

the development or production of oil, gas and other minerals in and under the Land. Further, Grantor hereby GRANTS, SELLS, CONVEYS and ASSIGNS unto Grantee, its successors and assigns all exclusive rights to enter into, negotiate and execute oil and gas leases over the entire Property, including Grantor's reserved undivided one-half (50%) of the oil and gas in and under the 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 _____, 2012, 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 _____, 2012, 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.]

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

Being a 29.05 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas and being a portion of 311.26 acres of land conveyed by deed to Centreport Venture Inc., as recorded in Volume 10169, Page 1067 and Volume 13585, Page 484, Deed Records, Tarrant County, Texas, and portions of F.A.A. Boulevard (a 110 foot R.O.W.) and future Centreport Drive (a variable width R.O.W.), and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with KHA cap for corner, being the northwest corner of Centreport, Lot 1, Block 112, an addition to the City of Fort Worth, as recorded in Instrument No. D211218692, Plat Records, Tarrant County, Texas, and being in the existing south right-of-way line of F.A.A. Boulevard (a 110 foot R.O.W.);

THENCE South 00°13'26" East, leaving said existing south right-of-way line, at a distance of 718.58 passing a found 5/8 inch iron rod with KHA cap for the southwest corner of said Lot 1, Block 112, and continuing for a total distance 763.58 feet to a point for corner;

THENCE South 89°52'16" West, for a distance of 712.28 feet to a point for corner;

THENCE South 00°07'44" East, for a distance of 44.00 feet to a found 5/8 inch iron rod with Pate cap for corner, said point being the northeast corner of Drill Site A2, as recorded in Instrument No. D207309359, Deed, Records, Tarrant County, Texas;

THENCE South 89°52'16" West, along the north line of said Drill Site A2, for a distance of 639.29 feet to a found 1/2 inch iron rod with GAI cap for corner, being in the future east right-of-way line of said Centreport Drive;

THENCE South 79°17'01" West, leaving said future east right-of-way line, for a distance of 129.14 feet to a point for corner, being in the future centerline of said Centreport Drive, and being the beginning of a non-tangent curve to the left having a radius of 1153.00 feet, a central angle of 29°14'13" and a long chord which bears North 25°20'05" West, 581.99 feet;

THENCE northwesterly, along said future centerline and said non-tangent curve to the left, an arc distance of 588.35 feet to a point for corner, being in the future centerline of said F.A.A. Boulevard;

THENCE North 57°30'11" East, along said future centerline of F.A.A. Boulevard, for a distance of 242.37 feet to a point for corner;

THENCE North 58°07'21" East, continuing along said future centerline, for a distance of

22.40 feet to a point for corner, being the beginning of a tangent curve to the right having a radius of 1450.00 feet, a central angle of 31°39'13" and a long chord which bears North 73°56'57" East, 790.92 feet;

THENCE northeasterly, along said future centerline and said curve to the right, an arc distance of 801.07 feet to a point for corner, being in the existing centerline of said F.A.A. Boulevard;

THENCE North 89°46'34" East, along said existing centerline, for a distance of 740.68 feet to a point for corner;

THENCE South 00°13'26" East, leaving said existing centerline, for a distance of 55.00 feet to the POINT OF BEGINNING and CONTAINING 1,265,406 square feet or 29.05 acres of land, more or less.



M.L. Peterson
01-09-2012

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Terms and conditions of Ordinance No. 71-100, entitled Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, 09/01/1982, recorded in Volume 7349, Page 1106, Real Property Records of Tarrant County, Texas, as noted on survey of Michael L. Peterson, RPLS No. 5999, dated 05/08/2011.
2. Avigation Easement and Release to be created pursuant to the Option to Purchase Land by and between the City of Fort Worth and CentrePort 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, as noted on survey of Michael L. Peterson, RPLS No. 5999, dated 05/08/2011. Fourth Amendment filed 06/03/2005, under cc# D205157215, Real Property Records, Tarrant County, Texas. Fifth Amendment filed 06/08/2007, recorded under cc# D207199291, Real Property Records, Tarrant County, Texas. Partial Assignment to Centreport Barnet, LP filed 08/30/2007, recorded under cc# D207309363, Real Property Records, Tarrant County, Texas.
3. Easement granted by Centreport Venture, Inc. to Oncor Electric Delivery Company, LLC, dated 06/09/2008, filed 09/15/2008, cc# D208357625, Real Property Records of Tarrant County, Texas, and as shown on survey of Michael L. Peterson, R.P.L.S. #5999, dated 05/08/2011.
4. Non-exclusive license contained in that certain Natural Gas Pipeline License Agreement granted by the City of Fort Worth to Texas Midstream Gas Services, LLC, dated 10/23/2008, filed 10/24/2008, cc# D208405503, Real Property Records of Tarrant County, Texas, and as shown on survey of Michael L. Peterson, R.P.L.S. #5999, dated 05/08/2011. Amendment filed 01/08/2010, recorded under cc# D210004667, Real Property Records, Tarrant County, Texas.
5. 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 CentrePort 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, recorded under cc# D207199291, Real Property Records, Tarrant County, Texas. Partial Assignment to Centreport Barnett, L.P., filed 08/30/2007, recorded under cc# D207309363, Real Property Records, Tarrant County, Texas.

6. Mineral estate and interest, and all rights incident thereto, described in instrument filed 08/30/2007, cc# D207309364, Real Property Records of Tarrant County, Texas.
7. Mineral lease, and all rights incident thereto, to Chesapeake Exploration LLC as evidenced by Memorandum, filed 08/30/2007, cc# D207309368, Real Property Records of Tarrant County, Texas.