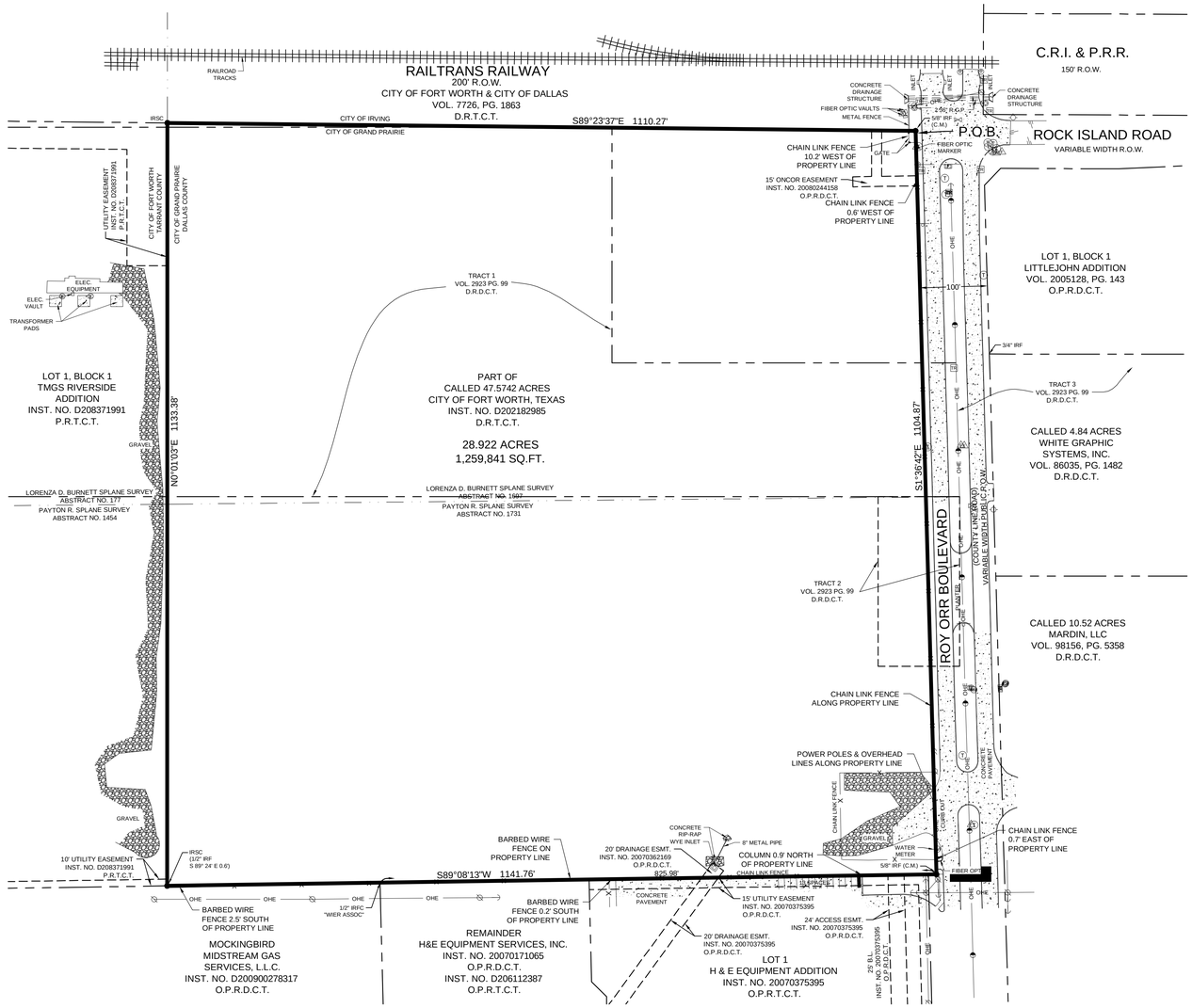

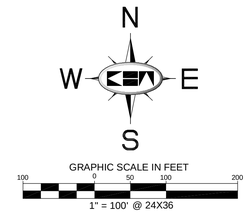

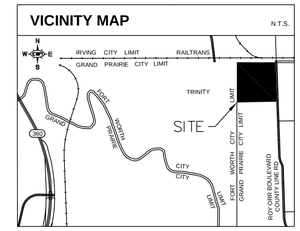

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, provided by First American Title Insurance Company, GF. No. 1002-15117-RTT, effective date June 6, 2012, issued June 26, 2012.)

1. The surveyed property is a portion of the land described in cc# D207275585, Real Property Records, Tarrant County, Texas and cc# 20070279696, Real Property Records, Dallas County, Texas.

The surveyed property is a portion of the land described in instrument recorded in Volume 7463, Page 1641, Real Property Records, Tarrant County, Texas and Volume 83063, page 813, Real Property Records, Dallas County, Texas. Assignment of Developer's Rights and Duties recorded in Volume 9796, Page 2011, Real Property Records, Tarrant County, Texas and Volume 90013, Page 2628, Real Property Records, Dallas County, Texas. Assignment of Developer's Rights and Duties recorded in Volume 10169, Page 1169, Real Property Records, Tarrant County, Texas and Volume 91027, Page 1966, Real Property Records, Dallas County, Texas. The surveyed property is part of Tract 2 in Exhibit A but is not part of the Initial Tract as described in Exhibit B.

10a. Lone Star Gas Easement recorded in Volume 3281, Page 465, Real Property Records, Tarrant County, Texas as affected by Partial Release recorded in Volume 6939, Page 867, Real Property Records, Tarrant County, Texas does not affect the subject property.

10b. Due to the vague description contained in the Southwestern Bell Telephone Telephone Company easement recorded in Volume 2330, Page 108, Real Property Records, Tarrant County, Texas the surveyor can not locate the easement. The description states that it is in the L.D. Burnett Survey Abstract 474.

10c. The surveyed property is a portion of the land described in instrument recorded in Volume 7463, Page 1641, Real Property Records, Tarrant County, Texas and Volume 83063, page 813, Real Property Records, Dallas County, Texas. Assignment of Developer's Rights and Duties recorded in Volume 9796, Page 2011, Real Property Records, Tarrant County, Texas and Volume 90013, Page 2628, Real Property Records, Dallas County, Texas. Assignment of Developer's Rights and Duties recorded in Volume 10169, Page 1169, Real Property Records, Tarrant County, Texas and Volume 91027, Page 1966, Real Property Records, Dallas County, Texas. The surveyed property is part of Tract 2 in Exhibit A but is not part of the Initial Tract as described in Exhibit B.

10d. Terms and conditions of Ordinance No. 71-100 recorded in Volume 7349, Page 1106, Real Property Records, Tarrant County, Texas and recorded in Volume 82173, page 178, Real Property Records, Dallas County, Texas does affect the surveyed property.

10e. The surveyed property is a portion of the land described in cc# D207309364, Real Property Records, Tarrant County, Texas and cc# 20070315217, Real Property Records, Dallas County, Texas.

10f. The surveyed property is a portion of the land described in cc# D207309368, Real Property Records, Tarrant County, Texas.

10g. The Drainage Easement recorded in cc# 20070362169, Real Property Records, Dallas County, Texas does affect the surveyed property and is shown hereon.

10h. The Easement recorded in cc# 20080244158, Real Property Records, Dallas County, Texas does affect the surveyed property and is shown hereon.

10i. The surveyed property is a portion of the land described in cc# D207275585, Real Property Records, Tarrant County, Texas and cc# 20070279696, Real Property Records, Dallas County, Texas.

10j. Due to the vague description contained in Volume 3070, Page 494, Real Property Records, Tarrant County, Texas, and Volume 4612, Page 389, Real Property Records, Dallas County, Texas the tracts cannot be located.

10k. Not a survey related item.

10l. The surveyed property is a portion of the property described in Option to Purchase Land recorded in Volume 6943, Page 893, Real Property Records, Tarrant County, Texas, and recorded in Volume 80126, Page 777, Real Property Records, Dallas County, Texas; Amendment to Option to Purchase Land recorded in Volume 9468, Page 1451, Real Property Records, Tarrant County, Texas, and recorded in Volume 89013, Page 1713, Real Property Records, Dallas County, Texas; and Assignment of Option to Purchase Land recorded in Volume 9796, Page 1974, Real Property Records, Tarrant County, Texas, and recorded in Volume 90013, Page 2622, Real Property Records, Dallas 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 recorded in Volume 91027, Page 1893, Real Property Records, Dallas County, Texas; and by Amendment to Option to Purchase Land recorded in Volume 10169, Page 1156, Real Property Records, Tarrant County, Texas, and recorded in Volume 91027, Page 1953, Real Property Records, Dallas County, Texas. Further amended by Amendment to Option To Purchase Land recorded in Volume 12586, Page 1914, Real Property Records of Tarrant County, Texas, and recorded in Volume 96228, Page 11, Real Property Records, Dallas County, Texas. Fourth Amendment recorded in cc# D205157215, Real Property Records, Tarrant County, Texas, and recorded in Volume 2005108, Page 47, Real Property Records, Dallas County, Texas. Fifth Amendment recorded in cc# D207199291, Real Property Records, Tarrant County, Texas, and recorded in cc# 20070204767, Real Property Records, Dallas County, Texas. Partial Assignment recorded in cc# D207309363, Real Property Records, Tarrant County, Texas, and recorded in cc# 20070315216, Real Property Records, Dallas County, Texas.

LEGAL DESCRIPTION

BEING a tract of land out of the Lorenza D. Burnett Splane Survey, Abstract No. 1697 and the Payton R. Splane Survey, Abstract No. 1731, Dallas County, Texas, being part of a called 47.5742 acre tract of land described in Quitclaim Deed to the City of Fort Worth recorded in Instrument No. D202182985 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner at the intersection of the west right-of-way line of Roy Orr Boulevard (a variable width right-of-way; 100-feet wide at this point) with the south right-of-way line of the Railtrans Railway (a 200-foot wide right-of-way); same being the northeast corner of said 47.5742 acre tract;

THENCE with said west right-of-way line and the east line of said 47.5742 acre tract, South 01°36'42" East, a distance of 1,104.87 feet to a 5/8" iron rod found at the southeast corner of said 47.5742 acre tract;

THENCE with the south line of said 47.5742 acre tract, the north line of Lot 1, H & E Equipment Addition, an addition to the City of Grand Prairie according to the plat recorded in Instrument No. 20070375395, Official Public Records of Tarrant County, Texas, and the north line of a tract of land described in Warranty Deed to H & E Equipment Services, Inc. recorded in Instrument No. 20070171065, Official Public Records of Dallas County, Texas, South 89°08'13" West, at a distance of 825.98 feet passing a 1/2" iron rod with "Wier Assoc." cap found at the northeast corner of a tract of land described in Quit Claim Deed and Conveyance to Mockingbird Midstream Gas Services, L.L.C. recorded in Instrument No. 2009002783 17, Official Public Records of Dallas County, Texas, and continuing for a total distance of 1,141.76 feet to a 5/8" iron rod with "KHA" cap set for corner; same being the southeast corner of Lot 1, Block 1, TMGS Riverside Addition, an addition to the City of Fort Worth recorded in Instrument No. D208371991, Plat Records of Tarrant County, Texas; from said point a 1/2" iron rod found bears South 89°24' East, a distance of 0.6 feet;

THENCE with the east line of said Lot 1, North 00°01'03" East, a distance of 1,133.38 feet to a 5/8" iron rod with "KHA" cap set for corner in the said south line of the Railtrans right-of-way and the north line of said 47.5742 acre tract;

THENCE with said south right-of-way line and the north line of said 47.5742 acre tract, South 89°23'37" East, a distance of 1,110.27 feet to the **POINT OF BEGINNING** and containing 28.922 acres or 1,259,841 square feet of land.

Bearing system of this survey is based on a line oriented between City of Grand Prairie monuments 2 and 3 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.

SURVEYORS CERTIFICATION:

To: KDC;
CRP Oakmont Grand Prairie, LLC
City of Fort Worth;
Centreport Venture, Inc.;
First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7(a),8,9 and 11(a) of Table A thereof.

Survey Date: December 5, 2012
Revised : January 2, 2013

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	ROOF DRAIN		SECURITY CAMERA
	ELEVATION BENCHMARK		SANITARY SEWER BOX
	FLOW DIRECTION		SANITARY SEWER CLEAN OUT
	MONITORING WELL		SANITARY SEWER LIFT STATION
	FUEL TANK		STORM SEWER DRAIN
	FLOOD LIGHT		TRAFFIC BARRIER
	GUY ANCHOR		TRAFFIC BOLLARD
	GUY ANCHOR POLE		TRAFFIC CAMERA
	UTILITY POLE		TRAFFIC SENSOR
	ELECTRIC SWITCH		TRAFFIC SIGNAL
	ELECTRIC TRANSFORMER		TRASH BIN
	HANDICAPPED PARKING		TREE
	PARKING METER		WATER BOX
	RAILROAD SIGNAL		FIRE SPRINKLER CONNECTION
	RAILROAD SIGN		FIRE HYDRANT
	SIGN		WATER VALVE
	MARQUEE/BILLBOARD		AIR RELEASE VALVE
	A/C UNIT		WATER WELL
	BASKET BALL GOAL	(C M)	CONTROLLING MONUMENT
	BORE LOCATION	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	FLAG POLE	IRFC	IRON ROD WITH CAP FOUND
	GOAL POST	PKS	PK NAIL SET
	GREASE TRAP	PKF	PK NAIL FOUND
	IRRIGATION VALVE	IRF	IRON ROD FOUND
	LIGHT STANDARD	XS	"X" CUT IN CONCRETE SET
	MAIL BOX	XF	"X" CUT IN CONCRETE FOUND
	NEWS STAND	P.O.B.	POINT OF BEGINNING
	PHONE BOOTH	P.O.C.	POINT OF COMMENCING

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

NOTES:

1. According to Community Panel No. 485472 0285J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
2. City lines, county lines and abstract lines are approximate and are not located on the ground.
3. There are no existing buildings on the surveyed property.
4. The property is adjacent to Roy Orr Boulevard.

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ALTA/ACSM LAND TITLE SURVEY
28.922 ACRES
LORENZA D. BURNETT SPLANE SURVEY, ABSTRACT NO. 1697 &
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1731
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SLJ	DAB	12/05/2012	064459200	1 OF 1

DWG NAME: K:\DAL_SURVEY\064459200-TIL1 UP CONCRETE\DWG\064459200-ALTA.DWG PLOTTED BY BROWN, DANA, 1/7/2013 11:33 AM LAST SAVED 1/7/2013 10:28 AM