

June, 2014
Parcel RR1
Page 1 of 5

EXHIBIT _____

County: Wharton
Highway: FM 1301
Project Limits:
RCSJ No.:

PROPERTY DESCRIPTION FOR PARCEL RR

Being a 0.7178 acre (31,266 square feet) parcel of land situated in the William Kincheloe League, Abstract No. 38, Wharton County, Texas, said 0.7178 acre parcel of land being out of and part of the land as described in the deed from Union Pacific Railroad Company to The Texas Mexican Railway Company (T.M.R.C.), executed March 09, 2001 and recorded in Volume 405, Page 906, of the Wharton County Official Records, said 0.7178 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a point, (from which a found 1/2 inch iron rod bears South 31 degrees 32 minutes 08 seconds West, a distance of 0.22 feet), on the existing west right-of-way line of North Richmond Road (U.S. Highway 59) and the north right-of-way line of Sunset Dr, being the northeast corner of Lot 30 of the Blasingame Addition to the City of Wharton, Plat of which is recorded in Volume 222, Page 637 of the Wharton County Deed Records;

THENCE, North 17 degrees 26 minutes 11 seconds East, along the west line of said North Richmond Road, a distance of 200.29 feet to the northeast corner of said Blasingame Addition, being the southeast corner of a called 5.0574 acre tract of land as described in the deed from Union Pacific Railroad Company to Wharton Economic Development Corporation, executed January 07, 2008 and recorded in Book 729, Page 43, of the Wharton County Deed Records;

THENCE, North 75 degrees 13 minutes 28 seconds West, along the north line of said Blasingame Addition and the south line of said 5.0574 acre tract, a distance of 470.01 feet to a 3/4 inch iron rod with cap stamped "Cotton Surveying", for a point of curvature of a curve to the left;

THENCE, in a southwesterly direction, along the north line of said Blasingame Addition and the south line of said 5.0574 acre tract, and along said curve to the left, having a radius of 557.00 feet, a central angle of 89 degrees 39 minutes 22 seconds, for an arc distance of 871.59 feet, and a chord bearing South 59 degrees 56 minutes 51 seconds West, a distance of 785.35 feet to the east line of said T.M.R.C. tract, from which a found 5/8 inch iron rod with cap stamped "Huitt-Zollars" bears South 41 degrees 54 minutes 40 seconds West, a distance of 0.43 feet;

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THENCE, North 15 degrees 07 minutes 08 seconds East, along the west line of said 5.0574 acre tract and the east line of said T.M.R.C. tract, a distance of 445.53 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of the existing east right-of-way line of said T.M.R.C. tract and the proposed southerly right-of-way line of FM 1301, for the southeasterly corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of E=2,892,644.18, N=13,679,286.96 (Baseline Station 56+11.32, 155.00 feet right);**

- 1) THENCE, North 74 degrees 57 minutes 16 seconds West, along said proposed southerly right-of-way line of FM 1301, a distance of 100.63 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of the existing west right-of-way line of said T.M.R.C. tract, said proposed southerly right-of-way line of FM 1301, and the east line of a called 252.0525 acre tract of land as described in the deed from Elizabeth Anna Borchers, aka Betty Ann Borchers to James Burr Harrison and W. A. Harrison, executed August 31, 2010 and recorded in Book 829, Page 432, of the Wharton County Deed Records, for the southwesterly corner of the herein described parcel;**
- 2) THENCE, North 15 degrees 02 minutes 08 seconds East, along the existing west right-of-way line of said T.M.R.C. tract, and the east line of said 252.0525 acre tract, a distance of 310.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of the existing west right-of-way line of said T.M.R.C. tract and said proposed northerly right-of-way line of FM 1301, for the northwesterly corner of the herein described parcel;**
- 3) THENCE, South 74 degrees 57 minutes 16 seconds East, along said proposed northerly right-of-way line of FM 1301, a distance of 101.08 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of the existing east right-of-way line of said T.M.R.C. tract, said proposed northerly right-of-way line of FM 1301, and the west line of said 5.0574 acre tract, for the northeasterly corner of the herein described parcel;**
- 4) THENCE, South 15 degrees 07 minutes 08 seconds West, along the existing east right-of-way line of said T.M.R.C. tract and the west line of said 5.0574 acre tract, a distance of 310.00 feet to the **POINT OF BEGINNING**, and containing 0.7178 acre (31,266 square feet) parcel of land.

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

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EXHIBIT _____

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

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates herein are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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



H. Wade Pridgen, R.P.L.S.#6311
Huitt-Zollars, Inc.
1500 South Dairy Ashford, Suite 200
Houston, TX 77077-3858
281-496-0066



 6-27-14



■ SET 5/8" IRON ROD W/TXDOT ALUMINUM CAP SEE NOTE 6

○ FOUND CORNER AS DESCRIBED

● UNMARKED OR REFERENCED CORNER

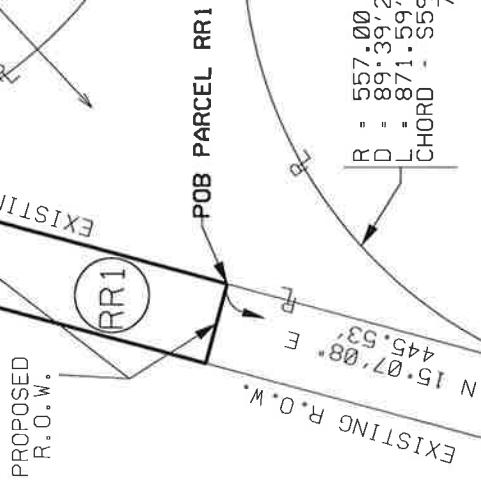
LEGEND

NOTES

1. W.C.D.R. INDICATES WHARTON COUNTY DEED RECORDS
2. W.C.O.R. INDICATES WHARTON COUNTY OFFICIAL RECORDS
3. EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS: RECORD AND/OR COMPUTED.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000013.
6. WITH THE MONUMENT DESCRIBED AND SET MAY BE REPLACED COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
7. A TXDOT TYPE II, RIGHT-OF-WAY MARKER IS A TXDOT BRASS DISK IN CONCRETE.

WILLIAM KINCHELOE LEAGUE
A - 38

AKA BETTY ANN BORCHERS
CALLLED 252-0525 AC TRS.
WHARTON COUNTY TO HARRISON AND
BOOK W.A. BURR HARRISON
EXECUTED: AUGUST PAGE 31,
RECORDS 432



PARENT TRACT INSET

UNION PACIFIC RAILROAD COMPANY
TO
THE TEXAS MEXICAN RAILWAY COMPANY
VOLUME 405, PAGE 906
WHARTON COUNTY OFFICIAL RECORDS
EXECUTED: MARCH 9, 2001



WHARTON COUNTY JUNE, 2014
RCSJ: FM 1301
PAGE 4 OF 5 SCALE: NTS

HUITT-ZOLLARS

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

PARCEL RR

WHARTON COUNTY JUNE, 2014
RCSJ:
PAGE 4 OF 5 SCALE: NTS

Frank

6-27-14



Texas Department of Transportation

WILLIAM KINCHELOE LEAGUE

A-38

SCALE IN FEET

0 50 100

1 INCH = 100 FEET

UNION CALLED 5.0574 AC TR
WHARTON ECONOMIC RAILROAD COMPANY
BOOK 729, DEED TO RAILROAD COMPANY
EXECUTED: W.C.D.R. PAGE 43 CORPORATION
JANUARY 7, 2008

PROPOSED BASELINE
FM 1301

POB PARCEL 10
E. 2.892.644.18
N. 13.679.286.96
STA. 56-11-32
155.00 RT

TR 65
ACHERS
652 BORCH AND
054 BORN AND
252 MEXICAN RAILWAY
001 HARRIS
001 HARRIS
CALIFORNIA
ELKA
ELKA
JAMES FOX
JAMES FOX
BOOKED
EXECUTED

R = 557.00'
D = 89.39.22"
L = 871.59.
CHORD - S59.56'51" W
785.35'

FOUND 3/4" IRON ROD WITH
CAP STAMPED "COTTON SURVEYING"
BLASINGAME ADDITION
VOL. 222,
WHARTON COUNTY
DEED RECORDS N 17-26-11" E,
200.29'

P.O.C.
FOUND 1/2" IRON ROD BEARS
S 31-32-08" W,
0.22'

HUITT-ZOLLARS

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

EXECUTED: MARCH 9, 2001

FOUND 5/8" IRON ROD
WITH CAP STAMPED "HUITT-ZOLLARS"
BEARS S 41-54-40" W, 0.43'

PARCEL RR1

WHARTON COUNTY JUNE, 2014
RCSJ: FM 1301
PAGE 5 OF 5 SCALE:1" = 100'