseline Station 178+52.27 for the end of this Access Denial Line, continuing over and across said Lot 1 and with said proposed southerly right-of-way line, at a cumulative distance of 98.43 feet passing a 3-inch aluminum cap set in concrete stamped "TXDOT ADL" located 280.64 feet right of S.H. 121 Baseline Station 178+07.68 for the beginning of an Access Denial Line, continuing over and across said Lot 1 and with said proposed southerly right-of-way line, with said Access Denial Line, in all a total cumulative distance of 99.23 feet to the POINT OF BEGINNING and containing 36,641 square feet or 0.8412 of an acre of land, more or less.

County: Tarrant
Parcel No.: 576 Parts 1 & 2
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 5 of 7
7/30/2010



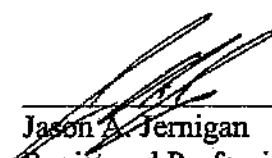
Federal Aid Project No.:
ROW CSJ: 0364-01-119

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



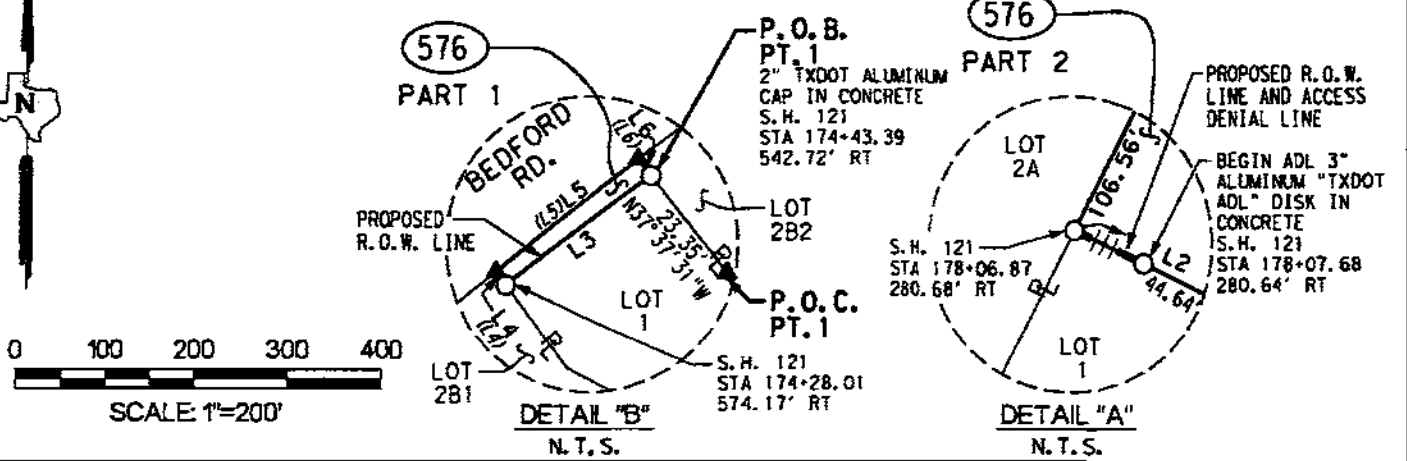
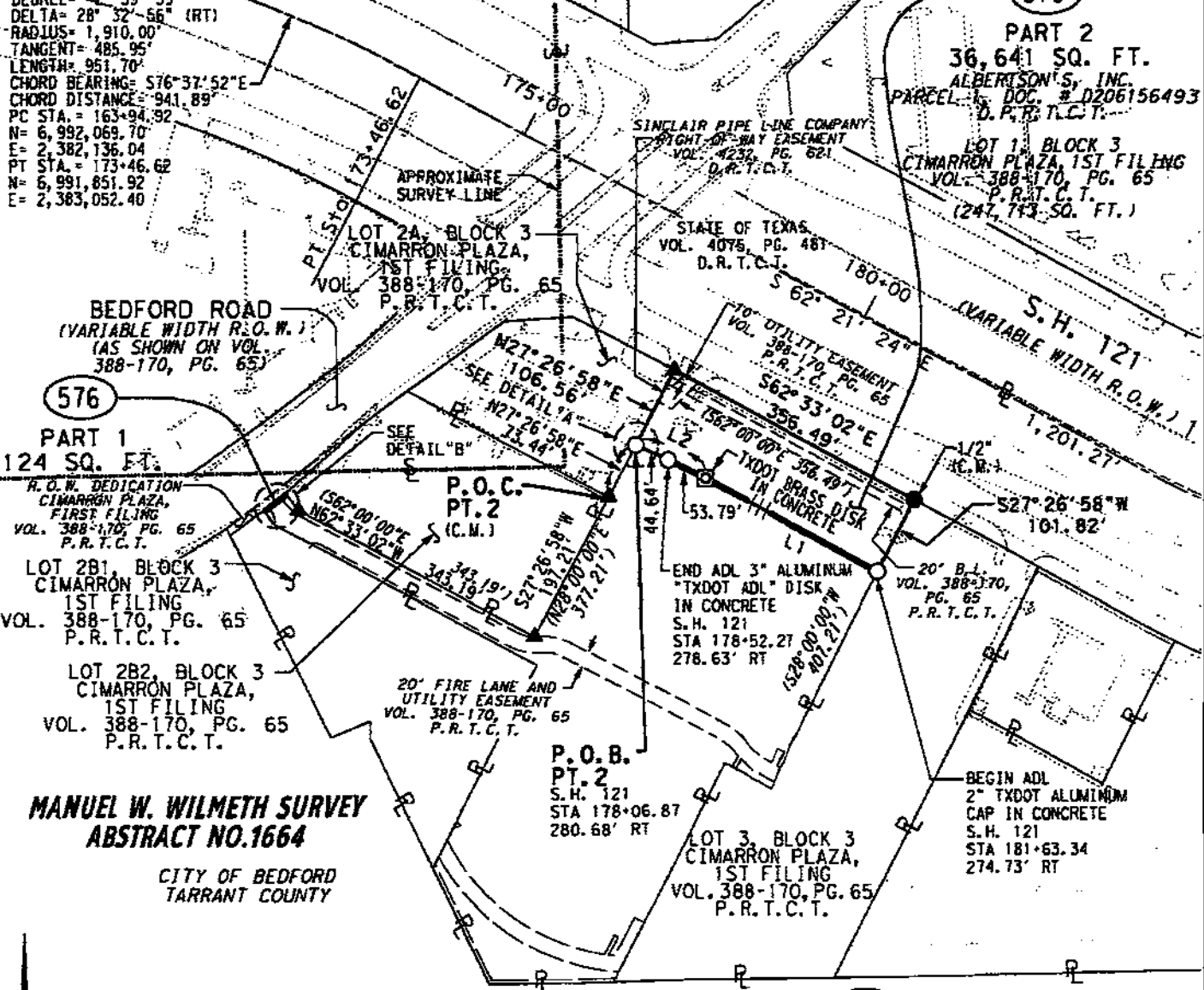
Jason A. Jernigan 30 JUL 2010 Date
Registered Professional Land Surveyor
Texas Registration No. 6023
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6204



PROPOSED CURVE DATA
 P1 STA. = 168+80.87
 N = 6,992,077.38
 E = 2,382,621.92
 DEGREE = 2° 59' 59"
 DELTA = 28° 32' 56" (RT)
 RADIUS = 1,910.00'
 TANGENT = 485.95'
 LENGTH = 951.70'
 CHORD BEARING = S76°37'52"E
 CHORD DISTANCE = 941.89'
 PC STA. = 163+94.92
 N = 6,992,069.70
 E = 2,382,136.04
 PT STA. = 173+46.62
 N = 6,991,851.92
 E = 2,383,052.40

**GREENFIELD
BEELER SURVEY
ABSTRACT NO.166**

**PLAT TO ACCOMPANY
PARCEL DESCRIPTION**



A PLAT OF A SURVEY OF PARCEL 576 PARTS 1 & 2			PARCEL NUMBER	576 PT.1&2
FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION PT1	0.0029
	S. H. 121	TTA	ACQUISITION PT2	0.8412
SCALE	FEDERAL AID PROJECT NO.	COUNTY	TOTAL ACQUISITION	0.8440
1" = 200'	0364-01-119	TARRANT	DEED AREA	5.6867
			REMAINDER AREA	4.8427
				210,948

11/21/2010 11:19:51 AM 11/21/2010 11:23:08 AM 11/21/2010 11:23:11 AM 11/21/2010 11:23:11 AM



**PLAT TO ACCOMPANY
PARCEL DESCRIPTION**

LEGEND

- TxDOT TYPE I CONCRETE MONUMENT FOUND
- TxDOT TYPE II CONCRETE MONUMENT FOUND
- ⊠ TxDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TxDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.D.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- — — DISTANCE NOT SHOWN TO SCALE
- — — PROPERTY LINE
- — — S.A.I. BASE LINE
- — — S.A.I. PROPOSED RIGHT-OF-WAY LINE
- X — X FENCE
- — — DENIAL OF ACCESS LINE
- — — ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- — — APPROXIMATE SURVEY LINE
- — — EXISTING TxDOT RIGHT-OF-WAY
- — — EXISTING TxDOT RIGHT-OF-WAY BASELINE
- — — PROPOSED E OR B
- — — PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- CMJ CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 183 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 183 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5591, EFFECTIVE DATE FEBRUARY 10, 2010.
- 8) THE INSTRUMENT RECORDED IN VOLUME 2493, PAGE 125, D.R.T.C.T., AFFECTS PART 1 BUT DOES NOT AFFECT PART 2 OF THE SUBJECT TRACT.
- 9) THE INSTRUMENT RECORDED IN VOLUME 2760, PAGE 371, D.R.T.C.T., AFFECTS PART 1 BUT DOES NOT AFFECT PART 2 OF THE SUBJECT TRACT.
- 10) THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED IN VOLUME 7720, PAGE 436 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AFFECTS BOTH SUBJECT TRACTS.
- 11) THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED IN VOLUME 8225, PAGE 443, D.R.T.C.T., DOES NOT AFFECT EITHER SUBJECT TRACT.
- 12) THE FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED IN VOLUME 8677, PAGE 21, D.R.T.C.T., AFFECTS BOTH SUBJECT TRACTS.
- 13) THE AGREEMENT AMENDING RIGHT OF WAY EASEMENT AND CONSENTING TO CERTAIN ENCROACHMENTS AS RECORDED IN VOLUME 8604, PAGE 1086, D.R.T.C.T., DOES NOT AFFECT EITHER SUBJECT TRACT.
- 14) THE COMMON AREA MAINTENANCE AGREEMENT AS RECORDED IN VOLUME 7720, PAGE 419, D.R.T.C.T., AFFECTS BOTH SUBJECT TRACTS.
- 15) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 8576, PAGE 654, D.R.T.C.T., DOES NOT AFFECT EITHER SUBJECT TRACT.
- 16) THE DESCRIPTION OF THE "LEASED PREMISES" FROM EXHIBIT A OF THE MEMORANDUM OF LEASE AS RECORDED IN VOLUME 010884, PAGE 001668, D.R.T.C.T., AS AFFECTED BY THE WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER D206219044 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, INCLUDES BOTH SUBJECT TRACTS.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N62°41'04"W	257.34'
L2	N64°56'18"W	99.23'
L3	S53°42'01"W	35.01'
L4	N37°37'35"W	3.15'
(L4)	(N37°04'29"W)	(23.19')
L5	N52°22'25"E	35.00'
(L5)	(N52°55'31"E)	(35.00')
L6	S37°37'31"E	3.96'
(L6)	(S37°04'29"E)	(27.32')



I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HEREWITH ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Jason A. Jernigan
 JASON A. JERNIGAN DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6023

A PLAT OF A SURVEY OF PARCEL
576 PARTS 1 & 2

PARCEL NUMBER 576 PT. 1&2



FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION PT1	ACRES	SQUARE FEET
	S.H. 121	TTA	ACQUISITION PT2	0.0029	124
			TOTAL ACQUISITION	0.8412	36.641
SCALE	FEDERAL AID PROJECT NO.	COUNTY	DEED AREA	5.6867	247,713
1" = 200'	R.O.W.-C.S.J. NO. 0364-01-119	TARRANT	REMAINDER AREA	4.8427	210,948

11:31:34 AM 11/27/2009 11:18VW01YCA00VEXN-576-27119.dwg 17/30/2010

County: Tarrant
Parcel No.: 614
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 1 of 6
8/12/2010
Revised 11/29/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 614

BEING a 17,995 square foot tract of land situated in the W. W. Smith Survey, Abstract Number 1392, City of Bedford, Tarrant County, Texas, and being part of Lot 1, Block 1 of Lot 1, Block 1, Mobil Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-58, Page 81 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 17,995 square foot tract also being part of that tract of land described in Deed to Tetco Stores LP as recorded in Document Number D198230269 of the Official Public Records of Tarrant County, Texas, said 17,995 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found for the common southeast corner of said Lot 1 and an interior "ell" corner of Lot 1D, Block 1 of Lot 1C, and Lot 1D, Block 1, Shops at Central Park, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Slide 11575, P.R.T.C.T.;

THENCE North 00 degrees 25 minutes 18 seconds West, with the common east line of said Lot 1 and a west line of said Lot 1D, at a distance of 55.14 feet passing a calculated point for the southwest corner of Lot 1C, Block 1 of said Shops at Central Park addition from which a found "X" cut in concrete bears South 59 degrees 45 minutes 51 seconds West a distance 0.31 of a foot, continuing with the common east line of said Lot 1 and the west line of said Lot 1C, in all a total distance of 164.63 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 231.17 feet right of State Highway (S.H.) 121 Baseline Station 232+21.27 for the POINT OF BEGINNING at the intersection of said common line with the proposed southerly right-of-way line of S.H. 121 (a proposed variable width right-of-way), said point also being the beginning of an Access Denial Line;

- 1) THENCE North 88 degrees 17 minutes 14 seconds West, departing said common line, over and across said Lot 1, with said proposed southerly right-of-way line of S.H. 121 and said Access Denial Line, a distance of 24.53 feet to a TxDOT brass disk in concrete set for corner;

County: Tarrant
Parcel No.: 614
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 2 of 6
8/12/2010
Revised 11/29/2010



DESCRIPTION FOR PARCEL 614

- 2) THENCE South 87 degrees 41 minutes 31 seconds West, continuing over and across said Lot 1 and with said proposed southerly right-of-way line of S.H. 121 and said Access Denial Line, a distance of 35.23 feet to a TxDOT brass disk in concrete set for corner;
- 3) THENCE South 86 degrees 59 minutes 12 seconds West, continuing over and across said Lot 1, with said proposed southerly right-of-way line of S.H. 121 and said Access Denial Line, a distance of 17.91 feet to a TxDOT brass disk in concrete set for the northeast corner of a corner clip for the intersection of said proposed southerly right-of-way line of S.H. 121 with the proposed east right-of-way line of Central Drive (a proposed variable width right-of-way);
- 4) THENCE South 47 degrees 30 minutes 19 seconds West, continuing over and across said Lot 1 and with said Access Denial Line, with said corner clip, a distance of 120.94 feet to a TxDOT brass disk in concrete set for the southwest corner of said corner clip on said proposed east right-of-way line of Central Drive;
- 5) THENCE South 03 degrees 08 minutes 42 seconds West, continuing over and across said Lot 1 and with said Access Denial Line, with said proposed east right-of-way line of Central Drive, at a distance of 8.99 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 321.55 feet right of S.H. 121 Baseline Station 230+52.96 for the end of this Access Denial Line, continuing over and across said Lot 1 and with said proposed east right-of-way line of Central Drive, at a cumulative distance of 43.97 feet passing a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" located 356.46 feet right of S.H. 121 Baseline Station 230+50.64 for the beginning of an Access Denial Line, continuing over and across said Lot 1 and with said proposed east right-of-way line of Central Drive, with said Access Denial Line, in all a total distance of 49.25 feet to a TxDOT brass disk in concrete set for corner;

County: Tarrant
Parcel No.: 614
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford
Federal Aid Project No.:
ROW CS#: 0364-01-119

Page 3 of 6
8/12/2010
Revised 11/29/2010



DESCRIPTION FOR PARCEL 614

- 6) THENCE South 00 degrees 40 minutes 08 seconds East, continuing over and across said Lot 1, with said proposed east right-of-way line of Central Drive and said Access Denial Line, a distance of 34.59 feet to a 1/2-inch iron rod set with TxDOT aluminum cap located 396.32 feet right of S.H. 121 Baseline Station 230+50.30 for the end of this Access Denial Line at the intersection of said proposed east right-of-way line of Central Drive with the common south line of said Lot 1 and a north line of the aforementioned Lot 1D;
- 7) THENCE South 89 degrees 10 minutes 13 seconds West, departing said proposed east right-of-way line of Central Drive, with said common line, a distance of 23.01 feet to a 1/2-inch iron rod found for the common southwest corner of said Lot 1 and the most westerly northwest corner of said Lot 1D on the existing east right-of-way line of Central Drive (a 110 foot wide right-of-way);
- 8) THENCE North 01 degree 12 minutes 46 seconds East, departing said common line, with the common west line of said Lot 1 and said existing east right-of-way line of Central Drive, a distance of 187.18 feet to a 5/8-inch iron rod found with a 1 1/4-inch aluminum cap stamped "JPH" for the southwest corner of a corner clip for the intersection of said existing east right-of-way line of Central Drive and the existing southerly right-of-way line of S.H. 121 (a variable width right-of-way);
- 9) THENCE North 44 degrees 16 minutes 49 seconds East, with the common northwest line of said Lot 1 and said corner clip, a distance of 54.36 feet to a calculated point for the northeast corner of said corner clip on said existing southerly right-of-way line of S.H. 121 from which a 5/8-inch iron rod found with a 1 1/4-inch aluminum cap stamped "JPH" for witness bears South 44 degrees 16 minutes 49 seconds West a distance of 0.31 of a foot;
- 10) THENCE North 89 degrees 20 minutes 06 seconds East, with the common north line of said Lot 1 and said existing southerly right-of-way line of S.H. 121, a distance of 149.74 feet to a calculated point for the common northeast corner of said Lot 1 and the northwest corner of the aforementioned Lot 1C from which a 5/8-inch iron rod found for witness bears South 00 degrees 25 minutes 18 seconds East a distance of 0.23 of a foot;

County: Tarrant
Parcel No.: 614
Highway: State Highway 121
Segment: 2W
Limits: From: IH 820 in Hurst
To: SH 183 in Bedford

Page 4 of 6
8/12/2010
Revised 11/29/2010



Federal Aid Project No.:
ROW CSJ: 0364-01-119

DESCRIPTION FOR PARCEL 614


11) THENCE South 00 degrees 25 minutes 18 seconds East, departing said common line, with the aforementioned common east line of said Lot 1 and the west line of said Lot 1C, a distance of 60.37 feet to the POINT OF BEGINNING and containing 17,995 square feet or 0.4131 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.


29 Nov 2010
Jason A. Jernigan, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 6023
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6212



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

WM. O. YANTIS SURVEY
ABSTRACT NO. 1752

W.W. SMITH SURVEY
ABSTRACT NO. 1392



CITY OF BEDFORD
TARRANT COUNTY

229+00 230+00 231+00 232+00 233+00 234+00 235+00

S.H. 121

(VARIABLE WIDTH R.O.W.)

17,995 SQ. FT.

(OWNER)
TETCO STORES LP
DOC. #D198230269
O.P.R.T.C.T.

LOT 1, BLOCK 1 OF
LOT 1, BLOCK 1
MOBIL ADDITION
VOL. 388-58, PG. 81
P.R.T.C.T.
(41,949 SQ. FT.)

LOT 1C, BLOCK 1 OF
LOT 1C, AND LOT 1D, BLOCK 1
SHOPS AT CENTRAL PARK
CAB. A, SLIDE 11575
P.R.T.C.T.

LOT 1D, BLOCK 1 OF
LOT 1C, AND LOT 1D, BLOCK 1
SHOPS AT CENTRAL PARK
CAB. A, SLIDE 11575
P.R.T.C.T.

S.H. 121

L10

LOT 1D
BLOCK 1

LOT 1C
BLOCK 1

5/8" BEARS
500°25'18"E
0.23'

DETAIL "B"
N.T.S.

S.H. 121

5/8" W/1-1/4"
"JPH" ALUM. CAP BEARS
S44°16'49"W, 0.31'

L10

LOT 1
BLOCK 1

DETAIL "C"
N.T.S.

CENTERLINE OF TEXAS POWER
& LIGHT COMPANY EASEMENT
VOL. 4450, PG. 191
O.P.R.T.C.T.

APPROXIMATE
SURVEY LINE

SEE
DETAIL
"C"

TXDOT BRASS
DISK IN CONCRETE

STATE OF TEXAS
VOL. 4057, PG. 608
D.R.T.C.T.

EXISTING
R.O.W.
LINE

SEE
DETAIL
"A"

L10 (L10)

SEE
DETAIL
"B"

5/8" W/1-1/4"
"JPH" ALUM. CAP

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

P.O.B.
BEGIN ADL
S.H. 121
STA 232+21.27
231.17' RT

END ADL W/ORANGE
"TXDOT ADL" CAP
S.H. 121
STA 230+52.96
321.55' RT

BEGIN ADL W/ORANGE
"TXDOT ADL" CAP
S.H. 121
STA 230+50.64
356.46' RT

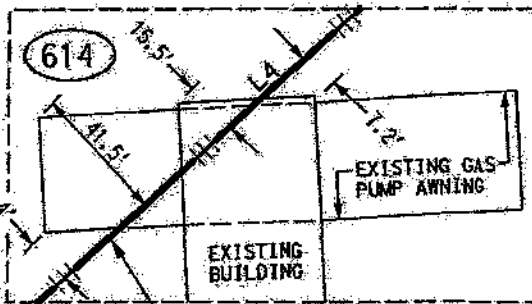
TXDOT BRASS
DISK IN CONCRETE

SEE
DETAIL
"D"

P.O.C.
5/8"
(C.M.)

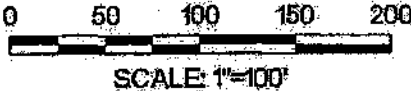
END ADL
S.H. 121
STA 230+50.30
396.32' RT

① TXDOT BRASS DISK
IN CONCRETE



DETAIL "A"
N.T.S.

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



A PLAT OF A SURVEY OF PARCEL
614

PARCEL
NUMBER

614



FILE
TURNPIKE PROJECT
S.H. 121

FEDERAL AID PROJECT NO. R.O.W.-C.S.J. NO.
0364-01-119

DIVISION
TTA
COUNTY
TARRANT

	ACRES	SQUARE FEET
ACQUISITION	0.4131	17,995
DEED AREA	0.9630	41,949
REMAINDER AREA	0.5499	23,954

11/29/2010 11:41:26 AM I:\270005\27118\WADJ\CAD\DWG\EXH-614-25119.dwg

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LEGEND	
■	TYDOT TYPE 1 CONCRETE MONUMENT FOUND
□	TYDOT TYPE 1 CONCRETE MONUMENT FOUND
⊗	TYDOT TYPE 14 CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH TYDOT ALUMINUM CAP (UNLESS NOTED)
●	IRON ROD FOUND (SIZE NOTED)
●	SQUARE-HEAD BOLT FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND "X" CUT (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N.E.S.	NOT TO SCALE
WOOD	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
DOC.#	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	S.H. 121 BASE LINE
---	S.H. 121 PROPOSED RIGHT-OF-WAY LINE
X-X	FENCE
---	DENIAL OF ACCESS LINE
---	ACCESS IS DENIED ACROSS THE
---	DENIAL OF ACCESS LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TYDOT RIGHT-OF-WAY
---	EXISTING TYDOT RIGHT-OF-WAY BASELINE
---	PROPOSED 2 OR 4
---	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
U.T.S.	UNABLE TO SET
(C.M.)	CONTROL POINT
ACL	ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8988 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5637, EFFECTIVE DATE FEBRUARY 21, 2010.
- 8) THE TEXAS POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN VOLUME 1349, PAGE 555 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), DOES NOT AFFECT THE SUBJECT TRACT.
- 9) THE TEXAS POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN VOLUME 2637, PAGE 546, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 10) THE TEXAS POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN VOLUME 2957, PAGE 294, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.

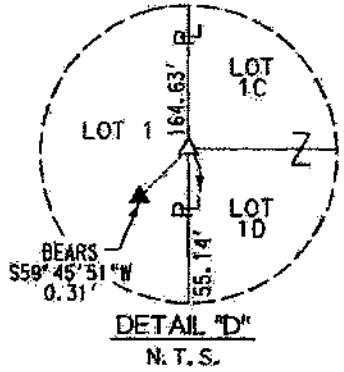
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N88°17'14"W	24.53'
L2	S87°43'14"W	35.23'
L3	S86°59'12"W	17.91'
L4	S47°30'10"W	120.84'
L5	S03°08'42"W	49.25'
L6	S00°40'08"E	34.59'
L7	S89°10'13"W	23.01'
L8	N07°12'48"E	187.38'
(L8)	(N1°35'E)	(186.41)
L9	N44°16'49"E	54.38'
(L9)	(N44°58'E)	(54.33)
L10	N89°20'06"E	149.74'
(L10)	(N89°55'E)	(150.0)
L11	S09°25'18"E	60.37'

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



Jason A. Jernigan
DATE 29 Nov 2010
JASON A. JERNIGAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6023



11/29/2010 11:41:24 AM I:\270099\27119\MAOT\CAD\DWG\EXH-614-21119.dwg

<p>Texas Department of Transportation © 2008</p>	A PLAT OF A SURVEY OF PARCEL 614			PARCEL NUMBER	614		
	FILE	TURPIKE PROJECT S.H. 121		DIVISION	ACQUISITION	ACRES	SQUARE FEET
	SCALE	FEDERAL AID PROJECT NO.	P.O.W.-C S. J. NO.	TTA	DEED AREA	0.4131	17,995
	3" = 100'	0364-01-119		COUNTY	REMAINDER AREA	0.9630	41,949
			TARRANT		0.5499	23,954	

County: Tarrant
Highway: SH 121
CSJ: 0364-01-119
Parcel: 614
Project limits: From IH 820 in Hurst,
To SH 183 in Bedford

AND IN ADDITION THERETO:

Title to all of that Metal Canopy 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 improvement(s).

County: Tarrant
Highway: SH 121
CSJ: 0364-01-119
Parcel: 614
Project limits: From IH 820 in Hurst,
To SH 183 in Bedford

AND IN ADDITION THERETO:

Title to all of that Masonry Convenience Store 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 improvement(s).

County: Tarrant
Parcel: 15
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 1 of 5
March 18, 2010
Revised July 9, 2010
Revised September 15, 2010



Description for Parcel 15

BEING a 9,779 square foot tract of land in the J.M. Robinson Survey, Abstract Number 1346, and the G.B. Stanley Survey, Abstract Number 1378, Haltom City, Tarrant County, Texas, and being out of and a portion of that certain Lot 1, Block 1 of William Watt Addition to the City of Haltom City, Tarrant County, Texas, as recorded in Volume 388-146, Page 175, Plat Records, Tarrant County, Texas, said Lot 1, Block 1 is described in a Special Warranty Deed (Surface Only) dated January 1, 2008, to 4850 NE Loop 820, LLC, as recorded in Document Number D208109702, Official Public Records, Tarrant County, Texas, said 9,779 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete found at the Southwest corner of said Lot 1, Block 1, William Watt Addition, same being an interior ell corner of Lot 1, Block 1, Bluebonnet Heights Addition to the City of Haltom City, Tarrant County, Texas, as recorded in Cabinet A, Slide 699, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 373.25 feet South of and at right angles to centerline survey station 768+57.37 of the proposed centerline of Interstate 820;

THENCE North 00 degrees 04 minutes 31 seconds East, along the common line between said Watt Addition and said Bluebonnet Heights Addition, a distance of 178.14 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed South right-of-way line of Interstate 820 with said common line for the POINT OF BEGINNING BEGINNING, said POINT OF BEGINNING also being 195.12 feet South of and at right angles to centerline survey station 768+59.34 of the proposed centerline of Interstate 820;

- (1) THENCE North 00 degrees 04 minutes 31 seconds East, along the common line between said Watt Addition and said Bluebonnet Heights Addition, a distance of 20.21 feet to a 1 inch iron rod found at the Northwest corner of said Watt Addition, same being the Northernmost Northeast corner of said Bluebonnet Heights Addition, same being in the existing South right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3805 Page 618, Deed Records, Tarrant County, Texas;
- (2) THENCE North 89 degrees 27 minutes 42 seconds East, along said existing South right-of-way line of Interstate 820, same being the North line of said Watt Addition, a distance of 435.60 feet to the Northeast corner of said Watt Addition, same being the existing West right-of-way line of Haltom Road (80' ROW) (No Recording Found);

County: Tarrant
Parcel: 15
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 2 of 5
March 18, 2010
Revised July 9, 2010
Revised September 15, 2010



Description for Parcel 15

- (3) THENCE South 00 degrees 23 minutes 08 seconds West, along said existing West right-of-way line of Haltom Road, same being the East line of said Watt Addition, a distance of 138.42 feet to a PK nail set at the intersection of the proposed South right-of-way line of Interstate 820 with the East line of said Watt Addition;**
- (4) THENCE North 02 degrees 49 minutes 03 seconds West, crossing said Watt Addition, along said proposed South right-of-way line, a distance of 52.94 feet to a PK Nail set for an angle point;**
- (5) THENCE North 00 degrees 55 minutes 55 seconds West, continuing across said Watt Addition, along said proposed South right-of-way line, a distance of 28.94 feet to an "X" cut in concrete set for an angle point, same being the beginning of an Access Denial Line;**
- (6) THENCE North 45 degrees 44 minutes 42 seconds West, continuing across said Watt Addition, along said proposed South right-of-way line and said Access Denial line, a distance of 51.63 feet to a PK Nail set for an angle point;**
- (7) THENCE South 89 degrees 27 minutes 35 seconds West, continuing across said Watt Addition, along said proposed South right-of-way line and said Access Denial Line, passing at a distance of 273.72 feet, a PK Nail set for the end of said Access Denial Line, and passing at a distance of 312.33 feet, a PK Nail set for the beginning of an Access Denial Line, and continue along said proposed South right-of-way line and said Access Denial Line, a total distance of 394.64 feet to the end of said Access Denial Line and the POINT OF BEGINNING and containing 9,779 square feet [0.2245 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I- 820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

County: Tarrant
Parcel: 15
Segment: Segment 1
Highway: Interstate 820
Limits: From W. of I-35W to S.H. 26
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 3 of 5
March 18, 2010
Revised July 9, 2010
Revised September 15, 2010

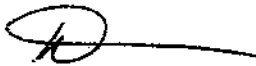


Description for Parcel 15

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

** The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.



Michael Dan Davis DATE: 9/15/10
Registered Professional Land Surveyor No. 4838
DANNENBAUM ENGINEERING CORPORATION
T.B.P.L.S. REGISTRATION NO. 101188-00
6421 CAMP BOWIE BLVD. SUITE 400
FORT WORTH, TEXAS 76116
Office (817) 763-8883 Fax (817) 377-2956



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

J.M. ROBINSON SURVEY
A-1346

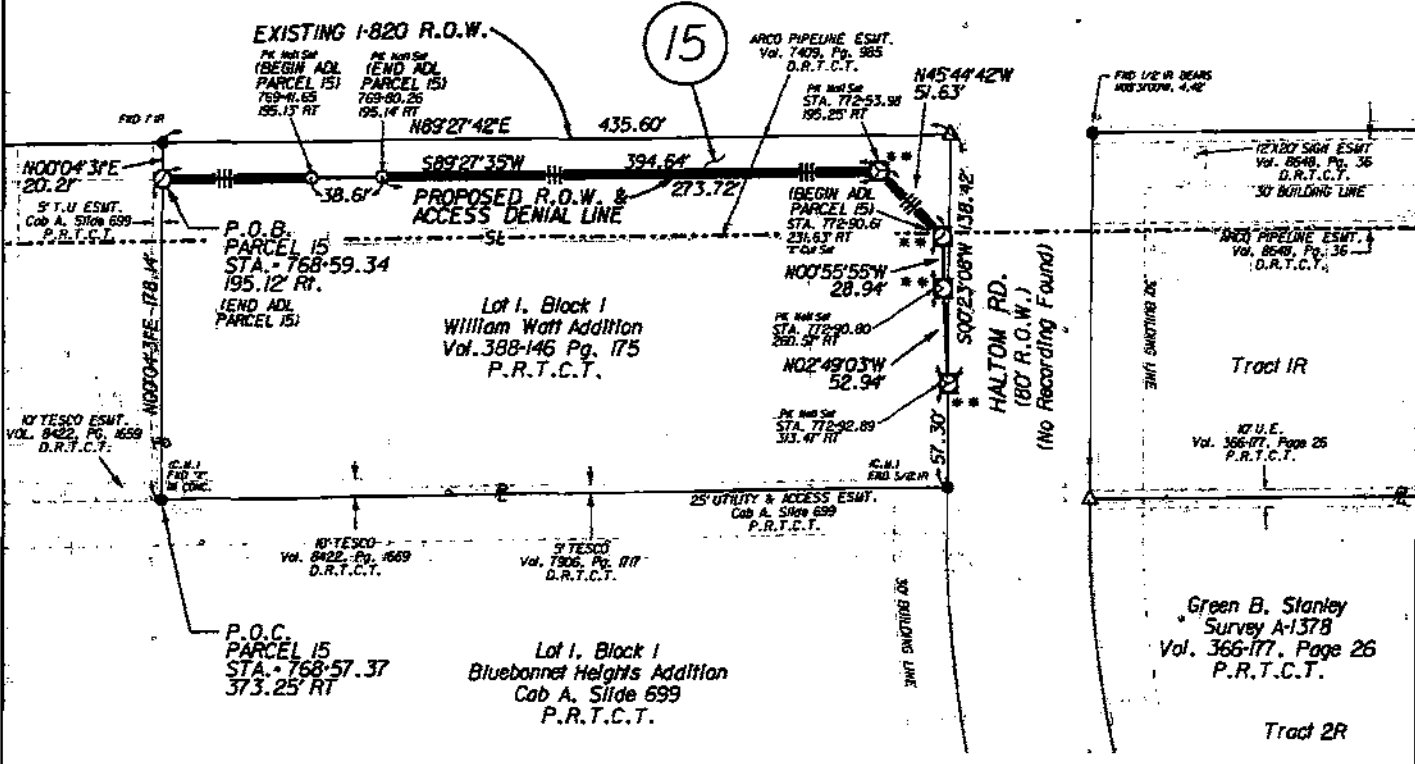


N 89° 26' 32" E
PROPOSED ϕ 1-820

770+00 775+00

owner:
4850 NE Loop 820, LLC
Document Number D208109702
O.P.R.T.C.T.
9,779 SQ. FT.

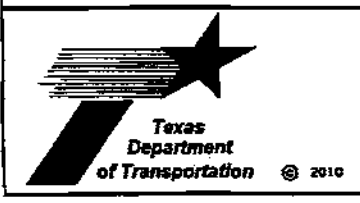
(350' R.O.W.)



HALTOM CITY
TARRANT COUNTY



G.B. STANLEY SURVEY
A-1378



A PLAT OF A SURVEY OF PARCEL 15			PARCEL NUMBER	15	
FILE	I-820	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. & NO.	DEED AREA	2.0000	87,120
1" = 100'		0008-14-093	REMAINDER AREA	1.7755	77,341
		COUNTY TARRANT			




PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND	
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
◻	TXDOT TYPE II CONCRETE MONUMENT FOUND
□	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
○	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
◊	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
●	MONUMENT FOUND (TYPE & SIZE NOTED)
△	CALCULATED POINT / CENTRAL ANGLE
N. T. S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R. O. W.	RIGHT-OF-WAY
ESMT.	EASEMENT
U. E.	UTILITY EASEMENT
D. R. T. C. T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P. R. T. C. T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O. P. R. T. C. T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D12345 (typ)	COUNTY CLERK DOCUMENT NUMBER
D. E.	DRAINAGE EASEMENT
B. L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	I-820 CENTERLINE
---	I-820 PROPOSED RIGHT-OF-WAY LINE
---	I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED @ OR @
---	PROPOSED EASEMENT LINE
CB	CHORD BEARING
CD	CHORD DISTANCE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
P.O.R.	POINT OF REFERENCE
ADL	ACCESS DENIAL LINE
°	DEGREES
'	MINUTES / FEET
"	SECONDS
N	NORTH
S	SOUTH
E	EAST
W	WEST
L	LENGTH
R	RADIUS
(C.M.)	CONTROLLING MONUMENT
**	AFTER ACQUISITION, MONUMENT WILL BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5124, EFFECTIVE DATE DECEMBER 3, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:
ESMT, VOL. 7906 PG. 177
ESMT, VOL. 8422 PG. 1669
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



 MICHAEL DAN DAVIS DATE 9/15/10
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 15				PARCEL NUMBER	15	
FILE	I-820		DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.R.-C.S. I NO. 0008-14-093	COUNTY TARRANT	DEED AREA	2.0000	87,120
				REMAINDER AREA	1.7755	77,341

County: McLennan
Highway: Interstate Highway 35
Limits: From South FM 2837 in Lorena to FM 2063 in Hewitt
ROW CSJ: 0015-01-220

Property Description
For Parcel 60.

BEING 0.336 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOS. THATCHER SURVEY, ABSTRACT NO. 647 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED 1.106 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO TERRY MURPHY RECORDED IN VOLUME 682, PAGE 826 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 3/8" iron rod at the northwest corner of said 1.106 acre tract and the southwest corner of a called 0.493 acre tract described in deed to Sarah T. Farmer recorded in Volume 1095, Page 96 of the Deed Records of McLennan County, Texas (D.R.M.C.T);

THENCE North 80°58'02" East 194.54 feet with the north line of said 1.106 acre tract and the south line of said 0.493 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) **THENCE** North 80°58'02" East 39.48 feet with the north line of said 1.106 acre tract and the south line of said 0.493 acre tract to a set 5/8" iron rod with Landesign cap at the northeast corner of said 1.106 acre tract, the southeast corner of said 0.493 acre tract, the west line of a called 2.95 acre tract described in deed to McLennan County recorded in Volume 413, Page 614 of the D.R.M.C.T and the existing west right-of-way of IH 35;
- (2) **THENCE** South 08°35'20" West 317.54 feet with the east line of said 1.106 acre tract and the existing right-of-way line of IH 35 to a found Type I monument;
- (3) **THENCE** South 28°30'02" West 5.34 feet with the east line of said 1.106 acre tract and the existing right-of-way line of IH 35 to a set 5/8" iron rod with Landesign cap at the southeast corner of said 1.106 acre tract, the southwest corner of said 2.95 acre tract, the northwest corner of a called 2.07 acre tract described in deed to McLennan County recorded in Volume 412, Page 565 of the D.R.M.C.T, the north corner of a called 0.562 acre tract described in deed to the State of Texas recorded in Volume 825, Page 59 of the D.R.M.C.T. and the east corner of a called 1.741 acre tract described in deed to George A. Montgomery and Patricia E. Montgomery recorded in Volume 1314, Page 282 of the (D.R.M.C.T);

- (4) THENCE North 45°41'41" West 65.71 feet with the south line of said 1.106 acre tract and the north line of said 1.741 acre tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed west right-of-way line of IH 35;
- (5) THENCE North 08°59'57" East 60.63 feet through said 1.106 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (6) North 11°51'42" East 49.40 feet through said 1.106 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with a TxDOT aluminum cap stamped "CONTROL OF ACCESS POINT" at the beginning of an Access Denial Line;
- (7) North 11°51'42" East 50.77 feet through said 1.106 acre tract with the proposed west right-of-way line of IH 35 to and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (8) North 14°43'26" East 100.12 feet through said 1.106 acre tract with the proposed west right-of-way line of IH 35 to and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (9) THENCE North 11°51'42" East 12.08 feet through said 1.106 acre tract with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING** and the end of the Access Denial Line.

This parcel contains 0.336 acres of land, more or less, out of the Thos. Thatcher Survey, Abstract No. 647 in McLennan County, Texas.

(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marked upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department of Transportation."

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

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

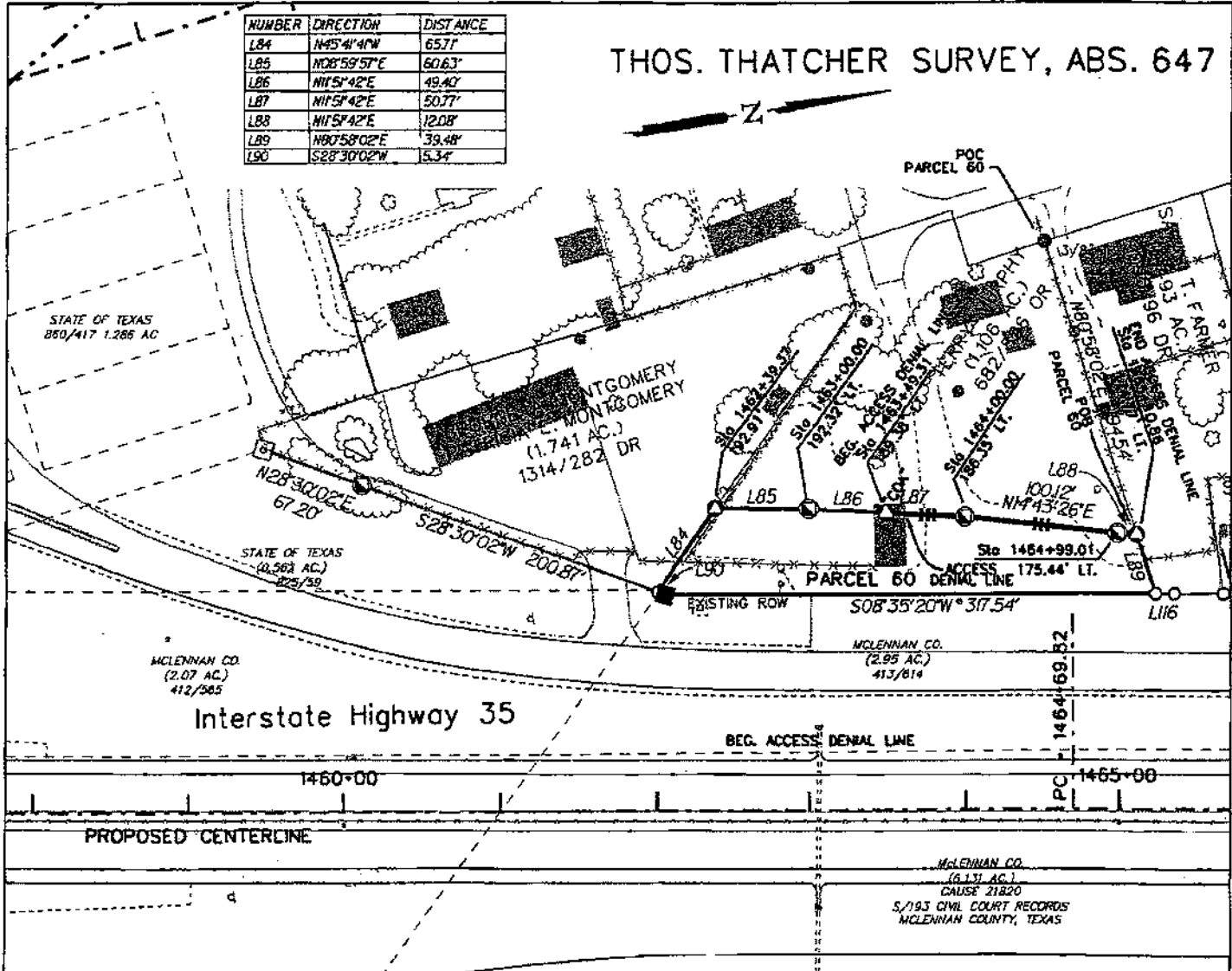
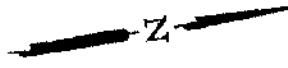
I certify that the survey was performed on the ground under my supervision.

David R. Hartman 5/15/10
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264



THOS. THATCHER SURVEY, ABS. 647

NUMBER	DIRECTION	DISTANCE
L84	N45°41'40"W	65.71'
L85	N06°59'57"E	60.63'
L86	N11°51'42"E	49.42'
L87	N11°51'42"E	50.77'
L88	N11°51'42"E	12.08'
L89	N90°58'02"E	39.48'
L90	S28°30'02"W	5.34'



SURVEY LEGEND

SCALE IN FEET

- ⊙ = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "1+00" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- = TYPE II MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- = 5/8" IRON ROD SET W/ "1+00" CAP UNLESS NOTED
- ⦿ = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- () = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- || = ACCESS DENIAL LINE

NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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



David R. Hartman 5/15/10
David R. Hartman
Registered Professional Land Surveyor, No. 5264, State of Texas

PARCEL: 60 ACRES 0.336
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-220 DATE: 05/15/10
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LORENA JOB NUMBER: 101-07-02



LANDESIGN SERVICES, INC.

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

County: McLennan
Highway: IH 35
CSJ: 0015-01-220
Parcel: 60

**CATEGORY I BISECTION CLAUSE
AND ADDITION THERETO:**

Title to all that wood/metal retail building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed 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.