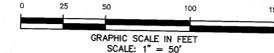
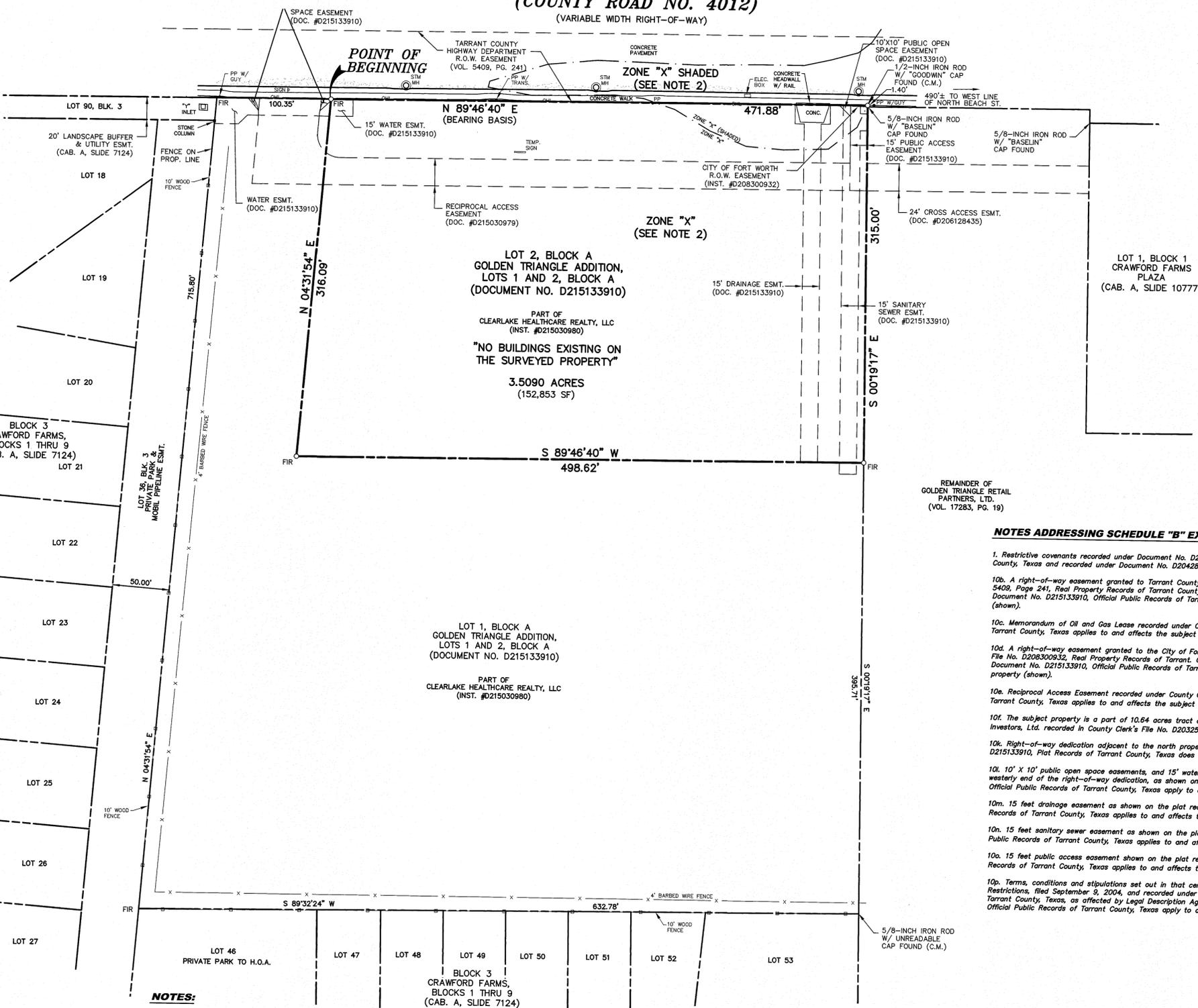
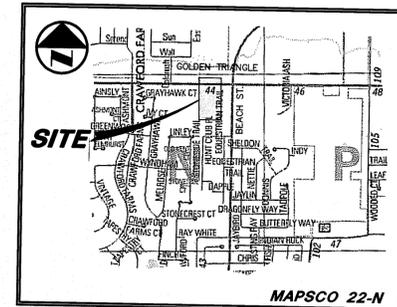


**GOLDEN TRIANGLE BOULEVARD
(COUNTY ROAD NO. 4012)
(VARIABLE WIDTH RIGHT-OF-WAY)**



LEGEND

B ₁	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
---	PROPERTY LINE
---	O.H. POWER LINES
-x-x-	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET



DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION of a 3.5090 acre tract of land situated in the William McCowen Survey, Abstract No. 999, Tarrant County, Texas; said tract being all of Lot 2, Block A, Golden Triangle Addition, Lots 1 and 2, Block A, an addition to the City of Fort Worth, Texas according to the plat recorded in Document No. D215133910 of the Plat Records of Tarrant County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Clearlake Healthcare realty, LLC recorded in Document No. D215030980 of the Deed Records of Tarrant County, Texas; said 3.5090 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pogue Eng & Dev" cap found in the south right-of-way line of Golden Triangle Boulevard (County Road No. 4012, a variable width right-of-way); said point being the northwest corner of said Lot 2, Block A and the most northerly northeast corner of Lot 1, Block A of said Golden Triangle Addition;

THENCE, North 89 degrees, 46 minutes, 40 seconds East, along the said south line of Golden Triangle Boulevard and the north line of said Lot 2, Block A, a distance of 471.88 feet to a 1/2-inch iron rod with "Goodwin" cap found for corner; said point also being an angle point in the said south line of Golden Triangle Boulevard;

THENCE, South 00 degrees, 19 minutes, 17 seconds East, along the east line of said Lot 2, Block A, at a distance of 1.40 feet passing a 5/8-inch iron rod with "Baselin" cap found at an angle point in the said south line of Golden Triangle Boulevard, continuing in at a total distance of 315.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the most southerly northeast corner of said Lot 1, Block A;

THENCE, departing the said east line of Lot 2, Block A and along the common line between said Lot 2, Block A and said Lot 1, Block A, the following two (2) calls:

South 89 degrees, 46 minutes, 40 seconds West, a distance of 498.62 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being a re-entrant corner of said Lot 1, Block A;

North 04 degrees, 31 minutes, 54 seconds East, a distance of 316.09 feet to the POINT OF BEGINNING;

CONTAINING, 152,853 square feet or 3.5090 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: Clearlake Healthcare Realty, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes items 1-4, 6, 7(a), 8, 9, 11(a), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, undersigned further certifies that, in my professional opinion, as a Registered Professional Land Surveyor in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The field work was completed on June 24, 2015.

Date of Plat or Map: June 25, 2015.



R. Groysman
Roman L. Groysman
Registered Professional Land Surveyor
No. 5864

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

- Restrictive covenants recorded under Document No. D215133910 (Plat), Official Public Records of Tarrant County, Texas and recorded under Document No. D204282934 apply to and affect the subject property.
- A right-of-way easement granted to Tarrant County Highway Department by instrument recorded in Volume 5409, Page 241, Real Property Records of Tarrant County, Texas, and as shown on the plat recorded under Document No. D215133910, Official Public Records of Tarrant County, Texas does not affect the subject property (shown).
- Memorandum of Oil and Gas Lease recorded under Clerk's File No. D207013901 of the Real Property Records, Tarrant County, Texas applies to and affects the subject property.
- A right-of-way easement granted to the City of Fort Worth by instrument recorded under County Clerk's File No. D208300932, Real Property Records of Tarrant County, Texas, and as shown on the plat recorded under Document No. D215133910, Official Public Records of Tarrant County, Texas applies to and affects the subject property (shown).
- Reciprocal Access Easement recorded under County Clerk's File No. D215030979, Real Property Records of Tarrant County, Texas applies to and affects the subject property (shown).
- The subject property is a part of 10.64 acres tract described in Mineral Deed to Crawford Farms Minerals Investors, Ltd. recorded in County Clerk's File No. D203259002 of the Deed Records of Tarrant County, Texas.
- Right-of-way dedication adjacent to the north property line as shown on the plat recorded in Document No. D215133910, Plat Records of Tarrant County, Texas does not affect the subject property.
- 10' x 10' public open space easements, and 15' water easements, along, parallel and adjacent to the westerly end of the right-of-way dedication, as shown on the plat recorded under Document No. D215133910, Official Public Records of Tarrant County, Texas apply to and affect the subject property (shown).
- 15 feet drainage easement as shown on the plat recorded under Document No. D215133910, Official Public Records of Tarrant County, Texas applies to and affects the subject property (shown).
- 15 feet sanitary sewer easement as shown on the plat recorded under Document No. D215133910, Official Public Records of Tarrant County, Texas applies to and affects the subject property (shown).
- 15 feet public access easement shown on the plat recorded under Document No. D215133910, Official Public Records of Tarrant County, Texas applies to and affects the subject property (shown).
- Terms, conditions and stipulations set out in that certain Agreement Regarding Easements, Covenants and Restrictions, filed September 9, 2004, and recorded under Document No. D204282934, Official Public Records of Tarrant County, Texas, as affected by Legal Description Agreement recorded under Document No. D208128435, Official Public Records of Tarrant County, Texas apply to and affect the subject property.

NOTES:

- Bearing system for this survey is based on a bearing of North 89 degrees, 46 minutes, 40 seconds East for the south right-of-way line of Golden Triangle Boulevard according to the plat of Golden Triangle Addition, Lots 1 and 2, Block A, an addition to the City of Fort Worth, Texas recorded in Document No. D215133910 of the Plat Records of Tarrant County, Texas.
- The subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas Community Panel Number 4843C00070K, Map Revised: September 25, 2009. All of the subject property is indicated to be in Zone "X" and Zone "X" (shaded) on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
Zone "X" (shaded) - Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
This flood statement regarding flooding does not imply that the property and/or 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.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Texas American Title Company, as agent for Stewart Title Guaranty Company GF No. 9201-15-1043, Effective Date: June 12, 2015.

- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological development.
- Square footage totals show hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

**ALTA/ACSM LAND TITLE SURVEY
LOT 2, BLOCK A
GOLDEN TRIANGLE ADDITION,
LOTS 1 AND 2, BLOCK A
AN ADDITION TO THE CITY OF FORT WORTH, TEXAS
AND BEING OUT OF THE
WILLIAM McCOWEN SURVEY, ABSTRACT No. 999
TARRANT COUNTY, TEXAS**

<p>PREPARED FOR: Mr. Rick Mcnealy, P.E. SMITHERS MERCHANT BUILDERS, L.P. 21726 Hardy Oak San Antonio, Texas 78258 (210) 479-2500 (PHONE)</p>	<p>POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. # 000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00</p>	PREPARED	06-25-2015
		SURVEYED	06-24-2015
		SCALE:	1" = 50'
		PI NUMBER	1592-14-045
		DRAWN BY:	RLG
		CHECKED BY:	AWS

GF No. 9201-15-1043

06/20/2015 - 10:59AM
 ROMAN L. GROYSMAN - LAND TITLE (DWG) 1592-14-045_ALTA LOT 2-UPDATE.DWG
 THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.