

\*FIELD NOTES\*

BEING A TRACT OF LAND LOCATED IN THE J.J. ROBERTS SURVEY, ABSTRACT No. 1305, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ENGLER ACQUISITION PARTNERS RECORDED IN INSTRUMENT No. D205278853, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BISON CREEK" IN THE EAST LINE OF SAID ENGLER ACQUISITION PARTNERS TRACT AND THE WEST LINE OF LOT 1, BLOCK A, MILESTONE CHURCH ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D216110483, O.P.R.T.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, TLE KELLER ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D218021870, O.P.R.T.C.T.;

THENCE ALONG THE COMMON EAST LINE OF SAID ENGLER ACQUISITION PARTNERS TRACT AND THE WEST LINE OF SAID LOT 1, BLOCK A, MILESTONE CHURCH ADDITION AS FOLLOWS:

- (1) S 24°30'05" W, 1151.45 FEET TO A 5/8" IRON ROD FOUND;
- (2) S 00°05'26" E, AT A DISTANCE OF 1049.31 FEET PASSING A 5/8" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 1066.51 FEET TO A POINT IN THE NORTH LINE OF MT GILEAD ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTHEAST CORNER OF SAID ENGLER ACQUISITION PARTNERS TRACT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MT GILEAD ROAD AS FOLLOWS:

- (1) S 89°53'47" W, 628.70 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF KELLER RECORDED IN INSTRUMENT No. D217154673, O.P.R.T.C.T.;
- (2) N 00°06'13" W, DEPARTING THE SOUTH LINE OF SAID ENGLER ACQUISITION PARTNERS TRACT AND ALONG THE EAST LINE OF SAID CITY OF KELLER TRACT, 20.91 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- (3) WESTERLY, AN ARC LENGTH OF 134.98 FEET ALONG THE NORTH LINE OF SAID CITY OF KELLER TRACT AND SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 588.00 FEET, A DELTA ANGLE OF 13°09'09" AND A CHORD BEARING OF N 82°40'11" W, 134.68 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- (4) WESTERLY, AN ARC LENGTH OF 71.62 FEET ALONG THE NORTH LINE OF SAID CITY OF KELLER TRACT AND SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 312.00 FEET, A DELTA ANGLE OF 13°09'08" AND A CHORD BEARING OF N 82°39'50" W, 71.46 FEET TO A POINT;
- (5) N 89°14'24" W, 200.00 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(6) NORTHWESTERLY, AN ARC LENGTH OF 24.19 FEET ALONG THE NORTH LINE OF SAID CITY OF KELLER TRACT AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 18.00 FEET, A DELTA ANGLE OF 76°59'55" AND A CHORD BEARING OF N 50°44'27" W, 22.41 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 377 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WEST LINE OF SAID ENGLER ACQUISITION PARTNERS TRACT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY No. 377 AS FOLLOWS:

- (1) NORTHEASTERLY, AN ARC LENGTH OF 362.01 FEET ALONG THE WEST LINE OF SAID ENGLER ACQUISITION PARTNERS TRACT AND SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3200.04 FEET, A DELTA ANGLE OF 06°28'54" AND A CHORD BEARING OF N 21°17'11" E, 361.82 FEET TO A POINT;
- (2) N 24°30'59" E, ALONG THE WEST LINE OF SAID ENGLER ACQUISITION PARTNERS TRACT 1651.60 FEET TO A POINT, BEING THE SOUTH POINT OF A RIGHT-OF-WAY DEDICATION SHOWN ON RIDGE POINT PARKWAY RIGHT-OF-WAY, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12227, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.);
- (3) N 31°22'37" E, DEPARTING THE WEST LINE OF SAID ENGLER ACQUISITION PARTNERS TRACT, ALONG THE EAST LINE OF SAID RIGHT-OF-WAY DEDICATION, 100.72 FEET TO A POINT;
- (4) N 24°32'03" E, ALONG THE EAST LINE OF SAID RIGHT-OF-WAY DEDICATION, 517.50 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 00 OF SAID RIDGE POINT PARKWAY RIGHT-OF-WAY;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY No. 377 AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 00 AS FOLLOWS:

- (1) S 65°27'57" E, 50.67 FEET TO A POINT, BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- (2) SOUTHEASTERLY, AN ARC LENGTH OF 202.89 FEET ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A DELTA ANGLE OF 17°53'03" AND A CHORD BEARING OF S 74°24'28" E, 202.07 FEET TO A POINT, BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, TLE KELLER ADDITION;
- THENCE DEPARTING THE SOUTH LINE OF SAID LOT 1, BLOCK 00 AND ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, TLE KELLER ADDITION AS FOLLOWS:
- (1) S 06°41'14" W, 46.26 FEET TO A POINT, BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- (2) SOUTHWESTERLY, AN ARC LENGTH OF 125.57 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 23°58'59" AND A CHORD BEARING OF S 18°41'30" W, 124.66 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, TLE KELLER ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, TLE KELLER ADDITION AS FOLLOWS:

- (1) S 65°31'06" E, 80.07 FEET TO A POINT;
- (2) N 24°26'50" E, 6.00 FEET TO A POINT;
- (3) S 65°31'06" E, 188.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 37.628 ACRES (1,639,094 SQUARE FEET) OF LAND, MORE OR LESS.

\*NOTES\*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48439C0006K, MAP REVISED SEPTEMBER 25, 2009, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.
4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, Gf No. PL19-24296, EFFECTIVE DATE JUNE 26, 2019, ISSUED DATE JULY 8, 2019.
6. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "MER & ASSOC INC", UNLESS NOTED OTHERWISE.
7. THE SUBJECT TRACT CONTAINS ZERO STRIPED PARKING SPACES.
8. AT THE TIME OF THE SURVEY, SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES.

TITLE COMMITMENT SCHEDULE "B" ITEMS			
EXCEPTION NO.	SHOWN GRAPHICALLY	LOCATED ON SUBJECT TRACT	DESCRIPTION
10f	NO	NO	THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE EASEMENT RECORDED IN VOL. 2059, PG. 449, D.R.T.C.T., BUT DUE TO THE LACK OF PHYSICAL EVIDENCE, IT IS THE SURVEYOR'S OPINION THAT THE ELECTRIC LINE ASSOCIATED WITH THIS EASEMENT NO LONGER EXISTS.
10g	NO	NO	(INTENTIONALLY DELETED)
10h	YES	YES	THE 20' PERMANENT WATER MAIN EASEMENT RECORDED IN INSTRUMENT No. D207070310, O.P.R.T.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
10i	YES	YES	THE 15' PERMANENT WATER MAIN EASEMENT RECORDED IN INSTRUMENT No. D207237307, O.P.R.T.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
10j	YES	YES	THE TEMPORARY CONSTRUCTION EASEMENT RECORDED IN INSTRUMENT No. D217146880, O.P.R.T.C.T., CORRECTED IN INSTRUMENT No. D217154674, O.P.R.T.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
10k	YES	YES	THE WATERLINE EASEMENT RECORDED IN INSTRUMENT No. D217220822, O.P.R.T.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
10l	YES	YES	THE ACCESS EASEMENT RECORDED IN INSTRUMENT No. D218026957, O.P.R.T.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
10m	NO	YES	THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE MEMORANDUM OF OIL AND GAS LEASE RECORDED IN INSTRUMENT NO. D205136067, O.P.R.T.C.T., AMENDED BY MEMORANDUM OF AGREEMENT CONCERNING EXTENSION OF PRIMARY TERM OF OIL AND GAS LEASE RECORDED IN INSTRUMENT NO. D206011024, O.P.R.T.C.T., AMENDED BY MEMORANDUM OF SECOND AGREEMENT CONCERNING EXTENSION OF PRIMARY TERM OF OIL AND GAS LEASE RECORDED IN INSTRUMENT NO. D206011025, O.P.R.T.C.T., AMENDED BY MEMORANDUM OF THIRD AGREEMENT CONCERNING EXTENSION OF PRIMARY TERM OF OIL AND GAS LEASE, RECORDED IN INSTRUMENT NO. D206081748, O.P.R.T.C.T., AMENDED BY PARTIAL ASSIGNMENT OF OIL AND GAS LEASE RECORDED IN INSTRUMENT NO. D206124560, O.P.R.T.C.T., AMENDED BY CONVEYANCE OF ROYALTY INTEREST, RECORDED IN INSTRUMENT NO. D207135332, O.P.R.T.C.T., AMENDED BY CONVEYANCE OF ROYALTY INTEREST RECORDED IN INSTRUMENT FILE NO. D207270629, O.P.R.T.C.T., AMENDED BY BY ASSIGNMENT AND BILL OF SALE RECORDED IN INSTRUMENT NO. D208117341, O.P.R.T.C.T., AMENDED BY WAIVER AND RELINQUISHMENT OF OPTION RECORDED IN INSTRUMENT NO. D208117342, O.P.R.T.C.T., AMENDED BY PARTIAL WAIVER OF SURFACE RIGHTS RECORDED UNDER IN INSTRUMENT NO. D215033632, O.P.R.T.C.T.


\*SURVEYOR'S STATEMENT\*

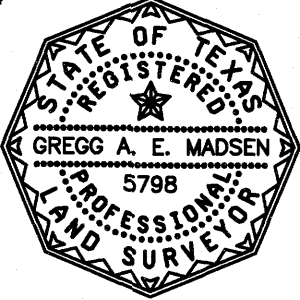
TO REALTY CAPITAL MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ENGLER ACQUISITION PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, STEWART TITLE GUARANTY COMPANY, AND BENCHMARK TITLE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 11, 13, 14, 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETE ON JUNE 13TH, 2019.

DATE OF PLAT OR MAP: 7/16/19

  
GREGG A.E. MADSEN, R.P.L.S.  
STATE OF TEXAS No. 5798  
E-MAIL: [Gregg@WierAssociates.com](mailto:Gregg@WierAssociates.com)



ALTA/NSPS  
LAND TITLE SURVEY

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817)467-7700  
Texas Firm Registration No. F-2776 [www.WierAssociates.com](http://www.WierAssociates.com)  
Texas Board of Professional Land Surveying Registration No. 10035900

REVISIONS	DATE	BY

ALTA/NSPS LAND TITLE SURVEY  
**37.628 ACRES OF LAND**  
LOCATED IN THE J. J. ROBERTS SURVEY, ABSTRACT No. 1505  
CITY OF KLLER, TARRANT COUNTY, TEXAS

COPYRIGHT ©  
WIER & ASSOCIATES, INC.  
LAST SHEET EDIT  
DATE 7/16/2019  
WA# 19061  
**SHEET NO.**  
**2 OF 2**