



Property, without the joinder or prior consent of Grantor, and Grantor agrees for itself and its successors and assigns to be bound by any such lease or agreement.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO the items set forth on **Exhibit "B"** attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto Grantee and its successors and assigns against every person whomsoever lawfully claiming, or to claim, the same or any part thereof subject, however, as aforesaid.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS to Grantee and its successors and assigns without warranty, expressed or implied, all interest, if any, of Grantor in strips or gores, if any, between the Property and abutting properties.

***Signature Page Follows***

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2011, to be effective on its recording in the Tarrant County Records, Tarrant County, Texas.

CITY OF FORT WORTH, TEXAS,  
a Texas municipal corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

APPROVED AS TO FORM  
AND LEGALITY:

\_\_\_\_\_  
ASSISTANT CITY ATTORNEY  
Fort Worth, Texas

THE STATE OF TEXAS    §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2011, by \_\_\_\_\_, the \_\_\_\_\_ of the City of Fort Worth, Texas, a Texas municipal corporation, on behalf of said municipal corporation.

\_\_\_\_\_  
NOTARY PUBLIC in and for the  
STATE OF TEXAS

\_\_\_\_\_  
Notary Name Printed

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

LEGAL DESCRIPTION

**See Attached**

## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. Restrictive covenants recorded in Volume 7463, Page 1641, Real Property Records of Tarrant County, Texas, as affected by instruments recorded in Volume 9796, Page 2011 and Volume 10169, Page 1169, Real Property Records of Tarrant County, Texas.
2. Terms and conditions of Ordinance No. 71-100, entitled Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, filed September 1, 1982, recorded in Volume 7349, Page 1106, Real Property Records of Tarrant County, Texas, and as noted on survey of Michael L. Peterson, R.P.L.S. No. 5999, dated 10/04/2010 (the "survey").
3. Avigation Easement and Release to be created pursuant to the Option to Purchase Land by and between the City of Fort Worth and Centre Port Joint Venture dated 06/05/1980, filed 06/05/1980, recorded in Volume 6943, Page 893, Real Property Records, Tarrant County, Texas; Amendment to Option to Purchase Land recorded in Volume 9468, Page 1451, Real Property Records, Tarrant County, Texas; and Assignment of Option to Purchase Land recorded in Volume 9796, Page 1974, Real Property Records, Tarrant County, Texas; as further affected by Assignment of Option to Purchase Land recorded in Volume 10169, Page 1096, Real Property Records, Tarrant County, Texas; and by Amendment to Option to Purchase Land recorded in Volume 10169, Page 1156, Real Property Records, Tarrant County, Texas. Further amended by Amendment to Option To Purchase Land filed 11/20/1996, recorded in Volume 12586, Page 1914, Real Property Records of Tarrant County, Texas. Fourth Amendment filed 06/03/2005, under cc# D205157215, Real Property Records, Tarrant County, Texas. Fifth Amendment filed 06/08/2007, under cc# D207199291, Real Property Records, Tarrant County, Texas . Partial Assignment filed 08/30/2007, under cc# D207309363, Real Property Records, Tarrant County, Texas, and as noted on the survey.
4. Easement granted by Centre Consolidated Properties, Ltd. and the City of Fort Worth to TU Electric, dated 04/18/1990, filed 05/09/1990, recorded in Volume 9921, Page 895, Real Property Records of Tarrant County, Texas, and as shown on the survey.
5. Easement granted by Centre Consolidated Properties, Ltd. and the City of Fort Worth to Southwestern Bell Telephone Company, dated 04/24/1990, filed 05/09/1990, recorded in Volume 9921, Page 922, Real Property Records of Tarrant County, Texas, and as shown on the survey.
6. Non-executory royalty interest in and to an undivided one-half (1/2) of all oil and gas to be retained by the City of Fort Worth in all deeds to Centreport pursuant to the Option to Purchase Land by and between the City of Fort Worth and Centre Port Joint Venture dated 06/05/1980, filed 06/05/1980, recorded in Volume 6943, Page 893, Real Property Records, Tarrant County, Texas. As affected by Amendment to Option to Purchase Land recorded in Volume 9468, Page 1451, Real Property Records, Tarrant County, Texas. As affected by Assignment of Option to Purchase Land recorded in Volume 9796, Page 1974, Real Property Records I Tarrant County, Texas . As affected by Assignment of

Option to Purchase Land recorded in Volume 10169, Page 1096, Real Property Records, Tarrant County, Texas. As affected by Amendment to Option to Purchase Land recorded in Volume 10169, Page 1156, Real Property Records, Tarrant County, Texas. As affected by Amendment To Option To Purchase Land filed 11/20/1996, recorded in Volume 12586, Page 1914, Real Property Records of Tarrant County, Texas. As affected by Fourth Amendment filed 06/03/2005, under cc# D205157215, Real Property Records, Tarrant County, Texas. As affected by Fifth Amendment filed 06/08/2007, under cc# D207199291, Real Property Records, Tarrant County, Texas. As affected by Partial Assignment filed 08/30/2007, under cc# D207309363, Real Property Records, Tarrant County, Texas.

7. Non-executive interest in and to an undivided one-half (1/2) of all oil and gas together with any other substances or minerals that be produced in association therewith, retained by Grantor in Oil and Gas Mineral Deed from the City of Fort Worth to Centre Port Barnett, LP, dated 07/01/2007, filed 08/30/2007, under Clerk's File #D207309364, Real Property Records of Tarrant County, Texas, as affected by waiver of surface rights contained in Deed dated 12/19/2007, filed 04/17/2008, recorded in cc# D208139030, Official Public Records, Tarrant County, Texas, as affected by that certain Oil and Gas Lease (surface entry rights therein waived) Centreport Barnett, LP., a Delaware limited partnership on behalf of itself and the City of Fort Worth as Lessor and Chesapeake Exploration L.L.C., an Oklahoma limited liability company, as evidenced by that certain Memorandum of Oil and Gas Lease effective 08/24/2007, and recorded 08/30/2007, cc# D207309368, Real Property Records, Tarrant County, Texas. First Amendment filed 08/13/2008, recorded under cc# D208317593, Real Property Records, Tarrant County, Texas, and filed 10/01/2008, recorded under cc# D208377481, Real Property Records, Tarrant County, Texas.
8. Headwall with wing walls and drainage ditch as shown on the survey.
9. Terms, provisions, conditions, obligations, assessments, liens and right of repurchase contained in instrument filed 03/11/1983, recorded in Volume 7463, Page 1641, Real Property Records of Tarrant County, Texas, as affected by Assignment of Developer's Rights and duties filed 12/28/1989, recorded in Volume 9796, Page 2011, Real Property Records of Tarrant County, Texas, further by Assignment of Developer's Rights and Duties filed 02/08/1991, recorded in Volume 10169, Page 1169, Real Property Records of Tarrant County, Texas.

PARCEL 3  
CENTREPORT VENTURE INC.  
VOL. 10189, PG. 1087 &  
VOL. 13585, PG. 484  
D.R.T.C.T.

A= 15°49'18"  
R=1800.00'  
T=222.33'  
L=441.83'  
Cb=862.05'21"E  
Lc=440.42'

CITY OF FORT WORTH  
VOLUME 2037, PAGE 567  
VOLUME 2006, PAGE 243  
D.R.T.C.T.

N74°10'42"E  
84.10'

N15°45'08"W  
55.00'

POINT OF BEGINNING  
FND 1/2" I.R.

CENTREPORT DRIVE  
(VARIABLE WIDTH R.O.W.)  
N15°45'18"W 632.16'

LOT 1, BLOCK 106  
CABINET A, SLIDE 12526  
P.R.T.C.T.

LOT 1, BLOCK 107  
CABINET A, SLIDE 11474  
P.R.T.C.T.

A= 1°22'04"  
R=1033.00'  
T=39.54'  
L=79.05'  
Cb=N13°37'46"W  
Lc=79.03'

S78°33'45"W  
50.00'

N90°00'00"E 578.54'

SOVEREIGN ROAD  
(VARIABLE WIDTH R.O.W.)

LOT 5, BLOCK 104B  
AREA 1, SECTION 3  
CENTREPORT  
VOLUME 388-207, PAGE 69  
P.R.T.C.T.

CITY OF FORT WORTH  
18.73 AC.  
VOLUME 2037, PAGE 567  
VOLUME 2006, PAGE 243  
D.R.T.C.T.

VINCENT J. HUTTON SURVEY  
ABSTRACT NO. 681

N90°00'00"W 865.55'

CITY OF FORT WORTH  
VOLUME 2037, PAGE 567  
VOLUME 2006, PAGE 243  
D.R.T.C.T.



SCALE: 1" = 200'



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
800 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBE FIRM: F-1181/TBPLS FIRM: 101538-00

# EXHIBIT A

## 18.73 ACRES

SITUATED IN THE  
VINCENT J. HUTTON SURVEY ABSTRACT NO. 681  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION  
18.73 ACRES  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 18.73 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No.681, Tarrant County, Texas, and being a portion of a tract of land conveyed to City of Fort Worth as recorded in Volume 2008, Page 243, and Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, said point being the most northerly northwest corner of a corner-clip of Lot 1, Block 106 Centreport, as recorded in Cabinet A, Slide 12526, Plat Records, Tarrant County, Texas, also being in the south right-of-way line of Sovereign Road (having a variable width R.O.W.);

THENCE South 74°10'42" West, along said south right-of-way line, a distance of 68.00 feet to a point for corner;

THENCE North 15°49'08" West, leaving said south right-of-way line, a distance of 55.00 feet to a point for corner, said point being in the centerline of said Sovereign Road;

THENCE North 74°10'42" East, along said centerline of Sovereign Road, a distance of 84.10 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 1600.00 feet, a central angle of 15°49'18", and a long chord which bears North 82°05'21" East, 440.42 feet;

THENCE continuing along said centerline and along said tangent curve to the right, an arc distance of 441.83 feet to a point for corner;

THENCE North 90°00'00" East, continuing along said centerline, a distance of 678.64 feet to a point for corner;

THENCE South 00°00'00" West, leaving said centerline, a distance of 55.00 feet to a found 1/2 inch iron rod for corner, said point being the northwest corner of Lot 5, Block 104B, Area 1, Section 3, Centreport as recorded in Volume 388-207, Page 59, Plat Records. Tarrant County, Texas, and being in the south right-of-way line of said Sovereign Road;

THENCE South 00°13'26" East, leaving said south right-of-way line and along the west line of said Lot 5, a distance of 744.92 feet to a point rod for corner;

THENCE North 90°00'00" West, leaving said west line, a distance of 865.95 feet to a point for corner, said point being in the east right-of-way line of Centreport Drive (having a variable width R.O.W.) as recorded in Cabinet A, Slide 12526, Plat Records, Tarrant County, Texas;

THENCE South  $78^{\circ}33'46''$  West, leaving said east right-of-way line, a distance of 50.00 feet to a point for corner, for the beginning of a non-tangent curve to the left, radial to said line, having a radius of 1033.00 feet and a central angle of  $4^{\circ}23'04''$ , and a long chord which bears North  $13^{\circ}37'46''$  West, 79.03 feet, said point being the west right-of-way line of said Centreport Drive;

THENCE along said west right-of-way line and along said non-tangent curve to the left an arc distance of 79.05 feet to a point for corner;

THENCE North  $15^{\circ}49'18''$  West, continuing along said west right-of-way line, a distance of 632.16 feet to a point for corner;

THENCE North  $60^{\circ}49'18''$  West, a distance of 14.14 feet to the POINT OF BEGINNING and CONTAINING 816,034 square feet, 18.73 acres of land, more or less.

