

**LEGEND**

- IRON ROD END
- IN CONC
- CAPPLED IN SET
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- ELEC MANSOLE
- GAS S/W M/H
- GAS METER
- TEL. POLE
- FENCE CORNER

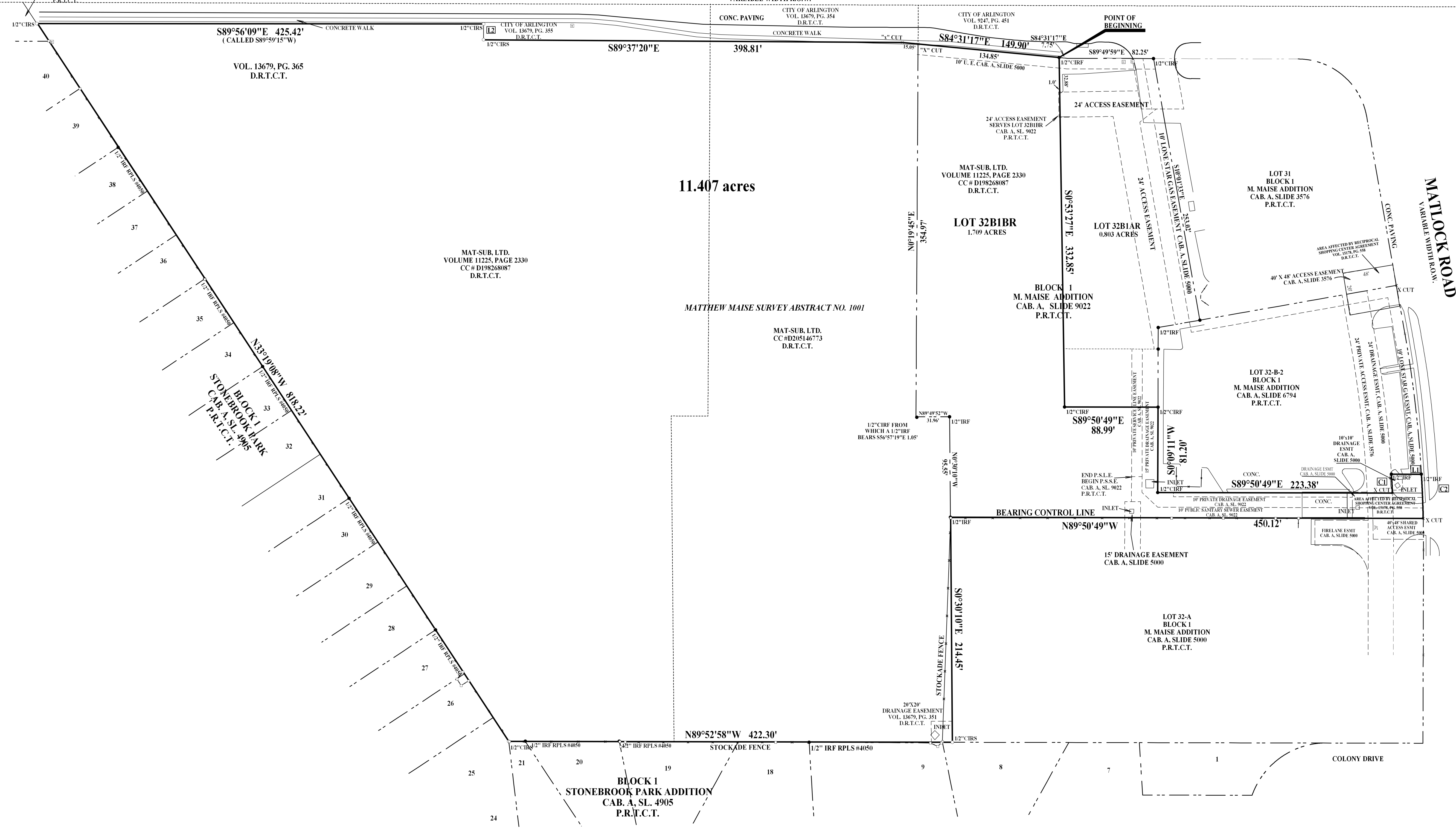
**LINE TABLE**

Id	Bearing	Distance
L1	S89°50'49"E	28.55'
L2	S0°22'40"W	15.00'

**CURVE TABLE**

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	0°42'58"	1,128.95'	18.05'	18.05'	N7°59'04"W
C2	2°04'57"	1,157.45'	42.07'	42.07'	S2°18'46"W

**WEST SUBLETT ROAD**  
VARIABLE WIDTH R.O.W.



**PROPERTY DESCRIPTION**

BEING a 11.407 acre tract of land situated in the Matthew Maize Survey, City of Arlington, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to Mat-Sub Ltd. recorded in Volume 11225, Page 2330, Deed Records, Tarrant County, Texas and being all of that certain tract of land described in deed to Mat-Sub Ltd. recorded in County Clerks Record D198268087, Deed Records, Tarrant County, Texas, and being all of Lot 32B1BR, Block 1, M. Maize Addition to the City of Arlington, recorded in Cabinet A, Slide 9022, Plat Records, Tarrant County, Texas. The bearings for this survey are based on the south line of said Lot 32B1BR. Said 11.407 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" found on the south right of way line of West Sublett Road, a variable width right of way dedicated in that certain deed to the City of Arlington recorded in Volume 9247, Page 451, Deed Records, Tarrant County, Texas, at the northeast corner of said Lot 32B1BR;

THENCE South 0°53'27" East, along the common line of said Lot 32B1BR, and Lot 32B1AR, Block 1, of the said M. Maize Addition recorded in Cabinet A, Slide 9022, Plat Records, Tarrant County, Texas, a distance of 332.85 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the southwest corner of the said Lot 32B1AR;

THENCE South 89°50'49" East, along the common line of said Lot 32B1BR, and Lot 32B1AR, a distance of 88.99 Feet to a 3/8" iron rod with plastic cap stamped "RPLS 4818" found at the southeast corner of the said Lot 32B1AR, same being on the west line of Lot 32-B-2, Block 1, M. Maize Addition to the City of Arlington, recorded in Cabinet A, Slide 6794, Plat Records, Tarrant County, Texas;

THENCE continuing along the common lines of the said Lot 32B1BR and Lot 32-B-2, the following courses and distances:

South 0°09'11" West, a distance of 81.20 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 89°50'49" East, a distance of 223.38 Feet to an "X" cut in concrete found at the beginning of a non-tangent curve, concave to the west, having a radius of 1128.95 Feet, a central angle of 0°54'58", and a chord of 18.05 Feet bearing North 2°59'04" West;

Northerly along the arc of said non-tangent curve, a distance of 18.05 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 89°50'49" East, a distance of 28.55 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found on the west right of way line of Matlock Road, a variable width public right of way and being the beginning of a non-tangent curve, concave to the west, having a radius of 1157.45 Feet a central angle of 2°04'57", and a chord of 42.07 Feet bearing South 2°18'46" East;

THENCE southerly along the arc of said non-tangent curve, a distance of 42.07 Feet to an "X" cut in concrete at the most easterly southeast corner of the said Lot 32B1BR, same being the northeast corner of Lot 32 A, Block 1, M. Maize Addition to the City of Arlington, recorded in Cabinet A, Slide 5000, Plat Records, Tarrant County, Texas;

THENCE North 89°50'49" West, along the common line of said Lot 32B1BR and Lot 32-B-2, a distance of 450.12 Feet to a 1/2" iron rod found at the southwest corner of the said Lot 32B1BR, same being the northwest corner of the said Lot 32-B-2, and being on the east line of that certain tract of land described in deed to Mat-Sub Ltd., recorded in County Clerks Record D205146773, Deed Records, Tarrant County, Texas;

THENCE South 0°30'10" East, along the common line of the said Lot 32-B-2 and the said Mat-Sub Ltd. tract, a distance of 214.45 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set on the north line of Block 1, Stonebrook Park Addition to the City of Arlington, recorded in Cabinet A, Slide 4905, Plat Records, Tarrant County, Texas, same being the southeast corner of the said Mat-Sub Ltd. tract;

THENCE North 89°52'58" West, along the said north line, at a distance of 265.00 Feet, pass the southeast corner of that certain of land described in deed to Mat-Sub Ltd., recorded in Volume 11225, Page 2330, Deed Records, Tarrant County, Texas, and continuing for a total distance of 422.30 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the southwest corner of the said Mat-Sub Ltd. tract;

THENCE North 33°19'08" West, along the west line of the said Mat-Sub Ltd. tract and the east line of said Block 1, Stonebrook Park Addition, a distance of 818.22 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set on the south right of way line of said Sublett Road at the southwest corner of that certain tract of land described in deed to the City of Arlington, recorded in Volume 13679, Page 355, Deed Records, Tarrant County, Texas;

THENCE continuing along the said south right of way line, that following courses and distances:

South 89°56'09" East, a distance of 425.42 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 0°22'40" West, a distance of 15.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 89°37'20" East, a distance of 398.81 Feet to an "X" cut in concrete;

South 84°31'17" East, a distance of 149.90 Feet to the POINT OF BEGINNING; and containing a computed area of 11.407 Acres, more or less.

THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY SENDERA TITLE, INC., REFERENCED BY G.F. NO. 88112-CNA WITH AN EFFECTIVE DATE OF JANUARY 7, 2008.

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DO AFFECT THIS PROPERTY:

10. Building lines and easements, if any, as delineated by plat recorded in Cabinet A, Slide 9022, Plat Records, Tarrant County, Texas.

10. Easement to the City of Arlington, dated February 1, 1979, executed by Mat-Sub Ltd., recorded in Volume 13679, Page 351, Deed Records, Tarrant County, Texas. (SHOWN ON SURVEY)

10. Terms, conditions and stipulations of agreement as evidenced by letter to the City of Arlington, dated August 15, 2001, executed by McDonald's, recorded in Volume 15153, Page 185, Deed Records, Tarrant County, Texas.

10. Terms, conditions stipulations, provisions and agreements as contained in Agreement Concerning Private Access Easement, dated December 31, 1998, executed by and between Knobwood associates and Mat-Sub Ltd., recorded in Volume 13746, Page 159, Deed Records, Tarrant County, Texas.

10. Terms, conditions, stipulations, provisions and agreements as contained in Reciprocal Shopping Center Easement Agreement dated October 2, 2001, executed by and between Mat-Sub Ltd. and System Capital Real Property Corporation, recorded in Volume 15158, Page 558, Deed Records, Tarrant County, Texas. (SHOWN ON SURVEY)

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DO NOT AFFECT THIS PROPERTY:

10E Easement to the City of Arlington, dated January 28th, 1999, executed by Ken Willford, recorded in Volume 13679, Page 354, Deed Records, Tarrant County, Texas. (SHOWN ON SURVEY)

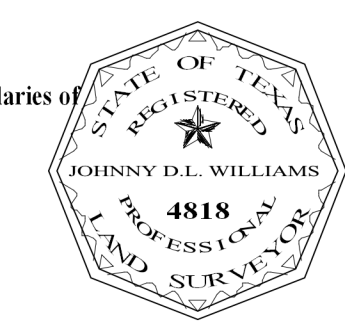
10g Easement to the City of Arlington, dated February 1, 1999, executed by Mat-Sub Ltd., recorded in Volume 13679, Page 355, Deed Records, Tarrant County, Texas. (SHOWN ON SURVEY)

**SURVEY SHOWING**  
**11.407 ACRES**  
IN THE  
**MATTHEW MAIZE SURVEY, A-1001**  
ARLINGTON, TARRANT COUNTY, TEXAS

**WHITFIELD - HALL SURVEYORS**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to: D.L. Sam Jordan, Mat-Sub Ltd. and Sendera Title COMPANY, that (a) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (b) such survey was conducted by the Surveyor, or under his supervision; (c) all monuments shown hereon actually exist, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no visible encroachments onto the Property or protrusions therefrom, there are no visible improvements on the Property, there are no visible easements or rights-of-way on the Property, and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements are as shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distances indicated; (f) the Property has physical access to and from a publicly dedicated street and/or highway as shown; (g) all recorded easements of which the Surveyor has knowledge, have been correctly platted hereon; and (h) the boundaries, dimensions and other details shown hereon are true and correct.



Johnny D.L. Williams  
Registered Professional Land Surveyor  
Texas Registration No. 4818  
Date 1/18/2007

**NOTES:**

1. No portion of the property depicted on this plat of survey lies within an existing 100-year flood plain as shown on the FLOOD INSURANCE RATE MAP for Tarrant County, and Incorporated Areas, Community Map No. 48439C0463 H, Map Revised August 2, 1995.

2. The bearings for this survey are based on the bearings as they appear in Cabinet A, Slide 6794, Plat Records, Tarrant County, Texas.