

VICINITY MAP
(NOT TO SCALE)

HIGHWAY 183

LEGAL DESCRIPTION TRACT 1

Being a 19.863 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 a portion of FAA Boulevard (having a 110' R.O.W.), and being more particularly described as follows:

BEGINNING at a found 3/4 inch iron rod, said point being in the west line of said City of Fort Worth tract, and being the northeast corner of a tract of land conveyed to Centreport TRS Venture, Inc., as recorded in Document No. D214199734, County Clerk Records, Tarrant County, Texas, and being in the existing east right-of-way line of Highway 360 (having a variable width R.O.W.), and the beginning of a non-tangent curve to the right having a radius of 1880.05 feet and a central angle of 34°38'16" and a long chord which bears North 31°14'57" East, 1118.31 feet;

THENCE along said existing east right-of-way line, and along said non-tangent curve to the right an arc distance of 1135.49 feet to a set 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap for corner, said point being the northeast corner of Lot 4, Block 113, Centreport Addition, an addition to the City of Fort Worth, as recorded in Document No. D217055373, County Clerk Records, Tarrant County, Texas;

THENCE South 30°40'07" East, leaving said existing east right-of-way line, and along the west line of said Lot 4, Block 113, a distance of 321.11 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 84°28'58" East, continuing along said west line, a distance of 115.25 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 30°39'47" East, continuing along said west line, a distance of 357.76 feet to a 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 88.00 feet and a central angle of 43°13'28" and a long chord which bears South 09°03'23" East, 84.82 feet;

THENCE continuing along said west line, and along said tangent curve to the right an arc distance of 89.30 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 12°33'20" West, continuing along said west line, a distance of 135.17 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the left having a radius of 62.00 feet, a central angle of 45°00'00", and a long chord which bears South 09°56'40" East, 47.45 feet;

THENCE continuing along said west line, and along said tangent curve to the left, an arc distance of 48.69 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 32°26'40" East, continuing along said west line, a distance of 22.23 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being in existing north right-of-way line of said FAA Boulevard;

THENCE South 32°26'40" East, leaving said west line, and leaving said existing north right-of-way line, a distance of 55.00 feet to a point for corner, said point being in approximate centerline of said FAA Boulevard;

THENCE South 57°33'20" West, along said approximate centerline, a distance of 413.44 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 1050.00 feet, a central angle of 31°10'47", and a long chord which bears South 73°09'44" West, 364.39 feet;

THENCE continuing along said approximate centerline, and along said tangent curve to the right, an arc distance of 571.40 feet to a point for corner;

THENCE North 31°48'48" East, leaving said approximate centerline, a distance of 41.37 feet to a point for corner;

THENCE North 54°11'12" West, a distance of 33.75 feet to a found 1/2 inch iron rod for corner, said point being in existing north right-of-way line of said FAA Boulevard, and being the southwest corner of said Centreport TRS Venture, Inc. tract;

THENCE North 54°11'12" West, leaving said existing north right-of-way line, and along the east line of said Centreport TRS Venture, Inc. tract, a distance of 218.57 feet to a found Tackit monument for corner;

THENCE North 09°09'54" East, continuing along said east line, a distance of 149.47 feet to the POINT OF BEGINNING AND CONTAINING 856.536 square feet, 19.863 acres of land, more or less.

LEGAL DESCRIPTION TRACT 2

Being a 0.213 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas, and being all of a tract of land conveyed to Centreport TRS Venture, Inc., as recorded in Document No. D214199734, County Clerk Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/4 inch iron rod, said point being in the west line of said City of Fort Worth tract, and being the northeast corner of said Centreport TRS Venture, Inc. tract, and being in the existing east right-of-way line of Highway 360 (having a variable width R.O.W.);

THENCE South 09°09'54" West, leaving said existing east right-of-way line, and along the north line of said Centreport TRS Venture, Inc. tract, a distance of 149.47 feet to a found Tackit monument;

THENCE South 54°11'12" East, continuing along said north line, a distance of 218.57 feet to a found 1/2 inch iron rod for corner, for the beginning of a non-tangent curve to the right having a radius of 955.00 feet and a central angle of 1°14'13", and a long chord which bears South 89°30'21" West, 21.54 feet, said point being in the existing north right-of-way line of F.A.A. Boulevard (having a variable width R.O.W.);

THENCE leaving said north line, and along said existing north right-of-way line, and along said non-tangent curve to the right an arc distance of 21.54 feet to a set 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap for corner, for the beginning of a compound curve to the right having a radius of 133.00 feet and a central angle of 26°51'23" and a long chord which bears North 70°29'44" West, 61.77 feet;

THENCE continuing along said existing north right-of-way line, and along said compound curve to the right an arc distance of 62.34 feet to a set 1/2 inch iron rod with a GAI cap for corner;

THENCE North 62°53'01" West, continuing along said existing north right-of-way line, a distance of 71.95 feet to a found 1/2 inch iron rod with a GAI cap for corner;

THENCE North 36°18'17" West, continuing along said existing north right-of-way line, a distance of 96.56 feet to a found 1/2 inch iron rod with a GAI cap for corner, said point being in the existing east right-of-way line of said Highway 360;

THENCE North 09°37'48" East, leaving said existing north right-of-way line, and along said existing east right-of-way line, a distance of 154.54 feet to the POINT OF BEGINNING AND CONTAINING 9.302 square feet, 0.213 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To: Centreport DFW Development, LLC., a Delaware limited liability company
City of Fort Worth
Centreport TRS Venture, Inc. a Delaware Corporation
Republic Title of Texas, Inc.
First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 minimum Standards Detail Requirements for ALTA/NSPS Land Title Survey jointly established and accepted by ALTA and NSPS and includes, without limitations, items 1, 2, 3, 4, 6(a), 8, 11 (observed), 14, 16, 17 and 18 of Table A thereof.

The Field work was completed on July 10, 2017.

Michael L. Peterson R.P.L.S.
Texas Registration No. 5999

TABLE A NOTES:

2. NO ADDRESS WAS OBSERVED AT TIME OF SURVEY.

6a. ZONED: J-MEDIUM INDUSTRIAL

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.

17. NO CHANGES ON STREET RIGHT OF WAY LINE WAS OBSERVED.

18. BASED UPON A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY, AS OF THE DATE OF THIS SURVEY NO PORTION OF THIS SITE IS DESIGNATED AS A WETLAND AREA.

Schedule B from First American Title Insurance Company, OF # 1002-228942-RTT with an effective date of June 25, 2017 was reviewed in connection with preparation of this survey.

Item 10:

a. Terms, conditions of Ordinance No. 71-100, Airport Zoning, Volume 7949, Page 1105. (Does affect tract 1 and 2)

b. Terms, provisions, conditions, Volume 7463, Page 1841, Volume 9798, Page 2011, Volume 10169, Page 1189, Volume 7943, Page 1502, cdf D213044421, cdf D214199735, cdf 215004633, (Does affect tracts 1 and 2)

c. 20' X 20' Electric Easement, Volume 8914, Page 483, (Does affect tract 1 as shown)

d. 10' Electric Easement, Volume 8914, Page 478, (Does affect tract 1 as shown)

e. 11' X 17' Telephone Manhole Easement, Volume 10063, Page 2173, (Does affect tract 1 as shown)

f. 15' Water Line Easement, Volume 10046, Page 454, (Does affect tract 1 and 2 as shown)

g. 10' Telephone Easement, Volume 10046, Page 454, (Does affect tract 1 and 2 as shown)

h. 11' X 17' Telephone Manhole Easement, Volume 10053, Page 2266, (Does affect tract 1 as shown)

i. 11' X 17' Telephone Manhole Easement, Volume 10053, Page 2268, (Does affect tract 1 as shown)

j. 11' X 17' Telephone Manhole Easement, Volume 10053, Page 2278, (Does affect tract 1 as shown)

k. 10' Electric Easement, Volume 8135, Page 1686, (Does not affect tract 1 and 2)

l. Rights of Access, Volume 5582, Page 283, (Does affect tracts 1 and 2 as shown)

m. Mineral Estate, cdf D207306364, (Does affect tract 1 and 2)

n. Mineral Lease, cdf D207306368, cdf D208248243, cdf D208317383, cdf D208377481, cdf D210170587, cdf D210246097, cdf D213070558, cdf D213101531, (Does affect tracts 1 and 2)

o. Terms, conditions, Volume 6943, Page 893, Volume 9468, Page 1451, Volume 10169, Page 1156, Volume 9798, Page 1874, Volume 10169, Page 1008, Volume 12598, Page 1914, cdf D205157215, Volume 10169, Page 1147, cdf D207198291, cdf D207306363, cdf D212277479, cdf D214188630, cdf D214244963, (Does affect tract 1)

p. Avigation Easement, Volume 6943, Page 893, Volume 9468, Page 1451, Volume 9798, Page 1874, Volume 10169, Page 1008, Volume 10169, Page 1156, Volume 12598, Page 1914, cdf D205157215, cdf D207198291, cdf D207306363, cdf D212277479, cdf D214188630, cdf D214244963, (Does affect tract 1)

q. Non-Exercisable Royalty, Volume 6943, Page 893, Volume 9468, Page 1451, Volume 9798, Page 1874, Volume 10169, Page 1008, Volume 10169, Page 1156, Volume 12598, Page 1914, cdf D205157215, cdf D207198291, cdf D207306363, cdf D212277479, cdf D214244963, (Does affect tract 1)

r. 10' Oncoir Easement, cdf D208357826, (Does affect tract 1 as shown)

s. 25' Reclaimed Water Pipeline Easement, C.C.B. D210183981, (Does not affect tracts 1 and 2 easement in R.O.W.)

t. Mineral Estate, cdf D214188735, (Does affect tract 2)

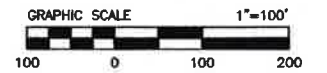
u. Notice of City Facilities, 16' X 35' Drainage Easement, cdf D215089493, (Does not affect tracts 1 and 2)

v. Notice of City Facilities, 25' X 32.5' Sanitary Sewer Easement, cdf D215095901, (Does not affect tracts 1 and 2)

w. Notice of City Facilities, 20' X 35' Drainage Easement, cdf D215089507, (Does affect subject tract 1 as shown)

x. Notice of City Facilities, 15' Sanitary Easement, cdf D217042626, (Does affect subject tract 1 as shown)

y. Notice of City Facilities, 15' Water Line Easement, cdf D217042690, (Does affect subject tract 1 as shown)



ALTA/NSPS LAND TITLE SURVEY

19.876 ACRE TRACT

VINCENT J. HUTTON SURVEY

ABSTRACT NO. 681

CITY OF FORT WORTH

TARRANT COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
4001 FLORISS DRIVE, SUITE 500
AUSTIN, TEXAS 78701 (512) 440-4600
TYPE PRINT 1-1201/12/15 FINAL 10/23/20

DRAWN BY: GAI

DATE: July 2017

PROJECT NO. 2860-1021

SHEET 1 OF 1

SHEET

1

GENERAL NOTES:

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4843000235K, DATED SEPTEMBER 25, 2009 THERE IS NO FLOODPLAIN AFFECTING THE SUBJECT PROPERTY.

2. BASIS OF BEARING IS THE CITY OF FORT WORTH GPS MONUMENTATION BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (SURFACE)

3. ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS WITH A "GRAHAM ASSOC. INC." (GAI) CAP UNLESS NOTED OTHERWISE.

LEGEND

FND = FOUND IRON ROD
DOC = DOCUMENT
C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.H. = MANHOLE
WV = WATER VALVE
IC = IRRIGATION CONTROL
STM. SEW. = STORM SEWER
TELE. = TELEPHONE
FH = FIRE HYDRANT
WM = WATER METER
PP = POWER POLE
B/C = BACK OF CURB
E/C = EDGE OF CONCRETE

CONTROLLED ACCESS HIGHWAY FACILITY
VOLUME 5582, PAGE 283, D.R.T.C.T.
(ACCESS NOT DENIED)