

LEGAL DESCRIPTION

Being a 15.175 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 the City of Fort Worth as recorded in Volume 2008, Page 243, and Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and being portions of Trinity Boulevard (a 120 foot R.O.W.), Centreport Drive (a variable width R.O.W.) and Future Breezewood Drive (a 60 foot R.O.W.), and being more particularly described as follows:

BEGINNING at a found X in concrete said point being the southeast corner of a tract of land conveyed to Centreport Venture, Inc. as recorded in Volume 13585, Page 484, Deeds Records, Tarrant County, Texas, and being in the existing north right-of-way line of said Trinity Boulevard;

THENCE North 01°07'11" East, leaving said north right-of-way line, and along the east line of said Centreport Venture, Inc. tract, a distance of 107.49 feet to set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 1400.00 feet and a central angle of 16°21'04" and a long chord which bears North 09°19'55" East, 399.18 feet;

THENCE continuing along said east line, and along said tangent curve to the right an arc distance of 399.53 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 17°28'09" East, continuing along said east line, a distance of 154.67 feet to set 1/2 inch iron rod with GAI cap for corner, said point being the north east corner of said Centreport Venture, Inc. tract, and being in the south line of Lot 1, Block 103, Centreport, as recorded in Cabinet A, Slide 11474, Plat Records, Tarrant County, Texas;

THENCE South 88°52'49" East, leaving said east line, and along said south line, a distance of 41.02 feet to a found 5/8 inch iron rod with Pate cap for corner;

THENCE South 72°14'00" East, continuing along said south line, a distance of 4.39 feet to a found 5/8 inch iron rod with Pate cap for corner, said point being the southeast corner of said Lot 1, Block 103;

THENCE South 66°45'42" East, leaving said south line, a distance of 25.00 feet to a point for corner, said point being in the approximate centerline of said Centreport Drive;

THENCE North 23°07'27" East, along said centerline of said Centreport Drive, a distance of 263.82 feet to a point for corner, said point being the approximate centerline intersection of said Centreport Drive, and said proposed Breezewood Drive;

THENCE South 66°52'33" East, leaving approximate centerline of said Centreport Drive, and along the approximate centerline of said proposed Breezewood Drive, a distance of 435.19 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 300.00 feet, a central angle of 67°59'44" and a long chord which bears South 32°52'41" East, 335.50 feet;

THENCE along said approximate centerline, and along said tangent curve to the right, an arc distance of 356.02 feet to a point for corner;

THENCE South 01°07'11" West, continuing along said proposed approximate centerline, a distance of 501.74 feet to a point for corner, said point being the approximate centerline intersection of said proposed Breezewood Drive and the approximate centerline of said existing Trinity Boulevard;

THENCE North 88°52'50" West, along said approximate existing centerline, a distance of 858.74 feet to a point for corner;

THENCE North 01°07'11" East, leaving said existing centerline, a distance of 53.01 feet to the POINT OF BEGINNING and CONTAINING 661,028 square feet, 15.175 acres of land, more or less.



LEGEND

UT	UNDERGROUND TELE
TR	IRON ROD
LS	LIGHT STANDARD
B/C	BACK OF CURB
E/C	EDGE OF CONCRETE
FH	FIRE HYDRANT
GI	GRATE INLET
MH	MANHOLE
WV	WATER VALVE
WM	WATER METER
SL	SIGNAL LIGHT
SB	SIGNAL BOX
C.I.	CURB INLET

Schedule B from First American Title Insurance Company, GF# 1002-88972-2-RTT with an effective date of July 31, 2014 was reviewed in connection with the preparation of this survey.

- Item 10:
- f. Mineral lease and rights, C.C.# D207309368, C.C.# D208249243 C.C.# D208317593, C.C.# D208377481, C.C.# D210170587 C.C.# D212246097, C.C.# D213076568, C.C.# D213101531 does affect subject property.
 - j. Airport Zoning Ordinance no.71-100, Vol.7349, Pg. 1106, does affect the subject property.
 - k. 15' Sanitary Sewer easement, Vol. 8042, Pg. 1626, does not affect the subject property.
 - q. Mineral Deed, C.C.# D207309364, does affect subject property.
 - r. Terms, conditions, Vol. 7463, Pg. 1641, Vol. 9796, Pg.2011, Vol. 10169, Pg. 1169, Vol. 7943, Pg. 1502, does affect subject property.
 - s. Terms, conditions, easement, Vol.6943, Pg.893, Vol.9468, Pg.1451 Vol.10169, Pg.1156, Vol.9796, Pg.1974, Vol.10169, Pg.1096, Vol.12586, Pg.1914, C.C.# D205157215, Vol.10169, Pg.1147 C.C.# D207199291, C.C.# D207309363, C.C.# D212277479, C.C.# D214156630, does affect the subject property.
 - t. Avigation Easement, Vol.6943, Pg.893, Vol.9468, Pg.1451 Vol.9796, Pg.1974, Vol.10169, Pg.1096, Vol.10169, Pg.1156 Vol.12586, Pg.1914, C.C.# D205157215, C.C.# D207199291 C.C.# D207309363, C.C.# D212277479, C.C.# D214156630, does affect the subject property.
 - u. Non-executory royalty, Vol.6943, Pg.893, Vol.9468, Pg.1451 Vol.9796, Pg.1974, Vol.10169, Pg.1096, Vol.10169, Pg.1156 Vol.12586, Pg.1914, C.C.# D205157215, C.C.# D207199291 C.C.# D207309363, C.C.# D212277479, does affect the subject property.
 - nn. Mineral estate and interest, C.C.# D207309364, does affect subject property.
 - oo. Mineral lease and rights, C.C.# D207309368, as affected by C.C.# D208249243, C.C.# D208317593, C.C.# D208377481, C.C.# D210170587, C.C.# D212246097, does affect subject property.

- yy. Utility Easement, Vol. 7681, Pg. 1566, does affect subject property as shown.
- zz. Telephone Easement, Vol. 7681, Pg. 1596, does affect subject property as shown.
- aaa. Limitation or denial of abutters rights of direct access to State Highways 183 & 360, Vol. 5582, Pg. 283, does not affect subject property.
- bbb. 5' Fiber Optic Easement, Vol. 13583, Pg. 22, C.C.# D207061094, does affect subject property as shown.
- bbbb. Rights of the public and rights of public utilities in and to the portions of dedicated roadways contained within the field note descriptions of subject properties, does affect subject property.
- cccc. Disclosure on the Survey, vaults, transformers, grate inlet, water valves, light standard, san. sewer manholes, signal bor, fire hydrant, bfo, gas line all located outside recorded easements, proposed right-of-way, temporary metal access & utility easement C.C.# D198303643, does affect subject property.

- 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 48439C0235K, EFFECTIVE DATE SEPTEMBER 25, 2009.
 - BASIS OF BEARING IS PER PLAT RECORDED IN CABINET A, SLIDE 11474 P.R.T.C.T.
 - ZONING IS "J" MEDIUM INDUSTRIAL
 - "PARCEL 4C HAS DIRECT ACCESS TO FUTURE BREEZEWOOD DR. CENTREPORT DR. & TRINITY BLVD".

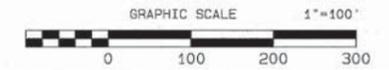
SURVEYOR'S CERTIFICATE:
 To: Centreport Venture, Inc., "its successors and assigns"
 City of Fort Worth, AEM Capital Management, L.P.
 Fund II Enterprises LLC, a Texas limited liability company.
 CentrePort OFM Development, LLC, a Delaware limited liability company.
 CentrePort TRS Venture, Inc., a Delaware corporation,
 First American Title Insurance Company and 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and accepted by ALTA and NSPS and includes, without limitation, items 1, 2, 3, 4, 6(a), 8, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on March 25, 2014.

Michael L. Peterson
 Michael L. Peterson, Surveyor
 Texas Registration No. 5999

- Table A Item Notes:**
- No address was observed with this survey.
 - 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.
 - No evidence of site use as a solid waste dump, sump, or sanitary landfill was observed at the time of this survey.

OPTION AND FEE PARCELS AND/OR PARCEL LIMIT LINES, DO NOT REPRESENT SUBDIVISION OF LAND, PROPERTY LINES ARE PER RECORDED PLATS.



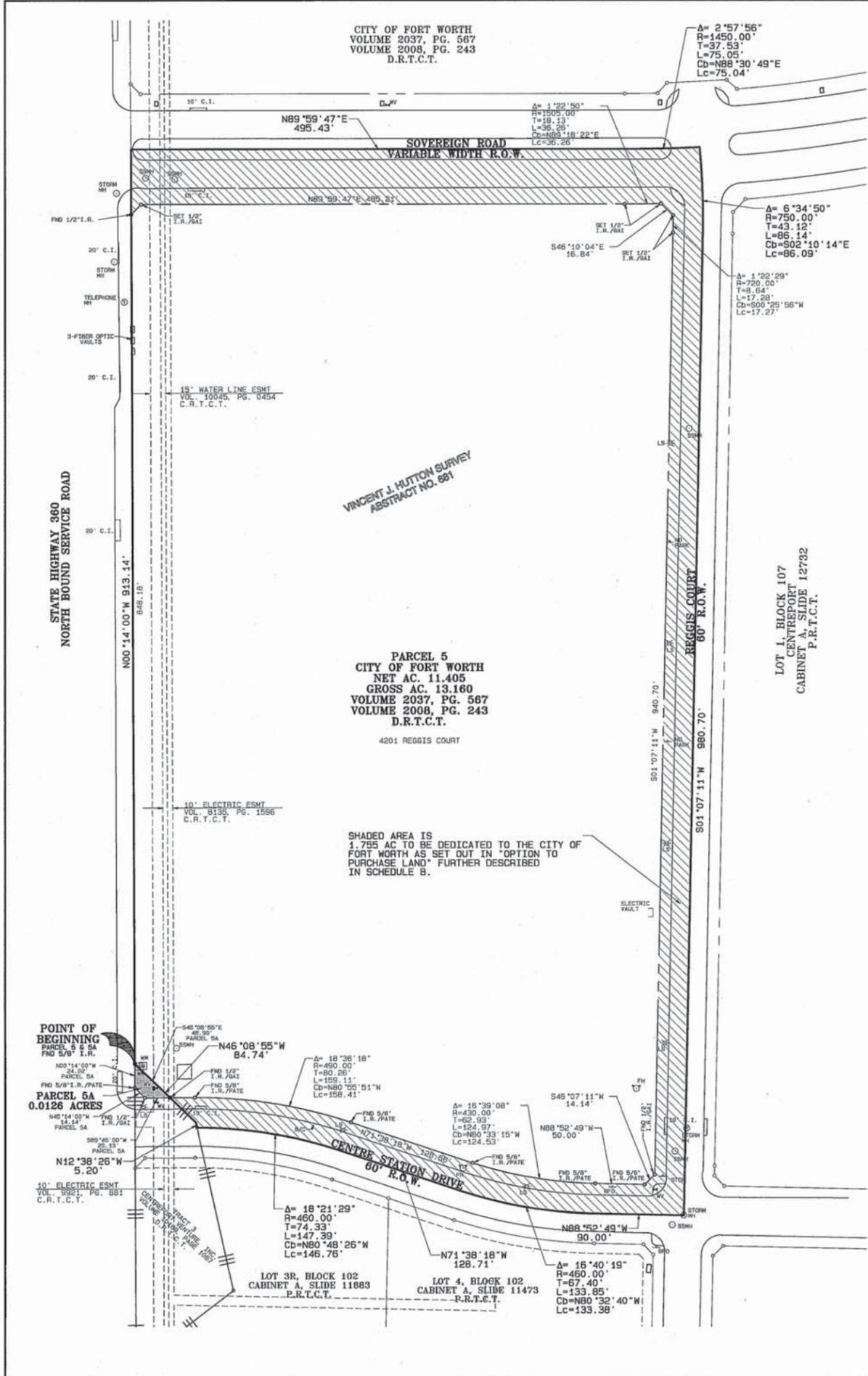
ALTA/ACSM LAND TITLE SURVEY

PARCEL 4C
 BEING A PORTION OF
 CITY OF FORT WORTH TRACT
 VOL. 2037, PG 567 & VOL. 2008, PG 243
 CENTREPORT
 VINCENT J. HUTTON SURVEY
 ABSTRACT NO.583

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

Graham Associates Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8030
 TEXE PERM. F-1191/TFPLS PERM. 101338-00

DRWN BY: GAI	PROJECT NO.	SHEET
DATE: AUGUST 2014	FILE NO.	1 OF 1



CITY OF FORT WORTH
VOLUME 2037, PG. 567
VOLUME 2008, PG. 243
D.R.T.C.T.

PARCEL 5
CITY OF FORT WORTH
NET AC. 11.405
GROSS AC. 13.160
VOLUME 2037, PG. 567
VOLUME 2008, PG. 243
D.R.T.C.T.

4201 REGGIS COURT

SHADED AREA IS
1.755 AC TO BE DEDICATED TO THE CITY OF
FORT WORTH AS SET OUT IN OPTION TO
PURCHASE LAND FURTHER DESCRIBED
IN SCHEDULE B.

A=2'57.56"
R=1450.00'
T=37.53'
L=75.05'
Cb=N89°30'49"E
Lc=75.04'

A=6'34.50"
R=750.00'
T=43.12'
L=86.14'
Cb=S02°10'14"E
Lc=86.09'

A=1'22.29"
R=720.00'
T=8.64'
L=17.28'
Cb=S02°25'56"W
Lc=17.27'

SURVEYOR'S CERTIFICATE:
To: CentrePort Venture, Inc., "its successors and assigns"
City of Fort Worth, AEM Capital Management, L.P.,
Fund II Enterprises LLC, a Texas limited liability company,
CentrePort Development, LLC, a Delaware limited liability
company, CentrePort 135 Venture, Inc., a Delaware corporation,
First American Title Insurance Company and 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
Minimum Standard Detail Requirements for ALTA/ACSM Land
Title Surveys jointly established and accepted by ALTA and
NSPS and includes, without limitation, items 1, 2, 3, 4,
5(a), 8, 11(a), 13, 14, 15, 16, 17 and 18 of Table A thereof.
The field work was completed on
March 25, 2014

Michael L. Peterson, Surveyor
Texas Registration No. 5999

Table A Item Notes:
16. No current earth moving work, building construction or
building additions were observed at the time of this survey.
17. No proposed changes on street right of way lines was
observed or provided with this survey.
18. No evidence of site use as a solid waste dump, sump,
or sanitary landfill was observed at the time of this
survey.

LEGAL DESCRIPTION
PARCEL 5
Being a 13.160 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas and being a portion of a tract conveyed to the City of Fort Worth as recorded in Volume 2037, Page 567 and Volume 2008, Page 243, Deed Records, Tarrant County, Texas, and a portion of Sovereign Road (variable width R.O.W.), a portion of Reggis Court (a 60 foot R.O.W.) and a portion of Centre Station Drive (a 60 foot R.O.W.) and being more particularly described as follows:
BEGINNING at a found 5/8 inch iron rod said point being the northwest corner of Tract 3 as recorded in Volume 10169, Page 1067, Deed Records, Tarrant County Texas, and being in the east right-of-way line of State Highway 360 (having a variable width R.O.W.);
THENCE North 00°14'00" West, along said east right-of-way line, a distance of 913.14 feet to a point for corner, being in the approximate centerline of said Sovereign Road;
THENCE North 89°59'47" East, leaving said east right-of-way line and following along said approximate centerline of Sovereign Road, for a distance of 435.43 feet to a point for corner, being the beginning of a tangent curve to the left having a radius of 1450.00 feet, a central angle of 2°57'56" and a long chord which bears North 88°30'49" East, 75.04 feet;
THENCE northeasterly, along said approximate centerline and said tangent curve to the left, an arc distance of 75.05 feet to a point for corner, being the approximate centerline intersection with said Reggis Court, and being the beginning of a non-tangent curve to the right having a radius of 750.00 feet, a central angle of 6°34'50" and a long chord which bears South 02°10'14" East, 86.09 feet;
THENCE southeasterly, along said approximate centerline of Reggis Court and said non-tangent curve to the right, an arc distance of 86.14 feet to a point for corner;
THENCE South 01°07'11" West, continuing along said approximate centerline, for a distance of 580.70 feet to a point for corner, being the approximate centerline intersection with said Centre Station Drive;
THENCE North 88°52'49" West, along said approximate centerline of Centre Station Drive, for a distance of 90.00 feet to a point for corner, being the beginning of a tangent curve to the right having a radius of 460.00 feet, a central angle of 18°21'29" and a long chord which bears North 80°32'40" West, 133.38 feet;
THENCE northwesterly, along said approximate centerline and said tangent curve to the right, an arc distance of 133.85 feet to a point for corner;
THENCE North 71°38'18" West, continuing along said approximate centerline, for a distance of 128.71 feet to a point for corner, being the beginning of a non-tangent curve to the left having a radius of 460.00 feet, a central angle of 18°21'29" and a long chord which bears North 80°48'26" West, 146.75 feet;
THENCE northwesterly, along said approximate centerline and said non-tangent curve to the left, an arc distance of 147.39 feet to a point for corner, being in the east line of said Tract 3;
THENCE North 12°38'26" West, leaving said approximate centerline and following along said east line, for a distance of 5.20 feet to a point for corner;
THENCE North 46°08'55" West, at a distance of 84.74 feet to the POINT OF BEGINNING and CONTAINING 573,259 square feet or 13.160 acres of land, more or less.

LEGAL DESCRIPTION
Parcel 5A
Being a 0.0126 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas and being a portion of Tract 3, conveyed to CentrePort Venture, Inc., as recorded in Volume 10169, Page 1067, Deed Records, Tarrant County, Texas, and being more particularly described as follows:
BEGINNING at a found 5/8 inch iron rod said point being the northwest corner of said Tract 3, and being in the east right-of-way line of State Highway 360 (having a variable width R.O.W.);
THENCE South 46°08'55" East, leaving said east right-of-way line, for a distance of 48.90 feet to a found 1/2 inch iron rod with GAI cap for corner, being the north right-of-way line of Centre Station Drive (a 60 foot R.O.W.);
THENCE South 89°46'00" West, along said north right-of-way line, for a distance of 25.13 feet to a found 1/2 inch iron rod with GAI cap for corner, being the most southerly point of a corner-clip with the said east right-of-way line of State Highway 360;
THENCE North 45°14'00" West, leaving said north right-of-way line, for a distance of 14.14 feet to a found 5/8 inch iron rod with PATE cap for corner, being in said east right-of-way line of State Highway 360;
THENCE North 00°14'00" West, along said east right-of-way line, for a distance of 24.02 feet to the POINT OF BEGINNING and CONTAINING 548 square feet or 0.0126 acres of land, more or less.

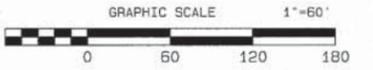
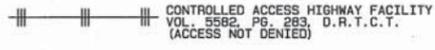
PARCEL 5
Schedule B from First American Title Insurance Company, GF# 1002-88872-2-RTT with an effective date of July 31, 2014 was reviewed in connection with the preparation of this survey.
Item 10:
f. Mineral lease and rights, C.C.# D207309364, C.C.# D208249243 C.C.# D208317593, C.C.# D208377481, C.C.# D210170987 C.C.# D212246097, C.C.# D213076568, C.C.# D213101531 does affect subject property.
j. Airport Zoning Ordinance no.71-100, Vol.1.7349, Pg. 1106, does affect the subject property.
k. 15' Sanitary Sewer easement, Vol. 8042 Pg. 1626, does not affect the subject property.
q. Mineral Deed, C.C.# D207309364, does affect subject property.
r. Terms, conditions, Vol. 7463, Pg. 1541, Vol. 9796, Pg.2011, Vol. 10169, Pg. 1169, Vol. 7943, Pg. 1502, does affect subject property.
s. Terms, conditions, easement, Vol.6943, Pg.893, Vol.9468, Pg.1451 Vol.10169, Pg.1156, Vol.9796, Pg.1974, Vol.10169, Pg.1096, Vol.12586, Pg.1914, C.C.# D205157215, Vol.10169, Pg.1147 C.C.# D207199291, C.C.# D207309363, C.C.# D212277479, C.C.# D214156630, does affect the subject property.
t. Avigation Easement, Vol.6943, Pg.893, Vol.9468, Pg.1451 Vol.9796, Pg.1974, Vol.10169, Pg.1096, Vol. 10169, Pg.1156 Vol.12586, Pg.1914, C.C.# D205157215, C.C.# D207199291 C.C.# D207309363, C.C.# D212277479, C.C.# D214156630, does affect the subject property.
u. Non-executory royalty, Vol.6943, Pg.893, Vol.9468, Pg.1451 Vol.9796, Pg.1974, Vol.10169, Pg.1096, Vol.10169, Pg.1156 Vol.12586, Pg.1914, C.C.# D205157215, C.C.# D207199291 C.C.# D207309363, C.C.# D212277479, does affect the subject property.
nn. Mineral estate and interest, C.C.# D207309364, does affect subject property.
oo. Mineral lease and rights, C.C.# D207309364, as affected by C.C.# D208317593, C.C.# D208377481, C.C.# D210170987, C.C.# D210246097, does affect subject property.
ww. 15' Water line easement, Vol. 10045, Pg. 454, does affect subject property as shown.
xx. 10' Electric easement, Vol. 8135, Pg. 1596, does affect subject property as shown.
aaa. Limitation or denial of abutter's rights of direct access to State Highways 183, Vol. 5582, Pg. 283, does affect the subject property.
bbbb. Rights of the public and rights of public utilities in and to the portions of dedicated roadways contained within the field note descriptions of subject properties, does affect subject property.
cccc. Disclosure on the Survey, water meters, water valves, 10' inlet, 15' inlet, light standard, san. sewer manholes, storm drainage and fiber optic vaults all located outside recorded easements, does affect subject property.

PARCEL 5A
Schedule B from First American Title Insurance Company, GF# 1002-88872-3-RTT with an effective date of July 31, 2014, was reviewed in connection with the preparation of this survey.
Item 10:
m. Airport Zoning Ordinance No.71-100, Vol.1.7349, Pg. 1106, does affect the subject property.
r. Mineral rights, C.C.# D207309364, does affect subject property.
s. Terms, conditions, Vol.7463, Pg. 1541, Vol. 9796, Pg. 2011, Vol. 10169, Pg. 1169, C.C.# D212277479, C.C.# D213044421, Vol.7943, Pg. 1502, does affect the subject property.
t. Terms, conditions, easement, Vol.6943, Pg.893, Vol.9468, Pg.1451 Vol.10169, Pg.1156, Vol.9796, Pg.1974, Vol.10169, Pg.1096, Vol.12586, Pg.1914, C.C.# D205157215, Vol.10169, Pg.1147 C.C.# D207199291, C.C.# D207309363, C.C.# D212277479, C.C.# D214156630, does affect the subject property.
u. Avigation Easement, Vol.6943, Pg.893, Vol.9468, Pg.1451 Vol.9796, Pg.1974, Vol.10169, Pg.1096, Vol. 10169, Pg.1156 Vol.12586, Pg.1914, C.C.# D205157215, C.C.# D207199291 C.C.# D207309363, C.C.# D212277479, C.C.# D214156630, does affect the subject property.
x. Mineral rights, C.C.# D207309364, does affect subject property.
y. Mineral rights, C.C.# D210246097, does affect subject property.
cc. Lone Star Gas Company, Vol. 6939, Pg.867, C.C.# D207442197, does affect the subject property.
hh. 15' Water Line Easement, Vol.10045, Pg. 454, does affect subject property as shown.
jj. 10' Electric Easement, Vol. 8135, Pg. 1596, does affect the subject property as shown.
kk. 10' Electric Easement, Vol. 8135, Pg. 1591, does not affect the subject property.
mm. 10' Electric Easement, Vol. 9921, Pg. 881, does affect the subject property as shown.
nn. 10x10' Electric Easement, Vol. 9921, Pg. 890, does not affect the subject property.

GENERAL NOTES:
1. 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 48439 C0235 K, EFFECTIVE DATE SEPTEMBER 25, 2009.
2. BASIS OF BEARING IS PER PLATS RECORDED IN CABINET A, SLIDE 12526 & CABINET A, SLIDE 11473 P.R.T.C.T.
3. ZONING IS "J" MEDIUM INDUSTRIAL.
4. "PARCEL 5A HAS DIRECT ACCESS TO STATE HIGHWAY 360, SOVEREIGN RD., REGGIS COURT, & CENTRE STATION DR".
"PARCEL 5A HAS DIRECT ACCESS TO STATE HIGHWAY 360, & CENTRE STATION DR".



- LEGEND**
- BO BOLLARD
 - UT UNDERGROUND TELE
 - IR 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
 - WV WATER VALVE
 - WM WATER METER
 - SL SIGNAL LIGHT
 - SB SIGNAL BOX



ALTA/ACSM LAND TITLE SURVEY

PARCEL 5, 5A
BEING A PORTION
OF A CITY OF FORT WORTH TRACT
AS RECORDED IN VOLUME 2037, PAGE 567
& VOLUME 2008, PAGE 243, AND A PORTION
OF A CENTREPORT VENTURE, INC. TRACT
AS RECORDED IN VOLUME 10169, PAGE 1087
VINCENT J. HUTTON SURVEY
ABSTRACT NO.681

CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 840-8535
TYPE FORM F-1159/TITLE FORM 101538-00

DRAWN BY: GAI PROJECT NO. SHEET
DATE: AUGUST 2014 FILE NO. 1 OF 1