

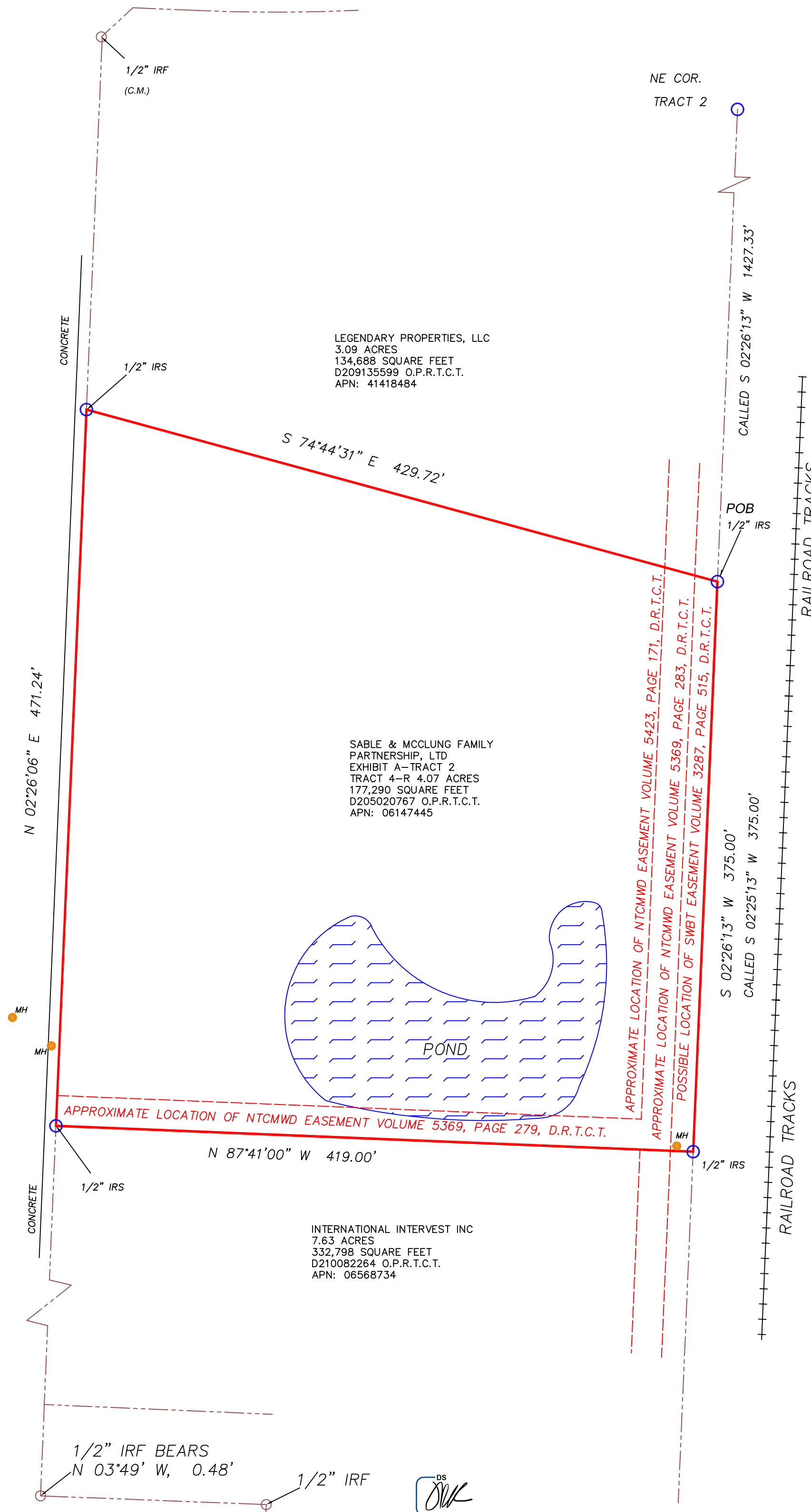
BOUNDARY SURVEY  
\*\*\*1746088\*\*\*  
\*\*\*1746088\*\*\*

LEGAL DESCRIPTION:

BEING A 4.07 ACRE PARCEL OR TRACT OF LAND DESCRIBED IN DEED TO SABLE & MCLUNG FAMILY PARTNERSHIP LTD, RECORDED IN TARRANT COUNTY CLERK'S FILE NUMBER D205020767 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACTS 1 AND 2 CONVEYED TO TOWN AND COUNTRY DEVELOPMENT CORP. BY DEED RECORDED IN VOLUME 7591, PAGE 1748, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 4.07 ACRE PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING ON THE WEST LINE OF THE TEXAS AND PACIFIC RAILROAD CALLED 100 FOOT RIGHT-OF-WAY, AND THE SOUTHEAST CORNER OF A 3.09 ACRE TRACT DESCRIBED IN DEED TO LEGENDARY PROPERTIES, LLC, RECORDED IN TARRANT COUNTY CLERK'S FILE NUMBER D209135599 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND FROM WHICH THE NORTHEAST CORNER OF SAID TRACT 2 BEARS NORTH 02 DEGREES 26 MINUTES 13 SECONDS EAST A DISTANCE OF 1427.33 FEET;  
  
THENCE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID TEXAS AND PACIFIC RAILROAD RIGHT-OF-WAY LINE, SOUTH 02 DEGREES 26 MINUTES 13 SECONDS WEST A DISTANCE OF 375.00 TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT SAME BEING THE NORTHEAST CORNER OF A 7.63 ACRE TRACT DESCRIBED IN DEED TO INTERNATIONAL INTERVEST, INC. RECORDED IN TARRANT COUNTY CLERK'S FILE NUMBER D210082264 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;  
  
THENCE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID INTERNATIONAL INTERVEST, INC. TRACT, NORTH 87 DEGREES 41 MINUTES 00 SECONDS WEST A DISTANCE OF 419.00 FEET, TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID INTERNATIONAL INTERVEST, INC TRACT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF CHISOLM TRAIL (CALLED 60 FOOT RIGHT-OF-WAY);  
  
THENCE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID EAST RIGHT-OF-WAY LINE, NORTH 02 DEGREES 26 MINUTES 06 SECONDS EAST A DISTANCE OF 471.24 FEET, TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT SAME BEING THE NORTHWEST CORNER OF SAID LEGENDARY PROPERTIES, LLC. TRACT;  
  
THENCE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID LEGENDARY PROPERTIES, LLC. TRACT, SOUTH 74 DEGREES 44 MINUTES 31 SECONDS EAST A DISTANCE OF 429.72 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 4.07 ACRES OR 177,290 SQUARE FEET OF LAND, MORE OR LESS.

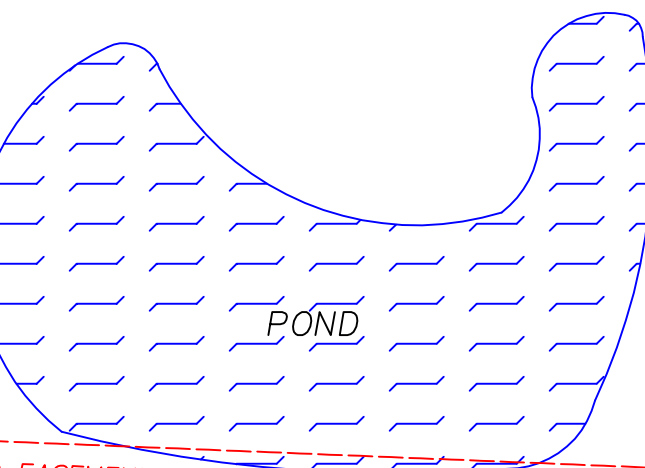
CHISOLM TRAIL  
60' PUBLIC RIGHT-OF-WAY  
VOLUME 6380, PAGE 444, D.R.T.C.T.

TEXAS AND PACIFIC RAILROAD  
CALLED 100 FOOT RIGHT-OF-WAY



LEGENDARY PROPERTIES, LLC  
3.09 ACRES  
134,688 SQUARE FEET  
D209135599 O.P.R.T.C.T.  
APN: 41418484

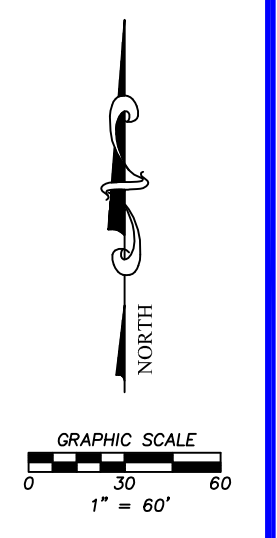
SABLE & MCLUNG FAMILY PARTNERSHIP, LTD  
EXHIBIT A-TRACT 2  
TRACT 4-R 4.07 ACRES  
177,290 SQUARE FEET  
D205020767 O.P.R.T.C.T.  
APN: 06147445



ANY COVENANTS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN VOLUME 6380, PAGE 452 AND VOLUME 8597, PAGE 2151 O.P.R.T.C.T.

- b. Easement: to Texas Power & Light Company  
Recorded: June 15, 1955 in Volume 2874, Page 293 and Supplemental Easement in Volume 7469, Page 2280, of the Deed Records, Tarrant County, Texas. (UNABLE TO DETERMINE LOCATION BASED ON DESCRIPTION)
- c. Easement: to Southwestern Bell Telephone Company  
Recorded: January 30, 1959 in Volume 3287, Page 515, of the Deed Records, Tarrant County, Texas. (POSSIBLE LOCATION SHOWN ON SURVEY)
- d. Easement: to North Tarrant County Municipal Water District  
Recorded: December 28, 1972 in Volume 5369, Page 279, of the Deed Records, Tarrant County, Texas. (APPROXIMATE LOCATION SHOWN ON SURVEY)
- e. Easement: to North Tarrant County Municipal Water District  
Recorded: December 28, 1972 in Volume 5369, Page 283, of the Deed Records, Tarrant County, Texas. (APPROXIMATE LOCATION SHOWN ON SURVEY)
- f. Easement: to North Tarrant County Municipal Water District  
Recorded: April 3, 1973 in Volume 5423, Page 171, of the Deed Records, Tarrant County, Texas. (APPROXIMATE LOCATION SHOWN ON SURVEY)
- g. Easement: to North Tarrant County Municipal Water District  
Recorded: April 3, 1973 in Volume 5423, Page 173, of the Deed Records, Tarrant County, Texas. (OFFSITE OF SUBJECT TRACT)
- h. Easement: to North Tarrant County Municipal Water District  
Recorded: December 28, 1972 in Volume 5369, Page 275, of the Deed Records, Tarrant County, Texas. (OFFSITE OF SUBJECT TRACT)
- i. Easement: to Gibraltar Savings Association  
Recorded: July 20, 1978 in Volume 6531, Page 910, of the Deed Records, Tarrant County, Texas. (OFFSITE OF SUBJECT TRACT)
- j. Easement: to the City of Keller  
Recorded: November 23, 1988 in Volume 9441, Page 1502, of the Deed Records, Tarrant County, Texas. (OFFSITE OF SUBJECT TRACT)
- k. Easement: public road dedication  
Recorded: December 13, 1977 in Volume 6380, Page 444, of the Deed Records, Tarrant County, Texas. (SHOWN ON SURVEY)

ALL SET IRON RODS BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800"  
IRF = IRON ROD FOUND  
IRS = IRON ROD SET  
POB = POINT OF BEGINNING  
C.M. = CONTROLLING MONUMENT  
NTCMWD = NORTH TARRANT COUNTY MUNICIPAL WATER DISTRICT



RESIDENTIAL LAND SERVICES logo and contact information (1700 S. Broadway, Building E, Moore, OK 73160). Includes Hexter-Fair First American Title logo and SeeMyNewHome! logo. A large house graphic contains the address: CHISOLM TRAIL, KELLER, TEXAS 76248. Below the house is the legal description and a list of possible encroachments (NONE APPARENT). The bottom right contains the Surveyor's Certificate for Joseph L. Roederer, Registered Professional Land Surveyor No. 5727, with a signature and seal. A table for revisions is also present.