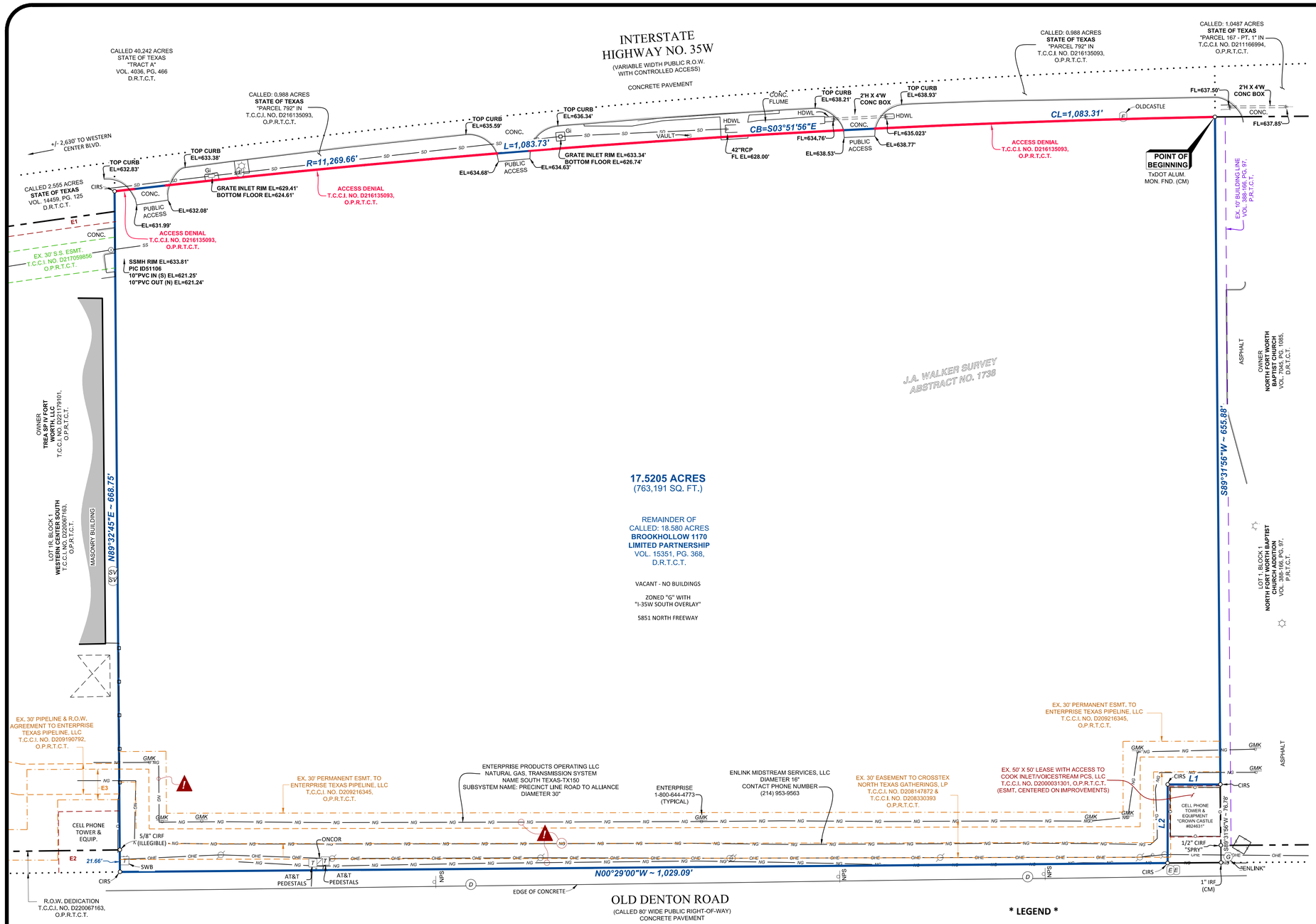

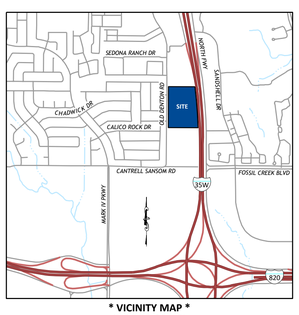

* VICINITY MAP *
(NOT TO SCALE)

0 25' 50' 100'
GRAPHIC SCALE IN FEET
1" = 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'59"E	51.76'
L2	N89°56'04"W	77.23'

* ZONING INFORMATION *

According to the City of Fort Worth Zoning Map, the subject property appears to be located within Zone "G" (Intensive Commercial) with "I-35W South Overlay District".

The Surveyor was not provided a zoning report or letter pursuant to Table A, Item 6(a) and/or Item 6(b). The Surveyor did not attempt to interpret the herein mentioned zoning district information and hereby advises all interested parties to contact the City of Fort Worth Planning and Zoning Department to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property.

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

* LEGEND *

ALUM. MON.	ALUMINUM MONUMENT	HDWL.	HEADWALL
CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"	SV	IRRIGATION CONTROL VALVE
CIRF	IRON ROD WITH CAP FOUND		LIGHT POLE
IRF	IRON ROD FOUND	NPS	NO PARKING SIGN
(CM)	CONTROLLING MONUMENT		POWER POLE
VOL.	VOLUME	S	SAN. SEWER MANHOLE
PG.	PAGE		SIGN
T.C.C.I. NO.	TARRANT COUNTY CLERK'S INSTRUMENT NUMBER	D	STORM DRAIN MANHOLE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS	T	TELEPHONE RISER
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS	OHE	OVERHEAD ELECTRIC
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS	NG	U.G. GAS LINE
		SD	U.G. STORM
Ci	CURB INLET	T	U.G. TELEPHONE
			CHAIN LINK FENCE
	ELECTRIC BOX (PANEL)		WROUGHT IRON FENCE
E	ELECTRIC PULL BOX		CANOPY/COVERED AREA
GMK	GAS MARKER		ACCESS DENIAL LINE
G	GAS METER		BUILDING SETBACK LINE
Gi	GRATE INLET		EXISTING EASEMENT LINE
			SUBJECT PROPERTY LINE

E1
EX. 10' UTILITY ESMT.
T.C.C.I. NO. D217059856,
O.P.R.T.C.T.

E2
EX. TOWER EASEMENT
T.C.C.I. NO. D207066441,
O.P.R.T.C.T.

E3
EX. 20' PIPELINE R.O.W.
& AGREEMENT TO CROSSTEX
NORTH TEXAS GATHERINGS, L.P.
T.C.C.I. NO. D207028747,
O.P.R.T.C.T.

* METES AND BOUNDS DESCRIPTION *

BEING a 17.5205 acre tract of land located in the J.A. Walker Survey, Abstract No. 1738, City of Fort Worth, Tarrant County, Texas, said 17.5205 acre tract of land being the remainder of a called 18.580 acre tract of land conveyed to **BROOKHOLLOW 1170, LIMITED PARTNERSHIP**, by deed thereof filed for record in Volume 15351, Page 368, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 17.5205 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation aluminum monument found on the south property line of the said 18.580 acre tract, same being the north lot line of Lot 1, Block 1, North Fort Worth Baptist Church Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-166, Page 97, Plat Records, Tarrant County, Texas, said monument found also being at the southwest property corner of a called 0.988 acre tract of land described as "Parcel 792", conveyed to the State of Texas, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D216135093, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.);

THENCE South 89°31'56" West, along the said south property line of the 18.580 acre tract and along the said north lot line, at a distance of 655.88 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

THENCE North 00°00'59" East, departing the said property line and the said lot line, over and across the said 18.580 acre tract, a distance of 51.76 feet to an iron rod set;

THENCE North 89°56'04" West, continuing over and across the said 18.580 acre tract, a distance of 77.23 feet to an iron rod set on the west property line of the said 15.580 acre tract, same being the east right-of-way line of Old Denton Road (being a called 80' wide public right-of-way);

THENCE North 00°29'00" West, along the said property line and the said right-of-way line, a distance of 1,029.09 feet to an iron rod set at the northwest property corner of the said 18.580 acre tract, same being at the southwest corner of a right-of-way dedication, as shown on the plat of Western Center South, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D220067163, O.P.R.T.C.T.;

THENCE North 89°32'45" East, along the north property line of the said 18.580 acre tract and along the south line of the said right-of-way dedication, at a distance of 21.66 feet passing a 5/8 inch iron rod with an illegible cap found at the southeast corner of the said right-of-way dedication, same being the southwest lot corner of Lot 1R, Block 1, of said Western Center South, and continuing along the said north property line and along the south lot line of said Lot 1R, at a distance of 648.86 feet passing the southeast lot corner of said Lot 1R, same being the southwest property corner of a called 2.555 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in Volume 14459, Page 125, D.R.T.C.T., in all a total distance of 668.75 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the northwest property corner of the aforementioned 0.988 acre tract, said iron rod set being at the beginning of a non-tangent curve to the right having a radius of 11,269.66 feet;

THENCE along the west property line of the said 0.988 acre tract, said west property line being the existing west right-of-way line of Interstate Highway No. 35W (being a variable width public right-of-way with controlled access), with said curve to the right, an arc length of 1,083.73 feet, and across a chord which bears South 03°51'56" East, a chord length of 1,083.31 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **17.5205 acres (763,191 square feet)** of land, more or less.

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0,0 using a combined scale factor of 1.00012000. All areas shown hereon are calculated based on surface measurements.
- Vertical control is NAVD88 established from the City of Fort Worth Benchmark No. 91167, having a published elevation of 649.22.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C0180L; map revised March 21, 2019, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 9, there are no clearly identifiable parking spaces on the subject property.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed. Surveyor hereby advises all interested parties to consult with the City of Fort Worth concerning this subject prior to planning, designing or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.

* TITLE COMMITMENT NOTES *

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Old Republic National Title Insurance Company, G.F. No. 43069DFW, having an effective date of June 8, 2022, and issued June 20, 2022; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment.

Schedule "B" Items

1. Restrictive Covenants
   Volume 7425, Page 961, D.R.T.C.T.
   (Subject to - Subject property is a portion of the tract of land described in said document)

10a. Utility Easement
   Volume 8285, Page 1291, D.R.T.C.T.
   (Does not lie on the subject property)

10b. Easement to Crosstex North Texas Gathering, LP
   T.C.C.I. No. D208147872, O.P.R.T.C.T.
   (Shown)

   NUNC PRO TUNC Agreed Judgment
   T.C.C.I. No. D208330393, O.P.R.T.C.T.
   (Shown)

10c. Easement to Enterprise Texas Pipeline, LLC
   T.C.C.I. No. D209216345, O.P.R.T.C.T.
   (Shown)

ALTA/NSPS SURVEY OF

A 17.5205 ACRE TRACT OF LAND LOCATED IN THE J.A.WALKER SURVEY, ABSTRACT NO. 1738, CITY OF FT. WORTH, TARRANT COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 18.580 ACRE TRACT OF LAND CONVEYED TO BROOKHOLLOW 1170 LIMITED PARTNERSHIP, BY DEED THEREOF FILED FOR RECORD IN VOLUME 15351, PAGE 368, D.R.T.C.T.

DATE: 9/7/2022

SCALE: 1" = 50'

REVISIONS:

1

SHEET 1 OF 1