

April 15, 2022
Parcel 50 / P00060517.001
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EXHIBIT "A"

NOTES:

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

The basis of bearing is the Texas State Plane Coordinate System of 1983, South Central Zone (4204), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00017. Unit of measurement is U.S. Survey Feet.

** 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.

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

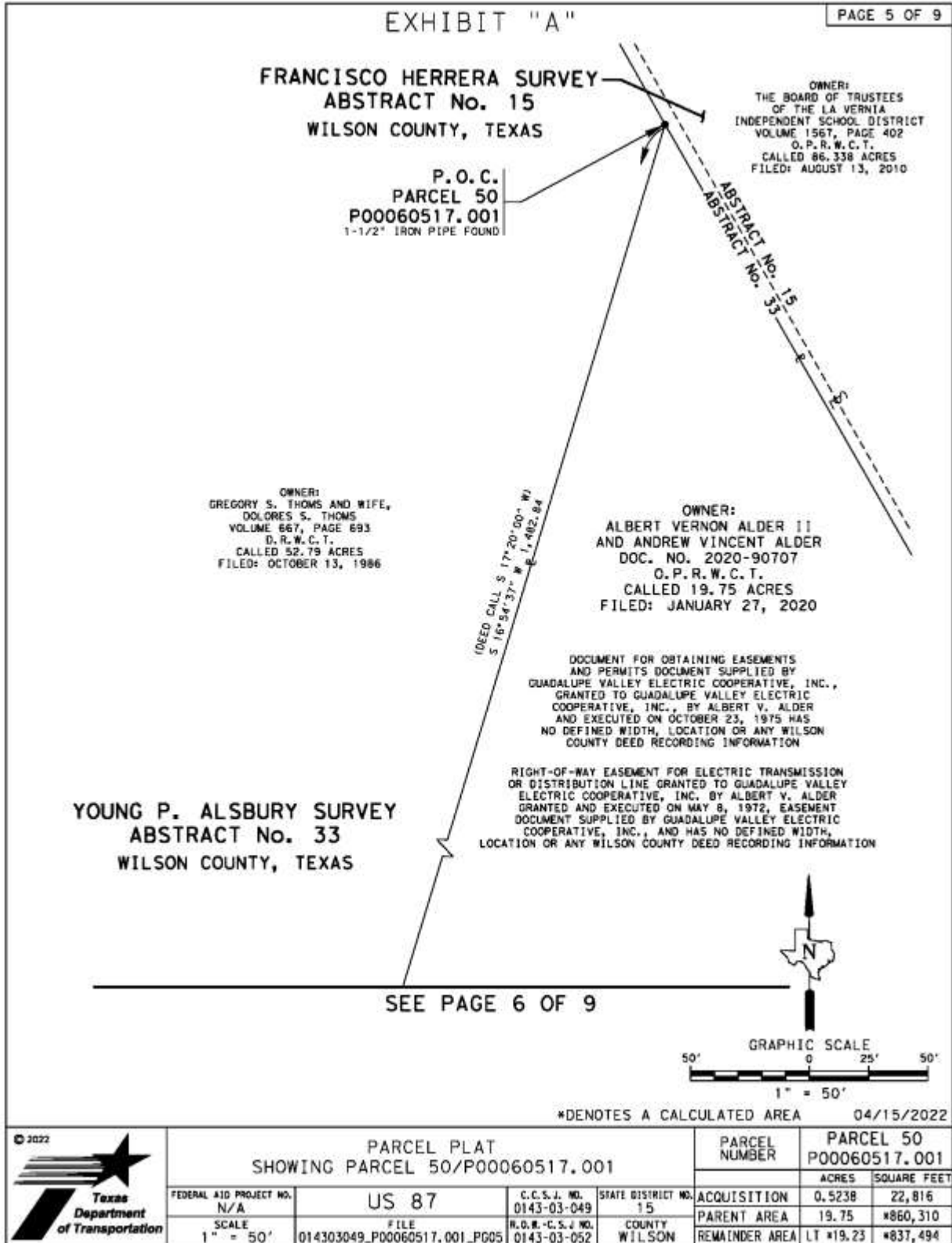
All stations and offsets shown are calculated relative to the project centerline (US 87 centerline).

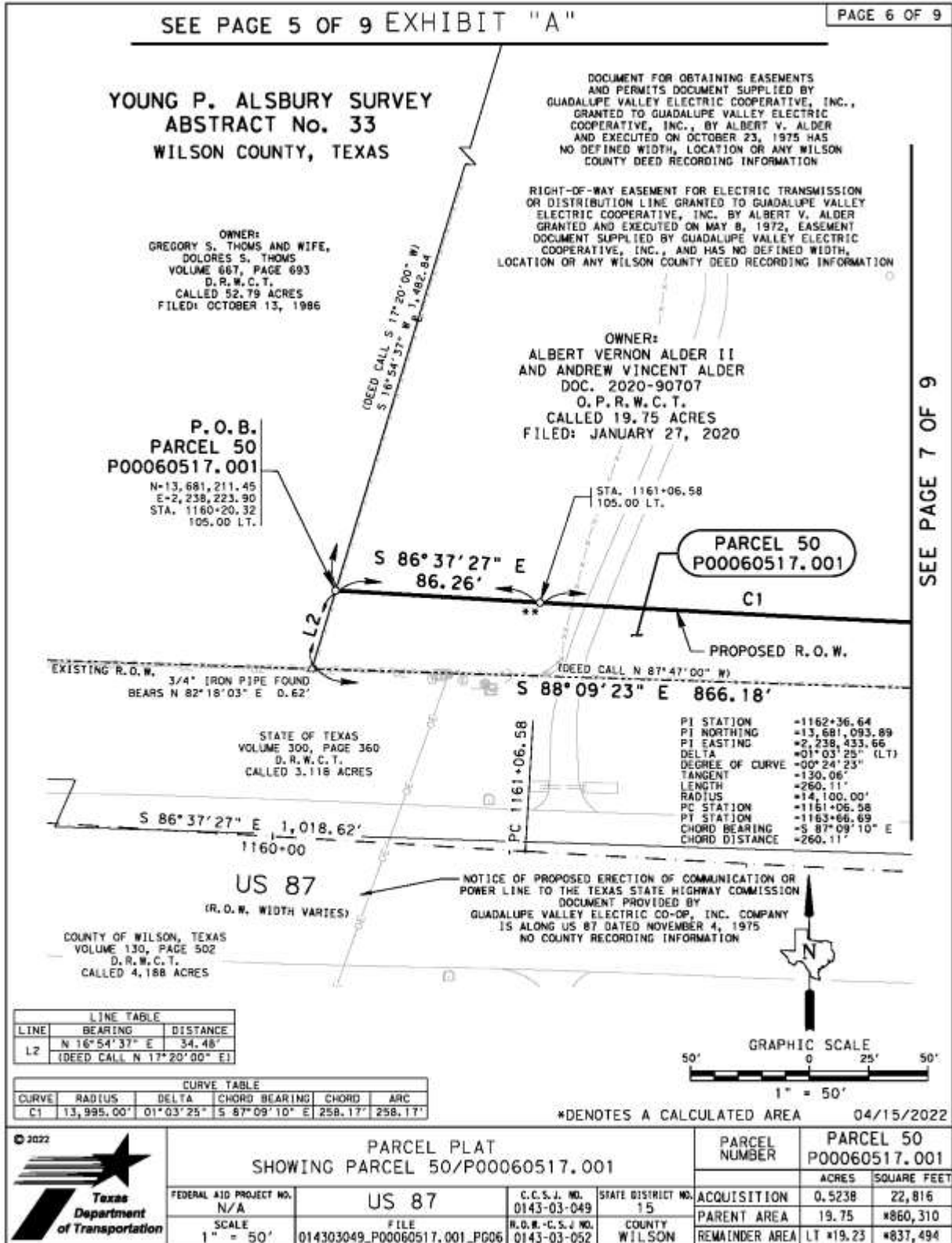
Date of Survey April 13, 2021.

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


Jon L. Cooper
Registered Professional Land Surveyor No. 5254
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900

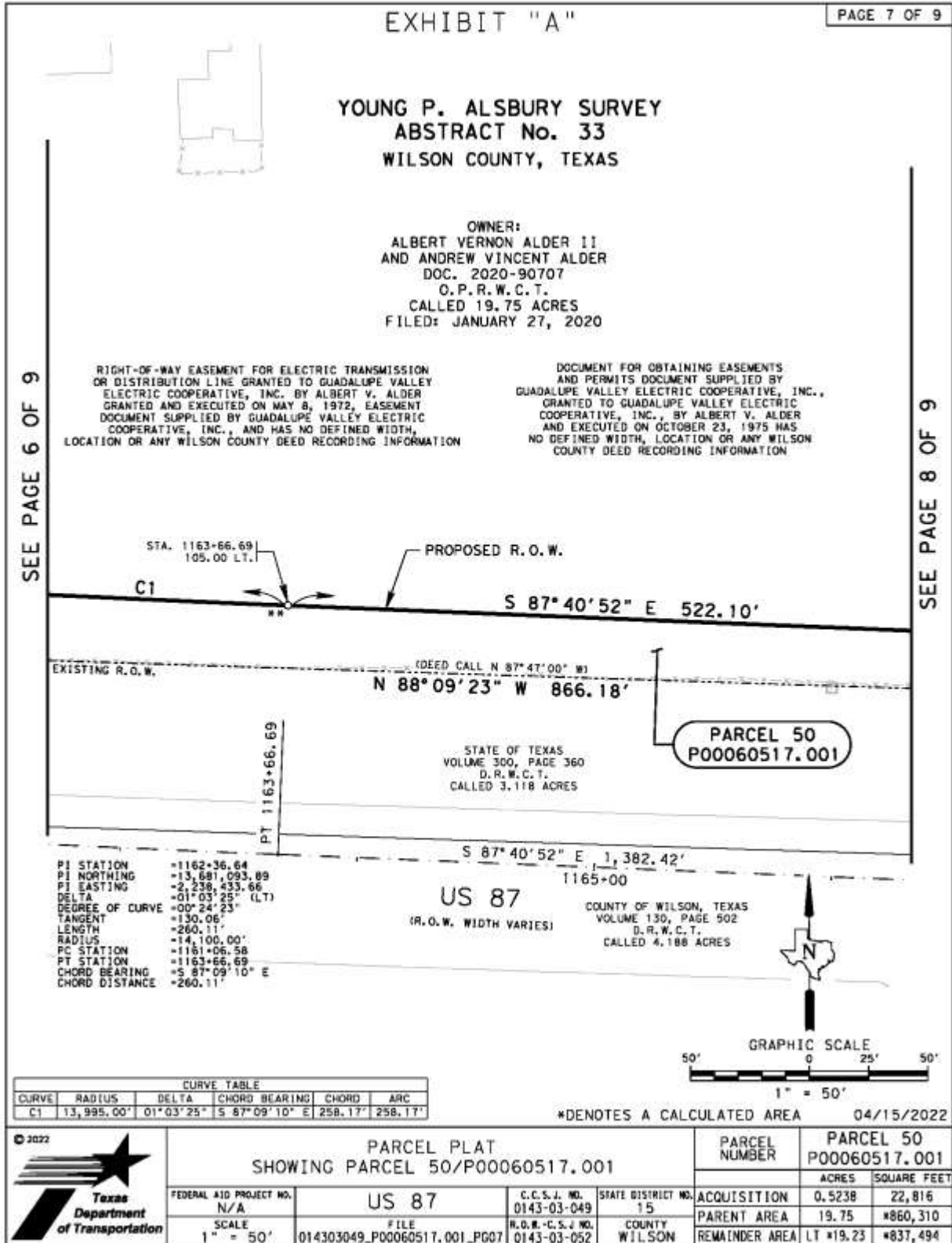






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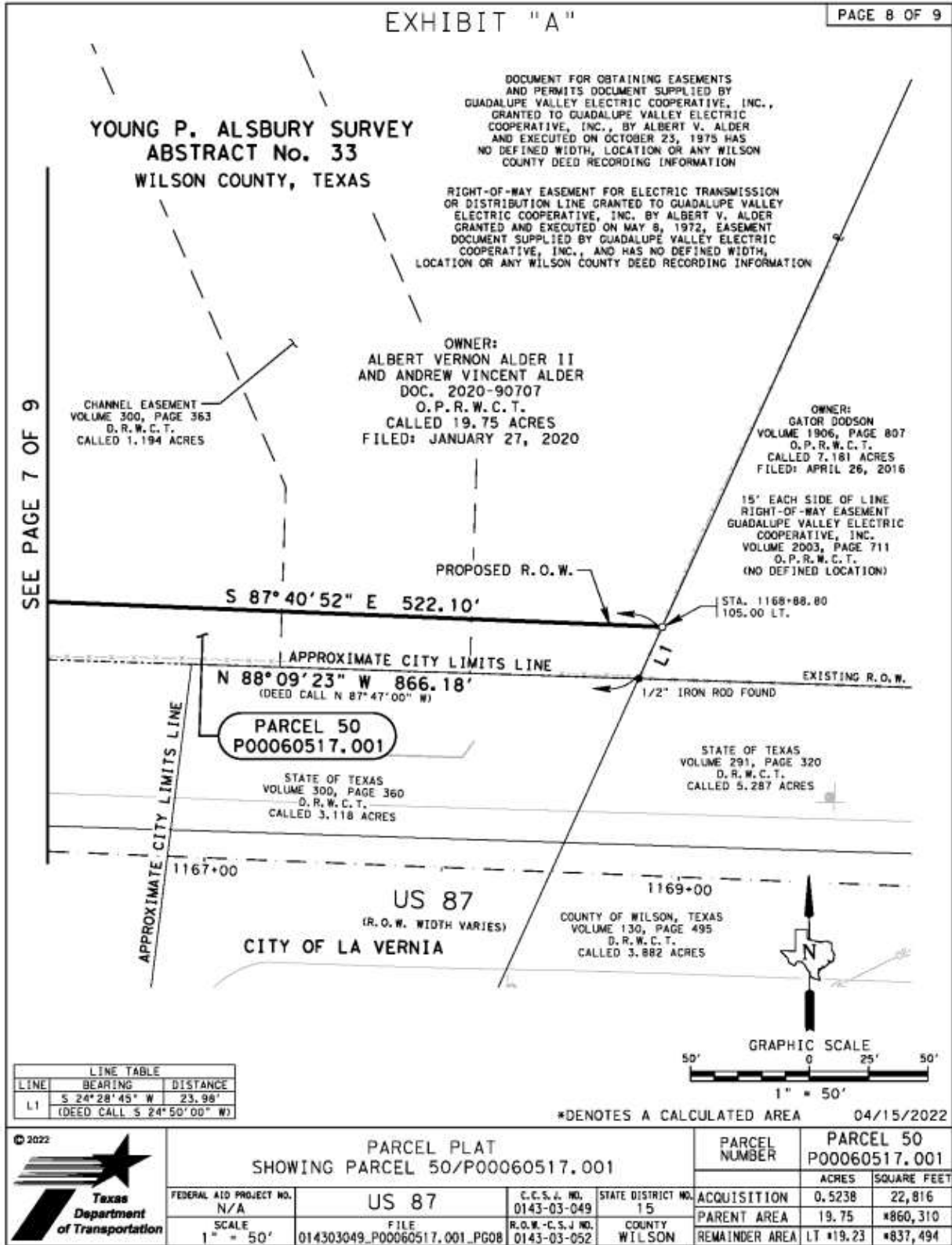


EXHIBIT "A"

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NOTES:

1. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00017. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
3. ** 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.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (US 87 CENTERLINE).
6. DATE OF SURVEY APRIL 13, 2021.

LEGEND:

APPROXIMATE SURVEY LINE	---
APPROXIMATE CITY LIMIT LINE	---
EXISTING R.O.W. LINE	---
LOT LINE	---
PROPERTY LINE	---
NEW CENTERLINE	---
NEW R.O.W. LINE	---
NEW TXDOT EASEMENT LINE	---
EXISTING EASEMENT LINE	---
FENCE LINE	---
BROKEN LINE	---
LAND HOOK (SAME OWNER)	---
TXDOT TYPE I CONCRETE MONUMENT FOUND	---
TXDOT TYPE II CONCRETE MONUMENT FOUND	---
MONUMENT FOUND (SIZE & TYPE NOTED)	---
CALCULATED POINT	---
5/8" IRON ROD WITH A 3-1/4" ALUMINUM DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" SET (UNLESS OTHERWISE NOTED)	---
ACRES	AC.
AH	AHEAD
BK	BK
C/L	CENTERLINE
DEED RECORDS OF WILSON COUNTY, TEXAS	D.R.W.C.T.
INTERSTATE HIGHWAY	IH
FARM TO MARKET	FM
LEFT	LT.
NOT APPLICABLE	N/A
OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS	O.P.R.W.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
SQUARE FEET	SQ. FT.
US	UNITED STATES

PARENT TRACT INSET (NOT TO SCALE)

OWNER:
ALBERT VERNON ALDER II
AND ANDREW VINCENT ALDER
DOC. 2020-90707
O.P.R.W.C.T.
CALLED 19.75 ACRES
FILED: JANUARY 27, 2020

P.O.C.

P.O.C.

US 87

PARCEL 50
P00060517.001

PLANIMETRICS LEGEND

	COMMUNICATION BOX (FIBER OPTIC)
	DOWN GUY
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	LIGHT POLE
	LIGHT STANDARD
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC
	SANITARY SEWER MANHOLE
	SIGN
	TELEPHONE HANDHOLE
	UTILITY MARKER
	UTILITY POLE
	WATER METER
	WATER VALVE

I, JON L. COOPER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Jon L. Cooper
JON L. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5254
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

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

*DENOTES A CALCULATED AREA 04/15/2022

PARCEL PLAT
SHOWING PARCEL 50/P00060517.001

PARCEL 50 P00060517.001	
ACRES	SQUARE FEET
ACQUISITION	0.5238 22,816
PARENT AREA	19.75 *860,310
REMAINDER AREA	LT *19.23 *837,494

FEDERAL AID PROJECT NO.	N/A
SCALE	N/A

US 87
FILE

C.C.S.J. NO.	0143-03-049
R.O.W.-C.S.J. NO.	0143-03-052

STATE DISTRICT NO.	15
COUNTY	WILSON

* A S S *