

LEGAL DESCRIPTION

THE STATE OF TEXAS
 COUNTY OF COLORADO
 BEING a 178.91 acre tract of land out of the W. B. Dewees Survey, Abstract No. 18, Colorado County, Texas and said tract being further a part of that 283.862 acre tract conveyed to Columbus Community Industrial Development Corporation as recorded in Volume 198, Page 163 of the Official Records of Colorado County, Texas, part of that called 109.64 acre tract conveyed to GH and SA Railroad as recorded in Volume Y, Page 582 of the Deed Records of Colorado County, Texas and all of that 5.3442 acre tract conveyed to Columbus Community Industrial Development Corporation by deed recorded in Volume 205, Page 451 of the Official Records of Colorado County, Texas and said 178.91 acre tract being more completely described by meets and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of the herein described tract, said iron rod also being in the east line of the Elizabeth Shatto Massey 150.95 acre tract as described in Volume 612, Page 295 of the Deed Records of Colorado County, Texas, same also being the southwest corner of a 75 acre tract of land described in Volume 198, Page 178 of the Official Deed records of Colorado County, Texas;

THENCE with the north line of the herein described tract and the south line of the said 75 acre tract, N 88° 22' 56" E, for a distance of 2,271.90 feet to a 1/2 inch iron rod found in the west right-of-way line of State Highway 71 By-pass for the northeast corner of the herein described tract, same being the southeast corner of said 75 acre tract;

THENCE with the westerly right-of-way line of State Highway 71 By-pass for the following courses and distances:
 S 1° 26' 11" W, for a distance of 421.42 feet to a concrete right-of-way marker,
 S 11° 59' 54" E, for a distance of 429.05 feet to a concrete right-of-way marker,
 S 24° 43' 36" E, for a distance of 745.73 feet to a concrete right-of-way marker;
 S 01° 25' 26" E, for a distance of 170.33 feet to a concrete right-of-way marker;
 N 89° 19' 45" E, for a distance of 39.80 feet to a 1/2 inch iron rod found;
 N 87° 44' 31" E, for a distance of 33.89 feet to a concrete right-of-way marker;
 S 18° 58' 04" E, for a distance of 387.00 feet to a concrete right-of-way marker;

S 12° 57' 16" E, for a distance of 848.93 feet to a concrete right-of-way marker for the southeast corner of the herein described tract, same being the southeast corner of the aforementioned 5.3442 acre tract and said marker also being in the north line of a 1.9421 acre tract of land described in Volume 292, Page 636 of the Official Deed records of Colorado County, Texas;

THENCE with the south line of the herein described tract and the north line said 1.9421 acre tract, S 78° 30' 43" W, for a distance of 315.04 feet to a 1/2 inch iron rod found;

THENCE continuing with the south line of the herein described tract and with the north line of said 1.9421 acre tract, S 77° 05' 55" W for a distance of 48.81 feet to a iron bolt found in the south line of the herein described tract, which marks the northwest corner of said 1.9421 acre tract, and said iron rod being in the north line of the Union Pacific Railroad right-of-way;

THENCE continuing with the south line of the herein described tract and with the north line of the Union Pacific Railroad right-of-way, S 78° 31' 38" W for a distance of 91.16 feet to a 1/2 inch iron rod found;

THENCE continuing with the south line of the herein described tract and with the north line of the Union Pacific Railroad right-of-way, S 78° 34' 25" W for a distance of 1,751.87 feet to a 1/2 inch iron rod found for the most southerly southwest corner of the herein described tract, same being the most southerly southwest corner of the aforementioned 283.862 acre tract and said iron rod being in an east line of the aforementioned GH and SA Railroad 109.64 acre tract;

THENCE with said east line, N 01° 43' 37" W for a distance of 44.98 feet to a post for an interior corner of the herein described tract;

THENCE N 87° 59' 14" W for a distance of 294.74 feet to a 1/2 inch iron rod found for an exterior southwest corner of the herein described tract;

THENCE N 00° 00' 26" E for a distance of 682.78 feet to a 1/2 inch iron rod found for an interior corner of the herein described tract;

THENCE S 89° 58' 47" W with a south line of the herein described tract for a distance of 426.58 feet to a 1/2 inch iron rod found which marks the east line of a 100 foot wide rail and utility easement;

THENCE S 89° 58' 47" W for a distance of 100.00 feet to a 1/2 inch iron rod found for the most westerly southwest corner of the herein described tract;

THENCE N 01° 34' 26" W with the west line of the herein described tract for a distance of 665.21 feet to 1/2 inch iron rod found in the northerly line of the aforementioned GH and SA Railroad 109.64 acre tract, which marks the southeast corner of the Elizabeth Shatto Massey tract described in Volume 612, Page 295 of the Deed Records of Colorado County, Texas;

THENCE with the common line between said Massey tract and the herein described tract, N 01° 36' 36" W for a distance of 1,852.68 feet to the POINT OF BEGINNING, containing in area 178.91 acres of land, more or less.

The above described tract and easement are shown on a plat, Drawing No. E950A/PLAT, prepared by, and in the permanent files of John D. Mercer & Associates, Inc., 118 East Main Street, Edna, Texas.

This description is based on a survey made on the ground under my supervision in May, 2000 and is true and correct to the best of my knowledge and belief.

John D. Mercer & Associates, Inc.
 By: John D. Mercer
 Registered Professional Land Surveyor
 Texas #1924
 Job No. 98-E950A
 June 5, 2000

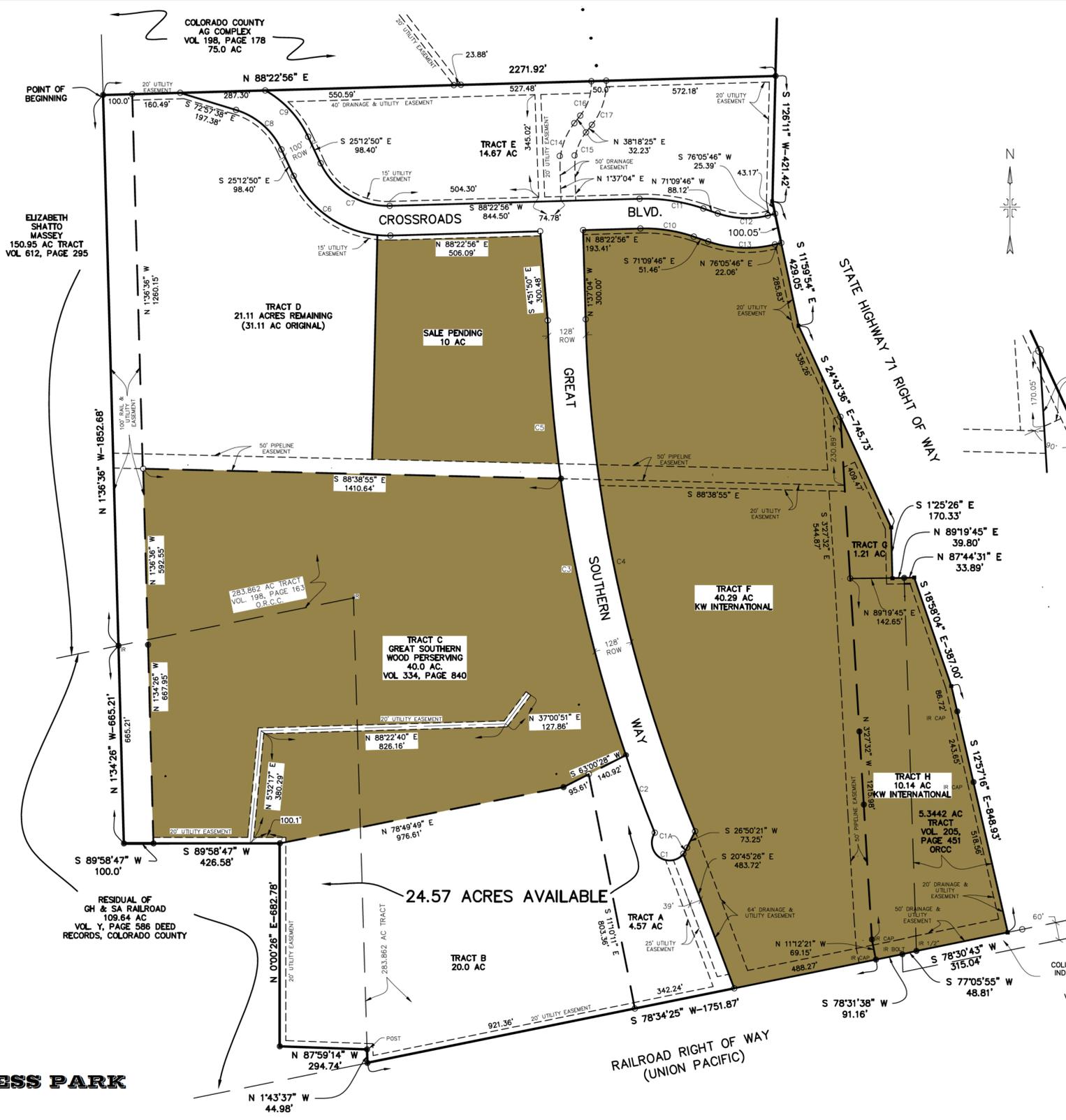
ELIZABETH SHATTO MASSEY
 150.95 AC TRACT
 VOL 612, PAGE 295

RESIDUAL OF GH & SA RAILROAD
 109.64 AC
 VOL. Y, PAGE 582 DEED RECORDS, COLORADO COUNTY

FINAL PLAT
TEXAS CROSSROADS BUSINESS PARK
 DEVELOPED BY:
COLUMBUS COMMUNITY INDUSTRIAL DEVELOPMENT CORPORATION

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, JOHN D. MERCER, DO HEREBY CERTIFY THAT I MADE AN ACTUAL SURVEY OF THE PLATTED LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

JOHN D. MERCER
 R.P.L.S. TX # 1924



	DELTA	ARC LENGTH	RADIUS
C1	175°50'20"	184.14'	60.00'
C1A	11°50'32"	12.40'	60.00'
C2	31°3'10"	278.65'	4959.18'
C3	11°03'35"	957.27'	4959.18'
C4	21°00'22"	1771.23'	4831.18'
C5	6°10'21"	543.27'	4959.18'
C6	66°24'13"	405.64'	350.00'
C7	66°24'13"	289.74'	250.00'
C8	47°44'47"	208.33'	250.00'
C9	35°24'10"	216.26'	350.00'
C10	20°27'18"	183.22'	513.20'
C11	20°27'18"	218.92'	613.20'
C12	32°44'28"	171.43'	300.00'
C13	32°44'28"	228.57'	400.00'
C14	39°59'29"	156.78'	225.00'
C15	39°59'29"	121.94'	175.00'
C16	40°39'52"	124.20'	175.00'
C17	40°34'56"	159.37'	225.00'

- CONCRETE MONUMENT (FOUND)
 - 5/8" IRON ROD (SET)
 - 1/2" IRON ROD (FOUND)
- TOTAL AREA 178.91 AC
 AREA IN ROADS 16.92 AC
 NET AREA 161.99 AC

THE STATE OF TEXAS ()
 COUNTY OF COLORADO ()
 I, _____, AN AUTHORIZED REPRESENTATIVE OF THE COLUMBUS COMMUNITY INDUSTRIAL DEVELOPMENT CORPORATION, OWNER OF TRACTS A,B,D,E,F,G, & H SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: COLUMBUS COMMUNITY & INDUSTRIAL DEVELOPMENT CORPORATION
 COLUMBUS, TEXAS

ATTEST:

BY: COLUMBUS COMMUNITY & INDUSTRIAL DEVELOPMENT CORPORATION
 COLUMBUS, TEXAS

THE STATE OF TEXAS ()
 COUNTY OF COLORADO ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____

NOTARY PUBLIC, COLORADO COUNTY, TEXAS

THE STATE OF TEXAS ()
 COUNTY OF COLORADO ()

I, _____, AN AUTHORIZED REPRESENTATIVE OF GREAT SOUTHERN WOOD PRESERVING, INC., OWNER OF TRACT C SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TEXAS CROSSROADS BUSINESS PARK TO THE CITY OF COLUMBUS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GREAT SOUTHERN WOOD PRESERVING, INC.

ATTEST:

COLUMBUS COMMUNITY AND INDUSTRIAL DEVELOPMENT CORPORATION
 1.9421 AC
 VOL. 292, PAGE 636
 O.R.C.C.

GREAT SOUTHERN WOOD PRESERVING, INC.

NOTARY PUBLIC

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ BY THE CITY COUNCIL OF THE CITY OF COLUMBUS, TEXAS.

PAULA FRNKA, MAYOR

JILL READY, CITY SECRETARY

THIS IS AN ELECTRONIC COPY AND A SIGNED COPY IS ON FILE IN THE COLORADO COUNTY, TEXAS COURTHOUSE AND IN THE FILE RECORDS OF JOHN D. MERCER & ASSOCIATES

SOLD PROPERTIES

JOHN D. MERCER & ASSOCIATES, INC.
 CONSULTING ENGINEERS

118 East Main Street
 Edna, Texas 77957

512/782-7121

DRAWN BY:	CHV/WV
CHECKED BY:	DRW
APPROVED BY:	JDM
SCALE:	1" = 200'
JOB NO.:	E950A
DISK NO.:	E950A
DRG NO.:	E950A/PLAT