


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 2

Being 0.028 of an acre of land, more or less, situated in the T. L. Cowan Headright Survey, Abstract 118 in Bowie County, Texas, being a part 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, said 0.028 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod set for a corner, capped MTG 101011-00, lying in the existing North right-of-way line of Farm to Market Road 1840 (FM 1840), the Southwest corner of the said 0.212 acre tract, the Southeast corner 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, being 221.67 feet right at a right angle from the survey centerline of proposed US Highway 82, at survey centerline station 628+80.85 and being 33.52 feet left at a right angle from the survey centerline of proposed FM 1840, at survey centerline 12+96.81, and having Texas State Plane Coordinates System, North Central Zone, NAD83 values of N:7253154.1195 and E:3154888.9494;

- (1) THENCE North 29 degrees 28 minutes 07 seconds East a distance of 49.46 feet along the West line of the said 0.212 acre tract, the East line of the said 0.311 acre tract, and generally along a fence to a TxDOT Type II right-of-way marker set for a corner in the proposed North right-of-way line of FM 1840, being the beginning of a Denial of Access Line, being 172.72 feet right from proposed US Highway 82, at survey centerline station 628+87.67 and 76.89 feet left from proposed FM 1840, at survey centerline station 12+67.53, from which the Northwest corner of said 0.212 acre tract bears

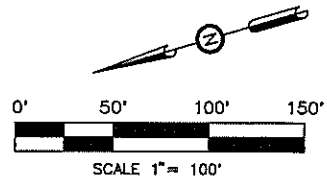
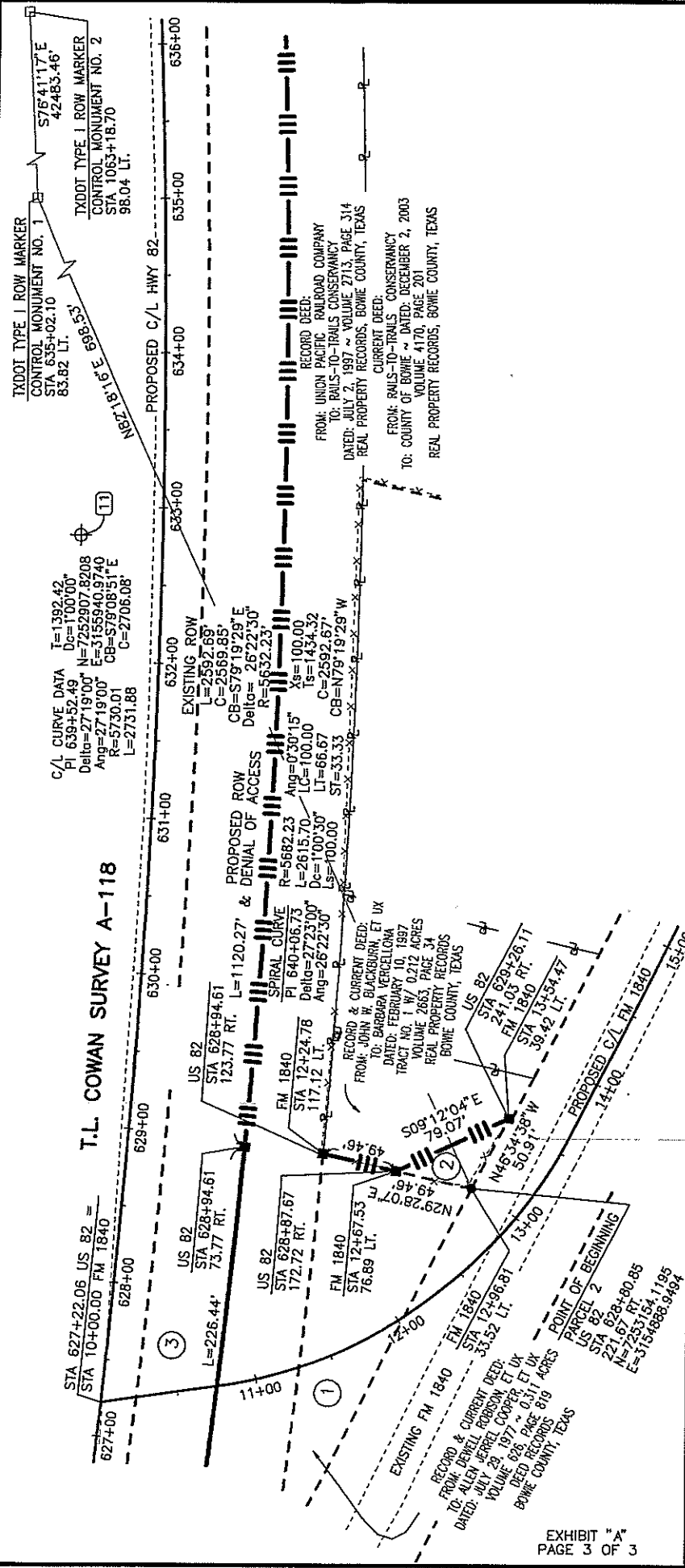
South 29 degrees 28 minutes 07 seconds West a distance of 49.46 feet;

(2) THENCE South 09 degrees 12 minutes 04 seconds East a distance of 79.07 feet along the proposed East right-of-way line of FM 1840 to a TxDOT Type II right-of-way marker set for a corner, at the end of the Denial of Access Line, lying in the existing North right-of-way line of FM 1840 and the South line of the said 0.212 acre tract, being 241.03 feet right from proposed US Highway 82, at survey centerline station 629+26.11 and 39.42 feet left from proposed FM 1840, at survey centerline station 13+54.47;

(3) THENCE North 46 degrees 34 minutes 38 seconds West a distance of 50.91 feet along the existing North right-of-way line of FM 1840 and ~~the South line of the said 0.212 acre tract to~~ the point of beginning and containing 0.028 acres of land (1222 ± 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 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.



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 30 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	CONTROL MONUMENT NO. 2
STA 635+02.10	STA 1063+18.70
83.82' LT.	98.04' LT.
N = 7253247.6600	N = 7243465.6711
E = 3155581.1920	E = 3196923.1465

NOTE: ALL BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

PARCEL 2
 COUNTY OF BOWIE
 US 82 - BOWIE COUNTY
 CONSTRUCTION CSJ NO: 0046-04-057
 ROW CSJ NO: 0046-04-058

Colled Acres	To Be Acquired	Prescriptive Rd. Est'm't	Remaining	
			LT	RT
N/A	0.028	0	N/A	N/A

MTG
Engineers & Surveyors

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