

EXHIBIT "A"

County: Calhoun TxDOTCONNECT Parcel ID: P00085096.001  
Highway: SH 35  
C.C.S.J: 0180-01-086 Page 1 of 10  
R.C.S.J: 0180-01-087 November 15, 2024  
Project Limits: At Victoria Barge Canal to STR# 0180-01-034

Property Description for TxDOTCONNECT Parcel ID: P00085096.001

**BEING** 11.270 acres (490,903 square feet) of land situated in the Manuel Lopez Survey, Abstract No. 25, in Calhoun County, Texas, said 11.270 acres of land being a portion of a called 172.70 acre tract of land described in a deed to EKC properties, LLC, a Texas Limited Liability Company as recorded in Document Number 2022-02846, of the Official Public Records of Calhoun County, Texas (O.P.R.C.C.T.), said 11.270 acres of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch capped iron rod found stamped "G&W ENG" on the common northeast line of said 172.70 acre tract, also being the southwest line of a called 123.51 acre tract of land described in a deed to Jackie Parks as recorded in Document Number 2018-01433, O.P.R.C.C.T.;

**THENCE**, South 33 degrees 27 minutes 22 seconds East, along said common line, a distance of 1,913.01 feet, to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TxDOT Survey Marker Right of Way monument" set on the proposed northwest Right-of-Way (R.O.W.) line of SH 35 a (Variable width R.O.W.) and being the **POINT OF BEGINNING** and having surface coordinates of N=13,382,991.23 and E=2,676,573.49, also being 126.10 feet left of and at right angles to centerline Station 280+55.50 of said SH 35;

- (1) **THENCE**, South 33 degrees 27 minutes 22 seconds East, continuing along said common line, a distance of 21.30 feet to a 1/2 inch iron rod found stamped "G&W ENG", at the southeast corner of said 172.70 acre tract, also being the southwest corner of said 123.51 acre tract, also being on the existing northwest R.O.W. line of said SH 35 a (Variable width R.O.W.);
- (2) **THENCE**, South 53 degrees 33 minutes 33 seconds West, along the common southeast line of said 172.70 acre tract and the existing northwest R.O.W. line of said SH 35, a distance of 64.34 feet to a 5/8 inch iron rod found stamped "EGW ENG";
- (3) **THENCE**, South 39 degrees 49 minutes 07 seconds West, continuing along said common line, a distance of 191.42 feet to a 5/8 inch iron rod found stamped "EGW ENG";
- (4) **THENCE**, South 56 degrees 35 minutes 27 seconds West, continuing along said common line, a distance of 2,013.64;
- (5) **THENCE**, North 33 degrees 24 minutes 47 seconds West, continuing along said common line, a distance of 50.00 feet to a 1/2 inch iron rod found stamped "G&W ENG" found;

EXHIBIT "A"

County: Calhoun  
Highway: SH 35  
C.C.S.J: 0180-01-086  
R.C.S.J: 0180-01-087

TxDOTCONNECT Parcel ID: P00085096.001

Page 2 of 10  
November 15, 2024

Project Limits: At Victoria Barge Canal to STR# 0180-01-034

Property Description for TxDOTCONNECT Parcel ID: P00085096.001

- (6) **THENCE**, South 56 degrees 33 minutes 58 seconds West, continuing along said common line, a distance of 600.11 feet to a 1/2 inch iron rod found stamped "G&W ENG";
- (7) **THENCE**, North 33 degrees 30 minutes 04 seconds West, continuing along said common line, a distance of 25.16 feet to a 1/2 inch iron rod found stamped "G&W ENG";
- (8) **THENCE**, South 56 degrees 35 minutes 21 seconds West, continuing along said common line, a distance of 575.31 feet to the most southerly corner of said 172.70 acre tract, also being the most easterly corner of a called 6,461.08 acre tract of land described in a deed to Calhoun County Texas as recorded in Document Number 2012-132318 O.P.R.C.C.T.;
- (9) **THENCE**, North 22 degrees 00 minutes 58 seconds West, along the common southwest line of said 172.70 acre tract, also being the northeast line of said 6,461.08 acre tract, a distance of 95.06 feet to the proposed northwest R.O.W. line of said SH 35;
- (10) **THENCE**, North 56 degrees 34 minutes 32 seconds East, along said proposed R.O.W. line, passing at a distance of 265.44 feet, a Type II TxDOT monument set on the proposed northwest R.O.W. line of said SH 35, also being 120.00 feet left of and at right angles to centerline Station 249+03.24 of said SH 35, and continuing in all, a total distance of 925.99 feet to a Type II TxDOT monument set on the proposed northwest R.O.W. line of said SH 35, also being 120.00 feet left of and at right angles to centerline Station 255+63.79 of said SH 35;
- (11) **THENCE**, North 40 degrees 42 minutes 13 seconds East, continuing along said proposed R.O.W. line, a distance of 135.37 feet to a Type II TxDOT monument set on the proposed northwest R.O.W. line of said SH 35, also being 157.00 feet left of and at right angles to centerline Station 256+94.00 of said SH 35;
- (12) **THENCE**, North 53 degrees 24 minutes 46 seconds East, continuing along said proposed R.O.W. line, a distance of 416.64 feet to a Type II TxDOT monument set on the proposed northwest R.O.W. line of said SH 35, also being 180.00 feet left of and at right angles to centerline Station 261+10.00 of said SH 35;
- (13) **THENCE**, North 60 degrees 57 minutes 23 seconds East, along said proposed R.O.W. line, a distance of 1,951.31 feet to the **POINT OF BEGINNING** and containing 11.270 acres (490,903 square feet).

## EXHIBIT "A"

County: Calhoun  
Highway: SH 35  
C.C.S.J: 0180-01-086  
R.C.S.J: 0180-01-087

TxDOTCONNECT Parcel ID: P00085096.001

Page 3 of 10  
November 15, 2024

Project Limits: At Victoria Barge Canal to STR# 0180-01-034

### Property Description for TxDOTCONNECT Parcel ID: P00085096.001

#### NOTES:

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 1.00013. Unit of measurement is U.S. Survey Feet.

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

Abstracting was completed in May 2023 through November 2024.

All stations and offsets shown are calculated relative to the project centerline (SH 35 centerline).

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

Field surveys were completed between January 2023 through November 2024.

I, Brian K. Kidd, 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.



11/15/2024

Brian K. Kidd                      Date  
Registered Professional Land Surveyor  
Texas No. 6494

STV Inc.  
201 Main Street, Suite 801,  
Fort Worth, Texas 76102  
Phone Number: 817-354-0189  
TBPELS Firm Registration No. 10194115



## NOTES

1. 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 1.00013. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

3. ABSTRACTING WAS COMPLETED IN MAY 2023 THROUGH JUNE 2023

4. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 35 CENTERLINE).

5. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

6. FIELD SURVEYS WERE COMPLETED BETWEEN JANUARY 2023 THROUGH OCTOBER 2023.

WHOLE PROPERTY SKETCH  
(NOT TO SCALE)

## LEGEND

D.R.C.C.T.	- DEED RECORDS OF CALHOUN COUNTY, TEXAS
FM	- FARM TO MARKET
LAT.	- LATITUDE
LONG.	- LONGITUDE
LT.	- LEFT
O.P.R.C.C.T.	- OFFICIAL PUBLIC RECORDS CALHOUN COUNTY, TEXAS
R.O.W.	- RIGHT OF WAY
RT.	- RIGHT
STA.	- STATION
---	PROPOSED CENTERLINE
---	PROPOSED R.O.W. LINE
---	EXISTING R.O.W. LINE
---	PROPERTY LINE
---	SURVEY LINE
---	EXISTING EASEMENT
---	FENCE LINE



- FOUND TEXAS DEPARTMENT OF TRANSPORTATION TYPE I CONCRETE MONUMENT
- FOUND TEXAS DEPARTMENT OF TRANSPORTATION TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK (STAMPED AS NOTED)
- SET TEXAS DEPARTMENT OF TRANSPORTATION TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"
- SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" OR UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- CALCULATED POINT

Brian Kidd

11/15/2024

BRIAN K. KIDD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6494  
STV INC.  
201 MAIN STREET, STE. 801,  
FORT WORTH, TEXAS 76102  
PHONE: 817-354-0189  
TEXAS FIRM NO. 10194115.



OWNER.  
EKC PROPERTIES, LLC, A  
TEXAS LIMITED  
LIABILITY COMPANY  
CALLED 172.70 ACRES  
DOC. NO. 2022-02846  
O.P.R.C.C.T.

P.O.C.

PROPOSED R.O.W.

P.O.B.

P00085096.001

SH 35

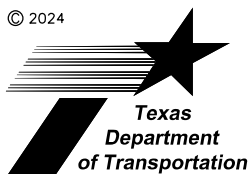
## PLANIMETRICS LEGEND

	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

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

\*DENOTES A CALCULATED AREA

© 2024

PARCEL PLAT  
SHOWING PARCEL P00085096.001

FEDERAL AID PROJECT NO.  
N/A

SH 35

STATE DISTRICT NO.  
13

PARCEL  
NUMBER

P00085096.001

SCALE  
1" = 100'

FILE

C.C.S.J. NO.  
0180-01-086

R.O.W.-C.S.J. NO.  
0180-01-087

COUNTY  
CALHOUN

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

11.270

490,903

REMAINDER AREA

172.70

7,522,812

LT. \*161.43

\*7,031,909

**MANUEL LOPEZ SURVEY  
ABSTRACT NO. 25  
CALHOUN COUNTY, TEXAS**

OWNER.  
EKC PROPERTIES, LLC, A  
TEXAS LIMITED  
LIABILITY COMPANY  
CALLED 172.70 ACRES  
DOC. NO. 2022-02846  
O.P.R.C.C.T.

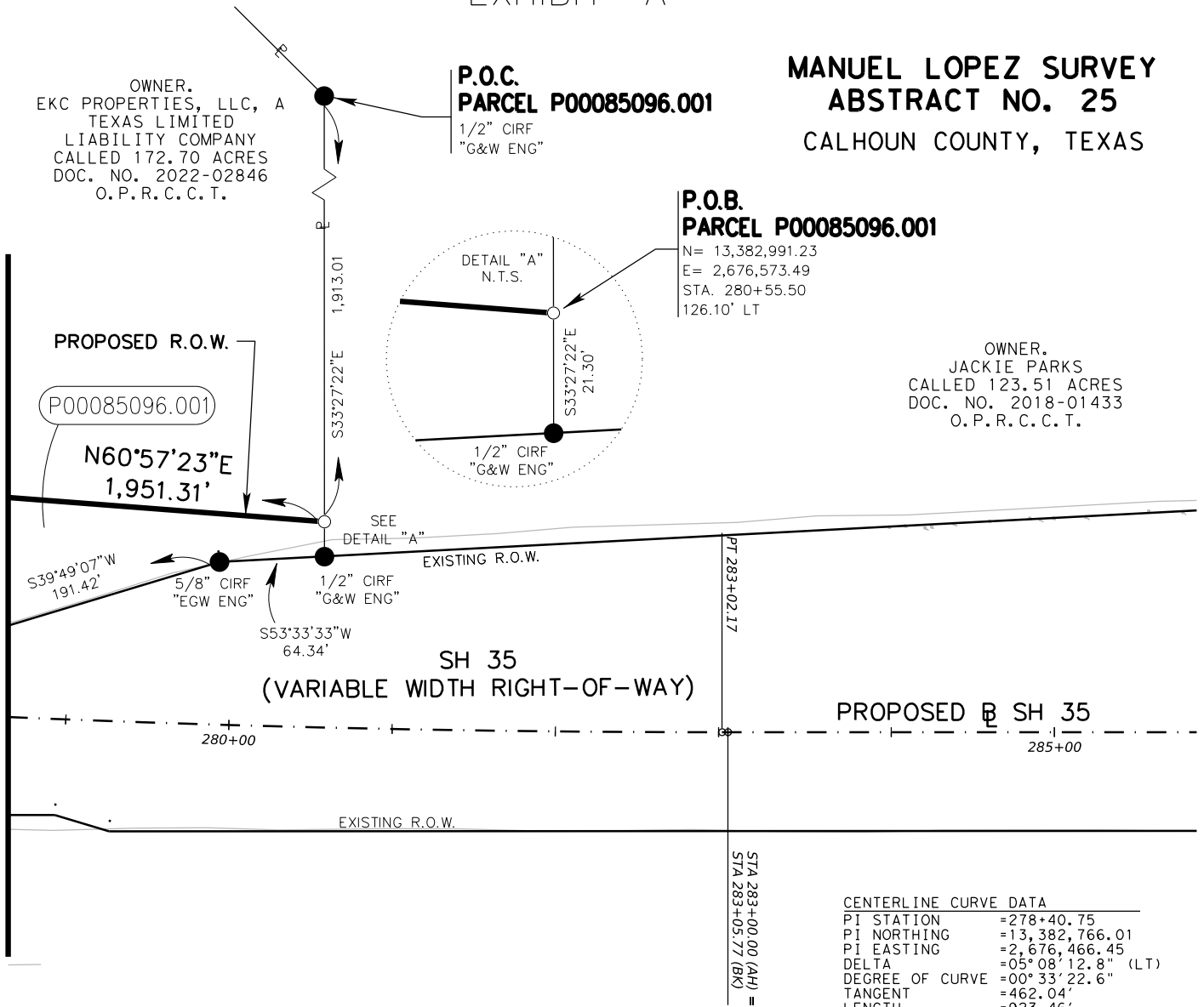
**P.O.C.  
PARCEL P00085096.001**  
1/2" CIRF  
"G&W ENG"

**P.O.B.  
PARCEL P00085096.001**

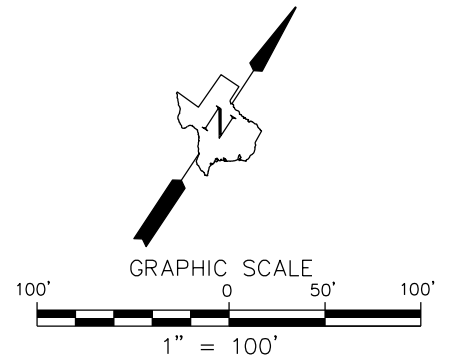
N= 13,382,991.23  
E= 2,676,573.49  
STA. 280+55.50  
126.10' LT

OWNER.  
JACKIE PARKS  
CALLED 123.51 ACRES  
DOC. NO. 2018-01433  
O.P.R.C.C.T.

SEE PAGE 6 OF 10

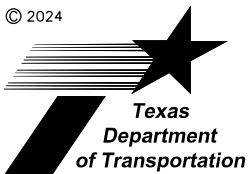


CENTERLINE CURVE DATA	
PI STATION	=278+40.75
PI NORTHING	=13,382,766.01
PI EASTING	=2,676,466.45
DELTA	=05°08'12.8" (LT)
DEGREE OF CURVE	=00°33'22.6"
TANGENT	=462.04'
LENGTH	=923.46'
RADIUS	=10,300.00'
PC STATION	=273+78.72
PT STATION	=283+02.17
CHORD BEARING	=N59°08'45"E
CHORD DISTANCE	=923.15'



\*DENOTES A CALCULATED AREA

© 2024



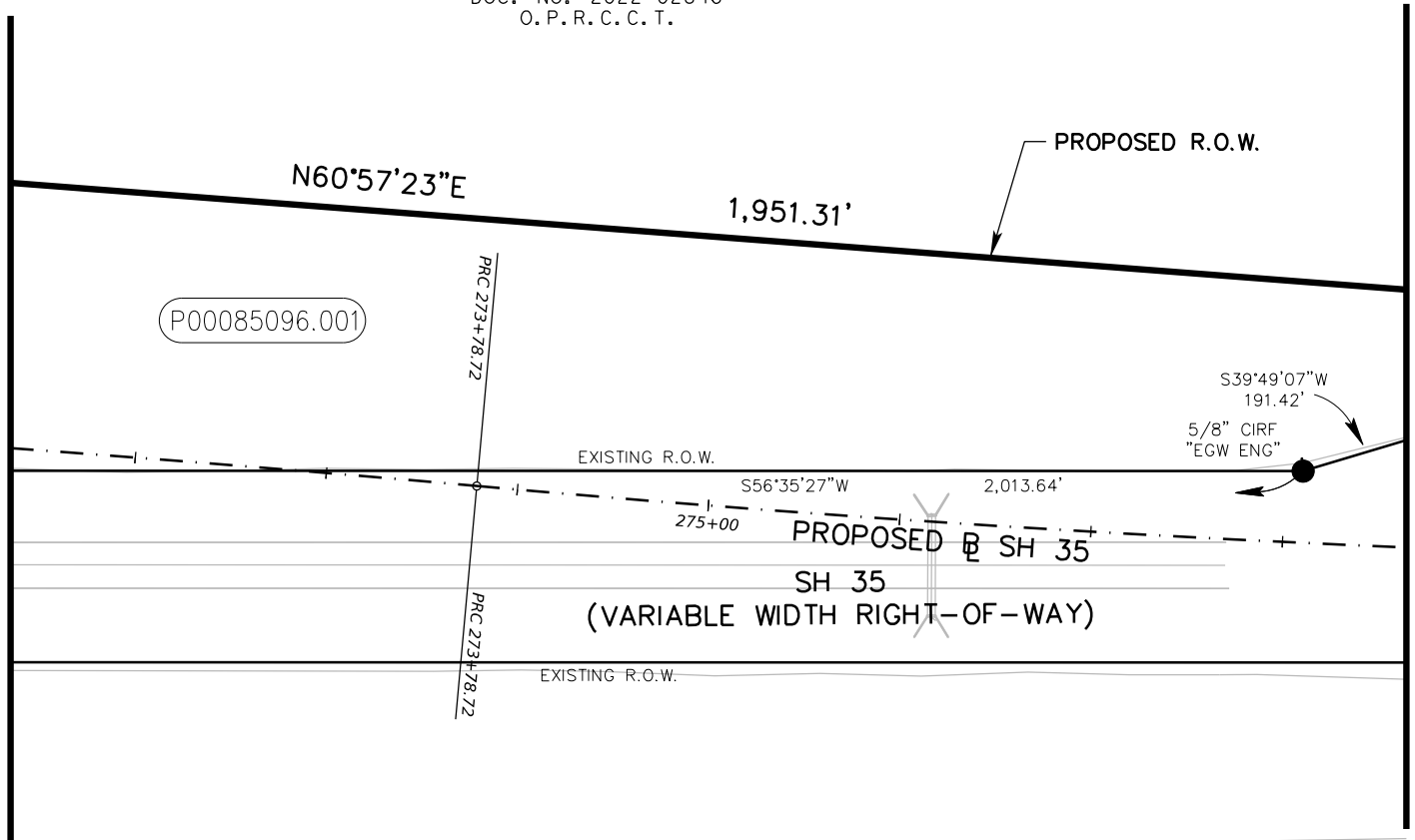
PARCEL PLAT SHOWING PARCEL P00085096.001					PARCEL NUMBER	P00085096.001		
FEDERAL AID PROJECT NO. N/A		SH 35			STATE DISTRICT NO. 13	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'		FILE	C.C.S.J NO. 0180-01-086	R.O.W.-C.S.J NO. 0180-01-087	COUNTY CALHOUN	PARENT AREA	11.270	490,903
						REMAINDER AREA	172.70	7,522,812
							LT. *161.43	*7,031,909

MANUEL LOPEZ SURVEY  
ABSTRACT NO. 25  
CALHOUN COUNTY, TEXAS

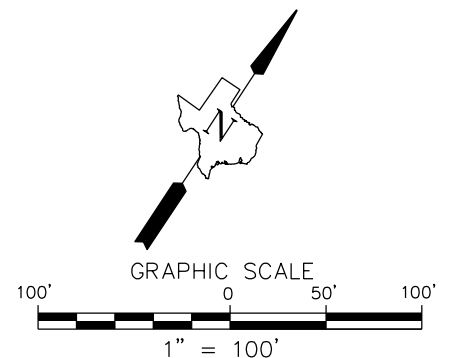
CENTERLINE CURVE DATA	
PI STATION	=278+40.75
PI NORTHING	=13,382,766.01
PI EASTING	=2,676,466.45
DELTA	=05°08'12.8" (LT)
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RADIUS	=10,300.00'
PC STATION	=273+78.72
PT STATION	=283+02.17
CHORD BEARING	=N59°08'45"E
CHORD DISTANCE	=923.15'

OWNER.  
EKC PROPERTIES, LLC, A  
TEXAS LIMITED LIABILITY COMPANY  
CALLED 172.70 ACRES  
DOC. NO. 2022-02846  
O.P.R.C.C.T.

SEE PAGE 7 OF 10

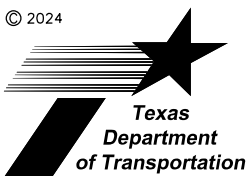


SEE PAGE 5 OF 10



\*DENOTES A CALCULATED AREA

© 2024



PARCEL PLAT SHOWING PARCEL P00085096.001						PARCEL NUMBER	P00085096.001	
FEDERAL AID PROJECT NO. N/A		SH 35			STATE DISTRICT NO. 13	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'		FILE	C.C.S.J. NO. 0180-01-086	R.O.W.-C.S.J. NO. 0180-01-087	COUNTY CALHOUN	PARENT AREA	172.70	7,522,812
						REMAINDER AREA	LT. *161.43	*7,031,909

MANUEL LOPEZ SURVEY  
ABSTRACT NO. 25

CALHOUN COUNTY, TEXAS

OWNER.  
EKC PROPERTIES, LLC, A  
TEXAS LIMITED  
LIABILITY COMPANY  
CALLED 172.70 ACRES  
DOC. NO. 2022-02846  
O.P.R.C.C.T.

PROPOSED R.O.W.

N60°57'23"E 1,951.31'

P00085095.001

PROPOSED ~~B~~ SH 35

265+00

EXISTING R.O.W.

270+00

S56°35'27"W

2,013.64'

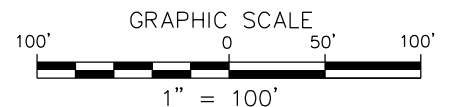
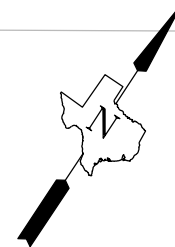
SH 35  
(VARIABLE WIDTH RIGHT-OF-WAY)

EXISTING R.O.W.

CENTERLINE CURVE DATA

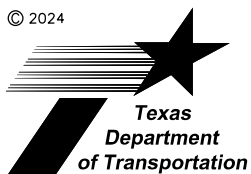
PI STATION =267+47.07  
PI NORTHING =13,382,239.71  
PI EASTING =2,675,491.04  
DELTA =05°08'12.8" (RT)  
DEGREE OF CURVE =00°30'41.7"  
TANGENT =632.50'  
LENGTH =1,264.15'  
RADIUS =14,100.00'  
PC STATION =261+14.57  
PT STATION =273+78.72  
CHORD BEARING =N59°08'45"E  
CHORD DISTANCE =1,263.72

TEXAS PARKS AND WILDLIFE DEPARTMENT  
CALLED 185.21 ACRES  
VOL. 58, PG. 384  
D.R.C.C.T.



\*DENOTES A CALCULATED AREA

© 2024



PARCEL PLAT  
SHOWING PARCEL P00085096.001

PARCEL  
NUMBER

P00085096.001

FEDERAL AID PROJECT NO.  
N/A

SH 35

STATE DISTRICT NO.  
13

ACQUISITION

ACRES

SQUARE FEET

SCALE  
1" = 100'

FILE

C.C.S.J NO.  
0180-01-086

R.O.W.-C.S.J NO.  
0180-01-087

COUNTY  
CALHOUN

PARENT AREA

11.270

490,903

REMAINDER AREA

172.70

7,522,812

LT. \*161.43

\*7,031,909

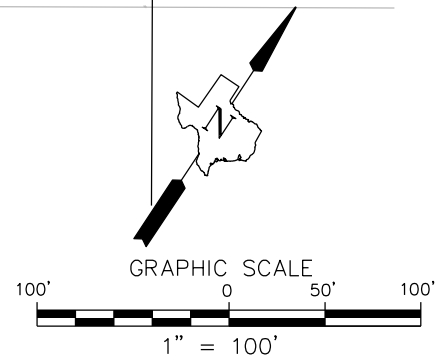
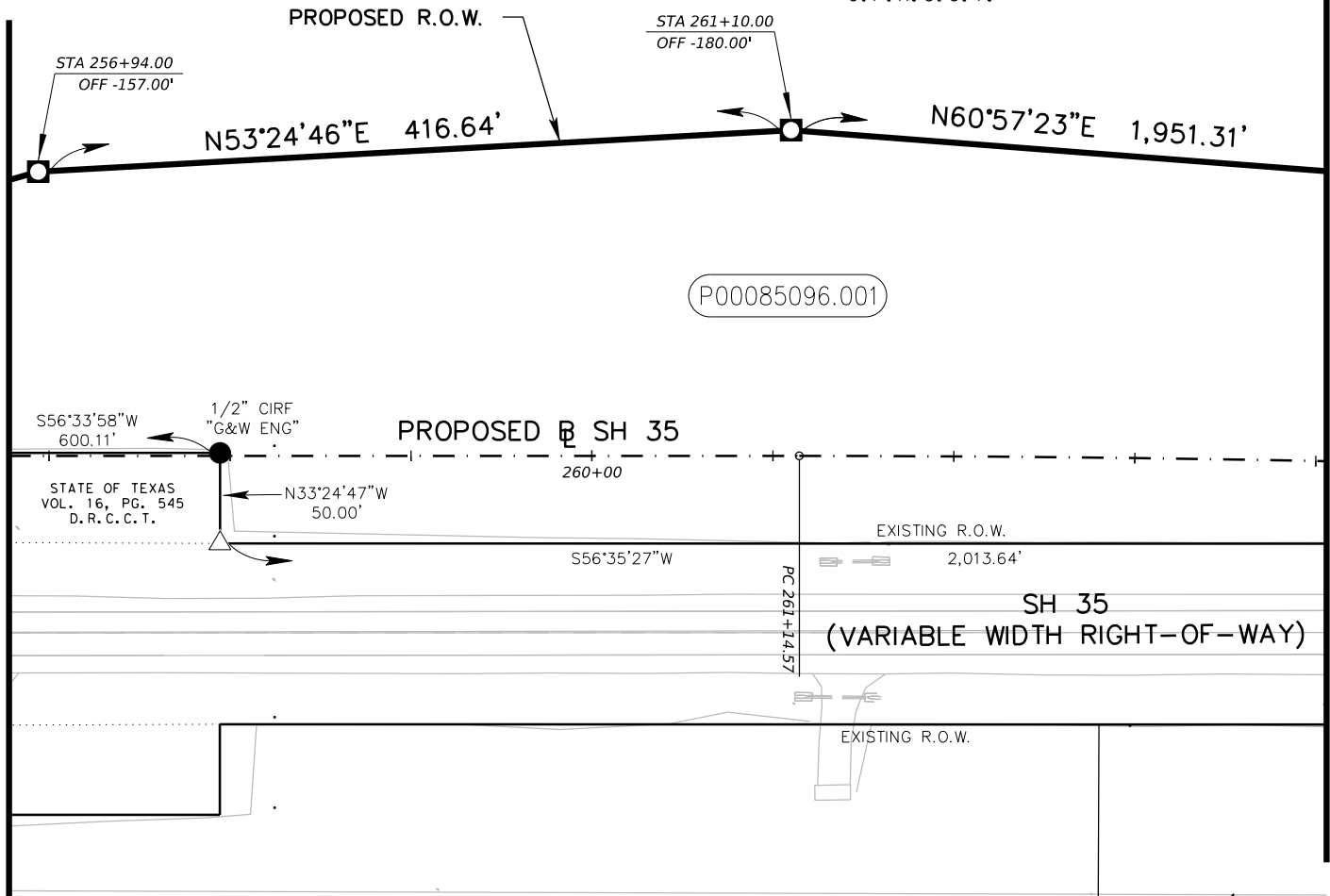
MANUEL LOPEZ SURVEY  
ABSTRACT NO. 25

CALHOUN COUNTY, TEXAS

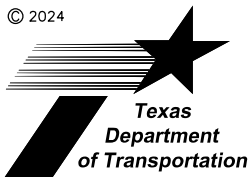
OWNER:  
EKC PROPERTIES, LLC, A  
TEXAS LIMITED  
LIABILITY COMPANY  
CALLED 172.70 ACRES  
DOC. NO. 2022-02846  
O.P.R.C.C.T.

SEE PAGE 9 OF 10

SEE PAGE 7 OF 10



\*DENOTES A CALCULATED AREA



PARCEL PLAT SHOWING PARCEL P00085096.001						PARCEL NUMBER	P00085096.001	
FEDERAL AID PROJECT NO. N/A		SH 35			STATE DISTRICT NO. 13	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'		FILE	C.C.S.J. NO. 0180-01-086	R.O.W.-C.S.J. NO. 0180-01-087	COUNTY CALHOUN	PARENT AREA	172.70	7,522,812
						REMAINDER AREA	LT. *161.43	*7,031,909



MANUEL LOPEZ SURVEY  
ABSTRACT NO. 25

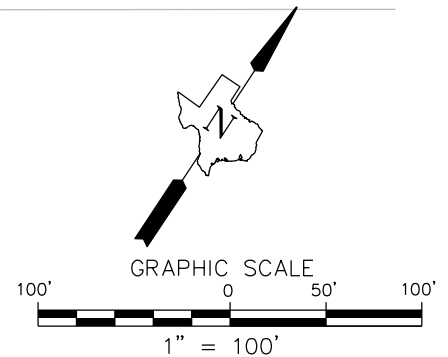
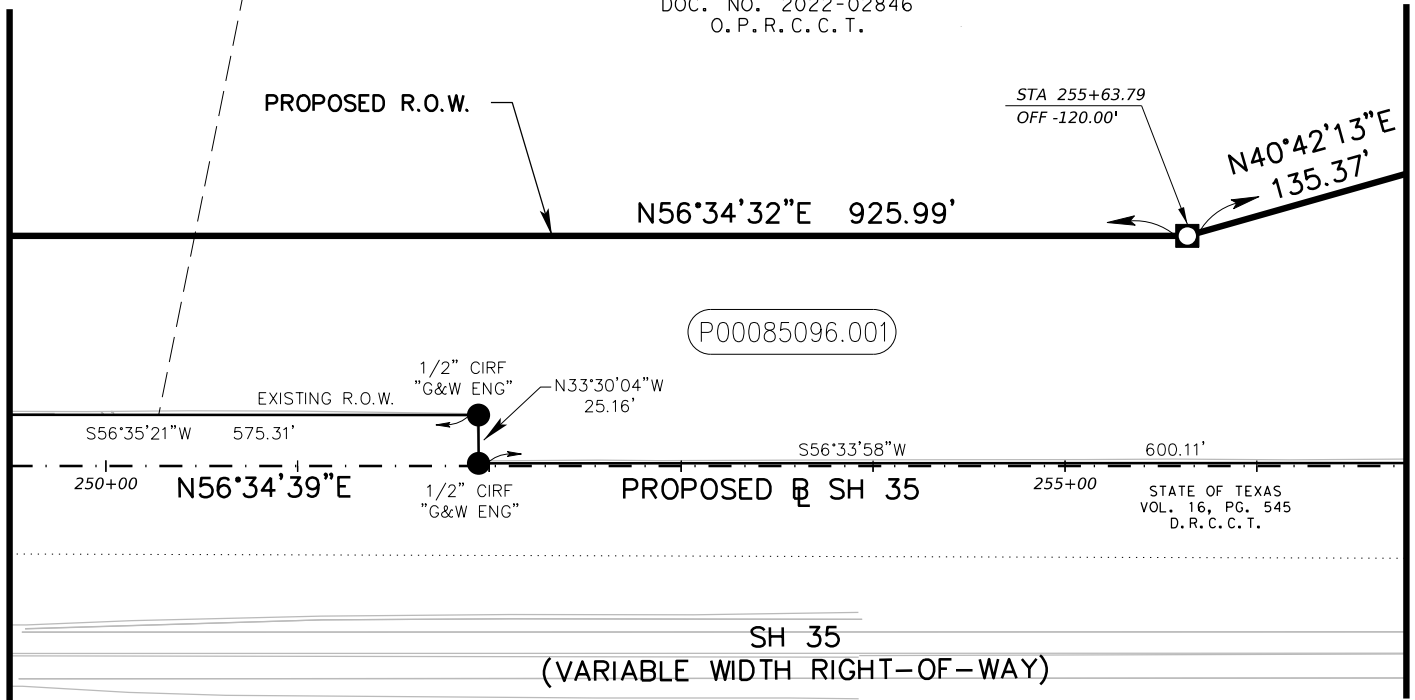
CALHOUN COUNTY, TEXAS

USACE COMBINED  
R.O.W. & SPOIL  
DISPOSAL EASEMENT  
TRACT 2  
VOL. 140, PG. 626  
D.R.C.C.T.

OWNER.  
EKC PROPERTIES, LLC, A  
TEXAS LIMITED  
LIABILITY COMPANY  
CALLED 172.70 ACRES  
DOC. NO. 2022-02846  
O.P.R.C.C.T.

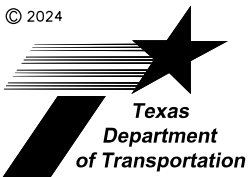
SEE PAGE 10 OF 10

SEE PAGE 8 OF 10



\*DENOTES A CALCULATED AREA

© 2024



PARCEL PLAT SHOWING PARCEL P00085096.001						PARCEL NUMBER	P00085096.001	
FEDERAL AID PROJECT NO. N/A		SH 35			STATE DISTRICT NO. 13	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'		FILE	C.C.S.J NO. 0180-01-086	R.O.W.-C.S.J NO. 0180-01-087	COUNTY CALHOUN	PARENT AREA	172.70	7,522,812
						REMAINDER AREA	LT. *161.43	*7,031,909

MANUEL LOPEZ SURVEY  
ABSTRACT NO. 25

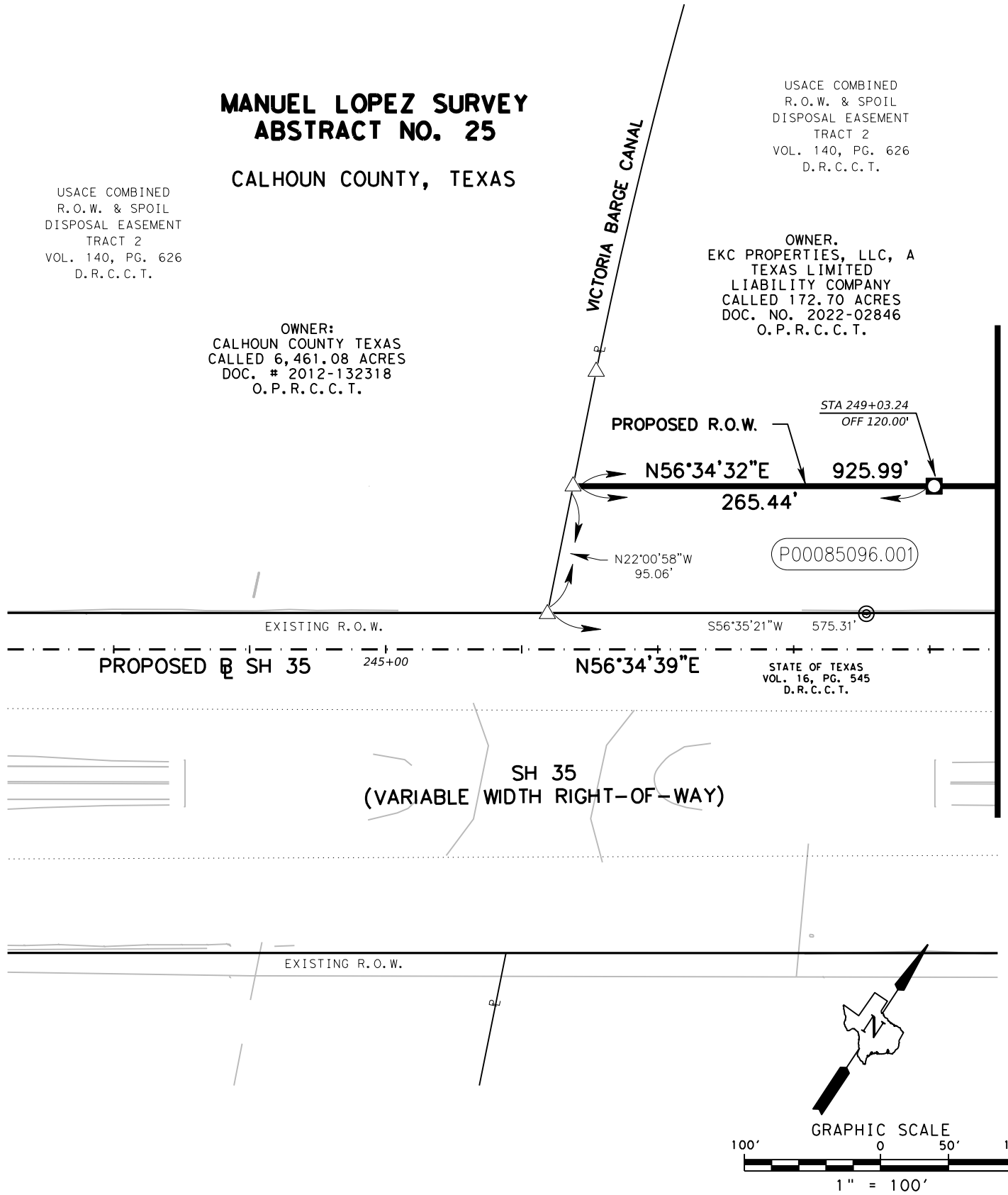
CALHOUN COUNTY, TEXAS

USACE COMBINED  
R.O.W. & SPOIL  
DISPOSAL EASEMENT  
TRACT 2  
VOL. 140, PG. 626  
D.R.C.C.T.

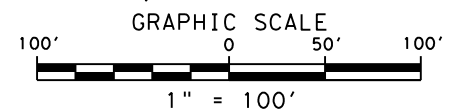
OWNER:  
CALHOUN COUNTY TEXAS  
CALLED 6,461.08 ACRES  
DOC. # 2012-132318  
O.P.R.C.C.T.

USACE COMBINED  
R.O.W. & SPOIL  
DISPOSAL EASEMENT  
TRACT 2  
VOL. 140, PG. 626  
D.R.C.C.T.

OWNER.  
EKC PROPERTIES, LLC, A  
TEXAS LIMITED  
LIABILITY COMPANY  
CALLED 172.70 ACRES  
DOC. NO. 2022-02846  
O.P.R.C.C.T.

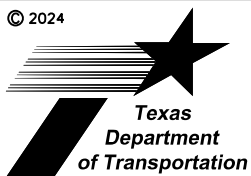


SEE PAGE 9 OF 10



\*DENOTES A CALCULATED AREA

© 2024



PARCEL PLAT SHOWING PARCEL P00085096.001					PARCEL NUMBER	P00085096.001	
FEDERAL AID PROJECT NO. N/A		SH 35		STATE DISTRICT NO. 13	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'		FILE	C.C.S.J. NO. 0180-01-086	R.O.W. - C.S.J. NO. 0180-01-087	PARENT AREA	172.70	7,522,812
			COUNTY CALHOUN		REMAINDER AREA	LI. *161.43	*7,031,909

# Map Check Report

Project: Default  
Alignment: P00085096  
Description:

Type	Point Name\		Northing	Easting
Elevation	Direction	Length		
-----	-----	-----	-----	-----
POT ( )			13382991.2302	2676573.4897
0.0000				
	S33°27' 21.665"E	21.3022		
PI ( RWPRL4)			13382973.4576	2676585.2335
0.0000				
	S53°33' 33.077"W	64.3436		
PI ( RWPRL14)			13382935.2380	2676533.4710
0.0000				
	S39°49' 06.688"W	191.4210		
PI ( )			13382788.2120	2676410.8930
0.0000				
	S56°35' 26.551"W	2013.6353		
PI ( )			13381721.2080	2674702.4600
0.0000				
	N33°24' 47.309"W	50.0000		
PI ( RWPRL17)			13381721.2080	2674702.4600
0.0000				
	S56°33' 57.960"W	600.1148		
PI ( )			13381411.5400	2674187.7640
0.0000				
	N33°30' 04.382"W	25.1597		
PI ( RWPRL19)			13381411.5400	2674187.7640
0.0000				
	S56°35' 21.206"W	575.3064		
PI ( )			13381182.8860	2673671.8942
0.0000				
	N22°00' 57.845"W	95.0635		
PI ( )			13381182.8860	2673671.8942
0.0000				
	N56°34' 31.732"E	925.9909		
PI ( )			13381795.5809	2674533.0192
0.0000				
	N40°42' 12.849"E	135.3711		
PI ( )			13381795.5809	2674533.0192
0.0000				
	N53°24' 46.172"E	416.6353		
PI ( )			13382991.2302	2676573.4897
0.0000				
	N60°57' 22.662"E	1951.3109		

POT ( RWPRL36)  
0.0000

13382043.9143

2674867.5569

Closing Direction: N55°02' 07.370"E

Closing Distance: 0.02 ft

Closed Area: 490903.2760 sq ft (11.2696 ac)

Perimeter: 7065.6546 ft

Precision: 2 : 1