SURVEY \*\*\*1746088\*\*\* \*\*\*1746088\*\*\* LEGAL DESCRIPTION: 1/2" IRF BEING A 4.07 ACRE PARCEL OR TRACT OF LAND DESCRIBED IN DEED TO SABLE & MCCLUNG FAMILY NE COR. PARTNERSHIP LTD, RECORDED IN TARRANT COUNTY CLERK'S FILE NUMBER D205020767 OFFICIAL PUBLIC RECODS, (C.M.) TRACT 2 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 SOUTHEAST 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:  $\geq$ 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 LEGENDARY PROPERTIES, LLC 3.09 ACRES 134,688 SQUARE FEET OF CHISOLM TRAIL (CALLED 60 FOOT RIGHT-OF-WAY); 1/2" IRS D209135599 O.P.R.T.C.T. S APN: 41418484 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 SOUTHWEST CORNER OF SAID LEGENDARY PROPERTIES, LLC. TRACT; S 74°44'31" E 429.72' 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. POB 1/2" IRS RAILROAD D.R. T. 0  $\bigcirc$  $\mathcal{L}$ 9 RAIL CHISOLM E CIFI SABLE & MCCLUNG FAMILY ,90, PARTNERSHIP, LTD 0 EXHIBIT A-TRACT 2 TRACT 4-R 4.07 ACRES PUBI 6380, 177,290 SQUARE FEET D205020767 O.P.R.T.C.T. 02 APN: 06147445 ND 100  $\geq$ 60, ALL SET IRON RODS BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800" VOLUME  $\triangleleft$ IRF = IRON ROD FOUND IRS = IRON ROD SET POB = POINT OF BEGINNING C.M. = CONTROLLING MONUMENT NTCMWD = NORTH TARRANT COUNTY  $\geq$ MUNICIPAL WATER DISTRICT S 02°26'13" CALLED S 02' 1" = 60' RLS #: 12-09-0683 ANY COVENANTS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN CLIENT #:1746088-HXF78 ADDRESS VOLUME 6380, PAGE 452 AND FIELD DATE: 10/01/12 VOLUME 8597, PAGE 2151 O.P.R.T.C.T. **CHISOLM TRAIL** DRAFTER: CJF **KELLER, TEXAS 76248** APPROVED: LEGAL DESCRIPTION: (AS FURNISHED) SCALE: 1" = 60'CKS SEE ABOVE <del>\_\_\_\_\_\_</del> APPROXIMATE LOCATION OF NTCMWD EASEMENT VOLUME 5369, PAGE 279, D.R.T.C.T. BASIS OF BEARINGS: SABLE & MCCLUNG FAMILY PARTNERSHIP DEED RECORDED IN D205020767 O.P.R.T.C.T. CONTROLLING MONUMENTS: A 1/2" IRF FOR THE NW CORNER OF D209135599 O.P.R.T.C.T. AND A 1/2" IRF FOR THE SW
CONTROLLING MONUMENTS: CORNER OF LOT 2, BLOCK 2 OF CHISOLM OAKS BUSINESS PARK ADDITION, VOLUME 388-195 PAGE 93. b. Easement: to Texas Power & Light Company Recorded: June 15, 1955 in Volume 2874, Page 293 and Supplemental Easement in Volume 7469, Page 2290, of the Deed Records, Tarrant County, Texas. (UNABLE TO DETERMINE LOCATION N 87°41'00" W 419.00' AD1/2" IRS c. Easement: to Southwestern Bell Telephone Company Recorded: January 30, 1959 in Volume 3287, Page 515, of the Deed Records, Tarrant County, RESIDENTIAL 1/2" IRS Hexter-Fair First America Texas. (POSSIBLE LOCATION SHOWN ON SURVEY) LAND SERVICES (SeeMyNewHome! d. Easement: to North Tarrant County Municipal Water District First American Title Recorded: December 28, 1972 in Volume 5369, Page 279, of the Deed Records, Tarrant County, INTERNATIONAL INTERVEST INC 1700 S. Broadway, Building E. Moore, OK 73160 7.63 ACRES FAX: (800) 954-0759 332,798 SQUARE FEET e. Easement: to North Tarrant County Municipal Water District Recorded: December 28, 1972 in Volume 5369, Page 283, of the Deed Records, Tarrant County, PHONE: (405) 378-5800 D210082264 O.P.R.T.C.T. WWW.RLSNOW.COM APN: 06568734 SURVEYOR FILE NUMBER: 12-09-0339 LEGEND OVERHEAD UTILITY SURVEYOR'S CERTIFICATE LP = LIGHT POLE 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. THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON. UP = UTILITY POLE I, JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SUPERVISIONAL LAND SUPERVIS CHAIN LINK FENCE GM = GAS METER WOOD FENCE GV = GAS VALVECERTIFIED TO: (AS FURNISHED) 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. WIRE FENCE WV = WATER VALVE HEXTER-FAIR/FIRST AMERICAN TITLE COMPANY, WM = WATER METERBUILDING LINE GADDY HOLDINGS, LLC FH = FIRE HYDRANTEASEMENT # EM = ELECTRIC METER h. Easement: to North Tarrant County Municipal Water District Recorded: December 28, 1972 in Volume 5369, Page 275, of the Deed Records, Tarrant County, NOTES

UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY. IV = IRRIGATION VALVE ADJOINING PROPERTY MH = MANHOLEJOSEPH L. ROEDERER ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY FIRST AMERICAN FLOOD HAZARD DETERMINATION FORM PREPARED BY FIRST AMERICAN FLOOD DATA SERVICES ON 10-02-12, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER FLR.M. PANEL NUMBER 4843900070K, LAST REVISION DATE 09-25-09. THIS SURVEYOR MAKES NO GUARANTEESSURVEYOR: JOSEPH L. AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AMERIX SHOULD BE CONTACTED FOR VERHICATON. i. Easement: to Gibraltar Savings Association Recorded: July 20, 1978 in Volume 6531, Page 910, of the Deed Records, Tarrant County, Texas. م<sub>م</sub> 5727 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. 10-02-12 i. Easement: to the City of Keller 1/2" IRF BEARS 3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY. Recorded: November 23, 1988 in Volume 9441, Page 1502, of the Deed Records, Tarrant County, NOT VALID WITHOUT AN AUTHOLICATED ELECTRONIC AGENT SHOULD BE CONTACTED FOR VERIFICATION Texas. (OFFSITE OF SUBJECT TRACT) N 03°49'W, 0.48' RESIDENTIAL FOR ALL INQUIRIES CONTACT: SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL rls.info@rlsnow.co (405)378-5800 DATE REVISION DATE REVISION Recorded: December 13, 1977 in Volume 6380, Page 444, of the Deed Records, Tarrant County, AND BENEFIT OF THE PARTIES LISTED HEREOI LIABILITY TO THIRD PARTIES MAY NOT BE LAND SERVICES Texas. (SHOWN ON SURVEY) TRANSFERRED OR ASSIGNED. Reviewed & Accepted by: Date Date