

MICHAEL F. ROYAL, DENNISON A. ROYAL, & PAMELA ROYAL SMITH  
VOL. 5599, PG. 879  
D.R.T.C.T.

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Whereas, BASSWOOD/35 PARTNERS, L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of two tracts of land located in the Milly Gilbert Survey, Abstract No. 565, in the City of Fort Worth, Tarrant County, Texas;

BEGINNING at an "X" cut found (controlling monument) in concrete for the northeast corner of Lot 6, Block 1, Sandshell Commercial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10105, Plat Records, Tarrant County, Texas, and being on the south right-of-way line of Basswood Boulevard, a variable width right-of-way;

THENCE North 79 degrees 53 minutes 28 seconds East, along said south right-of-way line, a distance of 46.88 feet, to a 1/2 inch iron rod found with orange cap for an angle point in said south right-of-way line;

THENCE North 89 degrees 11 minutes 29 seconds East, continuing along said south right-of-way line, a distance of 218.61 feet, to an "X" cut found in concrete for the northwest corner of Lot 8, Block 1, Sandshell Commercial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9435, said Plat Records, from which a 1/2 inch iron rod found bears North 89 degrees 11 minutes 38 seconds East, a distance of 147.36 feet;

THENCE North 00 degrees 50 minutes 17 seconds East, departing said south right-of-way line, and along the west line of said Lot 8, a distance of 234.47 feet, to an "X" cut found in concrete for the southwest corner of said Lot 8;

THENCE North 89 degrees 11 minutes 23 seconds East, along the south line of said Lot 8, a distance of 162.51 feet, to an "X" cut found in concrete for the southeast corner of said Lot 8, same being the southwest corner of a called 2.0300 acre tract of land as described in the Special Warranty Deed with Vendor's Lien to Basswood Retail Partners, LLC, filed for record in County Clerk's Instrument No. D208326177, Official Public Records, Tarrant County, Texas;

THENCE North 88 degrees 53 minutes 45 seconds East, along the south line of said called 2.0300 acre tract of land, a distance of 194.25 feet, to an "X" cut found in concrete for an angle point in the south line of said called 2.0300 acre tract of land, same being the northwest corner of Lot 4, Block 1, Sandshell Commercial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8395, said Plat Records;

THENCE South 00 degrees 00 minutes 13 seconds West, along the west line of said Lot 4, a distance of 274.76 feet, to a 1/2 inch capped iron rod found stamped "MS4415", same being the northeast corner of Lot 1, Block 1, Sandshell Commercial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8395, said Plat Records;

THENCE South 89 degrees 56 minutes 17 seconds West, along the north line of said Lot 1, a distance of 354.71 feet, to an "X" cut found in concrete;

THENCE South 00 degrees 03 minutes 20 seconds East, continuing along said north line, a distance of 39.11 feet, to an "X" cut found in concrete;

THENCE South 89 degrees 55 minutes 39 seconds West, continuing along said north line, a distance of 242.84 feet, to an "X" cut found in concrete for the northwest corner of said Lot 1, same being the northeast corner of Lot 3, Block 1, Sandshell Commercial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 11847, said Plat Records, and being at the beginning of a non-tangent curve to the left having a radius of 250.00 feet, from which a 1/2 inch capped iron rod found stamped "WAI" for the southeast corner of said Lot 3 bears South 00 degrees 07 minutes 07 seconds West, a distance of 290.63 feet;

THENCE along said non-tangent curve to the left, and along the north line of said Lot 3, through a central angle of 22 degrees 59 minutes 46 seconds, an arc length of 100.34 feet, and having a long chord which bears South 76 degrees 02 minutes 50 seconds West, a chord length of 99.67 feet, to an "X" cut found in concrete, being the beginning of a reverse curve to the right having a radius of 250.00 feet;

THENCE along said reverse curve, and continuing along said north line, through a central angle of 25 degrees 46 minutes 37 seconds, an arc length of 112.47 feet, and having a long chord which bears South 76 degrees 02 minutes 50 seconds West, a chord length of 111.53 feet, to an "X" cut found in concrete;

THENCE South 88 degrees 59 minutes 29 seconds West, continuing along said north line, a distance of 104.53 feet, to an "X" cut set in concrete for the southwest corner of the herein described tract of land, being on the east right-of-way line of Interstate Highway 35W (North Freeway), a variable width right-of-way, and being at the beginning of a non-tangent curve to the right having a radius of 6381.35 feet, from which an "X" cut found in concrete bears South 86 degrees 39 minutes 45 seconds East, a distance of 1.10 feet;

THENCE along said non-tangent curve to the right, and along said east right-of-way line, through a central angle of 00 degrees 32 minutes 42 seconds, an arc length of 62.60 feet, and having a long chord which bears North 01 degrees 31 minutes 09 seconds West, a chord length of 62.60 feet, to a Texas Department of Transportation (TXDOT) monument found (disturbed);

THENCE North 01 degrees 30 minutes 45 seconds East, continuing along said east right-of-way line, a distance of 244.04 feet, to an "X" cut found in concrete for the southwest corner of said Lot 6, Block 1, Sandshell Commercial Addition;

THENCE North 89 degrees 07 minutes 43 seconds East, along the south line of said Lot 6, a distance of 278.66 feet, to an "X" cut found in concrete for the southeast corner of said Lot 6;

THENCE North 00 degrees 01 minutes 18 seconds East, along the east line of said Lot 6, a distance of 276.05 feet, to the POINT OF BEGINNING and containing 7.436 acres (323,916 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BASSWOOD/35 PARTNERS, L.P., acting by and through the undersigned, do hereby adopt this Final Plat designating the herein above described real property as LOTS 5 & 7, BLOCK 1, SANDSHELL COMMERCIAL ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon, except the private easements shown thereon. This plat does not alter or remove existing deed restriction or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or report I have submitted to the City of Fort Worth, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

WITNESS MY HAND this 26th day of July, 2010.

BASSWOOD/35 PARTNERS, L.P., a Texas limited partnership

By: Orinda/Milo GP Partners, a Texas general partnership, its General Partner

By: James J. Melino, Partner

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 26th day of July, 2010, by James J. Melino, Partner of Orinda/Milo GP Partners, a Texas general partnership, on behalf thereof as the General Partner of Basswood/35 Partners, L.P., a Texas limited partnership, as a Notary Public for the State of Texas.

My Commission Expires: November 08, 2010

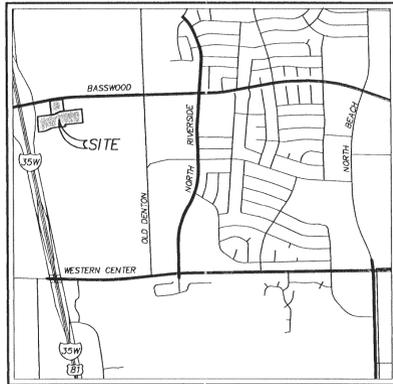


PUBLIC OPEN SPACE EASEMENT

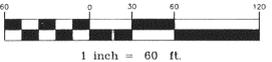
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as show on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.34'	250.00'	22°59'46"	S74°37'53"W	99.67'
C2	112.47'	250.00'	25°46'37"	S76°02'50"W	111.53'
C3	62.60'	6581.35'	00°32'42"	N01°31'09"W	62.60'
C4	106.49'	235.00'	25°57'46"	S76°12'09"W	105.58'
C5	120.13'	265.00'	25°58'23"	S76°04'03"W	119.10'
C6	235.68'	6581.35'	02°03'06"	S02°49'04"E	235.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°33'28"E	46.88'
L2	S00°03'20"E	39.11'
L3	S89°11'00"W	34.86'
L4	S89°19'16"W	15.30'



VICINITY MAP  
(NOT TO SCALE)



LEGEND / ABBREVIATIONS

C.I.R.F.	CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
CAB.	CABINET
FND.	FOUND
MEAS.	MEASURED
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
C.M.	CONTROLLING MONUMENT
CONC.	CONCRETE
POB	POINT OF BEGINNING
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT

**NOTICE !!!**  
FOR MULTIPLE ADDRESSES IN THIS LEGAL DESCRIPTION, CONTACT THE FORT WORTH FIRE DEPARTMENT AT 817-392-6797 OR 817-392-6833. THE FORT WORTH FIRE DEPARTMENT MUST APPROVE OR ASSIGN ALL ADDRESSES.

SURVEYOR'S CERTIFICATE

This is to certify that I, Merle W. Miller, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the property as determined by a survey made by me or under my direct supervision.

Merle W. Miller  
Registered Professional Land Surveyor No. 5438  
State of Texas



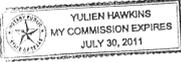
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Merle W. Miller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed in the capacity therein stated.

Given under my hand and seal of office on this 26th day of July, 2010.

Notary Public in and for the State of Texas

My commission expires: 7-30-11



LAND USE TABLE

LAND USE	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	0.000	0
COMMERCIAL	7.436	323,916

CASE NUMBER: FS-010-055  
CASE NAME: SANDSHELL COMMERCIAL ADDITION LOTS 5 & 7, BLOCK 1

CITY-PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 8/6/2010

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

FINAL PLAT  
LOTS 5 & 7, BLOCK 1,  
SANDSHELL COMMERCIAL ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
BEING 7.436 ACRES OF LAND LOCATED IN THE MILLY GILBERT SURVEY, ABSTRACT NO. 565, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
2 COMMERCIAL LOTS

JULY, 2010  
SURVEYOR/ENGINEER:

mlmja

OWNER:  
BASSWOOD/35 PARTNERS, L.P.  
8235 DOUGLAS AVE. STE 650  
DALLAS, TX 75225-6098  
PHONE #: 214-691-2556  
FAX #: 214-691-0882  
CONTACT: GARY DEFRAIN

micoskie | mcinnis | associates  
civil engineering | surveying | landscape architecture | planning  
the registration number: F - 2759  
200 east abram  
arlington, texas 76010  
817-469-1871  
fax: 817-274-8757  
www.mmatex.com  
SHEET 1 OF 1

THIS PLAT IS FILED IN INSTRUMENT # D210191071, O.P.R.T.C.T. DATE: 8-6-10