

EXHIBIT "A"

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
STA. 1989+51.24 to STA. 2002+99.16
R.O.W. CSJ: 0195-03-072

Page 1 of 13



Description for Parcel 116
Part 1

BEING 1.070 acres of land located in the Eugene Puchalski Survey, Abstract Number 996, City of Denton, Denton County, Texas and being a portion of that certain tract of land designated "First Tract" as described in the Warranty Deed to the State of Texas for the use and benefit of the North Texas State Teachers College, filed on March 8, 1941 and recorded in Volume 291, Page 61 of the Deed Records of Denton County, Texas (D.R.D.C.T.), a portion of a called 65 acre tract of land described in the Warranty Deed to the State of Texas for the use and benefit of the North Texas State Teachers College, filed on March 10, 1941 and recorded in Volume 291, Page 82 D.R.D.C.T., a portion of the first tract of land described in the Warranty Deed to the State of Texas for the use and benefit of the North Texas State Teachers College, filed on October 31, 1941 and recorded in Volume 294, Page 121 D.R.D.C.T. and a portion of Lot 1, Block 1 of "Lot 1, Block 1, Sheraton North Texas Addition" an addition to the City of Denton, Denton County, Texas as recorded in Cabinet C, Page 400 of the Plat Records of Denton County, Texas, said 1.070 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at the southerly corner of a 26,051 square foot tract of land (designated "Parcel 1") being proposed right-of-way for Interstate Highway 35E as shown on documents prepared by Huitt-Zollars, Inc. and signed on January 31, 2011, from which a mag nail found bears North 25°44'54" East, a distance of 1.03 feet;

Thence North 28 degrees 06 minutes 09 seconds East, with the southeasterly line of said "Parcel 1" and the proposed southwesterly right-of-way line of Interstate Highway 35E, a distance of 45.86 feet to a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation ROW Monument" (TxDOT Cap) set** for the **POINT OF BEGINNING** at Station 2002+99.16, 160.00 feet Left, and having a surface coordinate of N=7,125,338.92 and E=2,379,529.85;

- (1) **THENCE** North 28 degrees 06 minutes 09 seconds East, continuing with the southeasterly line of said "Parcel 1" and proposed southwesterly right-of-way line of Interstate Highway 35E, a distance of 45.92 feet to a calculated point for the easterly corner of said "Parcel 1", said point being in the northeasterly line of said Lot 1, Block 1, said point also being in the existing southwesterly right-of-way line of Interstate Highway 35E (a variable width right-of-way) as described to the State Highway Commission, a called 20.52 acre tract of land, in Senate Bill No. 259 as passed on April 29, 1955, from said point a TxDOT Cap found bears North 28 degrees 22 minutes 21 seconds E, a distance of 1.08 feet;

As of December 1, 2014

EXHIBIT "A"

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R.O.W. CSJ: 0195-03-072

Page 2 of 13



Description for Parcel 116
Part 1

- (2) **THENCE** South 61 degrees 24 minutes 09 seconds East, with the northeasterly line of said Lot 1, Block 1, said existing southwesterly right-of-way line of Interstate Highway 35E and southwesterly line of said called 20.52 acre tract of land, a distance of 4.98 feet to a calculated point, from which a TxDOT Cap found bears North 21 degrees 18 minutes 00 seconds East, a distance of 1.06 feet, said calculated point being the beginning of a tangent curve to the left whose chord bears South 63 degrees 21 minutes 39 seconds East, a distance of 793.40 feet;
- (3) **THENCE** Southeasterly, continuing with the northeasterly line of said Lot 1, Block 1, said existing southwesterly right-of-way line of Interstate Highway 35E, southwesterly line of said called 20.52 acre tract of land and said curve to the left, having a radius of 11,608.67 feet, a central angle of 03 degrees 55 minutes 00 seconds, for an arc distance of 793.55 feet to a calculated point, from which a 1/2 inch iron rod found bears South 77 degrees 24 minutes 13 seconds East, a distance of 1.41 feet;
- (4) **THENCE** South 65 degrees 19 minutes 09 seconds East, continuing with said existing southwesterly right-of-way line of Interstate Highway 35E and southwesterly line of said called 20.52 acre tract of land, passing at a distance of 71.73 feet a 1/2 inch iron rod found (Controlling Monument) (CM) for the most easterly corner of said Lot 1, Block 1, from said 1/2 inch iron rod found, a 1/2 inch iron rod with cap stamped "Coleman RPLS 4001" found (CM) for the most easterly southeast corner of said Lot 1, Block 1 bears South 24 degrees 52 minutes 40 seconds West, a distance of 162.00 feet, continuing with said existing southwesterly right-of-way line of Interstate Highway 35E and southwesterly line of said called 20.52 acre tract of land, in all, a distance of 509.55 feet to a calculated point, from which a 1/2 inch iron rod found bears South 01 degrees 26 minutes 47 seconds West, a distance of 1.75 feet;
- (5) **THENCE** South 32 degrees 49 minutes 09 seconds East, continuing with said existing southwesterly right-of-way line of Interstate Highway 35E, southwesterly line of said called 20.52 acre tract of land, a distance of 56.36 feet to TxDOT Cap set** in said proposed southwesterly right-of-way line of Interstate Highway 35E, said TxDOT Cap set** being located at Station 1989+51.24, 178.55 feet Left;

THENCE, over and across the aforementioned tracts of land described to State of Texas for the use and benefit of the North Texas State Teachers College and along said proposed southwesterly right-of-way line of Interstate Highway 35E, the following courses and distances:

EXHIBIT "A"

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
STA. 1989+51.24 to STA. 2002+99.16
R.O.W. CSJ: 0195-03-072

Page 3 of 13



Description for Parcel 116
Part 1

- (6) North 65 degrees 59 minutes 51 seconds West, a distance of 268.77 feet to a TxDOT Cap set** for an angle point;
- (7) North 66 degrees 32 minutes 28 seconds West, a distance of 280.00 feet to a TxDOT Cap set** for an angle point;
- (8) North 57 degrees 27 minutes 56 seconds West, a distance of 101.64 feet to a TxDOT Cap set** for the beginning of a non-tangent curve to the right whose chord bears North 64 degrees 44 minutes 25 seconds West, a distance of 708.38 feet;
- (9) Northwesterly, with said curve to the right, having a radius of 12,160.00 feet, a central angle of 03 degrees 20 minutes 18 seconds, for an arc distance of 708.48 feet to the **POINT OF BEGINNING**, and containing 46,628 square feet or 1.070 acres of land, more or less.

EXHIBIT "A"

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
STA. 2005+75.61 to STA. 2016+81.46
R.O.W. CSJ: 0195-03-072

Page 4 of 13



Description for Parcel 116
Part 2

BEING 1.632 acres of land located in the Eugene Puchalski Survey, Abstract Number 996, City of Denton, Denton County, Texas and being a portion of a called 29.95 acre tract of land (designated "First Tract") and of that certain tract of land designated "Fourth Tract", both as described in the Warranty Deed to the State of Texas for the use and benefit of the North Texas State Teachers College, filed on February 13, 1948 and recorded in Volume 342, Page 559 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 1.632 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (Controlling Monument) (CM) for the common southwesterly corner of said called 29.95 acre tract of land and northwesterly corner of said "Fourth Tract", said point being in the existing easterly right-of-way line of FM 1515 (Bonnie Brae Street) (a variable width right-of-way) described to the State of Texas, a called 4.58 acre tract of land, in the deed recorded in Volume 348, Page 578 D.R.D.C.T., said point also being in the westerly line of a called 0.76 acre tract of land (designated "PARCEL-ROW-1") for proposed right-of-way for Bonnie Brae Street as shown on documents prepared by Graham Associates, Inc. and signed on March 13, 2012;

THENCE North 00 degrees 06 minutes 32 seconds West, along the common existing easterly right-of-way line of said FM 1515, westerly line of said called 29.95 acre tract of land and westerly line of said " PARCEL-ROW-1", a distance of 47.75 feet to a calculated corner located at the intersection of the existing easterly right-of-way line of said FM 1515 with the existing southwesterly row line of Interstate Highway 35E (a variable width right-of-way) as described to the State Highway Commission, a called 20.52 acre tract of land, in Senate Bill No. 259 as passed on April 29, 1955;

THENCE North 82 degrees 00 minutes 01 seconds East, along said existing southwesterly right-of-way line of Interstate Highway 35E and a southwesterly line of said called 20.52 acre tract of land, a distance of 45.13 feet to a calculated angle point in said existing southwesterly right-of-way line of Interstate Highway 35E, said point being the westerly corner of a called 0.048 acre tract of land (designated "Parcel 25") described in the deed to the State of Texas recorded in Volume 523, Page 439 D.R.D.C.T. , from said point a bent 1/2 inch iron rod found bears North 84 degrees 42 minutes 11 seconds East, a distance of 1.10 feet;

As of December 1, 2014

EXHIBIT "A"

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Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
STA. 2005+75.61 to STA. 2016+81.46
R.O.W. CSJ: 0195-03-072

Page 5 of 13



Description for Parcel 116
Part 2

THENCE South 76 degrees 21 minutes 42 seconds East, along said existing southwesterly right-of-way line of Interstate Highway 35E and a southwesterly line of said called 0.048 acre tract of land, a distance of 14.38 feet to the **POINT OF BEGINNING** at Station 2016+81.46, 173.00 feet Left, and having a surface coordinate of N=7,126,012.06 and E=2,378,311.60, said point being in the proposed southwesterly right-of-way line of Interstate Highway 35E;

- (1) **THENCE** South 76 degrees 21 minutes 42 seconds East, continuing along said existing southwesterly right-of-way line of Interstate Highway 35E and a southwesterly line of said called 0.048 acre tract of land, a distance of 147.30 feet to a calculated point for the southeasterly corner of said called 0.048 acre tract of land, said point being in the southwesterly line of said called 20.52 acre tract of land, from said point a 1/2 inch iron rod found bears North 41 degrees 29 minutes 10 seconds East, a distance of 6.55 feet;
- (2) **THENCE** South 61 degrees 24 minutes 10 seconds East, along said existing southwesterly right-of-way line of Interstate Highway 35E and a southwesterly line of said called 20.52 acre tract of land, a distance of 968.97 feet to a calculated point for the northerly corner of a 26,051 square foot tract of land (designated "Parcel 1") being proposed right-of-way for Interstate Highway 35E as shown on documents prepared by Huitt-Zollars, Inc. and signed on January 31, 2011;
- (3) **THENCE** South 28 degrees 06 minutes 09 seconds West, along the northwesterly line of said "Parcel 1", a distance of 58.85 feet to a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation ROW Monument" (TxDOT Mon) set** in said proposed southwesterly right-of-way line of Interstate Highway 35E located at station 2005+75.61, 168.00 feet left;

THENCE, over and across the aforementioned tracts of land described to State of Texas for the use and benefit of the North Texas State Teachers College and along said proposed southwesterly right-of-way line of Interstate Highway 35E, the following courses and distances:

- (4) North 60 degrees 58 minutes 36 seconds West, a distance of 328.92 feet to a TxDOT Cap set** for the beginning of a non-tangent curve to the left whose chord bears North 63 degrees 08 minutes 39 seconds West, a distance of 452.45 feet;
- (5) Northwesterly, with said curve to the left, having a radius of 8,665.09 feet, a central angle of 02 degrees 59 minutes 31 seconds, for an arc distance of 452.50 feet to a TxDOT Cap set** for the end of said curve to the left;

As of December 1, 2014

EXHIBIT "A"

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
STA. 2005+75.61 to STA. 2016+81.46
R.O.W. CSJ: 0195-03-072

Page 6 of 13



Description for Parcel 116
Part 2

- (6) North 67 degrees 14 minutes 47 seconds West, a distance of 151.33 feet to a TxDOT Cap set** for an angle point;
- (7) North 64 degrees 29 minutes 18 seconds West, a distance of 149.62 feet to a TxDOT Cap set** in said proposed easterly right-of-way line of FM 1515;
- (8) North 00 degrees 18 minutes 21 seconds West, with said proposed easterly right-of-way line of FM 1515, a distance of 63.51 feet to the **POINT OF BEGINNING**, and containing 71,089 square feet or 1.632 acres of land, more or less.

EXHIBIT "A"

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
Part 1 - STA. 1989+51.24 to STA. 2002+99.16
Part 2 - STA. 2005+75.61 to STA. 2016+81.46
R.O.W. CSJ: 0195-03-072



Description for Parcel 116

Area Summary

Part 1 =	46,628	Square Feet	1.070 Acres
Part 2 =	71,089	Square Feet	1.632 Acres
Total =	117,717	Square Feet	2.072 Acres

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, CORS 96 (EPOCH 2002.00), North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Denton County of 1.000150630.

All stations and offsets shown are calculated relative to the project centerline (IH-35E baseline).

A plat of same date accompanies this description.

Access to and from the IH-35E transportation facility in areas where access is not specifically denied hereon will be subject to police powers.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 12/1/14

Calvin E. Cock, III
Registered Professional Land Surveyor No. 5622
Gorronдона & Associates, Inc.
1701 North Market Street, Suite 450 LB 5
Dallas, Texas 75202
Office 214-712-0600 Fax 214-712-0604
Texas Firm No. 10106903



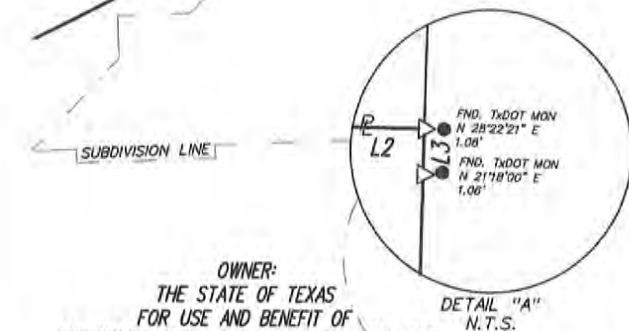
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°06'09" E	45.86'
L2	N 28°06'09" E	45.92'
L3	S 61°24'09" E	4.98'
L5	N 57°27'56" W	101.64'

OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
CALLED 65 AC.
VOL. 291, PG. 82
D.R.D.C.T.

26,051 SQUARE FOOT "PARCEL 1"
PROPOSED R.O.W. FOR IH 35E
AS SHOWN ON DOCUMENTS
PREPARED BY HUITT-ZOLLARS, INC.
SIGNED ON JAN. 31, 2011

P.O.C. 116
PART 1
FND. MAG NAIL
N 25°44'54" E - 1.03'

P.O.B. 116
PART 1
STA. 2002+99.16
160.00 LT
N 7,125,338.92
E 2,379,529.85



OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
VOL. 294, PG. 121
D.R.D.C.T.

CITY OF DENTON
DENTON COUNTY
EUGENE PUCHALSKI
SURVEY
ABSTRACT NO. 996

CENTERLINE CURVE DATA	
DELTA	=06°53'22" RT
R	=12,000.00'
L	=1,422.91'
CH	=N 63°05'47" W 1,442.04'

116
PART 1
46,628 SQ. FT.
1.070 AC.

LOT 1
BLOCK 1

"LOT 1, BLOCK 1
SHERATON NORTH
TEXAS ADDITION"
CABINET C, PAGE 400
P.R.D.C.T.

FND. 1/2" CIR
(CM)

PROPOSED IH-35E R.O.W. LINE
DEL TA=03°20'18" RT
DEL TA=03°55'00" LT

EXISTING IH-35E R.O.W. LINE

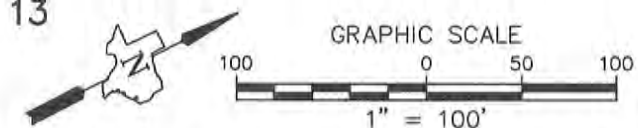
INTERSTATE HIGHWAY 35E
(A VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED IH-35E CENTERLINE
2000+00

S 66°32'28" E
622.13'

PC 1995+72.42

SEE SHEET 9 OF 13



* DENOTES A CALCULATED AREA

AS OF 12/1/14

<p>Texas Department of Transportation</p>	PLAT OF A SURVEY OF PARCEL 116 PART 1		PARCEL NUMBER	116 PART 1			
	FILE PARCEL 116	IH-35E, PHASE 1	DIVISION SPD	ACQUISITION	1.070	46,628	
	SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	COUNTY DENTON	PARENT AREA	*130.683	*5,692,550
				REMAINDER AREA	*129.613	*5,645,922	

SEE SHEET 8 OF 13

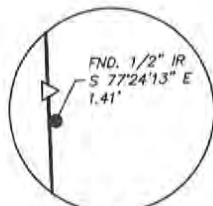


LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 32° 49' 09" E	56.36'
L5	N 57° 27' 56" W	101.64'

**EUGENE PUCHALSKI
SURVEY
ABSTRACT NO. 996**

CITY OF DENTON
DENTON COUNTY

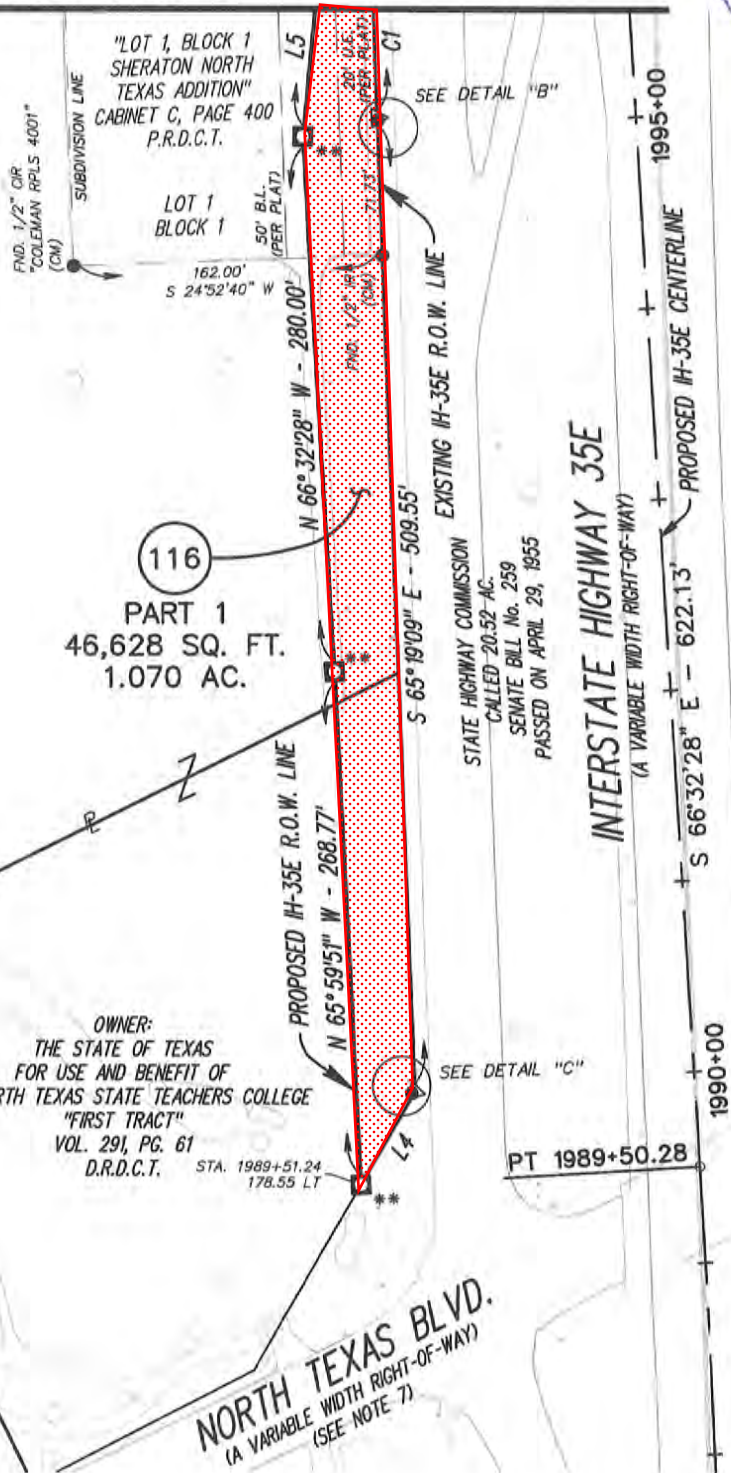
OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
VOL. 294, PG. 121
D.R.D.C.T.



DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



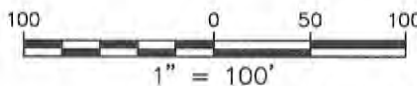
116
PART 1
46,628 SQ. FT.
1.070 AC.

OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
"FIRST TRACT"
VOL. 291, PG. 61
D.R.D.C.T.

CENTERLINE CURVE DATA	
DELTA	= 18° 14' 20" (LT)
R	= 7,639.80
L	= 2,431.96'
CH	= N 57° 25' 18" W 2,421.71'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11,608.67'	03° 55' 00" LT	793.55'	S 63° 21' 39" E	793.40'

NORTH TEXAS BLVD.
(A VARIABLE WIDTH RIGHT-OF-WAY)
(SEE NOTE 7)



* DENOTES A CALCULATED AREA

AS OF 12/1/14



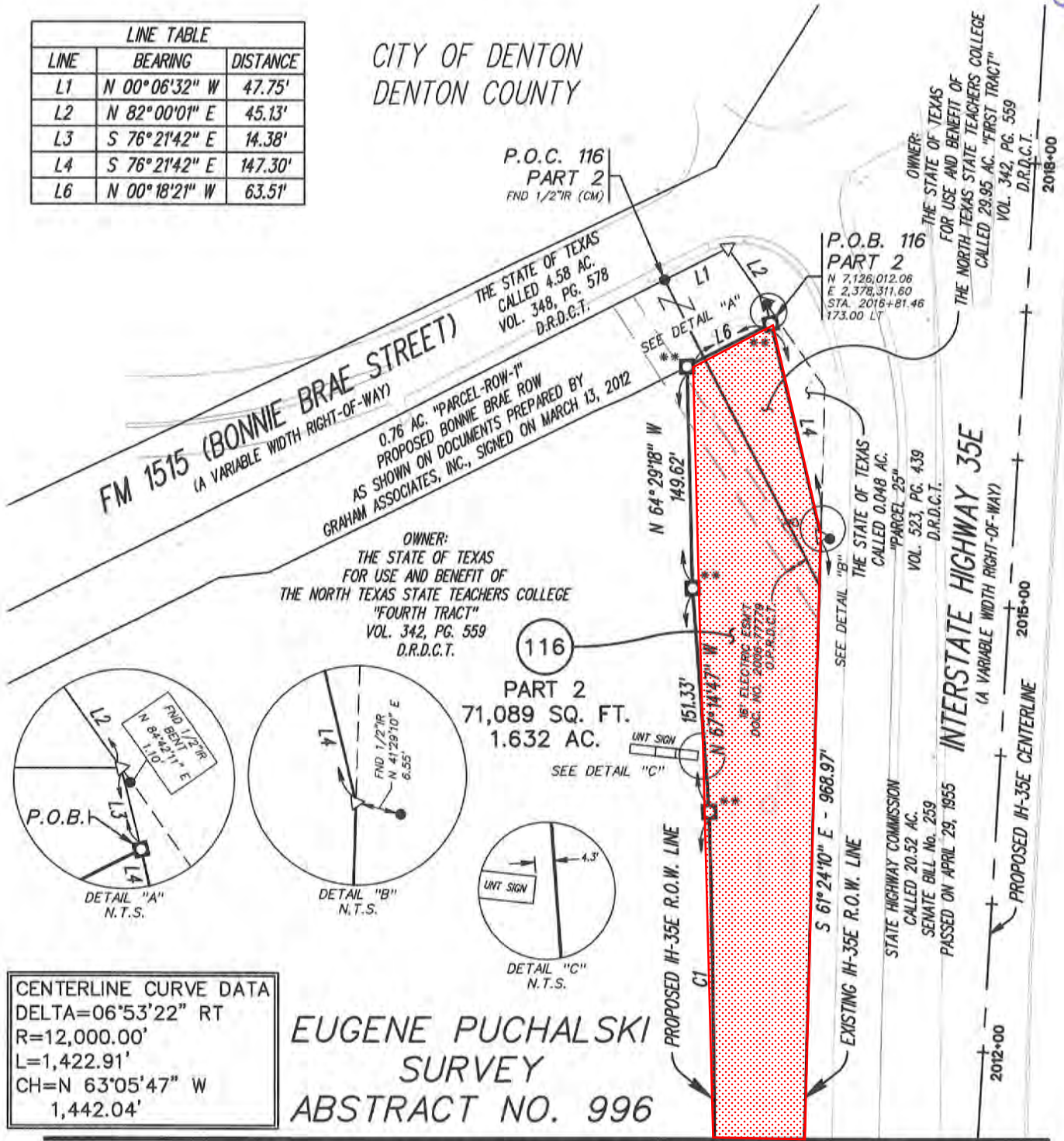
PLAT OF A SURVEY OF PARCEL 116 PART 1			PARCEL NUMBER	116 PART 1	
FILE PARCEL 116	IH-35E, PHASE 1		ACQUISITION	1.070	46,628
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	PARENT AREA	*130.683	*5,692,550
		COUNTY DENTON	REMAINDER AREA	*129.613	*5,645,922

ACQUISITION	1.070	46,628
PARENT AREA	*130.683	*5,692,550
REMAINDER AREA	*129.613	*5,645,922



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°06'32" W	47.75'
L2	N 82°00'01" E	45.13'
L3	S 76°21'42" E	14.38'
L4	S 76°21'42" E	147.30'
L6	N 00°18'21" W	63.51'

CITY OF DENTON
DENTON COUNTY

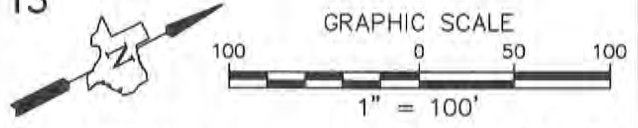


CENTERLINE CURVE DATA	
DELTA	= 06°53'22" RT
R	= 12,000.00'
L	= 1,422.91'
CH	= N 63°05'47" W 1,442.04'

EUGENE PUCHALSKI
SURVEY
ABSTRACT NO. 996

SEE SHEET 11 OF 13

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8,665.09'	02°59'31" LT	452.50'	N 63°08'39" W	452.45'



* DENOTES A CALCULATED AREA AS OF 12/1/14

<p>Texas Department of Transportation © 2010</p>	PLAT OF A SURVEY OF PARCEL 116 PART 2			PARCEL NUMBER 116 PART 2	ACRES 1.632	SQUARE FEET 71,089	
	FILE PARCEL 116	IH-35E, PHASE 1	DIVISION SPD	ACQUISITION	*130.683	*5,692,550	
	SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	COUNTY DENTON	PARENT AREA	*129.051	*5,621,461
				REMAINDER AREA	*129.051	*5,621,461	

SEE SHEET 10 OF 13



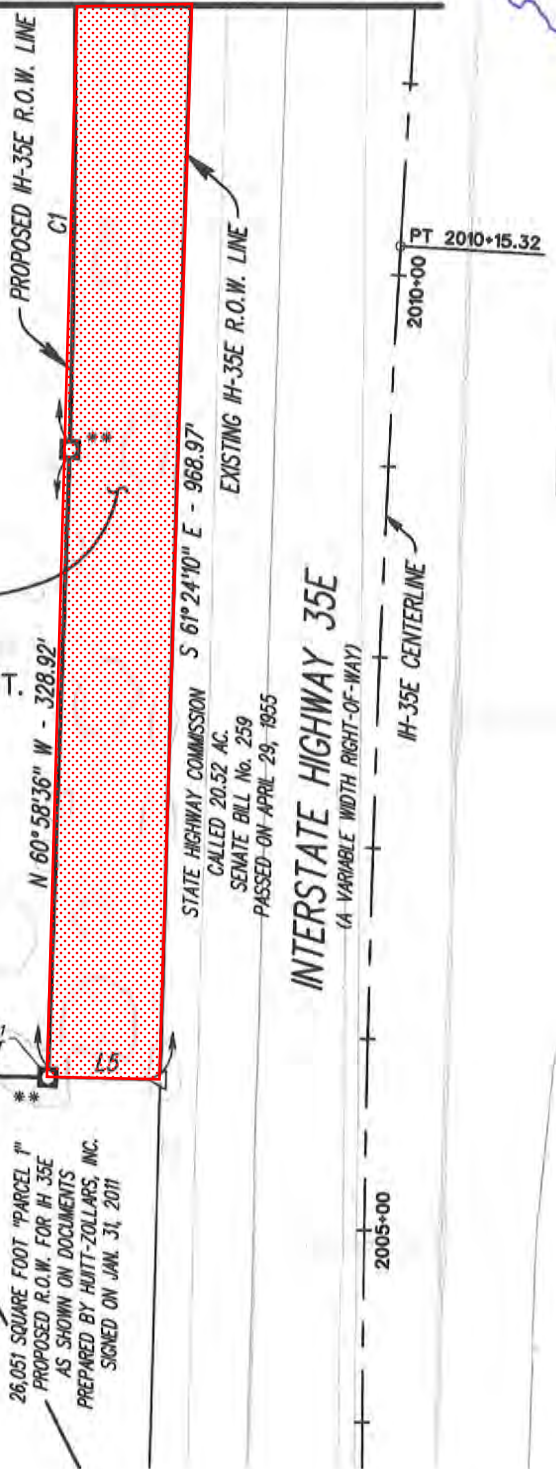
CITY OF DENTON
DENTON COUNTY

OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
"FOURTH TRACT"
VOL. 342, PG. 559
D.R.D.C.T.

OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
CALLED 65 AC.
VOL. 291, PG. 82
D.R.D.C.T.

116
PART 2
71,089 SQ. FT.
1.632 AC.

EUGENE PUCHALSKI
SURVEY
ABSTRACT NO. 996

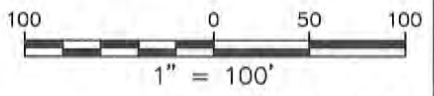


LINE TABLE		
LINE	BEARING	DISTANCE
L5	S 28°06'09" W	58.85'

CENTERLINE CURVE DATA	
DELTA	=06°53'22" RT
R	=12,000.00'
L	=1,422.91'
CH	=N 63°05'47" W 1,442.04'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8,665.09'	02° 59'31" LT	452.50'	N 63° 08'39" W	452.45'

26,051 SQUARE FOOT "PARCEL #"
PROPOSED R.O.W. FOR IH 35E
AS SHOWN ON DOCUMENTS
PREPARED BY HUITT-ZOLLARS, INC.
SIGNED ON JAN. 31, 2011



* DENOTES A CALCULATED AREA

AS OF 12/1/14



PLAT OF A SURVEY OF PARCEL 116 PART 2				PARCEL NUMBER	116 PART 2	
FILE PARCEL 116	IH-35E, PHASE 1		DIVISION SPD	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	COUNTY DENTON	PARENT AREA	*130.683	*5,692,550
				REMAINDER AREA	*129.051	*5,621,461



THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE REPORT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF#: 704-67450 WITH AN EFFECTIVE DATE OF JULY 13, 2014.

- a. THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED AT CABINET C, PAGE 400 PLAT RECORDS, DENTON COUNTY, TEXAS:

BUILDING SETBACK LINE LOCATED 50 FEET FROM THE NORTH PROPERTY LINE. (SUBJECT TO AS SHOWN)

A UTILITY EASEMENT, 20 FEET IN WIDTH, ALONG THE NORTH PROPERTY LINE. (SUBJECT TO AS SHOWN)

TWO UTILITY EASEMENTS, 16 FEET IN WIDTH, OVER AND ACROSS THE PROPERTY. (SUBJECT TO AS SHOWN)

- b. EASEMENT EXECUTED BY UNIVERSITY OF NORTH TEXAS SYSTEM TO CITY OF DENTON, FILED JUNE 28, 2006, RECORDED IN/UNDER CLERK'S FILE NUMBER 2006-77779, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. (SUBJECT TO AS SHOWN)

AS OF 12/1/14


 <p>Texas Department of Transportation © 2010</p>	PLAT OF A SURVEY OF PARCEL 116 PART 1			PARCEL NUMBER	116 PARTS 1 & 2		
	FILE PARCEL 116	IH-35E, PHASE 1		DIVISION SPD	ACRES	SQUARE FEET	
	SCALE N.T.S.	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	COUNTY DENTON	ACQUISITION	-	-
					PARENT AREA	-	-
				REMAINDER AREA	-	-	

EXHIBIT "A"

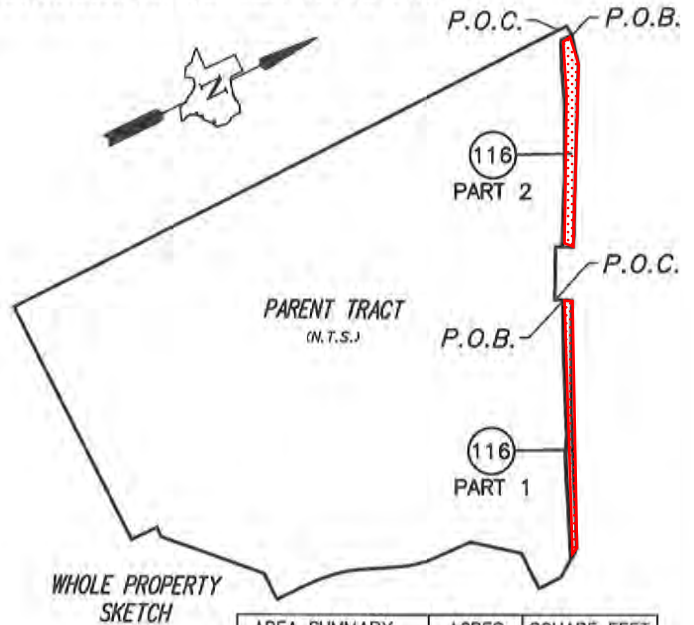


ADL ACCESS DENIAL LINE (CONTROL OF ACCESS)
 B.L. BUILDING LINE
 CL CENTERLINE
 D.E. DRAINAGE EASEMENT
 DOC. NO. COUNTY CLERK'S DOCUMENT NUMBER
 D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
 IR IRON ROD
 IRC IRON ROD WITH CAP
 LT LEFT
 N.T.S. NOT TO SCALE
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 E. PG.
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 P.C.R.D.C.T. PROBATE COURT RECORDS OF DENTON COUNTY, TEXAS
 P.R.D.C.T. PLAT RECORDS OF DENTON COUNTY, TEXAS
 R.O.W. RIGHT OF WAY
 RT RIGHT
 TXDOT CAP 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"

U.E. UTILITY EASEMENT
 VOL. VOL.
 (CM) CONTROLLING MONUMENT
 ■ TXDOT TYPE I MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
 ● MONUMENT FOUND (SIZE & TYPE NOTED)
 △ CALCULATED POINT
 5/8" IRON ROD WITH 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" SET (UNLESS OTHERWISE NOTED) (SEE NOTE 4)
 □ 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION ACCESS DENIAL" SET (UNLESS OTHERWISE NOTED)
 ⊗
 ——— APPROXIMATE SURVEY LINE
 ——— EXISTING TXDOT R.O.W. LINE
 ——— EXISTING TXDOT R.O.W. AND ACCESS DENIAL LINE
 ——— PROPERTY LINE
 - - - - - PROPOSED EASEMENT LINE
 ——— PROPOSED CENTERLINE
 ——— PROPOSED R.O.W. LINE
 ——— PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, CORS 96 (EPOCH 2002.00), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR FOR DENTON COUNTY OF 1.000150630.
2. A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
3. ACCESS TO AND FROM THE IH-35E TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ** THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY ACQUISITION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
5. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-35 BASELINE) UNLESS OTHERWISE NOTED.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TXDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
7. BASED UPON OUR RESEARCH, THERE APPEARS TO BE NO RECORDED VESTING DEED FOR THE PUBLIC ROW AS SHOWN HEREON.



AREA SUMMARY	ACRES	SQUARE FEET
116-PART 1	1.070	46,628
116-PART 2	1.632	71,089
TOTAL ACQUISITION	2.702	117,717

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

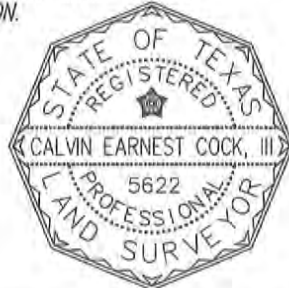
* DENOTES A CALCULATED AREA

AS OF 12/1/14

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Calvin E. Cock, III
 12/1/14

CALVIN E. COCK, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 5622
 TEXAS FIRM NO. 10106903



PLAT OF A SURVEY OF PARCEL 116 PART 1				PARCEL NUMBER 116 PARTS 1 & 2	
FILE PARCEL 116	IH-35E, PHASE 1		DIVISION SPD	ACRES	SQUARE FEET
SCALE N.T.S.	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	COUNTY DENTON	TOTAL ACQUISITION	2.702 117,717
				PARENT AREA	*130.683 *5,692,550
				REMAINDER AREA	*127.981 *5,574,833

EXHIBIT "A"

Page 1 of 6

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
STA. 1990+86.77 to STA. 1991+80.44
R.O.W. CSJ: 0195-03-072

Description for Parcel 124 Part 1

BEING 5,080 square feet of land located in the Eugene Puchalski Survey, Abstract Number 996, City of Denton, Denton County, Texas and being a portion of the remainder of that certain tract of land (designated "First Tract") described in the Warranty Deed to the State of Texas for the use and benefit of the North Texas State Teachers College, filed on March 8, 1941 and recorded in Volume 291, Page 61 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 5,080 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found (Controlling Monument) (CM) in the southwesterly right-of-way line of North Texas Boulevard (a variable width right-of-way) (no deed of record found);

Thence South 56 degrees 41 minutes 19 seconds East, with the southwesterly right-of-way line of said North Texas Boulevard, a distance of 414.61 feet to a 5/8 inch iron rod found (CM) for the beginning of a curve to the right whose chord bears South 28 degrees 34 minutes 20 seconds East, a distance of 245.06 feet;

Thence Southeasterly, continuing with the southwesterly right-of-way line of said North Texas Boulevard and the arc of said curve to the right, having a radius of 260.00 feet, a central angle of 56 degrees 13 minutes 58 seconds, for an arc distance of 255.18 feet to a calculated point for the point of tangency of said curve;

Thence South 00 degrees 27 minutes 21 seconds East, with the westerly right-of-way line of said North Texas Boulevard, passing at a distance of 34.44 the intersection of said westerly right-of-way line of North Texas Boulevard with the common southerly line of the of that certain tract of land described in the deed to the State of Texas for the use and benefit of the North Texas State Teachers College recorded in Volume 934, Page 153 D.R.D.C.T. and northerly line of said "First Tract", continuing with the common westerly right-of-way line of said North Texas Boulevard and easterly line of said "First Tract", in all, a distance of 102.96 feet to a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation ROW Monument" (TxDOT Cap) set** in the proposed northeasterly right-of-way line of Interstate Highway 35E for the **POINT OF BEGINNING** at Station 1990+86.77, 221.42 feet Right and having a surface coordinate of N= 7,125,182.05 and E=2,380,793.48;

As of December 9, 2014

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
STA. 1990+86.77 to STA. 1991+80.44
R.O.W. CSJ: 0195-03-072

Description for Parcel 124 Part 1

- (1) **THENCE** South 00 degrees 27 minutes 21 seconds East, continuing with the common westerly right-of-way line of said North Texas Boulevard and easterly line of said "First Tract", a distance of 54.02 feet to a calculated point located at the intersection of the westerly right-of-way line of said North Texas Boulevard with the existing northeasterly right-of-way line of Interstate Highway 35E (a variable width right-of-way) as described to the State Highway Commission, a called 20.52 acre tract of land, in Senate Bill No. 259 as passed on April 29, 1955;
- (2) **THENCE** South 57 degrees 10 minutes 51 seconds West, with said existing northeasterly right-of-way line of Interstate Highway 35E, a distance of 21.11 feet to a calculated point;
- (3) **THENCE** North 65 degrees 19 minutes 09 seconds West, continuing with said existing northeasterly right-of-way line of Interstate Highway 35E, a distance of 104.38 feet to a calculated point;
- (4) **THENCE** North 24 degrees 40 minutes 51 seconds East, continuing with said existing northeasterly right-of-way line of Interstate Highway 35E, a distance of 24.08 feet to a TxDOT Cap set** in said proposed northeasterly right-of-way line of Interstate Highway 35E, said TxDOT Cap being located at Station 1991+80.44, 180.78 feet Right;
- (5) **THENCE** East, with said proposed northeasterly right-of-way line of said Interstate Highway 35E, a distance of 102.10 feet to the **POINT OF BEGINNING**, and containing 5,080 square feet or 0.1166 acres of land, more or less.

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 South of Denton to IH 35W
STA. 1990+86.77 to STA. 1991+80.44
R.O.W. CSJ: 0195-03-072

Description for Parcel 124 Part 1

NOTES:


All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, CORS 96 (EPOCH 2002.00), North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Denton County of 1.000150630.

All stations and offsets shown are calculated relative to the project centerline (IH-35E baseline).

A plat of same date accompanies this description.

Access to and from the IH-35E transportation facility in areas where access is not specifically denied hereon will be subject to police powers.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 12/9/14

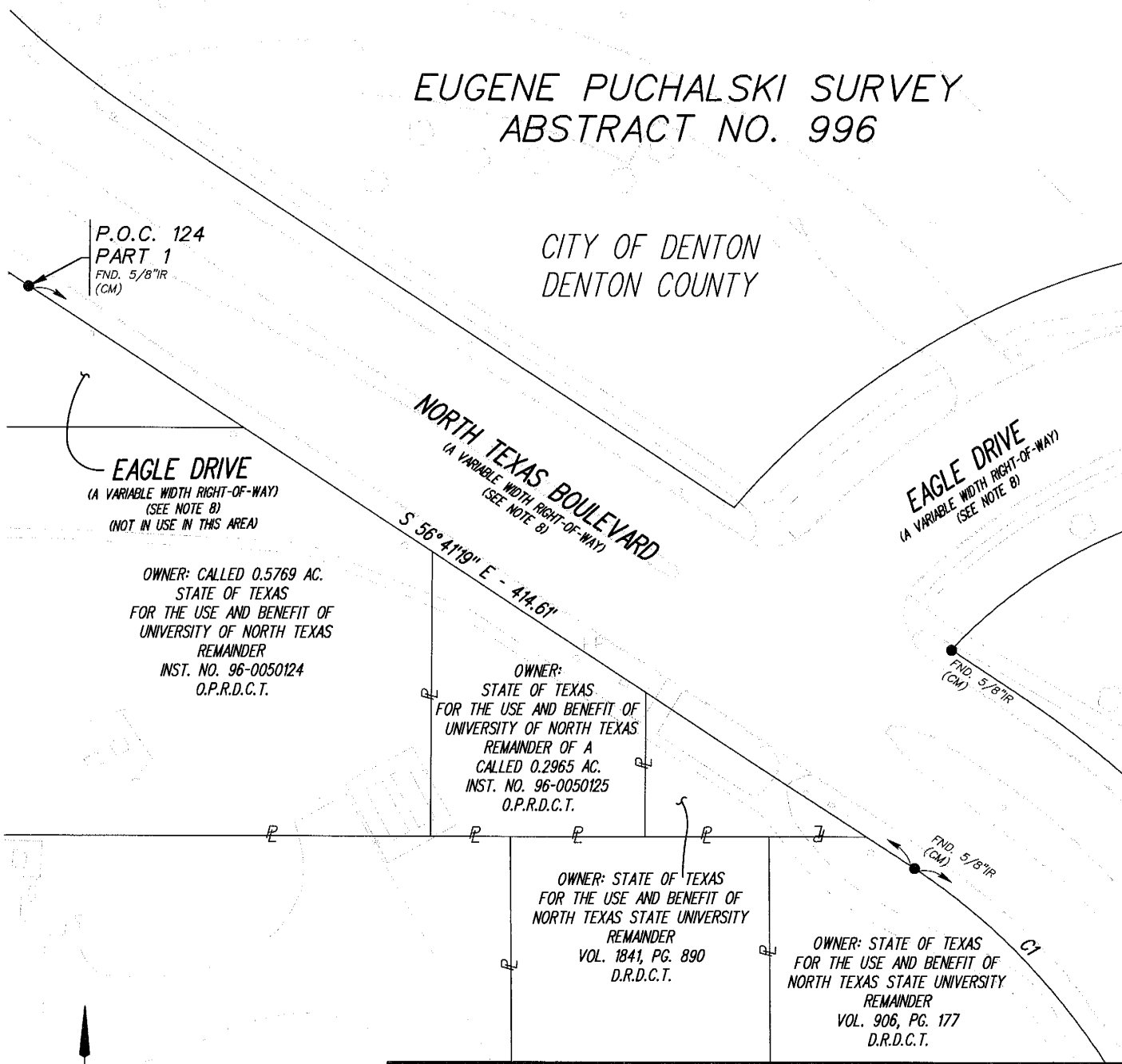
Calvin E. Cock, III
Registered Professional Land Surveyor No. 5622
Gorrondona & Associates, Inc.
1701 North Market Street, Suite 450 LB 5
Dallas, Texas 75202
Office 214-712-0600 Fax 214-712-0604
Texas Firm No. 10106903



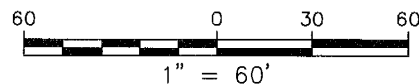
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	260.00'	56°13'58" RT	255.18'	S 28°34'20" E	245.06'

EUGENE PUCHALSKI SURVEY
ABSTRACT NO. 996

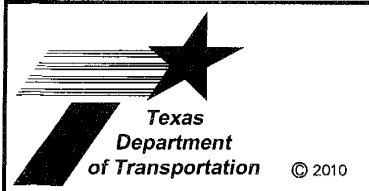
CITY OF DENTON
DENTON COUNTY



SEE SHEET 5 OF 6

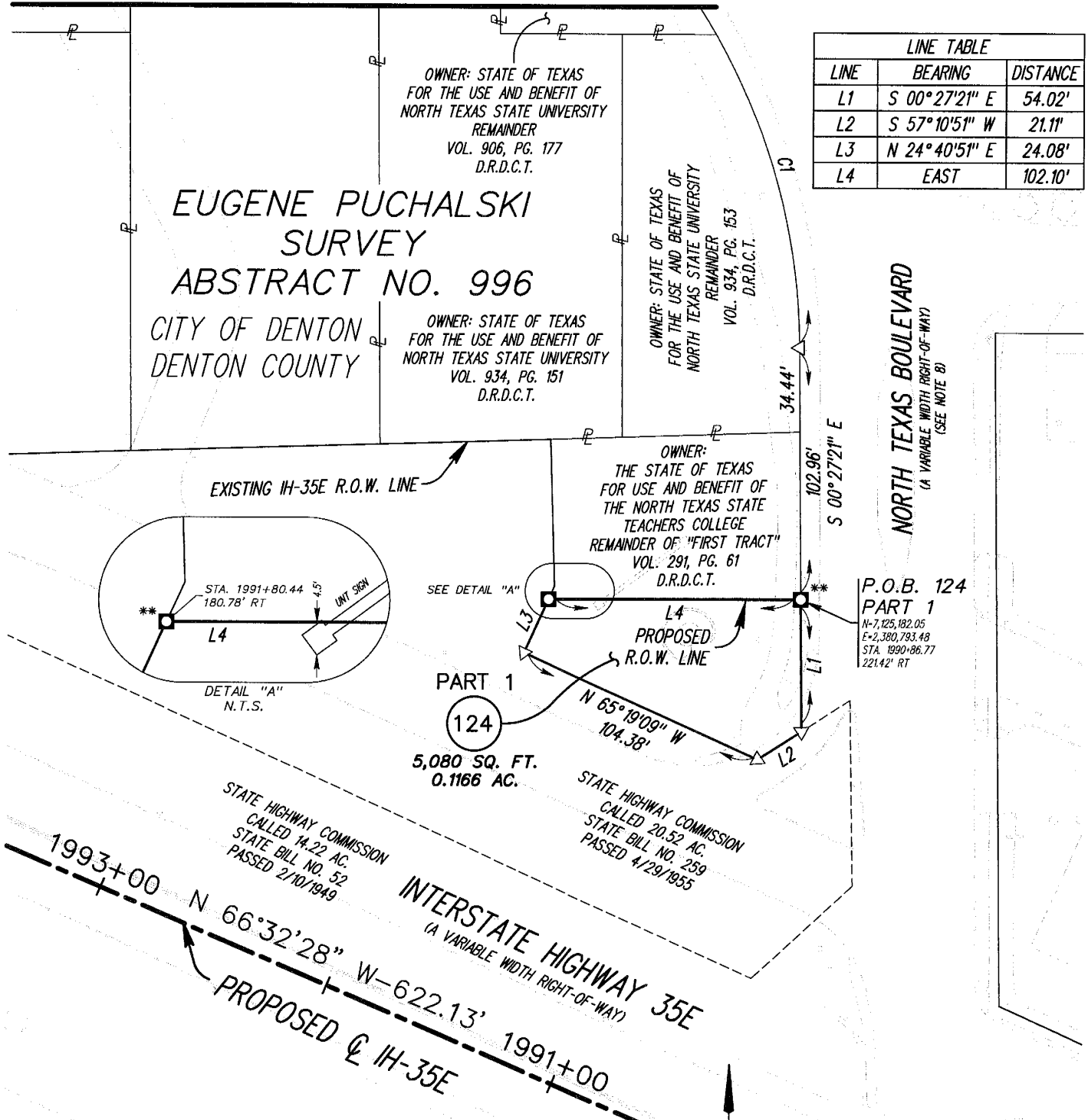


AS OF 12/9/14



PLAT OF A SURVEY OF PARCEL 124-PART 1			PARCEL NUMBER	124 PART 1	
FILE PARCEL 124-P1	IH-35E, PHASE 1	DIVISION SPD	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 60'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	PARENT AREA	*0.2708	*11,798
		COUNTY DENTON	REMAINDER AREA	*0.1542	*6,718

SEE SHEET 4 OF 6



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°27'21" E	54.02'
L2	S 57°10'51" W	21.11'
L3	N 24°40'51" E	24.08'
L4	EAST	102.10'

EUGENE PUCHALSKI SURVEY
ABSTRACT NO. 996
 CITY OF DENTON
 DENTON COUNTY

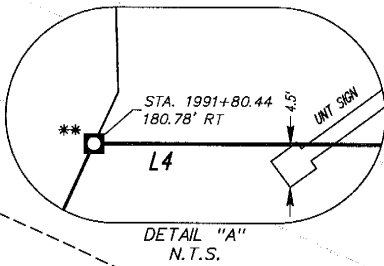
OWNER: STATE OF TEXAS
 FOR THE USE AND BENEFIT OF
 NORTH TEXAS STATE UNIVERSITY
 REMAINDER
 VOL. 906, PG. 177
 D.R.D.C.T.

OWNER: STATE OF TEXAS
 FOR THE USE AND BENEFIT OF
 NORTH TEXAS STATE UNIVERSITY
 VOL. 934, PG. 151
 D.R.D.C.T.

OWNER: STATE OF TEXAS
 FOR THE USE AND BENEFIT OF
 NORTH TEXAS STATE UNIVERSITY
 REMAINDER
 VOL. 934, PG. 153
 D.R.D.C.T.

OWNER:
 THE STATE OF TEXAS
 FOR USE AND BENEFIT OF
 THE NORTH TEXAS STATE
 TEACHERS COLLEGE
 REMAINDER OF "FIRST TRACT"
 VOL. 291, PG. 61
 D.R.D.C.T.

NORTH TEXAS BOULEVARD
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 (SEE NOTE B)



P.O.B. 124
 PART 1
 N=7,125,182.05
 E=2,380,793.48
 STA. 1990+86.77
 221.42' RT

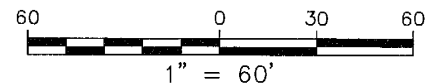
124
 5,080 SQ. FT.
 0.1166 AC.

STATE HIGHWAY COMMISSION
 CALLED 14.22 AC.
 STATE BILL NO. 52
 PASSED 2/10/1949

STATE HIGHWAY COMMISSION
 CALLED 20.52 AC.
 STATE BILL NO. 259
 PASSED 4/29/1955

INTERSTATE HIGHWAY 35E
 (A VARIABLE WIDTH RIGHT-OF-WAY)

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	260.00'	56°13'58" RT	255.18'	S 28°34'20" E	245.06'



* DENOTES A CALCULATED AREA

AS OF 12/9/14



© 2010

PLAT OF A SURVEY OF PARCEL 124 PART 1				PARCEL NUMBER	124 PART 1	
FILE	PARCEL	PHASE	DIVISION	ACQUISITION	ACRES	SQUARE FEET
IH-35E	124-P1	PHASE 1	SPD		0.1166	5,080
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	COUNTY	PARENT AREA	*0.2708	*11,798
1" = 60'		0195-03-072	DENTON	REMAINDER AREA	*0.1542	*6,718

ADL ACCESS DENIAL LINE (CONTROL OF ACCESS)
 B.L. BUILDING LINE
 CL CENTERLINE
 D.E. DRAINAGE EASEMENT
 DOC. NO. COUNTY CLERK'S DOCUMENT NUMBER
 D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
 IR IRON ROD
 IRC IRON ROD WITH CAP
 LT LEFT
 N.T.S. NOT TO SCALE
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 E. PG.
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 P.C.R.D.C.T. PROBATE COURT RECORDS OF DENTON COUNTY, TEXAS
 P.R.D.C.T. PLAT RECORDS OF DENTON COUNTY, TEXAS
 R.O.W. RIGHT OF WAY
 RT RIGHT
 TXDOT CAP 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"

U.E. UTILITY EASEMENT
 VOL. VOL.
 (CM) CONTROLLING MONUMENT
 ■ TXDOT TYPE I MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
 ● MONUMENT FOUND (SIZE & TYPE NOTED)
 △ CALCULATED POINT
 5/8" IRON ROD WITH 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" SET (UNLESS OTHERWISE NOTED) (SEE NOTE 4)
 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION ACCESS DENIAL" SET (UNLESS OTHERWISE NOTED)
 ⊗
 ———— S ———— APPROXIMATE SURVEY LINE
 ———— EXISTING TXDOT R.O.W. LINE
 ———— H ———— EXISTING TXDOT R.O.W. AND ACCESS DENIAL LINE
 ———— E ———— PROPERTY LINE
 - - - - - PROPOSED EASEMENT LINE
 - - - - - PROPOSED CENTERLINE
 ———— PROPOSED R.O.W. LINE
 ———— III ———— PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, CORS 96 (EPOCH 2002.00), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR FOR DENTON COUNTY OF 1.000150630.
2. A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
3. ACCESS TO AND FROM THE IH-35E TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ** THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY ACQUISITION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE REPORT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF*: 704-67467 WITH AN EFFECTIVE DATE OF NOVEMBER 16 2014.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-35 BASELINE) UNLESS OTHERWISE NOTED.
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TXDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
8. BASED UPON OUR RESEARCH, THERE APPEARS TO BE NO RECORDED VESTING DEED FOR THE PUBLIC ROW AS SHOWN HEREON.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

 12/09/14

CALVIN E. COCK, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 5622
 TEXAS FIRM NO. 10106903



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

* DENOTES A CALCULATED AREA

AS OF 12/9/14



PLAT OF A SURVEY OF PARCEL 124 PART 1			
FILE PARCEL 124-P1	IH-35E, PHASE 1		DIVISION SPD
SCALE N.T.S.	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	COUNTY DENTON

PARCEL NUMBER	124 PART 1	
	ACRES	SQUARE FEET
TOTAL ACQUISITION	0.1166	5,080
PARENT AREA	*0.2708	*11,798
REMAINDER AREA	*0.1542	*6,718

EXHIBIT "A"

County: Denton
Highway: IH 35E
STA. 1993+72.13 to 1994+45.35
R.O.W. CSJ: 0195-03-072

Page 1 of 4
July 9, 2012



Description for Parcel 124
Part 2

BEING 56 square feet of land, more or less, in the Eugene Puchalski Survey, Abstract No. 996, City of Denton, Denton County, Texas, and being a portion of a tract of land conveyed by deed to North Texas State University, as recorded in Volume 929, Page 671 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 56 square feet of land being more particularly described as follows:

COMMENCING at the intersection of the existing southerly right-of-way line of Eagle Drive, a 60.0 foot wide right-of-way, no deed of record found, with the apparent westerly right-of-way line of North Texas Boulevard, a variable width right-of-way, no deed of record found, from which a 3/4 inch iron rod found bears North 56 degrees 40 minutes 45 seconds West, a distance of 89.30 feet;

THENCE South 56 degrees 40 minutes 45 seconds East along the apparent westerly right-of-way line of North Texas Boulevard a distance of 325.43 feet to a 5/8 inch iron rod found at the beginning of a curve to the right having a radius of 260.03 feet;

THENCE continuing along the apparent westerly right-of-way line of North Texas Boulevard along said curve to the right through a central angle of 56 degrees 31 minutes 06 seconds, an arc distance of 256.50 feet, and being subtended by a chord bearing South 28 degrees 25 minutes 12 seconds East a distance of 246.23 feet to a point at the end of said curve;

THENCE South 00 degrees 03 minutes 31 seconds East continuing along the apparent westerly right-of-way line of North Texas Boulevard a distance of 152.64 feet to a point for corner on the existing northeasterly right-of-way line of Interstate Highway 35E as shown on Texas Department of Transportation right-of-way map from Cooke County line to Lindsey Street and dated 1948;

THENCE South 57 degrees 03 minutes 37 seconds West along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 23.08 feet to an angle point for corner;

THENCE North 65 degrees 17 minutes 40 seconds West continuing along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 87.10 feet to an angle point for corner;

THENCE North 24 degrees 42 minutes 20 seconds East continuing along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 30.00 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap on the south right-of-way line of old Wilshire Lane, a 60.0 foot wide right-of-way, no deed of record found;

EXHIBIT "A"

County: Denton
Highway: IH 35E
STA. 1993+72.13 to 1994+45.35
R.O.W. CSJ: 0195-03-072

Page 2 of 4
July 9, 2012



Description for Parcel 124
Part 2

THENCE North continuing along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 60.00 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap; **

THENCE West continuing along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 198.38 feet to a 5/8 inch iron rod set with Texas Department of Transportation (TxDot) 3-1/4 inch aluminum cap on the new northeasterly right-of-way line of Interstate Highway 35E and being the POINT OF BEGINNING at Station 1993+72.13, 163.00 feet Right, and having a Texas State Plane Coordinate System, N.A.D.83, North Central Zone (4202), surface coordinate of North 7,125,242.05, East 2,380,508.45; **

- 1) THENCE West continuing along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 3.81 feet to a point for corner on the existing northeasterly right-of-way line of Interstate Highway 35E as shown on Texas Department of Transportation right-of-way map from Cooke County line to Lindsey Street and dated 1948;
- 2) THENCE North 65 degrees 17 minutes 40 seconds West continuing along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 69.74 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap on the new northeasterly right-of-way line of Interstate Highway 35E; **
- 3) THENCE South 66 degrees 32 minutes 28 seconds East along the new northeasterly right-of-way line of Interstate Highway 35E, a distance of 73.22 feet to the POINT OF BEGINNING and containing 56 square feet (0.0013 acres) of land, more or less.

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

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000150630.

EXHIBIT "A"

County: Denton
Highway: IH 35E
STA. 1993+72.13 to 1994+45.35
R.O.W. CSJ: 0195-03-072

Page 3 of 4
July 9, 2012



Description for Parcel 124
Part 2

For Huitt-Zollars, Inc

D. Rex Winchester 7-9-2012

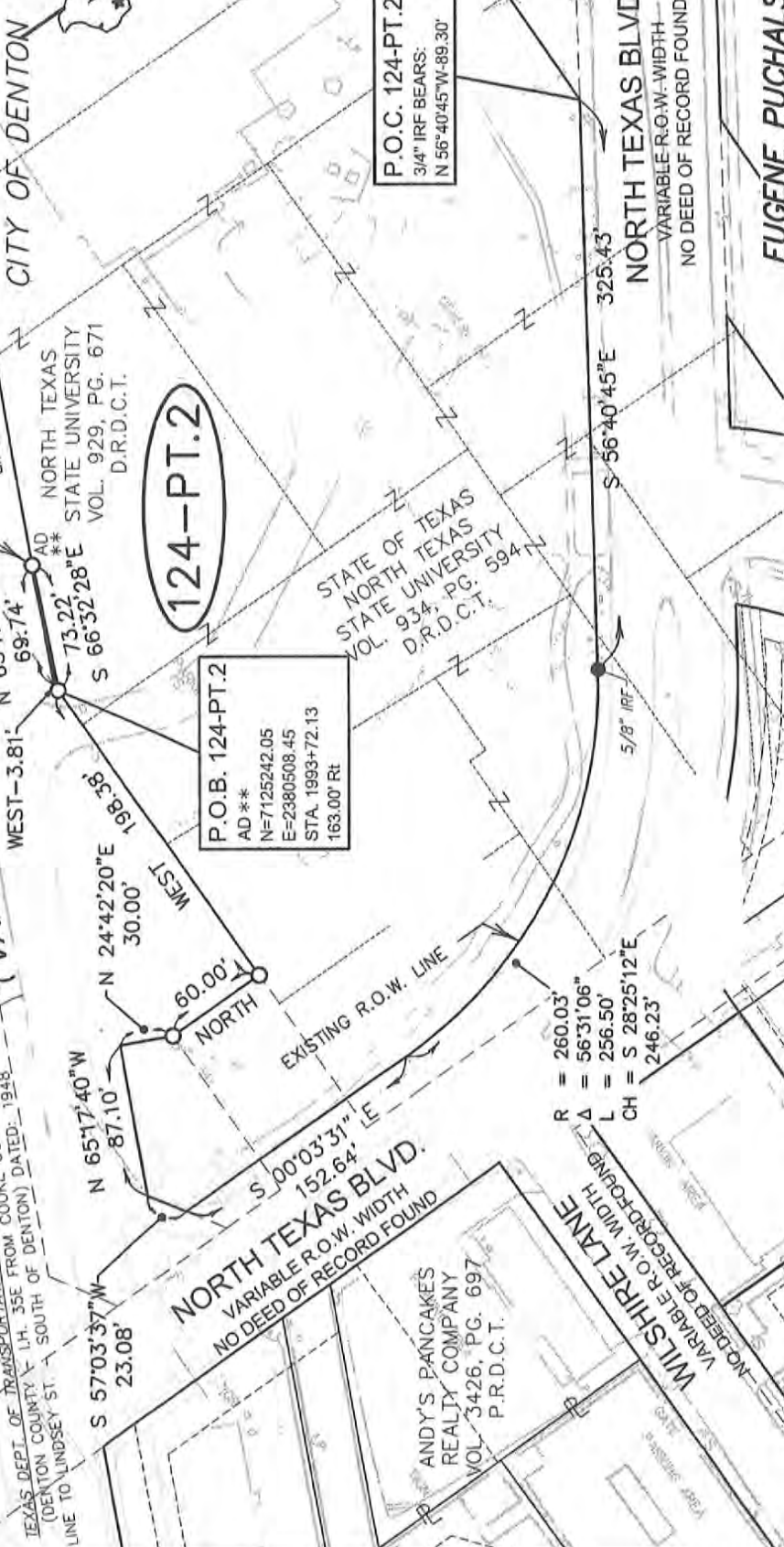
D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 519
Huitt-Zollars, Inc.
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: July 1, 2011
Revised Date: July 9, 2012





I.H. 35E
(VARIABLE R.O.W. WIDTH)

STATE OF TEXAS,
S.B. NO. 52, 1949 & S.B. NO. 259, 1955
S.B. NORTH TEXAS STATE COLLEGE
FROM: NORTH TEXAS STATE COLLEGE
AS SHOWN ON WAY MAP
TEXAS DEPT. OF TRANSPORTATION RIGHT OF WAY MAP
(DENTON COUNTY I.H. 35E FROM COOKE COUNTY
LINE TO LINDSEY ST. SOUTH OF DENTON) DATED: 1948



- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - ACCESS DENIAL LINE
 - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY.
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
 - IRF = IRON ROD FOUND
 - AD = TADOT 3-1/4 INCH ALUMINUM CAP SET ON TOP OF A
 - BD = 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - CD = TADOT BRONZE DISK SET IN CONCRETE
 - CO = TADOT 2 INCH ALUMINUM CAP SET ON TOP OF A
 - 5/8-INCH IRON

A PLAT OF A SURVEY OF
 PARCEL 124 PART 2
 FOR INTERSTATE HIGHWAY 35E
 A 56 SQ. FT., [0.0013 AC.]
 TRACT OF LAND IN THE
 EUGENE PUCHALSKI SURVEY
 ABSTRACT NUMBER 996
 CITY OF DENTON
 DENTON COUNTY, TEXAS
 DATE: JULY 9, 2012



GRAPHIC SCALE
0' 25' 50' 100'

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

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

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

EXHIBIT "A"



County: Denton
Highway: IH 35E
STA. 2020+00.09 to 2022+25.16
R.O.W. CSJ: 0195-03-072

Page 1 of 3
July 1, 2011
Revised November 14, 2013

Description for Parcel 124
Part 3

BEING 9,652 square feet of land, more or less, in the Eugene Puchalski Survey, Abstract No. 996, City of Denton, Denton County, Texas, and being a portion of a tract of land conveyed by deed to the State of Texas for the use and benefit of the North Texas State Teachers College, as recorded in Volume 342, Page 559 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 9,652 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of Lot 1-RA, Block 13, of Owsley Park Addition, an addition to the City of Denton, as recorded in Cabinet G, Page 245 of the Plat Records of Denton County, Texas, said corner being at the intersection of the south right-of-way line of Prairie Street, a 50.0 foot wide right-of-way, as established by Owsley Park Addition, an addition to the City of Denton, as recorded in Volume 1, Page 6 of the Plat Records of Denton County, Texas with the east right-of-way line of Bonnie Brae Street, a variable width right-of-way, no deed of record found;

THENCE South 00 degrees 16 minutes 12 seconds West along the east right-of-way line of Bonnie Brae Street a distance of 150.01 feet to a 5/8 inch iron rod set with Texas Department of Transportation (TxDot) 3-1/4 inch aluminum cap at the southwest corner of said Lot 1-RA and being on the new easterly right-of-way line of Bonnie Brae Street and being the POINT OF BEGINNING at Station 2022+25.16, 614.36 feet Right, and having a Texas State Plane Coordinate System, N.A.D.83, North Central Zone (4202), surface coordinate of North 7,126,959.46, East 2,378,254.91; **

- 1) THENCE North 89 degrees 18 minutes 08 seconds East along the south line of said Lot 1-RA and the new easterly right-of-way line of Bonnie Brae Street a distance of 23.97 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap; **
- 2) THENCE South 00 degrees 06 minutes 29 seconds West along the new easterly right-of-way line of Bonnie Brae Street a distance of 57.55 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap at the beginning of a curve to the left having a radius of 1,759.00 feet; **
- 3) THENCE continuing along the new easterly right-of-way line of Bonnie Brae Street and said curve to the left through a central angle of 03 degrees 10 minutes 59 seconds, an arc distance of 97.72 feet, and being subtended by a chord bearing South 01 degree 29 minutes 01 seconds East a distance of 97.71 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap; **
- 4) THENCE South 03 degrees 04 minutes 31 seconds East continuing along the new easterly right-of-way line of Bonnie Brae Street a distance of 89.07 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap at the beginning of a curve to the right having a radius of 1,841.00 feet; **

EXHIBIT "A"



County: Denton
Highway: IH 35E
STA. 2020+00.09 to 2022+25.16
R.O.W. CSJ: 0195-03-072

Page 2 of 3
July 1, 2011
Revised November 14, 2013

Description for Parcel 124
Part 3

- 5) THENCE continuing along the new easterly right-of-way line of Bonnie Brae Street and said curve to the right through a central angle of 03 degrees 29 minutes 18 seconds, an arc distance of 112.09 feet, and being subtended by a chord bearing South 01 degree 19 minutes 52 seconds East a distance of 112.07 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap on the existing northeasterly right-of-way line of Interstate Highway 35E as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 523, Page 439 (D.R.D.C.T.); **
- 6) THENCE North 49 degrees 26 minutes 21 seconds West along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 45.23 feet to a disturbed TxDot brass monument found on the existing east right-of-way line of Bonnie Brae Street;
- 7) THENCE North 00 degrees 06 minutes 12 seconds East along the east right-of-way line of Bonnie Brae Street a distance of 326.51 feet to the POINT OF BEGINNING and containing 9,652 square feet (0.2216 acres) of land, more or less.

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

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000150630.

For Huitt-Zollars, Inc


D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 519
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: July 1, 2011
Revised November 14, 2013



R = 1,841.00'
Δ = 03°29'18"
L = 112.09'
CH = S 01°19'52"E
112.07'

124-PT.3

R = 1759.00'
Δ = 3°10'59"
L = 97.72'
CH = S 01°29'01"E
97.71'

THE STATE OF TEXAS FOR
THE USE AND BENEFIT OF
THE NORTH TEXAS STATE
TEACHERS COLLEGE
VOL. 342, PG. 559
D.R.D.C.T.
FIRST TRACT

CITY OF DENTON

**EUGENE PUCHALSKI SURVEY
ABSTRACT NO. 996**

- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - ACCESS DENIAL LINE
 - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
 - TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY.
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
 - IRF = IRON ROD FOUND
 - AD = TxDOT 3-1/4 INCH ALUMINUM CAP SET ON TOP OF A
 - 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - BD = TxDOT BRONZE DISK SET IN CONCRETE
 - CD = TxDOT 2 INCH ALUMINUM CAP SET ON TOP OF A
 - 5/8-INCH IRON

A PLAT OF A SURVEY OF PARCEL 124
PART 3

FOR INTERSTATE HIGHWAY 35E
A 9,652 SQ. FT., [0.2216 AC.]

TRACT OF LAND IN THE
EUGENE PUCHALSKI SURVEY
ABSTRACT NUMBER 996

CITY OF DENTON
DENTON COUNTY, TEXAS
DATE: JULY 1, 2011

REVISED: NOVEMBER 14, 2013



BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000050630.

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

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

EXHIBIT "A"



County: Denton
Highway: IH 35E
STA. 2016+13.33 to 2017+19.32
R.O.W. CSJ: 0195-03-072

Page 1 of 3
July 1, 2011
Revised October 18, 2013

Description for Parcel 124E

BEING 1,575 square feet of land, more or less, in the Eugene Puchalski Survey, Abstract No. 996, City of Denton, Denton County, Texas, and being a portion of a tract of land conveyed by deed to the State of Texas for the use and benefit of the North Texas State Teachers College, as recorded in Volume 342, Page 559 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 1,575 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of Lot 1-RA, Block 13, of Owsley Park Addition, an addition to the City of Denton, as recorded in Cabinet G, Page 245 of the Plat Records of Denton County, Texas, said corner being at the intersection of the south right-of-way line of Prairie Street, a 50.0 foot wide right-of-way, as established by Owsley Park Addition, an addition to the City of Denton, as recorded in Volume 1, Page 6 of the Plat Records of Denton County, Texas with the east right-of-way line of Bonnie Brae Street, a variable width right-of-way, (no deed of record found);

THENCE South 00 degrees 16 minutes 12 seconds West along the east right-of-way line of Bonnie Brae Street a distance of 476.52 feet to a disturbed Texas Department of Transportation (TxDot) brass monument found on the existing northeasterly right-of-way line of Interstate Highway 35E as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 523, Page 439 (D.R.D.C.T.);

THENCE South 49 degrees 26 minutes 21 seconds East along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 330.52 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap on the new easement line and being the POINT OF BEGINNING at Station 2017+19.32, 275.28 feet Right, and having a Texas State Plane Coordinate System, N.A.D.83, North Central Zone (4202), surface coordinate of North 7,126,418.03, East 2,378,505.42; **

- 1) THENCE departing the existing northeasterly right-of-way line of Interstate Highway 35E, North 40 degrees 33 minutes 39 seconds East along the new easement line a distance of 15.00 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap; **
- 2) THENCE South 49 degrees 26 minutes 21 seconds East along the new easement line a distance of 105.00 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap; **
- 3) THENCE South 40 degrees 33 minutes 39 seconds West continuing along the new easement line a distance of 15.00 feet to a 5/8 inch iron rod set with (TxDot) 3-1/4 inch aluminum cap on the existing northeasterly right-of-way line of Interstate Highway 35E; **

EXHIBIT "A"



County: Denton
Highway: IH 35E
STA. 2016+13.33 to 2017+19.32
R.O.W. CSJ: 0195-03-072

Page 2 of 3
July 1, 2011
Revised October 18, 2013

Description for Parcel 124E

- 4) THENCE North 49 degrees 26 minutes 21 seconds West along the existing northeasterly right-of-way line of Interstate Highway 35E a distance of 105.00 feet to the POINT OF BEGINNING and containing 1,575 square feet (0.0362 acres) of land, more or less.

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

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000150630.

For Huitt-Zollars, Inc

 10-18-2013

D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: July 1, 2011
Revised October 18, 2013



124E

I.H.35E
(VARIABLE R.O.W. WIDTH)

P.O.C. 124E
AD
N=7128418.03
E=2378505.42
STA. 2017+19.32
275.28' Rt

DISTURBED TxDOT
BRASS MONUMENT

THE STATE OF TEXAS FOR
THE USE AND BENEFIT OF
THE NORTH TEXAS STATE
TEACHERS COLLEGE
VOL. 342, PG. 559
D.R.D.C.T.
FIRST TRACT

CITY OF DENTON

EUGENE PUCHALSKI SURVEY
ABSTRACT NO. 996

A PLAT OF A SURVEY OF PARCEL 124E
FOR INTERSTATE HIGHWAY 35E

A 1,575 SQ. FT., [0.0362 AC.]
TRACT OF LAND IN THE
EUGENE PUCHALSKI SURVEY
ABSTRACT NUMBER 996
CITY OF DENTON
DENTON COUNTY, TEXAS

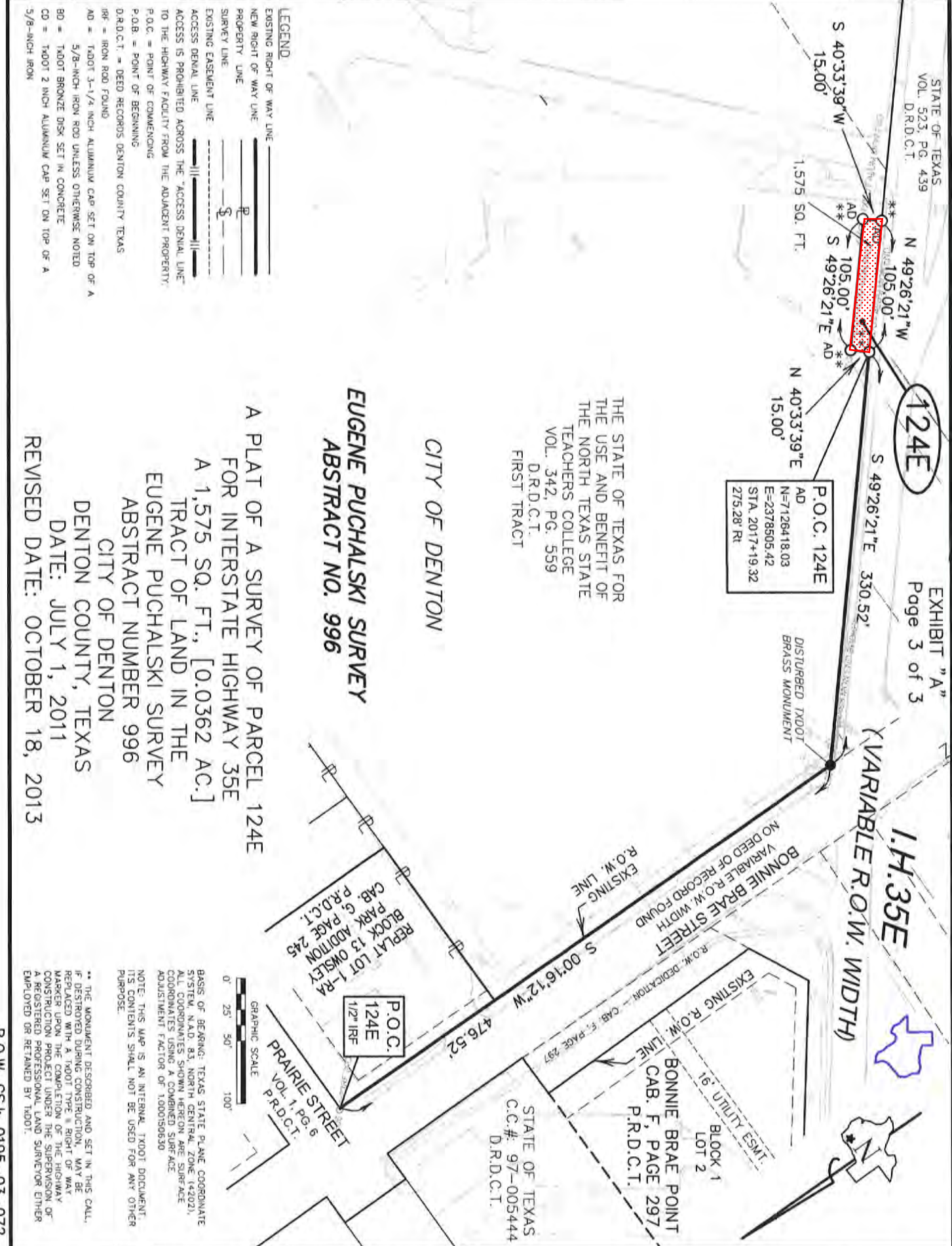
DATE: JULY 1, 2011
REVISED DATE: OCTOBER 18, 2013



BASIS OF BEARING: TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202),
ALL COORDINATES SHOWN HEREON ARE SURFACE
COORDINATES USING A COMBINED SURFACE
ADJUSTMENT FACTOR OF 1.000150630
NOTE: THIS MAP IS AN INTERNAL TxDOT DOCUMENT,
ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER
PURPOSE.

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

R.O.W. CSJ: 0195-03-072



- LEGEND**
- EXISTING RIGHT OF WAY LINE ————
 - NEW RIGHT OF WAY LINE ————
 - PROPERTY LINE ————
 - SURVEY LINE ————
 - EXISTING EASEMENT LINE ————
 - ACCESS DENIAL LINE ————
 - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY.
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
 - IRF = IRON ROD FOUND
 - AD = TxDOT 3-1/2 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.
 - BD = TxDOT BRONZE DISK SET IN CONCRETE
 - CD = TxDOT 2 INCH ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON

EXHIBIT "A"

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 to IH 35W
STA. 2006+16.62 to STA. 2011+62.84
R.O.W. CSJ: 0195-03-072

Page 1 of 7



Description for Parcel 124(AC)

BEING an Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the common boundary of that certain tract of land (designated "Fourth Tract") described in the Warranty Deed to The State of Texas for the use and benefit of the North Texas State Teachers College, Denton, Texas as recorded in Volume 342, Page 559 of the Deed Records of Denton County, Texas (D.R.D.C.T.) and Interstate Highway 35E (a variable width right-of-way), situated in the Eugene Puchalski Survey, Abstract No. 996, City of Denton, Denton County, Texas, said Access Denial Line being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Lot 1-RA, Block 13 of "Lot 1-RA, Block 13 of the Owsley Park Addition", an addition to the City of Denton, Denton County, Texas as recorded in Cabinet G, Page 245 of the Plat Records of Denton County, Texas (P.R.D.C.T.), said point being the intersection of the southerly right-of-way line of Prairie Street (a 50' width right-of-way) as recorded in Cabinet A, Page 176 P.R.D.C.T. with the easterly right-of-way line of Bonnie Brae Street (a variable width right-of-way) (based upon our research, there appears to be no recorded vesting deed for the public right-of-way), from which a 1/2 inch iron rod found for reference bears North 40 degrees 48 minutes 27 seconds West, a distance of 1.52 feet;

THENCE South 00 degrees 06 minutes 12 seconds West, with the common westerly line of said Lot 1-RA and easterly right-of-way line of said Bonnie Brae Street, passing at a distance of 150.00 feet a calculated point for the southwest corner of said Lot 1-RA, said point being in the northerly line of a tract of land (designated "First Tract") described in said deed to The State of Texas for the use and benefit of the North Texas State Teachers College, Denton, Texas, from which a 3/8 inch iron rod found for reference bears North 36 degrees 24 minutes 11 seconds East, a distance of 1.37 feet, continuing along the easterly right-of-way line of said Bonnie Brae Street, in all, a distance of 476.52 feet to a TxDOT Brass Monument found (Controlling Monument) (CM) at the intersection of the easterly right-of-way line of said Bonnie Brae Street with the existing northeasterly right-of-way line of said Interstate Highway 35E, said point being the northwesterly corner of a called 1.211 acre tract of land (designated "Parcel 26") described in the deed to State of Texas recorded in Volume 523, Page 439 D.R.D.C.T.;

As of March 6, 2014

EXHIBIT "A"

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 to IH 35W
STA. 2006+16.62 to STA. 2011+62.84
R.O.W. CSJ: 0195-03-072

Page 2 of 7



Description for Parcel 124(AC)

THENCE South 49 degrees 26 minutes 21 seconds East, with the common existing northeasterly right-of-way line of said Interstate Highway 35E and northeasterly line of said called 1.211 acre tract of land, passing at a distance of 45.23 feet a TxDOT Cap found (CM), continuing along said common line, in all, a distance of 860.14 feet to a TxDOT Cap found (CM) for an angle point in the northeasterly right-of-way line of said Interstate Highway 35E, said point being the southeasterly corner of said called 1.211 acre tract of land, said point also being in the northeasterly line of a called 20.52 acre tract of land described in Senate Bill No. 259 to Texas Highway Commission as passed on April 29, 1955;

THENCE South 61 degrees 22 minutes 40 seconds East, with the common existing northeasterly right-of-way line of said Interstate Highway 35E and northeasterly line of said called 20.52 acre tract of land, a distance of 35.27 feet to a 5/8 inch iron rod with 2 inch aluminum cap stamped "TX Dept of Transportation Access Denial" set for the beginning of an Access Denial Line and the **POINT OF BEGINNING** at Station 2011+62.84, 182.44 feet Right, and having a surface coordinate of North 7,126,056.74, East 2,378,938.74;

- (1) **THENCE** South 61 degrees 22 minutes 40 seconds East, with the common existing northeasterly right-of-way line of said Interstate Highway 35E, northeasterly line of said 20.52 acre tract of land and said Access Denial Line, a distance of 540.00 feet to a 5/8 inch iron rod with 2 inch aluminum cap stamped "TX Dept of Transportation Access Denial" set for the **END** of said Access Denial Line at Station 2006+16.62, 192.19 feet Right.

EXHIBIT "A"

County: Denton
Highway: IH-35E, PHASE 1
Limits: From US 77 to IH 35W
STA. 2006+16.62 to STA. 2011+62.84
R.O.W. CSJ: 0195-03-072

Page 3 of 7



Description for Parcel 124(AC)

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, CORS 96 (EPOCH 2002.00), North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Denton County of 1.000150630.

All stations and offsets shown are calculated relative to the project centerline (IH-35E baseline).

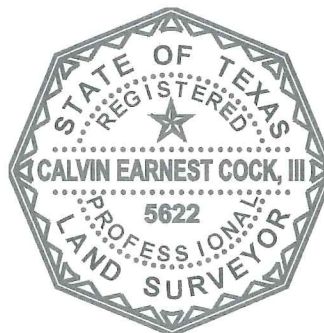
A plat of same date accompanies this description.

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

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


3/6/14

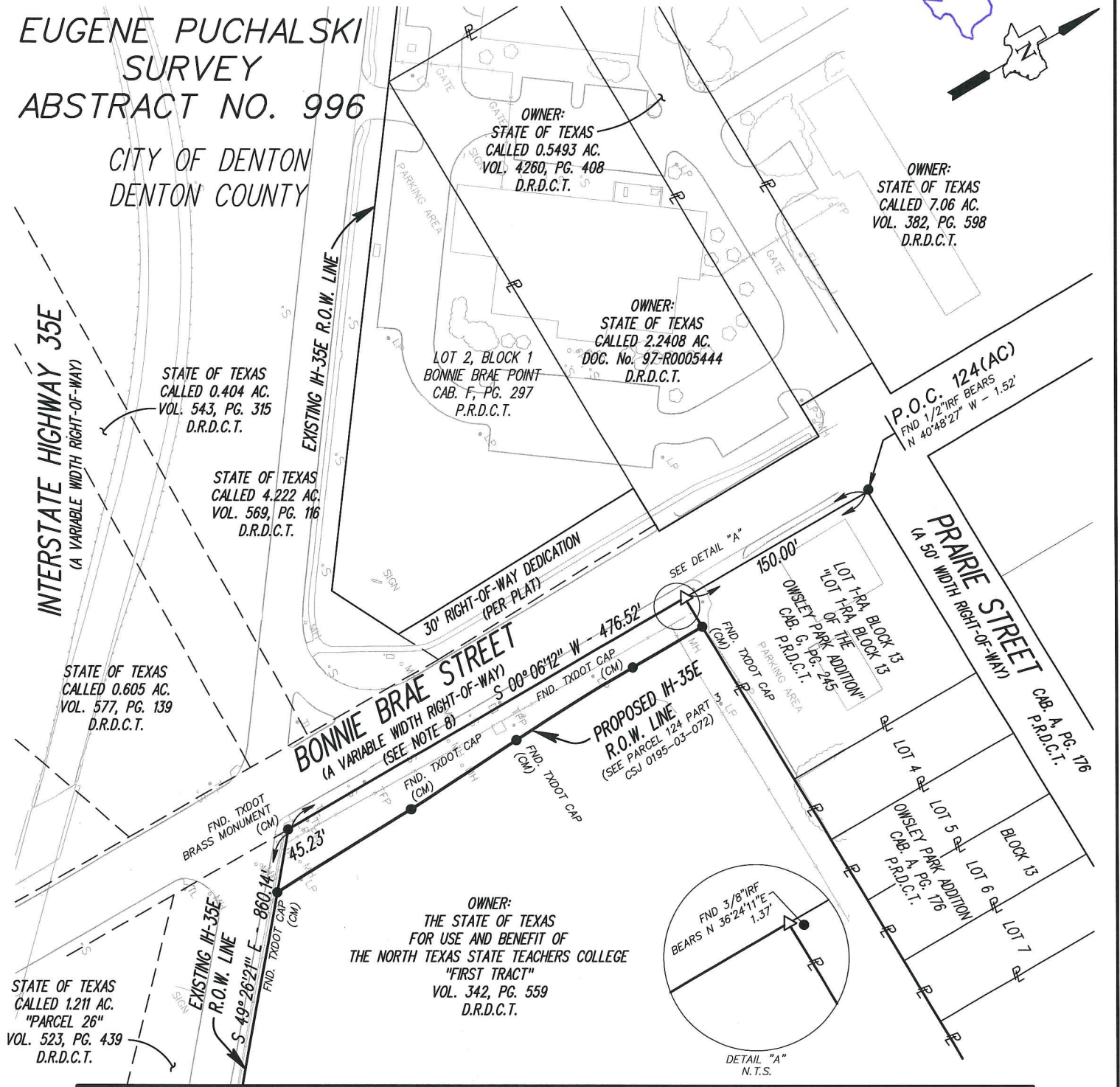
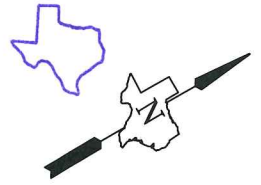
Calvin E. Cock, III
Registered Professional Land Surveyor No. 5622
Gorronдона & Associates, Inc.
1701 North Market Street, Suite 450 LB 5
Dallas, Texas 75202
Office 214-712-0600 Fax 214-712-0604
Texas Firm No. 10106903



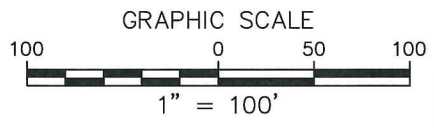
As of March 6, 2014

EUGENE PUCHALSKI
SURVEY
ABSTRACT NO. 996

CITY OF DENTON
DENTON COUNTY



SEE SHEET 5 OF 7



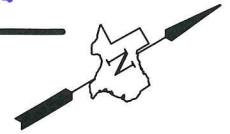
* DENOTES A CALCULATED AREA

AS OF 3/6/14



PLAT OF A SURVEY OF PARCEL 124(AC)				PARCEL NUMBER	124(AC)	
FILE PARCEL 124AC	IH-35E, PHASE 1	DIVISION SPD	ACQUISITION	ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	PARENT AREA	*41.971	*1,820,404	
		COUNTY DENTON	REMAINDER AREA	*41.971	*1,820,404	

SEE SHEET 4 OF 7



EUGENE PUCHALSKI
SURVEY
ABSTRACT NO. 996

CITY OF DENTON
DENTON COUNTY

OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
"FIRST TRACT"
VOL. 342, PG. 559
D.R.D.C.T.

OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE
TEACHERS COLLEGE
"FOURTH TRACT"
VOL. 342, PG. 559
D.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°22'40" E	540.00'

P.O.B. 124(AC)
N 7,126,056.74
E 2,378,938.74
BEGIN ADL
STA 2011+62.84
182.44' RT

124(AC)

2018+00
2015+00
2012+00

IH-35E CENTERLINE
IH-35E
INTERSTATE HIGHWAY 35E
(A VARIABLE WIDTH RIGHT-OF-WAY)
N 59°39'06" W - 1,072.43'

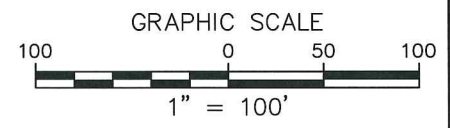
STATE OF TEXAS
CALLED 1.211 AC.
"PARCEL 26"
VOL. 523, PG. 439
D.R.D.C.T.

STATE HIGHWAY COMMISSION
CALLED 14.22 AC.
SENATE BILL No. 52
MAY 10, 1949

STATE HIGHWAY COMMISSION
CALLED 20.52 AC.
SENATE BILL No. 259
APRIL 29, 1955

EXISTING IH-35E R.O.W. &
PROPOSED ACCESS DENIAL LINE

SEE SHEET 6 OF 7



* DENOTES A CALCULATED AREA

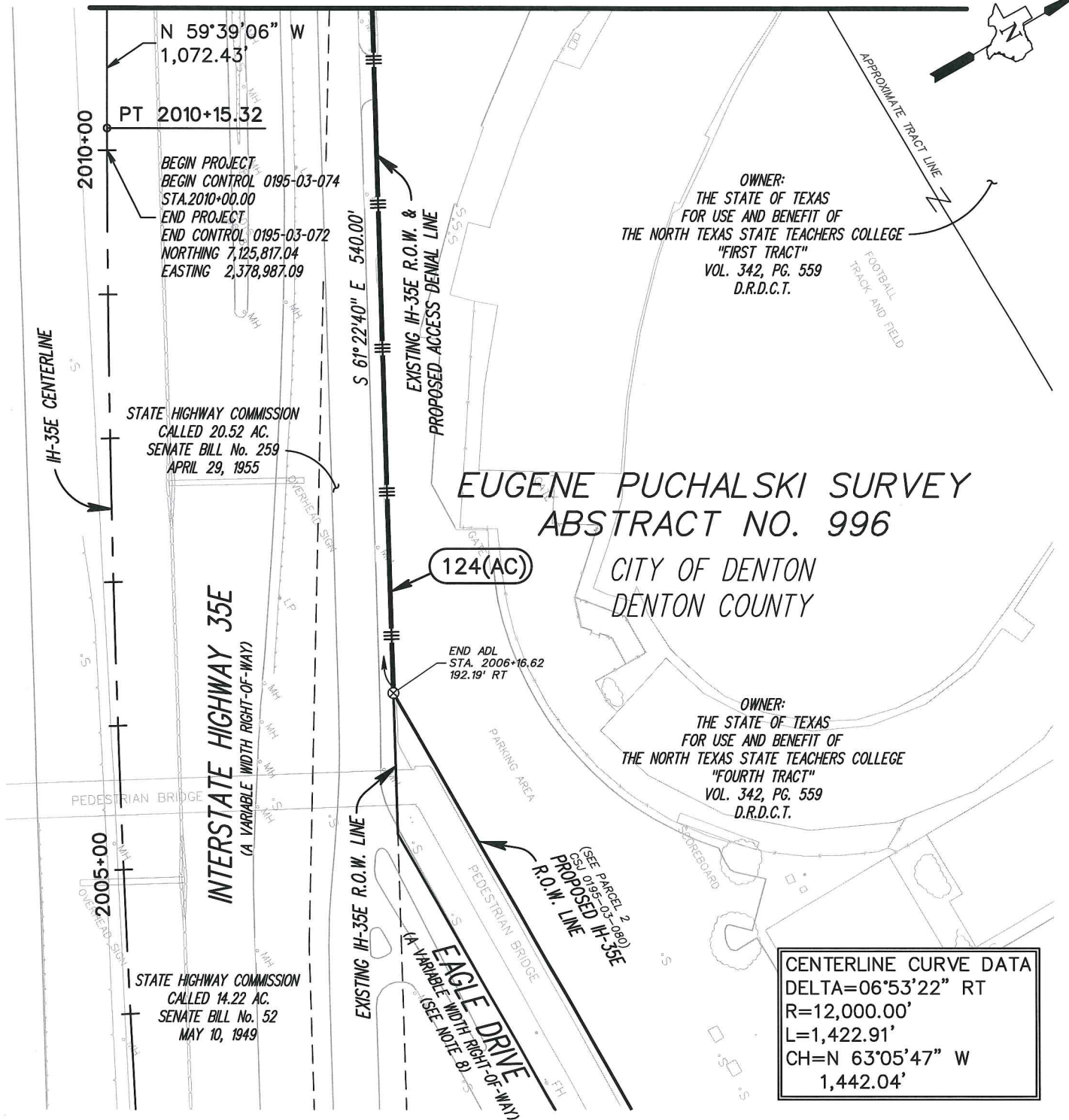
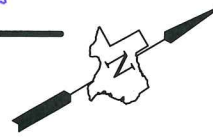
AS OF 3/6/14



© 2010

PLAT OF A SURVEY OF PARCEL 124(AC)			PARCEL NUMBER	124(AC)	
FILE PARCEL 124AC	IH-35E, PHASE 1	DIVISION SPD	ACQUISITION	-	-
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	PARENT AREA	*41.971	*1,820,404
		COUNTY DENTON	REMAINDER AREA	*41.971	*1,820,404

SEE SHEET 5 OF 7



OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
"FIRST TRACT"
VOL. 342, PG. 559
D.R.D.C.T.

OWNER:
THE STATE OF TEXAS
FOR USE AND BENEFIT OF
THE NORTH TEXAS STATE TEACHERS COLLEGE
"FOURTH TRACT"
VOL. 342, PG. 559
D.R.D.C.T.

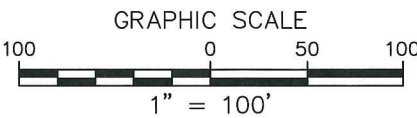
**EUGENE PUCHALSKI SURVEY
ABSTRACT NO. 996**

CITY OF DENTON
DENTON COUNTY

124(AC)

END ADL
STA. 2006+16.62
192.19' RT

CENTERLINE CURVE DATA
DELTA=06°53'22" RT
R=12,000.00'
L=1,422.91'
CH=N 63°05'47" W
1,442.04'



* DENOTES A CALCULATED AREA

AS OF 3/6/14



PLAT OF A SURVEY OF PARCEL 124(AC)				PARCEL NUMBER	124(AC)	
FILE PARCEL 124AC	IH-35E, PHASE 1		DIVISION SPD	ACQUISITION	-	-
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	COUNTY DENTON	PARENT AREA	*41.971	*1,820,404
				REMAINDER AREA	*41.971	*1,820,404

EXHIBIT "A"



- ADL ACCESS DENIAL LINE (CONTROL OF ACCESS)
- B.L. BUILDING LINE
- CL CENTERLINE
- D.E. DRAINAGE EASEMENT
- DOC. NO. COUNTY CLERK'S DOCUMENT NUMBER
- D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
- IR IRON ROD
- IRC IRON ROD WITH CAP
- LT LEFT
- N.T.S. NOT TO SCALE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- E. PG.
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.C.R.D.C.T. PROBATE COURT RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS OF DENTON COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- RT RIGHT
- TXDOT CAP 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"

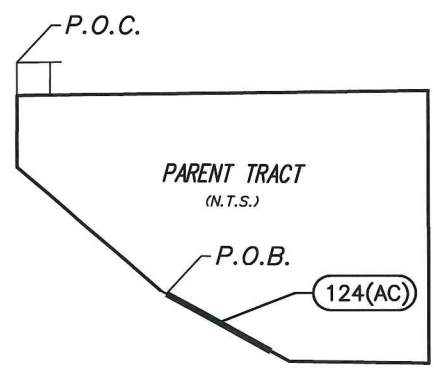
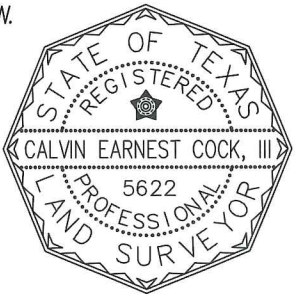
- U.E. UTILITY EASEMENT
- VOL. VOL.
- (CM) CONTROLLING MONUMENT
- TXDOT TYPE I MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- 5/8" IRON ROD WITH 3 1/4" ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" SET (UNLESS OTHERWISE NOTED) (SEE NOTE 4)
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION ACCESS DENIAL" SET (UNLESS OTHERWISE NOTED)
- ⊗
- |— APPROXIMATE SURVEY LINE
- |— EXISTING TXDOT R.O.W. LINE
- |— EXISTING TXDOT R.O.W. AND ACCESS DENIAL LINE
- |— PROPERTY LINE
- |— PROPOSED EASEMENT LINE
- |— PROPOSED CENTERLINE
- |— PROPOSED R.O.W. LINE
- |— PROPOSED R.O.W. AND ACCESS DENIAL LINE

- NOTES:
1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, CORS 96 (EPOCH 2002.00), NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR FOR DENTON COUNTY OF 1.000150630.
 2. A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
 3. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJACENT PROPERTY.
 4. ** THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY ACQUISITION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
 5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF#: 704-67467 WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2013.
 6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-35 BASELINE) UNLESS OTHERWISE NOTED.
 7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TXDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
 8. BASED UPON OUR RESEARCH, THERE APPEARS TO BE NO RECORDED VESTING DEED FOR THE PUBLIC ROW AS SHOWN HEREON.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature] 3/6/14

CALVIN E. COCK, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 5622
 TEXAS FIRM NO. 10106903



WHOLE PROPERTY SKETCH

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

* DENOTES A CALCULATED AREA

AS OF 3/6/14

	PLAT OF A SURVEY OF PARCEL 124(AC)			PARCEL NUMBER	124(AC)	
	FILE PARCEL 124AC	IH-35E, PHASE 1	DIVISION SPD	ACQUISITION	ACRES	SQUARE FEET
	SCALE N.T.S.	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0195-03-072	PARENT AREA	*41.971	*1,820,404
				REMAINDER AREA	*41.971	*1,820,404