


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 4

Being 1.351 acres of land, situated in the William L. Browning Headright Survey, Abstract 23, Bowie County, Texas, being a part of that certain tract of land described in the deed from Rails-To-Trails Conservancy to County of Bowie (Rails tract), dated December 2, 2003, recorded in Volume 4170, Page 201 of the Real Property Records of Bowie County, Texas ( Rails tract), same being that certain tract of land described in the deed from Union Pacific Railroad Company to Rails-To-Trails Conservancy, dated July 2 1997, recorded in Volume 2713, Page 314 of the Real Property Records of Bowie County, Texas, and being all of that certain tract of land described as 30.0 foot Roadway Easement from Texas and Pacific Railway Company to the Public, dated August 1, 1932, recorded in Volume 142, Page 465 of the Deed Records of Bowie County, Texas, which said 1.351 acres 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 South right-of-way line of US Highway 82, an angle point of the said Rails tract and the Southwest corner of the said Easement, being 18.09 feet right at a right angle from the survey centerline of proposed US Highway 82, hereafter referred as the survey centerline, at survey centerline station 592+59.90, and having Texas State Plane Coordinates System, North Central Zone, NAD83 values of N: 7254838.1550 and E:3151663.7639;

1. THENCE South 83 degrees 33 minutes 32 seconds East a distance of 96.59 feet along the West line of said Rails tract and the West line of said Easement to a point for a corner, an angle point of said Rails tract and the Northwest corner of said Easement;
2. THENCE South 65 degrees 27 minutes 50 seconds East a distance of 1915.03 feet along the North line of said Rails tract and the North line of said Easement to a point for a corner, an outside ell corner of Rails tract and the Northeast corner of the said Easement;

3. THENCE South 24 degrees 32 minutes 10 seconds West a distance of 30.00 feet along the East line of said Rails tract and the East line of said Easement to a 5/8 inch steel rod set for a corner, capped MTG 101011-00, lying in the existing South right-of-way line of US Highway 82, an angle point of the said Rails tract and the Southeast corner of the said Easement;
4. THENCE North 65 degrees 27 minutes 50 seconds West a distance of 2006.84 feet along the existing South right-of-way line of US Highway 82, the South line of said Easement and the North line of said Rails tract to the point of beginning and containing 1.351 acres of land, 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.

**W.L. BROWNING SURVEY A-23**

MATCHLINE STATION 596+50.00

30.0' ROADWAY EASEMENT  
RAILWAY COMPANY

FROM: TEXAS AND PACIFIC  
TO: THE PUBLIC  
DATED: AUGUST 1, 1932  
VOLUME 142, PAGE 465  
DEED RECORDS, BOWIE COUNTY, TEXAS

OAK STREET

PT 592+09.81  
N=7254875.3956  
E=3151625.6889  
595+99.99

CSJ 0046-03-003  
STA 13+54.16  
42.92 RT.

BEGIN PROJECT  
CSJ 0046-04-058  
STA 591+06.63

Delta=9°00'00"  
C=306.54  
CB=55°21'59"E  
N=7234953.6934  
E=3151488.0418

PT 11+43.04  
Delta=27°51'45"  
C=306.54  
CB=55°21'59"E  
N=7234953.6934  
E=3151488.0418

EXISTING C/L HWY 82  
S77°54'40"E  
Delta=27°51'45"  
C=306.54  
CB=55°21'59"E  
N=7234953.6934  
E=3151488.0418

PT 10+02.93  
STA 588+17.00  
PC 588+29.25  
N=725517.4403  
E=3151338.1023

PT 14+52.62  
N=7254875.3956  
E=3151625.6889  
595+99.99

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STA 13+54.16  
42.92 RT.

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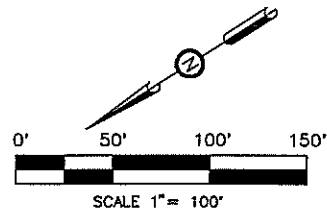
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LEGEND	
	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	EASEMENT LINE
	PROPERTY LINE
	FENCE
	EXISTING ROADWAY LIMITS
	SURVEY LINE
	TXDOT ACCESS DENIAL ALUMINUM CAP
	TXDOT TYPE II R.O.W. MARKER SET
	MAG SPIKE W/ WASHER MTG INC 903-838-8533
	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 38 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 4			
COUNTY OF BOWIE			
US 82 - BOWIE COUNTY			
CONSTRUCTION CSJ NO: 0046-04-057			
ROW CSJ NO: 0046-04-058			
Colled Acres	To Be Acquired	Prescrip't RD. Esm't	Remaining
N/A	1.351	0	LT RT
			N/A N/A

**MTG**  
Engineers  
& Surveyors

CIVIL | ENVIRONMENTAL | SURVEYING

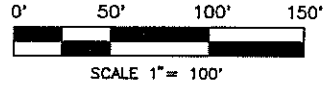
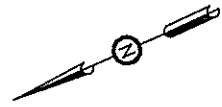
5930 SUMMERHILL RD. | P.O. BOX 3786  
TEXARKANA, TEXAS 75501

P 903.838.8533 | F 903.832.4700  
www.mtgengineers.com

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TEXAS DEPARTMENT OF TRANSPORTATION  
701 EAST MAIN STREET  
ATLANTA, TEXAS 75551  
(803) 798-2851

MATCHLINE STATION 605+50.00



LEGEND	
	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	EASEMENT LINE
	PROPERTY LINE
	FENCE
	EXISTING ROADWAY LIMITS
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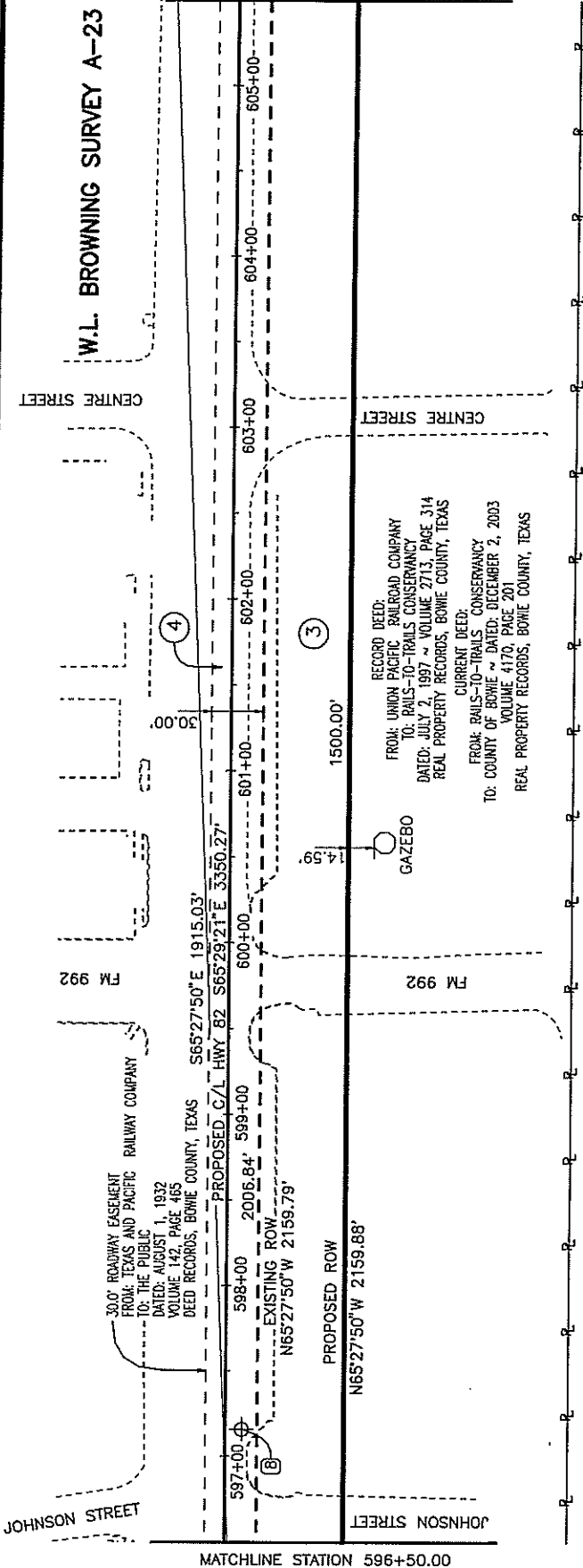


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CONTROL MONUMENT NO. 1 STA 635+02.10 83.82' LT. N = 7253247.6600 E = 3155581.1920	CONTROL MONUMENT NO. 2 STA 1063+18.70 98.04' LT. N = 7243465.6711 E = 3196923.1465
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NOTE: ALL BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

PARCEL 4				
COUNTY OF BOWIE US 82 - BOWIE COUNTY CONSTRUCTION CSJ NO: 0046-04-057 ROW CSJ NO: 0046-04-058				
Called Acres	To Be Acquired	Prescriptive RD. Esm't	Remaining	
			LT	RT
N/A	1.351	0	N/A	N/A
		CIVIL   ENVIRONMENTAL   SURVEYING		
		5930 SUMMERHILL RD.   P.O. BOX 3786 TEXARKANA TEXAS 75501 P 903.838.8533   F 903.832.4700 www.mtgengineers.com		
		©MTG 2012 TBP# NO. 354		
TEXAS DEPARTMENT OF TRANSPORTATION 701 EAST MAIN STREET ATLANTA, TEXAS 75551 (903) 796-2551				

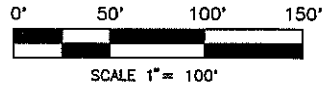
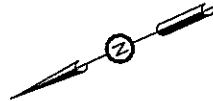


RECORD DEED:  
 FROM: UNION PACIFIC RAILROAD COMPANY  
 TO: RAILS-TO-TRAILS CONSERVANCY  
 DATED: JULY 2, 1997 ~ VOLUME 2713, PAGE 314  
 REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS

CURRENT DEED:  
 FROM: RAILS-TO-TRAILS CONSERVANCY  
 TO: COUNTY OF BOWIE ~ DATED: DECEMBER 2, 2003  
 VOLUME 4170, PAGE 201  
 REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS

30' ROADWAY EASEMENT  
 FROM: TEXAS AND PACIFIC RAILWAY COMPANY  
 TO: THE PUBLIC  
 DATED: AUGUST 1, 1932  
 VOLUME 142, PAGE 485  
 DEED RECORDS, BOWIE COUNTY, TEXAS

MATCHLINE STATION 596+50.00



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