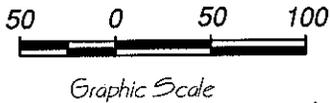


BASIS OF BEARINGS: The Texas State Plane Coordinate System, NAD 1983-2003, North Central Zone as referenced on the plat of The Kimbell, an addition to the City of Fort Worth, Texas, as recorded under Instrument No. D210262133 of the Real Property Records of Tarrant County, Texas.

NOTE: The easement land description follows this exhibit on pages 2 and 3.



LOT 11R2, BLOCK 3  
VAN ZANDT HILLSIDE ADD'N  
CAB A, SLIDE 8109 PRCTCT

BOLAND ST.

CAMP BOWIE BOULEVARD  
(400' R.O.W.)  
N 63°06'19"E 613.98'

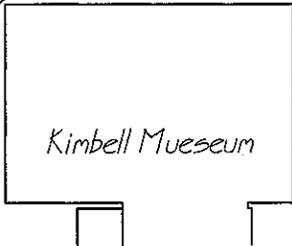
BLOCK 21  
VAN ZANDT HILLSIDE ADD'N  
V 204 PRCTCT

Cut "X" found in pavement

Point of Beginning  
Cut "X" found in sidewalk

Existing 10' Oncor Electric Delivery Company Easement  
(as shown on plat recorded under Inst. #D210262133, R.P.R.T.C.T.)

EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY  
1,922 SQ. FT. OR  
0.0441 AC.



JOHN P. MONTGOMERY SURVEY  
ABSTRACT NO. 1030

9.923 ACRES  
THE KIMBELL  
LOT 1  
INST. #D210262133, R.P.R.T.C.T.

Page 1 of 3

Course	Bearing	Distance
L1	N 63°06'19" E	111.52'
L2	S 89°46'39" E	27.00'
L3	N 63°10'19" E	50.75'
L4	N 26°53'41" W	12.37'
L5	N 63°06'19" E	5.00'
L6	S 26°53'41" E	12.37'
L7	N 63°10'19" E	1.00'
L8	S 26°49'41" E	5.00'
L9	S 63°10'19" W	55.76'
L10	N 89°46'37" W	31.39'
L11	S 63°06'19" W	111.59'
L12	S 31°40'47" W	8.83'
L13	S 00°15'18" W	275.21'
L14	S 89°46'28" E	14.12'
L15	N 00°13'32" E	5.50'
L16	S 89°46'28" E	15.00'
L17	S 00°13'32" W	15.00'
L18	N 89°46'28" W	15.00'
L19	N 00°13'32" E	5.50'
L20	N 89°44'42" W	17.12'
L21	N 00°15'18" E	276.21'
L22	N 31°40'48" E	17.07'

VAN CLIBURN WAY (FORMERLY ARCH ADAMS AVENUE)

WILL ROGERS DRIVE

**HUITT-ZOLIARS**

Huitt-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400  
Dallas, Texas 75202-1236  
Phone (214) 871-3311 Fax (214) 871-0757

EASEMENT- ONCOR ELECTRIC DELIVERY COMPANY  
JOHN P. MONTGOMERY SURVEY,  
ABST. NO. 1030, FORT WORTH,  
TARRANT COUNTY, TEXAS

**LAND DESCRIPTION  
EASEMENT  
TO  
ONCOR ELECTRIC DELIVERY COMPANY**

**BEING** a tract of land situated in the John P. Montgomery Survey, Abstract No. 1030, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1, of The Kimbell, an addition to the City of Fort Worth, Texas, as recorded under Instrument No. D210262133 of the Real Property Records of Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at a cut "X" found in sidewalk on the southeasterly right-of-way line of Camp Bowie Boulevard (a 100 foot wide right-of-way), said point being the northwest corner of the aforementioned Lot 1 of The Kimbell;

**THENCE**, North 63 degrees 06 minutes 19 seconds East along the southeasterly right-of-way line of Camp Bowie Boulevard and the northwesterly line of the aforementioned Lot 1 of The Kimbell, a distance of 111.52 feet to a point for corner, from which a cut "X" found in pavement on the southeasterly right-of-way line of Camp Bowie Boulevard, said point being the northeast corner of the aforementioned Lot 1 of The Kimbell, bears North 63 degrees 06 minutes 19 seconds East a distance of 613.98 feet;

**THENCE**, departing the southeasterly right-of-way line of Camp Bowie Boulevard and the northwesterly line of the aforementioned Lot 1 of The Kimbell, South 89 degrees 46 minutes 39 seconds East a distance of 27.00 feet to a point for corner;

**THENCE**, North 63 degrees 10 minutes 19 seconds East a distance of 50.75 feet to a point for corner;

**THENCE**, North 26 degrees 53 minutes 41 seconds West a distance of 12.37 feet to a point for corner on the said southeasterly right-of-way line of Camp Bowie Boulevard and the northwesterly line of the aforementioned Lot 1 of The Kimbell;

**THENCE**, North 63 degrees 06 minutes 19 seconds East along the southeasterly right-of-way line of Camp Bowie Boulevard and the northwesterly line of the aforementioned Lot 1 of The Kimbell, a distance of 5.00 feet to a point for corner;

**THENCE**, departing the southeasterly right-of-way line of Camp Bowie Boulevard and the northwesterly line of the aforementioned Lot 1 of The Kimbell, South 26 degrees 53 minutes 41 seconds East a distance of 12.37 feet to a point for corner;

**THENCE**, North 63 degrees 10 minutes 19 seconds East a distance of 1.00 feet to a point for corner;

**THENCE**, South 26 degrees 49 minutes 41 seconds East a distance of 5.00 feet to a point for corner;

**THENCE**, South 63 degrees 10 minutes 19 seconds West a distance of 55.76 feet to a point for corner;

**THENCE**, North 89 degrees 46 minutes 37 seconds West a distance of 31.39 feet to a point for corner;

**THENCE**, South 63 degrees 06 minutes 19 seconds West a distance of 111.59 feet to a point for corner;

**THENCE**, South 31 degrees 40 minutes 47 seconds West a distance of 8.83 feet to a point for corner;

**THENCE**, South 00 degrees 15 minutes 18 seconds West a distance of 275.21 feet to a point for corner;

**THENCE**, South 89 degrees 46 minutes 28 seconds East a distance of 14.12 feet to a point for corner;

**THENCE**, North 00 degrees 13 minutes 32 seconds East a distance of 5.50 feet to a point for corner;

**THENCE**, South 89 degrees 46 minutes 28 seconds East a distance of 15.00 feet to a point for corner;

**THENCE**, South 00 degrees 13 minutes 32 seconds West a distance of 15.00 feet to a point for corner;

**THENCE**, North 89 degrees 46 minutes 28 seconds West a distance of 15.00 feet to a point for corner;

**THENCE**, North 00 degrees 13 minutes 32 seconds East a distance of 5.50 feet to a point for corner;

**THENCE**, North 89 degrees 44 minutes 42 seconds West a distance of 17.12 feet to a point for corner on the east right-of-way line of Will Rogers Drive and being on the west line of the aforementioned Lot 1 of The Kimbell;

**THENCE**, North 00 degrees 15 minutes 18 seconds East along the east right-of-way line of Will Rogers Drive and the west line of the aforementioned Lot 1 of The Kimbell, a distance of 276.21 feet to a point for corner;

**THENCE**, North 31 degrees 40 minutes 48 seconds East continuing along the east right-of-way line of Will Rogers Drive and the west line of the aforementioned Lot 1 of The Kimbell, a distance of 17.07 feet to the **POINT OF BEGINNING** and containing 1,922 square feet or 0.0441 of an acre of land, more or less.

The basis of bearings of this description are based upon the Texas State Plane Coordinate System, NAD 1983-2003, North Central Zone as referenced on the plat of The Kimbell, an addition to the City of Fort Worth, Texas, as recorded under Instrument No. D210262133 of the Real Property Records of Tarrant County, Texas.

For: Huitt-Zollars, Inc.



3/23/2011

D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191  
Huitt-Zollars, Inc.  
1717 McKinney Avenue, Suite 1400  
Dallas, Texas 75202-1236  
Ph. (214) 871-3311



Date: March 23, 2011