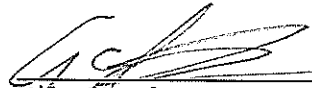


COUNTY: Bowie
HIGHWAY: US 82
CCSJ: 0046-04-057
RCSJ: 0046-04-058
Project Limits:
FROM: FM 1840
TO: SH 98



I, Mike Gardner, 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.


Mike Gardner, R.P.L.S., No. 5760
Date: December 4, 2012

PROPERTY DESCRIPTION FOR PARCEL 1

Being 0.303 of an acre of land, more or less, situated in the T. L. Cowan Headright Survey, Abstract 118 in Bowie County, Texas, being all of that certain tract of land described as 0.311 acres in the deed from Dewell Robinson and wife, Evelyn Robinson to Allen Jerrel Cooper and wife, Patricia Ann Cooper dated July 29, 1977, recorded in Volume 626, Page 819 of the Deed Records of Bowie County, Texas, said 0.303 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch steel rod set for a corner, capped MTG 101011-00, at the intersection of the existing North Right-of-Way line of Farm to Market Road 1840 and the South line of that certain tract of land described in the deed from Rails-To-Trails Conservancy to County of Bowie (Rails tract), dated December 2, 2003, recorded in Volume 4170, Page 201 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described in the deed from Union Pacific Railroad Company to Rails-To-Trails Conservancy, dated July 2 1997, recorded in Volume 2713, Page 314 of the Real Property Records of Bowie County, Texas, lying in a circular curve to the left, for the Northwest corner of the said 0.311 acre tract, being 121.81 feet right at a right angle from the proposed survey centerline of US Highway 82, at survey centerline station 626+26.28 and being 125.59 feet right at a right angle from the survey proposed centerline of Farm to Market Road 1840 (FM 1840), at survey centerline 10+86.70, and having Texas State Plane Coordinates System, North Central Zone, NAD83 values of N:7253346.9634 and E:3154685.1860;

- (1) THENCE: in a Southeasterly direction along the arc of the said circular curve a distance of 45.29 feet, with a delta angle of 00 degrees 27 minutes 10 seconds, a radius of 5732.23 feet, a chord bearing of South 66 degrees 04 minutes 39 seconds East, and a chord distance of 45.29 feet to a 5/8 inch steel rod set for a corner, capped MTG 101011-00, at the

end of the said circular curve and the beginning of a circular curve to the left, lying in the proposed North right-of-way line of FM 1840 and the South line of said Rails tract, being 122.04 feet right from proposed US Highway 82, at survey centerline station 626+70.62 and being 82.84 feet right from proposed FM 1840, at survey centerline station 10+97.81;

- (2) THENCE: in a Southeasterly direction along the arc of the said circular curve a distance of 228.79 feet, with a delta angle of angle 2 degrees 17 minutes 13 seconds, a radius of 5732.23 feet, a chord bearing of South 67 degrees 16 minutes 50 seconds East, and a chord distance of 228.78 feet to a TxDOT Type II right-of-way marker set for a corner, the Northeast corner of the said 0.311 acre tract, the Northwest corner of that certain tract of land described as Tract No. 1, with 0.212 acres in the deed from John W. Blackburn and wife, Reba L. Blackburn to Barbara Vercellona, dated February 10, 1997, recorded in Volume 2663, Page 34 of the Real Property Records of Bowie County, Texas, being the beginning of a Denial of Access Line, lying in the proposed North right-of-way line of FM 1840 and the South line of said Rails tract, being 123.77 feet right from proposed US Highway 82, at survey centerline station 628+94.61 and 117.13 feet left from proposed FM 1840, at survey centerline station 12+24.78;
- (3) THENCE South 29 degrees 28 minutes 07 seconds West at a distance of 49.46 feet passing the end of the Denial of Access Line, continuing in all a distance of 98.92 feet along the East line of the proposed FM 1840, the East line of the said 0.311 acre tract, the West line of the said 0.212 acre tract, and generally along a fence to a 5/8 inch steel rod set for a corner, capped MTG 101011-00, lying in the North right-of-way line of FM 1840, the Southeast corner of the said 0.311 acre tract, the Southwest corner of the said 0.212 acre tract, being 221.67 feet right from proposed US Highway 82, at survey centerline station 628+80.85 and 33.52 feet left from proposed FM 1840, at survey centerline station 12+96.81;
- (4) THENCE North 46 degrees 34 minutes 38 seconds West at a distance of 274.15 feet passing a 1/2 inch steel rod found for a reference (control monument no. 2), continuing in all a distance of 280.55 feet along the South line of the said 0.311 acre tract and the existing North right-of-way line of FM 1840 to the point of beginning and containing 0.303 acres of land (13182 ± square feet), at the time of this survey.

The bearings are based on Texas Coordinate System of 1983, North Central Zone, NAD83, based on WDS Network, and can be converted to grid coordinates by dividing by a combined scale factor of 1.000120. The

EXHIBIT "A"

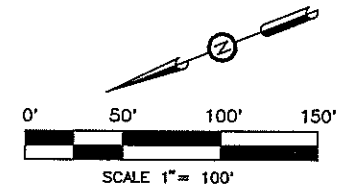
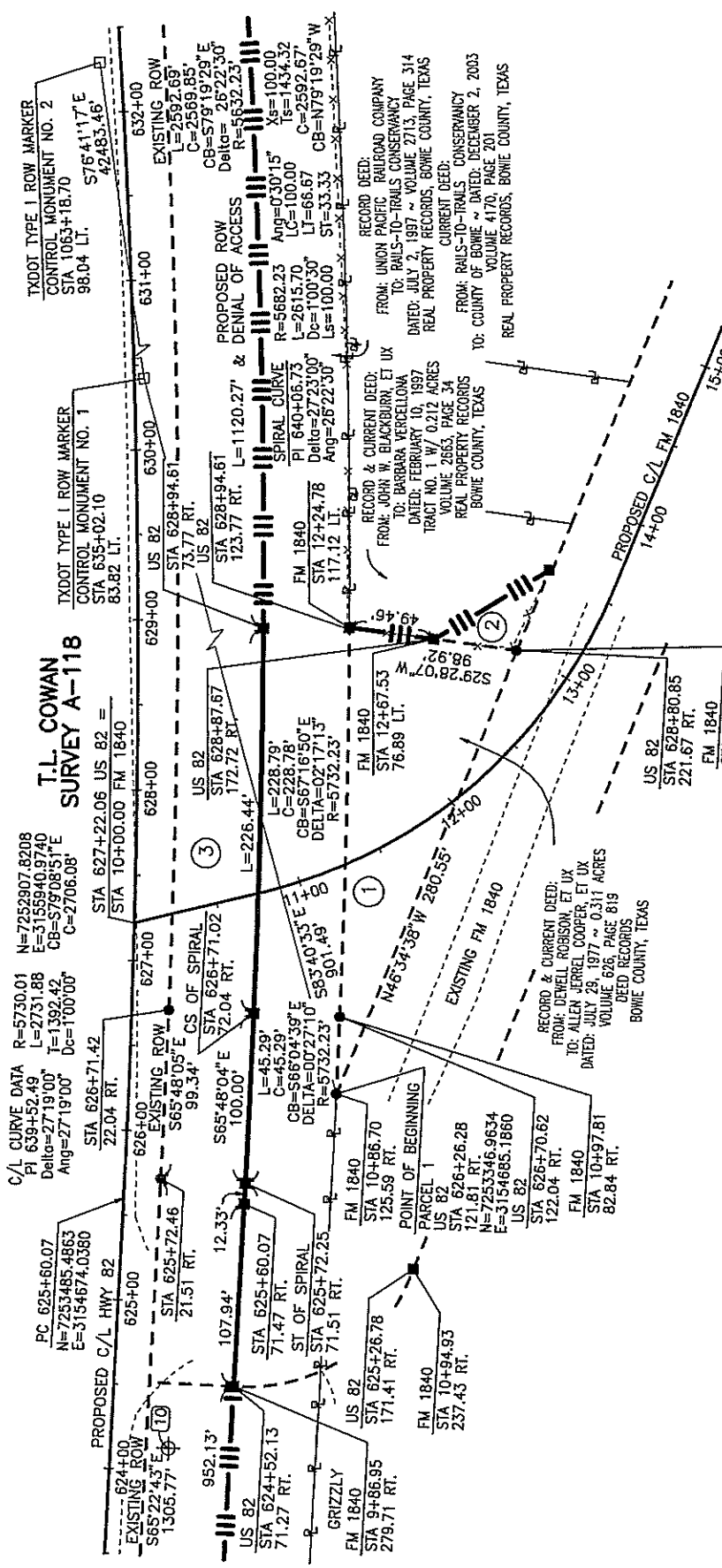
Parcel 1

Page 2 of 4

following control points were used for the basis of bearings: control monument no. 1 N: 7253247.6600, E: 3155581.1920, at 83.82 feet left of survey centerline station 635+02.10, control monument no. 2 N: 7243465.6711, E: 3196923.1465, at 98.04 feet left of survey centerline station 1063+18.70, and with a bearing of South 76 degrees 41 minutes 17 seconds East.

This description is based on the survey and plat made by Mike Gardner, Registered Professional Land Surveyor No. 5760, on December 4, 2012.

**T.L. COWAN
SURVEY A-118**



LEGEND

- PROPOSED CENTERLINE
- PROPOSED R.O.W.
- EXISTING R.O.W.
- EASEMENT LINE
- PROPERTY LINE
- FENCE
- EXISTING ROADWAY LIMITS
- SURVEY LINE
- TXDOT ACCESS DENIAL ALUMINUM CAP
- TXDOT TYPE II R.O.W. MARKER SET
- MAG SPIKE W/ WASHER
MTG INC 903-838-8533
- TXDOT TYPE I R.O.W. MARKER FOUND
- SET 5/8" STEEL ROD
W/ MTG CAP 101011-00
- PARCEL NUMBER
- POINT FOR EASEMENT
- TXDOT CONTROL
- INTERMEDIATE CONTROL
SET 1/2" STEEL ROD
W/ MTG CONTROL CAP

I, MIKE GARDNER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO A SURVEY MADE UPON THE GROUND FEBRUARY 29, 2012.

Mike Gardner
MIKE GARDNER

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5760, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: DECEMBER 4, 2012



NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE, WITH A BEARING OF NORTH 46 DEGREES 34 MINUTES 38 SECONDS EAST AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120. THE FOLLOWING CONTROL MONUMENTS LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 82 WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT NO. 1 STA 635+02.10 83.82' LT. N = 7253247.6600 E = 3155581.1920	CONTROL MONUMENT NO. 2 STA 1063+18.70 98.04' LT. N = 7243465.6711 E = 3196923.1465
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NOTE: ALL BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

PARCEL 1				
COUNTY OF BOWIE US 82 - BOWIE COUNTY CONSTRUCTION CSJ NO: 0046-04-057 ROW CSJ NO: 0046-04-058				
Called Acres	To Be Acquired	Prescriptive R.O. Eas't	Remaining	
			LT	RT
N/A	0.303	0	N/A	N/A

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(903) 796-2851