



Titus County Commissioners' Court
Mt. Pleasant, Texas

RESOLUTION NO. 2013-03

A RESOLUTION DETERMINING THE NECESSITY FOR ACQUISITION OF CERTAIN FEE SIMPLE RIGHT OF WAY AND EASEMENT PARCELS NEEDED FOR THE TITUS COUNTY/TxDOT FM 1402 PROJECT, AUTHORIZING AND DIRECTING THE COMMISSIONERS' COURT OR THEIR DESIGNEE TO NEGOTIATE FOR THE ACQUISITION OF SAID RIGHT OF WAY PARCELS AND EASEMENTS; AUTHORIZING EMINENT DOMAIN ACTION SHOULD NEGOTIATIONS FAIL; AND RATIFYING AND CONFIRMING ALL PREVIOUS ACTIONS TAKEN BY STAFF TO ACQUIRE SAID PROPERTIES

WHEREAS, the Commissioners' Court has determined that the Titus County/TxDOT FM 1402 Project is needed; and

WHEREAS, in connection with the Titus County/TxDOT FM 1402 Project, the Commissioners' Court will be negotiating for the purchase of certain needed fee simple right of way and easement parcels with the owners thereof; and

WHEREAS, the Commissioners' Court desires to confirm the public necessity for the acquisition of all of those certain specific fee simple right of way and easement parcels needed for this project;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS' COURT OF TITUS COUNTY, TEXAS:

SECTION 1. That it is hereby determined to be in the best interests of Titus County, Texas and its inhabitants to acquire the fee simple right of way and easement parcels described in field notes and parcel plats marked "Exhibit A," attached hereto and made a part hereof.

SECTION 2. That the Commissioners' Court is hereby authorized and directed to negotiate for and acquire the required parcels from the respective property owners.

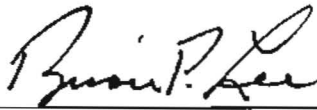
SECTION 3. That the Commissioners' Court is hereby authorized as negotiators for the County to offer to the property owners amounts on the values of the properties as determined by appraisals of the same or such recommended additional amounts, subject to County approval.

SECTION 4. That if negotiations for the purchase of the properties referred to herein are unsuccessful, the Commissioners' Court may proceed with condemnation action to acquire said properties and all previous actions taken by the Court to acquire the needed parcels is hereby ratified and confirmed.


SECTION 5. That the Titus County Commissioners' Court hereby authorizes and directs Half Associates, Inc. as negotiators for Titus County to offer to the property owners amounts based on the values of the properties as determined by appraisals of the same or such recommended additional amounts, subject to Titus County approval.

SECTION 6. That this resolution shall become effective immediately upon its passage and approval.

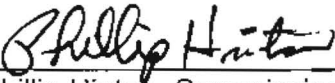
PASSED AND APPROVED THIS THE 25 DAY OF February, 2013.



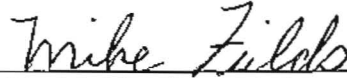
Brian P. Lee, County Judge



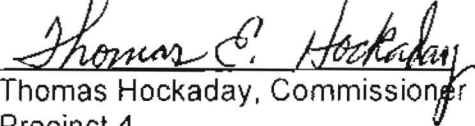
Al Riddle, Commissioner
Precinct 1



Phillip Hinton, Commissioner
Precinct 3



Mike Fields, Commissioner
Precinct 2



Thomas Hockaday, Commissioner
Precinct 4

CERTIFICATE OF COUNTY CLERK

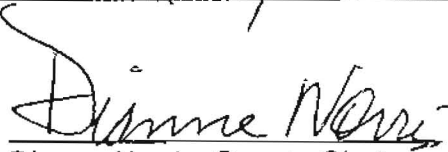
THE STATE OF TEXAS §

COUNTY OF TITUS §

I, Dianne Norris, County Clerk of Titus County, Texas. DO HEREBY CERTIFY as follows:

That the attached is a true and accurate copy of Titus County Resolution No. 2013-03 approved by the Commissioners' Court on February 25, 2013.

IN WITNESS WHEREOF, I have hereunto signed my name officially and affixed the seal of the County, this the 25 day of FEBRUARY, 2013.

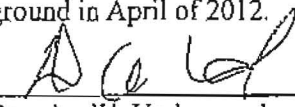

Dianne Norris, County Clerk
Titus County

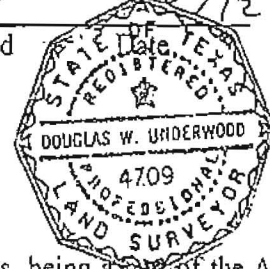


(Seal)

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 1

BEING 0.015 of an acre of land situated in the County of Titus, State of Texas, being a part of the A. Neville Survey, Abstract No. 411, and being part of a tract of land conveyed to Clem N. Poag by deed of record in Volume 234, Page 106, of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Set on the Proposed East right of way line of FM 1402 and the South boundary line of a called 0.831 acre tract of land (Tract Two) conveyed to Raul Chavez and Hector Acevedo by deed of record in Volume 1592, Page 127, of the Real Property Records of Titus County, Texas, said rod being 70.13 feet right of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 111+53.53 and being located at the coordinates of 7138877.7505 North and 3052670.1951 East, and being South 89°04'44" West a distance of 258.90 feet from a 1/2" Iron Rod Set for the Southeast corner of said 0.831 acre tract;

- (1) **THENCE:** South 27°07'07" West a distance of 3.53 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 70.00 feet right of and perpendicular to centerline station 111+50.00;
- (2) **THENCE:** South 55°55'41" West a distance of 58.31 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set in the existing East right-of-way line of F.M. 1402 and being 40.00 feet right of and perpendicular to centerline station 111+00.00;
- (3) **THENCE:** North 24°57'52" East with said existing right-of-way line, a distance of 38.91 feet to a 1/2" Iron Rod Set for the Southwest corner of said Tract Two;
- (4) **THENCE:** North 89°04'44" East with the South line of said Tract Two, a distance of 33.49 feet to the **Point-of-Beginning** and containing 0.015 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

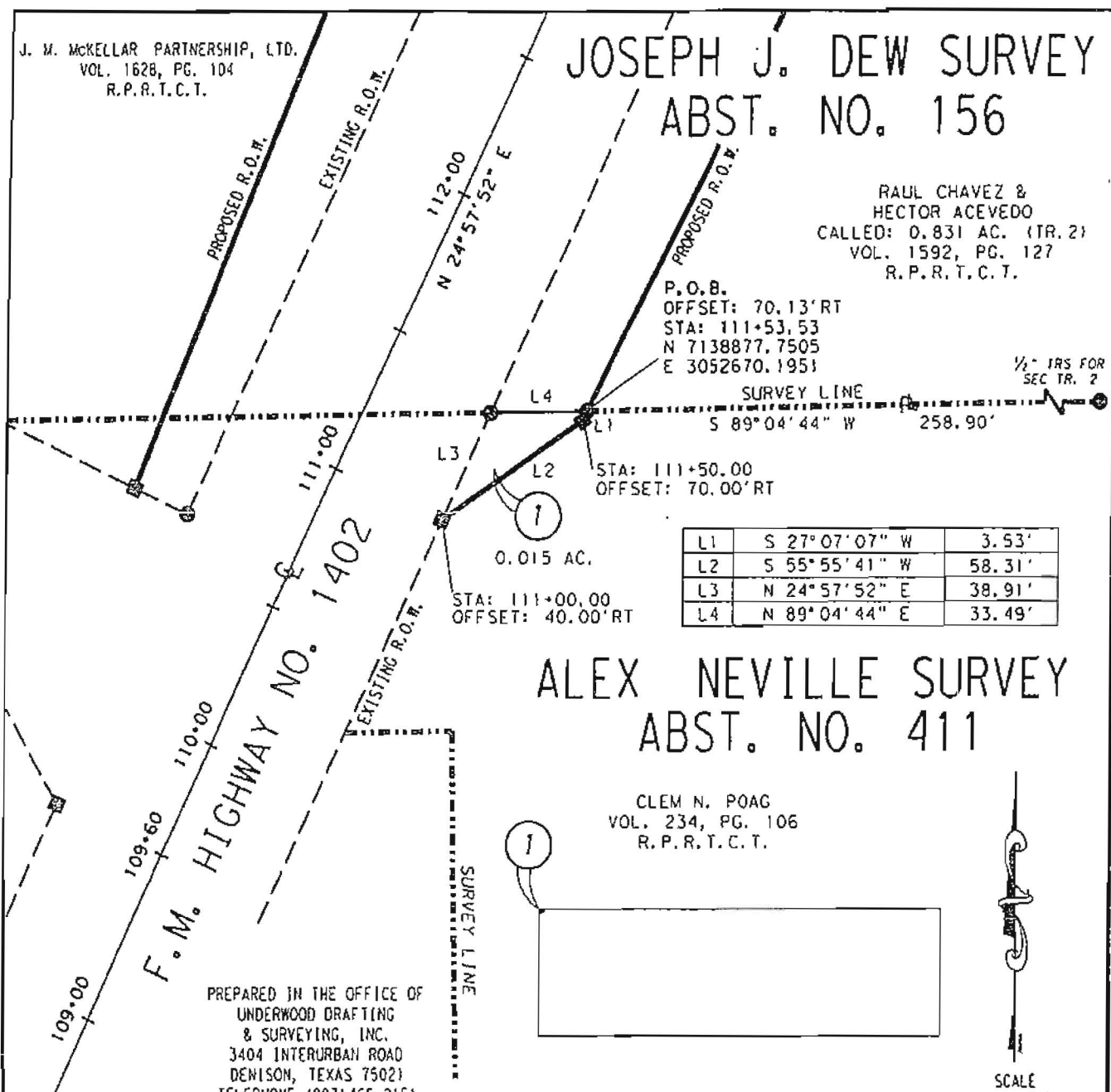
J. M. MCKELLAR PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R.P.R.T.C.T.

JOSEPH J. DEW SURVEY ABST. NO. 156

RAUL CHAVEZ &
HECTOR ACEVEDO
CALLED: 0.831 AC. (TR. 2)
VOL. 1592, PG. 127
R.P.R.T.C.T.

P.O.B.
OFFSET: 70.13' RT
STA: 111+53.53
N 7138877.7505
E 3052670.1951

1/2" IRIS FOR
SEC TR. 2



STA: 111+50.00
OFFSET: 70.00' RT

L1	S 27° 07' 07" W	3.53'
L2	S 55° 55' 41" W	58.31'
L3	N 24° 57' 52" E	38.91'
L4	N 89° 04' 44" E	33.49'

ALEX NEVILLE SURVEY ABST. NO. 411

CLEM N. POAG
VOL. 234, PG. 106
R.P.R.T.C.T.

1



PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH36161), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

THIS PLAT AND COORESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 2012.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

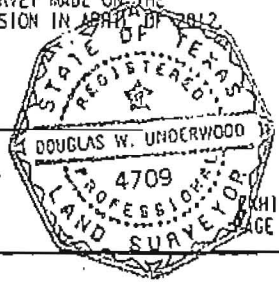
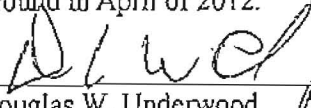


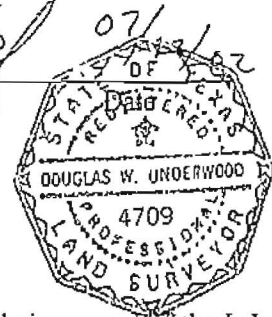
EXHIBIT "A"
PAGE 2 OF 2

DIST. NAME ATLANTA	PARCEL 1 CLEM N. POAG	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.015 AC. 49.98 AC.

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 2

BEING 0.228 of an acre of land situated in the County of Titus, State of Texas, being a part of the J. J. Dew Survey, Abstract No. 156, and being part of a 0.831 acre tract of land (Tract Two) and a 0.500 acre tract of land (Tract Three) conveyed to Raul Chavez and Hector Acevedo by deed of record in Volume 1592, Page 127, of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Set in the South line of said Tract Two for the Southeast corner of the herein described tract, said rod being 70.13 feet right of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 111+53.53 and being located at the coordinates of 7138877.7505 North and 3052670.1951 East, and being South 89°04'44" West a distance of 258.90 feet from a 1/2" Iron Rod Set for the Southeast corner of said Tract Two;

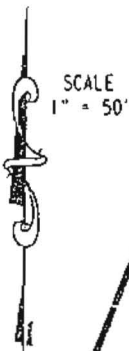
- (1) **THENCE:** South 89°04'44" West with said South line, a distance of 33.49 feet to a 1/2" Iron Rod Set in the existing East right-of-way line of F.M. Highway No. 1402 for the Southwest corner of said Tract Two;
- (2) **THENCE:** North 24°57'52" East with said East right-of-way line, a distance of 279.80 feet to a 1/2" Iron Rod Found at the Northwest corner of said Tract Three;
- (3) **THENCE:** North 87°56'56" East with the North line of said Tract Three, a distance of 45.88 feet to a 1/2" Iron Rod Set for the Northeast corner of the herein described tract, said rod being 80.89 feet right of and perpendicular to centerline station 114+39.56;
- (4) **THENCE:** South 27°07'07" West a distance of 286.23 feet to the Point-of-Beginning and containing 0.228 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

JOSEPH J. DEW SURVEY ABST. NO. 156

HARTS BLUFF ISD
DOC. NO.
200800004655
R. P. R. T. C. T.

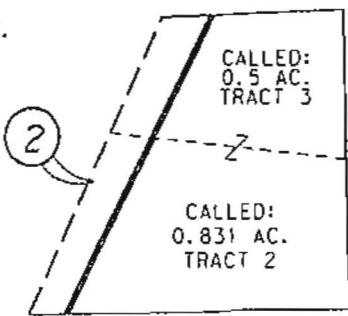
J. M. McKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.



F.M. HIGHWAY NO. 1402

STA: 114+39.56
OFFSET: 80.89' RT

RAUL CHAVEZ
AND
HECTOR ACEVEDO
VOL. 1592, PG. 127
R. P. R. T. C. T.



P.O.B.
STA: 111+53.53
OFFSET: 70.13' RT
N 7138877.7505
E 3052670.1951

CLEM N. POAG
VOL. 234, PG. 106
R. P. R. T. C. T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

L1	S 89°04'44" W	33.49'
L2	N 87°56'56" E	45.88'

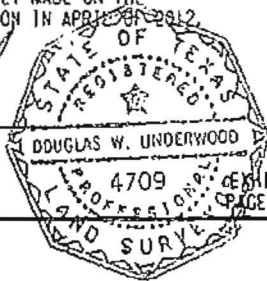
1/2" IPS FOR
SEC TR. 2

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXCE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

LEGEND
 EXISTING ROW LINE
 PROPOSED ROW LINE
 PARCEL BOUNDARY LINE
 TxDOT 1/2" IRON ROD SET
 TxDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
 PARCEL NUMBER

THIS PLAT AND CORRESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012

D. Underwood
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



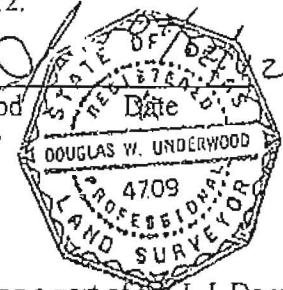
DIST. NAME	PARCEL 2	COUNTY
ATLANTA	RAUL CHAVEZ & HECTOR ACEVEDO	TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.228 AC. 1.10 AC.

EXHIBIT "A"
PAGE 2 OF 2

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.

Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 3 PART 1

BEING 0.583 of an acre of land situated in the County of Titus, State of Texas, being a part of the J. J. Dew Survey, Abstract No. 156, and being part of a tract of land conveyed to Harts Bluff Independent School District by deeds of record in Document Nos. 200800004655 and 200800004656, of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

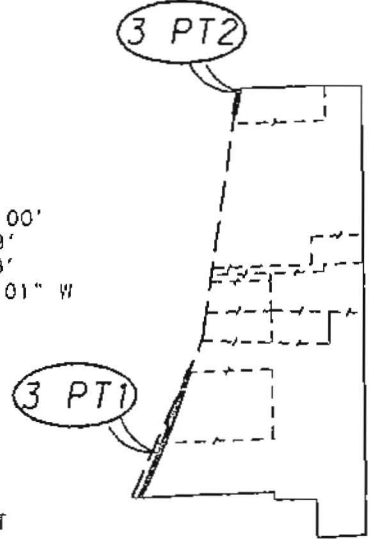
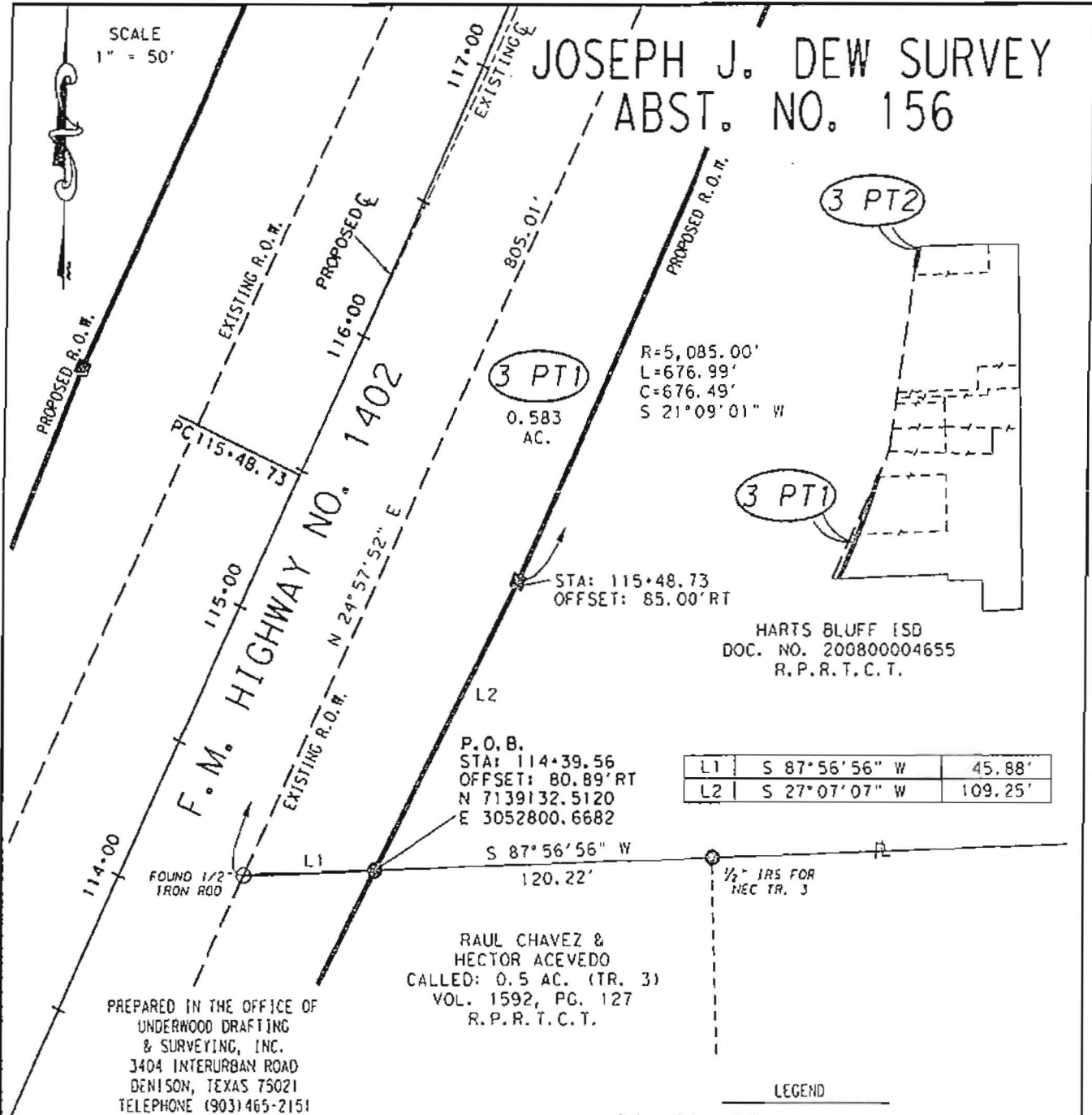
BEGINNING at a 1/2" Iron Rod Set on the Proposed East right of way line of FM 1402 and the North boundary line of a 0.500 acre tract of land (Tract Three) conveyed to Raul Chavez and Hector Acevedo by deed of record in Volume 1592, Page 127, of the Real Property Records of Titus County, Texas, said rod being 80.89 feet right of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 114+39.56 and being located at the coordinates of 7139132.5120 North and 3052800.6682 East and being South 87°56'56" West a distance of 120.22 feet from a 1/2" Iron Rod Set for the Northeast corner of said 0.500 acre tract;

- (1) THENCE: South 87°56'56" West with said North line, a distance of 45.88 feet to a 1/2" Iron Rod Found in the existing East right-of-way line of F.M. Highway No. 1402 for the Northwest corner of said Tract Three;
- (2) THENCE: North 24°57'52" East with said East right-of-way line, a distance of 805.01 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set for the Northern most corner of the herein described tract and being 85.00 feet right of and perpendicular to centerline station 122+14.40;
- (3) THENCE: in a Southerly direction with a non-tangent curve to the right having a radius of 5,085.00 feet and an arc length of 676.99 feet (chord bears South 21°09'01" West 676.49 feet) to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set being 85.00 feet right of and perpendicular to centerline station 115+48.73;
- (4) THENCE: South 27°07'07" West a distance of 109.25 feet to the Point-of-Beginning and containing 0.583 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

SCALE
1" = 50'

JOSEPH J. DEW SURVEY ABST. NO. 156



HARTS BLUFF ISD
DOC. NO. 200800004655
R.P.R.T.C.T.

L1	S 87°56'56" W	45.88'
L2	S 27°07'07" W	109.25'

P.O.B.
STA: 114+39.56
OFFSET: 80.89' RT
N 7139132.5120
E 3052800.6682

S 87°56'56" W
120.22'

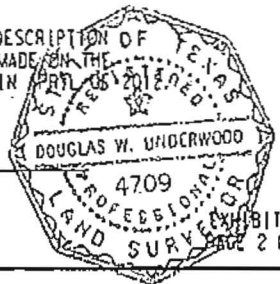
RAUL CHAVEZ &
HECTOR ACEVEDO
CALLED: 0.5 AC. (TR. 3)
VOL. 1592, PG. 127
R.P.R.T.C.T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAT AND COORESPONDING DESCRIPTION OF WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 2012.

Douglas W. Underwood
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



LEGEND

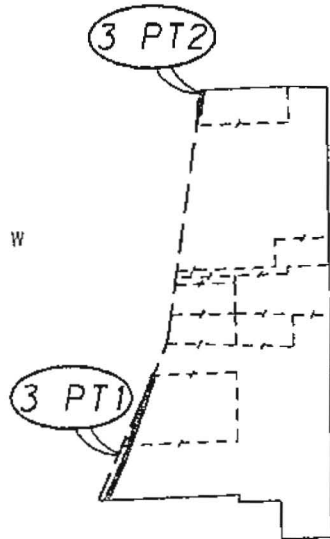
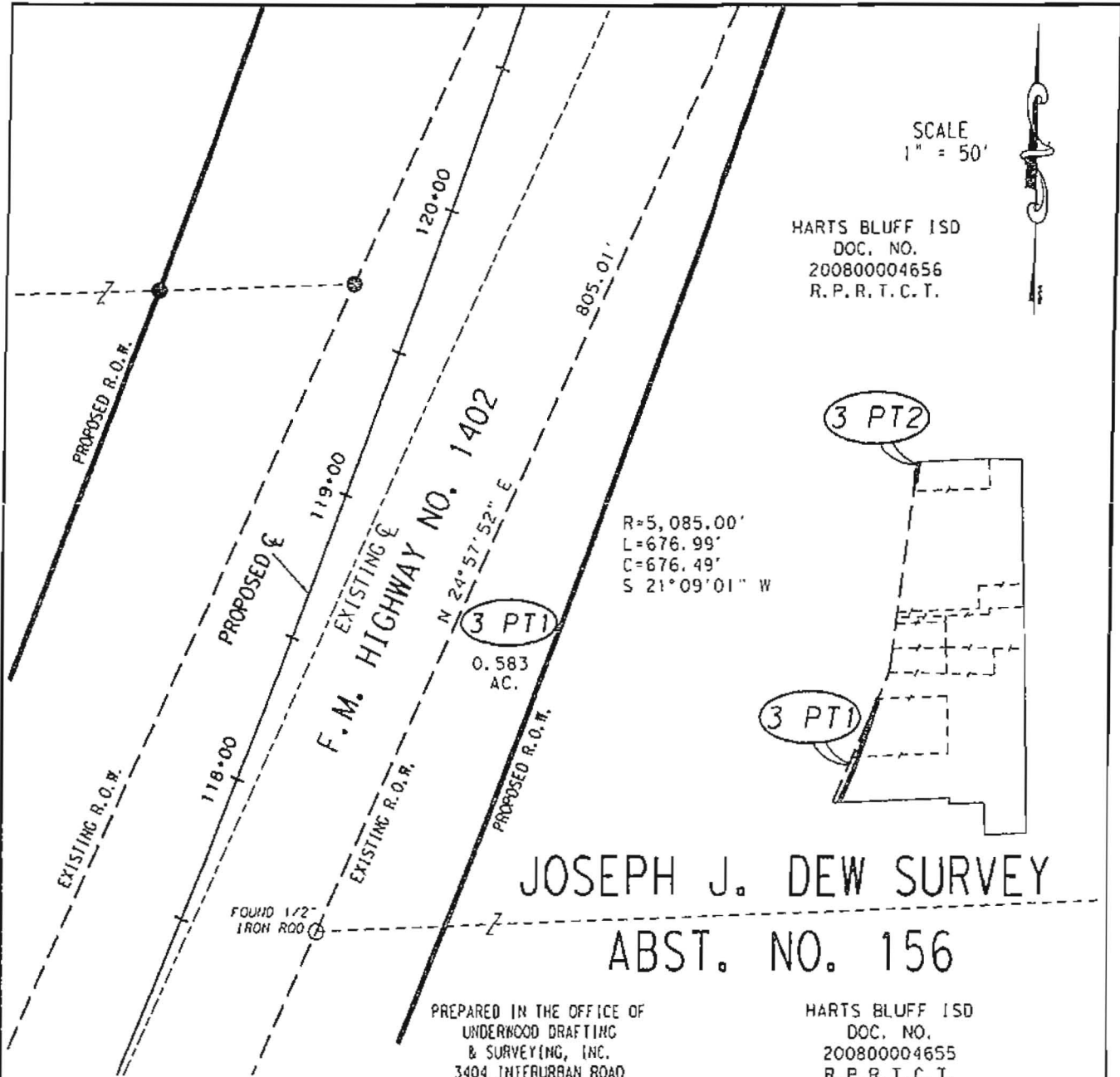
- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE 11 CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

DIST. NAME	PARCEL 3 PART 1	COUNTY
ATLANTA	HARTS BLUFF ISD	TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.583 AC. 55.82 AC.

EXHIBIT "A"
PAGE 2 OF 4

SCALE
1" = 50'

HARTS BLUFF ISD
DOC. NO.
200800004656
R. P. R. T. C. T.



JOSEPH J. DEW SURVEY
ABST. NO. 156

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903)465-2151

HARTS BLUFF ISD
DOC. NO.
200800004655
R. P. R. T. C. T.

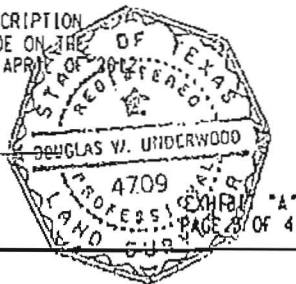
LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TxDOT 1/2" IRON ROD SET
- TxDOT TYPE II CONCRETE ROW
- MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (OH3616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAN AND CORRESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



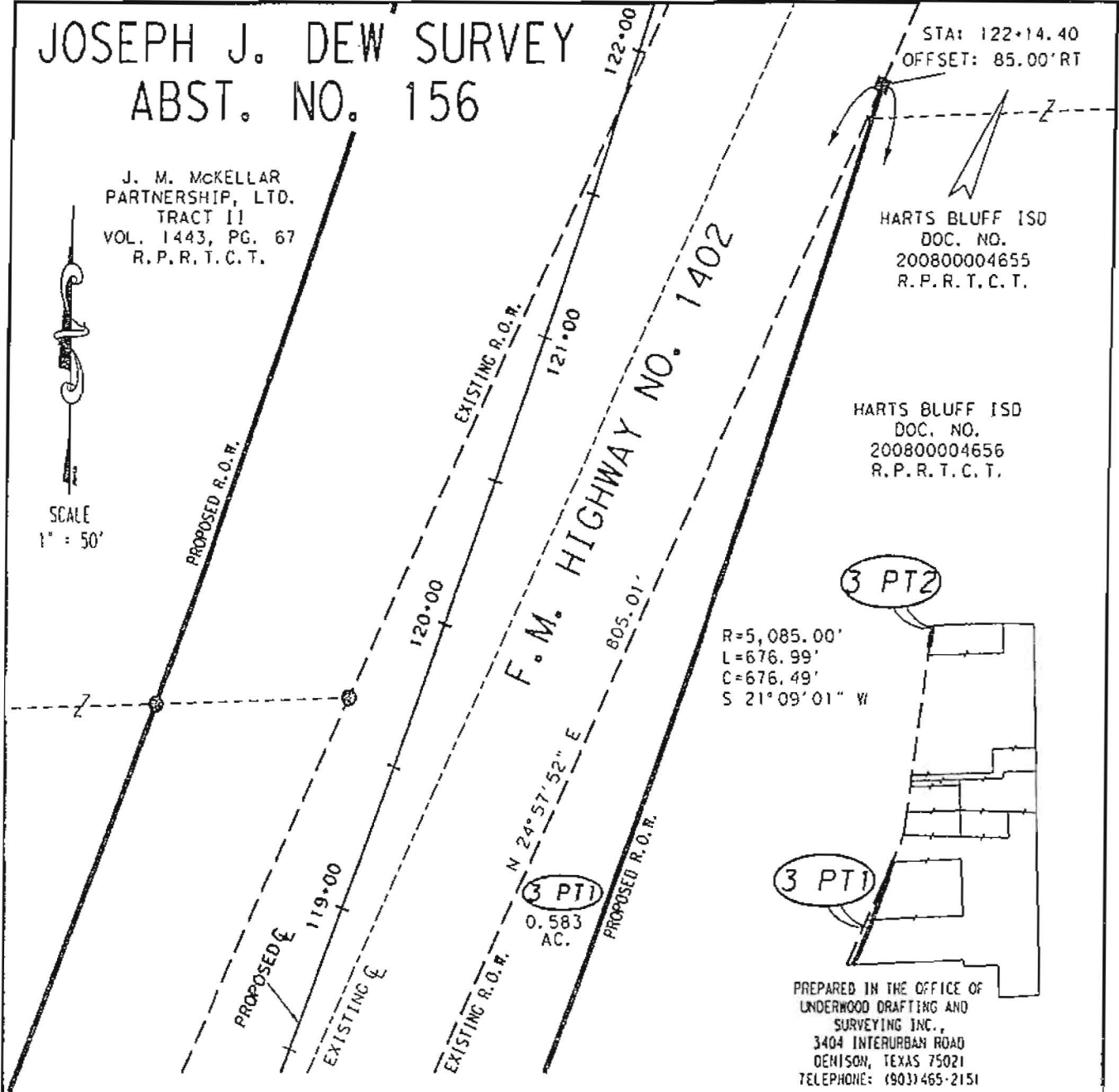
DIST. NAME ATLANTA	PARCEL 3 PART 1 HARTS BLUFF ISD	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.583 AC. 55.82 AC.

JOSEPH J. DEW SURVEY ABST. NO. 156

J. M. MCKELLAR
PARTNERSHIP, LTD.
TRACT 11
VOL. 1443, PG. 67
R. P. R. T. C. T.



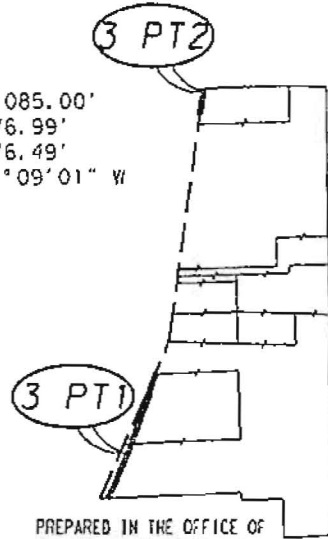
SCALE
1" = 50'



HARTS BLUFF ISD
DOC. NO.
200800004655
R. P. R. T. C. T.

HARTS BLUFF ISD
DOC. NO.
200800004656
R. P. R. T. C. T.

R=5,085.00'
L=676.99'
C=676.49'
S 21°09'01" W



PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING AND
SURVEYING INC.,
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE: (903) 465-2151

LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TxDOT 1/2" IRON ROD SET
- TxDOT TYPE 11 CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NCS MONUMENTS TXCR (DL3492), TXPA (BH3616), AND TXCE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAT AND COORESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 2012

DW Underwood

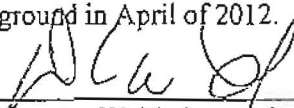
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

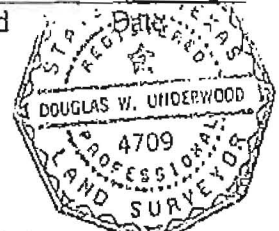


DIST. NAME ATLANTA	PARCEL 3 PART 1 HARTS BLUFF ISD	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.583 AC. 55.82 AC.

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 3 PART 2

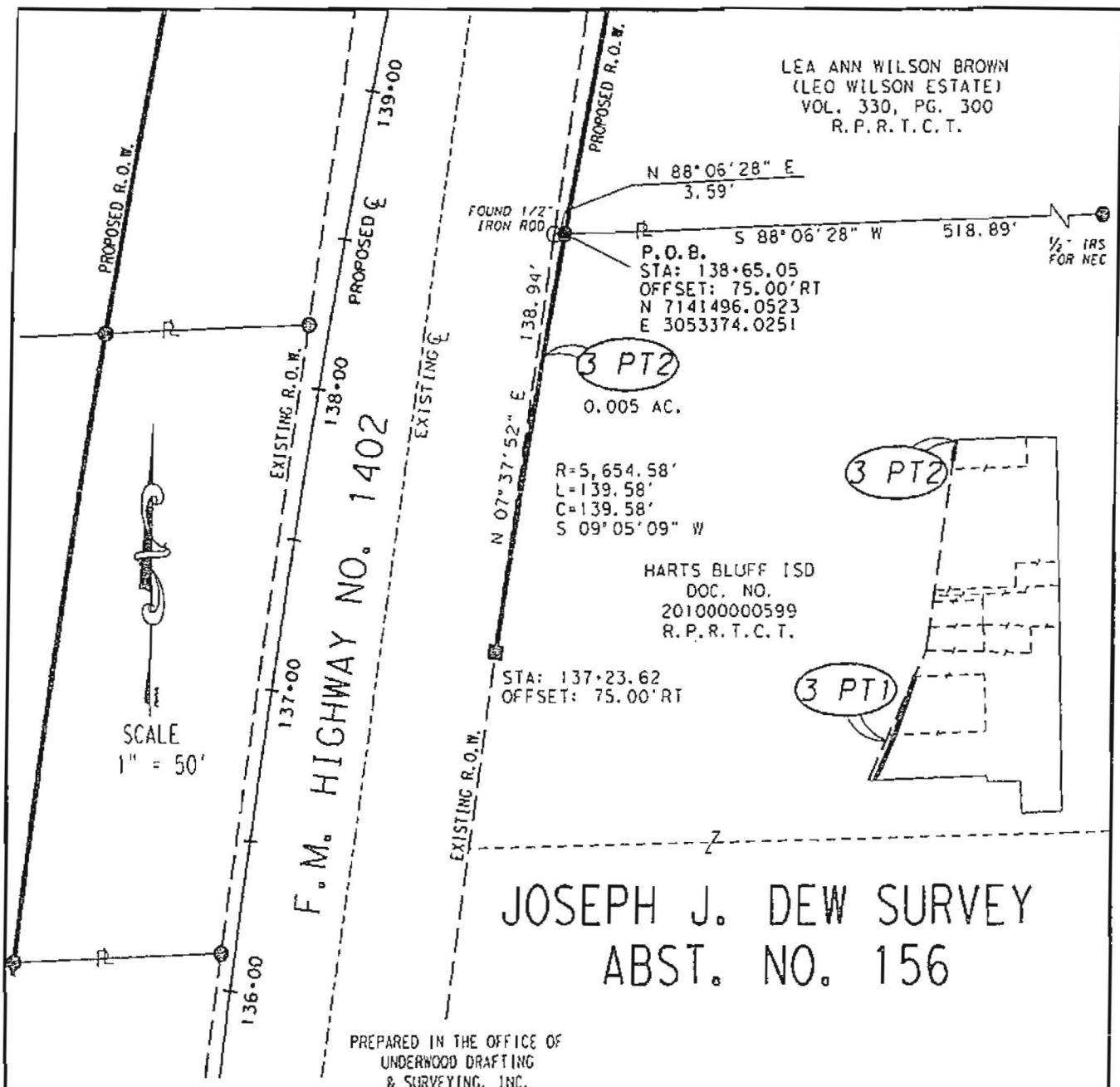
BEING 0.005 of an acre of land situated in the County of Titus, State of Texas, being a part of the J. J. Dew Survey, Abstract No. 156, and being a part of a 2.51 acre tract of land conveyed to Harts Bluff Independent School District by deed of record in Document No. 201000000599, of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Set on the Proposed East right of way line of FM 1402 and the North boundary line of said 2.51 acre tract for the Northeast corner of the herein described tract, said rod being 75.00 feet right of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 138+65.05 and being located at the coordinates of 7141496.0523 North and 3053374.0251 East and being South 88°06'28" West a distance of 518.89 feet from a 1/2" Iron Rod Set for the Northeast corner of said 2.51 acre tract;

- (1) THENCE: in a Southerly direction with a non-tangent curve to the left having a radius of 5,654.58 feet and an arc length of 139.58 feet (chord bears South 09°05'09" West 139.58 feet) to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set in the existing East right-of-way line of F.M. Highway No. 1402 and being 75.00 feet right of and perpendicular to centerline station 137+23.62;
- (2) THENCE: North 07°37'52" East with said East right-of-way line, a distance of 138.94 feet to a 1/2" Iron Rod Found for the Northwest corner of said 2.51 acre tract;
- (3) THENCE: North 88°06'28" East a distance of 3.59 feet to the Point-of-Beginning and containing 0.005 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

LEA ANN WILSON BROWN
 (LEO WILSON ESTATE)
 VOL. 330, PG. 300
 R. P. R. T. C. T.



SCALE
 1" = 50'

JOSEPH J. DEW SURVEY
 ABST. NO. 156

PREPARED IN THE OFFICE OF
 UNDERWOOD DRAFTING
 & SURVEYING, INC.
 3404 INTERURBAN ROAD
 DENISON, TEXAS 75021
 TELEPHONE (903) 465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH)616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012.

DOUGLAS W. UNDERWOOD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4709



LEGEND

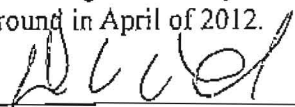
- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

DIST. NAME ATLANTA	PARCEL 3 PART 2 HARTS BLUFF ISD	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F. M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.005 AC. 55.82 AC.

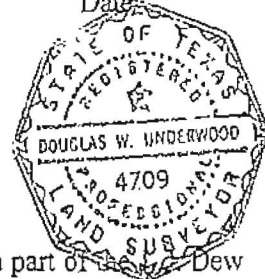
EXHIBIT "A"
 PAGE 2 OF 2

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709

07/02/12
Date:



PROPERTY DESCRIPTION FOR PARCEL 4 PART 1

BEING 3.909 acres of land situated in the County of Titus, State of Texas, being a part of the Dew Survey, Abstract No. 156, and being a part of a tract of land conveyed to J.M. McKellar Partnership, Ltd. by deed of record in Volume 1628, Page 104 and Volume 1443, Page 67 of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT Type II Concrete ROW Monument with Bronze Disk Set in the Proposed West right of way line of F.M. Highway No. 1402, in the existing West right of way line of F.M. Highway No. 1402, and in the South line of said J.M. McKellar Partnership, Ltd tract, and being 60.00 left of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 110+65.00 and being located at the coordinates of 7138852.4134 North and 3052514.8554 East, and being South 65°02'08" East a distance of 80.00 feet from a TxDOT Type II Concrete ROW Monument with Bronze Disk Set for an angle point in said existing West right of way line and said McKellar tract;

- (1) THENCE: North 22°00'21" East a distance of 484.37 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 85.00 feet left of and perpendicular to centerline station 115+48.73;
- (2) THENCE: in a Northeasterly direction with a non-tangent curve to the left having a radius of 4,915.00 feet and an arc length of 1553.47 feet (chord bears North 15°54'35" East 1547.01 feet) to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 85.00 feet left of and perpendicular to centerline station 131+29.07;
- (3) THENCE: North 06°51'18" East a distance of 120.93 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 85.00 feet left of and perpendicular to centerline station 132+50.00;
- (4) THENCE: North 14°45'44" East a distance of 72.69 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 75.00 feet left of and perpendicular to centerline station 133+22.00;

- (5) **THENCE:** North 06°51'18" East a distance of 249.25 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 75.00 feet left of and perpendicular to centerline station 135+71.25;
- (6) **THENCE:** in a Northeasterly direction with a non-tangent curve to the left having a radius of 5,804.58 feet and an arc length of 29.19 feet (chord bears North 06°59'56" East 29.19 feet) to a 1/2" Iron Rod Set in the South line of a tract of land conveyed to Grady L. Duncan, Et Ux, by deed of record in Volume 429, Page 439, of said Real Property Records, said rod being 75.00 feet left of and perpendicular to centerline station 136+00.07;
- (7) **THENCE:** North 87°33'12" East a distance of 71.37 feet to a 1/2" Iron Rod Set in the existing West right-of-way line of F.M. Highway No. 1402 for the Southeast corner of said Duncan tract;
- (8) **THENCE:** South 07°37'52" West along said existing West right-of-way line, a distance of 1,166.74 feet to a 1/2" Iron Rod Set;
- (9) **THENCE:** In a Southwesterly direction with a curve to the right having a radius of 318.10 feet and an arc length of 96.23 feet (chord bears South 16°17'52" West 95.86 feet) to a 1/2" Iron Rod Set;
- (10) **THENCE:** South 24°57'52" West with said existing West right-of-way line, a distance of 1286.96 feet to a 1/2" Iron Rod Set for the Southeast corner of the herein described tract;
- (11) **THENCE:** North 65°02'08" West a distance of 20.00 feet to the Point-of-Beginning and containing 3.909 acres of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

JOSEPH J. DEW SURVEY ABST. NO. 156



SCALE
1" = 50'

J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.

P.O.B.
STA: 110+65.00
OFFSET: 60.00' LT
N 7138852.4134
E 3052514.8554

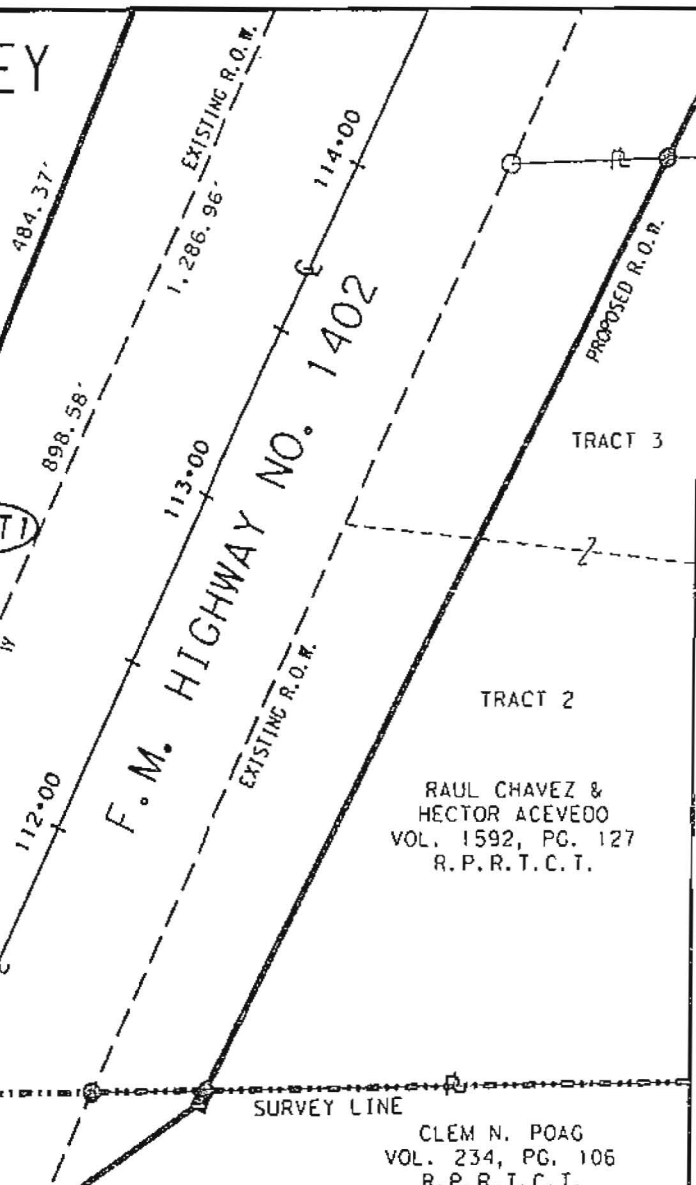
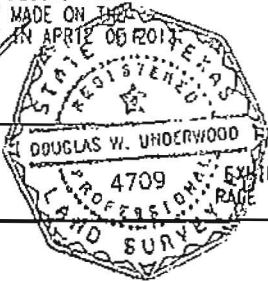
N 65°02'08" W
20.00'

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXGE (DM71451) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAT AND CORRESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 06 2012

DW
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



TRACT 2
TRACT 3
RAUL CHAVEZ &
HECTOR ACEVEDO
VOL. 1592, PG. 127
R. P. R. T. C. T.

CLEM N. POAG
VOL. 234, PG. 106
R. P. R. T. C. T.

ALEX NEVILLE SURVEY ABST. NO. 411

LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- 1xDOT 1/2" IRON ROD SET
- 1xDOT TYPE 13 CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

DIST. NAME ATLANTA	PARCEL 4 PART 1 J.M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		3.909 AC. 394.744 AC.

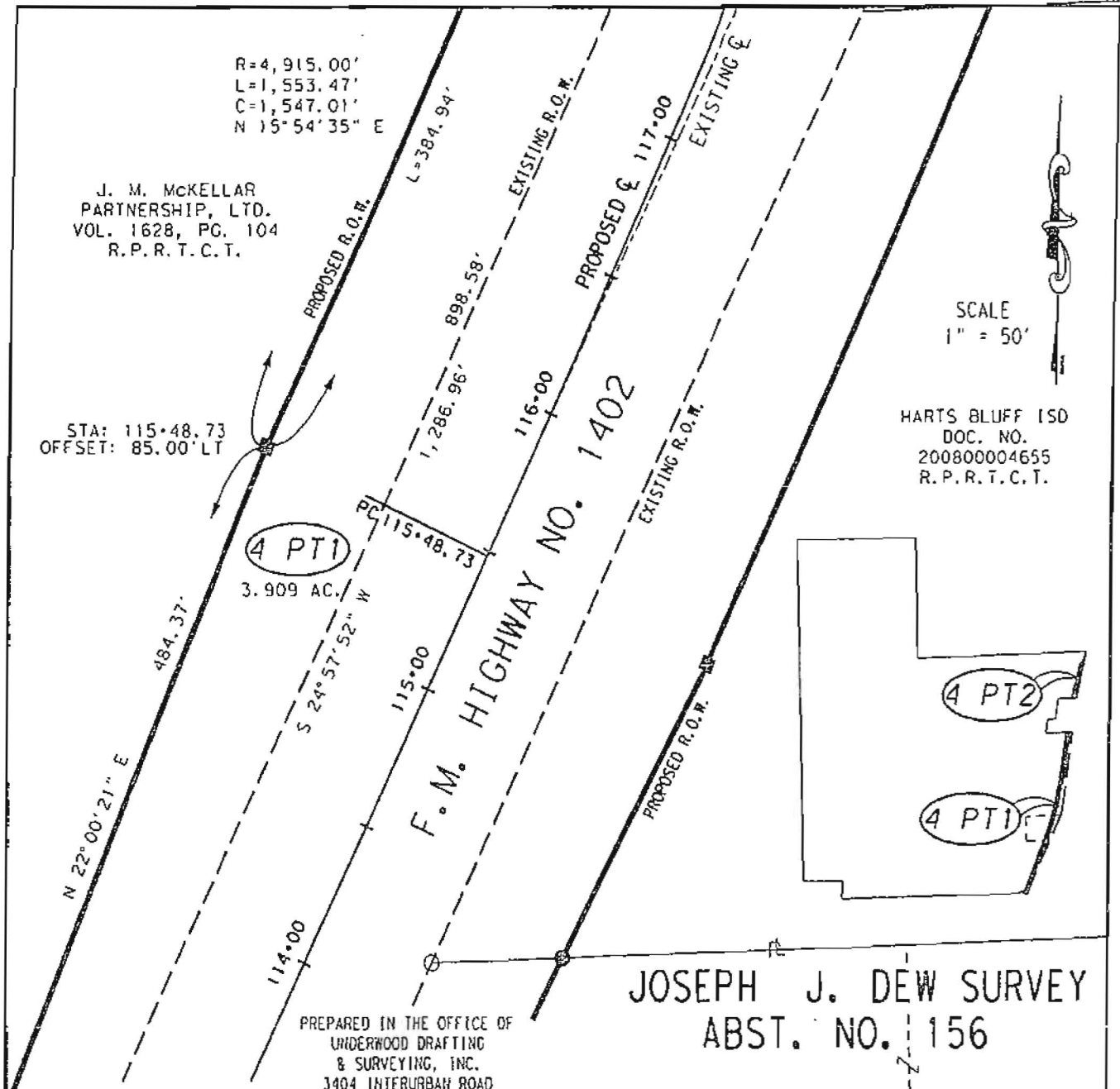
R=4,915.00'
 L=1,553.47'
 C=1,547.01'
 N 15°54'35" E

J. M. McKELLAR
 PARTNERSHIP, LTD.
 VOL. 1628, PG. 104
 R. P. R. T. C. T.

SCALE
 1" = 50'

HARTS BLUFF ISD
 DOC. NO.
 200800004655
 R. P. R. T. C. T.

STA: 115+48.73
 OFFSET: 85.00' LT



PREPARED IN THE OFFICE OF
 UNDERWOOD DRAFTING
 & SURVEYING, INC.
 3404 INTERURBAN ROAD
 DENISON, TEXAS 75021
 TELEPHONE (903)465-2151

JOSEPH J. DEW SURVEY
 ABST. NO. 156

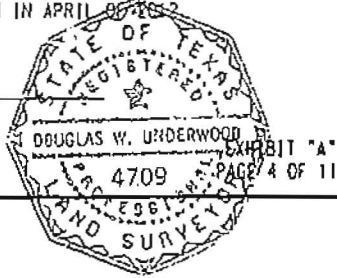
LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- 1xDOT 1/2" IRON ROD SET
- 1xDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 2012

DOUGLAS W. UNDERWOOD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4709

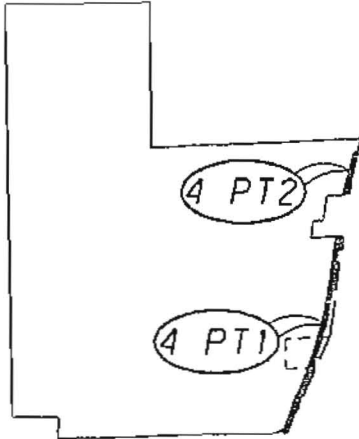


DIST. NAME ATLANTA	PARCEL 4 PART 1 J.M. McKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		3.909 AC. 394.744 AC.

JOSEPH J. DEW SURVEY ABST. NO. 156

J. M. MCKELLAR
PARTNERSHIP, LTD.
TRACT II
VOL. 1443, PG. 67
R. P. R. T. C. T.

STA: 119+40.33
OFFSET: 85.00' LT



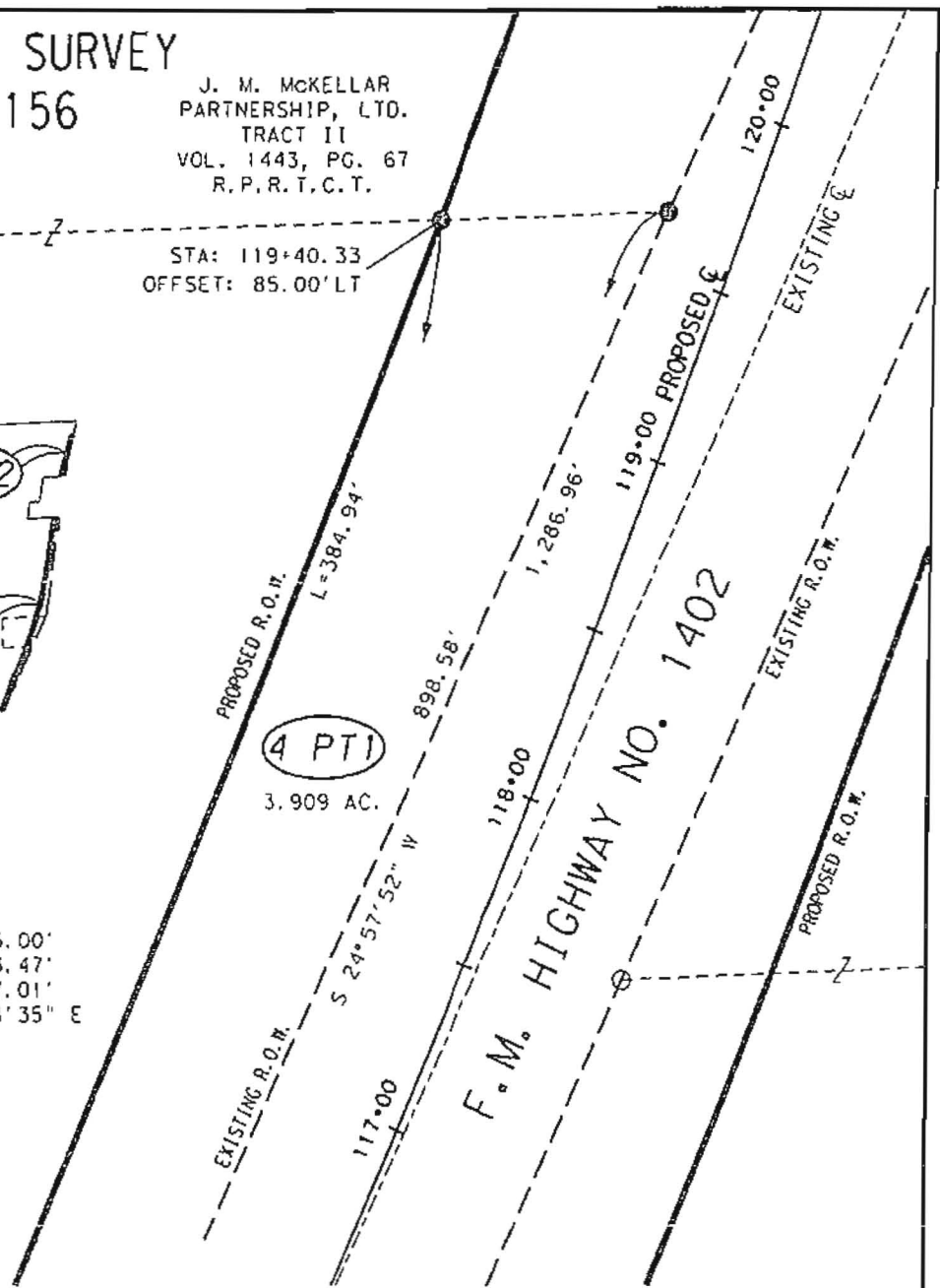
J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.



SCALE
1" = 50'

R=4,915.00'
L=1,553.47'
C=1,547.01'
N 15° 54' 35" E

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151



LEGEND

EXISTING ROW LINE
 PROPOSED ROW LINE
 PARCEL BOUNDARY LINE
 TXDOT 1/2" IRON ROD SET
 TXDOT TYPE II CONCRETE ROW
 MON. WITH BRONZE DISK SET
 PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXCE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAT AND CORRESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 2012.

D Underwood
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

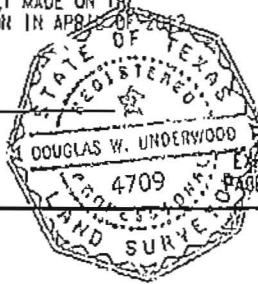
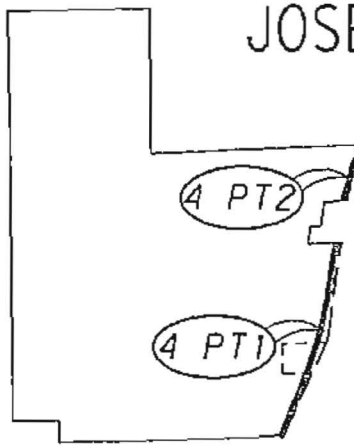


EXHIBIT 'A'
PAGE 5 OF 11

DIST. NAME ATLANTA	PARCEL 4 PART 1 J.M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		3,909 AC. 394,744 AC.

JOSEPH J. DEW SURVEY ABST. NO. 156



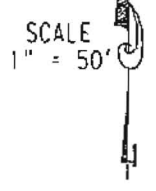
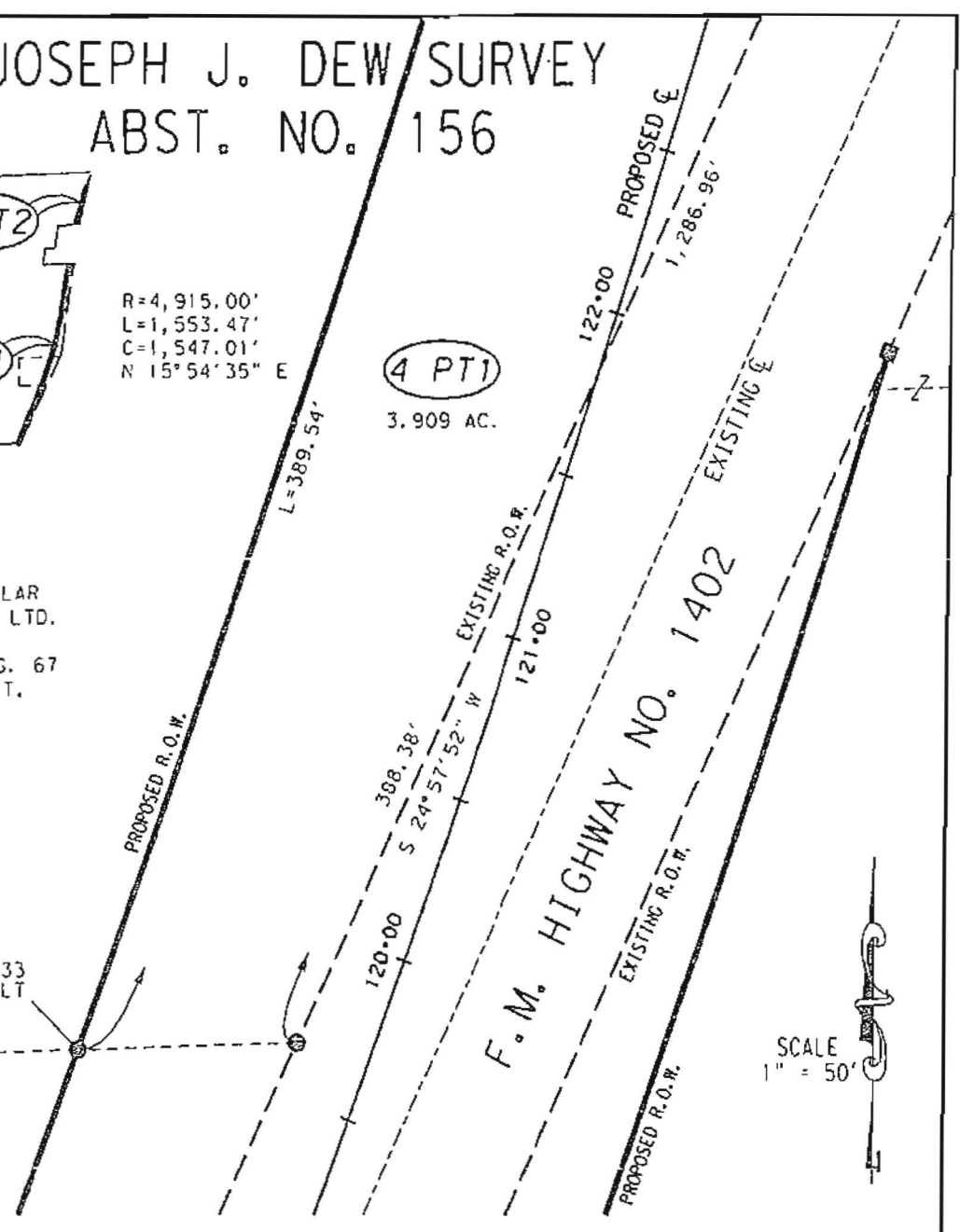
R=4,915.00'
L=1,553.47'
C=1,547.01'
N 15° 54' 35" E

4 PT1
3.909 AC.

J. M. MCKELLAR
PARTNERSHIP, LTD.
TRACT II
VOL. 1443, PG. 67
R. P. R. T. C. T.

STA: 119-40.33
OFFSET: 85.00' LT
N 88° 11' 52" E
316.40'

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151



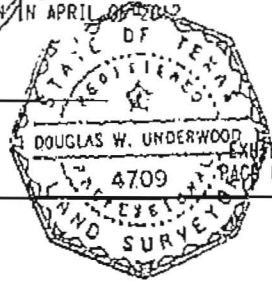
LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAT AND COORESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



DIST. NAME ATLANTA	PARCEL 4 PART 1 J. M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F. M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R. O. W. TO BE ACQUIRED APPROX. REMAINDER LT.		3,909 AC. 394,744 AC.

EXHIBIT "A"
PAGE 6 OF 11

JOSEPH J. DEW SURVEY ABST. NO. 156

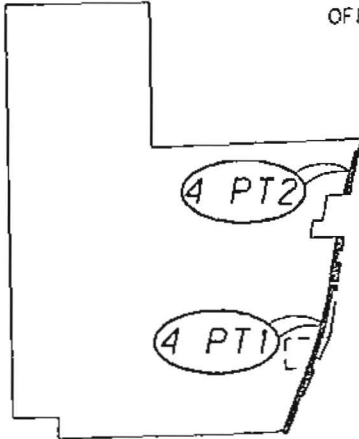
J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.

R=318.10'
L=96.23'
C=95.86'
S 16° 17' 52" W

STA: 123+36.60
OFFSET: 85.00' LT



SCALE
1" = 50'



R=4,915.00'
L=1,553.47'
C=1,547.01'
N 15° 54' 35" E

J. M. MCKELLAR
PARTNERSHIP, LTD.
TRACT I I
VOL. 1443, PG. 67
R. P. R. T. C. T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903)465-2151

PROPOSED R.O.W.

4 PT I
3.909 AC.

EXISTING R.O.W.
121+00

122+00 PROPOSED C
S 24° 57' 52" W
123+00

F.M. HIGHWAY NO. 1402
EXISTING R.O.W.
PROPOSED R.O.W.

LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TxDOT 1/2" IRON ROD SET
- TxDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (MAD831), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



EXHIBIT "A"
PAGE 7 OF 11

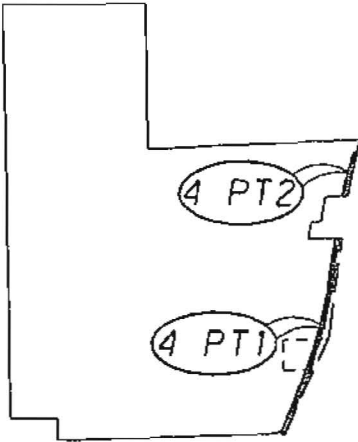
DIST. NAME ATLANTA	PARCEL 4 PART 1 J.M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		3.909 AC. 394.744 AC.

JOSEPH J. DEW SURVEY ABST. NO. 156

J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.

SCALE
1" = 50'

R=4,915.00'
L=1,553.47'
C=1,547.01'
N 15° 54' 35" E



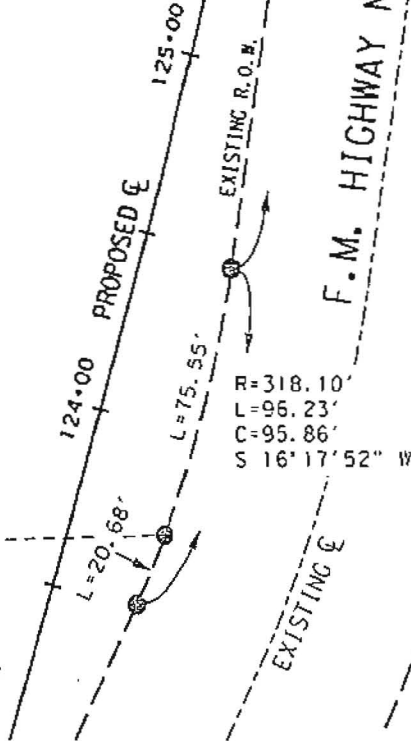
STA: 123+36.60
OFFSET: 85.00' LT
N 71° 40' 26.4193
E 3052966.6676

N 88° 23' 52" E
449.66'

J. M. MCKELLAR
PARTNERSHIP, LTD.
TRACT 11
VOL. 1443, PG. 67
R. P. R. T. C. T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

4 PT1
3.909 AC.



LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TxDOT 1/2" IRON ROD SET
- TxDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/HGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXCE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

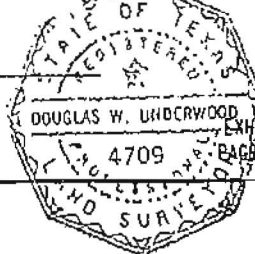
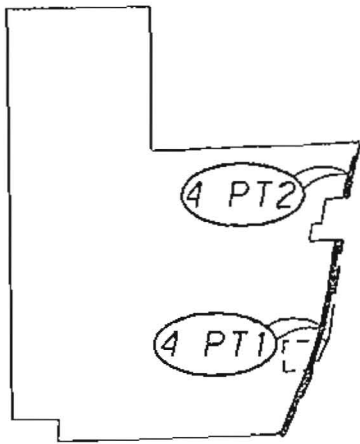


EXHIBIT "A"
PAGE 8 OF 11

DIST. NAME ATLANTA	PARCEL 4 PART 1 J. M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F. M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		3.909 AC. 394.744 AC.

JOSEPH J. DEW SURVEY ABST. NO. 156



R=4,915.00'
L=1,553.47'
C=1,547.01'
N 15° 54' 35" E

L=778.99'

4 PT1
3.909 AC.

J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R.P.R.T.C.T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE
COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON
USGS/HGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND
TXGE (DM7145) AND CAN BE CONVERTED TO GRID
COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF
1.000120.

WERE PREPARED FROM A SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION IN APRIL OF 2012.

WLO
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

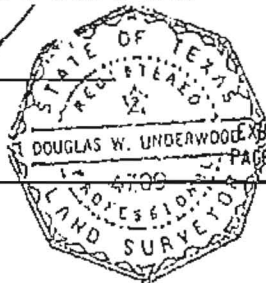
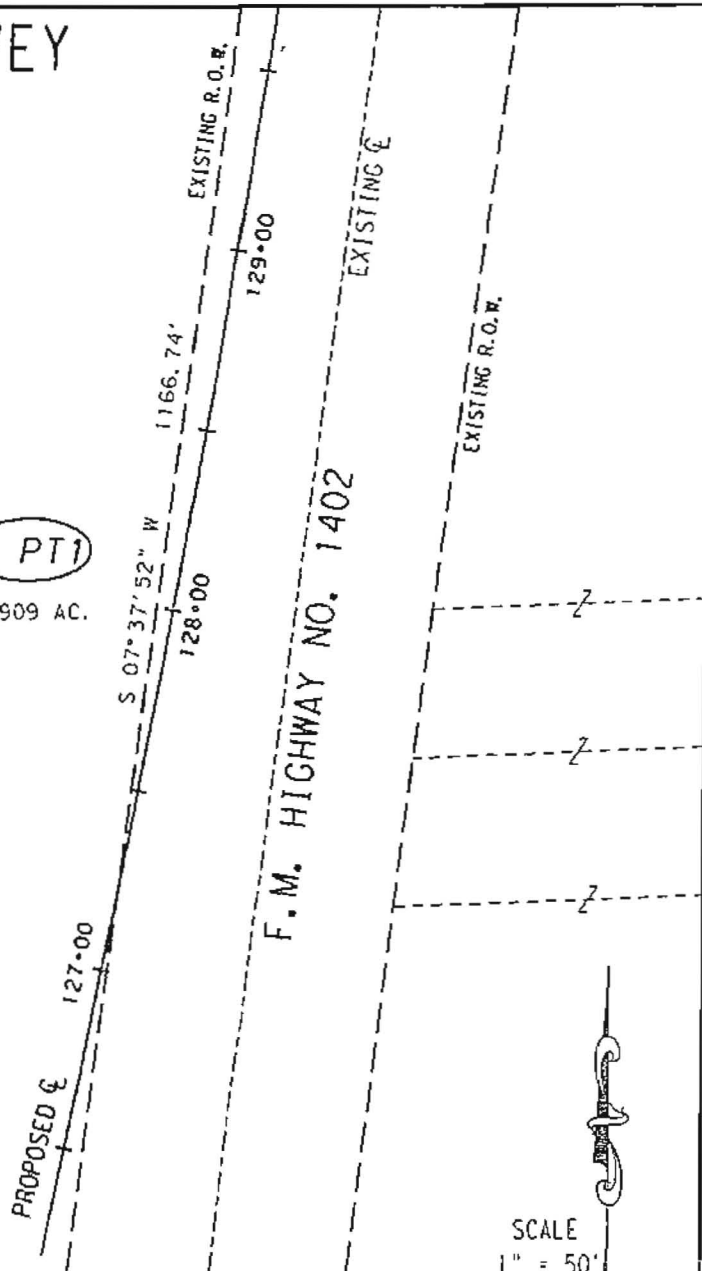


EXHIBIT "A"
PAGE 9 OF 11

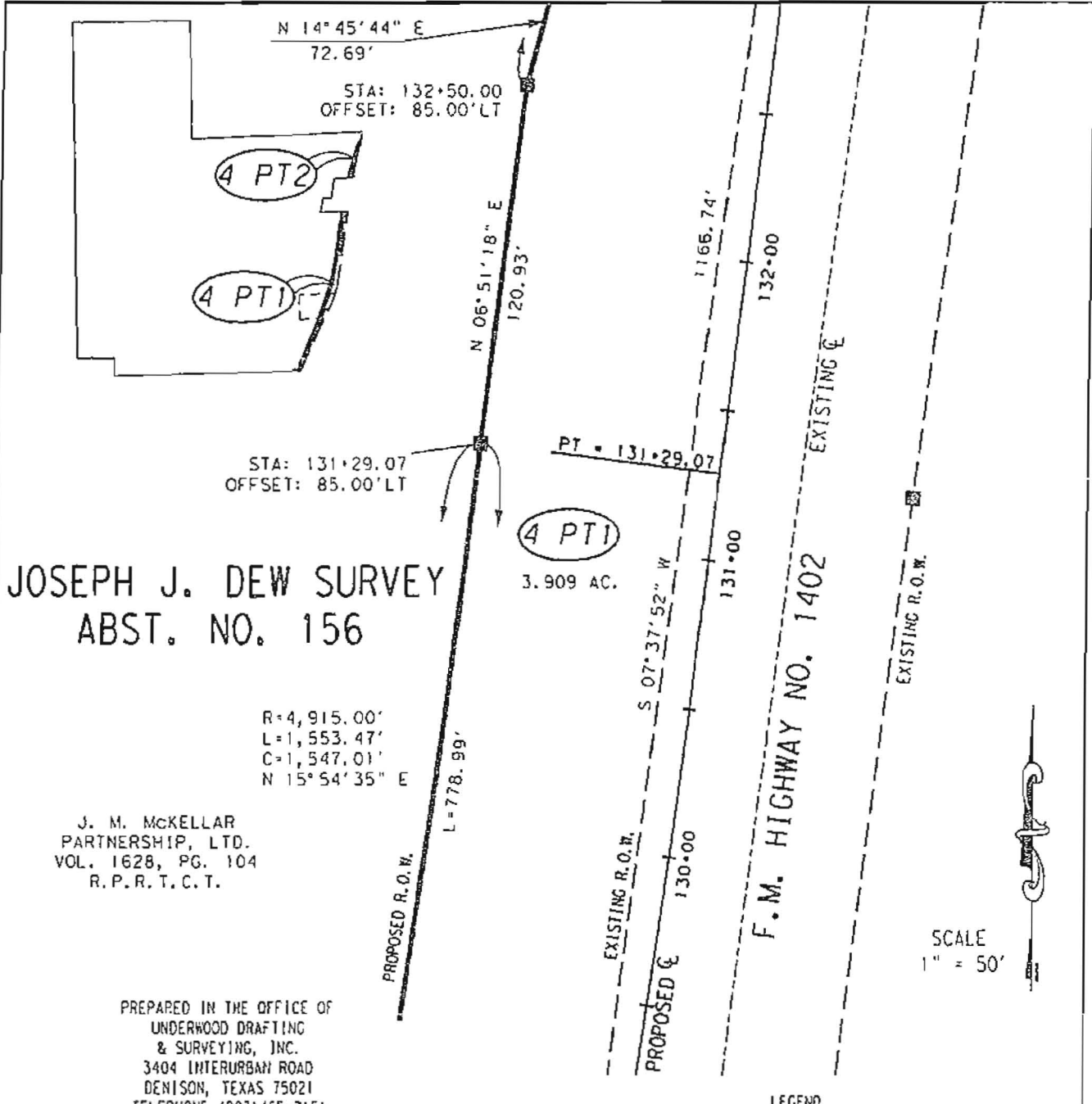


SCALE
1" = 50'

LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

DIST. NAME ATLANTA	PARCEL 4 PART 1 J.M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		3.909 AC. 394.744 AC.



**JOSEPH J. DEW SURVEY
ABST. NO. 156**

R=4,915.00'
L=1,553.47'
C=1,547.01'
N 15° 54' 35" E

J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

SCALE
1" = 50'

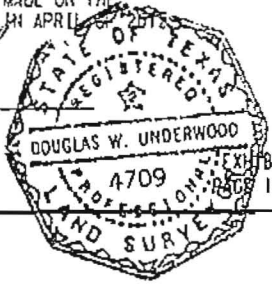
NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

LEGEND

EXISTING ROW LINE	---
PROPOSED ROW LINE	====
PARCEL BOUNDARY LINE	=====
TxDOT 1/2" IRON ROD SET	○
TxDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET	□
PARCEL NUMBER	⊗

WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 2012

D Underwood
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



DIST. NAME ATLANTA	PARCEL 4 PART 1 J.M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		3,909 AC. 394,744 AC.

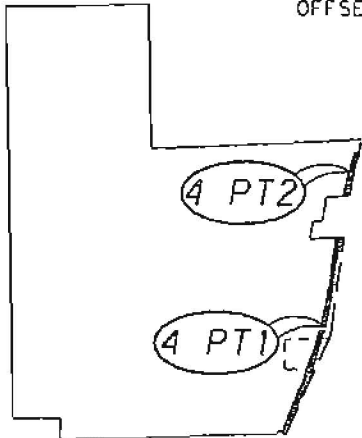
GRADY L. DUNCAN, ET UX
VOL. 429, PG. 439
R. P. R. T. C. T.

STA: 136+00.07
OFFSET: 75.00' LT

N 87°33'12" E
71.37'

R=5,804.58'
L=29.19'
C=29.19'
N 06°59'56" E

STA: 135+71.25
OFFSET: 75.00' LT



JOSEPH J. DEW SURVEY
ABST. NO. 156

J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.

STA: 133+22.00
OFFSET: 75.00' LT

N 14°45'44" E
72.69'

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903)465-2151

PROPOSED R.O.W.
N 06°51'18" E 249.25'

4 PT1
3.909 AC.

EXISTING R.O.W.
S 07°37'52" W

1166.74'

PROPOSED C

134.00

133.00

135.00

136.00

PC = 139+71.25

EXISTING C
F.M. HIGHWAY NO. 1402

EXISTING R.O.W.



SCALE
1" = 50'

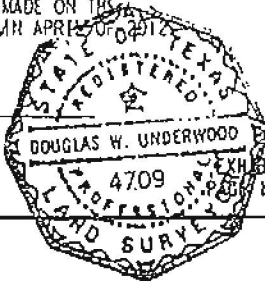
LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TxDOT 1/2" IRON ROD SET
- TxDOT TYPE 11 CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH36161), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 2012

DW Underwood
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

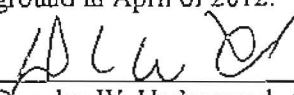


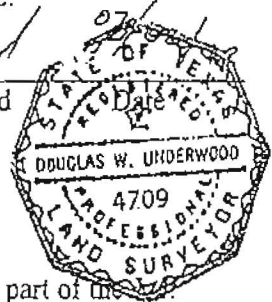
DIST. NAME ATLANTA	PARCEL 4 PART 1 J.M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.N. TO BE ACQUIRED APPROX. REMAINDER LT.		3,909 AC. 394,744 AC.

EXHIBIT "A"
PAGE 11 OF 11

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 4 PART 2

BEING 0.377 of an acre situated in the County of Titus, State of Texas, being a part of the Dew Survey, Abstract No. 156, and being a part of a tract of land conveyed to J.M. McKellar Partnership, Ltd. by deed of record in Volume 1628, Page 104 of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

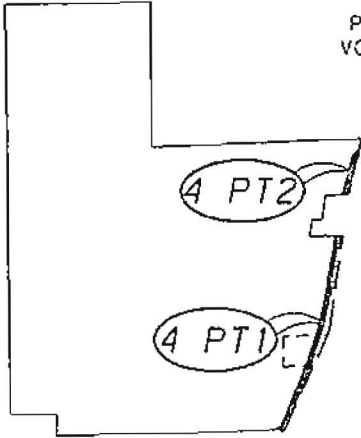
BEGINNING at a 1/2" Iron Rod Set on the Proposed West right of way line of FM 1402 and the North boundary line of a called 2 acre tract of land conveyed to Titus County Child Abuse Center by deed of record in Volume 484, Page 355 of said Real Property Records, said rod being 75.00 feet left of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 141+06.05 and being located at the coordinates of 7141761.2182 North and 3053272.7857 East, and being North 87°15'36" East a distance of 242.66 feet from a 1/2" Iron Rod Set for the Northwest corner of said 2 acre tract;

- (1) THENCE: in a Northeasterly direction with a non-tangent curve to the right having a radius of 5,804.58 feet and an arc length of 92.33 feet (chord bears North 12°39'31" East 92.33 feet) to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 75.00 feet left of and perpendicular to centerline station 141+97.19;
- (2) THENCE: North 15°14'49" East a distance of 403.09 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set for the Northwest corner of the herein described tract and being 60.00 feet left of and perpendicular to centerline station 146+00.00 of said highway;
- (3) THENCE: North 34°54'57" East a distance of 53.85 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set in the existing West right-of-way line of F.M. Highway No. 1402 for the Northern most corner of the herein described tract and being 40.00 feet left of and perpendicular to centerline station 146+50.00 of said highway;

- (4) **THENCE:** South $13^{\circ}06'52''$ West along said existing West right-of-way line, a distance of 218.68 feet to a 1/2" Iron Rod Set;
- (5) **THENCE:** in a Southwesterly direction with a curve to the left having a radius of 2,904.79 feet and an arc length of 277.99 feet (chord bears South $10^{\circ}22'22''$ West 277.89 feet) to a 1/2" Iron Rod Set;
- (6) **THENCE:** South $07^{\circ}37'52''$ West along said existing West right-of-way line, a distance of 34.60 feet to a 1/2" Iron Rod Set for the Northeast corner of said 2 acre tract;
- (7) **THENCE:** South $87^{\circ}15'36''$ West along the North line of said 2 acre tract, a distance of 52.88 feet to the Point-of-Beginning and containing 0.377 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

J. M. McKellar
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.



L1	S 07° 37' 52" W	34.60'
L2	S 87° 15' 36" W	52.88'

JOSEPH J. DEW SURVEY
ABST. NO. 156

STA: 141-97.19
OFFSET: 75.00' LT

R=5,804.58'
L=92.33'
C=92.33'
N 12° 39' 31" E

P.O.B.
STA: 141-06.05
OFFSET: 75.00' LT
N 71° 17' 61.2182
E 3053272.7857

N 87° 15' 36" E
242.66'

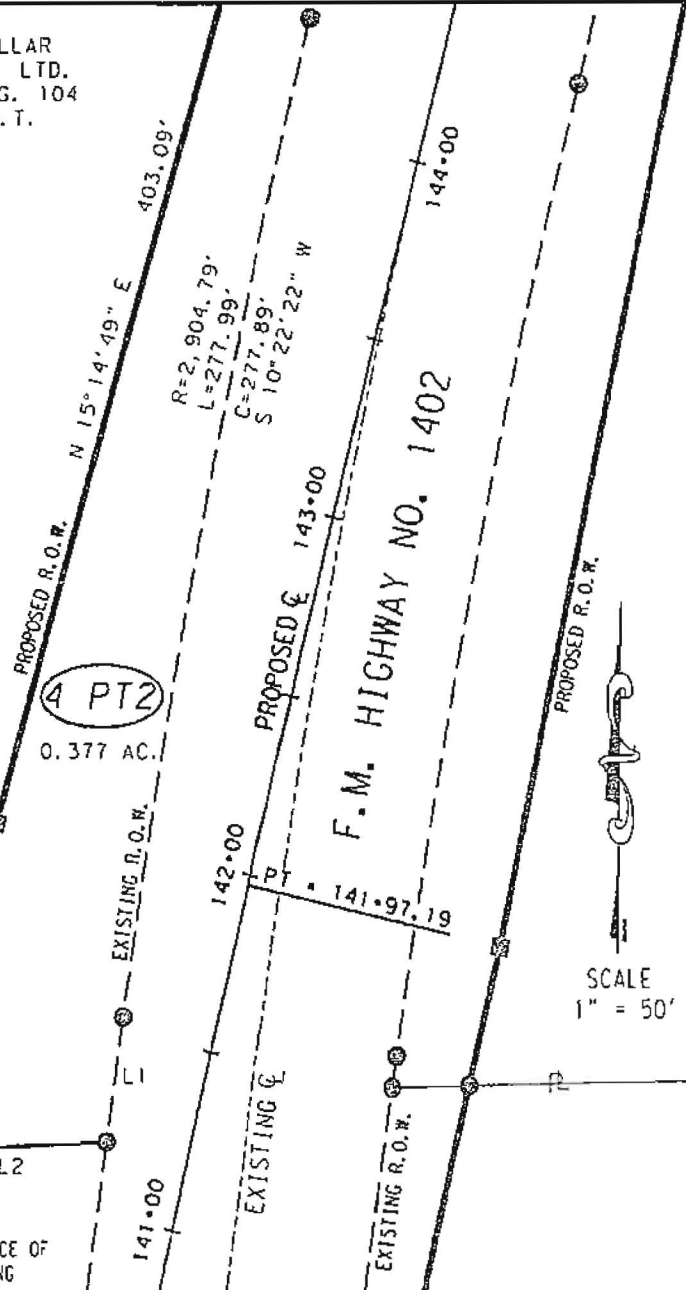
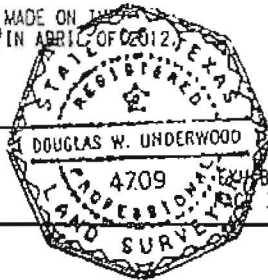
TITUS COUNTY
CHILD ABUSE CENTER
VOL. 484, PG. 355
R. P. R. T. C. T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH36161), AND TXGE (DW7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



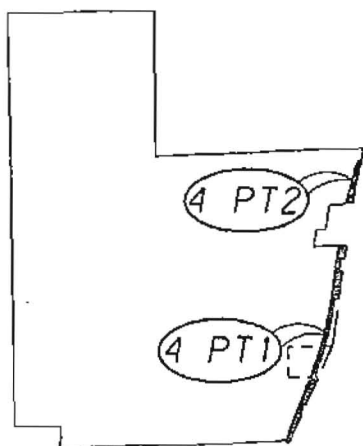
SCALE
1" = 50'

LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

DIST. NAME ATLANTA	PARCEL 4 PART 2 J.M. McKellar PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		0.377 AC. 394,744 AC.

JOSEPH J. DEW SURVEY ABST. NO. 156



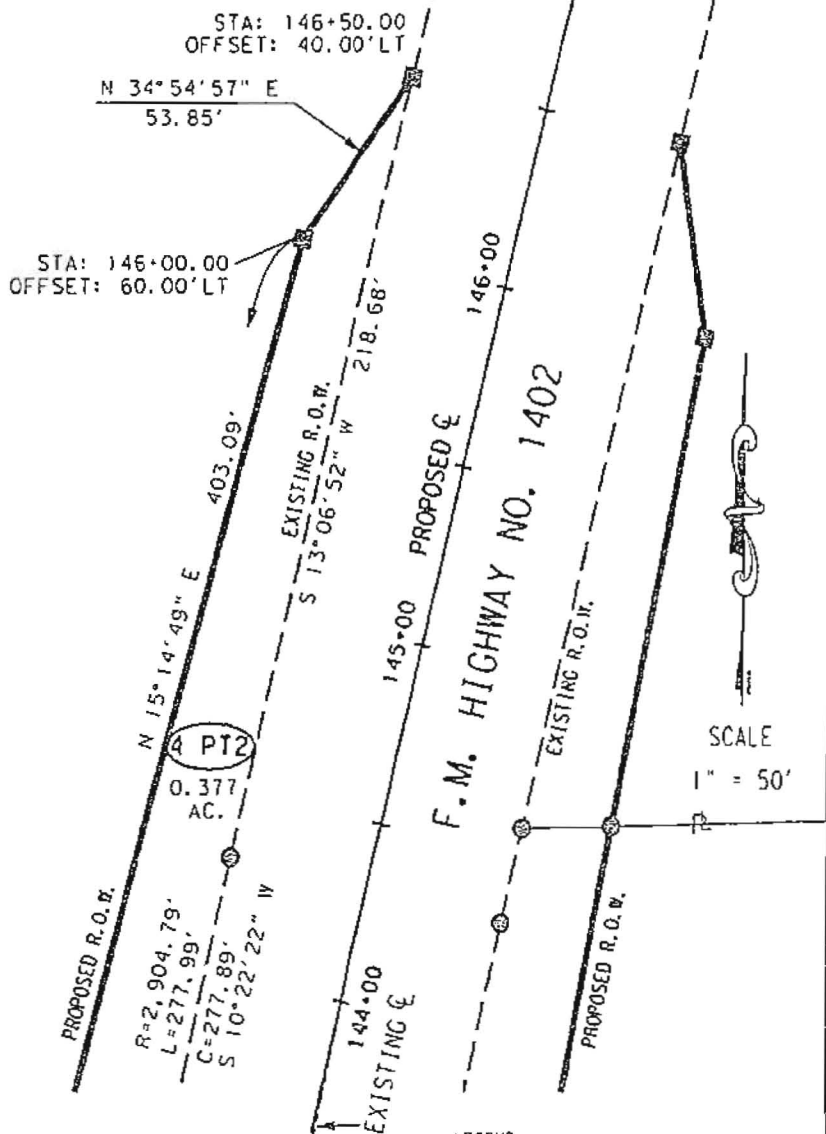
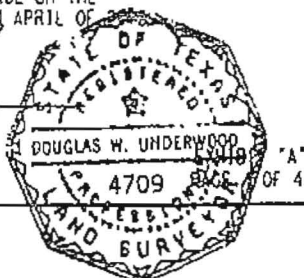
J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE
COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM OF 1983 (MAD83), NORTH CENTRAL ZONE BASED ON
USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND
TXGE (DM7145) AND CAN BE CONVERTED TO GRID
COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF
1.000120.

WERE PREPARED FROM A SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION IN APRIL OF

DWU
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



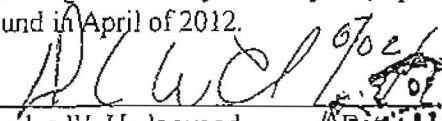
LEGEND

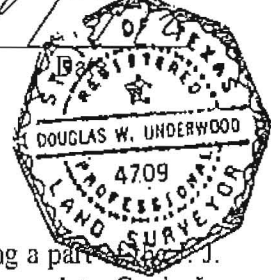
- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

DIST. NAME ATLANTA	PARCEL 4 PART 2 J.M. MCKELLAR PARTNERSHIP, LTD.	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		0.377 AC. 394.744 AC.

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 5

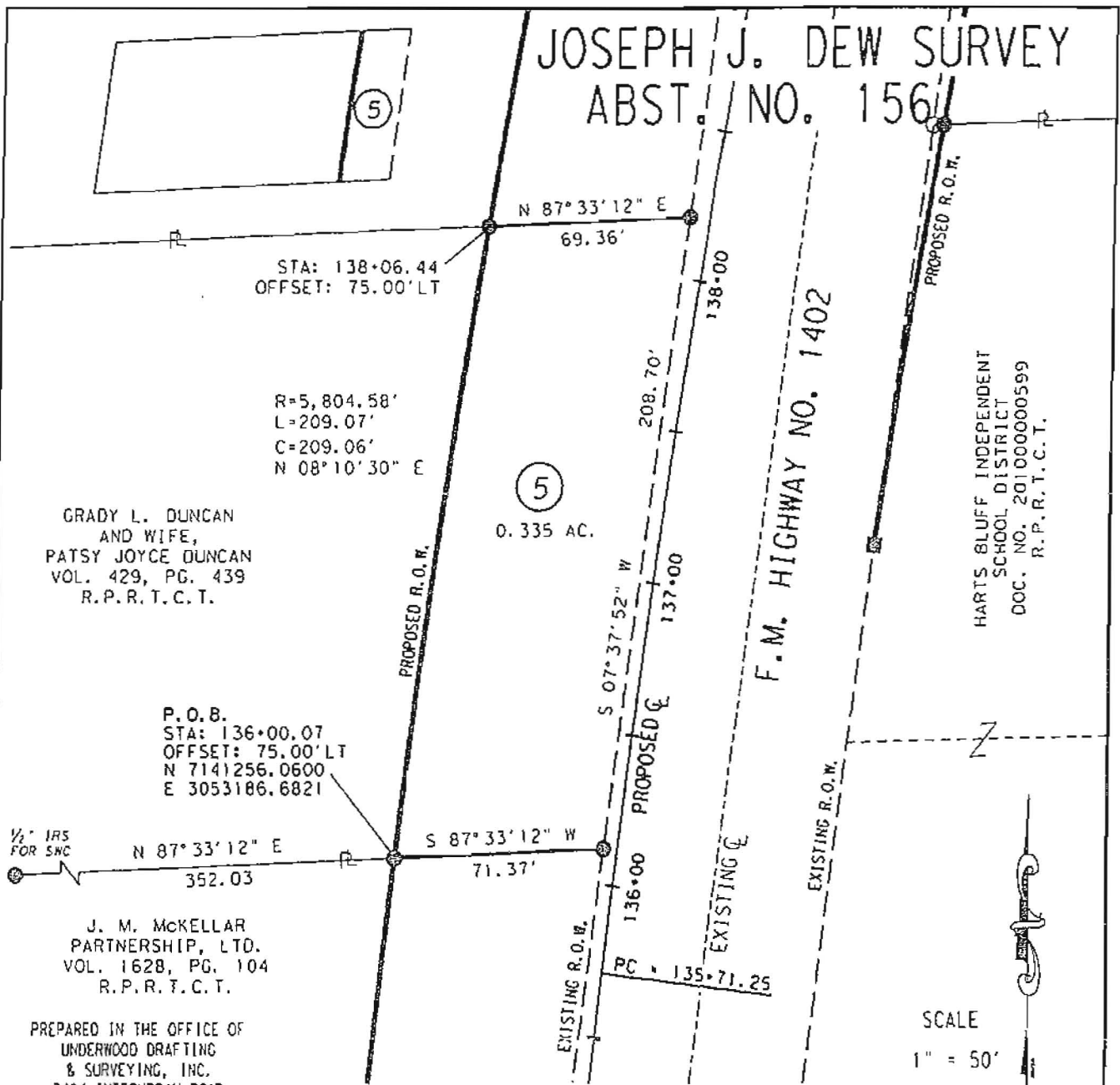
BEING 0.335 of an acre of land situated in the County of Titus, State of Texas, being a part of the J. Dew Survey, Abstract No. 156, and being a part of the 2.0 acre tract of land conveyed to Grady L. Duncan Et Ux, by deed of record in Volume 429, Page 439 of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Set on the Proposed West right of way line of FM 1402 and the North boundary line of a tract of land conveyed to J. M. McKellar Partnership, LTD. by deed of record in Volume 1628, Page 104 of said Real Property Records, said rod being 75.00 feet left of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 136+00.07 and being located at the coordinates of 7141256.0600 North and 3053186.6821 East, and being North 87°33'12" East a distance of 352.03 feet from a 1/2" Iron Rod Set for the Southwest corner of said 2 acre tract;

- (1) **THENCE:** In a Northeasterly direction with a non-tangent curve to the right having a radius of 5,804.58 feet and an arc length of 209.07 feet (chord bears North 08°10'30" East 209.06 feet) to a 1/2" Iron Rod Set in the North line of said 2 acre tract, said rod being 75.00 feet left of and perpendicular to centerline station 138+06.44;
- (2) **THENCE:** North 87°33'12" East a distance of 69.36 feet to a 1/2" Iron Rod Set in the existing West right-of-way line of F.M. Highway No. 1402 for the Northeast corner of said 2 acre tract;
- (3) **THENCE:** South 07°37'52" West along said existing West right-of-way line, a distance of 208.70 feet to a 1/2" Iron Rod Set for the Southeast corner of said 2 acre tract;
- (4) **THENCE:** South 87°33'12" West along the South line of said 2 acre tract, a distance of 71.37 feet to the Point-of-Beginning and containing 0.335 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

JOSEPH J. DEW SURVEY ABST. NO. 156



STA: 138+06.44
OFFSET: 75.00' LT

R=5,804.58'
L=209.07'
C=209.06'
N 08° 10' 30" E

GRADY L. DUNCAN
AND WIFE,
PATSY JOYCE DUNCAN
VOL. 429, PG. 439
R.P.R.T.C.T.

5
0.335 AC.

P.O.B.
STA: 136+00.07
OFFSET: 75.00' LT
N 7141256.0600
E 3053186.6821

1/2" IRS
FOR SNC

N 87° 33' 12" E
352.03

J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R.P.R.T.C.T.

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAT AND CORESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL 2012.

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

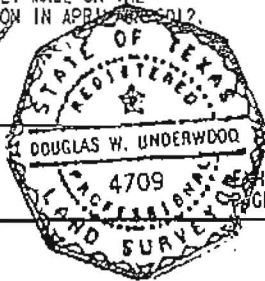


EXHIBIT "A"
PAGE 2 OF 2

SCALE
1" = 50'

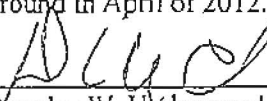
LEGEND

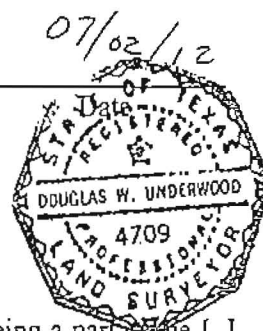
- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

DIST. NAME ATLANTA	PARCEL 5 GRADY L. DUNCAN, ET UX	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		0.335 AC. 1.665 AC.

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 6

BEING 0.424 of an acre of land situated in the County of Titus, State of Texas, being a part of the J. J. Dew Survey, Abstract No. 156, and being a part of a called 2.00 acre tract of land conveyed to Titus County Child Abuse Center by deed of record in Volume 484, Page 355 of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

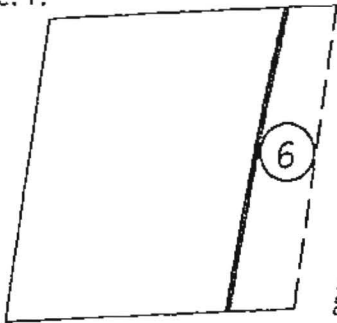
BEGINNING at a 1/2" Iron Rod Set on the Proposed West right of way line of FM 1402 and the North boundary line of a called 2 acre tract of land conveyed to Grady L. Duncan, Et Ux by deed of record in Volume 429, Page 439 of said Real Property Records, said rod being 75.00 feet left of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 138+06.44 and being located at the coordinates of 7141462.9978 North and 3053216.4100 East, and being North 87°33'12" East a distance of 225.90' from a 1/2" Iron Rod Set for the Southwest corner of said Titus County Child Abuse Center 2 acre tract;

- (1) THENCE: In a Northeasterly direction with a non-tangent curve to the right having a radius of 5,804.58 feet and an arc length of 303.54 feet (chord bears North 10°42'18" East 303.50 feet) to a 1/2" Iron Rod Set in the North line of said 2.00 acre tract, said rod being 75.00 feet left of and perpendicular to centerline station 141+06.05 of said highway;
- (2) THENCE: North 87°15'36" East a distance of 52.88 feet to a 1/2" Iron Rod Set in the existing West right-of-way line of F.M. Highway No. 1402 for the Northeast corner of said 2.00 acre tract;
- (3) THENCE: South 07°37'52" West along said existing West right-of-way line, a distance of 300.45 feet to a 1/2" Iron Rod Set for the Southeast corner of said 2.00 acre tract;
- (4) THENCE: South 87°33'12" West along the South line of said 2.00 acre tract, a distance of 69.36 feet to the Point-of-Beginning and containing 0.424 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

STA: 141+06.05
OFFSET: 75.00' LT

J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.



R=5,804.58'
L=303.54'
C=303.50'
N 10° 42' 18" E

0.424 AC.

TITUS COUNTY CHILD
ABUSE CENTER
VOL. 484, PG. 355
R. P. R. T. C. T.

JOSEPH J. DEW SURVEY
ABST. NO. 156

P.O.B.
STA: 138+06.44
OFFSET: 75.00' LT
N 71° 46' 29.978"
E 3053216.4100

1/2" IRS
FOR SWC

N 87° 33' 12" E
225.90'

S 87° 33' 12" W
69.36'

GRADY L. DUNCAN
AND WIFE,
PATSY JOYCE DUNCAN
VOL. 429, PG. 439
R. P. R. T. C. T.

N 87° 15' 36" E
52.88'

EXISTING R.O.W.
141.00

300.45'

S 07° 37' 52" W
140.00

139.00

138.00

F.M. HIGHWAY NO. 1402

PROPOSED R.O.W.

LEA ANN WILSON BROWN
(LEO WILSON ESTATE)
VOL. 330, PG. 300
R. P. R. T. C. T.

SCALE
1" = 50'

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903) 465-2151

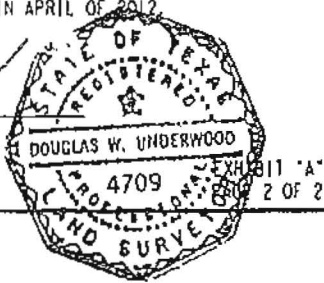
LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TxDOT 1/2" IRON ROD SET
- TxDOT TYPE II CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (OL3492), TXPA (OH3616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAT AND CORRESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012.

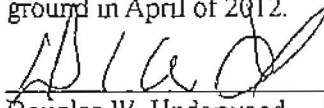
DW
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

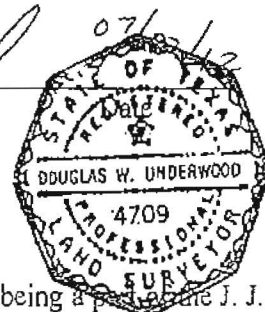


DIST. NAME ATLANTA	PARCEL 6 TITUS COUNTY CHILD ABUSE CENTER	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER LT.		0.424 AC. 1.576 AC.

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 7

BEING 0.075 of an acre of land situated in the County of Titus, State of Texas, being a part of the J. J. Dew Survey, Abstract No. 156, and being a part of a 19.72 acre tract of land conveyed to Lea Ann Wilson Brown (Leo Wilson Estate) by deed of record in Volume 330, Page 300, of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Set on the Proposed East right of way line of FM 1402 and the North boundary line of a called 2.51 acre tract of land conveyed to Harts Bluff Independent School District by deed of record in Document No. 201000000599, of the Real Property Records of Titus County, Texas, said rod being 75.00 feet right of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 138+65.05 and being located at the coordinates of 7141496.0523 North and 3053374.0251 East and being South 88°06'28" West a distance of 518.89 feet from a 1/2" Iron Rod Set for the Northeast corner of said 2.51 acre tract;

- (1) **THENCE:** South 88°06'28" West with said North line, a distance of 3.59 feet to a 1/2" Iron Rod Found in the existing East right-of-way line of said F.M. 1402 for the Northwest corner of said 2.51 acre tract;
- (2) **THENCE:** North 07°37'52" East with said existing East right-of-way line, a distance of 285.37 feet to a 1/2" Iron Rod Set for the Southwest corner of a 10 acre tract of land conveyed to Randolph G. Moore by deed of record in Document No. 200800002521, of said Real Property Records;
- (3) **THENCE:** North 88°49'57" East with the South line of said 10 acre tract, a distance of 22.06 feet to a 1/2" Iron Rod Set for the Northeast corner of the herein described tract, said rod being 75.00 feet right of and perpendicular to centerline station 141+57.64;
- (4) **THENCE:** in a Southerly direction with a non-tangent curve to the left having a radius of 5,654.58 feet and an arc length of 288.76 feet (chord bears South 11°15'21" West 288.72 feet) to the **Point-of-Beginning** and containing 0.075 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

J. M. MCKELLAR
PARTNERSHIP, LTD.
TRACT II
VOL. 1443, PG. 67
R. P. R. T. C. T.

RANDOLPH G. MOORE
DOC. NO. 200800002521
R. P. R. T. C. T.

TITUS COUNTY CHILD
ABUSE CENTER
VOL. 484, PG. 355
R. P. R. T. C. T.

LEA ANN WILSON BROWN
(LEO WILSON ESTATE)
VOL. 330, PG. 300
R. P. R. T. C. T.

0.075 AC.

L1	S 88°06'28" W	3.59'
L2	N 88°49'57" E	22.06'

R=5,654.58'
L=288.76'
C=288.72'
S 11°15'21" W

JOSEPH J. DEW SURVEY
ABST. NO. 156

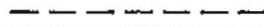




P.O.B.
STA: 138+65.05
OFFSET: 75.00' RT
N 7141496.0523
E 3053374.0251

S 88°06'28" W
518.89'

1/2" IRS
FOR REC

HARTS BLUFF INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 20100000599
R. P. R. T. C. T.

LEGEND

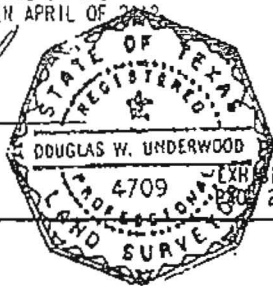
EXISTING ROW LINE 
 PROPOSED ROW LINE 
 PARCEL BOUNDARY LINE 
 TxDOT 1/2" IRON ROD SET 
 TxDOT TYPE II CONCRETE ROW
 MON. WITH BRONZE DISK SET 
 PARCEL NUMBER 

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING
& SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE (903)465-2151

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE
COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON
USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND
TXGE (DM7145) AND CAN BE CONVERTED TO GRID
COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF
1.000120.

THIS PLAT AND COORESPONDING DESCRIPTION
WERE PREPARED FROM A SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION IN APRIL OF 2012

DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



DIST. NAME	PARCEL 7	COUNTY
ATLANTA	LEA ANN WILSON BROWN (LEO WILSON ESTATE)	TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.075 AC. 9.645 AC.

SCALE
1" = 50'

FOUND 1/2"
IRON ROD

L1

7

7

L2

STA: 141+57.64
OFFSET: 75.00' RT

141+00

140+00

139+00

285.37'

N 07°37'52" E

F.M. HIGHWAY NO. 1402

PROPOSED R.O.W.

EXISTING R.O.W.

PROPOSED

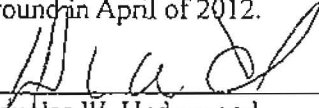
EXISTING

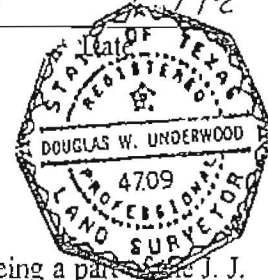
EXISTING R.O.W.

PROPOSED R.O.W.

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 8

BEING 0.187 of an acre of land situated in the County of Titus, State of Texas, being a part of the J. J. Dew Survey, Abstract No. 156, and being a part of a 10 acre tract of land conveyed to Randolph G. Moore by deed of record in Document No. 200800002521 of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 1/2" Iron Rod Set on the Proposed East right of way line of FM 1402 and the South boundary line of a called 2.00 acre tract of land conveyed to Ronald G. Duncan, Et Ux, by deed of record in Volume 520, Page 124 of said Real Property Records, said rod being 65.05 feet right of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 144+64.40 and being located at the coordinates of 7142079.7640 North and 3053490.0437 East, and being South 88°39'28" West a distance of 258.87 feet from a 1/2" Iron Rod Set for the Southeast corner of said 2.00 acre tract;

- (1) **THENCE:** South 10°58'54" West a distance of 267.39 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 75.00 feet right of and perpendicular to centerline station 141+97.19;
- (2) **THENCE:** In a Southwesterly direction with a curve to the right having a radius of 5,654.58 feet and an arc length of 39.03 feet (chord bears South 12°55'00" West 39.03 feet) to a 1/2" Iron Rod Set in the South line of said 10 acre tract, said rod being 75.00 feet right of and perpendicular to centerline station 141+57.64;
- (3) **THENCE:** South 88°49'57" West a distance of 22.06 feet to a 1/2" Iron Rod Set in the existing East right-of-way line of F.M. Highway No. 1402 for the Southwest corner of said 10 acre tract;
- (4) **THENCE:** North 07°37'52" East along said existing East right-of-way line, a distance of 8.71 feet to a 1/2" Iron Rod Set;
- (5) **THENCE:** In a Northeasterly direction with a curve to the right having a radius of 2,824.79 feet and an arc length of 270.34 feet (chord bears North 10°22'22" East 270.24 feet) to a 1/2" Iron Rod Set;

- (6) **THENCE:** North 13°06'52" East along said existing East right-of-way line, a distance of 26.62 feet to a 1/2" Iron Rod Set for the Southwest corner of said 2.00 acre tract;
- (7) **THENCE:** North 88°39'28" East along the South line of said 2.00 acre tract, a distance of 25.87 feet to the Point-of-Beginning and containing 0.187 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

JOSEPH J. DEW SURVEY

ABST. NO. 156

J. M. MCKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.

RONALD G. DUNCAN, ET UX
VOL. 520, PG. 124 R. P. R. T. C. T. $\frac{1}{2}$ " IRS
FOR SEC
S 88° 39' 28" W 258.87'

P.O.B.
STA: 144+64.40
OFFSET: 65.05' RT
N 7142079.7640
E 3053490.0437

RANDOLPH G. MOORE
DOC. NO. 200800002521
R. P. R. T. C. T.

PROPOSED R.O.W.

EXISTING R.O.W.

F.M. HIGHWAY NO. 1402

PROPOSED C 142+00

EXISTING C

R=2,824.79'
L=270.34'
C=270.24'
N 10° 22' 22" E

0.187
AC.

S 10° 58' 54" W

STA: 141+97.19
OFFSET: 75.00' RT

R=5,654.58'
L=39.03'
C=39.03'
S 12° 55' 00" W

STA: 141+57.64
OFFSET: 75.00' RT

L1	S 88° 49' 57" W	22.06'
L2	N 07° 37' 52" E	8.71'
L3	N 13° 06' 52" E	26.62'
L4	N 88° 39' 28" E	25.87'



PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING AND
SURVEYING INC.,
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE: (903) 465-2151

SCALE
1" = 50'

LEGEND

EXISTING ROW LINE

PROPOSED ROW LINE

PARCEL BOUNDARY LINE

TxDOT 1/2" IRON ROD SET

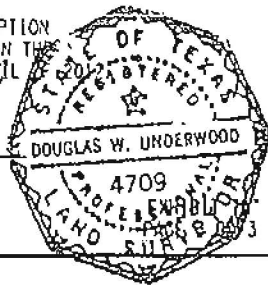
TxDOT TYPE II CONCRETE ROW
MON. WITH BRONZE DISK SET

PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE
COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON
USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH3616), AND
TXGE (DM7145) AND CAN BE CONVERTED TO GRID
COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF
1.000120.

THIS PLAT AND COORESPONDING DESCRIPTION
WERE PREPARED FROM A SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION IN APRIL

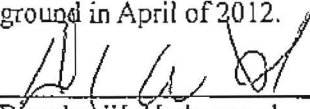
Underwood
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709

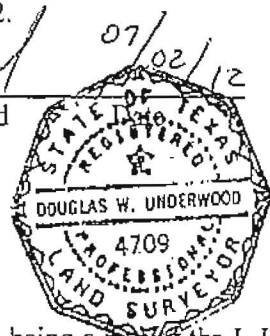


DIST. NAME ATLANTA	PARCEL 8 RANDOLPH G. MOORE	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.187 AC. 9.813 AC.

County: Titus
Highway: F.M. Highway No. 1402
CCSJ No: 1384-01-021
RCSJ No: 1384-01-026
Limits: From: 1.4 Mi. N. of IH 30
To: 2.1 Mi. N. of IH 30

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground in April of 2012.


Douglas W. Underwood
Texas RPLS No. 4709



PROPERTY DESCRIPTION FOR PARCEL 9

BEING 0.083 of an acre of land situated in the County of Titus, State of Texas, being a part of the J. J. Dew Survey, Abstract No. 156, and being a part of a 2.00 acre tract of land conveyed to Ronald G. Duncan, Et Ux, by deed of record in Volume 520, Page 124 of the Real Property Records of Titus County, Texas, and being more particularly described by metes and bounds as follows:

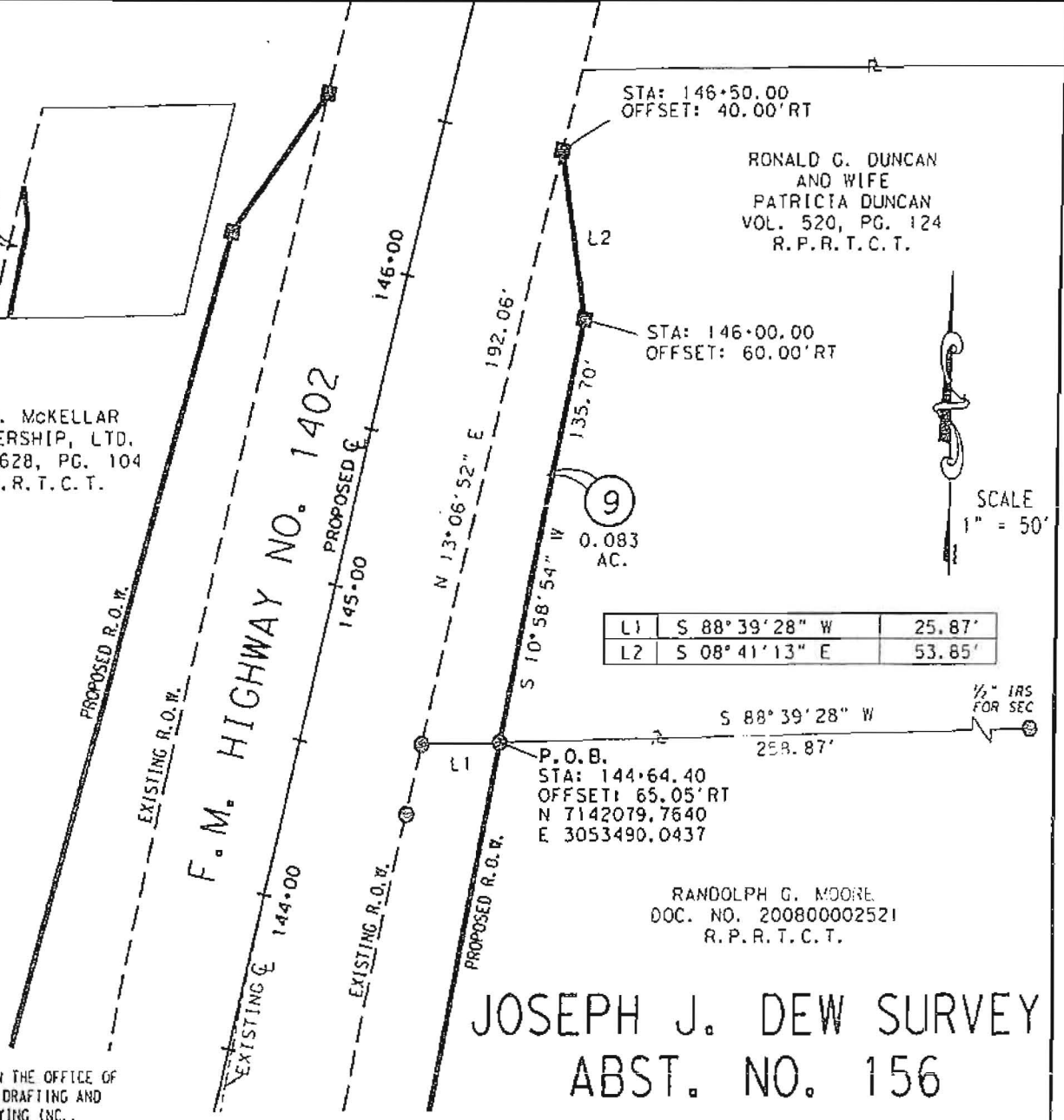
BEGINNING at a 1/2" Iron Rod Set on the Proposed East right of way line of FM 1402 and the North boundary line of a called 10 acre tract of land conveyed to Randolph G. Moore by deed of record in Document No. 200800002521 of the Real Property Records of Titus County, said rod being 65.05 feet right of and perpendicular from the survey centerline of F.M. Highway No. 1402, hereinafter referred as the survey centerline, at survey centerline station 144+64.40 and being located at the coordinates of 7142079.7640 North and 3053490.0437 East, and being South 88°39'28" West a distance of 258.87 feet from a 1/2" Iron Rod Set for the Southeast corner of said 2.00 acre tract;

- (1) THENCE: South 88°39'28" West with said South line, a distance of 25.87 feet to a 1/2" Iron Rod Set in the existing East right-of-way line of F.M. Highway No. 1402 for the Southwest corner of said 2.00 acre tract;
- (2) THENCE: North 13°06'52" East with said existing East right-of-way line, a distance of 192.06 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set for the Northern most corner of the herein described tract and being 40.00 feet right of and perpendicular to centerline station 146+50.00;
- (3) THENCE: South 08°41'13" East a distance of 53.85 feet to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set 60.00 feet right of and perpendicular to centerline station 146+00.00;
- (4) THENCE: South 10°58'54" West a distance of 135.70 feet to the Point-of-Beginning and containing 0.083 of an acre of land.

All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone 4202, based on Clarksville CORS ARP (DL3492 TXCR), Paris CORS (DH3616 TXPA), and Greenville CORS ARP (DM1745 TXGE) and can be converted to grid coordinates by dividing by a TxDOT surface adjustment factor of 1.000120.

9

J. M. McKELLAR
PARTNERSHIP, LTD.
VOL. 1628, PG. 104
R. P. R. T. C. T.



L1	S 88° 39' 28" W	25.87'
L2	S 08° 41' 13" E	53.85'

PREPARED IN THE OFFICE OF
UNDERWOOD DRAFTING AND
SURVEYING INC.,
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
TELEPHONE: (903)465-2151

JOSEPH J. DEW SURVEY ABST. NO. 156

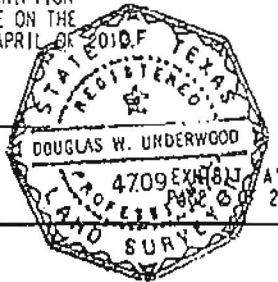
LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PARCEL BOUNDARY LINE
- TXDOT 1/2" IRON ROD SET
- TXDOT TYPE 11 CONCRETE ROW MON. WITH BRONZE DISK SET
- PARCEL NUMBER

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON USGS/NGS MONUMENTS TXCR (DL3492), TXPA (DH1616), AND TXGE (DM7145) AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

THIS PLAT AND COORESPONDING DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2012.

DW
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709



DIST. NAME ATLANTA	PARCEL 9 RONALD G. DUNCAN, ET UX	COUNTY TITUS
RCSJ 1384-01-026 CCSJ 1384-01-021	F.M. HIGHWAY NO. 1402	DATE OF SURVEY APRIL 2012
R.O.W. TO BE ACQUIRED APPROX. REMAINDER RT.		0.083 AC. 1.917 AC.

TABULATION OF VALUES (continued)

Parcel: 5

Highway: F.M. 1402

ROW CSJ: 1384-01-026

III. Damages and Enhancements

Non-Exempt Damages	Direct Access Denial	Enhancements	Exempt Damages	Net Damages
\$3,925.00	\$0.00	\$0.00	\$0.00	\$3,925.00

IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
		Total			

V. Recapitulation

Date:	01/04/2013			Recommended Value
Appraiser's Name:	Robin P. Beck			
Value of Whole Property	\$117,519.00			\$117,519.00
Parcel Area: 0.335 ac.				
VALUE FOR PARCEL				
Land: per Ac. = \$9,000	\$3,015.00			\$3,015.00
Easement				
Improvements	\$31,509.00			\$95,594.00
Net Damages or (Enhancements)	\$68,010.00			\$3,925.00
OAS Value(s)				
TOTAL COMPENSATION	\$102,534.00			\$102,534.00

Calculations for Net Damages or (Enhancements) considers Direct Access Denial damages.

TABULATION OF VALUES (continued)

Parcel: 5

Highway: F.M. 1402

ROW CSJ: 1384-01-026

VI. Comments and Conclusions on Values in the Appraisal Report

The subject highway improvement project is located in north-central Titus County along F.M. 1402, and involves properties situated along both sides of the roadway. The limits of this project are stated as from 1.4 miles north of I.H. 30 to 2.1 miles north of I.H. 30.

Subject property is a 2.0 acre residential tract situated along the westerly side of F.M. 1402 across from the intersection of County Road 3232. Improvements on this property include two single family residences with porches. The larger residence has an attached garage. Site improvements include asphalt parking/paving, a wood frame well house with small well for yard irrigation, a wood frame storage building, storage shed, metal fencing, septic system and landscaping. The gravel paving is stated to have no contributory value. This property is situated outside of any stated municipal city limits and not subject to any zoning ordinances. Highest and Best Use of this property is for residential uses.

Mr. Beck utilizes an improved Sales Comparison and Cost Approaches to Value to support his whole property value of \$118,754.00. Emphasis is placed on the Cost Approach to Value. He values the subject land interests by a Sales Comparison Approach to Value at \$9,000 per acre. Three local land sales are utilized in his Sales Comparison Approach to Value.

Parcel No. 5 involves a fee simple acquisition of 0.335 of an acre situated along the F.M. 1402 frontage. Improvements involved in this acquisition include part of the larger single family residence (and porch), part of the smaller single family residence (and porch). It should be noted the garage is attached to the larger residence and a combined value is considered for this acquisition. Since both residences are severed by the new right of way line both are handled as Category I Bisected Improvements in accordance with appraisal guidelines from the TxDOT Appraisal and Review Manual. Site improvements situated in the proposed acquisition area include the asphalt parking/paving, the water well and well house, part of the fencing and part of the landscaping. The acquired land interests are valued on a pro-rata basis of the whole property land value.

In valuing the Remainder Property After Acquisition, Mr. Beck damages-out the remaining portions of the two single family residence (as well as connected porches and garage). He also damages-out the remaining improvements (septic systems, storage building, shed, fencing and landscaping). He does not find any applicable damages to the land interests, which appear to be well supported in his remainder land analysis.

Mr. Beck's appraisal report is done in the format of a Summary Appraisal Report in accordance with the requirements under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP). It appears he has properly documented and supported his findings in this report.

Mr. Beck's appraisal report is hereby approved by the reviewing appraiser and recommended for acquisition purposes.

VII. Justification and Explanation for Credit if Retained.

Salvage and minimal retention values are assigned to the improvements being acquired by this parcel.

TABULATION OF VALUES (continued)

Parcel: 5

Highway: F.M. 1402

ROW CSJ: 1384-01-026

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.
Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual
The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraisers' Statements

Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

Reviewing Appraiser

Date

Eileen Morrison

Contract Reviewing Appraiser (if applicable)

02/05/2013

Date

Division Reviewing Appraiser (if applicable)

Date

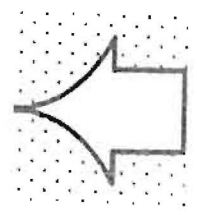
X. Approval of Values

Bryan P. Lee

County/City Representative

2-25-13

Date




ROW Staff Representative

Date

Certification

I certify that, to the best of my knowledge and belief,

- ✓ The facts and data reported by the review appraiser and used in the review process are true and correct
- ✓ The analyses, opinions and conclusions in this review are limited only by the assumptions and limiting conditions, if any, stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions.
- ✓ I have no present or prospective interests in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- ✓ I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
- ✓ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ✓ My compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of this review report.
- ✓ My analyses, opinions and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice and Texas Department of Transportation Appraisal & Review Guidelines
- ✓ I did personally inspect the subject property and comparables of the report under review.
- ✓ No individuals provided professional assistance to the person signing this certification.

Signed 
Galen F. Morrison
State Certified General Real Estate Appraiser
TX-1328244-G

Date of Review 02/05/2013

Purpose of Review:

To provide appraisal review services in accordance with the guidelines and regulations of the Texas Department of Transportation Appraisal and Review Manual, and the Uniform Standards of Professional Appraisal Practice (USPAP).

Client/Intended User:

Half Associates, Inc., Titus County, TxDOT and associated contractors

Intended Use:

For acquisition purposes by the client in securing necessary rights of way for highway improvement project

Scope of Review:

Inspect subject property, read and analyze report for completeness, inspect sales comparables and analyze sales data, analyze all general and specific data, form opinion regarding if report is adequate in all facets of appraisal theories and methodologies, provide comments regarding compliance with Texas Department of Transportation Appraisal and Review Manual guidelines as well as USPAP guidelines.

Prior Property Services Disclosure:

As required by USPAP, disclosure is required to the client if the reviewing appraiser is performing or has performed other real estate related services with regard to the subject property. I, Galen F. Morrison have no previous interaction with the subject property.

Extraordinary Assumptions:

An extraordinary assumption is something assumed to be true, but not certain. If proven true, the associated value conclusion could be impacted. Extraordinary assumptions are typically specific to the appraisal assignment. In the subject appraisal review assignment no significant extraordinary assumptions are applied.

Jurisdictional Exceptions:

The Jurisdictional Exception Rule is an assignment condition that voids the force of a part or parts of USPAP, when compliance with part or parts of USPAP is contrary, to law or public policy applicable to the assignment. In the case of the subject appraisal no conflicts regarding laws, public policy or USPAP are noted.

Hypothetical Conditions:

Appraisals prepared for right of way acquisitions/eminent domain purposes sometimes recognize hypothetical conditions. A hypothetical condition may be explained as a situation that is contrary to what exists, but is supposed for the purpose of an analysis. In determining if damages or enhancements result to the remainder(s) a hypothetical condition may be utilized.

Assumptions and Limiting Conditions:

This appraisal review report has been made with the following general assumptions and limiting conditions.

No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

Responsible ownership and competent property management are assumed.

Information, estimates, and opinions furnished to the appraiser or reviewer, and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the reviewer can be assumed by the reviewer.

All engineering is assumed to be correct. The illustrative material in this report is included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or unapparent conditions of property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all applicable zoning, deed restrictions, and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The review appraiser assumes no responsibility for economic or physical factors occurring after the effective date stated in the appraisal review report which may affect the opinions herein stated.

In the valuation of agricultural property, no consideration has been given in the appraisal to the value, if any, attributable to growing crops on any portion of the property appraised unless stated in the report.

The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any

person other than the party to whom it is addressed without the written consent of the review appraiser, and in any event only with properly written qualifications and only in its entirety.

The review appraiser herein by reason of this appraisal review is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

Neither all nor any part of the contents of this report (especially any conclusions as to value or the identity of the review appraiser) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the review appraiser.

In this appraisal review assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, and/or existence of toxic waste, chemicals, materials, or any other hazardous materials, which may or may not be present on the property, has not been considered. The review appraiser is not qualified to detect such substances. I urge the client to retain an expert in this field if desired.

Underground fuel tanks could be a liability. The typical life expectancy of an underground tank is 15 to 20 years. Soil contamination could occur if the tanks leak and would be costly to clean up. Without a detailed physical inspection of underground fuel tanks and surrounding soil, it is impossible to estimate potential clean up costs. Therefore, this analysis does not cover such contingencies, if applicable.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in the appraisal review or in developing an opinion of value for the property, if applicable.

Qualifications of Reviewing Appraiser:

Galen Fred Morrison
Texas State Certified General Real Estate Appraiser
Number: TX-1328244-G
Date of Expiration: 10/31/2014
TxDOT Pre-Certified Real Estate Appraiser (08/30/2012 – 08/30/2017)
Member of International Right of Way Association

Experience:

January 1998 – Present

Company: GTM Appraisal, LLC
Position: Partner - State Certified General Real Estate Appraiser
Number TX – 1328244-G

Services: Real estate appraisal and appraisal review services for eminent domain related acquisition projects in East, North, Central and South Texas. To date appraisal and appraisal review assignments have been provided for Texas Department of Transportation offices in Atlanta District, Bryan District, Dallas District, Fort Worth District, Paris District, Pharr District, Tyler District, Waco District and Wichita Falls District. In addition, appraisal and/or appraisal review services have been provided for the Texas Turnpike Authority and TxDOT Aviation Division in Austin, Texas

September 1988 – January 1998

Employer: Texas Department of Transportation
Tyler District Office

Position: Right of Way Appraiser III – District Review Appraiser

Duties: Appraisal review for transportation projects, coordination and management of appraisal and appraisal review services for Texas Department of Transportation right of way acquisition projects in Smith, Cherokee, Rusk, Gregg, Wood, Henderson and Anderson Counties.

Education:

The University of Texas at Tyler
Bachelor of Science in Industrial Technology
Graduated – December 1985

Tyler Junior College
Associate of Arts in General Studies
Graduated – May 1983

Tyler Junior College
Associate of Applied Science in Drafting
Graduated – May 1982

Additional real estate, real estate appraisal, eminent domain, surveying/map drafting, and related course work from the following:

Appraisal Institute	Tyler Junior College	CEI – Continuing Education Institute
CLE International	Tyler Real Estate College	Texas Department of Transportation
Federal Highway Admin.	Columbia Institute	Board of Tax Examiners

APPRAISAL REPORT

**PARCEL: 5; CSJ: 1384-01-026
FM 1402**

**GRADY L. DUNCAN
3683 FM 1402
MOUNT PLEASANT, TEXAS**

ON FILE IN THE COUNTY CLERK'S OFFICE