

LEGAL DESCRIPTION

Being a 1.874 acre tract of land situated in the James J. Goodman Survey, Abstract No. 583, Tarrant County, Texas, conveyed to the City of Fort Worth in Volume 2008, Page 243, Deed Records, Tarrant County, Texas, and also being all of Lot 2, Block 313A, Area 3, Section 4, Centreport, an addition to the City of Fort Worth, Texas, as recorded in Cabinet A, Slide 11244, Plat Records, Tarrant County, Texas, and portions of Cambridge Road (a 60 foot R.O.W.) and Kingsport Road (a 60 foot R.O.W.), and being more particularly described as follows:

BEGINNING at a found "x" cut in the approximate centerline intersection of said Cambridge Road and Kingsport Road;

THENCE North 00°18'07" West, along the approximate centerline of said Cambridge Road, a distance of 245.47 feet to a point for corner,

THENCE North 89°41'53" East, leaving said approximate centerline, a distance of 30.00 feet to a found 1/2 inch iron rod, said point being the northwest corner of said Lot 2, Block 313A, Area 3, Section 4, Centreport, and the southwest corner of Lot 1, Block 313A, Area 3, Section 4, Centreport, an addition to the City of Fort Worth, Texas, as recorded in Cabinet A, Slide 11244, Plat Records, Tarrant County, Texas, and being in the west right-of-way line of said Cambridge Road, and continuing for total distance of 378.47 feet to a found 1/2 inch iron rod for corner, said point being in the west line of Lot 1, Block 1 Clubwise Finance Addition, as recorded in Document No. 0209039249, County Clerk Records, Tarrant County, Texas;

THENCE South 00°07'56" East, along said west line, a distance of 23.97 feet to a found 1/2 inch iron rod, said point being in the north line of Lot 1, Block 317, Centreport Addition, as recorded in Cabinet A, Slide 11023, Plat Records, Tarrant County, Texas;

THENCE South 76°49'59" West, along said north line, a distance of 15.75 feet to a found 1/2 inch iron rod, said point being the northwest corner of said Lot 1, Block 317;

THENCE South 21°59'54" West, along the west line of said Lot 1, Block 317, a distance of 234.54 feet to a found 1/2 inch iron rod, said point being the southwest corner of said Lot 1, Block 317, and being in the north right-of-way line of said Kingsport Road;

THENCE South 18°31'10" West, leaving said north right-of-way line, a distance of 30.00 feet to a point for corner, said point being in the approximate centerline of said Kingsport Road, and the beginning of a non-tangent curve to the left having a radius of 512.53 feet and a central angle of 18°49'13" and a long chord which bears North 80°53'30" West, 167.62 feet;

THENCE along the said approximate centerline, and along said non-tangent curve to the left, an arc distance of 168.38 feet to a found x in concrete;

THENCE South 89°41'53" West, continuing along said approximate centerline, a distance of 100.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 81,639 square feet, 1.874 acres of land, more or less.

LEGEND

FO	FIBER OPTIC
UT	UNDERGROUND TELE
JR	IRON ROD
LS	LIGHT STANDARD
B/C	BACK OF CURB
E/C	EDGE OF CONCRETE
FH	FIRE HYDRANT
GI	GRATE INLET
HC	HANDICAP
MH	MANHOLE
MV	WATER VALVE
MM	WATER METER
SL	SIGNAL LIGHT
SB	SIGNAL BOX

GENERAL NOTES:

- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY DESIGNATED FLOOD PLAIN OR FLOOD PRONE AREA AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY COMMUNITY PANEL 48439C0236K, EFFECTIVE DATE SEPTEMBER 26, 2009.
- BASIS OF BEARING IS PER PLAT RECORDED IN CABINET A, SLIDE 11244 P.R.T.C.T.
- "PARCEL 33 HAS DIRECT ACCESS TO CAMBRIDGE RD. & KINGSFORT RD."

SURVEYOR'S CERTIFICATE:

To: Centreport TRS Ventures, Inc., a Delaware corporation
TKL Real Estate Investments, Inc
City of Fort Worth,
First American Title Insurance Company
Republic Title of Texas, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and accepted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 11(e) (observed), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on January 4, 2017.

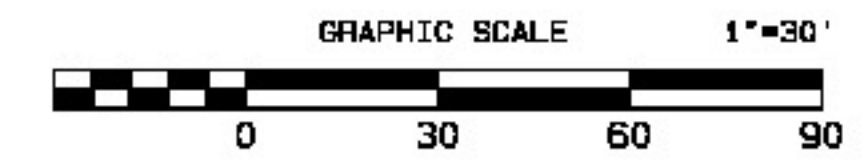
Michael L. Peterson, Surveyor
Texas Registration No. 5999



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Table A Item Notes:

- No address was observed with this survey.
- (a) Zoning is "J" Medium Industrial.
- No current earth moving work, building construction or building additions were observed at the time of this survey.
- No proposed changes on street right of way lines was observed or provided with this survey.
- Based upon a review of the U.S.Fish and Wildlife Services National Wetlands Inventory, as of the date of this survey, No portion of this site designated as a wetland area.



Schedule B from First American Title Insurance Company, 6F# 1002-208722-RTT with an effective date of February 7, 2017 was reviewed in connection with the preparation of this survey.

Item 10:

- Mineral lease and rights, C.C.# D207309368, C.C.# D208249243, C.C.# D208317583, C.C.# D206377481, C.C.# D210170887, C.C.# D212246087, C.C.# D213078988, C.C.# D213101531 does affect subject property.
- Airport Zoning Ordinance no.71-100, Vol.7349, Pg. 1106, does affect the subject property.
- Mineral Deed, C.C.# D207309364, does affect subject property.
- Terms, conditions, Vol.7463, Pg. 1841, Vol.9796, Pg. 2011, Vol. 10169, Pg. 1168, C.C.# D212277479, C.C.# D213044421, Vol.7943, Pg. 1502, C.C.# D214199735 and D215004833 does affect the subject property.
- Terms, conditions, easement, Vol.6943, Pg.893, Vol.9488, Pg.1451, Vol.10169, Pg.1168, Vol.8795, Pg.1874, Vol.10169, Pg.1136, Vol.12686, Pg.1914, C.C.# D208157215, Vol.10169, Pg.1147, C.C.# D207198281, C.C.# D207309363, C.C.# D212277479, C.C.# D214199630, C.C.# D214244963, C.C.# D215024432, does affect the subject property.
- Avigation Easement, Vol.8943, Pg.893, Vol.9488, Pg.1451, Vol.8795, Pg.1874, Vol.10169, Pg.1086, Vol. 10169, Pg.1136, Vol.12686, Pg.1914, C.C.# D208157215, C.C.# D207198281, C.C.# D207309363, C.C.# D212277479, C.C.# D214199630, C.C.# D214244963, C.C.# D215024432, does affect the subject property.

- Non-executory royalty, Vol.6843, Pg.893, Vol.9488, Pg.1451, Vol.8795, Pg.1874, Vol.10169, Pg.1086, Vol.10169, Pg.1136, Vol.12686, Pg.1914, C.C.# D208157215, C.C.# D207198281, C.C.# D207309363, C.C.# D212277479, does affect the subject property.
- Reciprocal Fire lane Easement, C.C.# D206205718, does affect subject property as shown.
- 5' Water Line Easement, Cab. A, Slide 11244, does affect subject property as shown.
- 10' Drainage Easement, Cab. A, Slide 11244, does affect subject property as shown.
- This Item had been intentionally deleted.
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OPTION AND FEE PARCELS AND/OR PARCEL LIMIT LINES, DO NOT REPRESENT SUBDIVISION OF LAND, PROPERTY LINES ARE PER RECORDED PLATS.

ALTA/NSPS LAND TITLE SURVEY

**PARCEL 33
LOT 2, BLOCK 313A
AREA 3, SECTION 4
CENTREPORT
JAMES J. GOODMAN SURVEY
ABSTRACT 583**

**CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS**

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SEC PLAINS DRIVE, SUITE 300
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TXS REG. #11812/PLS. REG. 10169-00

DATE BY BAI	PROJECT NO. 2009-1037	SHEET
MARCH 2017	FILE NO.	1 OF 1