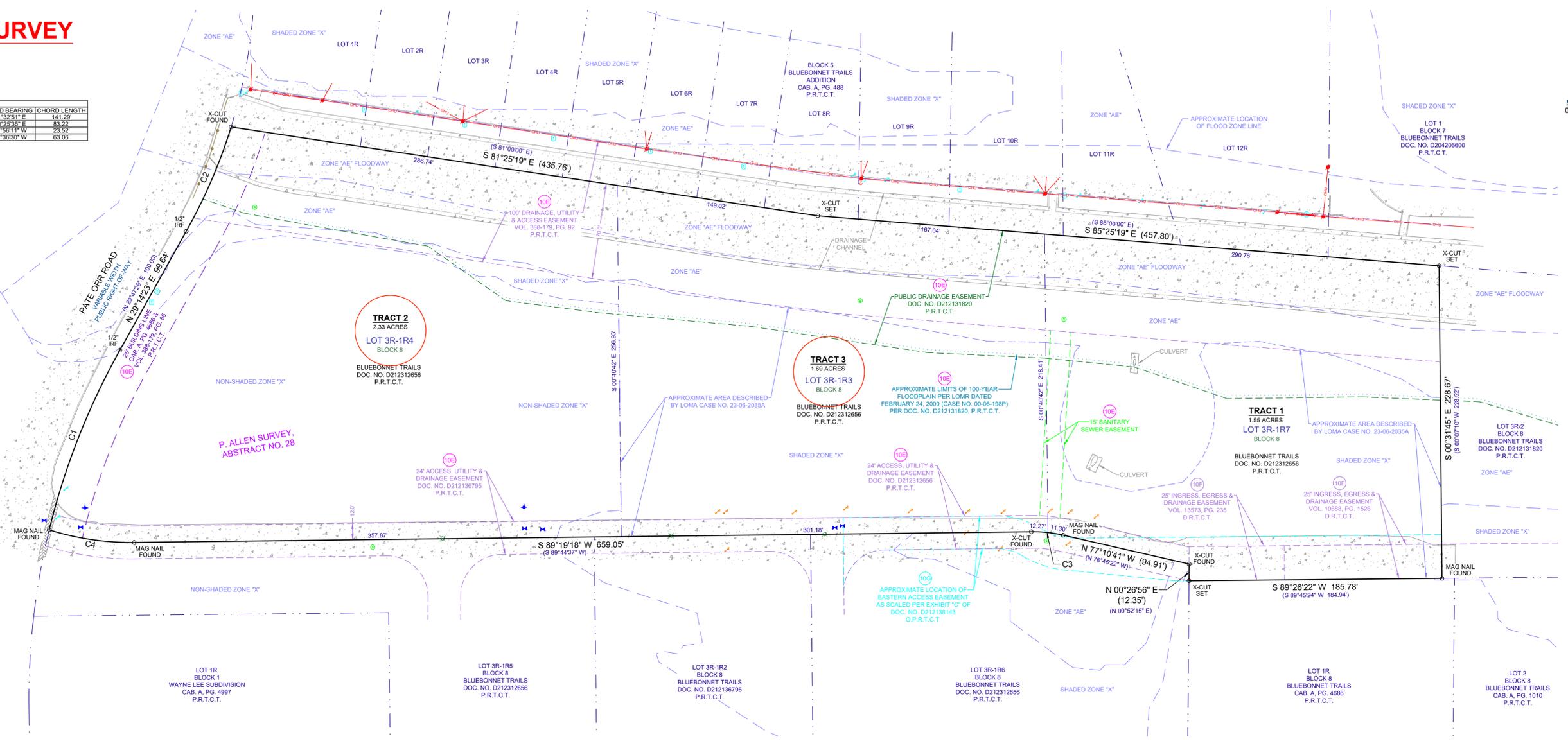
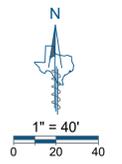


# LAND TITLE SURVEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	141.73'	519.81'	15°37'20"	N 21°32'51" E	141.29'
C2	83.38'	388.41'	12°21'48"	N 23°25'35" E	83.22'
C3	23.67'	100.00'	13°30'17"	N 83°56'11" W	23.52'
C4	63.32'	200.00'	18°08'25"	N 81°36'30" W	63.06'



### LEGAL DESCRIPTION

**TRACT 1:**  
 Lot 3R-1R7, Block 8, BLUEBONNET TRAILS, an Addition to the City of Keller, Tarrant County, Texas, according to the plat thereof, recorded under Clerk's File No. D212312656, Plat Records, Tarrant County, Texas.

**TRACT 2:**  
 Lot 3R-1R4, Block 8, BLUEBONNET TRAILS, an Addition to the City of Keller, Tarrant County, Texas, according to the plat thereof, recorded under Clerk's File No. D212312656, Plat Records, Tarrant County, Texas.

**TRACT 3:**  
 Lot 3R-1R3, Block 8, BLUEBONNET TRAILS, an Addition to the City of Keller, Tarrant County, Texas, according to the plat thereof, recorded under Clerk's File No. D212312656, Plat Records, Tarrant County, Texas.

### SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements and restrictions per Schedule "B" of the title commitment provided by Fidelity National Title Insurance Company with G.F. No. FTDAL-30-9000302300096, as listed below:

- The following restrictive covenants of record itemized below:  
 Volume 10506, Page 2399, Real Property Records, Tarrant County, Texas.  
**Affects all tracts**
- 10e. Those items as shown on plat map under Clerk's File No. D212312656, Plat Records, Tarrant County, Texas:  
 24' access, utility & drainage easement traversing a southerly portion of subject property.  
 24' access & drainage easement traversing a southerly portion of subject property.  
 15' sanitary sewer easement traversing a westerly portion of subject property.  
 15' sanitary sewer easement traversing an easterly portion of subject property.  
 Variable width public drainage easement traversing a northerly portion of subject property.  
 100' drainage, utility & access easement traversing a northerly portion of subject property.  
 Varying width 100-Year Floodplain traversing a northerly portion of subject property.  
 25' building line along the Keller Parkway (FM 1709) and Pate Orr Road right-of-way(s).  
 20' utility easement traversing the Keller Parkway (FM 1709) right-of-way lot line.  
**Affects as shown**
- 10f. Easement(s) and rights incidental thereto, as granted in a document:  
 Granted to: Kentucky Fried Chicken of California, Inc.  
 Purpose: As provided in said document  
 Recording Date: June 30, 1992  
 Recording No: Volume 10688, Page 1526, Real Property Records, Tarrant County, Texas  
 Further affected by Extension of Access and Drainage Easement in Volume 13573, Page 235, Real Property Records, Tarrant County, Texas.  
 Further shown on plat map under Clerk's File No. D212312656, Plat Records, Tarrant County, Texas.  
**Affects Tract 1 as shown**
- 10g. Matters contained in that certain document  
 Entitled: Access Easement, Construction and Maintenance Agreement  
 Dated: June 8, 2012  
 Executed by: National Retail Properties, LP, a Delaware limited partnership, Raising Cane's Restaurants, L.L.C., a Louisiana limited liability company, and Keller Square LLC, an Oklahoma limited liability company  
 Recording Date: June 8, 2012  
 Recording No: under Clerk's File No. D212138143, Real Property Records, Tarrant County, Texas  
**Affects Tracts 1 & 3 as shown**

### SURVEYOR NOTES

- This survey is certified to Fidelity National Title Insurance Company, Fidelity National Title Agency, Inc., New Core Development, LLC, and Keller Square, LLC, and is only valid for G.F. No. FTDAL-30-9000302300096 with an effective date of July 5, 2023 and issued date of July 12, 2023.
- All building lines, setbacks, and easements are shown hereon per Document Number D212312656, P.R.T.C.T., unless noted otherwise.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- This document represents an accurate on-the-ground survey of 151 N. Pate Orr Road, 957 Keller Parkway, and 971 Keller Parkway in the City of Keller, Tarrant County, Texas, on July 5, 2023.

### FLOOD NOTE

This property is located in Non-shaded Zone "X", Shaded Zone "X", Zone "AE", and Zone "AE" Floodway as scaled from the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 and is located in Community Number 480602 as shown on Map Number 48439C0090L as affected by LOMA recorded in Case No. 23-06-2035A, Dated August 2, 2023. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

### ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

JOB NUMBER 2306.063-03 DATE 08-16-2023 REVISION - DRAWN BY TER	 <p>Eagle Surveying, LLC                  222 South Elm Street                  Suite: 200                  Denton, TX 76201                  940.222.3009                  www.eaglesurveying.com                  TX Firm # 10194177</p>	<b>SURVEYORS CERTIFICATION</b> This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey.  Caleb McCarless R.P.L.S. # 7036 08-16-2023 Date	<b>LEGEND</b> IRF Iron Rod Found DOC. NO. Document Number CAB Cabinet VOL. Volume PG. Page P.R.T.C.T. Plat Records, Tarrant County, Texas D.R.T.C.T. Deed Records, Tarrant County, Texas O.P.R.T.C.T. Official Public Records, Tarrant County, Texas Overhead Utilities Pipe Rail Fence Storm Drain Line Ditch Inlet Record Call Concrete Boundary Monument Boundary Monument Boundary Monument Clay Well Power Pole Gas Utility Mark Telecommunications Utility Mark Telecommunications Pole Telecommunications Pole Water Valve Temporary Benchmark Fire Hydrant
---	---	--	--