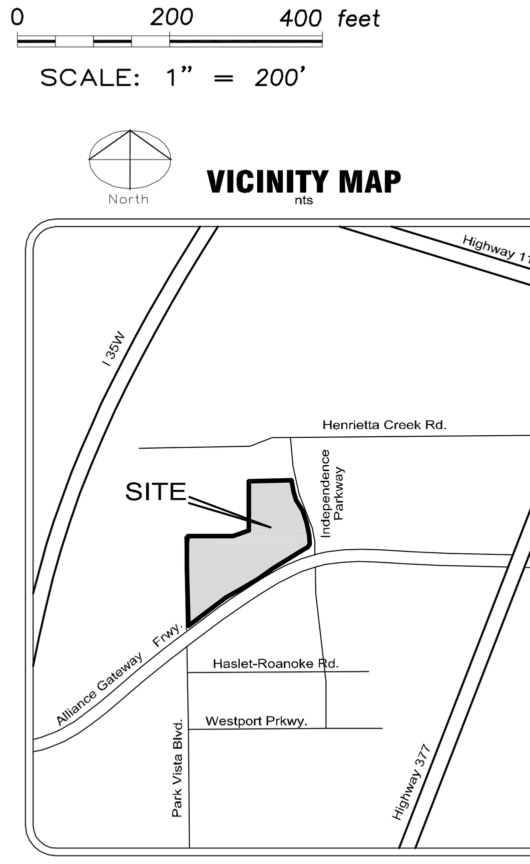
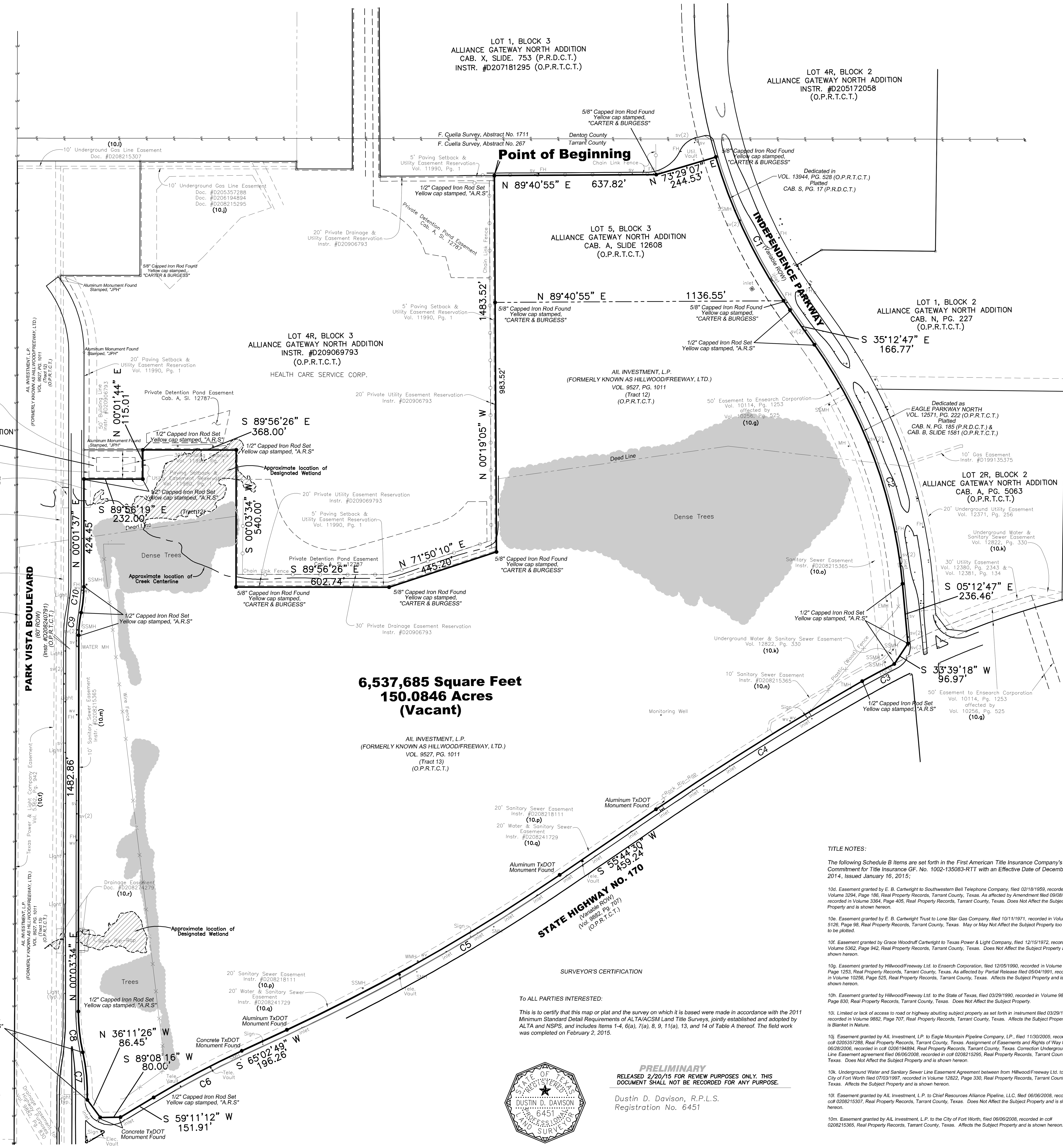


LEGEND

MH = Manhole
SMH = Storm Manhole
SSMH = Sanitary Sewer Manhole
EMH = Electric Manhole
sv = Sprinkler Valve
FH = Fire Hydrant
wv = Water Valve



C1
Δ =18°43'47"
R=2060.00'
L=673.40'
CB=S 25°50'54" E
LC=670.41'

C2
Δ =30°00'00"
R=1940.00'
L=1015.78'
CB=S 20°12'47" E
LC=1004.22'

C3
Δ =2°29'31"
R=3294.04'
L=143.27'
CB=S 61°45'48" W
LC=143.26'

C4
Δ =4°46'32"
R=11479.16'
L=956.78'
CB=S 58°07'46" W
LC=956.50'

C5
Δ =9°18'20"
R=7619.44'
L=1237.48'
CB=S 60°23'40" W
LC=1236.12'

C6
Δ =5°51'36"
R=3839.72'
L=392.71'
CB=S 62°07'00" W
LC=392.54'

C7
Δ =14°12'57"
R=760.00'
L=188.57'
CB=N 05°23'00" W
LC=188.08'

C8
Δ =12°33'04"
R=740.00'
L=162.10'
CB=N 06°12'58" W
LC=161.78'

C9
Δ =11°58'07"
R=430.00'
L=89.82'
CB=N 06°02'37" E
LC=89.66'

C10
Δ =12°01'53"
R=490.00'
L=102.89'
CB=N 06°00'44" E
LC=102.70'

NOTES:

BASIS OF BEARINGS: Bearings are based on State Plane Coordinates, North American Datum 1983 (NAD83), Texas North Central Zone 4202 (TXNC 4202).

Subject property is zoned "K", Industrial, and is subject to the City of Fort Worth Zoning Ordinance pertaining to said zone.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48439C0060 K, dated September 25, 2009. Property is in zone X.

This survey was prepared with best available records at the time of survey.

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Filename:P:\30215002 URS 105 Acres - Fort Worth\DWG\30215002-V-AB-01.dwg
Date:Friday, February 20, 2015 Time:4:27 PM Plotted by:Dustin Davison

PROPERTY DESCRIPTION

BEING a 150.0846 acre tract of land situated in the F. Cuella Survey, Abstract Number 267, same being portions of tracts 12 and 13 of those certain tracts of land conveyed to AIL INVESTMENT, L.P. (FORMERLY KNOWN AS HILLWOOD/FREEWAY, LTD.) as recorded in Volume 9527, Page 1011, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and all of Lot 5, Block 3, ALLIANCE GATEWAY NORTH ADDITION, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 12608, O.P.R.T.C.T., and being further described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner at the northwest corner of said Lot 5, Block 3, ALLIANCE GATEWAY NORTH ADDITION, same being in the south line of Lot 1, Block 3, ALLIANCE GATEWAY NORTH ADDITION, an addition to the City of Fort Worth as recorded in Cabinet X, Slide 753, Plat Records, Denton County, Texas (P.R.D.C.T.) and Instrument Number D207181295 O.P.R.T.C.T. ;

THENCE N 89°40'55" E, along the south line of said Lot 1, for a distance of 637.82 feet to a 5/8" iron rod with yellow plastic cap stamped, "CARTER & BURGESS" found for corner;

THENCE N 73°29'07" E, continuing along said south line, for a distance of 244.53 feet to a 5/8" iron rod with yellow plastic cap stamped, "CARTER & BURGESS" found for the northeast corner of said Lot 5, same being in the west line of Independence Parkway (120' width at this point), as recorded in Cabinet 5, Page 17, P.R.D.C.T. and Volume 13944, Page 528 O.P.R.T.C.T., further being the beginning of a non-tangent curve to the left, having a radius of 2060.00 feet and a chord which bears S 25°50'54" E, for 670.41 feet;

THENCE southeasterly, along said curve to the left and said west line of Independence Parkway and the west line of Independence Parkway (120' width at this point), as recorded in Volume 12571, Page 222, O.P.R.T.C.T., Cabinet B, Slide 1581, O.P.R.T.C.T, and Cabinet N, Page 185, P.R.D.C.T., through a central angle of 18°43'47", for an arc distance of 673.40 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner;

THENCE S 35°12'47" E, continuing along said west line, for a distance of 166.77 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner at the beginning of a curve to the right, having a radius of 1940.00 feet and a chord which bears S 20°12'47" E, for 1004.22 feet;

THENCE southeasterly, along said curve to the right and said west line of Independence Parkway, through a central angle of 30°00'00", for an arc distance of 1015.78 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner;

THENCE S 05°12'47" E, continuing along said west line, for a distance of 236.46 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner;

THENCE S 33°39'18" W, continuing along said west line, for a distance of 96.97 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner in the north line of State Highway No. 170 (variable width ROW) as recorded in Volume 9882, Page 707, O.P.R.T.C.T., same being the beginning of a non-tangent curve to the left, having a radius of 3294.04 feet and a chord which bears S 61°45'48" W, for 143.26 feet;

THENCE southwesterly, along said curve to the left and along the north line of said State Highway No. 170, through a central angle of 02°29'31", for an arc distance of 143.27 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner at the beginning of a curve to the left, having a radius of 11479.16 feet and a chord which bears S 58°07'46" W, for 956.50 feet;

THENCE southwesterly, along said curve to the left and continuing along said north line, through a central angle of 04°46'32", for an arc distance of 956.78 feet to an aluminum TxDOT monument found for corner;

THENCE S 55°44'30" W, continuing along said north line, for a distance of 459.24 feet to an aluminum TxDOT monument found for corner at the beginning of a curve to the right, having a radius of 7619.44 feet and a chord which bears S 60°23'40" W, for 1236.12 feet;

THENCE southwesterly, along said curve to the right and continuing along said north line, through a central angle of 09°18'20", for an arc distance of 1237.48 feet to an aluminum TxDOT monument found for corner;

THENCE S 65°02'49" W, continuing along said north line, for a distance of 196.26 feet to a concrete TxDOT monument found for corner at the beginning of a curve to the left, having a radius of 3839.72 feet and a chord which bears S 62°07'00" W, for 392.54 feet;

THENCE southwesterly, along said curve to the left and continuing along said north line, through a central angle of 05°51'36", for an arc distance of 392.71 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner;

THENCE S 59°11'12" W, continuing along said north line, for a distance of 151.91 feet to a concrete TxDOT monument found for corner;

THENCE S 89°08'16" W, continuing along said north line, for a distance of 80.00 feet to a concrete TxDOT monument found for corner at the intersection of said north line with the east line of Park Vista Boulevard (60' ROW), as recorded in Instrument Number D208240791, O.P.R.T.C.T;

THENCE N 36°11'26" W, along said east line, for a distance of 86.45 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner at the beginning of a curve to the left, having a radius of 760.00 feet and a chord which bears N 05°23'00" W, for 188.08 feet;

THENCE northwesterly, along said curve to the left and continuing along said east line, through a central angle of 14°12'57", for an arc distance of 188.57 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner at the beginning of a reverse curve to the right, having a radius of 740.00 feet and a chord which bears N 06°12'58" W, for 161.78 feet;

THENCE northwesterly, along said curve to the right and continuing along said east line, through a central angle of 12°33'04", for an arc distance of 162.10 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner;

THENCE N 00°03'34" E, along said east line, for a distance of 1482.86 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner at the beginning of a curve to the right, having a radius of 430.00 feet and a chord which bears N 06°02'37" E, for 89.66 feet;

THENCE northeasterly, along said curve to the right and said east line, through a central angle of 11°58'07", for an arc distance of 89.82 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner at the beginning of a curve to the left, having a radius of 490.00 feet and a chord which bears N 06°00'44" E, for 102.70 feet;

THENCE northeasterly, along said curve to the left and said east line, through a central angle of 12°01'53", for an arc distance of 102.89 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for corner;

THENCE N 00°01'37" E, continuing along said east line, for a distance of 424.45 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for the southwest corner of Lot 10, Block 3, ALLIANCE GATEWAY NORTH ADDITION, an addition to the City of Fort Worth as recorded in Cabinet B, Slide 3577, O.P.R.T.C.T.;

THENCE S 89°56'19" E, departing said east line and along the south line of said Lot 10, for a distance of 232.00 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for the southeast corner of said Lot 10;

THENCE N 00°01'44" E, along the east line of said Lot 10, for a distance of 115.01 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for the northeast corner of said Lot 10, same being in the northerly south line of Lot 4R, Block 3, ALLIANCE GATEWAY NORTH ADDITION, an addition to the City of Fort Worth, as recorded in Instrument Number D209069793, O.P.R.T.C.T.;

THENCE S 89°56'26" E, along said northerly south line, for a distance of 368.00 feet to a 1/2" iron rod with yellow plastic cap stamped, "A.R.S." set for the south inner-ell corner of said Lot 4R;

THENCE S 00°03'34" W, along the southerly west line of said Lot 4R, for a distance of 540.00 feet to a 5/8" iron rod with yellow plastic cap stamped, "CARTER & BURGESS" found for the most southerly southwest corner of said Lot 4R;

THENCE S 89°56'26" E, along the southerly line of said Lot 4R, for a distance of 602.74 feet to a 5/8" iron rod with yellow plastic cap stamped, "CARTER & BURGESS" found for corner;

THENCE N 71°50'10" E, continuing along the south line of said Lot 4R, for a distance of 445.20 feet to a 5/8" iron rod with yellow plastic cap stamped, "CARTER & BURGESS" found for the southeast corner of said Lot 4R;

THENCE N 00°19'05" W, along the east line of said Lot 4R, for a distance of 1483.52 feet to the POINT OF BEGINNING and containing 6,537,685 square feet or 150.0846 acres of land, more or less.

SURVEYOR'S CERTIFICATION

To ALL PARTIES INTERESTED:

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 of ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 7(a), 8, 9, 11(a), 13, and 14 of Table A thereof. The field work was completed on February 2, 2015.

STATE OF TEXAS · REGISTERED · DUSTIN D. DAVISON · 6451 · PROFESSIONAL LAND SURVEYOR

PRELIMINARY
RELEASED 2/20/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Dustin D. Davison, R.P.L.S.
Registration No. 6451

TITLE NOTES:

The following Schedule B Items are set forth in the First American Title Insurance Company's Title Commitment for Title Insurance GF. No. 1002-135083-RTT with an Effective Date of December 22, 2014, Issued January 16, 2015;

10d. Easement granted by E. B. Cartwright to Southwestern Bell Telephone Company, filed 02/18/1959, recorded in Volume 3294, Page 186, Real Property Records, Tarrant County, Texas. As affected by Amendment filed 09/08/1959, recorded in Volume 3364, Page 405, Real Property Records, Tarrant County, Texas. Does Not Affect the Subject Property and is shown hereon.

10e. Easement granted by E. B. Cartwright Trust to Lone Star Gas Company, filed 10/11/1971, recorded in Volume 5126, Page 98, Real Property Records, Tarrant County, Texas. May or May Not Affect the Subject Property too vague to be plotted.

10f. Easement granted by Grace Woodruff Cartwright to Texas Power & Light Company, filed 12/15/1972, recorded in Volume 5362, Page 942, Real Property Records, Tarrant County, Texas. Does Not Affect the Subject Property and is shown hereon.

10g. Easement granted by Hillwood/Freeway Ltd. to Enserch Corporation, filed 12/05/1990, recorded in Volume 10114, Page 1253, Real Property Records, Tarrant County, Texas. As affected by Partial Release filed 05/04/1991, recorded in Volume 10256, Page 525, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is shown hereon.

10h. Easement granted by Hillwood/Freeway Ltd. to the State of Texas, filed 03/29/1990, recorded in Volume 9882, Page 830, Real Property Records, Tarrant County, Texas. Does Not Affect the Subject Property.

10i. Limited or lack of access to road or highway abutting subject property as set forth in instrument filed 03/29/1990, recorded in Volume 9882, Page 707, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is Blanket in Nature.

10j. Easement granted by AIL Investment, LP. to Eagle Mountain Pipeline Company, LP., filed 11/30/2005, recorded in cc# 0205357288, Real Property Records, Tarrant County, Texas. Assignment of Easements and Rights of Way filed 06/28/2006, recorded in cc# 0206194894, Real Property Records, Tarrant County, Texas. Correction Underground Gas Line Easement agreement filed 06/06/2008, recorded in cc# 0208215295, Real Property Records, Tarrant County, Texas. Does Not Affect the Subject Property and is shown hereon.

10k. Underground Water and Sanitary Sewer Line Easement Agreement between from Hillwood/Freeway Ltd. to the City of Fort Worth filed 07/03/1997, recorded in Volume 12822, Page 330, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is shown hereon.

10l. Easement granted by AIL Investment, L.P. to Chief Resources Alliance Pipeline, LLC, filed 06/06/2008, recorded in cc# 0208215307, Real Property Records, Tarrant County, Texas. Does Not Affect the Subject Property and is shown hereon.

10m. Easement granted by AIL Investment, L.P. to the City of Fort Worth, filed 06/06/2008, recorded in cc# 0208215365, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is shown hereon.

10n. Easement granted by AIL Investment, L.P. to City of Fort Worth, filed 06/06/2008, recorded in cc# 0208215366, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is shown hereon.

10o. Easement granted by AIL Investment, L.P. to City of Fort Worth, filed 06/06/2008, recorded in cc# 0208215367, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is shown hereon.

10p. Easement granted by AIL Investment, L.P. to City of Fort Worth, filed 06/10/2008, recorded in cc# D208218111, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is shown hereon.

10q. Easement granted by AIL Investment, L.P. to City of Fort Worth, filed 06/24/2008, recorded in cc# 0208241729, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is shown hereon.

10r. Easement granted by AIL Investment, L.P. to City of Fort Worth, filed 07/15/2008, recorded in cc# 0208274279, Real Property Records, Tarrant County, Texas. Does Not Affect the Subject Property and is shown hereon.

10s. Terms, provisions, conditions, easements, obligations, assessments and liens contained in instrument filed 06/19/1995, recorded in Volume 11999, Page 1, Real Property Records, Tarrant County, Texas, which states that assessment liens are subordinate to purchase money As affected by Supplement to Declaration filed 11/28/2007, recorded in cc# 0207420476, Real Property Records, Tarrant County, Texas. Together with any and all supporting documents thereto. Affects the Subject Property and is Blanket in Nature.

10t. Water and all rights, privileges and immunities incident thereto conveyed to Independence Water, L.P. in Water Deed filed 03/23/2012, recorded in cc# 0212071254, Real Property Records, Tarrant County, Texas. Affects the Subject Property and is Blanket in Nature.

ARS Engineers, Inc.
12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169
Engineering Firm #F-819 Surveying Firm #101319-00

ALTA/ACSM LAND TITLE SURVEY
150.0846 ACRES
6,537,685 SQUARE FEET
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Scale: 1" = 200'
Date: 2/20/2015
Field Tech: A.M. & J.S.
Office Tech: Davison
Project Manager: Davison
Project No.: 302-15-002

SHEET 1 OF 1