

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 1 of 10
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;

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Page 2 of 10
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- (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).

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Page 3 of 10
November 15, 2024

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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.

Brian Kidd 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 1.000013. 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.

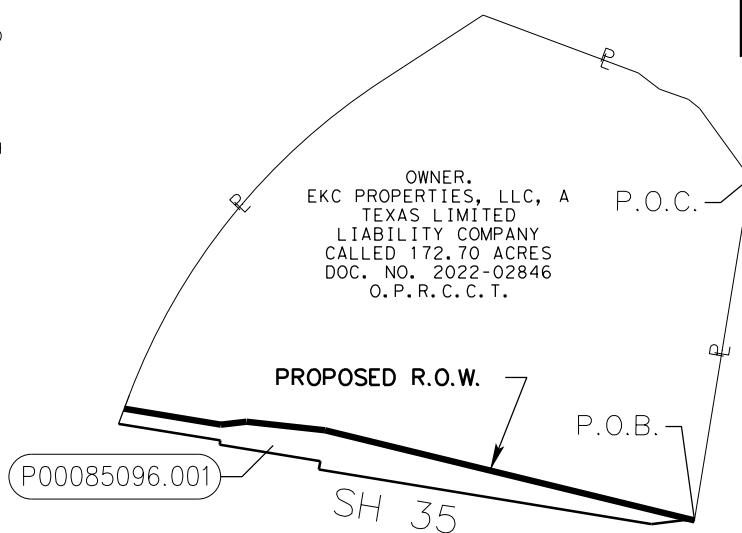
6. FIELD SURVEYS WERE COMPLETED BETWEEN JANUARY 2023 THROUGH OCTOBER 2023.

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
— — — — —	LAND HOOK (SAME OWNER)
— — — — —	BROKEN 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

WHOLE PROPERTY SKETCH

(NOT TO SCALE)

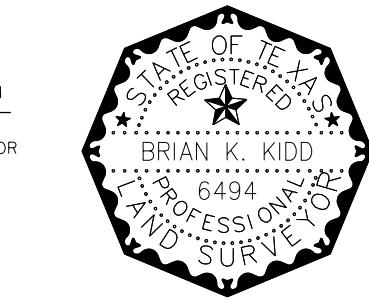


PLANIMETRICS LEGEND

■	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



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.

PARCEL PLAT
SHOWING PARCEL P00085096.001PARCEL
NUMBER

P00085096.001

	ACRES	SQUARE FEET
ACQUISITION	11.270	490,903
PARENT AREA	172.70	7,522,812
REMAINDER AREA	LT. *161.43	*7,031,909

FEDERAL AID PROJECT NO.
N/A

SH 35

STATE DISTRICT NO.
13SCALE
1" = 100'

FILE

C.C.S.J. NO.
0180-01-086R.O.W.-C.S.J. NO.
0180-01-087COUNTY
CALHOUN

SEE PAGE 6 OF 10

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"

MANUEL LOPEZ SURVEY
ABSTRACT NO. 25
CALHOUN COUNTY, TEXAS

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.

PROPOSED R.O.W.

(P00085096.001)

N60°57'23"E
1,951.31'

SEE
DETAIL "A"
EXISTING R.O.W.

SH 35
(VARIABLE WIDTH RIGHT-OF-WAY)

280+00

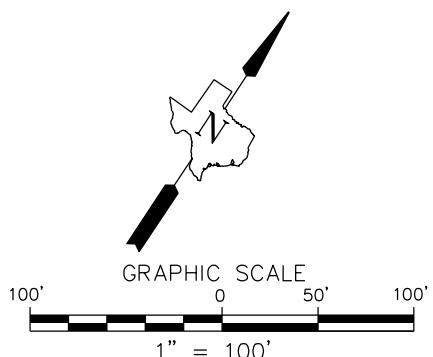
EXISTING R.O.W.

PT 283+02.17

PROPOSED R SH 35
285+00

STA 283+00.00 (AH)
STA 283+05.77 (BK) =

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

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

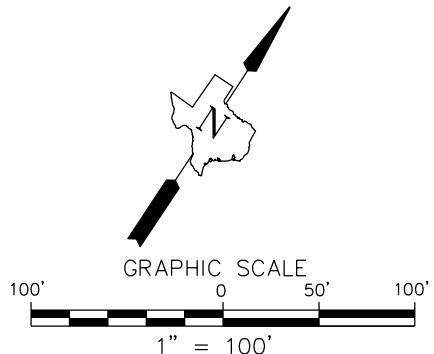
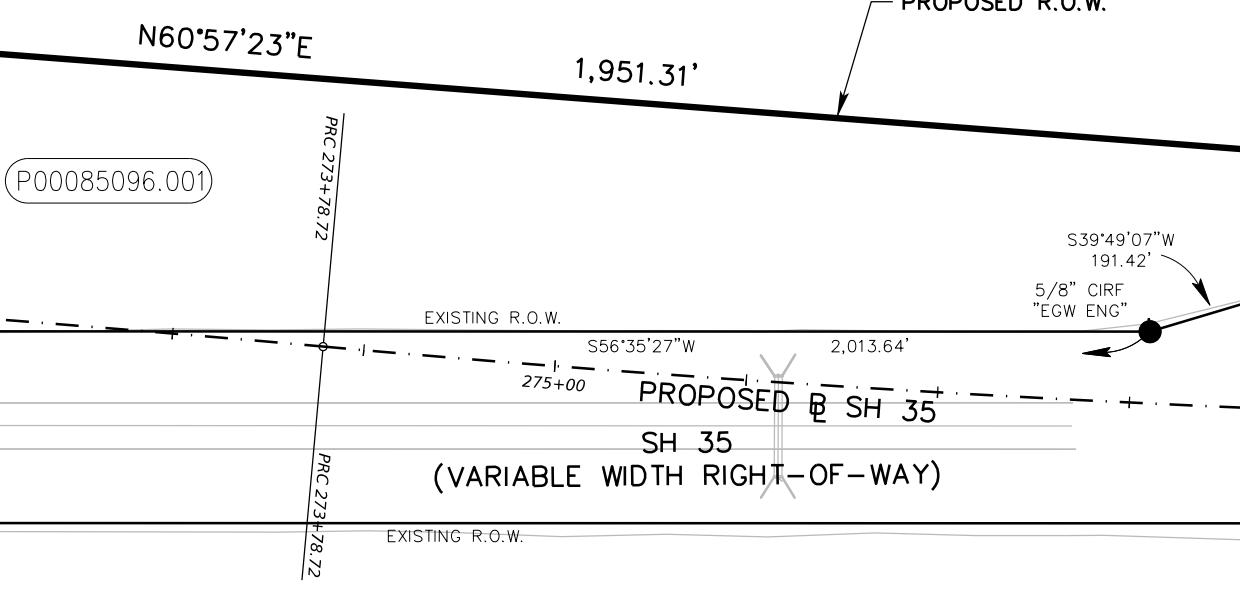
CENTERLINE CURVE DATA

PI STATION	=278+40.75
PI NORTHING	=13,382,766.01
PI EASTING	=2,676,466.45
DELT A	=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

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

**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

270+00

EXISTING R.O.W.

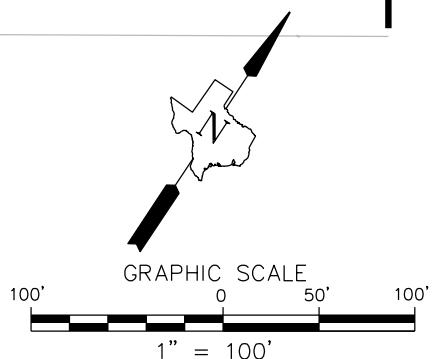
S56°35'27"W 2,013.64'

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

**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.

STA 256+94.00
OFF -157.00'

N53°24'46"E 416.64'

STA 261+10.00
OFF -180.00'

N60°57'23"E 1,951.31'

(P00085096.001)

PROPOSED R.O.W.
1/2" CIRF
"G&W ENG"
N33°24'47"W 50.00'

S56°33'58"W 600.11'

STATE OF TEXAS
VOL. 16, PG. 545
D.R.C.C.T.

PROPOSED R.O.W.
260+00

S56°35'27"W

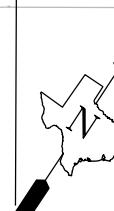
EXISTING R.O.W.

2,013.64'

SH 35
(VARIABLE WIDTH RIGHT-OF-WAY)

PC 261+14.57

EXISTING R.O.W.



GRAPHIC SCALE

100' 0 50' 100'

1" = 100'

*DENOTES A CALCULATED AREA

MANUEL LOPEZ SURVEY
ABSTRACT NO. 25

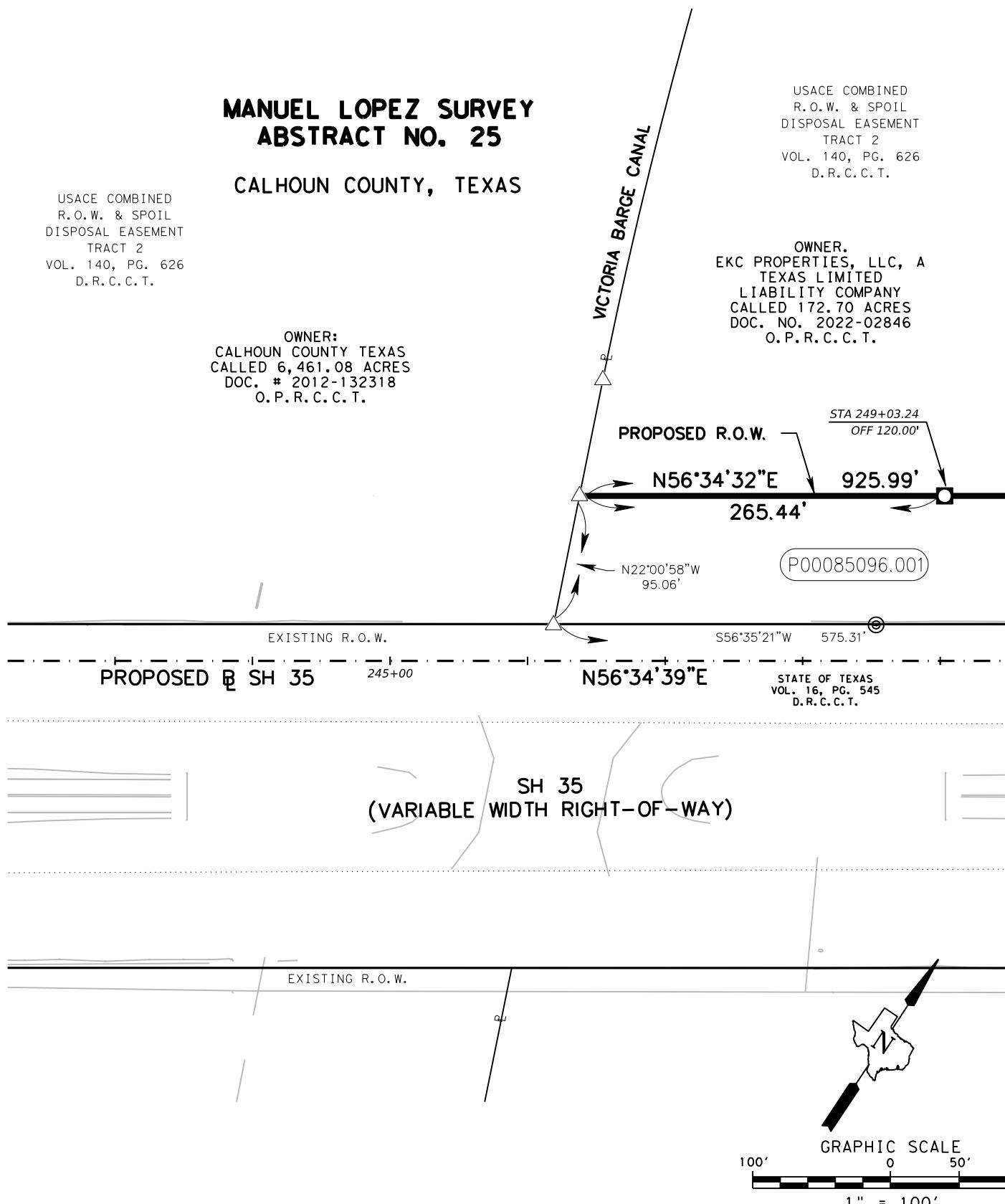
CALHOUN COUNTY, TEXAS

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

Map Check Report

Project: Default
 Alignment: P00085096
 Description:

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