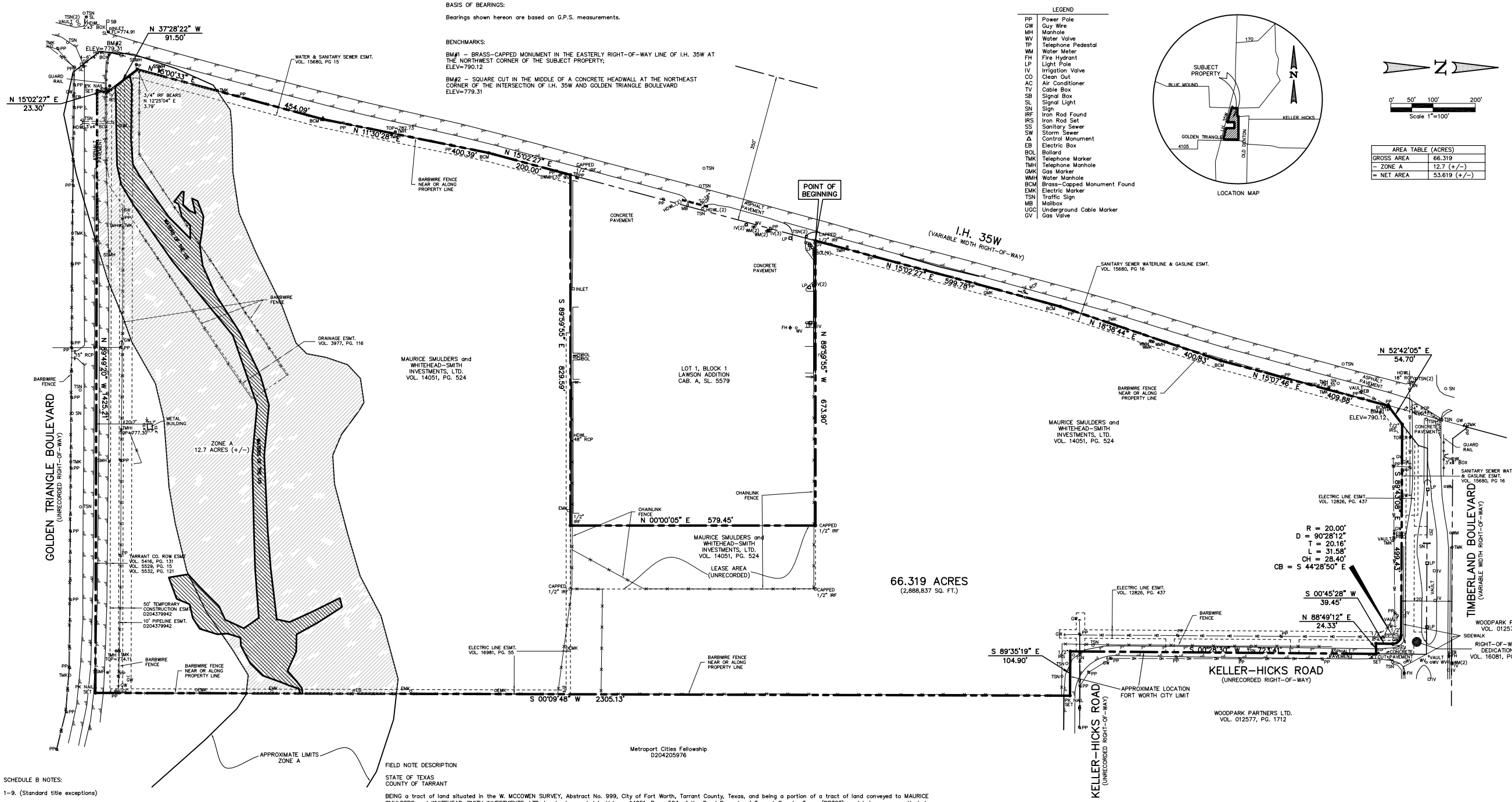

SCHEDULE B NOTES:

1–9. (Standard title exceptions)

10a. Drainage easement granted by Vera Haynes Mirike and husband, Curby H. Mirike to the State of Texas, recorded in Volume 3977, Page 116, Deed Records of Tarrant County, Texas (DRTCT). (Shown, affects)

10b. Right of way easement granted by B. Thomas McElroy to Tarrant County, recorded in Volume 5529, Page 15 (DRTCT), refiled in Volume 5532, Page 121 (DRTCT). (Shown, affects)

10c. Right of way easement granted by B. Thomas McElroy to Tarrant County, recorded in Volume 5416, Page 131 (DRTCT). (Shown, affects)

10d. Easement granted by Trustees, E–Systems Inc. Pool Trust to Tri–County Electric Cooperative, Inc., recorded in Volume 12826, Page 437 (DRTCT). (Shown, affects)

10e. Easement granted by Maurice Smulders and Whitehead–Smith Investments, Ltd. to City of Fort Worth, recorded in Volume 15680, Page 15 (DRTCT). (Shown, affects)

10f. Easement granted by Maurice Smulders and Whitehead–Smith Investments, Ltd. to City of Fort Worth, recorded in Volume 15680, Page 16 (DRTCT). (Shown, affects)

10g. Easement granted by Maurice Smulders and Whitehead–Smith Investments, Ltd. to Tri–County Electric Cooperative, Inc., recorded in Volume 16981, Page 55 (DRTCT). (Shown, affects)

10h. Mineral lease and incident rights recorded in cs# D204286754, Official Public Records of Tarrant County, Texas. (May affect subject property no title interest checked)

10i. Mineral estates and interest, and all rights incident thereto, described in instrument recorded in cs# D206086268 Official Public Records of Tarrant County, Texas. (May affect subject property no title interest checked)

10j. (Standard title exception)

10k. Terms, provisions, conditions, and easements contained in Pipeline Easement and Right of Way Agreement recorded in Cs# D204379942 (DRTCT). (Affects, plottable easements shown)

10l–10n. (Standard title exceptions)

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0160 H, 48439C0165 H, & 48439C0170 H, dated August 2, 1995, this property is within Flood Zones A & X.

Zone X – Areas determined to be outside the 500–year floodplain.

Zone A – No base flood elevation determined.

This flood statement does not imply that the property and/or the structure 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.

FIELD NOTE DESCRIPTION

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the W. MCCOWEN SURVEY, Abstract No. 999, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to MAURICE SMULDERS and WHITEHEAD–SMITH INVESTMENTS, LTD. by deed recorded in Volume 14051, Page 524 of the Deed Records of Tarrant County, Texas (DRTCT), and being more particularly described as follows:

BEGINNING at a capped 1/2 inch iron rod found at the most northwesterly corner of LOT 1, BLOCK 1 of LAWSON ADDITION, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 5579 of the Plat Records of Tarrant County, Texas (PRTCT), said point being in the easterly right–of–way line of I.H. 35W (variable width right–of–way);

THENCE along the easterly right–of–way line of said I.H. 35W as follows:

North 15 deg 02 min 27 sec East a distance of 599.78 feet to a brass–capped monument found for corner;

North 18 deg 38 min 44 sec East a distance of 400.83 feet to a brass–capped monument found for corner;

North 15 deg 07 min 46 sec East a distance of 409.88 feet to a brass–capped monument found for corner in the southerly right–of–way line of TIMBERLAND BOULEVARD (variable width right–of–way);

THENCE departing the easterly right–of–way line of said I.H. 35W and along the southerly right–of–way line of said TIMBERLAND BOULEVARD as follows:

North 52 deg 42 min 05 sec East a distance of 54.70 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

South 89 deg 43 min 08 sec East a distance of 499.43 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for the beginning of a curve to the right, said curve having a radius of 20.00 feet and having a chord bearing of South 44 deg 28 min 50 sec East and a chord length of 28.40 feet;

Continuing along said curve to the right through a central angle of 90 deg 28 min 12 sec for an arc length of 31.58 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for the point of tangency;

South 00 deg 45 min 28 sec West a distance of 39.45 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

North 88 deg 49 min 12 sec East a distance of 24.33 feet to an "X" cut in concrete set in the approximate centerline of KELLER–HICKS ROAD (unrecorded right–of–way), said point being in the easterly line of said MAURICE SMULDERS and WHITEHEAD–SMITH INVESTMENTS, LTD. tract;

THENCE departing the southerly right–of–way line of said TIMBERLAND BOULEVARD and along the easterly line of said MAURICE SMULDERS and WHITEHEAD–SMITH INVESTMENTS, LTD. tract as follows:

South 00 deg 28 min 30 sec West a distance of 723.41 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

South 89 deg 35 min 19 sec East a distance of 104.90 feet to a PK nail set in asphalt in the approximate centerline of said KELLER–HICKS ROAD;

South 00 deg 09 min 48 sec West a distance of 2305.13 feet to a PK nail set in asphalt in the approximate centerline of GOLDEN TRIANGLE BOULEVARD (unrecorded right–of–way), said point being the most southeasterly corner of said MAURICE SMULDERS and WHITEHEAD–SMITH INVESTMENTS, LTD. tract;

THENCE departing the easterly line of said MAURICE SMULDERS and WHITEHEAD–SMITH INVESTMENTS, LTD. tract and along the southerly line of said MAURICE SMULDERS and WHITEHEAD–SMITH INVESTMENTS, LTD. tract and the approximate centerline of said GOLDEN TRIANGLE BOULEVARD North 89 deg 49 min 20 sec West a distance of 1425.21 feet to a PK nail set in asphalt at the most southwesterly corner of said MAURICE SMULDERS and WHITEHEAD–SMITH INVESTMENTS, LTD., said point being in the easterly right–of–way line of said I.H. 35W;

THENCE departing the southerly line of said MAURICE SMULDERS and WHITEHEAD–SMITH INVESTMENTS, LTD. and the approximate centerline of said GOLDEN TRIANGLE BOULEVARD and along the easterly right–of–way line of said I.H. 35W as follows:

North 15 deg 02 min 27 sec East a distance of 23.30 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

North 37 deg 28 min 22 sec West a distance of 91.50 feet to a point for corner from which a 3/4 inch iron rod found bears North 12 deg 25 min 04 sec East a distance of 3.79 feet;

North 15 deg 00 min 33 sec East a distance of 454.09 feet to a brass–capped monument found for corner;

North 11 deg 30 min 28 sec East a distance of 400.39 feet to a brass–capped monument found for corner;

North 15 deg 02 min 27 sec East a distance of 200.00 feet to a capped 1/2 inch iron rod found at the most southwesterly corner of said LOT 1, BLOCK 1;

THENCE departing the easterly right–of–way line of said I.H. 35W and along the southerly line of said LOT 1, BLOCK 1 South 89 deg 59 min 55 sec East a distance of 829.59 feet to a 1/2 inch iron rod found for corner at the most southeasterly corner of said LOT 1, BLOCK 1;

THENCE departing the southerly line of said LOT 1, BLOCK 1 and along the easterly line of said LOT 1, BLOCK 1 North 00 deg 00 min 05 sec East a distance of 579.45 feet to a capped 1/2 inch iron rod found for corner at the most northeasterly corner of said LOT 1, BLOCK 1;

THENCE departing the easterly line of said LOT 1, BLOCK 1 and along the northerly line of said LOT 1, BLOCK 1 North 89 deg 59 min 55 sec West a distance of 673.90 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 66.319 acres or 2,888,837 square feet of land, more or less. Bearings cited herein are based on G.P.S. measurements.

SURVEYOR'S CERTIFICATION

TO:
TRIANGLE I–35 REALTY, LTD.
SMITH/CYPRESS PARTNERS, LP
FIRST AMERICAN TITLE INSURANCE COMPANY
REPUBLIC TITLE OF TEXAS, INC.

This is to certify that this map or plat and the survey on which it is based was made on the ground the 29th day of July, 2005, updated the 29th day of September, 2006, in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 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 professional opinion, as a land surveyor in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

_____
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 100
Dallas, Texas 75230
(972) 490–7090

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described below, and assumes no liability for any easements, right–of–way dedications or other title matters affecting the subject property, which may have been filed in the real property records but are not disclosed in said title commitment.

Title commitment provided by: Republic Title of Texas, Inc.
GF # 06R35436 ND6
Effective Date: February 5, 2007

No.	DATE	REVISION	APPROV.
4	3/9/07	REVISED CERTIFICATION	LJL
1	3/22/06	REVISED CERTIFICATION	LJL
2	3/24/06	REVISED PER COMMENTS	LJL
3	9/29/06	Survey Updated	BJE

APPROV.	REVISION	DATE	No.
BJE			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS AND SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 100
DALLAS, TEXAS 75230
(972) 490–7090 FAX

W. MCCOWEN SURVEY, ABSTRACT NO. 999
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

SYNERGY PROPERTIES GROUP, INC.
300 BURNETT STREET, SUITE 150
FORT WORTH, TEXAS 76102

ALTA / ACSM LAND TITLE SURVEY
66.319 ACRES

Scale : 1" = 100' Date : 8/12/05
Designed By : W & A
Drawn By : AFW
Checked By : LJL
File : 26036alta.dwg
Project No. : 26036.00

SHEET 1 OF 1

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