

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 18TH DAY OF SEPTEMBER 2012 AT 9:30 A.M.

The call of the roll disclosed the presence of the Directors as follows:

Present

Victor W. Henderson
Hal S. Sparks III
Jack R. Stevens
Marty V. Leonard
Jim Lane

Also present were Jim Oliver, Alan Thomas, Darrell Beason, Lisa Cabrera, Shanna Cate, Steve Christian, Linda Christie, Wesley Cleveland, J. D Granger, Todd Hatcher, Nancy King, David Marshall, Rachel Navejar, Sandy Newby, Mark Olson, David Owen, Wayne Owen, Tina Ptak, Kari Schmidt, Carol Tackel, and Mike Winn.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie, Hal Ray and Ethel Steele of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Dale Cherry of Black & Veatch; Dan Buhman and Don Funderlic of CDM-Smith; David Medanich of First Southwest; Rusty Gibson of Freese and Nichols, Inc.; Pat Whiteley of Hanson; Heath Barber of J. P. Morgan; Baker Ashiwaya and Troy Hotchkiss of KBR; Chuck Kobdish of McCall, Parkhurst & Horton, LLP; Jennie Taraborell and Brinton Payne of PTP Infrastructure; Bill Marshall of Save Eagle Mountain Lake; Dana Barnes, a student of the University of North Texas; Jody Allred of Weaver, LLP; and Earl Alexander.

President Henderson convened the meeting with the assurance from management that all requirements of the "open meetings" laws had been met.

1.

All present were given the opportunity to join in reciting the Pledge of Allegiance.

2.

On a motion made by Director Stevens and seconded by Director Sparks, the Directors unanimously voted to approve the minutes from the meeting held August 21, 2012 and the Public Hearing held September 11, 2012. It was accordingly ordered that these minutes be placed in the permanent files of Tarrant Regional Water District.

3.

There were no persons of the general public requesting the opportunity to address the Board of Directors.

4.

With the recommendation of management, Director Leonard moved to approve the proposed FY 2013 General Fund Budget of \$64,425,991. The motion was seconded by Director Sparks and the vote in favor was unanimous.

5.

With the recommendation of management, Director Stevens moved to adopt the ad valorem tax rate of .02/\$100 valuation for tax year 2012. Director Leonard seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management and the Advisory Committee, Director Stevens moved to approve the proposed FY 2013 Revenue Fund Budget of \$110,941,886. Director Sparks seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management and the Board of Directors of Trinity River Vision Authority at its meeting on September 5, 2012, Director Leonard moved to approve the proposed FY 2013 Trinity River Vision Authority Budget of \$20,307,399. Director Sparks seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management and the Finance Committee, Director Sparks moved to approve a resolution Authorizing the Issuance, Sale, and Delivery of Tarrant Regional Water District, a Water Control and Improvement District, Water Revenue Refunding Bonds, Series 2012A, Pledging Revenues for the Payment of the Bonds, Approving an Official Statement, and Authorizing Other Instruments and Procedures Relating Thereto. Director Stevens seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management and the Finance Committee, Director Stevens moved to award a three-year contract to Weaver Advisory Services for internal audit services for FY 2013 through 2015. The 3-year contract is \$447,000 with \$145,000 estimated for FY 2013. Funding for this contract is included in the FY 2013 General Fund Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Leonard moved to approve the request by the City of Fairfield to amend its water sales contract to allow the Water

District to waive the take-or-pay requirement for FY 2013, extend its right to terminate to September 30, 2013 and in the event of termination prior to September 30, 2013, allow its previously paid buy-in premium to be credited towards a future system equity buy-in. Director Sparks seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management and the Construction and Operations Committee, Director Sparks moved to approve a contract with Datum Engineers, Inc. for structural engineering of Airfield Falls Trailhead for a fee not to exceed \$95,000. Funding for this contract is included in the FY 2012 General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management and the committee as noted, Director Lane moved to approve capital expenditures as noted below.

Equipment	Vendor	Amount Approved	Funding	Committee
Security Software	Set Solutions	\$63,938.80	General	Technology
Tractor 150HP 4WD W/ Cab	Kubota Tractor Corporation, Torrance, CA	\$66,755.20	General	Construction and Operations
Backhoe Loader 4WD Extendable Stick W/ Cab Replacement	Holt Cat, Dallas, TX	\$105,473.57	General	Construction and Operations
Tractor 4WD Utility W/ Cab & Box Blade Replacement	Hi-Way Equipment Company, Houston, TX	\$67,148.00	Revenue	Construction and Operations
Tractor 72HP 4WD ROPS, Loader	John Deere Company, Cary, NC	\$56,877.05	Revenue	Construction and Operations

Director Sparks seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management and the Construction and Operations Committee, Director Lane moved to approve a contract with W.G. Yates and Sons for the construction of the Administration Building North and Parking Garage in the amount of \$5,998,000. Funding for this contract is included in the FY 2013 General Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to amend the contract with Freese and Nichols, Inc. at an additional cost not to exceed \$2,810,500 for Phase 2 Pipeline Engineering -- Integrated Pipeline Section 16. The total not to exceed contract value, including this proposed amendment, will be \$5,500,500. Funding for this contract is included in the Bond Fund. Director Sparks seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to extend the contract for tank floor replacement and interior recoating of four Cedar Creek Booster Pump Station water tanks with Tank Builders, Inc. to a revised final completion date of October 31, 2012. Funding for this contract is included in the FY 2012 Revenue Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

16.

With the recommendation of management and the Construction and Operations Committee, Director Sparks moved to approve a change in the calculation of the retainage being held on all future pay requests for McCarthy Building Companies, Inc. to not exceed 5% of the total contract price for the George W. Shannon Wetlands Water Reuse Full Build-Out GMP #2. However, any future changes to the contract by change orders will require adjustment to the retainage schedule. Funding for this contract is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management and the Construction and Operations Committee, Director Stevens moved to extend the contract for refurbishing of Richland-Chambers Spillway Gates Phase II with TMI Coatings, Inc. to a revised final completion date of November 9, 2012. Funding for this contract is included in the FY 2012 Revenue Fund. Director Sparks seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management and the Construction and Operations Committee, Director Sparks moved to approve a contract with KBR for design services for variable frequency drives installation at Richland-Chambers Waxahachie High Capacity Pump Station (RC3H) for an amount not to exceed \$1,093,345. Funding for this contract is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

19.

With the recommendation of management and the Construction and Operations Committee, Director Lane moved to enter into an Interlocal Agreement with the City of Fort Worth for water and sewer utility extensions at Panther Island Park in the amount of \$79,500. Funding for this contract is included in the FY 2013 General Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

20.

With the recommendation of management and the Construction and Operations Committee, Director Lane moved to approve a contract with AUI Contractors for Lower West Fork storm drain and access improvements in the amount of \$372,134.70. Funding for this contract is included in the FY 2013 General Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

21.

STAFF UPDATES

- Update on System Status

22.

The Board of Directors recessed for a break from 10:48 a.m. to 11:05 a.m.

23.

The presiding officer next called an executive session at 11:05 a.m. under V.T.C.A., Government Code, Section 551.071 to consult with legal counsel on a matter in which the duty of counsel under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with Chapter 551, Texas Government Code and to conduct a private

consultation with attorneys regarding pending or contemplated litigation; and under Section 551.072 to deliberate the purchase, exchange, lease or value of real property.

24.

Upon completion of the executive session at 12:01 p.m., the President reopened the meeting.

25.

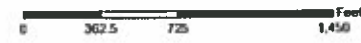
With the recommendation of management and the Real Property Committee, Director Sparks moved to amend that certain material mining lease dated June 15, 1998, between Tarrant Regional Water District and D.W. Materials in order to extend the primary term of the lease for an additional three (3) years and also to reduce the annual advance guaranteed minimum rental payments from \$25,000 to \$12,500.



**D.W. Materials Lease
Eagle Mountain Lake**

Disclaimer:
This data is an approximation based upon the best information available at the time of printing. Information
provided on this map is intended for general planning level use only and may not have been prepared by
or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey
and only represents approximate information. The Tarrant Regional Water District is not liable for
errors of the information contained herein or resulting from this map.

MAP PRODUCED ON 4/16/2012 BY TRWD "Real Property"



In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction. Director Lane seconded the motion and the vote in favor was unanimous.

26.

With the recommendation of management and the Real Property Committee, Director Leonard moved to grant authority to purchase a permanent easement interest across the following described real property for construction and operation of the Integrated Pipeline Project, from Coy Wayne McClendon and Joy Elaine McClendon, Co-Trustees of the McClendon Living Trust for the negotiated purchase price of \$5,050. Funding for this purchase is included in the Bond Fund.

A permanent easement interest across a 4.039 acre (175,927 square foot) tract of land out of the George M. Hogan Survey, Abstract Number 374, Navarro County, Texas, conveyed by deed to Coy Wayne McClendon and Joy Elaine McClendon, Co-Trustees, being further described in the survey plat for Parcel 495.

EXHIBIT "A"
Property Description

Being a 4.039 acre (175,927 square foot) tract of land out of the George M. Hogan Survey, Abstract Number 374, Navarro County, Texas, conveyed by deed to Coy Wayne McClendon and Joy Elaine McClendon, Co-Trustees, being all of a 193.762 acre tract, as recorded in Instrument Number 00000158, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.), and being further described as follows:

COMMENCING at the Southwest corner of said 193.762 acre tract, being the Southeast corner of that certain tract of land conveyed by deed to William B. Snyder, as recorded in Volume 1737, Page 842, Deed Records, Navarro County, Texas (D.R.N.C.T.), said point also on the Northwest line of that certain tract of land conveyed by deed to Red Tail Ranch, L.L.C., as recorded in Volume 1689, Page 789, D.R.N.C.T., from which a found 1/2 inch iron rod bears N 32°00'23" W, 5.03 feet;

THENCE N 32°00'23" W, along the Southwesterly line of said McClendon tract and the Northeasterly line of said William B. Snyder tract, a distance of 575.09 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of tract herein described and the **POINT OF BEGINNING** (N: 6,766,640.334, E: 2,635,785.302 Grid);

- (1) **THENCE** N 32°00'23" W, continuing along the Westerly line of the tract herein described and the Southwesterly line of said McClendon tract, a distance of 184.60 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described;
- (2) **THENCE** S 86°21'07" E, departing the Southwesterly line of said McClendon tract and along the Northerly line of the tract herein described, a distance of 1,335.12 feet, to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of the tract herein described, being in the Southeasterly line of said McClendon tract and the Northwesterly line of said Red Tail Ranch tract;
- (3) **THENCE** S 58°58'25" W, along the Easterly line of tract herein described, the Southeasterly line of said McClendon tract and the Northwesterly line of said Red Tail Ranch tract, a distance of 263.64 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described;
- (4) **THENCE** N 86°21'07" W, departing the Southeasterly line of said McClendon tract and along the Southerly line of tract herein described, a distance of 1,010.70 feet to the **POINT OF BEGINNING**, containing 4.039 acres (175,927 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 7TH day of JUNE, 2012, to Corsicana Title & Abstract Company, LLC, Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of April 9, 2012, issued date of April 23, 2012, GF # CT12-4040-N affecting the subject property and listed in Exhibit "A-1" attached hereto.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.



Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780

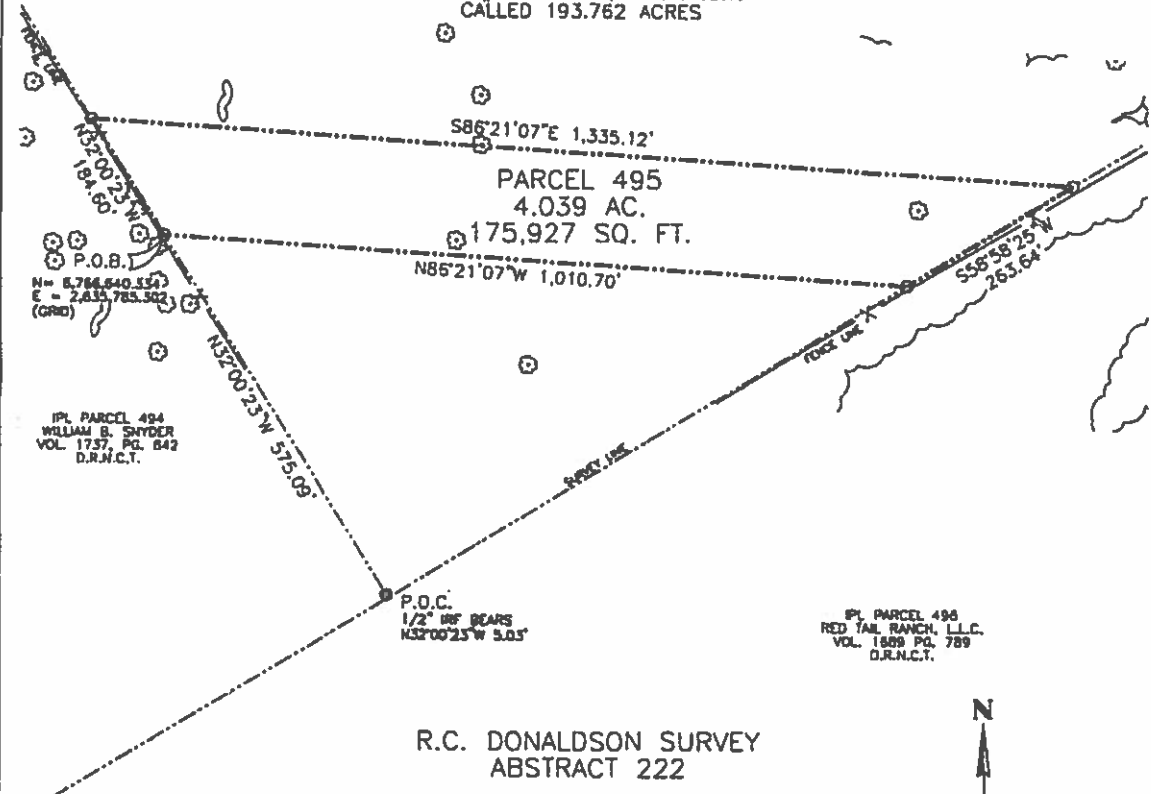


Dated: 06/07/2012

EXHIBIT "A"
PARCEL 495

GEORGE M. HOGAN SURVEY
ABSTRACT 374

COY WAYNE MCCLENDON AND
JOY ELAINE MCCLENDON, CO-TRUSTEES
INST. # 00000158, O.P.R.N.C.T.
CALLED 193.762 ACRES



P.O.B.
N = 8,788.640 (34)
E = 2,833.783 (302)
(GRID)

IPL PARCEL 494
WILLIAM B. SNYDER
VOL. 1737, PG. 842
D.R.N.C.T.

P.O.C.
1/2\"/>

PL PARCEL 498
RED TAIL RANCH, L.L.C.
VOL. 1889 PG. 789
D.R.N.C.T.

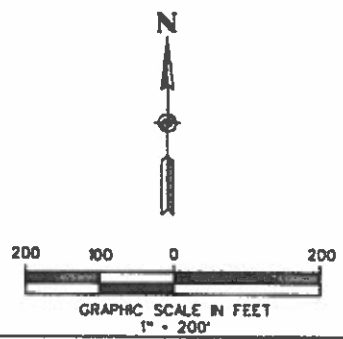
R.C. DONALDSON SURVEY
ABSTRACT 222


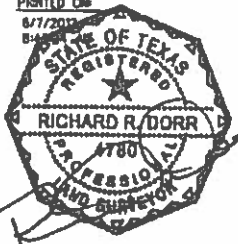
NOTES:
NO KNOWN UTILITIES 5-15-2012
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

- = MARKER FOUND AS NOTED
- = SET 5/8\"/>

NOTE: LEGAL DESCRIPTION TO ACCOMPANY PLAT.



 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p>	<p>PRINTED ON 6/17/2012 8:41:00 AM</p> 	<p>SHEET TITLE</p> <p style="text-align: center;">EXHIBIT "A" SEGMENT 15, PARCEL 495 COY WAYNE MCCLENDON AND JOY ELAINE MCCLENDON, CO-TRUSTEES</p> <p>PROJECT</p> <p style="text-align: center;">INTEGRATED PIPELINE PROJECT</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>PROJ. NO.</td><td>210100047</td></tr> <tr><td>SCALE:</td><td>1" = 200'</td></tr> <tr><td>DATE:</td><td>05-07-2012</td></tr> <tr><td>DRAWN BY:</td><td>SMO</td></tr> <tr><td>CHECKED BY:</td><td>RRD</td></tr> <tr><td>REVISED DATE:</td><td></td></tr> </table>	PROJ. NO.	210100047	SCALE:	1" = 200'	DATE:	05-07-2012	DRAWN BY:	SMO	CHECKED BY:	RRD	REVISED DATE:		<p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83) (2011) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999468639</p> <p style="text-align: right;">PG. 3 OF 5</p>	
PROJ. NO.	210100047													
SCALE:	1" = 200'													
DATE:	05-07-2012													
DRAWN BY:	SMO													
CHECKED BY:	RRD													
REVISED DATE:														

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this acquisition. Director Lane seconded the motion and the vote in favor was unanimous.

27.

With the recommendation of management and the Real Property Committee, Director Leonard moved to grant authority to purchase the following described real property for construction and operation of the Integrated Pipeline Project, from Jerry A. Hicks and Debbie A. Hicks for the negotiated purchase price of \$119,874. Funding for this purchase is included in the Bond Fund.

Fee simple title to the surface estate only, including any improvements located thereon, of an approximately 39.406 acre tract of land out of the C. Covington Survey, Abstract Number 145, the J. Hardesty Survey, Abstract Number 377, and the J.A. Baylor Survey, Abstract Number 86, Navarro County, Texas and conveyed by deed to Jerry and Debbie Hicks, as recorded in Volume 1220, Page 521, Deed Records Navarro County, Texas, and being further described in the survey plat for Parcel 439.

EXHIBIT "A"
Property Description

Being 39.406 acres (1,716,527 square feet) of land situated in the C. Covington Survey, Abstract Number 145, the J. Hardesty Survey, Abstract Number 377 and the J.A. Baylor Survey, Abstract Number 86, Navarro County, Texas and all of that certain Lot 9-B, Sunrise Addition Phase II, an addition to Navarro County, Texas as recorded in Volume 6, Page 266 of the Plat Records of Navarro County, Texas (P.R.N.C.T.) and all that certain 39.958 acre tract conveyed to Jerry A. Hicks and Debbie A. Hicks by Warranty Deed with Vendor's Lien recorded in Volume 1220, Page 521, Deed Records, Navarro County, Texas (D.R.N.C.T.) , and being further described as follows:

BEGINNING at a 1/2-inch iron rod found in the South right-of-way line of Sunrise Circle Road (a 50 foot wide right-of-way) according to the plat of Sunrise Addition Phase II, an addition to Navarro County, Texas as recorded in Volume 5, Page 76, P.R.N.C.T.; said point also being the Northeast corner of said Lot 9-B and the Northwest corner of Lot 10 of said second referenced addition, (N: 6,770,778.580, E: 2,583,040.316 Grid);

- (1) **THENCE S 26°32'20" E**, along the East line of said Lot 9-B and the West line of said Lot 10, a distance of 2,180.62 feet to a 1-inch iron pipe found at the Southeast corner of said Lot 9-B and the Southwest corner of said Lot 10; said point also being in the Westerly line of a tract of land conveyed by deed to Jefferson Carroll Langham as recorded in Volume 4665, Page 339, D.R.N.C.T.;
- (2) **THENCE S 31°33'12" W**, along the South line of said Lot 9-B and the West line of said Langham tract at a distance of 523.33 feet passing the Westernmost Northwest corner of a tract of land conveyed by deed to Kevin Mullikin as recorded in Volume 1784, Page 759, D.R.N.C.T., continuing in all a total distance of 1,320.86 feet to a point for corner in the approximate centerline of Cummins Creek (unable to set);
- (3) **THENCE N 25°19'58" W**, continuing along the South line of said Lot 9-B, the East line of Lots 16 and 17 of said second referenced addition and the approximate centerline of Cummins Creek, a distance of 1,112.20 feet to a point for corner in the approximate centerline of Cummins Creek (unable to set);
- (4) **THENCE N 45°25'58" W**, continuing along the South line of said Lot 9-B, the East line of said Lot 16 of said second referenced addition and the approximate centerline of Cummins Creek, a distance of 180.46 feet to a point for corner in the approximate centerline of Cummins Creek (unable to set); said point also being the Westernmost Southwest corner of said Lot 9-B and the Southeast corner of Lot 6, Sunrise Addition Phase No. 1, an addition to Navarro County, Texas, as recorded in Volume 5, Page 45, P.R.N.C.T.;

- (5) **THENCE N 02°23'02" E**, departing the said East line of said Lot 16 and along the West line of said Lot 9-B and the East line of said Lot 6, a distance of 496.26 feet to a 1/2-inch iron rod found for corner; said point being the Southwest corner of Lot 9-A of said first referenced addition;
- (6) **THENCE S 86°03'18" E**, departing the East line of said Lot 6 and continuing along the West line of said Lot 9-B and South line of said Lot 9-A, a distance of 606.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set; said point being the Southeast corner of said Lot 9-A;
- (7) **THENCE N 19°24'47" W**, continuing along the West line of said Lot 9-B and East line of said Lot 9-A, a distance of 1,368.80 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in South right-of-way line of said Sunrise Circle Road and also being the North Line of said Lot 9-B;
- (8) **THENCE N 22°34'02" E**, along the South right-of-way line of said Sunrise Circle Road and the North line of said Lot 9-B, a distance of 71.22 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (9) **THENCE N 44°34'02" E**, continuing along the South right-of-way line of said Sunrise Circle Road and the North line of said Lot 9-B, a distance of 136.89 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (10) **THENCE N 36°34'02" E**, continuing along the South right-of-way line of said Sunrise Circle Road and the North line of said Lot 9-B, a distance of 45.07 feet to the **POINT OF BEGINNING AND CONTAINING 39.406 acres (1,716,527) of land, more or less**

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 22nd day of September, 2012, to Commonwealth Land Title Company, Corsicana Title & Abstract Company, LLC and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Commonwealth Land Title Company, with an effective date of April 27, 2012, issued date of May 9, 2012 GF # CT12-1041-C affecting the subject property and listed in Exhibit "A-1" attached hereto.

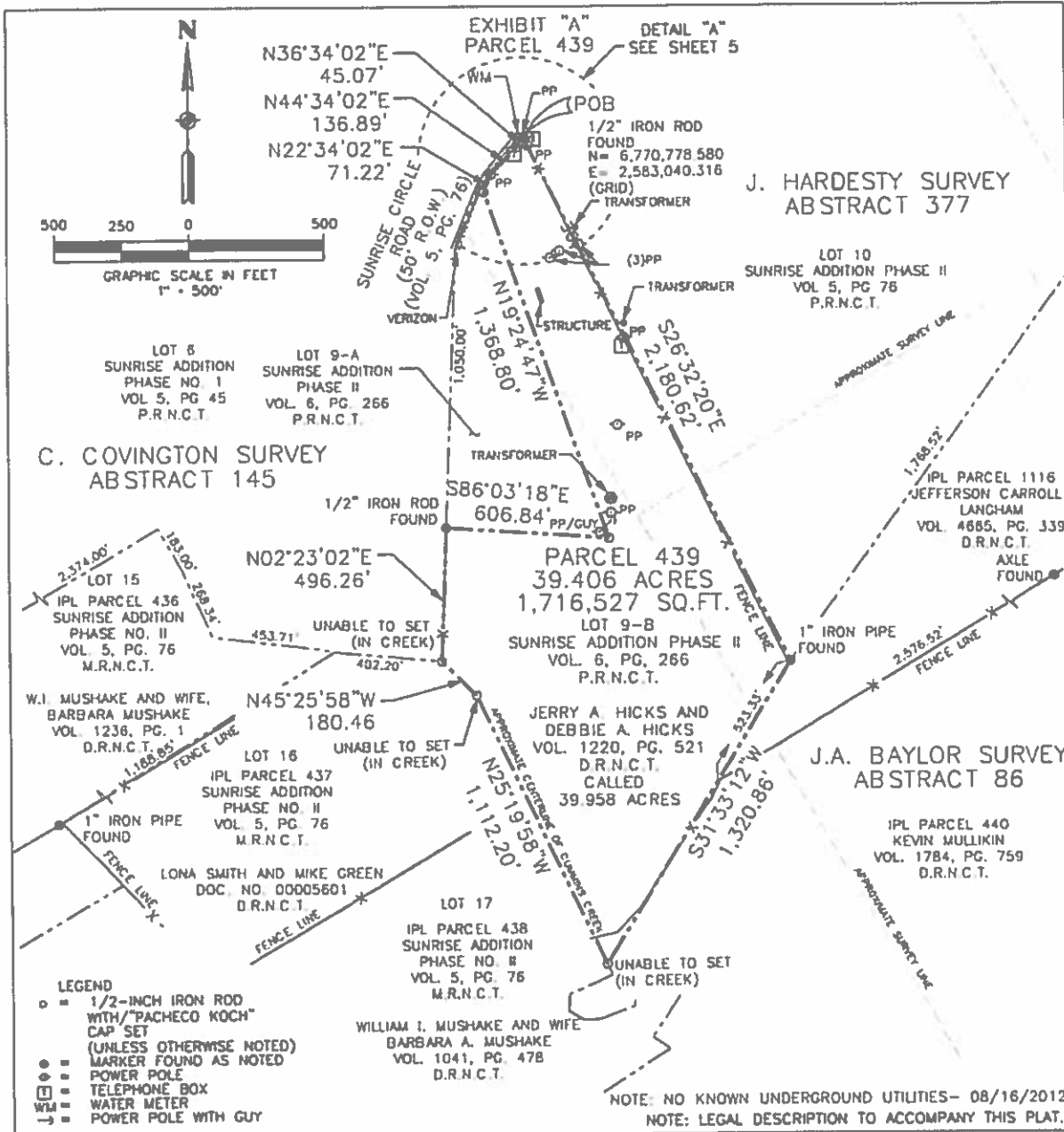
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey



Nijaz Karacic
Registered Professional Land Surveyor
Texas Registration Number 5526

Dated: 9/10/2012



Pacheco Koch
 DALLAS • FORT WORTH • HOUSTON
 8350 N. CENTRAL EXPWAY, SUITE 1000
 DALLAS, TEXAS 75208
 PH. 972.236.3031 FAX 972.236.0644
 TX REG. ENGINEERING FIRM F-488
 TX REG. SURVEYING FIRM LC-100080-00

PROJ. NO: P2606-0328
 SCALE: 1" = 500'
 DATE: 09-18-2012
 DRAWN BY: RLH
 CHECKED BY: RCH
 REVISED DATE: 09-04-2012



SHEET TITLE

EXHIBIT "A"
SEGMENT 15-1, PARCEL 439
JERRY A. HICKS AND DEBBIE A. HICKS

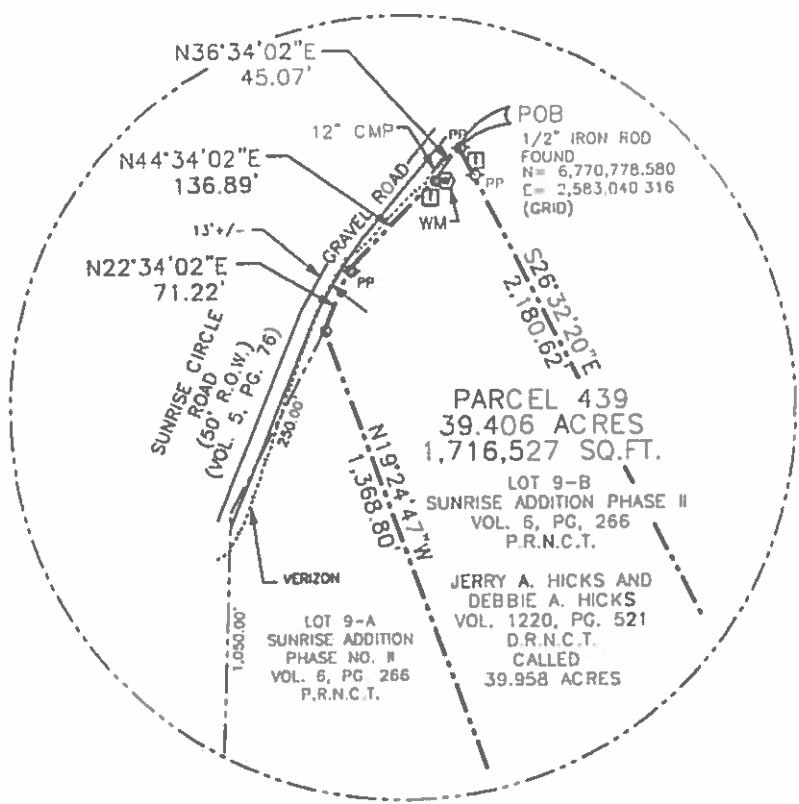
PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4262) NORTH AMERICAN DATUM (NAD83-2011) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999468938

PG. 4 OF 8

EXHIBIT "A"
 PARCEL 439



PARCEL 439
 39.406 ACRES
 1,716,527 SQ.FT.

DETAIL "A" (NOT TO SCALE)

Pacheco Koch
 8360 N. CENTRAL EXPWY., SUITE 1000
 DALLAS, TEXAS 75208
 PH. 972.235.3031 FAX 972.235.8544
 TX REG. ENGINEERING FIRM F-489
 TX REG. SURVEYING FIRM LS-100060-00

PROJ. NO.	P282208338
SCALE:	NOT TO SCALE
DATE:	05-18-2012
DRAWN BY:	RSB
CHECKED BY:	KCH
REVISED DATE:	

PRINTED ON:
 9/10/2012
 11:02:08 AM

SHEET TITLE
 EXHIBIT "A"
 SEGMENT 15-1, PARCEL 439
 JERRY A. HICKS AND DEBBIE A. HICKS

PROJECT
 INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (14282) NORTH AMERICAN DATUM (NAD83) (2987) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999468838

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this acquisition. Director Lane seconded the motion and the vote in favor was unanimous.

28.

With the recommendation of management and the Real Property Committee, Director Lane moved to grant authority to purchase a surface easement over and across the following described real property for construction and operation of the Integrated Pipeline Project, from Freddie Benson and Darlene Benson for the negotiated purchase price of \$22,441. Funding for this purchase is included in the Bond Fund.

An easement over and across the surface estate only of an approximately 2.697 acre tract of land out of the Robertson County School Land Survey, Abstract Number 674, Navarro County, Texas, described as Tract One and Tract Two conveyed by deed to Freddie Benson and Darlene Benson, as recorded in Volume 1739, Page 467, Deed Records, Navarro County, Texas, and being further described in the survey plat for Parcel 474 attached hereto.

Exhibit "A"
Property Description

Being a 2.697 acres (117,483 square feet) tract of land out of the Robertson County School Land Survey, Abstract Number 674, Navarro County, Texas, described as Tract One and Tract Two conveyed by deed to Freddie Benson and Darlene Benson, as recorded in Volume 1739, Page 467, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows;

COMMENCING at a 1/2-inch iron rod found in the South corner of said Tract Two, said point also being the west corner of a tract of land conveyed by deed to Randal Forgyson and wife, Julie Forgyson, as recorded in Volume 1541, Page 0833, D.R.N.C.T., said point also being in the Easterly line of a tract of land conveyed by deed to Bill Franklin Goodrich, as recorded in Volume 1715, Page 0001, D.R.N.C.T.;

- THENCE N 31°46'05" W, along the Westerly line of said Benson tract and along the Easterly line of said Goodrich tract, a distance of 92.43 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner and the POINT OF BEGINNING (N: 6,768,286.328, E: 2,608,262.802 Grid);
- (1) THENCE N 31°46'05" W, continuing along the Westerly line of said Benson tract and the Easterly line of said Goodrich tract, a distance of 165.11 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
 - (2) THENCE N 82°55'43" E, departing along the Westerly line of tract herein described and the Easterly line of said Goodrich tract, a distance of 389.17 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
 - (3) THENCE S 31°44'33" E, a distance of 525.18 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Southerly line of Tract One of tract herein described, said point also being in the Northerly line of F.M. Hwy No. 1603 (a variable width r.o.w., No deed of record found)
 - (4) THENCE S 58°38'09" W, along the Southerly line of Tract One of tract herein described and along the Northerly line of said F.M. Hwy No. 1603, a distance of 150.00 feet to a 1/2-inch iron rod found for the South corner of said Tract One, said point also being the East corner of said Forgyson tract
 - (5) THENCE N 31°44'33" W, along the Westerly line of Tract One of tract herein described and along the Easterly line of said Forgyson tract, a distance of 428.01 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

(6) **TENCE S 82°55'43" W**, departing said Westerly line of Tract One of tract herein described and the Easterly line of said Ferguson tract, a distance of 224.03 feet to the **POINT OF BEGINNING**, containing 2.697 acres (117,483 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030.


NOTE: Plat to accompany this legal description.

NOTE: All 1/2-inch iron rods set have a yellow cap stamped "PACHECO KOCH"

I do certify on this 8th day of June, 2012, to Chicago Title Insurance Company, Corsicana Title and Abstract Company, LLC and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Chicago Title Insurance Company, with an effective date of April 9, 2012, issued date of April 19, 2012 GF # CT12-5056-1 affecting the subject property and listed in Exhibit "A-1" attached hereto.

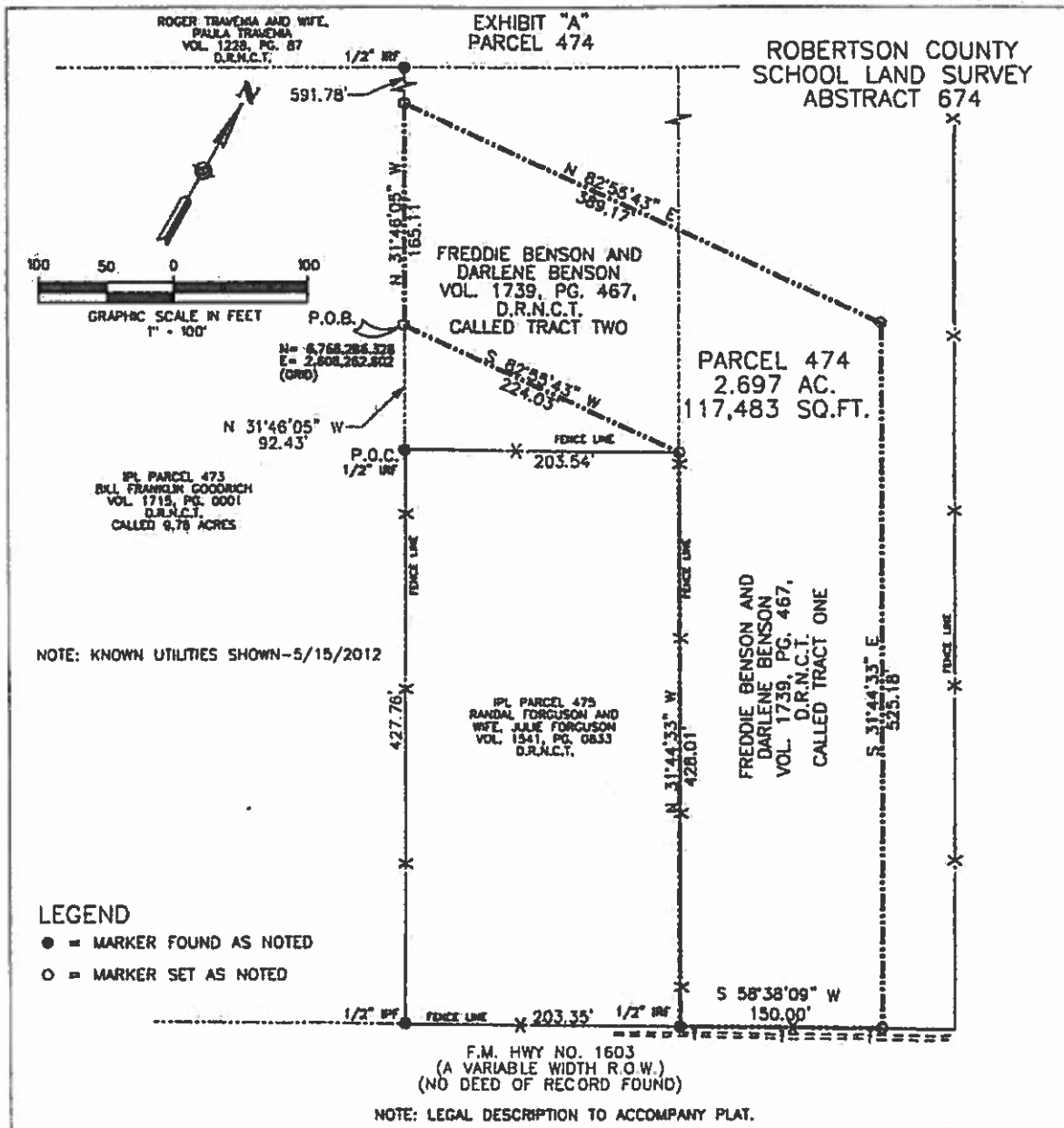
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.



Nijaz Karacic
Registered Professional Land Surveyor
Texas Registration Number 5526

Dated: 6-8-2012



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON

8380 N. CENTRAL EXPWY., SUITE 1000
DALLAS, TEXAS 75208
PH. 972.238.3001 FAX 972.238.9344
TX REG. ENGINEERING FIRM P-489
TX REG. SURVEYING FIRM LS-100080-00

PROJ. NO. 12-229-0139
SCALE: 1" = 100'
DATE: 05-14-2012
DRAWN BY: JLB
CHECKED BY: JLR
REVISED DATE:

PRINTED ON:
6/8/2012
10:15:28 AM

SHEET TITLE
EXHIBIT "A"
SEGMENT 15-1, PARCEL 474
FREDDIE BENSON AND DARLENE BENSON

PROJECT
INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4262) NORTH AMERICAN DATUM (NAD83/2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999468838

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this acquisition. Director Sparks seconded the motion and the vote in favor was unanimous.

29.

With the recommendation of management and the Real Property Committee, Director Sparks moved that staff of the Tarrant Regional Water District be authorized to negotiate to purchase the following properties for their appraised or agreed values as set forth in this Motion. If negotiations to acquire the properties by purchase are unsuccessful, Director Sparks moved, in the form provided by Chapter 2206, Texas Government Code, that TRWD authorize the use of the power of eminent domain to acquire the surface estate only, including improvements, in fee simple, of the following described properties, or to acquire easement interests across variable strips of land out of the following described properties, as set forth below, for the public use and purpose of the Trinity River Vision – Central City Project. The Motion indicated that the vote would apply to all of the named properties, and before voting on the Motion, the Board was advised of and considered a request by the owner of Tracts 30 and 31, Larj, L.P., to redesign a portion of the project as it relates to the easement estates required over and across said tracts. Funding for these purchases is included in the FY 2013 General Fund Budget.

The surface estate, including improvements, in fee simple, of an approximately 0.560 acre tract of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.560 acre tract being all of Lots 1-R and 2-R, Block 18, Evans-Pearson-Westwood Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-105, Page 49, Plat Records, Tarrant County, owned by B&J Real Estate, for the negotiated purchase price of \$637,000.00;

EXHIBIT A

LEGAL DESCRIPTION PARCEL 137 & 138

BEING a 0.560 acre (24,380 Sq. Ft.) tract of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.560 acre tract of land being all of Lots 1-R and 2-R, Block 18, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-105, Page 49, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 0.560 acre tract of land being all of that same tract of land conveyed to B. & J. REAL ESTATE by deed as recorded in Volume 8205, Page 2208, Deed Records, Tarrant County, Texas, said 0.560 acre tract of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set), at the northwest property corner of said Lot 2-R, same being the northeast property corner of Lot 3, Block 18, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, P.R.T.C.T., said beginning point on the south right-of-way line of White Settlement Road (a variable width right-of-way at this point);

THENCE South 89°49'35" East, along the said south right-of-way line and along the north property lines of said Lots 2-R and 1-R, 130.00 feet to an iron rod set at the northeast property corner of said Lot 1-R, same being the intersection of the said south right-of-way line of White Settlement Road and the west right-of-way line of South Commercial Street (a 50 feet wide right-of-way at this point);

THENCE South 00°10'25" West, along the east property line of said Lot 1-R, same being the said west right-of-way line of South Commercial Street, 186.00 feet to an iron rod set at the southeast property corner of said Lot 1-R, said iron rod set being the northeast corner of an existing 10 feet wide alley way as shown on the said Evans-Pearson Westwood Addition (Vol. 310, Pg. 18);

THENCE North 89°49'35" West, along the north line of the said 10 feet wide alley way and along the south property lines of said Lots 1-R and 2-R, 135.00 feet to an iron rod set at the southwest property corner of said Lot 2-R, same being the intersection of the said north line of the 10 feet wide alley way with the east line of an existing 10 feet wide alley way as shown on the said Evans-Pearson Westwood Addition (Vol. 310, Pg. 18);

THENCE North 00°10'25" East, along the west property line of said Lot 2-R and along the said east line of the 10 feet wide alley way, 40.00 feet to an iron rod set at a southwest property corner of said Lot 2-R, same being a southeast property corner of said Lot 3;

THENCE South 89°49'35" East, departing the said east line of the 10 feet wide alley way, along a north property line of Lot 2-R and along a south property line of said Lot 3, a distance of 5.00 feet to an iron rod set at the southeast property corner of said Lot 3;

THENCE North 00°10'25" East, along the west property line of said Lot 2-R, same being the east property line of said Lot 3, a distance of 146.00 feet to the POINT OF BEGINNING;

Herein described tract of land contains 0.560 acres (24,380 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289118.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Company Name: Spooner and Associates, Inc.

Surveyors Name: Eric S. Spooner

Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-17-12

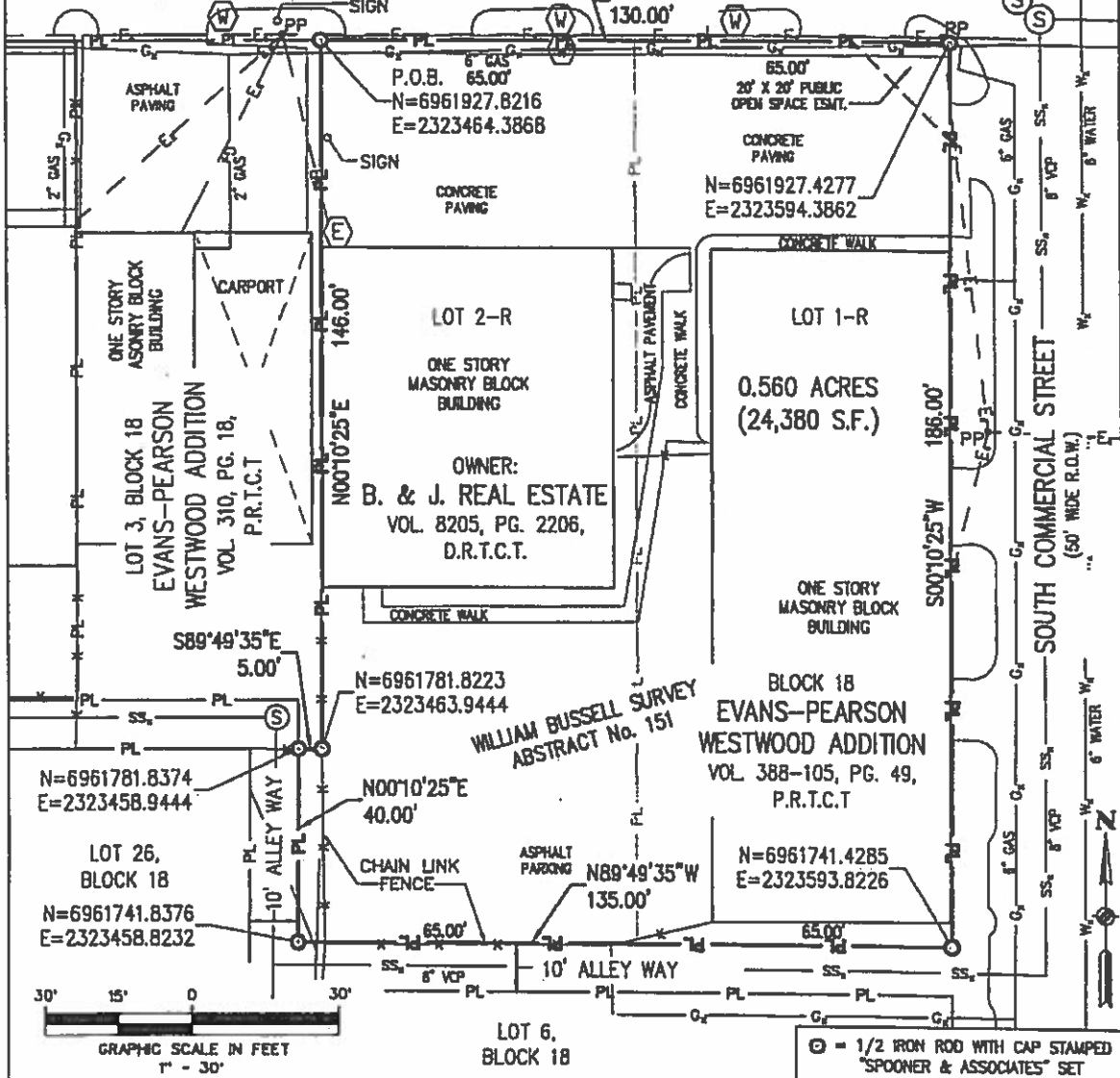
Parcel 137 & 138 - Page 1 of 2



NOTE: THE POINT OF BEGINNING BEARS SOUTH 11°33'28" WEST, 7040.01 FEET FROM TRY MAIN CONTROL POINT CCA, HAVING A SURFACE NORTHING OF 6,968,816.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 19°3'25" EAST, 6,786.99 FEET FROM TRY MAIN CONTROL POINT CCS, HAVING A SURFACE NORTHING OF 6,995,519.2665 AND AN EASTING OF 2,321,229.7303.

WHITE SETTLEMENT RD. (VARIABLE WIDTH R.O.W.)

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER & ASSOCIATES, INC.
309 BYRDS STREET, SUITE 100
DALLAS, TEXAS 75039
(817) 281-2355 (TEL)

NAME: 10-088 PARCELS 137-138-001
PROJECT NO.: 10-088
SCALE: 1" = 30'
DATE: 6/17/2012
DRAWN: E.S.S.
CALC: E.S.S.
REVISION DATE: N/A

PRINTED ON: DATE: 6/17/2012 TIME: 12:53 PM

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
LAND SURVEYOR

SHEET TITLE
PARCEL 137 & 138
B. & J. REAL ESTATE

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

2 OF 2

The surface estate, including improvements, in fee simple, of Lots 3 and 4, Block 19, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (the "Evans-Pearson-Westwood Addition"), and Lot 26R and a part of Lot 25R, Block 19, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-138, Page 50, Plat Records, Tarrant County, Texas, owned by Brad Kon Holding, LLC, for the appraised fair market value of \$580,000.00;

**LEGAL DESCRIPTION
PARCEL 23**

BEING a 0.146 acre (6,348 Sq. Ft.) tract of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.146 acre tract of land being all of Lot 26R, and a portion of Lot 25R, Block 19, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-138, Page 50, Plat Records, Tarrant County, Texas, said 0.146 acre tract of land being all of those certain tracts of land known as "Tract I" and "Exhibit A" conveyed to BRAD KON HOLDING, LLC, by deeds as recorded in Tarrant County Clerk's Instrument No. D206204811 (Tract I), and D207026107 ("Exhibit A"), Deed Records, Tarrant County, Texas, said 0.146 acre tract of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northwest property corner of said Lot 26R, same being the intersection of the east right-of-way line of South Commercial Street (a variable width right-of-way) and the south line of a 10 feet wide alley way as shown on the said Evans-Pearson Westwood Addition;

THENCE South 89°49'35" East, along the said north property line and said south alley way line, a distance of 105.00 feet to an iron rod set at the northeast property corner of said Lot 26R, same being the northwest property corner of Lot 5R, of said Block 19;

THENCE South 00°10'25" West, along the east property lines of said Brad Kon Holding, LLC tracts, a distance of 60.83 feet to an iron rod set at the southwest property corner of said Brad Kon Holding, LLC tracts;

THENCE North 89°25'23" West, along the south property line of said Brad Kon Holding, LLC tracts, a distance of 105.00 feet to an iron rod set at the southwest property corner of said Brad Kon Holding, LLC tracts, said iron rod set being on the said east right-of-way line of South Commercial Street;

THENCE North 00°10'25" East, along the west line of said Brad Kon Holding, LLC tract and along the said east right-of-way line of South Commercial Street, a distance of 60.09 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.146 acres (6,348 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

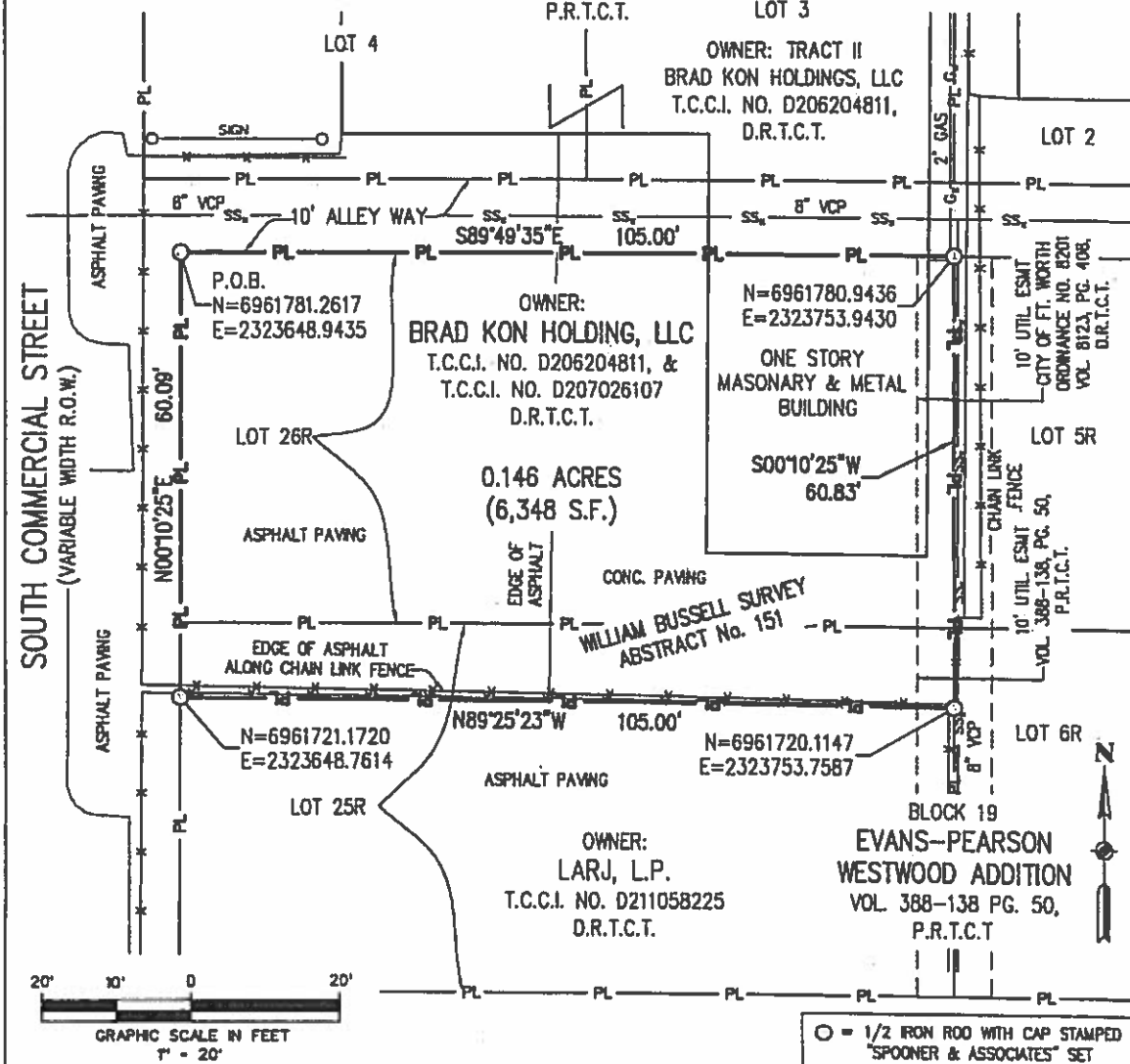
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-21-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 10°12'05" WEST, 7,148.51 FEET FROM TRY CONTROL POINT CCA, HAVING A SURFACE NORTHING OF 6,968,816.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 21°07'23" EAST, 6,713.06 FEET FROM TRY CONTROL POINT CCS HAVING A SURFACE NORTHING OF 6,993,519.2865 AND AN EASTING OF 2,321,229.7303.

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR, TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.



SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER & ASSOCIATES, INC.
 309 BYRNS STREET, SUITE 100
 DALLAS, TEXAS 75039
 (817) 281-2298 (TEL)

NAME: 10-088 PARCEL 23
 PROJECT NO.: 10-088
 SCALE: 1" = 20'
 DATE: 8/22/2012
 DRAWN: C.A.R.
 CALC: E.S.S.
 REVISION DATE: N/A

PRINTED ON: 8/21/2012 TIME: 3:32 PM

STATE OF TEXAS
 REGISTERED
 ERIC S. SPOONER
 5922
 PROFESSIONAL
 LAND SURVEYOR

SHEET TITLE
PARCEL 23
BRAD KON HOLDING, LLC

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

2 OF 2

LEGAL DESCRIPTION
PARCEL 134

BEING a 0.343 acre (14,960 Sq. Ft.) tract of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.343 acre tract of land being all of Lots 3 and 4, Block 19, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, said 0.343 acre tract of land being a portion of that tract of land conveyed to BRAD KON HOLDING, LLC by deed as recorded in Tarrant County Clerk's Instrument No. D206204811, Deed Records, Tarrant County, Texas, said 0.343 acre tract of land being herein more particularly described my metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northwest property corner of said Lot 4, same being at the intersection of the south right-of-way line of White Settlement Road (a variable width right-of-way line) and the east right-of-way line of South Commercial Street (a variable width right-of-way);

THENCE South 89°49'35" East, along the north property line of said Block 19, and along the said south right-of-way line of White Settlement Road, a distance of 110.00 feet to an iron rod set at the northeast property corner of said Lot 3, same being the northwest property corner of Lot 2, of said Block 19;

THENCE South 00°10'25" West, along the east property line of said Lot 3, same being the west property line of said Lot 2, a distance of 136.00 feet to an iron rod set at the southeast property corner of said Lot 3, same being the southwest property corner of said Lot 2, and further being on the north line of a 10 feet wide alley way, as shown on said Evans-Pearson Westwood Addition plat;

THENCE North 89°49'35" West, along the south property line of said Lots 3 and 4, and along the said north alley way line, a distance of 110.00 feet to an iron rod set at the southwest property corner of said Lot 4, same being at the intersection of said north line of the 10 feet wide alley way, and the said east right-of-way line of South Commercial Street;

THENCE North 00°10'25" East, along the west property line of said Lot 4, and along the said east right-of-way line of South Commercial Street, a distance of 136.00 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.343 acres (14,960 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

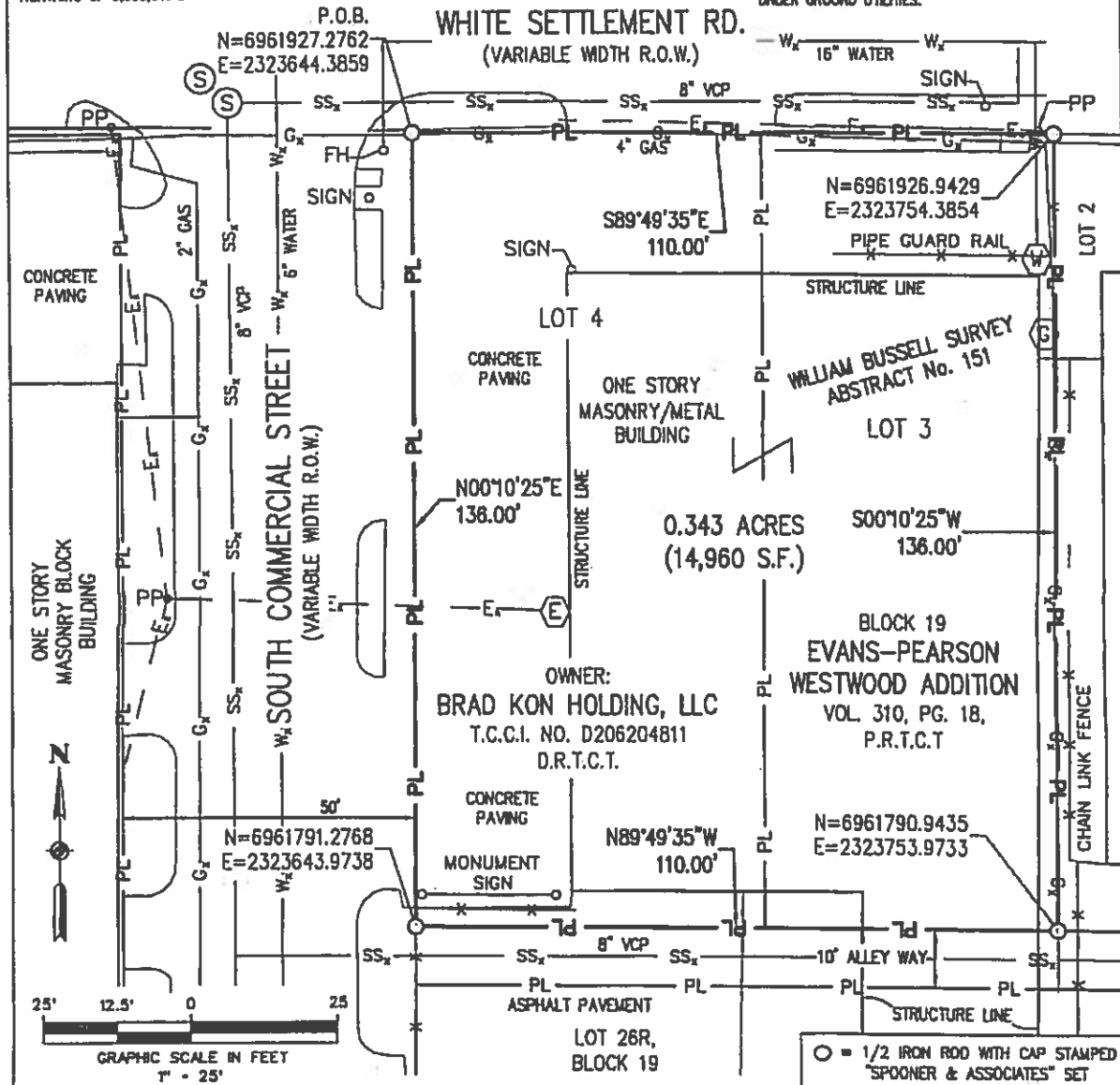
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-21-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 10°28'59" WEST, 7,005.67 FEET FROM TRY MAIN CONTROL POINT CC4, HAVING A SURFACE NORTHING OF 6,968,816.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 20°38'50" EAST 6,847.88 FEET FROM TRY MAIN CONTROL POINT CC5, HAVING A SURFACE NORTHING OF 6,955,519.2685 AND AN EASTING OF 2,321,229.7303.

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR, TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL SURVEYOR

SPOONER & ASSOCIATES, INC.
308 BYERS STREET, SUITE 100
CULESS, TEXAS 76039
(817) 291-2355 (TEL)

NAME: 10-088 PARCEL 134.dwg
PROJECT NO.: 10-088
SCALE: 1" = 25'
DATE: 8/14/2012
DRAWN: CRL
CHECK: E.S.S.
REVISED DATE: N/A

PRINTED ON:
DATE: 8/21/2012 TIME: 10:03 AM

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
L.P. PROFESSIONAL SURVEYOR

SHEET TITLE
PARCEL 134
BRAD KON HOLDING, LLC

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

2 OF 2

The surface estate, including improvements, in fee simple, of Lots 19 and 20, Block 15, and Lots 6 through 15, Block 18, Evans-Pearson-Westwood Addition, owned by Buck's Wheel Aligning and Equipment Company, Buck's Spring Service Company, and Buck's Wheel & Equipment Company for the appraised fair market value of \$1,406,000.00;

Exhibit "A"

LEGAL DESCRIPTION PARCELS 25-29 & 33

BEING a 1.550 acre (67,500 Sq. Ft.) tract of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 1.550 acre tract of land being all of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Block 18, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, said 1.550 acre tract of land also being all of those certain tracts of land conveyed to BUCK'S WHEEL ALIGNING AND EQUIPMENT COMPANY, BUCK'S SPRING SERVICE COMPANY, BUCK'S WHEEL & EQUIPMENT CO. and BUCK'S WHEEL ALIGNING & EQUIPMENT COMPANY, by deeds as recorded in Volume 3471, Page 433, Volume 4129, Page 603, Volume 7267, Page 2266, and Volume 3682, Page 371, Deed Records, Tarrant County, Texas, said 1.550 acre tract of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set) at the southeast property corner of said Lot 15, same being the intersection of the west right-of-way line of South Commercial Street (a variable width right-of-way being 55 feet wide at this point) and the north right-of-way line of Kansas Street (a 50 feet wide right-of-way at this point);

THENCE North 89°49'35" West, along the south property line of said Lot 15 and along the said north right-of-way line of Kansas Street, a distance of 135.00 feet to an iron rod set at the southwest property corner of said Lot 15, same being at the intersection of said north right-of-way line of Kansas Street and the east line of a 10 feet wide alley way, as shown on said Evans-Pearson Westwood Addition;

THENCE North 00°10'25" East, along the west property lines of said Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and with the said east line of the 10 feet wide alley way, a distance of 500.00 feet to an iron rod set at the northwest property corner of said Lot 6, same being at the intersection of said east alley way line with the south line of a 10 feet wide alley way line, as shown on the said Evans-Pearson Westwood Addition;

THENCE South 89°49'35" East, along the north property line of said Lot 6 and along the said south alley way line, a distance of 135.00 feet to an iron rod set at the northeast property corner of said Lot 6, same being at the intersection of the said south alley way line with the said west right-of-way line of South Commercial Street;

THENCE South 00°10'25" West, along the east property lines of said Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and with the said west right-of-way line of South Commercial Street, a distance of 500.00 feet to the **POINT OF BEGINNING**.

Herein described tract of land contains 1.550 acres (67,500 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289118.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

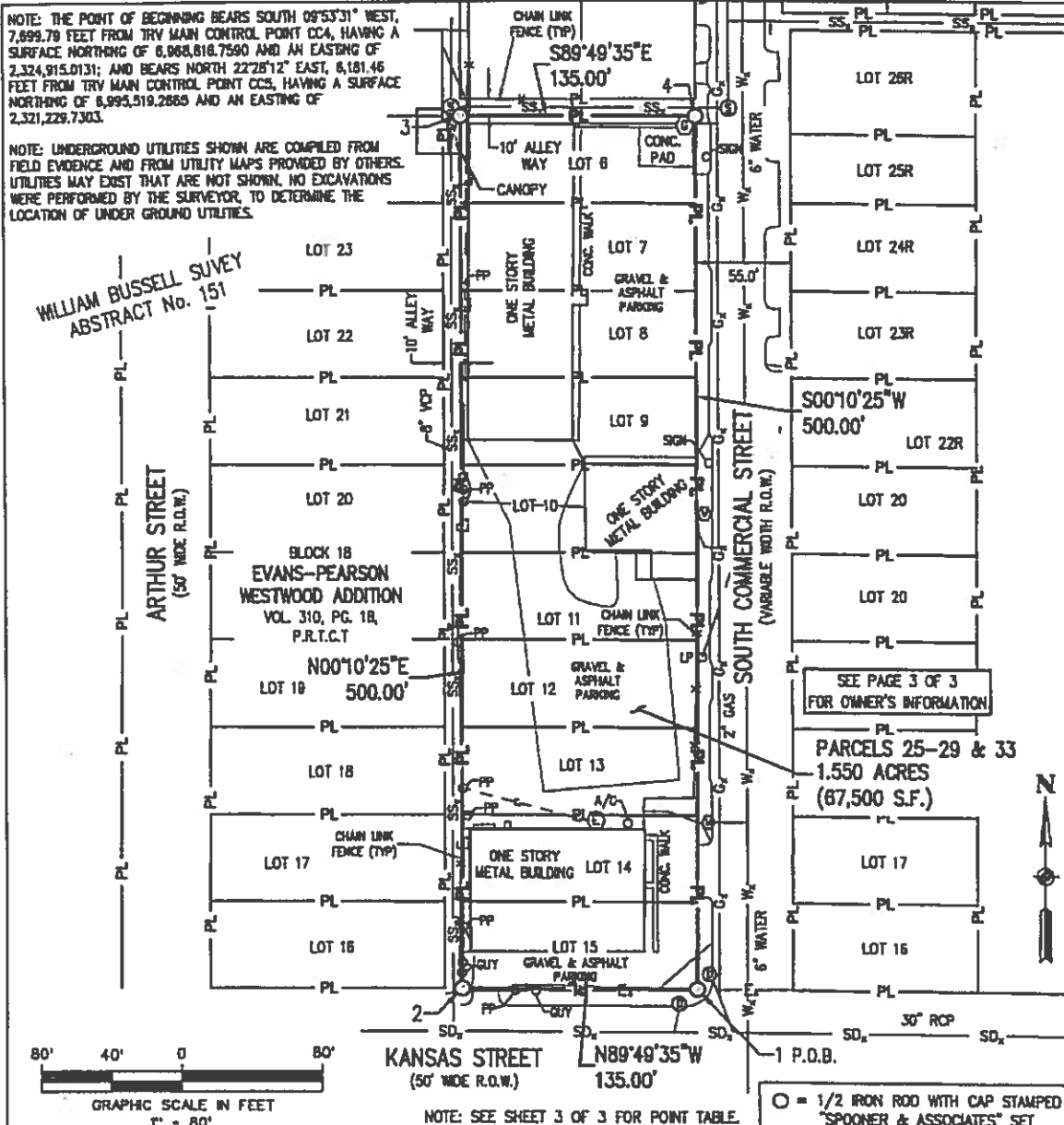
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-23-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 09°53'31" WEST, 7,699.79 FEET FROM TRY MAIN CONTROL POINT CC4, HAVING A SURFACE NORTHING OF 8,968,616.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 22°28'12" EAST, 6,181.46 FEET FROM TRY MAIN CONTROL POINT CC3, HAVING A SURFACE NORTHING OF 8,995,519.2665 AND AN EASTING OF 2,321,229.7303.

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR, TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



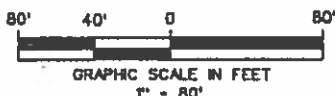
WILLIAM BUSSELL SURVEY
ABSTRACT No. 151

ARTHUR STREET
(50' WIDE R.O.W.)

BLOCK 18
EVANS-PEARSON
WESTWOOD ADDITION
VOL. 310, PG. 18,
P.R.T.C.T.

SOUTH COMMERCIAL STREET
(VARIABLE WIDTH R.O.W.)

KANSAS STREET
(50' WIDE R.O.W.)



NOTE: SEE SHEET 3 OF 3 FOR POINT TABLE.

○ = 1/2" IRON ROD WITH CAP STAMPED
"SPOONER & ASSOCIATES" SET

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER & ASSOCIATES, INC.
308 BYERS STREET, SUITE 100
DALLAS, TEXAS 75039
(972) 281-2355 (TEL)

NAME: 10-000 PARCELS 25-29 & 33
PROJECT NO.: 10-000
SCALE: 1" = 80'
DATE: 8/22/2012
DRAWN: CLK
CALC: E.S.S.
REVISION DATE: N/A

PRINTED ON:
DATE: 8/23/2012 TIME: 8:07 AM

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
DALLAS, TEXAS
LAND SURVEYOR

SHEET TITLE: PARCELS 25-29 & 33
BUCK'S WHEEL ALIGNING AND EQUIPMENT COMPANY
BUCK'S WHEEL ALIGNING & EQUIPMENT COMPANY
BUCK'S SPRING SERVICE COMPANY
BUCK'S WHEEL & EQUIPMENT CO.

PROJECT: TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN
ADJUSTMENT FACTOR OF 1.0001375299118

2 OF 3

POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	6961231.4309	2323592.2772	CRS
2	6961231.8399	2323457.2779	CRS
3	6961731.8377	2323458.7929	CRS
4	6961731.4286	2323593.7923	CRS

BLOCK 18 OWNERSHIP TABLE		
LOT	OWNER	DEED
6	BUCK'S WHEEL ALIGNING AND EQUIPMENT COMPANY	VOL. 3471, PG. 433
7	BUCK'S WHEEL ALIGNING AND EQUIPMENT COMPANY	VOL. 3471, PG. 433
8	BUCK'S WHEEL ALIGNING AND EQUIPMENT COMPANY	VOL. 3471, PG. 433
9	BUCK'S WHEEL ALIGNING AND EQUIPMENT COMPANY	VOL. 3471, PG. 433
10	BUCK'S WHEEL ALIGNING AND EQUIPMENT COMPANY	VOL. 3471, PG. 433
11	BUCK'S SPRING SERVICE COMPANY	VOL. 4129, PG. 603
12	BUCK'S SPRING SERVICE COMPANY	VOL. 4129, PG. 603
13	BUCK'S WHEEL & EQUIPMENT CO.	VOL. 7267, PG. 2266
14	BUCK'S WHEEL ALIGNING & EQUIPMENT COMPANY	VOL. 3682, PG. 371
15	BUCK'S WHEEL ALIGNING & EQUIPMENT COMPANY	VOL. 3682, PG. 371

NOTE: SEE SHEET 2 OF 3
FOR SURVEY SKETCH



 <p>SPOONER & ASSOCIATES REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>SPOONER & ASSOCIATES, INC. 309 BYERS STREET, SUITE 100 EULESS, TEXAS 76039 (817) 281-2355 (TEL)</p> <p>PLANS: 10-088 PARCELS 25-29 & 33 PROJECT NO.: 10-088 SCALE: 1" = 80' DATE: 8/23/2012 DRAWN: EJKL CALC: E.S.S. REVISED DATE: N/A</p>	<p>PRINTED ON: DATE: 8/23/2012 TIME: 8:07 AM</p> 	<p>SHEET TITLE: PARCELS 25-29 & 33 BUCK'S WHEEL ALIGNING AND EQUIPMENT COMPANY BUCK'S WHEEL ALIGNING & EQUIPMENT COMPANY BUCK'S SPRING SERVICE COMPANY BUCK'S WHEEL & EQUIPMENT CO.</p>
	<p>TRINITY RIVER VISION</p> <p>NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116</p>	

Exhibit "B"

LEGAL DESCRIPTION PARCEL 43

BEING 0.303 acre (13,189 Sq. Ft.) tract of land located in the William Busseil Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.303 acre tract of land being all of Lots 19 & 20, Block 15, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, said 0.303 acre tract of land also being a portion of that certain tract of land conveyed to BUCK'S WHEEL AND EQUIPMENT, by deed as recorded in Volume 6128, Page 308, Deed Records, Tarrant County, Texas, said 0.303 acre tract of land being herein more particularly described by metes and bound as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest property corner of said Lot 19, same being the northwest property corner of Lot 18, of said Block 15, said beginning point also being on the east right-of-way line of Green Leaf Street (a 50 feet wide right-of-way at this point);

THENCE North 00°14'31" East, along the west property line of said Lots 19 and 20 and along the said east right-of-way line, a distance of 101.35 feet to a 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northwest property corner of said Lot 20, same being at the intersection of the said east right-of-way line of Green Leaf Street with the south right-of-way line of Kansas Street (a 50 feet wide right-of-way at this point);

THENCE South 89°48'11" East, along the north property line of said Lot 20 and along the said south right-of-way line of Kansas Street, a distance of 130.05 feet to an iron rod set at the northeast property corner of said Lot 20, same being at the intersection of the said south right-of-way line of Kansas Street with the west line of a variable width alley as shown on the said Evans-Pearson Westwood Addition;

THENCE South 00°17'02" West, along the east property line of said Lots 19 and 20, and along the said west alley way line, a distance of 101.54 feet to a 5/8 inch iron pipe found at the southeast property corner of said Lot 19, same being the northeast property corner of said Lot 18;

THENCE North 89°43'01" West, along the south property line of said Lot 19 and along the north property line of said Lot 18, a distance of 129.98 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.303 acres (13,189 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

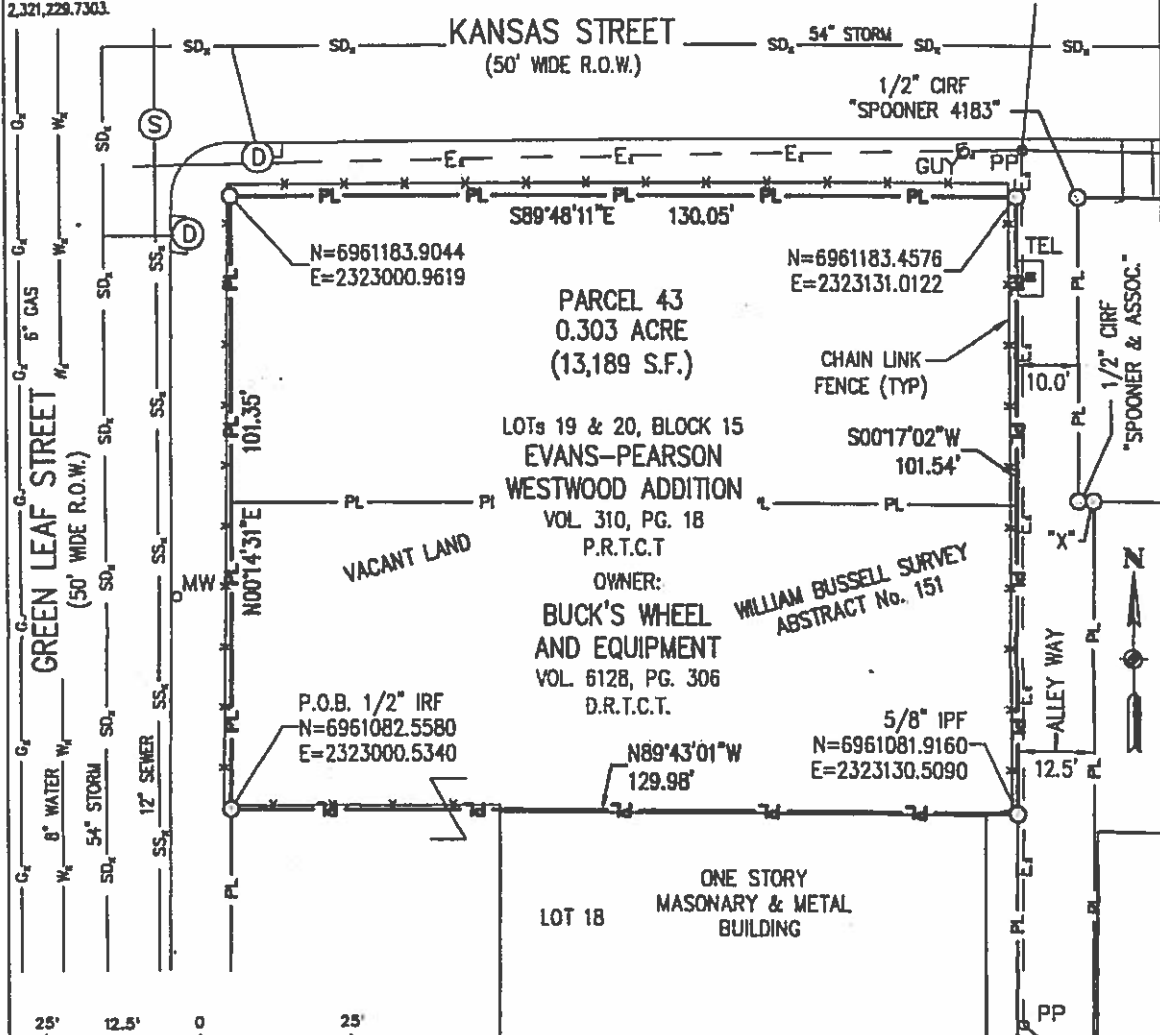
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-24-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 13°54'12" WEST, 7,967.63 FEET FROM TRY CONTROL POINT CC4, HAVING A SURFACE NORTHING OF 6,968,816.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 17°39'23" EAST, 9,838.32 FEET FROM TRY CONTROL POINT CC5 HAVING A SURFACE NORTHING OF 8,985,519.2665 AND AN EASTING OF 2,321,229.7303.

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR, TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.

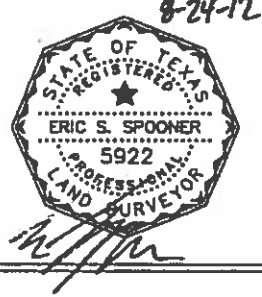


○ = 1/2 IRON ROD WITH CAP STAMPED "SPOONER & ASSOCIATES" SET UNLESS OTHERWISE SHOWN

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER & ASSOCIATES, INC.
308 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
(817) 281-2335 (TEL)

NAME: 10-698 PARCEL 43
PROJECT NO.: 10-698
SCALE: 1" = 25'
DATE: 8/21/2012
DRAWN: ESK
CALC: ESK
REVISED DATE: 8-24-12



SHEET TITLE
**PARCEL 43
BUCK'S WHEEL AND EQUIPMENT**

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

2 OF 2

The surface estate, including improvements, in fee simple, of Lot 1, Block 14, Evans-Pearson-Westwood Addition, owned by Sarosi Family Investments, Ltd for the appraised fair market value of \$168,000.00;

EXHIBIT A

Page: 1 of 3

PARCEL # 142
LEGAL DESCRIPTION

BEING Lot 1, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records Tarrant County Texas (P.R.T.C.T.), and further being a tract of land conveyed to Sarosi Family Investments, Ltd., recorded in Document No. D208065218, Real Property Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a "X" in concrete found (control monument) being the Northwest corner of said Lot 1 and the Northeast corner of Lot 2, Block 14, in said addition, on the South right-of-way line of White Settlement Road (a variable width R.O.W.);

THENCE South 89 degrees 42 minutes 16 seconds East along said South right-of-way line and the North line of said Lot 1, a distance of 59.79 feet to a "X" in concrete set, being the Northeast corner of said Lot 1 on the West right-of-way line of Arthur Avenue (a 50' R.O.W.);

THENCE South 00 degrees 14 minutes 42 seconds West along said West right-of-way line and the East line of said Lot 1, a distance of 136.03 feet to a "X" in concrete set being the Southeast corner of said Lot 1 and the Northeast corner of a 10.00 foot alley per said plat;

THENCE North 89 degrees 42 minutes 16 seconds West along the South line of said Lot 1 and the North line of said alley, a distance of 59.83 feet to a 1/2 inch iron rod found being the Southwest corner of said Lot 1 and the Southeast corner of said Lot 2;

THENCE North 00 degrees 15 minutes 38 seconds East along the common line between said Lots 1 and 2, a distance of 136.03 feet to the POINT OF BEGINNING and containing 8,136 Square Feet or 0.187 Acre of Land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District on this 23rd day of July, 2012, that a survey was made on the ground April, 2007 as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Chicago Title Insurance Company, Dated July 1, 2012, issued July 16, 2012, GF# 07-00612 affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts White Settlement Road, a variable width right-of-way, and Arthur Avenue, a 50 foot right-of-way which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

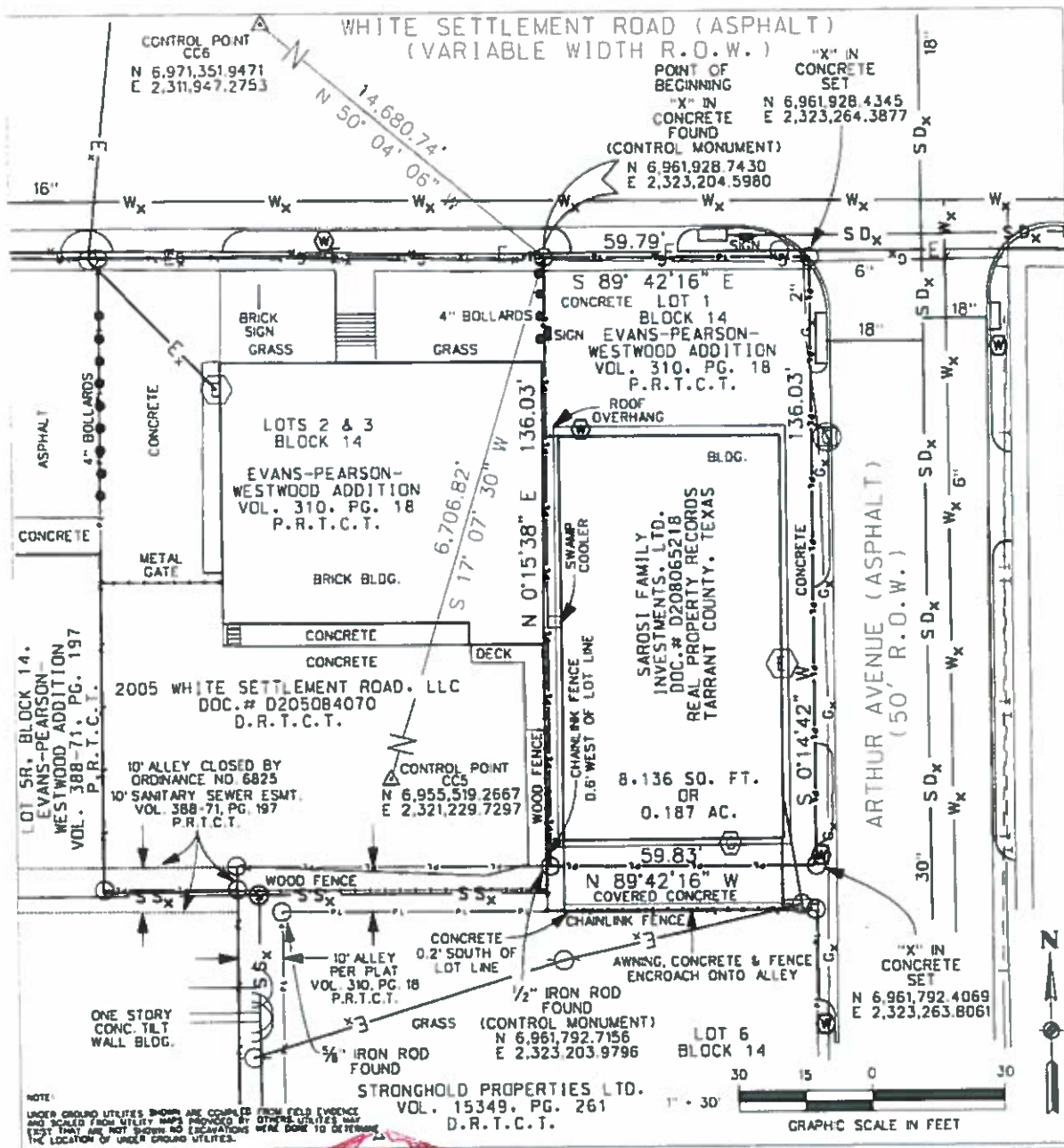
By: TranSystems

Kenneth D. Erwin

Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554



Dated: 7-23-2012



NOTE
 UNDERGROUND UTILITIES SHOWN ARE COMPARED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS UTILITIES MAPS THAT ARE NOT SHOWN NO EXAMINATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.

STRONGHOLD PROPERTIES LTD.
 VOL. 15349, PG. 261
 D.R.T.C.T.

GRAPHIC SCALE IN FEET

TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2241
 PROJ NO: P202 06 0524
 SCALE: 30
 DATE: 4-6-07
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: D.L.D.
 FILE NAME: P142_V-PB0002.DGN
 REVISED: 7-23-12



Kenneth D. Erwin
 7-23-2012

SHEET TITLE	LAND TITLE SURVEY PARCEL #142 SAROSI FAMILY INVESTMENTS, LTD.
PROJECT	TRINITY RIVER VISION
NOTE:	COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

The surface estate, including improvements, in fee simple, of Lots 6 and 7, Block 14, Evans-Pearson-Westwood Addition, owned by Stronghold Properties, Ltd for the appraised fair market value of \$143,500.00;

Exhibit "A"
PARCEL #1
LEGAL DESCRIPTION

BEING Lots 6 and 7, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and further being all of that certain tract of land described in a deed to Stronghold Properties, LTD., recorded in Volume 15349, Page 261, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said Lots 6 and 7 being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Control Monument) for the Southeast corner of said Lot 7, same being the Northeast corner of Lot 8 of said Evans-Pearson-Westwood Addition and further being in the West right-of-way line of Arthur Avenue (a variable width right-of-way);

THENCE North 89 degrees 21 minutes 20 seconds West, along the South line of said Lot 7 and the North line of said Lot 8, a distance of 120.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS" set for the Southwest corner of Lot 7 and the Northwest corner of Lot 8 and being on the East right-of-way line of a 10 foot alley as shown per plat of said Evans-Pearson-Westwood Addition, from which a 1/2 inch iron rod found bears South 83 degrees 52 minutes 14 seconds East, a distance of 0.18 feet;

THENCE North 00 degrees 14 minutes 42 seconds East along the West line of said Lot 7 and Lot 6 and the East right-of-way line of said alley, a distance of 99.29 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS" set for the Northwest corner of Lot 6 on the South right-of-way line of a 10 foot alley as shown per plat of said Evans-Pearson-Westwood Addition, from which a 5/8 inch iron rod found bears South 81 degrees 02 minutes 05 seconds West, a distance of 0.18 feet;

THENCE South 89 degrees 42 minutes 16 seconds East along the North line of said Lot 6 and the South right-of-way line of said alley, a distance of 120.00 feet to a 1.5 inch iron pipe found (Control Monument) for the Northeast corner of Lot 6, same being in the said West right-of-way line of Arthur Avenue;

THENCE South 00 degrees 14 minutes 42 seconds West along the East line of said Lots 6 and 7 and said West right-of-way line of said Arthur Avenue, a distance of 100.02 feet to the POINT OF BEGINNING and containing 11,958 Square feet or 0.275 acre of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District, on this 23rd day of July, 2012, that a survey was made on the ground September, 2007 as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Chicago Title Insurance Company, Dated July 2, 2012, issued July 23, 2012, GF# DT-05-13909-SLT affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts Arthur Avenue, a variable width right-of-way which provides apparent access to and from the subject property.

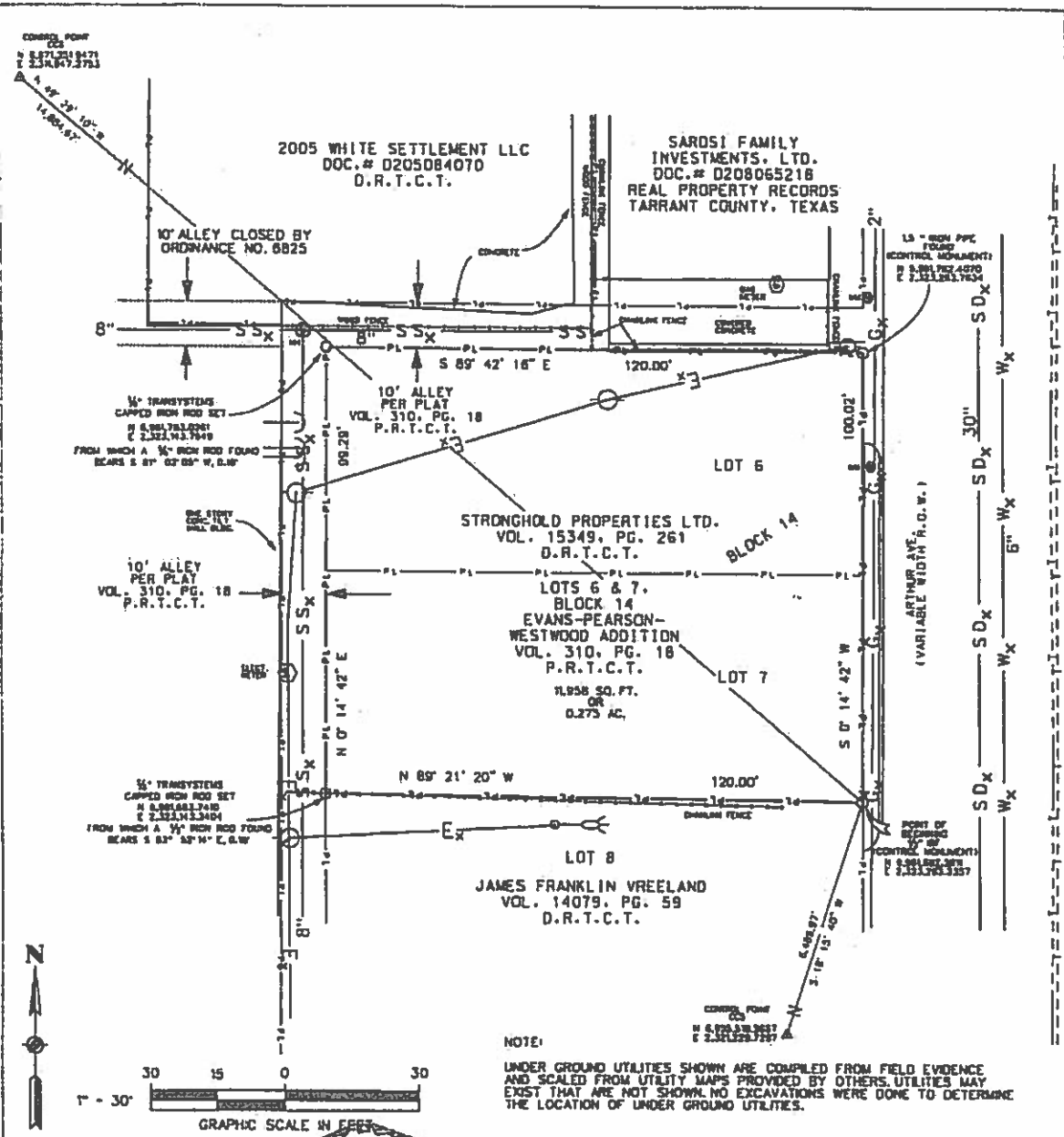
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems

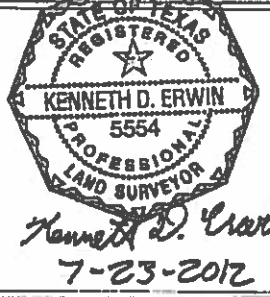
Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554



Dated: 7-23-2012



TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 PROJ NO: P202 DS 0524
 SCALE: 30
 DATE: 09-18-2007
 DESIGNED BY:
 DRAWN BY: J.E.W.
 CHECKED BY: S.D.E.
 FILE NAME: P01_V-P000002.DEN
 REVISED: 7-23-2012



SHEET TITLE	
LAND TITLE SURVEY STRONGHOLD PROPERTIES, LTD. PARCEL # 1	
PROJECT	
TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.00015289116	PG. 3 of 3

The surface estate, including improvements, in fee simple, of Lot 3, Block 18, Evans-Pearson-Westwood Addition, owned by Roland Vallejo and Belinda Eva Vallejo for the appraised fair market value of \$158,000.00;

Exhibit "A"

LEGAL DESCRIPTION PARCEL 139

BEING a 0.157 acre (6,850 Sq. Ft.) tract of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.157 acre tract of land being all of Lot 3, Block 18, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 0.157 acre tract of land being all of that same tract of land conveyed to ROLAND VALLEJO and BELINDA EVA VALLEJO by deed as recorded in Volume 16433, Page 218, Deed Records, Tarrant County, Texas, said 0.157 acre tract of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set), at the northeast property corner of said Lot 3, same being the northwest property corner of Lot 2R, Block 18, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-105, Page 49, P.R.T.C.T., said beginning point on the south right-of-way line of White Settlement Road (a variable width right-of-way at this point;

THENCE South 00°10'25" West, along the east property line of said Lot 3, same being the west property line of said Lot 2R, a distance of 146.00 feet to an iron rod set at the southeast property corner of said Lot 3;

THENCE North 89°49'35" West, along the south property line of said Lot 3, 5.00 feet to an Iron rod set for corner on the east line of an existing 10 feet wide alley way as shown on the said Evans-Pearson Westwood Addition (Vol. 310, Pg. 18);

THENCE North 00°10'25" East, along the west property line of said Lot 3 and along the said east line of the existing alley way, 10.00 feet to an iron rod set at the northeast corner of the said 10 feet wide alley way;

THENCE North 89°49'35" West, along the south property line of said Lot 3 and along the north line of the said 10 feet wide alley way, 45.00 feet to an iron rod set at the southwest property corner of said Lot 3, same being the southeast property corner of Lot 4 of the said Evans-Pearson Westwood Addition (Vol. 310, Pg. 18);

THENCE North 00°10'25" East, along the west property line of said Lot 3 and along the east property line of said Lot 4, 136.00 feet to an iron rod set at the northwest property corner of said Lot 3, same being the northeast property corner of said Lot 4, said iron rod set being on the said south right-of-way line of White Settlement Road;

THENCE South 89°49'35" East, along the north property line of said Lot 3 and along the said south right-of-way line, 50.00 feet to the POINT OF BEGINNING;

Herein described tract of land contains 0.157 acres (6,850 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

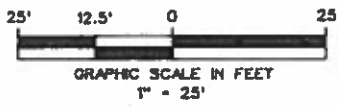
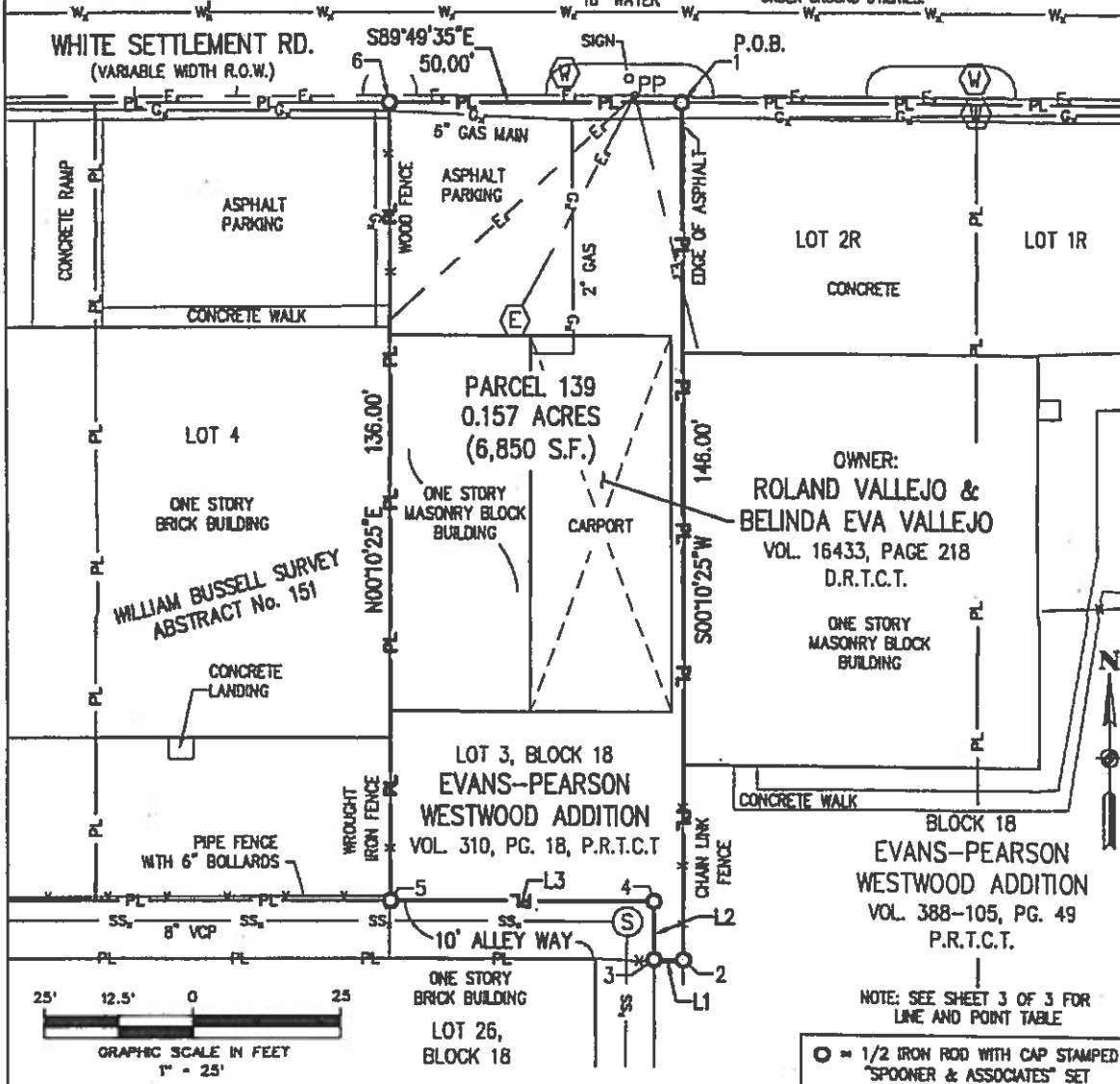
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-16-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 11°33'28" WEST, 7040.01 FEET FROM TRY MAIN CONTROL POINT CCA, HAVING A SURFACE NORTHING OF 6,958,016.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 19°13'25" EAST, 6,786.99 FEET FROM TRY MAIN CONTROL POINT CCS, HAVING A SURFACE NORTHING OF 6,955,519.2665 AND AN EASTING OF 2,321,229.7303.

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR, TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



NOTE: SEE SHEET 3 OF 3 FOR LINE AND POINT TABLE
 ○ = 1/2 IRON ROD WITH CAP STAMPED "SPOONER & ASSOCIATES" SET

SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYOR

SPOONER & ASSOCIATES, INC.
 309 BYRDS STREET, SUITE 100
 DALLAS, TEXAS 75038
 (817) 281-2388 (TEL)

NAME: 10-001 PARCEL 139.dwg
 PROJECT NO.: 10-001
 SCALE: 1" = 25'
 DATE: 8/15/2012
 DRAWN: E.J.L.
 CALC: E.J.L.
 REVISION DATE: N/A

PRINTED ON: DATE: 8/16/2012 TIME: 7:56 AM

SHEET TITLE
**PARCEL 139
 ROLAND VALLEJO
 & BELINDA EVA VALLEJO**

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289118



2 OF 3

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N89°49'35"W	5.00'
L2	N00°10'25"E	10.00'
L3	N89°49'35"W	45.00'

POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	6961927.8216	2323464.3858	CIRS
2	6961781.8223	2323463.9444	CIRS
3	6961781.8374	2323458.9444	CIRS
4	6961791.8374	2323458.9747	CIRS
5	6961791.9737	2323413.9749	CIRS
6	6961927.8731	2323414.3870	CIRS

CIRS = 1/2" IRON ROD WITH CAP STAMPED
"SPOONER & ASSOCIATES" SET

NOTE: SEE SHEET 2 OF 3 FOR SURVEY SKETCH

 <p>SPOONER & ASSOCIATES REGISTERED PROFESSIONAL LAND SURVEYORS</p> <p>SPOONER & ASSOCIATES, INC. 308 BYRNS STREET, SUITE 100 GLEASER, TEXAS 76039 (817) 281-2355 (TEL)</p>	<p>PRINTED ON: 8/18/2012 TIME: 7:58 AM</p> 	<p>SHEET TITLE</p> <p>PARCEL 139 ROLAND VALLEJO & BELINDA EVA VALLEJO</p>
	<p>NAME: 10-098 PARCEL 139.dwg</p> <p>PROJECT NO.: 10-098</p> <p>SCALE: 1" = 25'</p> <p>DATE: 8/15/2012</p> <p>DRAWN: C.J.L.</p> <p>CHECK: E.S.S.</p> <p>REVISION DATE: N/A</p>	<p>PROJECT</p> <p>TRINITY RIVER VISION</p>
		<p>3 OF 3</p>

The surface estate, including improvements, in fee simple, of Lots 24, 25, and 26, Block 18, Evans-Pearson-Westwood Addition, owned by Rick Phemister, Thaddeus Gregory Alford, and Rebecca Moore, Trustee of the Testamentary Trust Created under the Will of Caroline Phemister, Deceased for the appraised fair market value of \$488,000.00;

Exhibit "A"
LEGAL DESCRIPTION
PARCELS 2 & 3

BEING a 0.465 acre (20,250 Sq. Ft.) tract of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.465 acre tract of land being all of Lots 24, 25, and 26, Block 18, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, said 0.465 acre tract of land being all of that same tract of land conveyed to RICK PHEMISTER and CAROLINE LYNN PHEMISTER, by deed as recorded in Volume 11847, Page 775, Deed Records, Tarrant County, Texas, as affected by Probate No. 2012-PR00452-1 to grant RICK PHEMISTER an undivided 1/2 Interest, THADDEUS GREGORY AFLORD an undivided 1/4 interest, and REBECCA MOORE, Trustee of the Testamentary Trust created under the Will of Caroline Lynn Phemister, Deceased, an undivided 1/4 interest, said 0.465 acre tract of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the southwest property corner of said Lot 24, same being the northwest property corner of Lot 23, of said Block 18, said beginning point also being on the east right-of-way line of Arthur Street (a 50 feet wide right-of-way);

THENCE North 00°10'25" East, along the west property lines of said Lots 24, 25, and 26, and along the said east right-of-way line of Arthur Street, a distance of 150.00 feet to an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northwest property corner of said Lot 26, said iron rod set also being at the intersection of the said east right-of-way line of Arthur Street and the south line of a 10 feet wide alley way, as shown on said Evans-Pearson Westwood Addition;

THENCE South 89°49'35" East, along the north property line of said Lot 26 and along the said south alley way line, a distance of 135.00 feet to an iron rod set at the northeast property corner of said Lot 26, same being at the intersection of the said south alley way line and the west alley way line of a 10 feet wide alley way as shown on said Evans-Pearson Westwood Addition;

THENCE South 00°10'25" West, along the east property lines of said Lots 24, 25, and 26, and along the said west alley way line, a distance of 150.00 feet to an iron rod set at the southeast property corner of said Lot 24, same being the northeast property corner of the said Lot 23;

THENCE North 89°49'35" West, along the south property line of said Lot 24, same being the north property line of said Lot 23, a distance of 135.00 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.465 acres (20,250 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

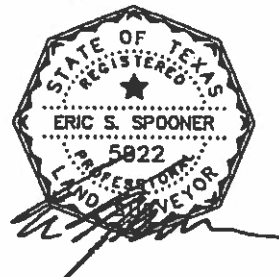
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Company Name: Spooner and Associates, Inc.

Surveyors Name: Eric S. Spooner

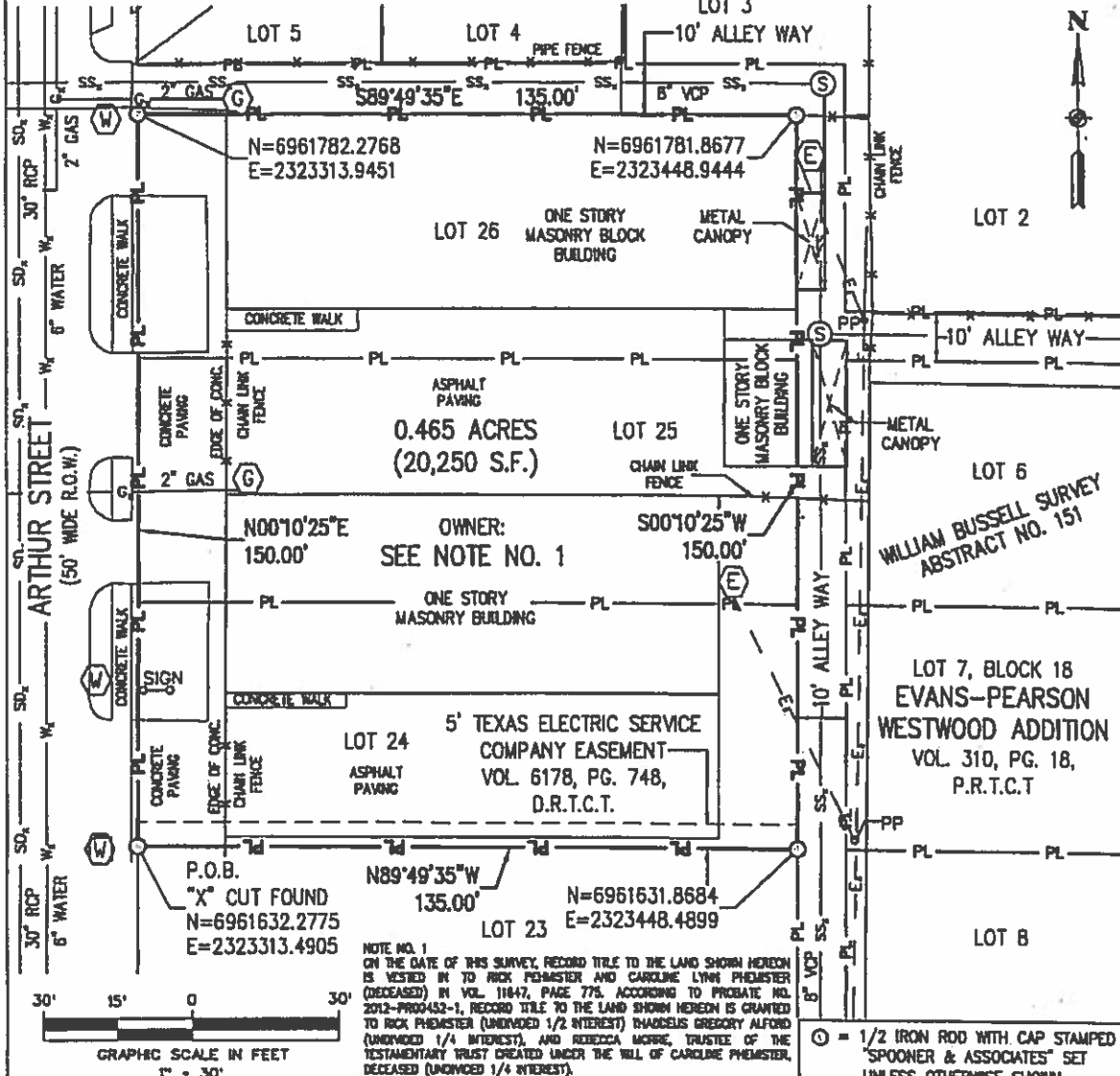
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-21-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 12°34'00" WEST, 7,360.82 FEET FROM TRY MAIN CONTROL POINT CC4, HAVING A SURFACE NORTHING OF 8,968,816.7560 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 18°49'22" EAST, 8,458.40 FEET FROM TRY MAIN CONTROL POINT CC5, HAVING A SURFACE NORTHING OF 8,995,519.2665 AND AN EASTING OF 2,321,229.7303.

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR, TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 SPOONER & ASSOCIATES, INC.
 329 BYERS STREET, SUITE 100
 DALLAS, TEXAS 76038
 (817) 281-2336 (TEL)

NAME: 10-000 PARCELS 2-3.dwg
 PROJECT NO.: 15-008
 SCALE: 1" = 30'
 DATE: 8/21/2012
 DRAWN: C.R.L.
 CHECK: P.S.S.
 REVISION DATE: N/A

PRINTED ON:
 DATE: 8/21/2012 TIME: 12:07 PM

STATE OF TEXAS
 REGISTERED
 ERIC S. SPOONER
 5922
 PROFESSIONAL
 LAND SURVEYOR

SHEET TITLE: PARCELS 2 & 3
 RICK PHEMISTER &
 CAROLINE LYNN PHEMISTER

PROJECT: TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289118

2 OF 2

The surface estate, including improvements, in fee simple, of Lots 4 and 5, Block 18, Evans-Pearson-Westwood Addition, owned by Robert Patrick Lukeman, Jr. for the appraised fair market value of \$385,000.00;

EXHIBIT A

LEGAL DESCRIPTION PARCEL 140

BEING a 0.312 acre (13,600 Sq. Ft.) tract of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.312 acre tract of land being all of Lots 4 and 5, Block 18, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, said 0.312 acre tract of land being all of a that same tract of land conveyed to ROBERT PATRICK LUKEMAN, JR., by deed as recorded in Volume 10746, Page 1154, Deed Records, Tarrant County, Texas, said 0.312 acre tract of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch Iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set), at the northwest property corner of said Lot 5, same being at the intersection of the south right-of-way line of White Settlement Road (a variable width right-of-way at this point) and the east right-of-way line of Arthur Street (a 50 foot wide right-of-way);

THENCE South 89°49'35" East, along the north property line of said Block 18 and along said south right-of-way line of White Settlement Road, 100.00 feet to an iron rod set at the northeast property corner of said Lot 4, same being the northwest property corner of Lot 3, of the said Evans-Pearson Westwood Addition;

THENCE South 00°10'25" West, along the east property line of said Lot 4, same being the west property line of said Lot 3, a distance of 136.00 feet to an iron rod set at the southeast property corner of said Lot 4, same being the southwest property corner of said Lot 3, said iron rod set being on the north line of an existing 10 foot wide alley way as shown on said Evans-Pearson Westwood Addition;

THENCE North 89°49'35" West, along the said north line of the existing alley way and along the south property lines of said Lots 4 and 5, a distance of 100.00 feet to an iron rod set at the southwest property corner of said Lot 5, same being on the said east right-of-way line of Arthur Street;

THENCE North 00°10'25" East, along the west property line of said Lot 5 and along the said east right-of-way line, a distance of 136.00 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.312 acres (13,600 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375269116.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

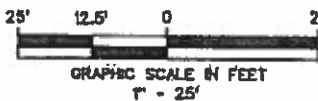
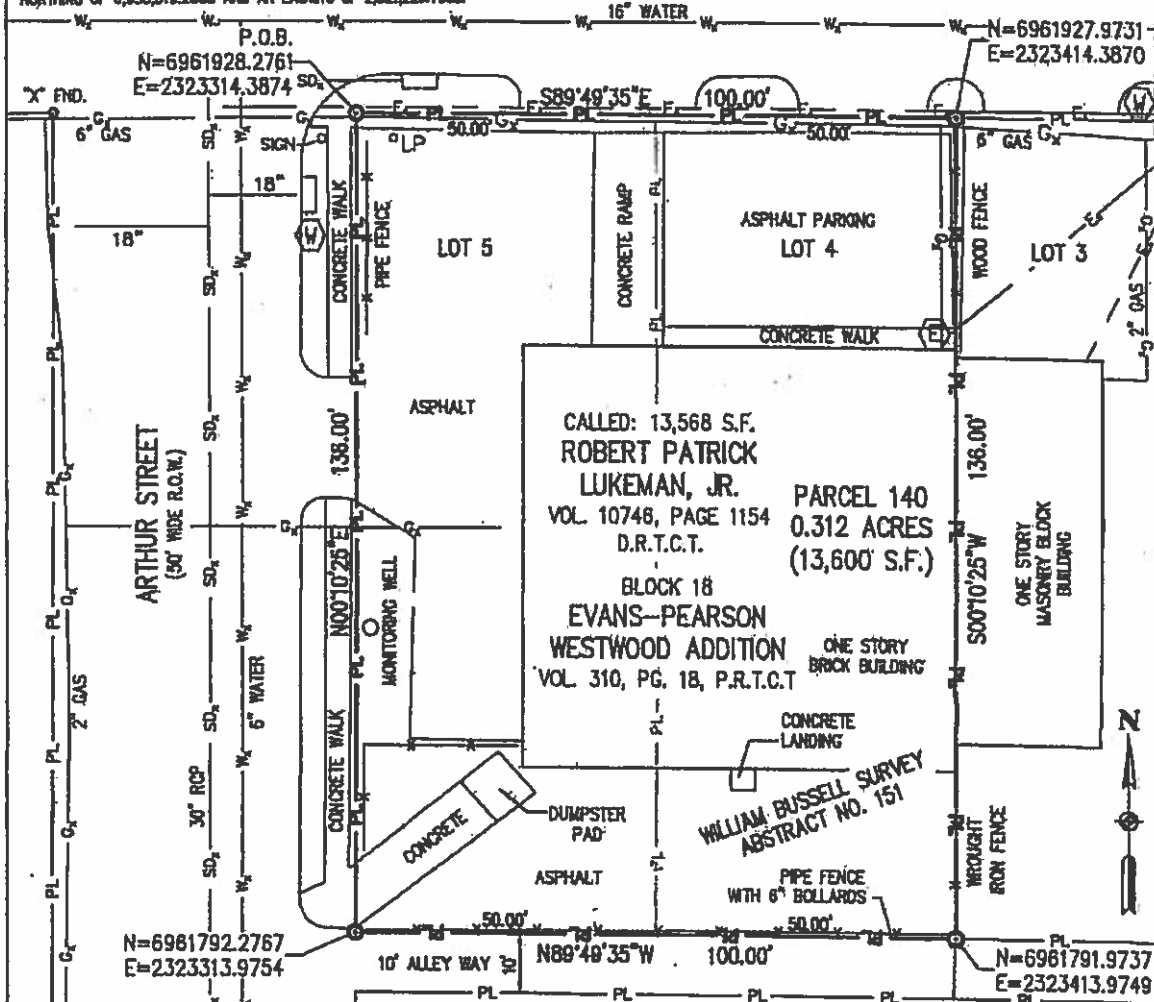
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-15-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 13°04'53" WEST, 7,972.00 FEET FROM TRY MAIN CONTROL POINT CCA, HAVING A SURFACE NORTING OF 6,958,816.7590 AND AN EASTING OF 2,324,815.0131; AND BEARS NORTH 18°01'05" EAST 6,739.53 FROM TRY MAIN CONTROL POINT CCS, HAVING A SURFACE NORTING OF 6,959,519.2665 AND AN EASTING OF 2,321,229.7303.

WHITE SETTLEMENT RD.
(VARIABLE WIDTH R.O.W.)



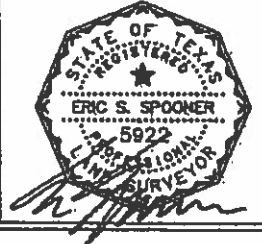
⊙ = 1/2 IRON ROD WITH CAP STAMPED 'SPOONER & ASSOCIATES' SET



SPOONER & ASSOCIATES, INC.
339 BYERS STREET, SUITE 102
DALLAS, TEXAS 75208
(214) 291-2355 (TEL)

NAME: 15-289 PARCEL 140.dwg
PROJECT NO.: 15-289
SCALE: 1" = 25'
DATE: 8/14/2012
DRAWN: C.R.A.
CALC: F.E.S.
REVISED DATE: N/A

PRINTED ON:
DATE: 8/13/2012 TIME: 2:10 PM



SHEET TITLE
**PARCEL 140
ROBERT PATRICK LUKEMAN, JR.**

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

A portion of Block 1, Henderson Street Bazaar, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-160, Page 08, Plat Records, Tarrant County, Texas, owned by SBG Bailey, LLC and JGM McMahon, LLC, being an approximately 0.106 acre strip of land for an electric easement, an approximately 0.158 acre strip of land for a permanent sewer easement, an approximately 0.142 acre strip of land as a temporary sewer easement, and an approximately 1.172 acre tract of land for a temporary roadway detour and construction easement, for the appraised fair market value of \$551,101.00;

Exhibit A-1
LEGAL DESCRIPTION
PARCEL 72

Oncor Easement

BEING a strip of land situated in the R. Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land conveyed to **BAILEY PROPERTIES, LTD**, by deed recorded in Volume 8306, Page 1535, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being all of Block 1, Henderson Street Bazaar, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-160, Page 08, Plat Records, Tarrant County, Texas, said strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found at the northeast property corner of the said Block 1, same being the west northwest right-of-way line of the Fort Worth & Western Railroad, being a 100' right-of-way conveyed by deed recorded in Volume 154, Page 158, D.R.T.C.T.;

THENCE South 22°14'24" West, along the southeast property line of the said Block 1 and along the said right-of-way line, 82.16 feet to a point at the northeast corner of an existing 10' easement conveyed to Texas Electric Service Company (TESCO) by deed recorded in Volume 3105, Page 124, D.R.T.C.T.;

THENCE North 67°45'36" West, along the north easement line of the said 10' easement to TESCO 10.00 feet to a point at the northwest corner of the said TESCO easement;

THENCE South 22°14'24" West, along the west easement line of the said 10' easement to TESCO, 677.33 feet to a point;

THENCE North 67°45'36" West, departing the said west easement line, 5.00 feet to a point;

THENCE North 22°14'24" East 760.88 feet to a point on the north property line of the said Block 1;

THENCE South 62°24'45" East, along the said north property line of Block 1, 15.07 feet to the **POINT OF BEGINNING**.

The strip of land being herein described contains 0.106 acres (4,629 square feet) of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do hereby certify to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in November, 2010 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-7-12



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S62°24'45"E	15.07

BLOCK 1
 HENDERSON STREET BAZAAR
 VOL. 388-160, PG. 08
 P.R.T.C.T.

NOTE: THE POINT OF BEGINNING BEARS NORTH 85°46'28" WEST 25,818.94 FEET FROM TRY MAIN CONTROL POINT CC1, HAVING A SURFACE NORTHING OF 8982071.7430 AND AN EASTING OF 2349318.7280; AND BEARS NORTH 50°37'44" WEST 17,625.59 FEET FROM TRY MAIN CONTROL POINT CC2, HAVING A SURFACE NORTHING OF 8,954,108.5010 AND AN EASTING OF 2,332,178.7820.

POINT TABLE		
PNT	NORTHING	EASTING
1	8983874.2110	2323570.8750
2	8983898.1871	2323538.8803
3	8983901.8518	2323530.8242
4	8983273.0148	2323274.2887
5	8983278.8072	2323288.8388
6	8983981.1879	2323567.8223

R. CROWLEY SURVEY
 ABSTRACT No. 313

11.45 ACRES (DEED)
 BAILEY PROPERTIES, LTD
 VOL. 8306, PG. 1535
 D.R.T.C.T.

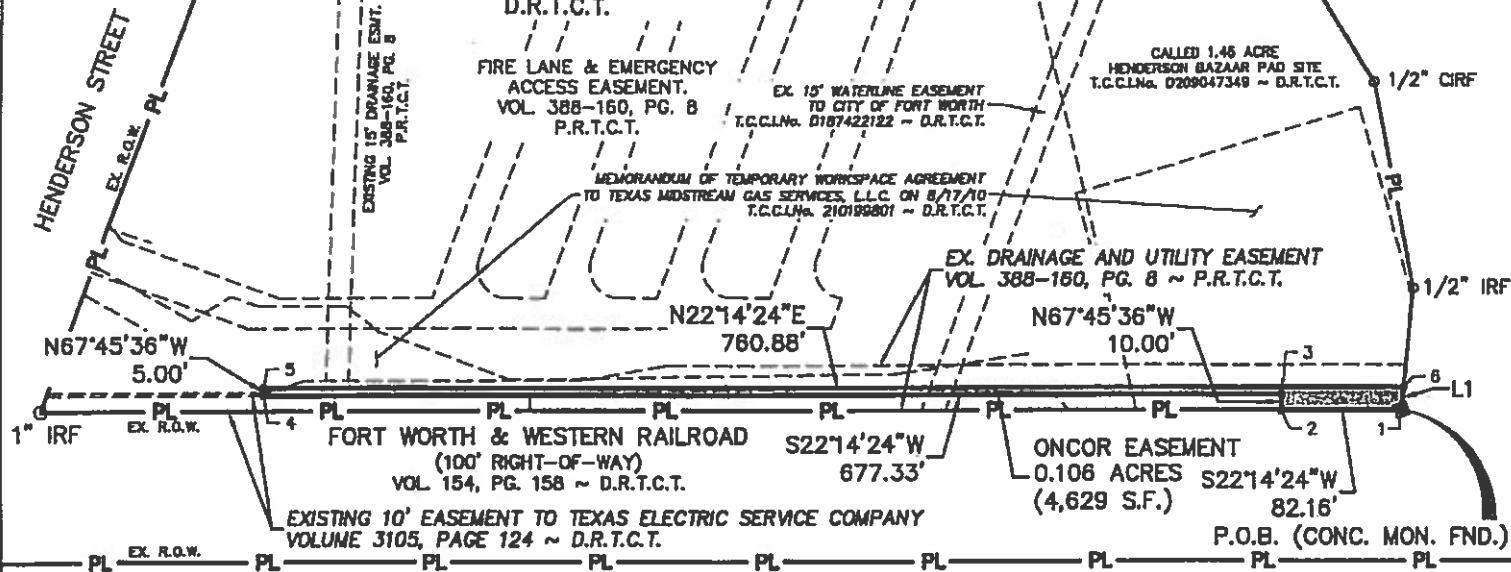
FIRE LANE & EMERGENCY
 ACCESS EASEMENT.
 VOL. 388-160, PG. 8
 P.R.T.C.T.

EX. 15' WATERLINE EASEMENT
 TO CITY OF FORT WORTH
 T.C.C.L.No. D187422122 ~ D.R.T.C.T.

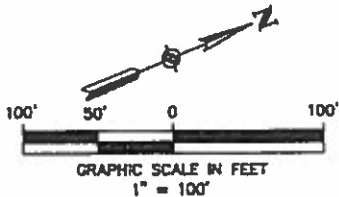
CALLED 1.46 ACRE
 HENDERSON BAZAAR PAD SITE
 T.C.C.L.No. D209047349 ~ D.R.T.C.T.

MEMORANDUM OF TEMPORARY WORKSPACE AGREEMENT
 TO TEXAS MIDSTREAM GAS SERVICES, L.L.C. ON 8/17/10
 T.C.C.L.No. 210198801 ~ D.R.T.C.T.

EX. DRAINAGE AND UTILITY EASEMENT
 VOL. 388-160, PG. 8 ~ P.R.T.C.T.



NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



SPOONER & ASSOCIATES
 SURVEYING & ENGINEERING SERVICES

SPOONER & ASSOCIATES, INC.
 309 BYERS STREET, SUITE 100
 ENCLERC, TEXAS 76039
 (817) 281-2358 (TEL.)

NAME: 10-088 PAR 72
 PROJ. No. 10-088
 SCALE: 1" = 100'
 DATE: 2-17-12
 DRAWN: E.S.S.
 CALC: E.S.S.
 REVISED DATE: 08-07-2012

PRINTED ON:
 DATE: 8/7/2012 TIME: 9:55 AM

SHEET TITLE
 PARCEL 72 BAZAAR PROPERTY
 ONCOR EASEMENT
 BAILEY PROPERTIES, LTD.

PROJECT
 TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PAGE
 3 OF 3

Exhibit A-2

PARCEL 72 EXHIBIT "A"

Being a variable width strip of land situated in Block 1, Henderson Street Bazaar, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-160, Page 8, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of that same 11.45 acre tract of land conveyed to BAILEY PROPERTIES, LTD, by deed as recorded in Volume 8306, Page 1535, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said variable width strip being herein more particularly described by metes and bounds as follows:

BEGINNING on the north property line of the said Block 1, same being the south property line of a tract of land conveyed to the City of Fort Worth by deed as recorded in Volume 4228, Page 201, D.R.T.C.T., said beginning point being located North 62°24'45" West a distance of 44.57 feet from a concrete monument found at the northeast property corner of the said Block 1;

THENCE South 22°10'54" West a distance of 102.96 feet to a point;

THENCE South 51°41'59" East a distance of 46.07 feet to the east property line of the said Block 1, same being the west right-of-way line of Fort Worth and Western Railroad, being a 100 feet wide right-of-way, as recorded in Volume 9391, Page 2044, D.R.T.C.T.;

THENCE South 22°14'24" West, along the said property line and along the said right-of-way line, a distance of 52.03 feet to a point;

THENCE North 51°41'59" West a distance of 77.24 feet to a point;

THENCE North 22°10'54" East a distance of 149.18 feet to the said north property line of Block 1, same being the said south property line of the City of Fort Worth tract;

THENCE South 62°24'45" East, along the said property lines, a distance of 30.13 feet to the Point of Beginning containing 0.158 acres (6,885 Sq. Ft.) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

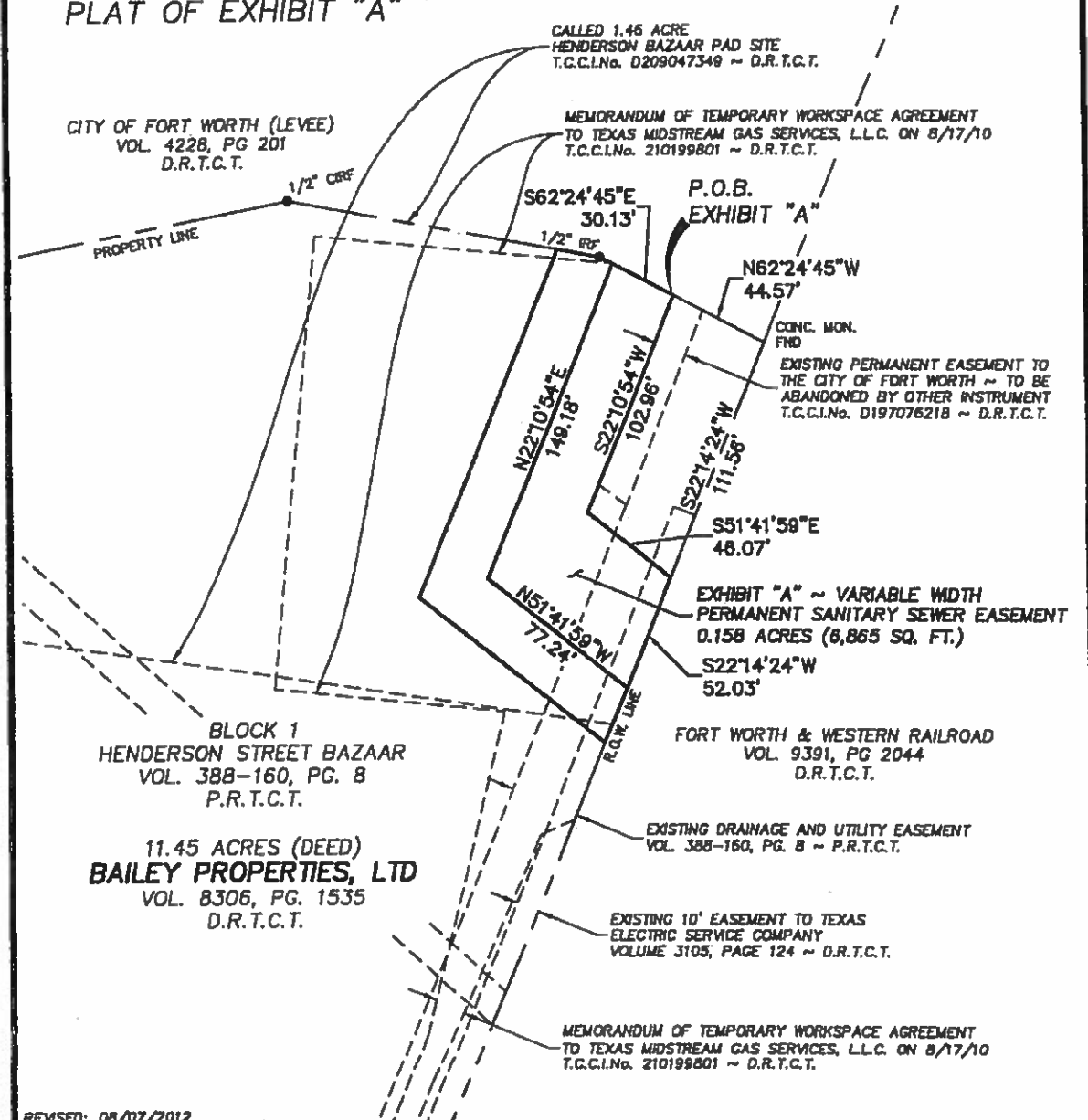
I do hereby certify to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in November, 2010 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-7-12



PLAT OF EXHIBIT "A"



REVISED: 08/07/2012

THE BASIS OF BEARINGS FOR THIS SURVEY NAD83 TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN ARE SURFACE COORDINATES BASED ON AN ADJUSTMENT FACTOR OF 1.0001375289116.

**TRINITY RIVER VISION PROJECT
PARCEL 72 ~ BAILEY PROPERTIES, LTD**

PARCEL NO. 72
SUBDIVISION: HENDERSON STREET BAZAAR
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 11.45 ACRES PER DEED

EXHIBIT "A"

S&A JOB NO.: 10-088
DATE: 3-4-11

DRAWN BY: J.W.C.
CHECKED BY: E.S.S.

ACAD FILE: 10-088-TRV-PARCEL-BAZAAR-ESMT

SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, EULESS, TX 78039, PH 817-281-2335 FAX 817-885-8508 PAGE 3 OF 4



PARCEL 72
EXHIBIT "B"

Being a 25' wide strip of land situated in Block 1, Henderson Street Bazaar, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-160, Page 8, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of that same 11.45 acre tract of land conveyed to BAILEY PROPERTIES, LTD, by deed as recorded in Volume 8306, Page 1535, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 25' wide strip being herein more particularly described by metes and bounds as follows:

BEGINNING on the north property line of the said Block 1, same being the south property line of a tract of land conveyed to the City of Fort Worth by deed as recorded in Volume 4228, Page 201, D.R.T.C.T., said beginning point being located North 82°24'45" West a distance of 74.70 feet from a concrete monument found at the northeast property corner of the said Block 1;

THENCE South 22°10'54" West a distance of 149.18 feet to a point;

THENCE South 51°41'59" East a distance of 77.24 feet to the east property line of Block 1, same being the west right-of-way line of Fort Worth and Western Railroad, being a 100 feet wide right-of-way, as recorded in Volume 9391, Page 2044, D.R.T.C.T.;

THENCE South 22°14'24" West, along the said property line and along the said right-of-way line, a distance of 28.02 feet to a point;

THENCE North 51°41'59" West a distance of 103.24 feet to a point;

THENCE North 22°10'54" East a distance of 164.75 feet to the said north property line of Block 1, same being the said south property line of the City of Fort Worth tract;

THENCE South 79°25'46" East, along the said property lines, a distance of 19.04 feet to a 1/2" iron rod found at a north property corner of the said Block 1, said point being a south property corner of the said City of Fort Worth tract;

THENCE South 82°24'45" East, along the said north property line of Block 1 and along the said south property line of the City of Fort Worth tract, a distance of 6.38 feet to the Point of Beginning containing 0.142 acres (6,198 Sq. Ft.) of land more or less.

Note: Survey sketch to accompany this legal description.
Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)
Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

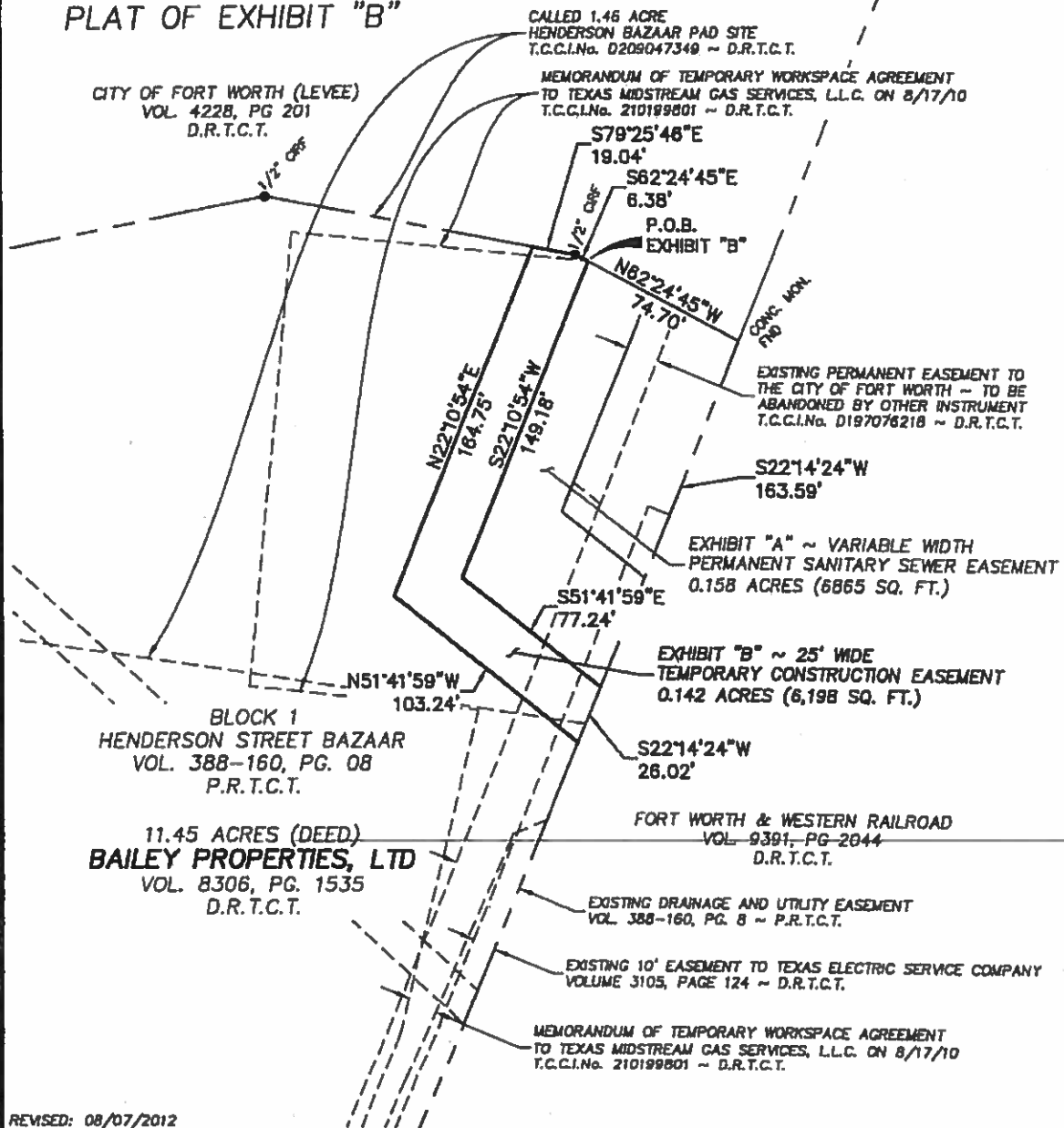
I do hereby certify to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in November, 2010 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-7-12



PLAT OF EXHIBIT "B"



REVISED: 08/07/2012

THE BASIS OF BEARINGS FOR THIS SURVEY NAD83 TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN ARE SURFACE COORDINATES BASED ON AN ADJUSTMENT FACTOR OF 1.0001375289118.

TRINITY RIVER VISION PROJECT PARCEL 72 ~ BAILEY PROPERTIES, LTD

PARCEL NO. 72
SUBDIVISION: HENDERSON STREET BAZAAR
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 11.45 ACRES PER DEED

EXHIBIT "B"

S&A JOB NO.: 10-088
DATE: 3-4-11

DRAWN BY: J.W.C.
CHECKED BY: E.S.S.

ACAD FILE: 10-088-TRV-PARCEL-BAZAAR-ESMT

SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, EULESS, TX 76039, PH 817-281-2333 FAX 817-685-8508 PAGE 4 OF 4



Exhibit A-3
LEGAL DESCRIPTION
PARCEL 72
TEMPORARY EASEMENT

BEING a variable width strip of land situated in Block 1, **HENDERSON STREET BAZAAR**, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-160, Page 8, Plat Records, Tarrant County, Texas, and being a portion of that same 11.45 acre tract of land conveyed to **BAILEY PROPERTIES, LTD.**, by deed as recorded in Volume 8306, Page 1535, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said variable width strip being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 Inch iron rod found at the northwest property corner of the said Block 1, same being on the east right-of-way line of Henderson Street (a variable width right-of-way also known as State Highway No. 199);

THENCE South 44°39'57" East, along the west property line of the said Block 1 and along the said east right-of-way line of Henderson Street, a distance of 43.63 feet to the **POINT OF BEGINNING**;

THENCE South 80°57'01" East, over and across the said Block 1, a distance of 45.75 feet to a point at the beginning of a curve to the right having a radius of 130.00 feet;

THENCE In a southeasterly direction along said curve to the right, an arc length of 83.44 feet, and across a chord which bears South 62°33'47" East, a chord length of 82.01 feet to a point;

THENCE South 44°10'33" East, a distance of 348.91 feet to a point;

THENCE South 47°30'02" East, a distance of 312.50 feet to a point;

THENCE South 54°28'24" East, a distance of 222.08 feet to the southeast property line of the said Block 1, same being the northwest right-of-way line of the Fort Worth and Western Railroad (a 100 foot wide right-of-way conveyed by deed recorded in Volume 154, Page 158, D.R.T.C.T.);

THENCE South 22°14'24" West, along the said property line and along the said right-of-way line, a distance of 79.39 feet to a 1 inch iron rod found at the south property corner of the said Block 1, same being the intersection of the said northwest railroad right-of-way line, and the said east right-of-way line of Henderson Street;

THENCE North 47°29'45" West, along the said west property line of Block 1 and the said east right-of-way line of Henderson Street, a distance of 595.87 feet to a spike found;

THENCE North 44°39'57" West, continuing along the said west property line and the said east right-of-way line, a distance of 430.77 feet to the **POINT OF BEGINNING**.

Herein described tract of land contains 1.172 acres (51,068 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do hereby certify to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in November, 2010 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

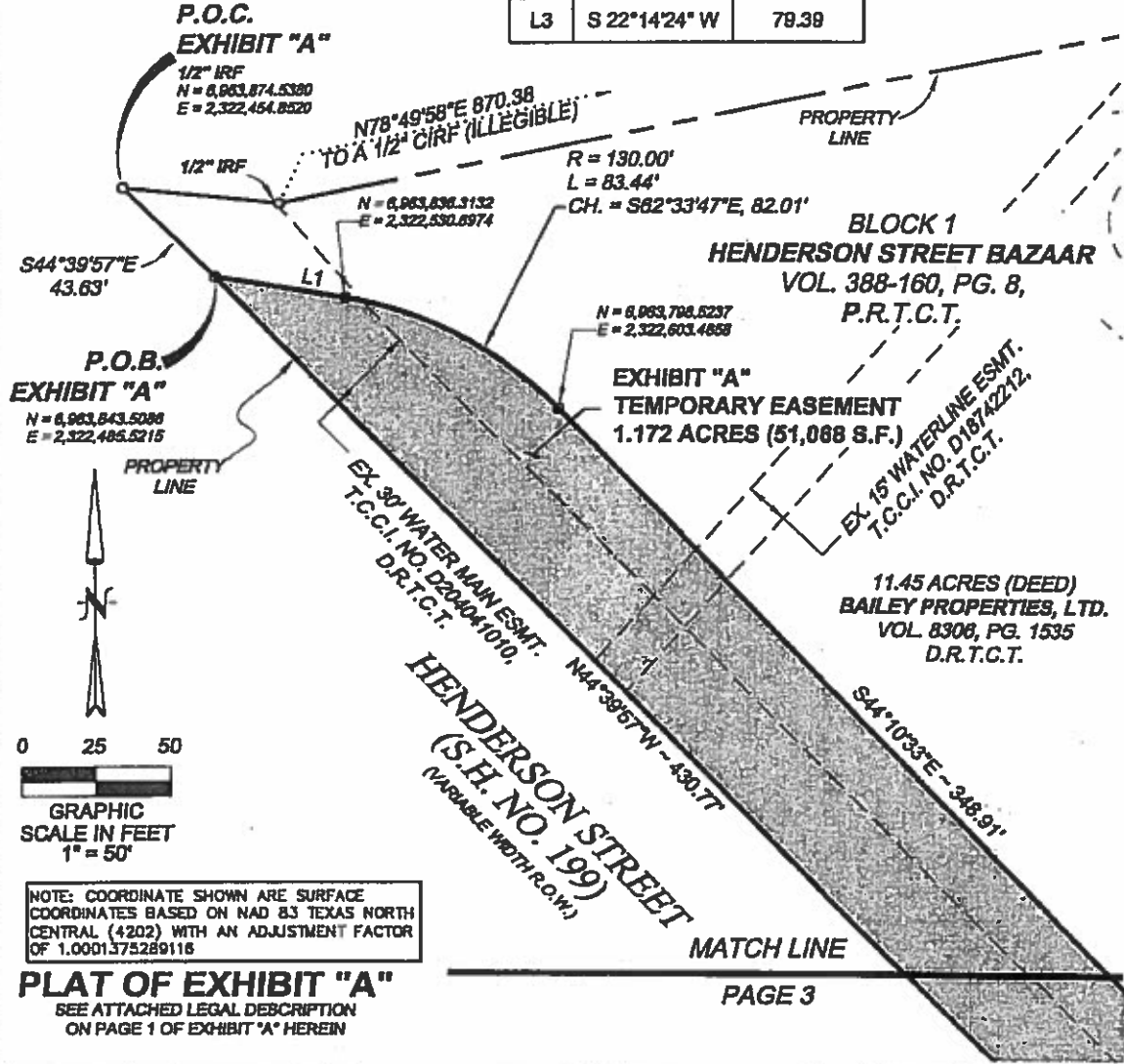
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-6-12



NOTE: THE POINT OF BEGINNING BEARS NORTH 08°34'44" EAST 8,418.43 FEET FROM TRV MAIN CONTROL POINT CCS, HAVING A SURFACE NORTHING OF 6,955,519.2867 AND AN EASTING OF 2,321,229.7297, AND BEARS SOUTH 54°31'49" EAST 12,939.52 FEET FROM TRV MAIN CONTROL POINT CCS, HAVING A SURFACE NORTHING OF 6,971,351.9471 AND AN EASTING OF 2,311,947.2753

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 80°57'01" E	45.75
L2	S 54°28'24" E	222.06
L3	S 22°14'24" W	79.39



PLAT OF EXHIBIT "A"
 SEE ATTACHED LEGAL DESCRIPTION ON PAGE 1 OF EXHIBIT "A" HEREIN

PAGE 3

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

TRV PARCEL NO. 72 BAZAAR ~ TEMPORARY EASEMENT

PROPERTY: BLOCK 1, HENDERSON STREET BAZAAR
 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 WHOLE PROPERTY ACREAGE: 11.45 ACRES (PLAT)

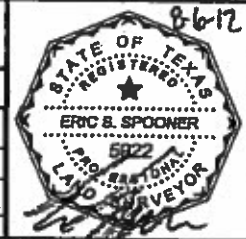
EXHIBIT "A" PAGE 3 OF 5

S&A JOB NO: 10-098
 DATE: 7-31-12

DRAWN BY: C.R.R.
 CHECKED BY: E.S.S.

ACAD FILE: 10-098-TRV-PARCEL-72-BAZAAR-ESMT.DWG

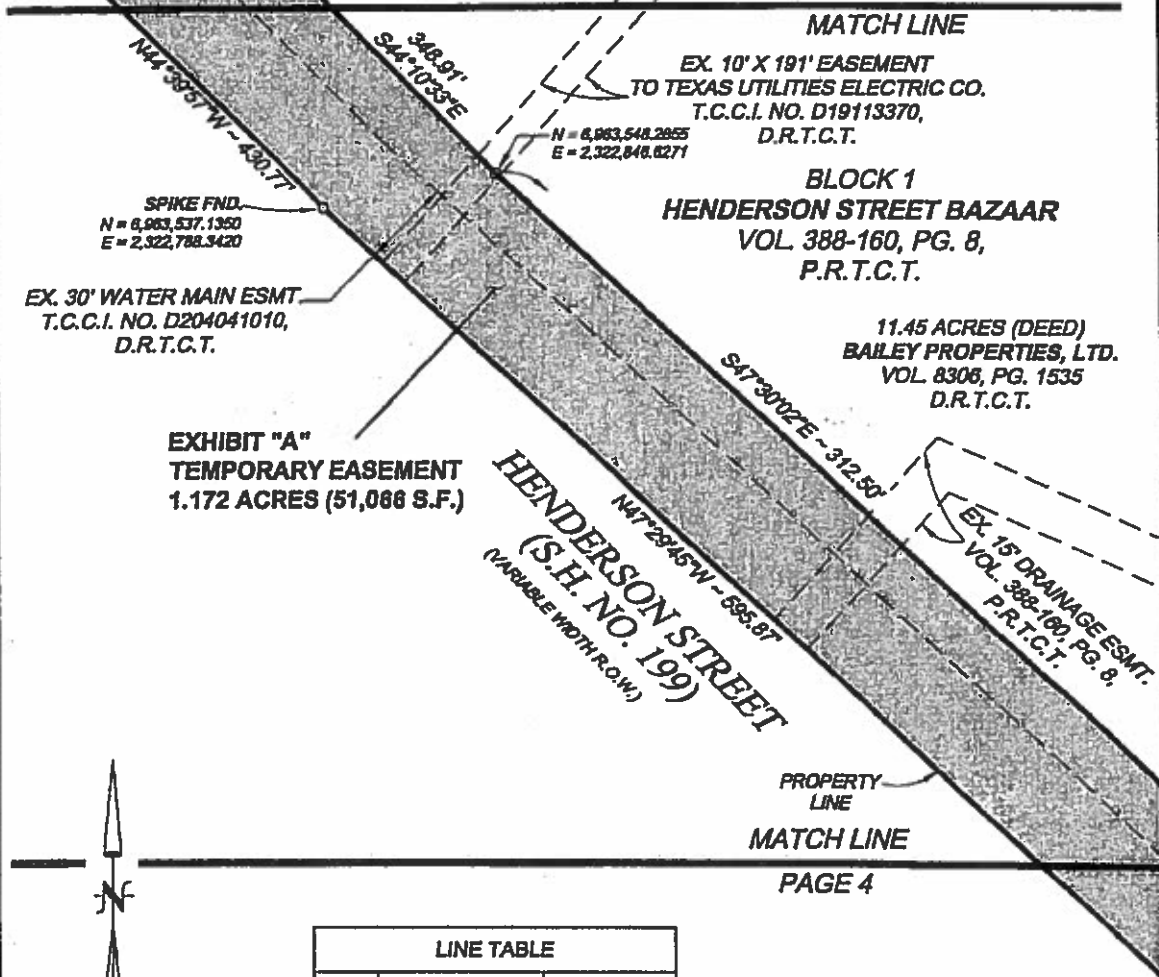
SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, DULLES, TX 76038, PH 817-281-5365 FAX 817-865-8506



PLAT OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION
ON PAGE 1 OF EXHIBIT "A" HEREIN

PAGE 2



MATCH LINE

EX. 10' X 191' EASEMENT
TO TEXAS UTILITIES ELECTRIC CO.
T.C.C.I. NO. D19113370,
D.R.T.C.T.

BLOCK 1
HENDERSON STREET BAZAAR
VOL. 388-160, PG. 8,
P.R.T.C.T.

11.45 ACRES (DEED)
BABLEY PROPERTIES, LTD.
VOL. 8306, PG. 1535
D.R.T.C.T.

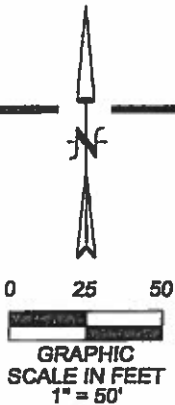
SPIKE FND.
N = 6,963,537.1350
E = 2,322,788.3420

EX. 30' WATER MAIN ESMT
T.C.C.I. NO. D204041010,
D.R.T.C.T.

EXHIBIT "A"
TEMPORARY EASEMENT
1.172 ACRES (51,066 S.F.)

EX. 15' DRAINAGE ESMT.
VOL. 388-160, PG. 8,
P.R.T.C.T.

PROPERTY LINE
MATCH LINE
PAGE 4



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 80°57'01" E	45.84
L2	S 54°28'24" E	222.06
L3	S 22°14'24" W	79.39

NOTE: COORDINATE SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375269116

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

TRV PARCEL NO. 72 BAZAAR ~ TEMPORARY EASEMENT

PROPERTY: BLOCK 1, HENDERSON STREET BAZAAR
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACRES: 11.45 ACRES (PLAT)

EXHIBIT "A" PAGE 4 OF 5

SAA JOB NO: 10-088
DATE: 7-31-12

DRAWN BY: C.R.R.
CHECKED BY: E.S.B.

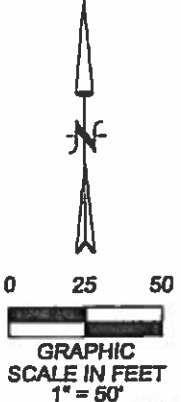
ACAD FILE: 10-088-TRV-PARCEL-72-BAZAAR-ESMT.DWG

SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, EULESS, TX 76039, PH 817-281-3395 FAX 817-665-6508



PLAT OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION
ON PAGE 1 OF EXHIBIT "A" HEREIN



11.45 ACRES (DEED)
BAILEY PROPERTIES, LTD.
VOL. 8306, PG. 1535
D.R.T.C.T.

PERMANENT ESMT. TO
THE CITY OF FT. WORTH
T.C.C.I. NO. D197076218
D.R.T.C.T.

BLOCK 1
HENDERSON STREET BAZAAR
VOL. 388-160, PG. 8,
P.R.T.C.T.

N = 6,963,337.1668
E = 2,323,077.0289

TEMPORARY
WORKSPACE AGREEMENT
T.C.C.I. NO. 210199801,
D.R.T.C.T.

PAGE 3

MATCH LINE

EXHIBIT "A"
TEMPORARY EASEMENT
1.172 ACRES (51,068 S.F.)

N47°29'45"W ~ 595.87'

EX. FIRE LANE & EMERGENCY
ACCESS EASEMENT
VOL. 388-160, PG. 8
P.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 80°57'01" E	45.84
L2	S 54°28'24" E	222.08
L3	S 22°14'24" W	79.39

HENDERSON STREET
(S.H. NO. 199)
(VARIABLE WIDTH R.O.W.)

EX. DRAINAGE & UTIL. ESMT.
VOL. 388-160, PG. 8
P.R.T.C.T.

EX. 10' ESMT. TO TEXAS
ELECTRIC SERVICE CO.
VOL. 9105, PG. 124, D.R.T.C.T.

FT. WORTH &
WESTERN RAILROAD
VOL. 164, PG. 168, D.R.T.C.T.

1" BRP
N = 6,963,134.5410
E = 2,323,277.6300

NOTE: COORDINATE SHOWN ARE SURFACE
COORDINATES BASED ON NAD 83 TEXAS NORTH
CENTRAL (4202) WITH AN ADJUSTMENT FACTOR
OF 1.0001375289118

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

TRV PARCEL NO. 72 BAZAAR - TEMPORARY EASEMENT

PROPERTY: BLOCK 1, HENDERSON STREET BAZAAR
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 11.45 ACRES (PLAT)

EXHIBIT "A" PAGE 5 OF 6

S&A JOB NO.: 10-086
DATE: 7-31-12

DRAWN BY: C.R.R.
CHECKED BY: E.S.S.

ACAD FILE: 10-086-TRV-PARCEL-72-BAZAAR-ESMT.DWG

SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, FULFORD, TX 76038, PH 817-281-2365 FAX 817-685-8508



A portion of Lots 22R, 23R, 24R, and 25R, Block 19, Evans-Pearson-Westwood Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-138, Page 50, Deed Records of Tarrant County Texas, owned by Larj, L.P., being an approximately 0.172 acre strip of land for a slope easement, an approximately 0.048 acre strip of land for a temporary construction easement, and an approximately 0.007 acre strip of land for a public access easement, for the appraised fair market value of \$453,200.00;

**LEGAL DESCRIPTION
PARCEL 30-31
EXHIBIT "A"**

BEING a 0.172 acre (7,501 Sq. Ft.) strip of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.172 acre strip of land being a portion of Lots 22R, 23R, 24R, and 25R, Block 19, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-138, Page 50, Plat Records, Tarrant County, Texas, said 0.172 acre strip of land also being a portion of that same tract of land conveyed to LARJ, L.P., by deed as recorded in Tarrant County Clerk's Instrument No. D211058225, Deed Records, Tarrant County, Texas, said 0.172 acre strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set) on the north property line of said LARJ, L.P. tract, said beginning point being South 89°25'23" East a distance of 2.94 feet, from an iron rod set at the northwest property corner of said LARJ, L.P., same being the west property line of said Block 19, and being on the east right-of-way line of South Commercial Street (a variable width right-of-way being 55 feet wide at this point);

THENCE South 89°25'23" East, along the north property line of said LARJ, L.P. tract, a distance of 56.83 feet to an iron rod set;

THENCE over and across said Block 19 the following courses and distances:

South 13°37'28" West, a distance of 105.31 feet to a mag nail set;

South 00°08'25" East, a distance of 49.22 feet to a mag nail set;

South 13°25'47" West, a distance of 38.88 feet to an iron rod set on the south property line of said Lot 22R, same being the north property line of Lot 21R, Block 19, of the said Evans-Pearson Westwood Addition;

THENCE North 89°49'35" West, along said property lines, a distance of 24.81 feet to an iron rod set, from which an iron set at the southwest property corner of said Lot 22R bears North 89°49'35" West, a distance of 1.81 feet;

THENCE North 00°00'00" East, over and across said Block 19, a distance of 181.53 feet to a mag nail set;

THENCE North 11°29'39" East, a distance of 8.53 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.172 acres (7,501 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Company Name: Spooner and Associates, Inc.

Surveyors Name: Eric S. Spooner

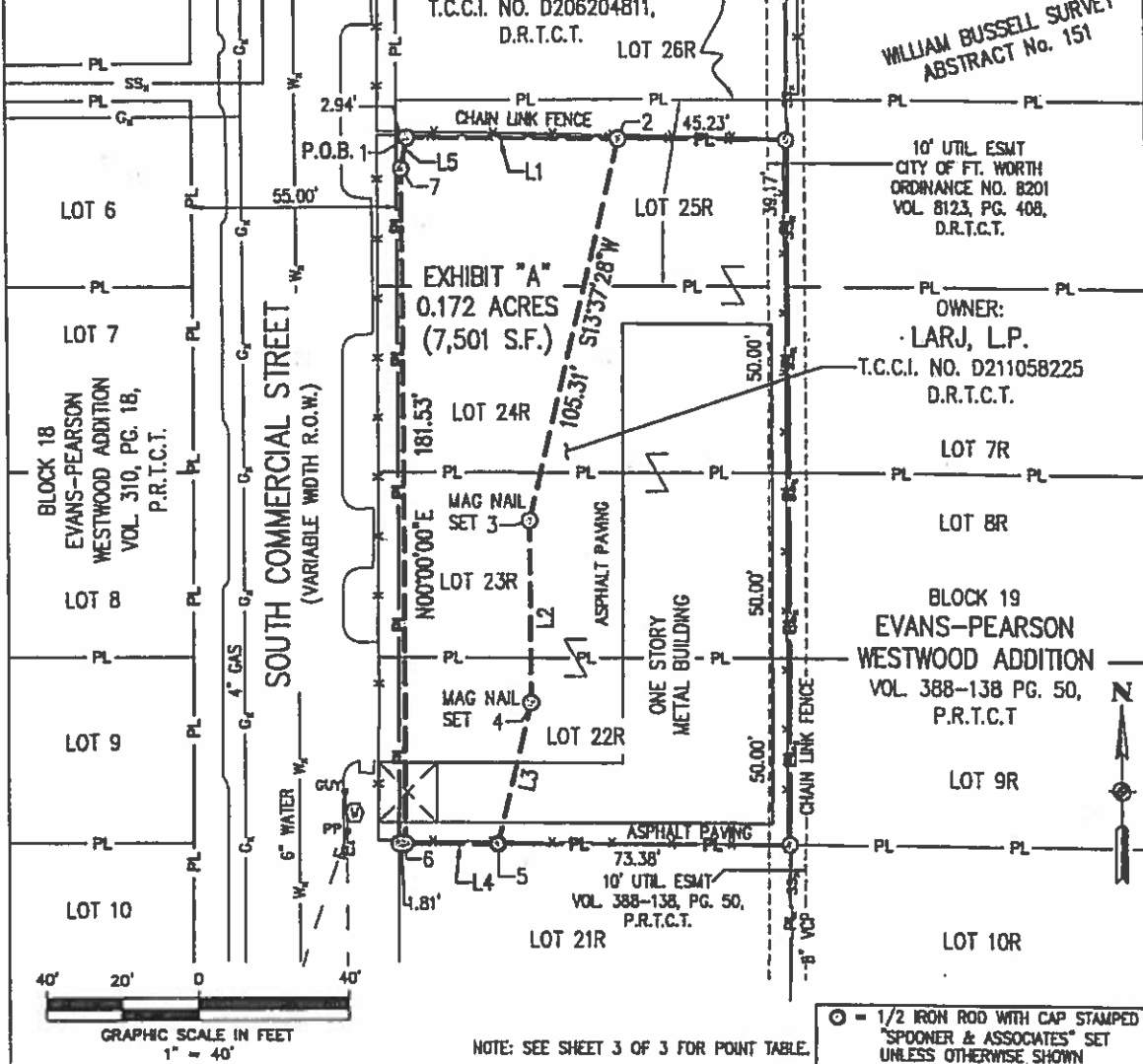
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-20-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 10°05'43" WEST, 7,207.20 FEET FROM TRV CONTROL POINT CCA, HAVING A SURFACE NORTHING OF 8,988,816.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 21°19'54" EAST, 6,658.02 FEET FROM TRV CONTROL POINT CC5 HAVING A SURFACE NORTHING OF 8,985,519.2685 AND AN EASTING OF 2,321,229.7303.

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.



SPOONER & ASSOCIATES
 SURVEYING & PROFESSIONAL LAND SERVICES

SPOONER & ASSOCIATES, INC.
 306 BYERS STREET, SUITE 100
 EULESSA, TEXAS 76039
 (817) 291-2355 (TEL)

NAME: TR-30 PARCELS 30-31 EXH. A
 PROJECT NO.: 10-088
 SCALE: 1" = 40'
 DATE: 8/20/2012
 DRAWN: C.J.R.
 CALC: E.S.S.
 REVISION DATE: N/A

PRINTED ON:
 DATE: 8/20/2012 TIME: 10:53 AM

STATE OF TEXAS
 REGISTERED
 ERIC S. SPOONER
 5922
 PROFESSIONAL SURVEYOR

SHEET TITLE
**PARCELS 30-31
 EXHIBIT "A"**

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116



2 OF 3

POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	6961721.1424	2323651.6990	CRS
2	6961720.5702	2323708.5240	CRS
3	6961618.2200	2323683.7166	MAG NAIL SET
4	6961569.0031	2323683.8370	MAG NAIL SET
5	6961531.1822	2323674.8080	CRS
6	6961531.2574	2323650.0002	CRS
7	6961712.7881	2323650.0002	CRS

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S89°25'23"E	56.83'
L2	S00°08'25"E	49.22'
L3	S13°25'47"W	38.88'
L4	N89°49'35"W	24.81'
L5	N11°29'39"E	8.53'

CRS = 1/2" IRON ROD WITH CAP STAMPED
"SPOONER & ASSOCIATES" SET

NOTE: SEE SHEET 2 OF 3 FOR SURVEY SKETCH.

 <p>SPOONER & ASSOCIATES SURVEYING & ENGINEERING</p> <p>SPOONER & ASSOCIATES, INC. 309 BYERS STREET, SUITE 100 DALLAS, TEXAS 75039 (817) 281-2350 (TEL)</p> <p>NAME: 10-088 PARCELS 30-31 EXH. A PROJECT NO.: 10-088 SCALE: 1" = 40' DATE: 8/25/2012 DRAWN: CJK CALC: EKS REVISED DATE: N/A</p>	<p>PRINTED ON: DATE: 8/20/2012 TIME: 10:54 AM</p> 	<p>SHEET TITLE PARCELS 30-31 EXHIBIT "A"</p>
	<p>PROJECT TRINITY RIVER VISION</p>	<p>NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116</p>

LEGAL DESCRIPTION
PARCEL 30-31
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT B

BEING a 0.048 acre (2,088 Sq.Ft.) strip of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.048 acre strip of land being a portion of Lots 22R, 23R, 24R, and 25R, Block 19, Evans-Pearson Westwood Addition, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-138, Page 50, Plat Records, Tarrant County, Texas, said 0.048 acre strip of land also being a portion of that same tract of land conveyed to LARJ, L.P., by deed as recorded in Tarrant County Clerk's Instrument No. D211058225, Deed Records, Tarrant County, Texas, said 0.048 acre strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set) on the north property line of said LARJ, L.P. tract, said beginning point being South 89°25'23" East, a distance of 59.77 feet from an iron rod set at the northwest property corner of said LARJ, L.P. tract;

THENCE South 89°25'23" East, along the said north property line of the LARJ, L.P. tract, a distance of 13.27 feet to an iron rod set;

THENCE over and across said Block 19 the following courses and distances:

South 15°13'35" West, a distance of 106.93 feet to a mag nail set;

South 00°08'45" East, a distance of 49.42 feet to a mag nail set;

South 13°25'47" West, a distance of 37.72 feet to an iron rod set on the south property line of said Lot 22R, same being the north property line of Lot 21R, Block 19, of said Evans-Pearson-Westwood Addition;

THENCE North 89°49'35" West, along said property lines, a distance of 10.27 feet to an iron rod set, from which an iron rod set at the southwest property corner of said Lot 22R bears North 89°49'35" West a distance of 28.62 feet;

THENCE over and across said Block 19 the following courses and distances:

North 13°25'47" East, a distance of 38.88 feet to a mag nail set;

North 00°08'25" West, a distance of 49.22 feet to a mag nail set;

North 13°37'28" East, a distance of 105.31 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.048 acres (2,088 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289118.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

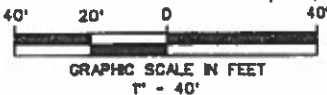
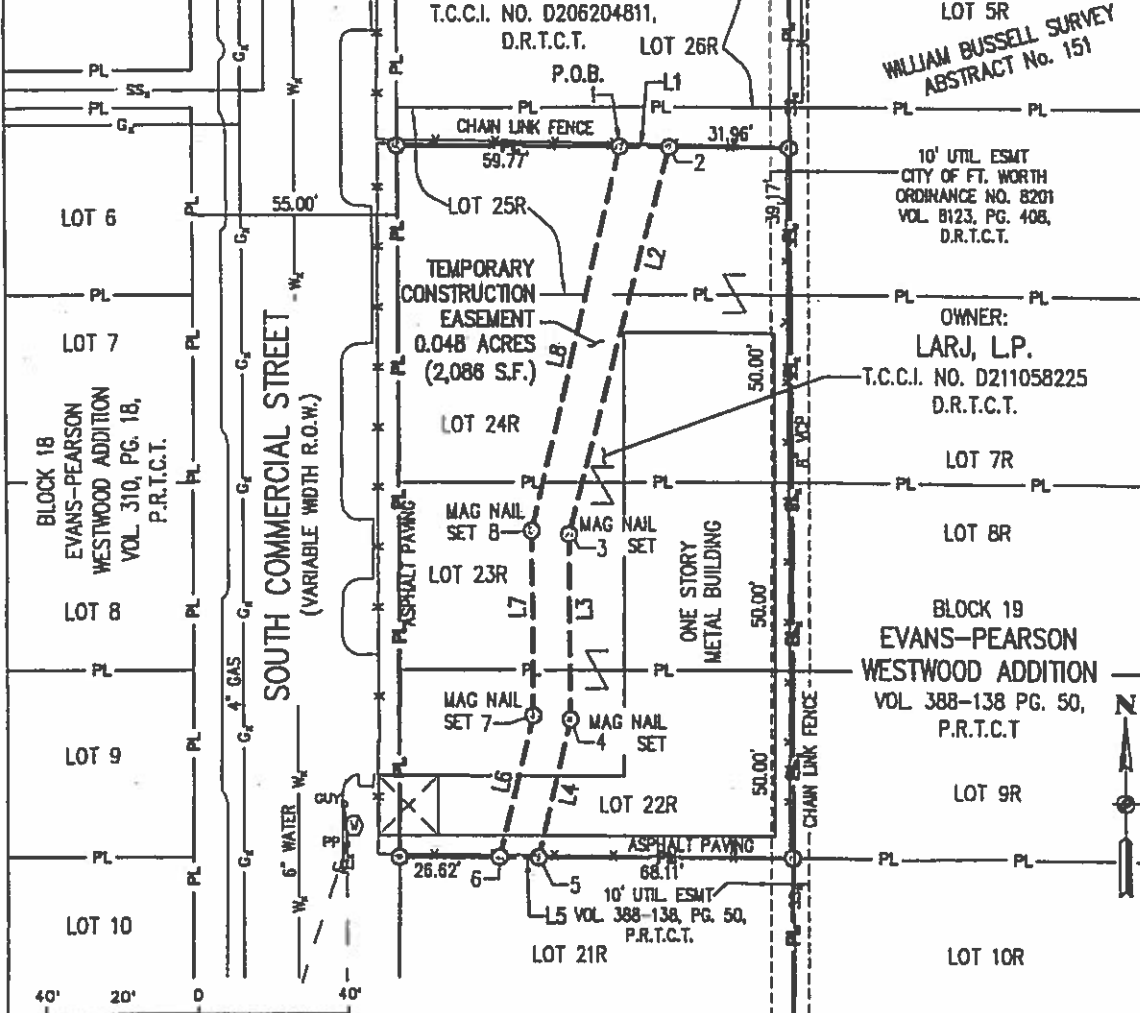
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-20-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 09°38'57" WEST, 7,198.02 FEET FROM TRV CONTROL POINT CC4, HAVING A SURFACE NORTHING OF 8,968,818.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 21°47'16" EAST, 8,678.37 FEET FROM TRV CONTROL POINT CC3 HAVING A SURFACE NORTHING OF 8,995,519.2665 AND AN EASTING OF 2,321,229.7303.

NOTES: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



NOTE: SEE SHEET 3 OF 3 FOR POINT TABLE.

⊙ = 1/2 IRON ROD WITH CAP STAMPED "SPOONER & ASSOCIATES" SET UNLESS OTHERWISE SHOWN

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER & ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
DALLAS, TEXAS 75038
(917) 281-2355 (TEL)

NAME: 16-ONE PARCELS 30-31 TRAP
PROJECT NO.: 16-084
SCALE: 1" = 40'
DATE: 8/20/2012
DRAWN: EJA
CALC: EJE
REVISED DATE: N/A

PRINTED ON: 8/20/2012 TIME: 11:39 AM

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
LAND SURVEYOR

SHEET TITLE: PARCELS 30-31
TEMPORARY CONSTRUCTION EASEMENT

PROJECT: TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	6961720.5702	2323708.5240	CIRS
2	6961720.4365	2323721.7968	CIRS
3	6961617.2623	2323693.7141	MAG NAIL SET
4	6961567.8383	2323693.8400	MAG NAIL SET
5	6961531.1611	2323685.0797	CIRS
6	6961531.1822	2323674.8060	CIRS
7	6961569.0031	2323683.8370	MAG NAIL SET
8	6961618.2200	2323683.7166	MAG NAIL SET

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S89°25'23"E	13.27'
L2	S15°13'35"W	106.93'
L3	S00°08'45"E	49.42'
L4	S13°25'47"W	37.72'
L5	N89°49'35"W	10.27'
L6	N13°25'47"E	38.88'
L7	N00°08'25"W	49.22'
L8	N13°37'28"E	105.31'

CIRS = 1/2" IRON ROD WITH CAP STAMPED
"SPOONER & ASSOCIATES" SET

NOTE: SEE SHEET 2 OF 3 FOR SURVEY SKETCH.



 <p>SPOONER & ASSOCIATES REGISTERED PROFESSIONAL LAND SURVEYORS</p> <p>SPOONER & ASSOCIATES, INC. 300 BYERS STREET, SUITE 100 DALLAS, TEXAS 75003 (817) 281-2355 (TEL)</p> <p>NAME: 10-000 PARCELS 30-31 TEMP PROJECT NO.: 10-000 SCALE: 1" = 40' DATE: 8/20/2012 DRAWN: CJK CALC: E.S. REVISION DATE: N/A</p>	<p>PRINTED ON: DATE: 8/20/2012 TIME: 10:39 AM</p> 	<p>SHEET TITLE PARCELS 30-31 TEMPORARY CONSTRUCTION EASEMENT</p>
	<p>PROJECT TRINITY RIVER VISION</p>	<p>NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289115</p>

EXHIBIT C

LEGAL DESCRIPTION PARCELS 30-31 ACCESS EASEMENT

BEING a 0.007 acre (297 Sq. Ft.) strip of land located in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, said 0.007 acre strip of land being a portion of Lots 22R, 23R, 24R, and 25R, Block 19, Evans-Pearson Westwood Addition, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-138, Page 50, Plat Records, Tarrant County, Texas, said 0.007 acre strip of land also being a portion of that same tract of land conveyed to LARJ, L.P., by deed as recorded in Tarrant County Clerk's Instrument No. D211058225, Deed Records, Tarrant County, Texas, said 0.007 acre strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 Inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northwest corner of said LARJ, L.P. tract, same being on the west property line of said Block 19, and being on the east right-of-way line of South Commercial Street (a variable width right-of-way being 55 feet wide at this point);

THENCE South 89°25'23" East, along the north property line of said LARJ tract, a distance of 2.94 feet to an iron rod set;

THENCE South 11°29'39" West, over and across said Block 19, a distance of 8.53 feet to an iron rod set;

THENCE South 00°00'00" East, a distance of 181.53 feet to an iron rod set on the south property line of said Lot 22R, same being the north property line of Lot 21R, of said Evans-Pearson Westwood Addition;

THENCE North 89°49'35" West, along said property lines, a distance of 1.81 feet to an iron rod set at the southwest property corner of said Lot 22R, said iron rod being on the said east right-of-way line of South Commercial Street;

THENCE North 00°10'25" East, along the west property line of said Block 19 and said east right-of-way line, a distance of 189.91 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.007 acres (297 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

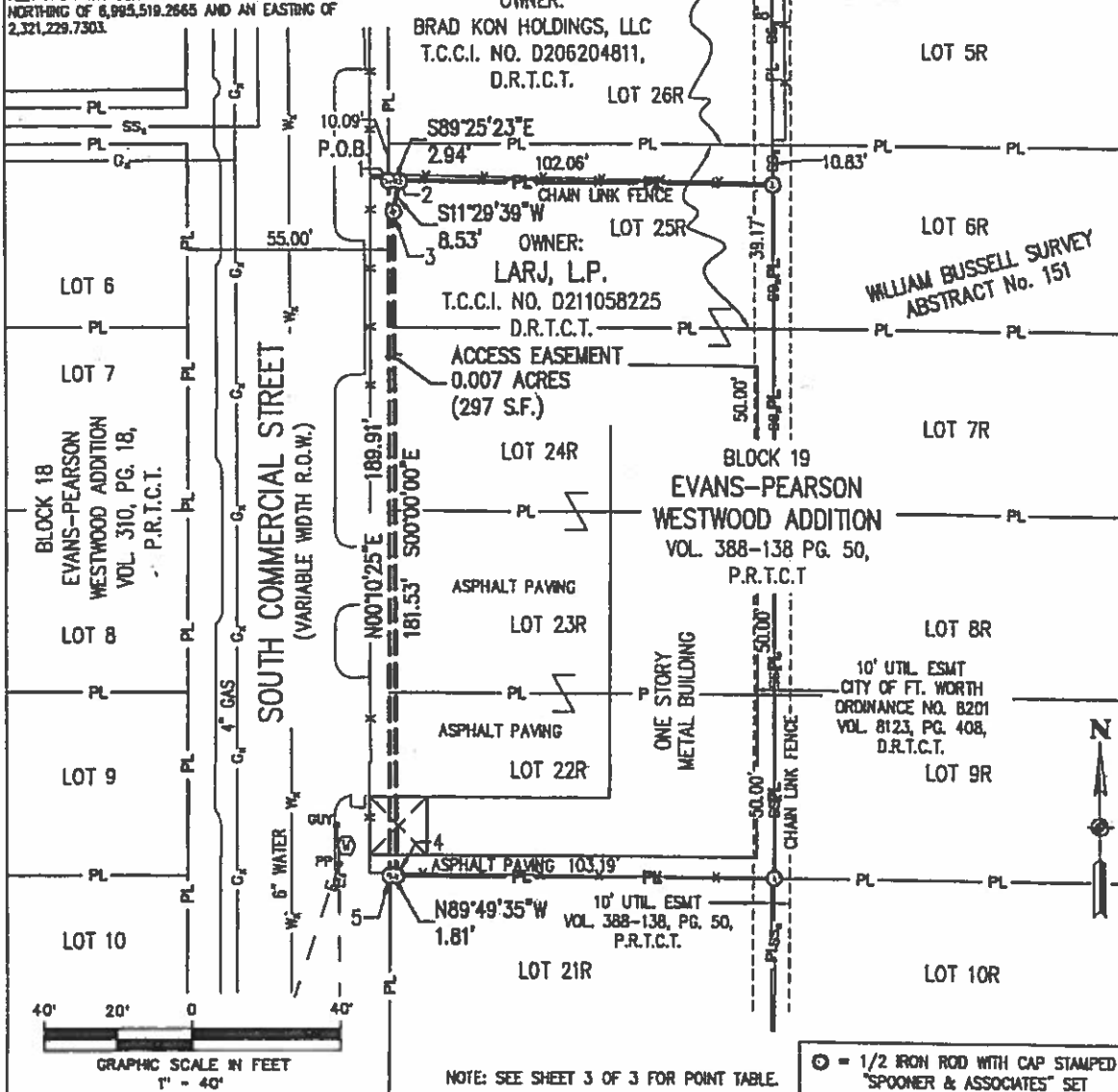
Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922

Date of this Instrument 8-20-12



NOTE: THE POINT OF BEGINNING BEARS SOUTH 10°07'06" WEST, 7,207.69 FEET FROM TRY CONTROL POINT CCA, HAVING A SURFACE NORTHING OF 6,988,816.7590 AND AN EASTING OF 2,324,915.0131; AND BEARS NORTH 21°18'29" EAST, 6,656.98 FEET FROM TRY CONTROL POINT CCS HAVING A SURFACE NORTHING OF 6,995,519.2665 AND AN EASTING OF 2,321,229.7303.

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



NOTE: SEE SHEET 3 OF 3 FOR POINT TABLE.

⊙ = 1/2 IRON ROD WITH CAP STAMPED "SPOONER & ASSOCIATES" SET

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER & ASSOCIATES, INC.
308 BYERS STREET, SUITE 100
DALLAS, TEXAS 76038
(817) 261-2355 (TEL.)

NAME: 10-086 PARCELS 30-31 ACCESS
PROJECT NO.: 10-086
SCALE: 1" = 40'
DATE: 6/29/2012
DRAWN: C.R.A.
CALC: C.R.A.
REVISED DATE: N/A

PRINTED ON:
DATE: 8/20/2012 TIME: 11:29 AM

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
LAND SURVEYOR

SHEET TITLE
**PARCELS 30-31
ACCESS EASEMENT**


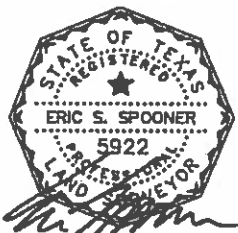
PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (+202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

2 OF 3

POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	6961721.1720	2323648.7614	CRS
2	6961721.1424	2323651.6990	CRS
3	6961712.7881	2323650.0002	CRS
4	6961531.2574	2323650.0002	CRS
5	6961531.2629	2323648.1860	CRS

NOTE: SEE SHEET 2 OF 3 FOR SURVEY SKETCH.

 <p>SPOONER & ASSOCIATES, INC. 309 BYERS STREET, SUITE 100 EULESSA, TEXAS 76039 (817) 281-2255 (TEL)</p> <p>NAME: 10-088 PARCELS 30-31 ACCESS PROJECT NO.: 10-088 SCALE: 1" = 40' DATE: 6/20/2012 DRAWN: C.E.S. CALC: C.E.S. REVISED DATE: N/A</p>	<p>PRINTED ON: DATE: 6/20/2012 TIME: 11:29 AM</p> 	<p>SHEET TITLE</p> <p>PARCELS 30-31 ACCESS EASEMENT</p>
	<p>PROJECT</p> <p>TRINITY RIVER VISION</p>	<p>NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116</p>

A portion of Lots 3 and 4, Block 5, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-A, Page 120, Plat Records, Tarrant County Texas (the "Weisenberger Addition"), owned by Nick Cojocar, being an approximately 0.057 acre strip of land for a public access easement and an approximately 0.021 acre strip of land for a temporary construction easement, for the appraised fair market value of \$77,639.00;

Exhibit "1"

Page: 1 of 3

PARCEL #151-1 PUBLIC ACCESS EASEMENT

- BEING** a portion of Lots 3 and 4, Block 5, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-A, Page 120, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Nick Cojocar, recorded in Volume 12702, Page 2168, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:
- BEGINNING** at a found 5/8 inch iron rod (control monument) on the South right-of-way line of White Settlement Road (a variable width right-of-way) and being the Northwest corner of said Cojocar tract, the Northwest corner of said Lot 3 and the Northeast corner of Lot 2, Block 5, of said Weisenberger Addition, and further being the Northeast corner of a tract of land described in a deed to Tarrant Regional Water district, recorded in Tarrant County Clerk's Instrument No. D211207408, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.);
- THENCE** South 89 degrees 49 minutes 58 seconds East, along the North line of said Lots 3 and 4, the North line of said Cojocar tract and the Southerly right-of-way line of said White Settlement Road, a distance of 100.00 feet to a point for the Northeast corner of said Lot 4, same being the Northwest corner of Lot 5, Block 5 of said Weisenberger Addition, same being the Northwest corner of a tract of land described in a deed to Stephanie A. Shekell and Terry D. Coote, recorded in Volume 14066, Page 21, O.P.R.T.C.T.;
- THENCE** South 00 degrees 10 minutes 02 seconds West, along the East line of said Lot 4 and the West line of said Lot 5, a distance of 23.98 feet to a point;
- THENCE** North 89 degrees 52 minutes 00 seconds West, a distance of 79.81 feet to a point;
- THENCE** South 69 degrees 11 minutes 35 seconds West, a distance of 21.64 feet to a point on the West line of said Lot 3 and the East line of said Lot 2;
- THENCE** North 00 degrees 10 minutes 57 seconds East, along the West line of said Lot 3 and the East line of said Lot 2, a distance of 31.75 feet to the POINT OF BEGINNING and containing 2,477 Square feet or 0.057 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

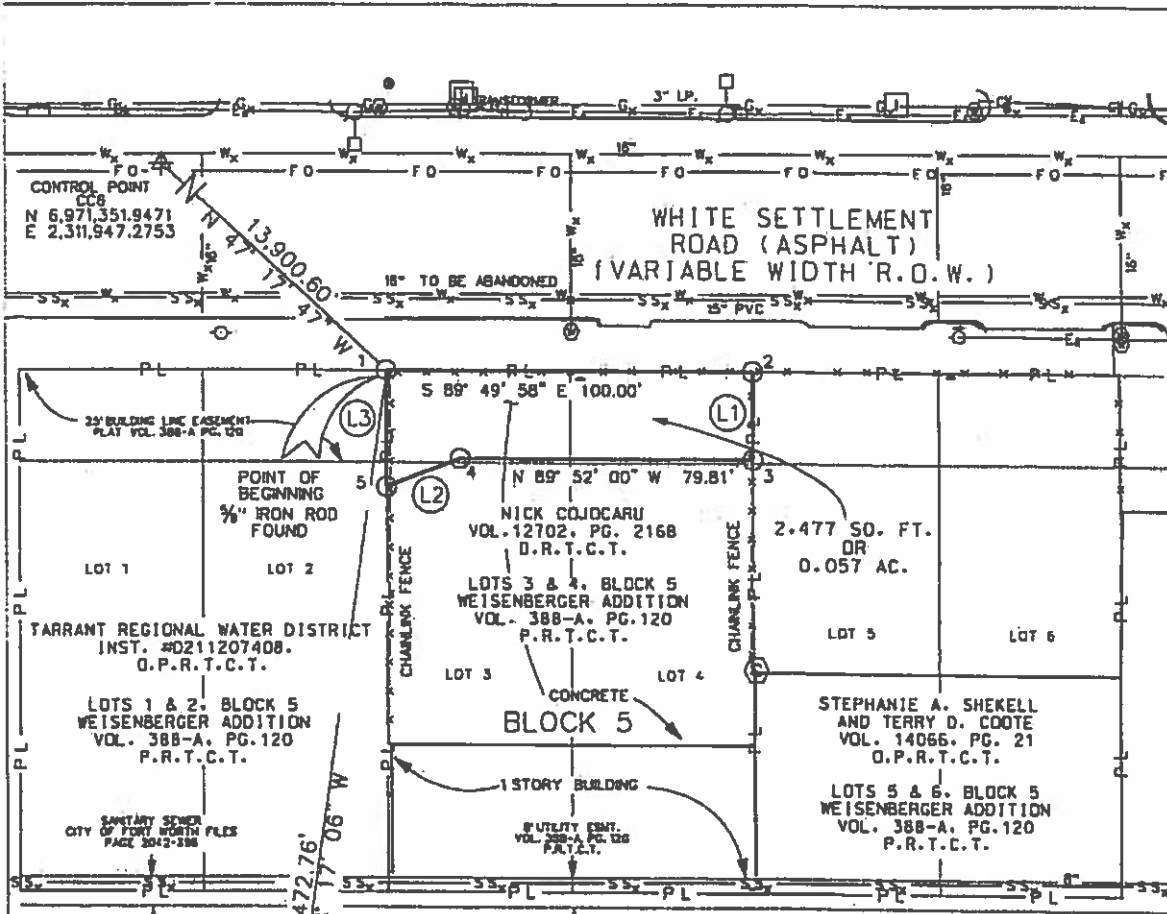
I do hereby certify to Ratikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012



CONTROL POINT
CC3
N 6,955,519.2667
E 2,321,229.7297

DR. GAS AND MINERAL LEASE
020261534
020261403
0212039793
D.R.T.C.T.
AFFECTS!

BUILDING SETBACK LINES
AS SET OUT IN INSTRUCTIONS
RECORDED IN VOLUME 1791 PAGE M1
DATE
AFFECTS!

POINT TABLE

NO	NORTHING	EASTING
1	6,961,924.47302	2,322,162.4270
2	6,961,924.18132	2,322,262.4266
3	6,961,900.22252	2,322,262.3567
4	6,961,900.40832	2,322,182.5516
5	6,961,892.72242	2,322,162.3258

LINE TABLE

NO	BEARING	DISTANCE
L1	S 00° 10' 02" W	23.96'
L2	S 69° 11' 35" W	21.64'
L3	N 00° 10' 57" E	31.75'



TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-336-8950
FAX 817-336-2247

PROJ NO: P202 06 0524
SCALE: 40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: R.L.I.
CHECKED BY: R.D.C.
P151, V-100001-EM1-1.DWG
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. ERVIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Ervin
8-3-2012

SHEET TITLE .
NICK COJOCARU, INDIVIDUALLY AND DOING BUSINESS AS
INTERNATIONAL AUTO REPAIR
PARCEL #151-1 PUBLIC ACCESS EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375789115

PG. 3 of 3

Exhibit "2"

Page: 1 of 3

PARCEL #151-2 TEMPORARY CONSTRUCTION EASEMENT

- BEING** a portion of Lots 3 and 4, Block 5, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-A, Page 120, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Nick Cojocar, recorded in Volume 12702, Page 2168, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:
- COMMENCING** at a found 5/8 inch iron rod (control monument) on the South right-of-way line of White Settlement Road (a variable width right-of-way) and being the Northwest corner of said Cojocar tract; the Northwest corner of said Lot 3 and the Northeast corner of Lot 2, Block 5, of said Weisenberger Addition, and further being the Northeast corner of a tract of land described in a deed to Tarrant Regional Water district, recorded in Tarrant County Clerk's Instrument No. D211207408, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); THENCE South 00 degrees 10 minutes 57 seconds West, along the West line of said Lot 3 and the East line of said Lot 2, a distance of 31.75 feet to a point being the POINT OF BEGINNING of the herein described tract.
- THENCE** North 69 degrees 11 minutes 35 seconds East, a distance of 21.64 feet to a point;
- THENCE** South 89 degrees 52 minutes 00 seconds East, a distance of 79.81 feet to a point on the East line of said Lot 4, same being the West line of Lot 5, Block 5 of said Weisenberger Addition, same being the West line of a tract of land described in a deed to Stephanie A. Shekell and Terry D. Coote, recorded in Volume 14066, Page 21, O.P.R.T.C.T.;
- THENCE** South 00 degrees 10 minutes 02 seconds West, along the East line of said Lot 4 and the West line of said Lot 5, a distance of 10.00 feet to a point;
- THENCE** North 89 degrees 52 minutes 00 seconds West, a distance of 100.01 feet to a point on the West line of said Lot 3 and the East line of said Lot 2;
- THENCE** North 00 degrees 10 minutes 57 seconds East, along West line of said Lot 3 and the East line of said Lot 2, a distance of 2.27 feet to the POINT OF BEGINNING and containing 922 Square feet or 0.021 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

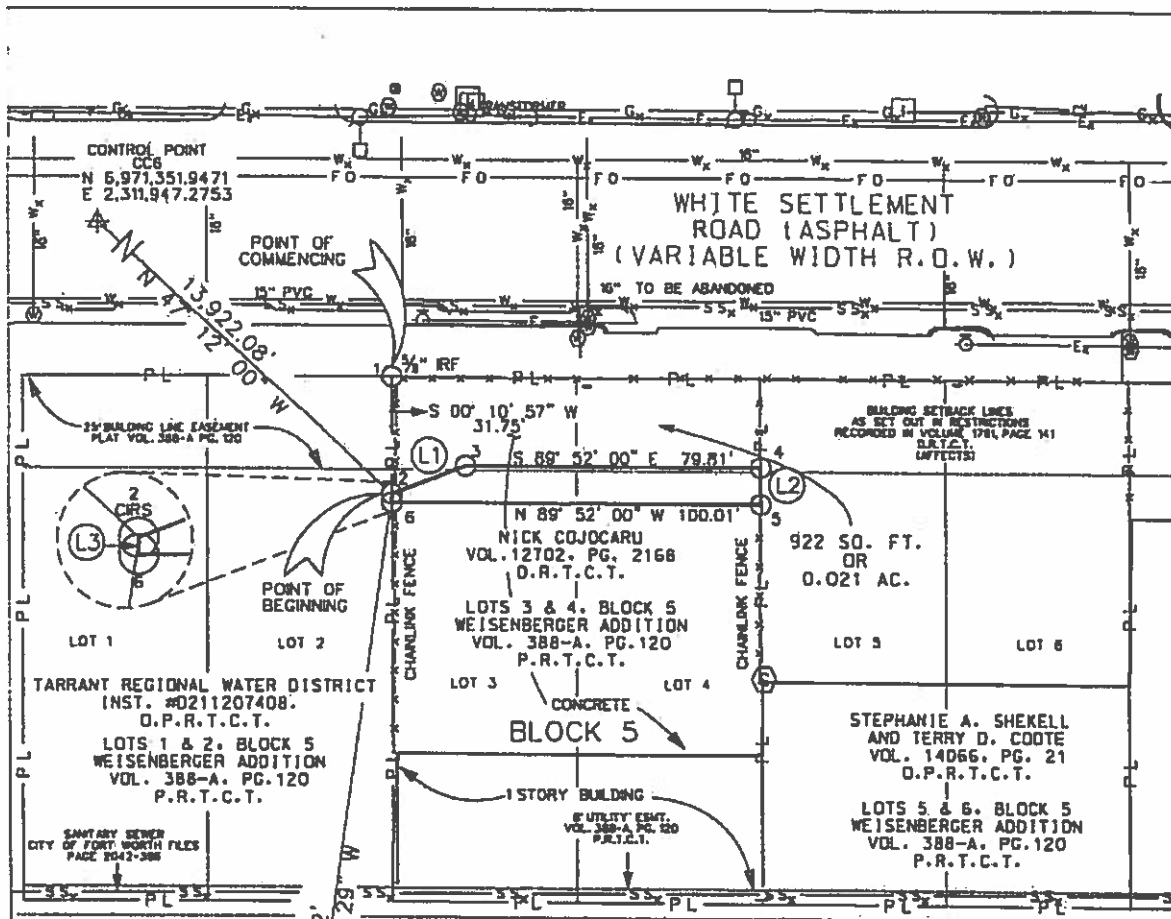
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012



CONTROL POINT
CCS
N 6,955,519.2667
E 2,321,229.7297

DL GAS AND MINERAL LEASE
D308291334
D30894063
D31038785
D.R.T.C.T.
INJECT151

POINT TABLE

NO	NORTHING	EASTING
1	6,961,924.4730	2,322,162.4270
2	6,961,892.7224	2,322,162.3258
3	6,961,900.4083	2,322,182.5518
4	6,961,900.2225	2,322,262.3567
5	6,961,890.2226	2,322,262.3275
6	6,961,890.4554	2,322,162.3186

LINE TABLE

NO	BEARING	DISTANCE
L1	N 69° 11' 35" E	21.64'
L2	S 00° 10' 02" W	10.00'
L3	N 00° 10' 57" E	2.27'



Trinity Systems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
817-336-2241

FAX 817-336-2241

PROJ NO: PROJ 06 0524

SCALE: 40

DATE: 8-3-12

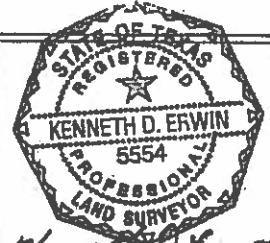
DESIGNED BY:

DRAWN BY: A.L.T.

CHECKED BY: K.D.E.

PLOT: V-P80001-387-2-02N

REVISION:



Kenneth D. Erwin
8-3-2012

SHEET TITLE
NICK COJOCARU, INDIVIDUALLY AND DOING BUSINESS AS
INTERNATIONAL AUTO REPAIR
PARCEL #151-2 TEMPORARY CONSTRUCTION EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375785116

PG. 3 of 3

A portion of Lot 5-R-1, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas ("Bailey's Industrial Addition"), owned by Judson Cramer, Individually and as Trustee of the Cramer Family Trust, Karen Beth Cramer, and H.C.S. Co., being an approximately 0.029 acre strip of land for a roadway easement and an approximately 0.046 acre tract of land for a public access easement, together with an approximately 0.012 acre strip of land for a temporary construction easement, for the appraised fair market value of \$73,600.00;

EXHIBIT A

Page: 1 of 3

PARCEL #155-1 ROADWAY EASEMENT

- BEING** a portion of Lot 5-R-1, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Karen Beth Cramer, recorded in Volume 9848, Page 1163, Deed Records, Tarrant County, Texas, Judson Cramer, Individually and as Trustee of the Cramer Family Trust, recorded in Document Number 2010-PR02354-1, Probate Records, Tarrant County, Texas and H.C.S. Company, recorded in Volume 6565, Page 870, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:
- BEGINNING** at a found 5/8" iron rod on the North right-of-way line of White Settlement Road (a variable width right-of-way), being the Southwest corner of said Lot 5-R-1 and the Southeast corner of Lot 3-R, Block 17 of said Bailey's Industrial Addition;
- THENCE** North 0 degrees 25 minutes 26 seconds East, along the West line of said Lot 5-R-1 and the East line of said Lot 3-R, a distance of 4.94 feet to a set 5/8" iron rod with Transystems cap;
- THENCE** North 83 degrees 43 minutes 31 seconds East, a distance of 110.76 feet to a set PK Nail on the East line of said Lot 5-R-1 and the West line of Lot 5-R-2, of said Bailey's Industrial Addition;
- THENCE** South 0 degrees 25 minutes 26 seconds West along the East line of said Lot 5-R-1 and the West line of said Lot 5-R-2, a distance of 17.86 feet to a PK Nail found on the North right-of-way line of said White Settlement Road, being the Southeast corner of said Lot 5-R-1 and the Southwest corner of said Lot 5-R-2;
- THENCE** North 89 degrees 34 minutes 34 seconds West along the South line of said Lot 5-R-1 and the North right-of-way line of said White Settlement Road, a distance of 110.00 feet to the POINT OF BEGINNING and containing 1,254 Square feet or 0.028 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

POINT TABLE		
NO	NORTHING	EASTING
1	6.962.005.4036	2.321.932.2708
2	6.962.010.3394	2.321.932.3074
3	6.962.022.4445	2.322.042.3999
4	6.962.004.5898	2.322.042.2678

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 00° 25' 26" E	4.94'
L2	S 00° 25' 26" W	17.86'

ELIZABETH CRAMER AND
JUDSON ARNOLD CRAMER
VOL. 13594, PG. 465
D.R.T.C.T.

LOT 3-R, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

JUDSON CRAMER, INDIVIDUALLY
AND AS TRUSTEE
OF THE CRAMER FAMILY TRUST
2010-PRO2354-1
PROBATE RECORDS
TARRANT COUNTY, TEXAS

KAREN BETH CRAMER
VOL. 9848, PG. 1163
D.R.T.C.T.

H.C.S. COMPANY
VOL. 6565, PG. 870
D.R.T.C.T.

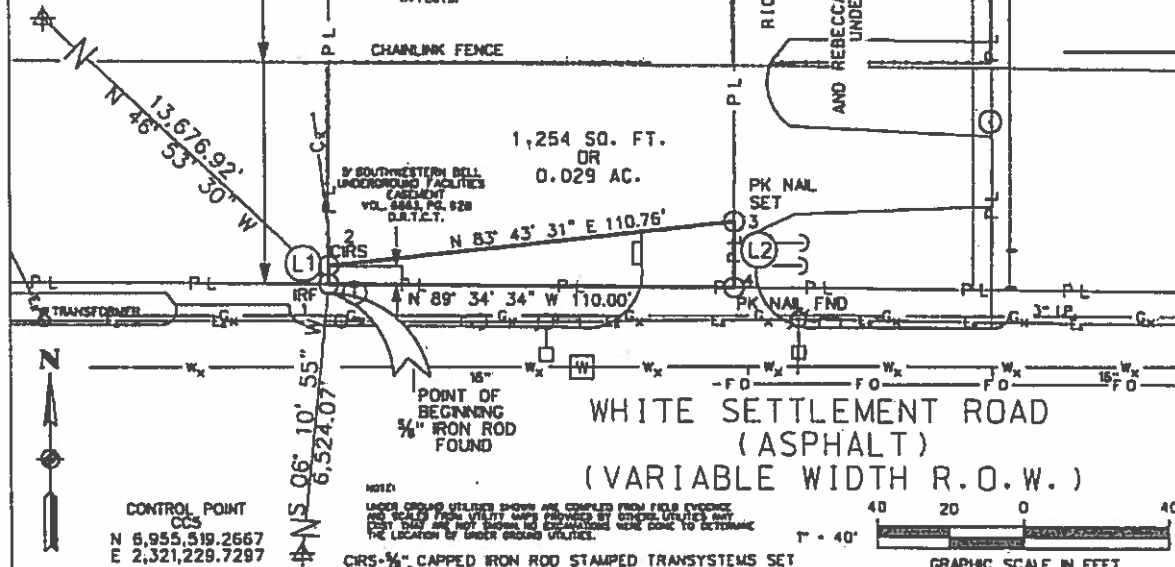
LOT 5-R-1, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

RICKY D. PHEMISTER, AN UNDIVIDED 1/2 INTEREST
VOL. 16607, PG. 35, D.R.T.C.T.
AND THADDEUS GREGORY ALFORD,
AN UNDIVIDED 1/2 INTEREST
AND REBECCA MOORE, TRUSTEE OF THE TESTAMENTARY TRUST CREATED
UNDER THE WILL OF CAROLINE PHEMISTER, DECEASED,
AN UNDIVIDED 1/2 INTEREST
DOCUMENT NUMBER 2012-PRO0452-1
PROBATE RECORDS, T.C.T.
LOT 5-R-2, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

ORDINANCE #7790
ACCESS ROAD VACATED
EASEMENT RESERVED
FOR EXISTING UTILITIES
VOL. 7343, PG. 787
D.R.T.C.T.

CONTROL POINT
CC6
N 6,971,351.9471
E 2,311,947.2753

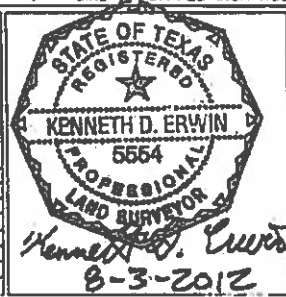
OIL, GAS AND MINERAL LEASE
DOCUMENTS
000829438
000829439
000829440
000829441
000829442
000829443
D.R.T.C.T.
(APPLICABLE)



CONTROL POINT
CC5
N 6,955,319.2667
E 2,321,229.7297

CRS-3/4" CAPPED IRON ROD STAMPED TRANSYSTEMS SET

GRAPHIC SCALE IN FEET



SHEET TITLE
JUDSON CRAMER, INDIVIDUALLY AND AS TRUSTEE
OF THE CRAMER FAMILY TRUST
AND KAREN BETH CRAMER
PARCEL #155-1 ROADWAY EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.00015289116

PG. 3 of 3

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8850
FAX 817-336-2247

PROJ. NO. P207 OR 0514

SCALE: AS SHOWN

DATE: 8-3-12

DESIGNED BY: [blank]

DRAWN BY: R.L.T.

CHECKED BY: R.D.C.

PLSS: V-00001-R09-1.000

REVISED:

EXHIBIT B

Page: 1 of 3

PARCEL #155-2 PUBLIC ACCESS EASEMENT

- BEING** a portion of Lot 5-R-1, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Karen Beth Cramer, recorded in Volume 9848, Page 1163, Deed Records, Tarrant County, Texas, Judson Cramer, Individually and as Trustee of the Cramer Family Trust, recorded in Document Number 2010-PR02354-1, Probate Records, Tarrant County, Texas and H.C.S. Company, recorded in Volume 6565, Page 870, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:
- COMMENCING** at found PK Nail on the North right-of-way line of White Settlement Road (a variable width right-of-way), being the Southeast corner of said Lot 5-R-1 and the Southwest corner of Lot 5-R-2 of said Bailey's Industrial Addition; THENCE North 0 degrees 25 minutes 26 seconds East, along the East line of said Lot 5-R-1 and the West line of said Lot 5-R-2, a distance of 17.86 feet to a PK Nail set, being the POINT OF BEGINNING of the herein described tract.
- THENCE** South 83 degrees 43 minutes 31 seconds West, a distance of 34.53 feet to a point;
- THENCE** North 0 degrees 22 minutes 50 seconds East, a distance of 34.64 feet to a point, being the beginning of a curve to the right;
- THENCE** along said curve to the right, having a radius of 21.38 feet, a central angle of 44 degrees 02 minutes 51 seconds, an arc distance of 16.44 feet, and a chord bearing of North 22 degrees 10 minutes 37 seconds East, a distance of 16.04 feet to a point;
- THENCE** North 44 degrees 25 minutes 42 seconds East, a distance of 31.34 feet to a point;
- THENCE** North 59 degrees 04 minutes 01 seconds East, a distance of 7.74 feet to a point on the East line of said Lot 5-R-1 and the West line of said Lot 5-R-2;
- THENCE** South 0 degrees 25 minutes 26 seconds West, along the East line of said Lot 5-R-1 and the West line of said Lot 5-R-2, a distance of 72.08 feet to the POINT OF BEGINNING and containing 2,011 Square feet or 0.046 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

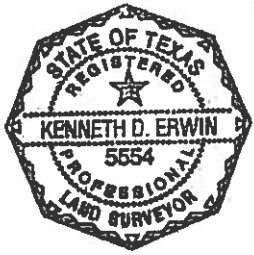
Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

CURVE TABLE					
NO	DELTA	R	L	CB	LC
C1	44° 02' 51"	21.38	16.44	N 22° 10' 37" E	16.04

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 44° 25' 42" E	31.34'
L2	N 59° 04' 01" E	7.74'

POINT TABLE		
NO	NORTHING	EASTING
1	6.962.004.5898	2.322.042.2678
2	6.962.022.4445	2.322.042.3999
3	6.962.018.6704	2.322.008.0759
4	6.962.053.3118	2.322.008.3060
5	6.962.068.1627	2.322.014.3596
6	6.962.090.5434	2.322.036.2982
7	6.962.094.5195	2.322.042.9332

JUDSON CRAMER, INDIVIDUALLY AND AS TRUSTEE OF THE CRAMER FAMILY TRUST 2010-PRO2354-1 PROBATE RECORDS TARRANT COUNTY, TEXAS

ELIZABETH CRAMER AND JUDSON ARNOLD CRAMER VOL. 13594, PG. 465 D.R.T.C.T.

LOT 3-R, BLOCK 17 BAILEY'S INDUSTRIAL ADDITION SECOND FILING VOL. 388-182, PG. 62 P.R.T.C.T.

KAREN BETH CRAMER VOL. 9848, PG. 1163 D.R.T.C.T.

H.C.S. COMPANY VOL. 6565, PG. 870 D.R.T.C.T.

LOT 5-R-1, BLOCK 17 BAILEY'S INDUSTRIAL ADDITION SECOND FILING VOL. 388-182, PG. 62 P.R.T.C.T.

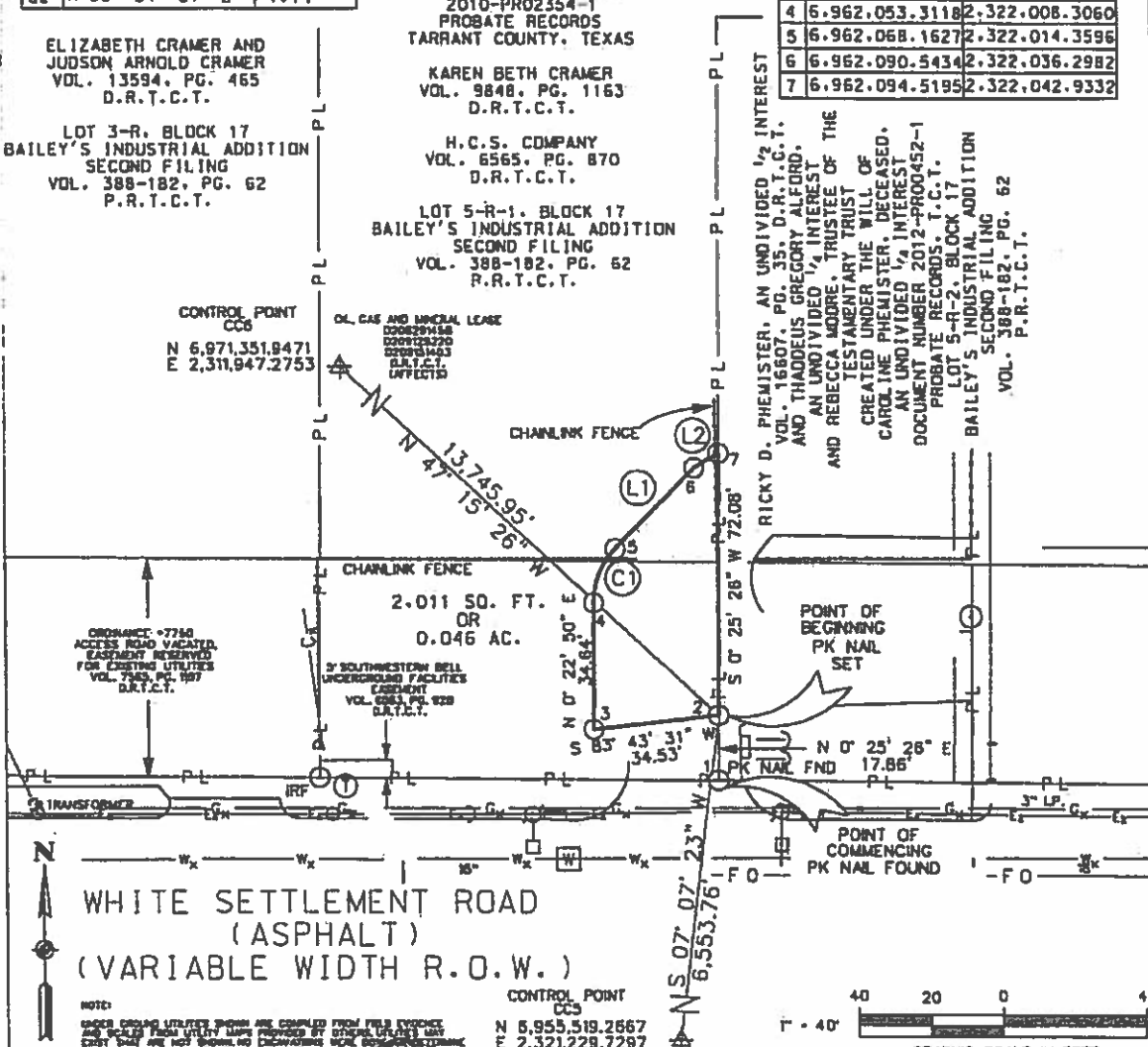
RICKY D. PHEMISTER, AN UNDIVIDED 1/2 INTEREST VOL. 16607, PG. 35, D.R.T.C.T. AND THADDEUS GREGORY ALFORD, AN UNDIVIDED 1/4 INTEREST OF THE TESTAMENTARY TRUST CREATED UNDER THE WILL OF CAROLINE PHEMISTER, DECEASED, AN UNDIVIDED 1/4 INTEREST, DOCUMENT NUMBER 2012-PRO0452-1 PROBATE RECORDS, T.C.T. LOT 5-R-2, BLOCK 17 BAILEY'S INDUSTRIAL ADDITION SECOND FILING VOL. 388-182, PG. 62 P.R.T.C.T.

CONTROL POINT CCS N 6,971,351.8471 E 2,311,947.2753

OL GAS AND MINERAL LEASE 0002201458 0002201459 0002201460 0002201461 0002201462 0002201463 D.R.T.C.T. AFFECTED

ORDINANCE 07740 ACCESS ROAD VADATED EASEMENT RESERVED FOR EXISTING UTILITIES VOL. 7943, PG. 197 D.R.T.C.T.

3' SOUTHWESTERN BELL UNDERGROUND FACILITIES EASEMENT VOL. 6283, PG. 628 D.R.T.C.T.

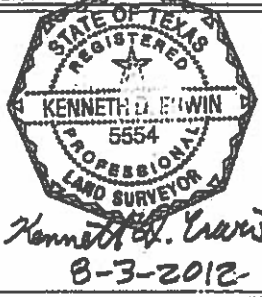


WHITE SETTLEMENT ROAD (ASPHALT) (VARIABLE WIDTH R.O.W.)

CONTROL POINT CCS N 5,955,519.2867 E 2,321,229.7297



TranSystems
500 N. 7TH ST., SUITE 1100 FORT WORTH, TEXAS 76102 817-339-8950 FAX 817-336-2247
PROJ NO: 1209 06 0514
SCALE: 40
DATE: 8-1-12
DESIGNED BY: [Signature]
DRAWN BY: R.L.J.
CHECKED BY: S.O.E.
P155_V-PRO001-ESM-2.000
REVISED:



SHEET TITLE: JUDSON CRAMER, INDIVIDUALLY AND AS TRUSTEE OF THE CRAMER FAMILY TRUST AND KAREN BETH CRAMER PARCEL #155-2 PUBLIC ACCESS EASEMENT

PROJECT: TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE 142021 WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

EXHIBIT C

Page: 1 of 3

PARCEL #155-3 TEMPORARY CONSTRUCTION EASEMENT

BEING a portion of Lot 5-R-1, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Karen Beth Cramer, recorded in Volume 9848, Page 1163, Deed Records, Tarrant County, Texas, Judson Cramer, Individually and as Trustee of the Cramer Family Trust, recorded in Document Number 2010-PR02354-1, Probate Records, Tarrant County, Texas and H.C.S. Company, recorded in Volume 6565, Page 870, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at found PK Nail on the North right-of-way line of White Settlement Road (a variable width right-of-way) and being the Southeast corner of said Lot 5-R-1 and the Southwest corner of Lot 5-R-2 of said Bailey's Industrial Addition; THENCE North 0 degrees 25 minutes 26 seconds East, along the East line of said Lot 5-R-1 and the West line of said Lot 5-R-2, a distance of 89.93 feet to a point being the POINT OF BEGINNING of the herein described tract,

THENCE South 59 degrees 04 minutes 01 seconds West, a distance of 7.74 feet to a point;

THENCE South 44 degrees 25 minutes 42 seconds West, a distance of 31.34 feet to a point, being the beginning of a curve to the left;

THENCE along said curve to the left, having a radius of 21.38 feet, a central angle of 35 degrees 12 minutes 43 seconds, an arc distance of 13.14 feet, and a chord bearing of South 26 degrees 35 minutes 41 seconds West, 12.94 feet;

THENCE North 22 degrees 57 minutes 02 seconds West, a distance of 15.13 feet to a point;

THENCE North 44 degrees 25 minutes 42 seconds East, a distance of 39.12 feet to a point;

THENCE North 59 degrees 04 minutes 01 seconds East, a distance of 15.11 feet to a point on the East line of said Lot 5-R-1 and the West line of said Lot 5-R-2;

THENCE South 0 degrees 25 minutes 28 seconds West, along East line of said Lot 5-R-1 and the West line of said Lot 5-R-2, a distance of 11.71 feet to the POINT OF BEGINNING and containing 532 Square feet or 0.012 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

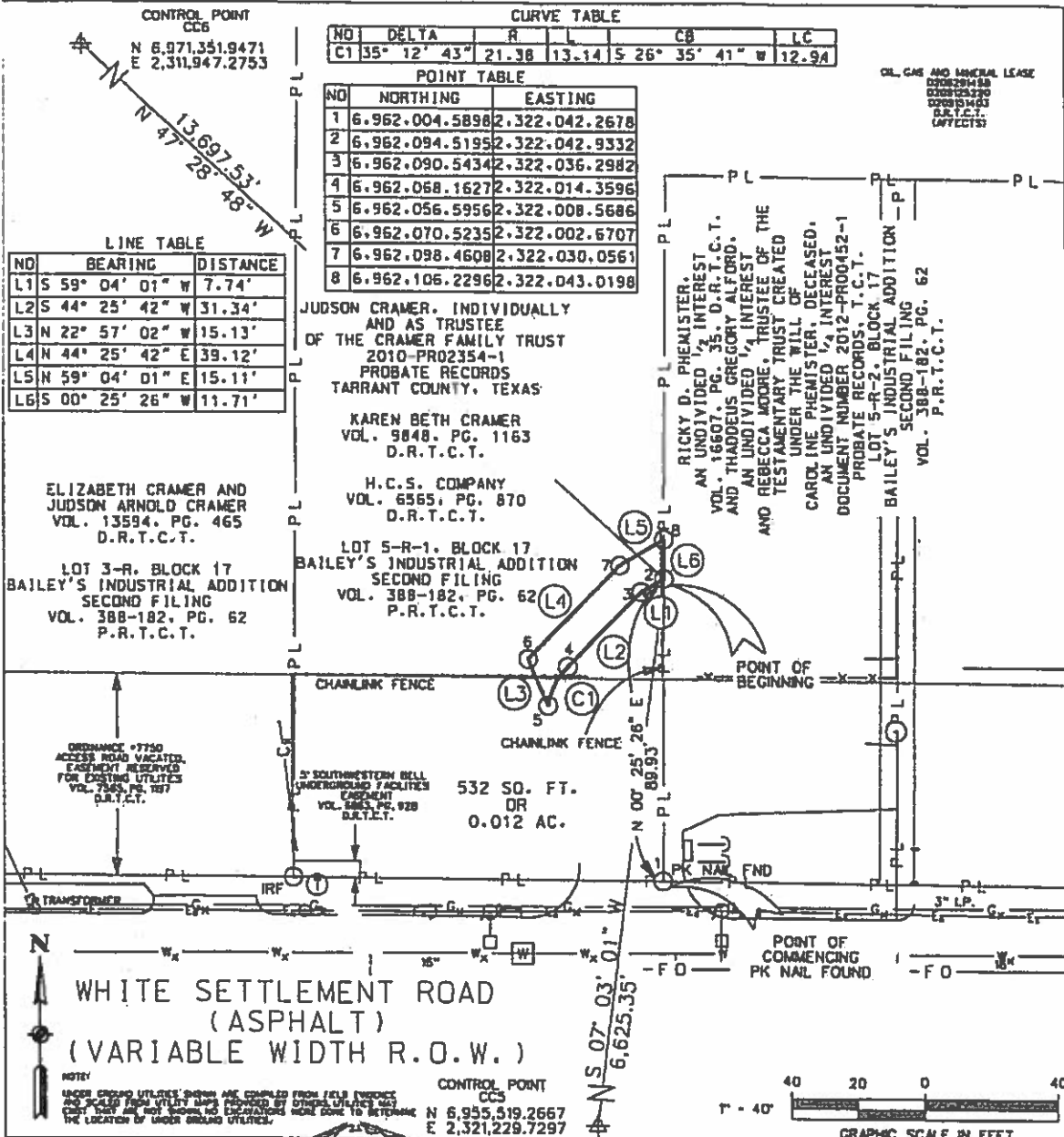
I do hereby certify to Ralikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision; that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554

Dated: 8-3-2012





CONTROL POINT
CC6
N 6,971,351.9471
E 2,311,947.2753

NO	DELTA	R	L	CB	LC
C1	35° 12' 43"	21.38	13.14	S 26° 35' 41" W	12.9A

NO	NORTHING	EASTING
1	6,962,004.5898	2,322,042.2678
2	6,962,094.5195	2,322,042.9332
3	6,962,090.5434	2,322,036.2982
4	6,962,068.1627	2,322,014.3596
5	6,962,056.5956	2,322,008.5686
6	6,962,070.5235	2,322,002.6707
7	6,962,098.4608	2,322,030.0561
8	6,962,106.2296	2,322,043.0198

NO	BEARING	DISTANCE
L1	S 59° 04' 01" W	7.74'
L2	S 44° 25' 42" W	31.34'
L3	N 22° 57' 02" W	15.13'
L4	N 44° 25' 42" E	39.12'
L5	N 59° 04' 01" E	15.11'
L6	S 00° 25' 26" W	11.71'

JUDSON CRAMER, INDIVIDUALLY
AND AS TRUSTEE
OF THE CRAMER FAMILY TRUST
2010-PRO2354-1
PROBATE RECORDS
TARRANT COUNTY, TEXAS

KAREN BETH CRAMER
VOL. 9848, PG. 1163
D.R.T.C.T.

H.C.S. COMPANY
VOL. 6565, PG. 870
D.R.T.C.T.

LOT 5-R-1, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

ELIZABETH CRAMER AND
JUDSON ARNOLD CRAMER
VOL. 13594, PG. 465
D.R.T.C.T.

LOT 3-R, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

RICKY D. PHEMISTER,
AN UNDIVIDED 1/2 INTEREST
VOL. 16607, PG. 35, D.R.T.C.T.
AND THADDEUS GREGORY ALFORD,
AN UNDIVIDED 1/2 INTEREST
AND REBECCA MOORE, TRUSTEE OF THE
TESTAMENTARY TRUST CREATED
UNDER THE WILL OF
CAROLINE PHEMISTER, DECEASED,
AN UNDIVIDED 1/2 INTEREST
DOCUMENT NUMBER 2012-PRO0452-1
PROBATE RECORDS, T.C.T.
LOT 5-R-2, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION - P
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

ORDINANCE #7750
ACCESS ROAD VACATION
EASEMENT RESERVES
FOR COSTING UTILITIES
VOL. 7563, PG. 187
D.R.T.C.T.

3" SOUTHWESTERN BELL
UNDERGROUND FACILITIES
EASEMENT
VOL. 5865, PG. 928
D.R.T.C.T.

532 SO. FT.
OR
0.012 AC.

WHITE SETTLEMENT ROAD
(ASPHALT)
(VARIABLE WIDTH R.O.W.)

NOTE:
UNDER GROUND UTILITIES SHOWN ARE CORRELATED FROM FIELD SURVEY
AND SCALED FROM UTILITY MAPS PROVIDED BY UTILITY COMPANIES. THE
OWNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. MORE WORK TO DETERMINE
THE LOCATION OF UNDER GROUND UTILITIES.

CONTROL POINT
CC5
N 6,955,519.2667
E 2,321,229.7297



Trinity Systems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-338-8950
FAX 817-336-2247

PROJ NO: P102 OR 0524
SCALE: 40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: R.L.T.
CHECKED BY: R.D.E.
P155-V-PRO001-1501-3.DGN
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. EWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Ewin
8-3-2012

SHEET TITLE
JUDSON CRAMER, INDIVIDUALLY AND AS TRUSTEE
OF THE CRAMER FAMILY TRUST
AND KAREN BETH CRAMER
PARCEL #155-3 TEMPORARY CONSTRUCTION EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE 142021 WITH
AN ADJUSTMENT FACTOR OF 1.0001375789116

PG. 3 of 3

A portion of Lots 7, 8, 9, and 10, Block 5, Weisenberger Addition, owned by Charles R. Williams and Betty J. Williams, being an approximately 0.108 acre strip of land for a public access easement and an approximately 0.004 acre strip of land for a temporary construction easement, for the appraised fair market value of \$420,943.00;

EXHIBIT A

Page: 1 of 3

PARCEL #147-1 PUBLIC ACCESS EASEMENT

- BEING** a portion of Lots 7, 8, 9 and 10, Block 5, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-A, Page 120, Plat Records, Tarrant County, Texas and being a portion of a tract of land described in a deed to Charles R. Williams and Betty J. Williams, recorded in Volume 6128, Page 248, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and Charles R. Williams and wife, Betty J. Williams, recorded in Volume 4610, Page 336, D.R.T.C.T., and being more particularly described by metes and bounds as follows:
- COMMENCING** at a found 5/8 inch iron rod (control monument) on the South right-of-way line of White Settlement Road (a variable width right-of-way) and being the Northwest corner of Lot 3, Block 5, of said Weisenberger Addition; **THENCE** South 89 degrees 49 minutes 58 seconds East, along the Southerly right-of-way line of said White Settlement Road, a distance of 200.00 feet to a point at the Northwest corner of said Lot 7, the Northeast corner of Lot 6, Block 5, of said Weisenberger Addition and the **POINT OF BEGINNING** of the herein described tract.
- THENCE** South 89 degrees 49 minutes 58 seconds East, along the North line of Lots 7, 8, 9 and 10, same being the North line of said Williams tract and the Southerly right-of-way line of said White Settlement Road, a distance of 200.00 feet to a point for the Northeast corner of said Lot 10 and being on the West right-of-way line of Rupert Street (a variable width right-of-way);
- THENCE** South 00 degrees 10 minutes 02 seconds West, along the East line of said Lot 10 and the West right-of-way line of said Rupert Street, a distance of 23.32 feet to a point;
- THENCE** North 90 degrees 00 minutes 00 seconds West, a distance of 200.00 feet to a point on the West line of said Lot 7 and the East line of said Lot 6;
- THENCE** North 00 degrees 10 minutes 02 seconds East, along the West line of said Lot 7 and the East line of said Lot 6, a distance of 23.90 feet to the **POINT OF BEGINNING** and containing 4,722 Square feet or 0.108 acres of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

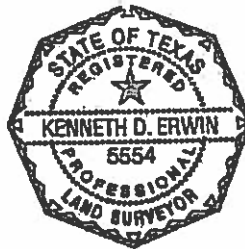
Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

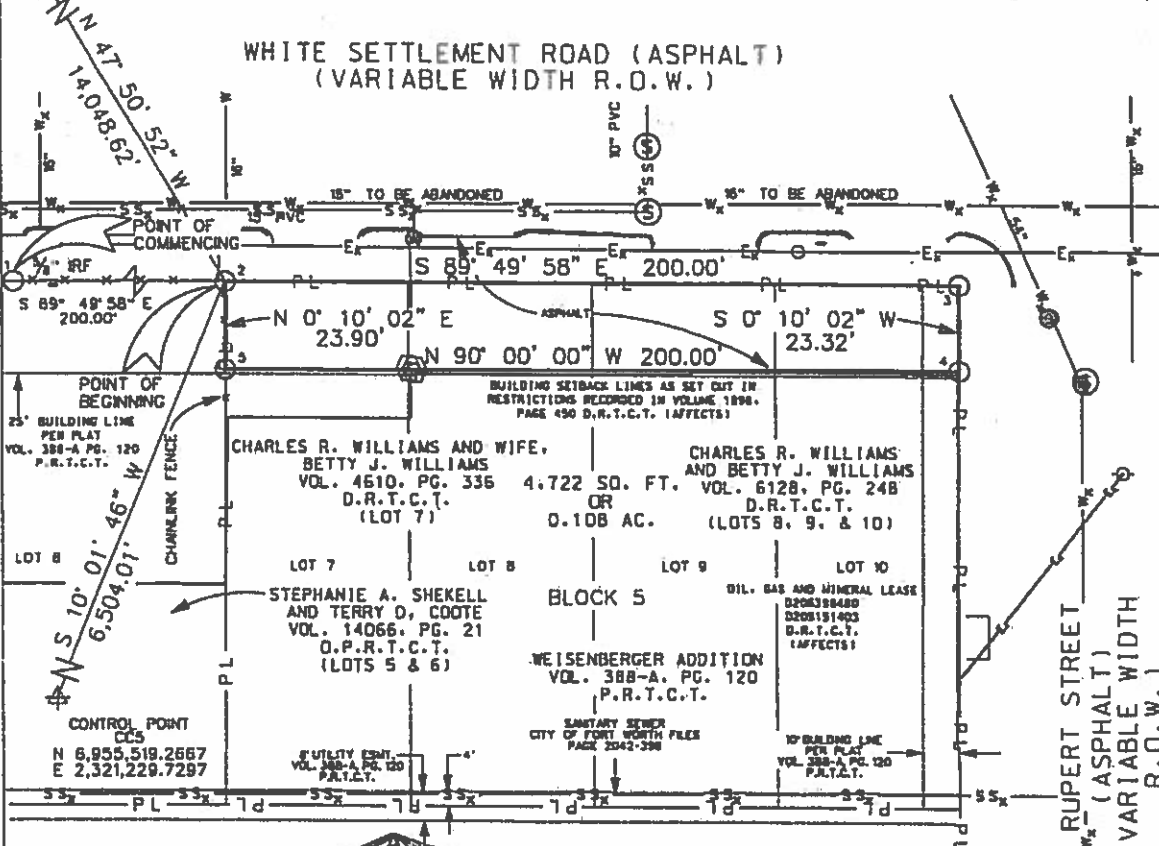
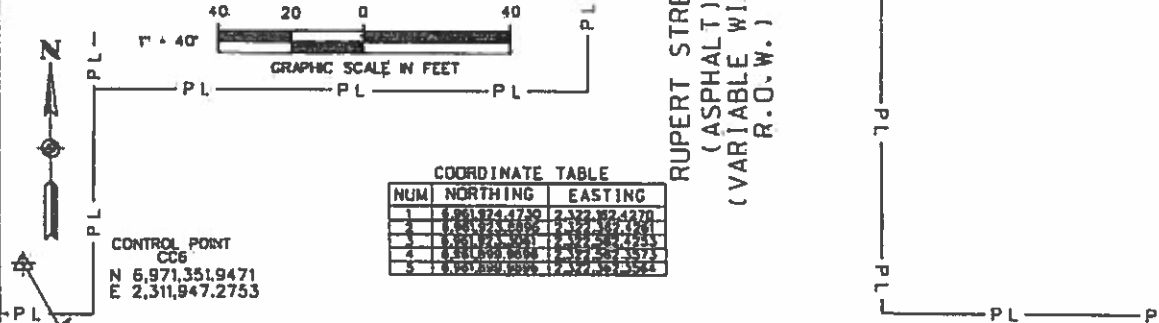
By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554

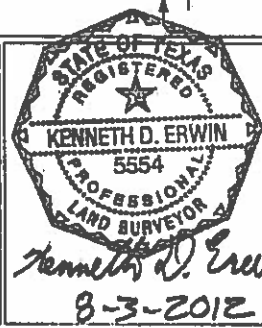
Dated: 8-3-2012



NOTE:
 UNDER CHINA UTILITIES SHOWN ARE COMPASSED FROM FIELD EVIDENCE
 AND PLOTTED FROM UTILITY MAPS PREPARED BY OTHERS UTILITIES MAY
 NOT BE EXACTLY SHOWN. NO LIABILITY WILL BE ASSUMED FOR THE
 LOCATION OF UNDER CHINA UTILITIES.



Trinity Systems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 PROJ NO: P202 04 0524
 SCALE: 40
 DATE: 8-3-12
 DESIGNED BY:
 DRAWN BY: J.F.M.
 CHECKED BY: S.D.F.
 PLOT: V-PRODOT1-FW-1.DWG
 REVISED:



SHEET TITLE	
CHARLES R. WILLIAMS AND WIFE, BETTY J. WILLIAMS PARCEL #147-1 PUBLIC ACCESS EASEMENT	
PROJECT	
TRINITY RIVER VISION	
NOTES: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE 142021 WITH AN ADJUSTMENT FACTOR OF 1.0001375789116	PG. 3 of 3

EXHIBIT B

Page: 1 of 3

PARCEL #147-2 TEMPORARY CONSTRUCTION EASEMENT

- BEING** a portion of Lots 7, 8, 9 and 10, Block 5, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-A, Page 120, Plat Records, Tarrant County, Texas and being a portion of a tract of land described in a deed to Charles R. Williams and Betty J. Williams, recorded in Volume 6128, Page 248, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and Charles R. Williams and wife, Betty J. Williams, recorded in Volume 4610, Page 336, D.R.T.C.T., and being more particularly described by metes and bounds as follows:
- COMMENCING** at a found 5/8 inch iron rod (control monument) on the South right-of-way line of White Settlement Road (a variable width right-of-way) and being the Northwest corner of Lot 3, Block 5, of said Weisenberger Addition; THENCE South 89 degrees 49 minutes 58 seconds East, along the South right-of-way line of said White Settlement Road, a distance of 200.00 feet to the Northwest corner of said Lot 7 and the Northeast corner of Lot 6, Block 5, of said Weisenberger Addition; THENCE South 00 degrees 10 minutes 02 seconds West, along the West line of said Lot 7 and the East line of said Lot 6, a distance of 23.90 feet to a point, being the POINT OF BEGINNING of the herein described tract.
- THENCE** South 90 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to a point on the East line of said Lot 10 being in the West right-of-way line of Rupert Street (a variable width right-of-way);
- THENCE** South 00 degrees 10 minutes 02 seconds West, along the East line of said Lot 10 and the West right-of-way line of said Rupert Street, a distance of 0.92 feet to a point;
- THENCE** South 89 degrees 59 minutes 40 seconds West, a distance of 200.00 feet to a point on the West line of said Lot 7 and the East line of said Lot 6;
- THENCE** North 00 degrees 10 minutes 02 seconds East, along the West line of said Lot 7 and the East line of said Lot 6, a distance of 0.94 feet to the POINT OF BEGINNING and containing 187 Square feet or 0.004 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289118

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

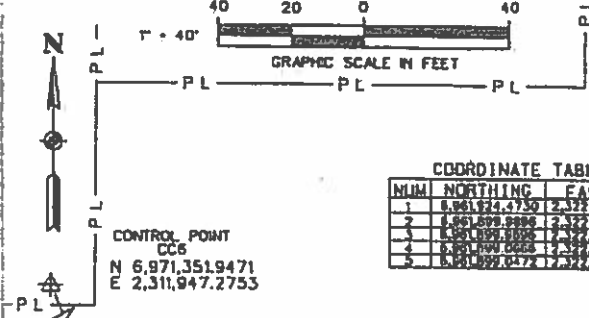
By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554

Dated: 8-3-2012



NOTE:
 LINES SHOWING UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE
 AND SCALAR FROM 816.87 METERS PROVIDED BY OTHERS. USER(S) MAY
 NOTIFY THEM AND GET THEM RE-EVALUATED MORE SOON TO DETERMINE
 THE LOCATION OF EXISTING UTILITIES.

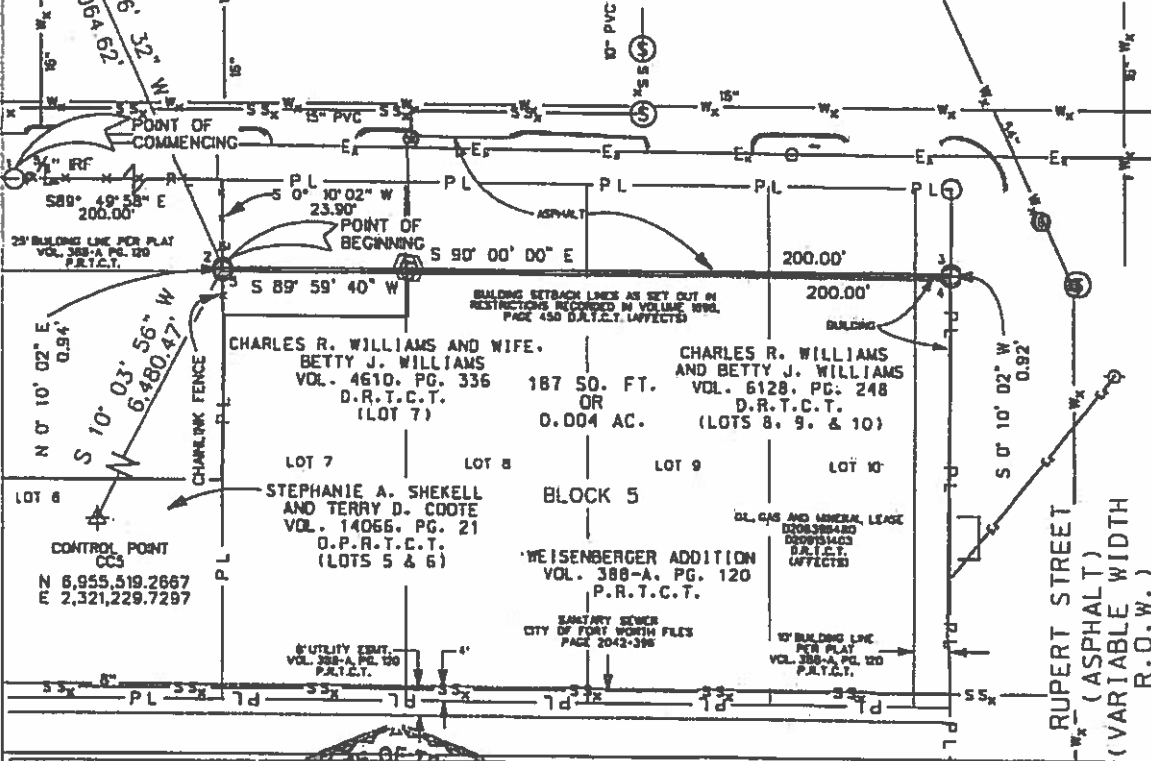


COORDINATE TABLE

NUM	NORTHING	EASTING
1	6,981,924.4730	2,322,862.4276
2	6,981,899.8886	2,322,862.3584
3	6,981,924.4730	2,322,862.3584
4	6,981,899.8886	2,322,862.3584
5	6,981,899.8472	2,322,862.3587

RUPERT STREET
 (ASPHALT)
 (VARIABLE WIDTH
 R.O.W.)

WHITE SETTLEMENT ROAD (ASPHALT)
 (VARIABLE WIDTH R.O.W.)



RUPERT STREET
 (ASPHALT)
 (VARIABLE WIDTH
 R.O.W.)

TranSystems

500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247

PROJ NO: P202 DE 0574
 SCALE: AS SHOWN
 DATE: 8-3-12
 DESIGNED BY: J.E.H.
 DRAWN BY: J.E.H.
 CHECKED BY: F.D.E.
 P147-V-200001-3-12-7-00N
 REVISED:

STATE OF TEXAS
 REGISTERED
 KENNETH D. ERWIN
 5654
 PROFESSIONAL
 LAND SURVEYOR

Kenneth D. Erwin
 8-3-2012

SHEET TITLE
 CHARLES R. WILLIAMS AND WIFE, BETTY J. WILLIAMS
 PARCEL #147-2 TEMPORARY CONSTRUCTION EASEMENT

PROJECT
 TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
 BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
 AN ADJUSTMENT FACTOR OF 1.0001375285116

PG. 3 of 3

A portion of Lot 5-R-2, Block 17, Bailey's Industrial Addition, owned by Ricky D. Phemister, Thaddeus Gregory Alford, and Rebecca Moore, Trustee of the Testamentary Trust Created under the Will of Caroline Phemister, Deceased, being an approximately 0.034 acre strip of land for a roadway easement and an approximately 0.126 acre strip of land for a public access easement, together with an approximately 0.012 acre strip of land for a temporary construction easement, for the appraised fair market value of \$221,959.00;

EXHIBIT A

Page: 1 of 3

PARCEL #154-1
R.O.W.

- BEING** a portion of Lot 5-R-2, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Ricky D. Phemister, recorded in Volume 16607, Page 35, Deed Records, Tarrant County, Texas, and Thaddeus Gregory Alford, an undivided $\frac{1}{4}$ interest, and Rebecca Moore, Trustee of the Testamentary Trust, created under the Will of Caroline Phemister, deceased, an undivided $\frac{1}{4}$ interest, recorded in Document Number 2012-PR00452-1, Probate Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
- BEGINNING** at a PK Nail found on the North right-of-way line of White Settlement Road (a variable width right-of-way), being the Southwest corner of said Lot 5-R-2 and the Southeast corner of Lot 5-R-1, Block 17 of said Bailey's Industrial Addition;
- THENCE** North 0 degrees 25 minutes 26 seconds East, along the West line of said Lot 5-R-2 and the East line of said Lot 5-R-1, a distance of 17.86 feet to a set 5/8" iron rod with Transystems cap;
- THENCE** North 83 degrees 43 minutes 31 seconds East, a distance of 27.22 feet to a set 5/8" iron rod with Transystems cap, also being the beginning of a curve to the right;
- THENCE** along said curve, having a radius of 760.88 feet, a central angle of 3 degrees 14 minutes 30 seconds, an arc distance of 43.05 feet, and a chord bearing of North 86 degrees 59 minutes 29 seconds East, a distance of 43.04 feet to a set 5/8" iron rod with Transystems cap on the East line of said Lot 5-R-2 and the West line of Lot 5-R-3, of said Bailey's Industrial Addition;
- THENCE** South 0 degrees 25 minutes 26 seconds West, along the East line of said Lot 5-R-2 and the West line of said Lot 5-R-3, a distance of 23.61 feet to a found 1/2" iron rod with Area Surveying cap on the North right-of-way line of said White Settlement Road, for the Southeast corner of said Lot 5-R-2 and the Southwest corner of Lot 5-R-3;
- THENCE** North 89 degrees 34 minutes 34 seconds West, along the North right-of-way line of said White Settlement Road, a distance of 70.00 feet to the POINT OF BEGINNING and containing 1,493 Square feet or 0.034 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Ratikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin

Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

CURVE TABLE					
NO	DELTA	R	L	CB	LC
C1	3° 14' 30"	760.88	43.05	N 86° 59' 29" E	43.04

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 00° 25' 26" E	17.86'
L2	N 83° 43' 31" E	27.22'
L3	S 00° 25' 26" W	23.61'
L4	N 89° 34' 34" W	70.00'

RICKY D. PHEMISTER, AN UNDIVIDED 1/2 INTEREST
VOL. 16607, PG. 35, D.R.T.C.T.
AND THADDEUS GREGORY ALFORD,
AN UNDIVIDED 1/4 INTEREST
AND REBECCA MOORE, TRUSTEE OF THE TESTAMENTARY TRUST CREATED
UNDER THE WILL OF CAROLINE PHEMISTER, DECEASED.

AN UNDIVIDED 1/4 INTEREST
DOCUMENT NUMBER 2012-PRO0452-1
PROBATE RECORDS, T.C.T.
LOT 5-R-2, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

JUDSON CRAMER, INDIVIDUALLY
AND AS TRUSTEE
OF THE CRAMER FAMILY TRUST
2010-PRO2354-1
PROBATE RECORD
TARRANT CITY, TEXAS

KAREN BETH CRAMER
VOL. 9848, PG. 1163
D.R.T.C.T.

LOT 5-R-1, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
VOL. 388-182, PG. 62
P.R.T.C.T.

COORDINATE TABLE

NUM	NORTHING	EASTING
1	6,967,004.5898	2,322,042.2678
2	6,967,002.2251	2,321,947.2753
3	6,967,005.4191	2,322,049.2578
4	6,967,007.4717	2,322,042.2678
5	6,967,005.0179	2,322,042.2678

CONTROL POINT
CC6
N 6,971,351.9471
E 2,311,947.2753

POINT OF BEGINNING
PK NAIL FOUND
(CONTROL MONUMENT)
N 6,962,004.5898
E 2,322,042.2678

CONTROL POINT
CC5
N 6,955,519.2667
E 2,321,229.7297

CRS-3/8" CAPPED IRON ROD STAMPED TRANSYSTEMS SET

NOTE:
UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE
AND SHOULD BE VERIFIED BY OTHER UTILITIES MAY
EXIST THAT ARE NOT SHOWN OR CORRECTIONS WERE DONE TO DETERMINE
THE LOCATION OF UNDERGROUND UTILITIES.

WHITE SETTLEMENT
ROAD (ASPHALT)
(VARIABLE WIDTH R.D.W.)



500 W. 11th St., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8850
FAX 817-336-2241
PROJ NO: P202 06 0524
SCALE: 40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: H.L.T.
CHECKED BY: S.D.E.
P154-V-PRO001-R08-1.DGN
REVISED:



Kenneth D. Erwin
8-3-2012

SHEET TITLE
RICKY D. PHEMISTER, THADDEUS G. ALFORD
AND REBECCA MOORE, TRUSTEE OF THE TESTAMENTARY TRUST
CREATED UNDER THE WILL OF CAROLINE PHEMISTER, DECEASED
PARCEL #154-1 R.D.W.

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

EXHIBIT B

Page: 1 of 3

PARCEL #154-2 PUBLIC ACCESS EASEMENT

- BEING** a portion of Lot 5-R-2, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Ricky D. Phemister, recorded in Volume 16607, Page 35, Deed Records, Tarrant County, Texas, and Thaddeus Gregory Alford, an undivided $\frac{1}{4}$ interest, and Rebecca Moore, Trustee of the Testamentary Trust, created under the Will of Caroline Phemister, deceased, an undivided $\frac{1}{4}$ interest, recorded in Document Number 2012-PR00452-1, Probate Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
- COMMENCING** a found PK Nail on the North right-of-way line of White Settlement Road (a variable width right-of-way), for the Southwest corner of said Lot 5-R-2 and the Southeast corner of Lot 5-R-1 of said Bailey's Industrial Addition, **THENCE** North 0 degrees 25 minutes 26 seconds East, a distance of 17.86 feet to a set 5/8 inch iron rod with Transystems cap on the West line of said Lot 5-R-2 and the East line of said Lot 5-R-1 and the **POINT OF BEGINNING** of the herein described tract.
- THENCE** North 0 degrees 25 minutes 28 seconds East, along the West line of said Lot 5-R-2 and the East line of said Lot 5-R-1, a distance of 72.08 to a point;
- THENCE** North 59 degrees 04 minutes 01 seconds East, a distance of 22.73 feet to a point;
- THENCE** North 89 degrees 42 minutes 08 seconds East, a distance of 31.34 feet to a point;
- THENCE** South 79 degrees 04 minutes 00 seconds East, a distance of 19.39 feet to a point;
- THENCE** South 37 degrees 29 minutes 39 seconds East, a distance of 0.31 feet to a point on the East line of said Lot 5-R-2 and the West line of Lot 5-R-3, Block 17 of said Bailey's Industrial Addition;
- THENCE** South 0 degrees 25 minutes 26 seconds West, along the East line of said Lot 5-R-2 and the West line of said Lot 5-R-3, a distance of 74.78 feet to set 5/8 inch iron rod with Transystems cap, also being the beginning of a curve to the left;
- THENCE** along said curve, having a radius of 760.88 feet, a central angle of 3 degrees 14 minutes 30 seconds, an arc distance of 43.05 feet, and a chord bearing of South 86 degrees 59 minutes 29 seconds West, 43.04 feet to a set 5/8 inch iron rod with Transystems cap;
- THENCE** South 83 degrees 43 minutes 31 seconds West, a distance of 27.22 feet to the **POINT OF BEGINNING** and containing 5,494 Square feet or 0.126 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

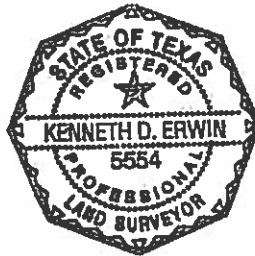
Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

NOTE:

UNDERGROUND UTILITIES SHOWN ARE COMPRISED FROM FIELD EVIDENCE AND SCALED FROM STREET MAPS PROVIDED BY OTHER OFFICES. IT IS NOT TO BE ASSUMED THAT EXPLORATIONS WERE MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.

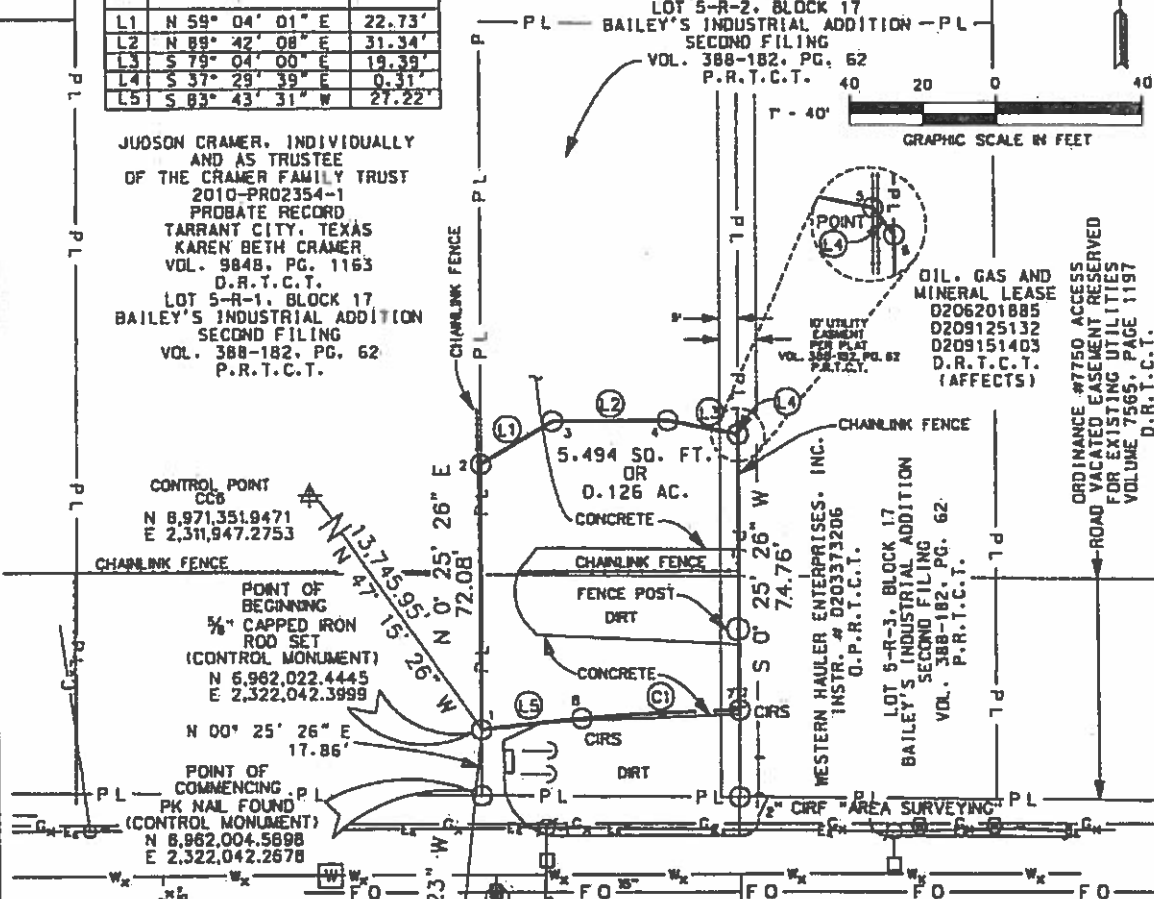
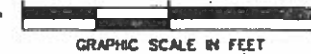
CRS - 3/8" CAPPED IRON ROD STAMPED TRANSYSTEMS SET

LINE TABLE

NO	BEARING	DISTANCE
L1	N 59° 04' 01" E	22.73'
L2	N 89° 42' 08" E	31.34'
L3	S 79° 04' 00" E	19.39'
L4	S 37° 29' 39" E	0.31'
L5	S 83° 43' 31" W	27.22'

JUDSON CRAMER, INDIVIDUALLY AND AS TRUSTEE OF THE CRAMER FAMILY TRUST 2010-PRO2354-1 PROBATE RECORD TARRANT CITY, TEXAS KAREN BETH CRAMER VOL. 9848, PG. 1163 D.R.T.C.T. LOT 5-R-1, BLOCK 17 BAILEY'S INDUSTRIAL ADDITION SECOND FILING VOL. 388-182, PG. 62 P.R.T.C.T.

RICKY D. PHENISTER, AN UNDIVIDED 1/2 INTEREST VOL. 16607, PG. 35, D.R.T.C.T. AND THADDEUS GREGORY ALFORD, AN UNDIVIDED 1/4 INTEREST AND REBECCA MOORE, TRUSTEE OF THE TESTAMENTARY TRUST CREATED UNDER THE WILL OF CAROLINE PHENISTER, DECEASED, AN UNDIVIDED 1/4 INTEREST DOCUMENT NUMBER 2012-PRO0452-1 PROBATE RECORDS, T.C.T. LOT 5-R-2, BLOCK 17 BAILEY'S INDUSTRIAL ADDITION - PL SECOND FILING VOL. 388-182, PG. 62 P.R.T.C.T.



CONTROL POINT CCB N 8,971,351.9471 E 2,311,947.2753

POINT OF BEGINNING 3/8" CAPPED IRON ROD SET (CONTROL MONUMENT) N 6,982,022.4445 E 2,322,042.3999

POINT OF COMMENCING PK NAIL FOUND (CONTROL MONUMENT) N 8,982,004.5698 E 2,322,042.2678

CONTROL POINT CCB N 8,955,519.2667 E 2,321,229.7297

COORDINATE TABLE

NUM	NORTHING	EASTING
1	8,982,022.4443	2,322,042.3999
2	8,982,022.3999	2,322,042.3999
3	8,982,022.3555	2,322,042.3999
4	8,982,022.3111	2,322,042.3999
5	8,982,022.2667	2,322,042.3999
6	8,982,022.2223	2,322,042.3999
7	8,982,022.1779	2,322,042.3999
8	8,982,022.1335	2,322,042.3999

CURVE TABLE

NO	DELTA	R	L	CB	LC
C1	3° 14' 30"	760.88	43.05	S 86° 59' 29" W	43.04

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-338-8950
FAX 817-338-8247
PROJ NO: P154-06-0574
SCALE: AS SHOWN
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: J.F.N.
CHECKED BY: K.D.L.
P154-V-PROJ001-ESM-2.DWG
REVISED:

STATE OF TEXAS REGISTERED

KENNETH D. ERWIN

5554

PROFESSIONAL LAND SURVEYOR

Kenneth D. Erwin

8-3-2012

SHEET TITLE
RICKY D. PHENISTER, THADDEUS G. ALFORD AND REBECCA MOORE, TRUSTEE OF THE TESTAMENTARY TRUST CREATED UNDER THE WILL OF CAROLINE PHENISTER, DECEASED PARCEL #154-2 PUBLIC ACCESS EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (42021) WITH AN ADJUSTMENT FACTOR OF 1.000137578316

PG. 3 OF 3

EXHIBIT C

Page: 1 of 3

PARCEL #154-3 TEMPORARY CONSTRUCTION EASEMENT

BEING a portion of Lot 5-R-2, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Ricky D. Plemister, recorded in Volume 16607, Page 35, Deed Records, Tarrant County, Texas, and Thaddeus Gregory Alford, an undivided $\frac{1}{4}$ interest, and Rebecca Moore, Trustee of the Testamentary Trust, created under the Will of Caroline Plemister, deceased, an undivided $\frac{1}{4}$ interest, recorded in Document Number 2012-PR00452-1, Probate Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING a found PK Nail on the North right-of-way line of White Settlement Road (a variable width right-of-way), for the Southwest corner of said Lot 5-R-2 and the Southeast corner of said Lot 5-R-1, of said Bailey's Industrial Addition, THENCE North 0 degrees 25 minutes 26 seconds East, a distance of 89.93 feet to a point on the West line of said Lot 5-R-2 and the East line of said Lot 5-R-1 and the POINT OF BEGINNING of the herein described tract.

THENCE North 59 degrees 04 minutes 01 seconds East, a distance of 19.37 feet to a point;

THENCE North 89 degrees 42 minutes 08 seconds East, a distance of 35.08 feet to a point;

THENCE South 79 degrees 04 minutes 00 seconds East, a distance of 18.71 feet to a point on the East line of said Lot 5-R-2 and the West line of Lot 5-R-3, Block 17 of said Bailey's Industrial Addition;

THENCE South 0 degrees 25 minutes 26 seconds West, along the East line of said Lot 5-R-2 and the West line of said Lot 5-R-3, a distance of 10.38 to a point;

THENCE North 37 degrees 29 minutes 39 seconds West, a distance of 0.31 feet to a point;

THENCE North 79 degrees 04 minutes 00 seconds West, a distance of 19.39 feet to a point;

THENCE South 89 degrees 42 minutes 08 seconds West, a distance of 31.34 feet to a point;

THENCE South 59 degrees 04 minutes 01 seconds West, a distance of 22.73 feet to a point;

THENCE South 0 degrees 25 minutes 26 seconds West, along the West line of said Lot 5-R-2 and the East line of said Lot 5-R-1, a distance of 11.71 feet to the POINT OF BEGINNING and containing 532 Square feet or 0.012 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375269116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, that I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554

Dated: 8-3-2012



RICKY D. PHEMISTER, AN UNDIVIDED 1/2 INTEREST
VOL. 16607, PG. 35, D.R.T.C.T.
AND THADDEUS GREGORY ALFORD,
AN UNDIVIDED 1/4 INTEREST
AND REBECCA MOORE, TRUSTEE OF THE TESTAMENTARY TRUST CREATED
UNDER THE WILL OF CAROLINE PHEMISTER, DECEASED,
AN UNDIVIDED 1/4 INTEREST
DOCUMENT NUMBER 2012-PRO0452-1
PROBATE RECORDS, T.C.T.
LOT 5-R-2, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 00° 25' 26" E	11.71'
L2	N 59° 04' 01" E	19.37'
L3	N 89° 42' 08" E	35.06'
L4	S 79° 04' 00" E	18.71'
L5	S 00° 25' 26" W	10.38'
L6	N 37° 29' 39" W	0.31'
L7	N 79° 04' 00" W	19.39'
L8	S 89° 42' 08" W	31.34'
L9	S 59° 04' 01" W	22.73'

CONTROL POINT
CCS
N 6,971,351.9471
E 2,311,947.2753

N 47° 28' 48" W
13,697.53'

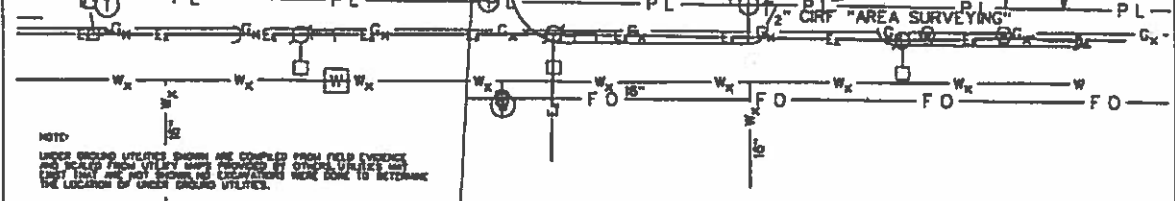
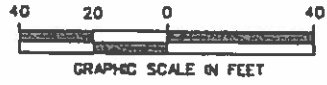
JUDSON CRAMER, INDIVIDUALLY
AND AS TRUSTEE
OF THE CRAMER FAMILY TRUST
2010-PRO2354-1
PROBATE RECORD
TARRANT CITY, TEXAS
KAREN BETH CRAMER
VOL. 984B, PG. 1163
D.R.T.C.T.
LOT 5-R-1, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

COORDINATE TABLE		
NUM	NORTHING	EASTING
1	6,982,094.5195	2,322,042.9332
2	6,982,094.5195	2,322,042.9332
3	6,982,094.5195	2,322,042.9332
4	6,982,094.5195	2,322,042.9332
5	6,982,094.5195	2,322,042.9332
6	6,982,094.5195	2,322,042.9332
7	6,982,094.5195	2,322,042.9332
8	6,982,094.5195	2,322,042.9332
9	6,982,094.5195	2,322,042.9332

POINT OF BEGINNING
N 6,982,094.5195
E 2,322,042.9332

DIL. GAS AND
MINERAL LEASE
D206201885
D209125132
D209151403
D.R.T.C.T.
(AFFECTS)
POINT OF COMMENCING
PK NAIL FOUND
(CONTROL MONUMENT)
N 6,982,004.5898
E 2,322,042.2678

TRINITY
EASEMENT
PER PLAN
VOL. 388-182, PG. 62
P.R.T.C.T.
734 SQ. FT.
OR
0.017 AC.



NOTE:
UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE
AND RECORD FROM UTILITY MAPS PROVIDED BY OTHER UTILITIES AND
FIELD DATA THAT ARE NOT INCORPORATED COORDINATES WERE DONE TO DETERMINE
THE LOCATION OF GROUND UTILITIES.

CONTROL POINT
CCS
N 6,955,319.2687
E 2,321,229.7287

WHITE SETTLEMENT ROAD (ASPHALT)
(VARIABLE WIDTH R.O.W.)

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-338-8950
FAX 817-336-2247

PROJ NO: PROJ 06 0514
SCALE: 40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: R.L.T.
CHECKED BY: S.D.L.
154 V PRODOT-ESMT-3.DGN
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
8-3-2012

SHEET TITLE RICKY D. PHEMISTER, THADDEUS G. ALFORD
AND REBECCA MOORE, TRUSTEE OF THE TESTAMENTARY TRUST
CREATED UNDER THE WILL OF CAROLINE PHEMISTER, DECEASED
PARCEL #154-3 TEMPORARY CONSTRUCTION EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001575289116

PG. 3 of 3

A portion of Lot B-R, Block 21, Bailey's Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2040, Plat Records, Tarrant County, Texas, owned by Rupert Street I, L.P., being an approximately 0.027 acre tract of land for a roadway easement, an approximately 0.003 acre strip of land for a roadway easement, and an approximately 0.133 acre strip of land for an bridge easement, together with a 0.150 acre tract of land for a temporary construction easement, for the appraised fair market value of \$148,715.00;

EXHIBIT "A"

Page: 1 of 3

PARCEL #100-1 ROADWAY EASEMENT

- BEING** a portion of Lot B-R, Block 21, Bailey's Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2040, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Rupert Street I, L.P., recorded in Volume 16243, Page 204, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
- BEGINNING** at a 5/8 inch capped iron rod with cap stamped TranSystems set for the Southwest corner of said Lot B-R and the Southwest corner of said Rupert Street I, L.P. tract on the North right-of-way line of White Settlement Road (a variable width right-of-way) and being on the East right-of-way line of Rupert Street (a variable width right-of-way).
- THENCE** North 00 degrees 15 minutes 37 seconds East, along the West line of said Lot B-R and the West line of said Rupert Street I, L.P. tract and the East right-of-way line of said Rupert Street, a distance of 93.10 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;
- THENCE** South 14 degrees 28 minutes 04 seconds East, a distance of 78.55 feet to a set "X" in concrete;
- THENCE** South 23 degrees 53 minutes 09 seconds East, a distance of 18.77 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set on the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road;
- THENCE** North 89 degrees 44 minutes 22 seconds West, along the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 27.65 feet to the POINT OF BEGINNING and containing 1,166 Square feet or 0.027 acres of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

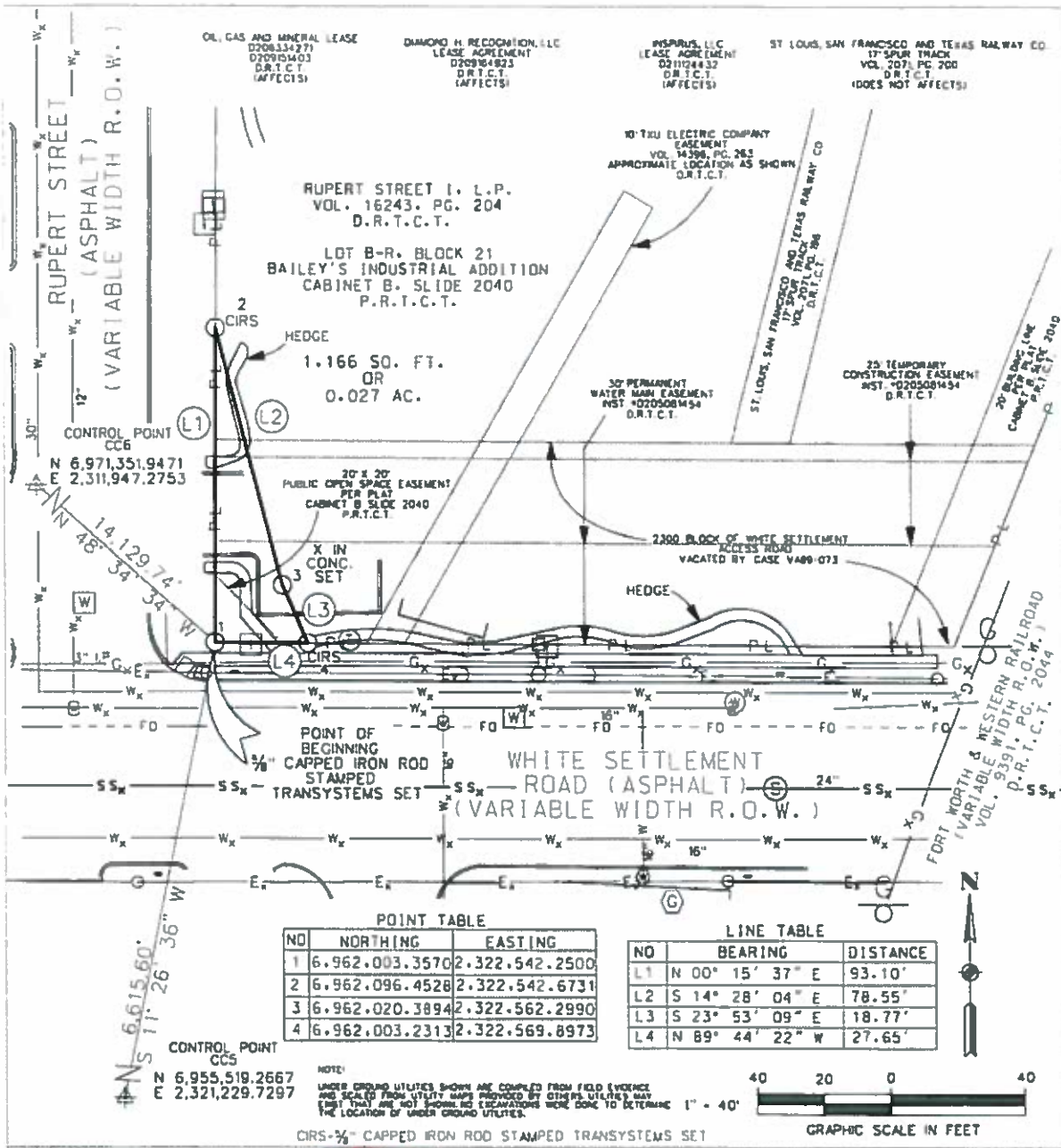
Kenneth D. Erwin

Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

Revised Date: 9-10-2012



Tran Systems

500 W. 7TH ST., SUITE 1100
FORT NORTH, TEXAS 76102
817-359-8950
FAX 817-336-2747

PROJ NO: P202 06 0524
SCALE: 40'
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: R.L.T.
CHECKED BY: R.D.E.
PTD: V-PR0001-RDM-1.DGN
REVISED: 9-10-2012



SHEET TITLE
RUPERT STREET I. L.P.
PARCEL #100-1 ROADWAY EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON RAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.000137528116

PG. 3 of 3

EXHIBIT "B"
PARCEL #100-2
ROADWAY EASEMENT

BEING a portion of Lot B-R, Block 21, Bailey's Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2040, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Rupert Street I, L.P., recorded in Volume 16243, Page 204, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch capped iron rod with cap stamped TranSystems set for the Southwest corner of said Lot B-R and the Southwest corner of said Rupert Street I, L.P. tract on the North right-of-way line of White Settlement Road (a variable width right-of-way), being on the East right-of-way line of Rupert Street (a variable width right-of-way); **THENCE** South 89 degrees 44 minutes 22 seconds East, along the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 114.71 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set and the **POINT OF BEGINNING** of the herein described tract.

THENCE North 00 degrees 07 minutes 58 seconds East, a distance of 5.12 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;

THENCE South 89 degrees 52 minutes 02 seconds East, a distance of 23.00 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;

THENCE South 00 degrees 07 minutes 58 seconds West, a distance of 5.17 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set on the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road;

THENCE North 89 degrees 44 minutes 22 seconds West, along the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 23.00 feet to the **POINT OF BEGINNING** and containing 118 Square feet or 0.003 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554

Dated: 8-3-2012

Revised Date: 9-10-2012

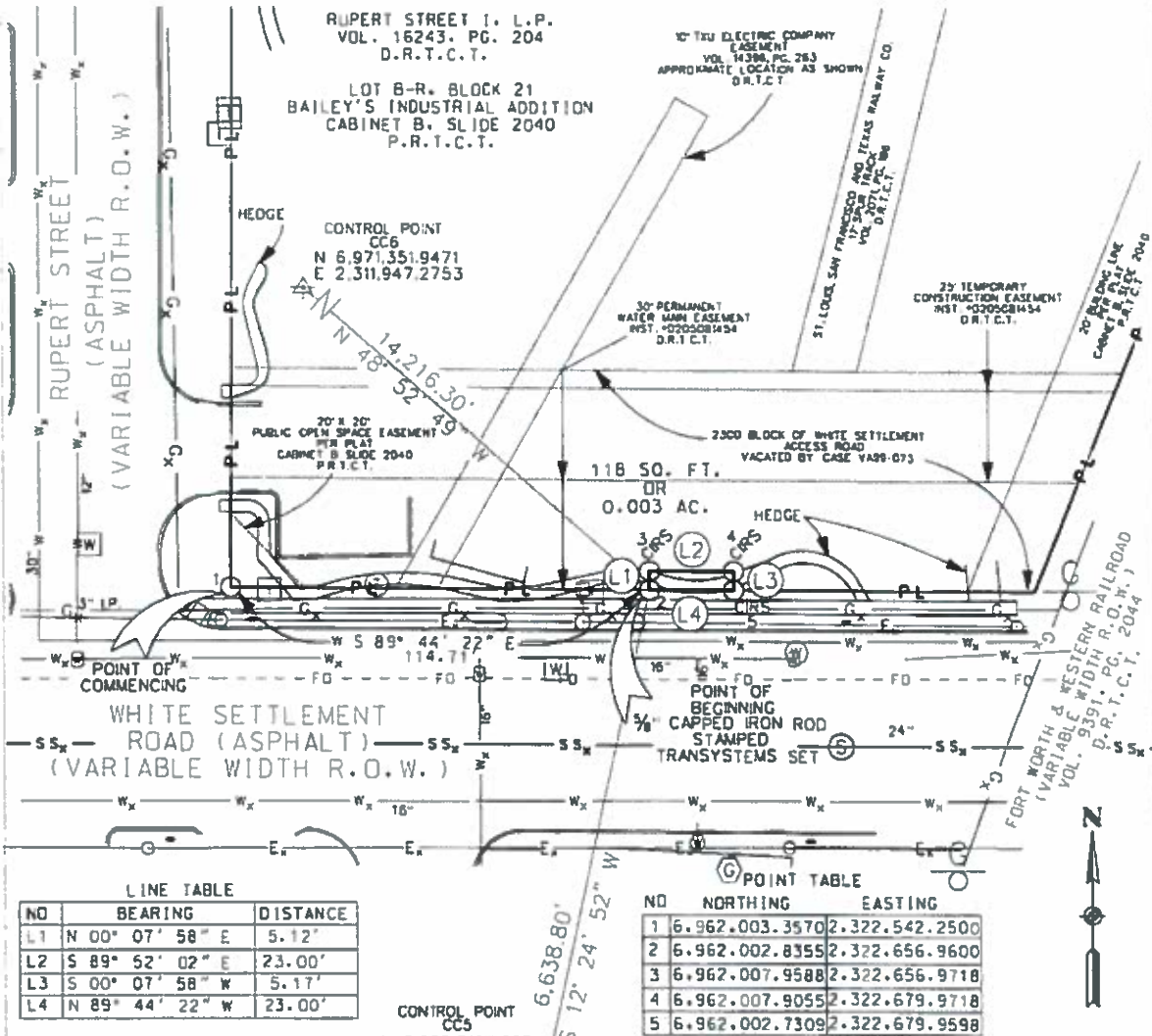


DL CAS AND MINERAL LEASE
D206334271
D20635403
D.R.T.C.T.
(AFFECTS)

DIAMOND H. RECOGNITION, L.L.C.
LEASE AGREEMENT
D209164923
D.R.T.C.T.
(AFFECTS)

INSPIRUS, L.L.C.
LEASE AGREEMENT
D21104432
D.R.T.C.T.
(AFFECTS)

ST. LOUIS, SAN FRANCISCO AND TEXAS RAILWAY CO.
17" SPUR TRACK
VOL. 207L PG. 200
D.R.T.C.T.
100E'S NOT AFFECTS)



LINE TABLE

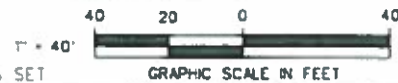
NO	BEARING	DISTANCE
L1	N 00° 07' 58" E	5.12'
L2	S 89° 52' 02" E	23.00'
L3	S 00° 07' 58" W	5.11'
L4	N 89° 44' 22" W	23.00'

POINT TABLE

NO	NORTHING	EASTING
1	6,962,003.3570	2,322,542.2500
2	6,962,002.8355	2,322,656.9600
3	6,962,007.9588	2,322,656.9718
4	6,962,007.9055	2,322,679.9718
5	6,962,002.7309	2,322,679.9598

CONTROL POINT
CC5
N 6,955,519.2667
E 2,321,229.7297

NOTE:
UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD SURVEY AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.



CIRS=3/8" CAPPED IRON ROD, STAMPED TRANSYSTEMS SET

TranSystems
500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
PROJ NO: P307 06 0524
SCALE: 40
DATE: 8-1-12
DESIGNED BY:
DRAWN BY: R.L.T.
CHECKED BY: K.D.E.
PTOC: V-PB0001-ROB-2.DWG
REVISED: 9-10-2012



Kenneth D. Erwin
9-10-2012

SHEET TITLE
RUPERT STREET I, L.P.
PARCEL #100-2 ROADWAY EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

EXHIBIT "C"
PARCEL #100-3
OVERHANG EASEMENT

- BEING** a portion of Lot B-R, Block 21, Bailey's Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2040, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Rupert Street I, L.P., recorded in Volume 16243, Page 204, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:
- COMMENCING** at a 5/8 inch capped iron rod with cap stamped TranSystems set for the Southwest corner of said Lot B-R and the Southwest corner of said Rupert Street, L.P. tract on the North right-of-way line of White Settlement Road (a variable width right-of-way), and being on the East right-of-way line of Rupert Street (a variable width right-of-way); **THENCE** South 89 degrees 44 minutes 22 seconds East, along the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 27.65 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set and the **POINT OF BEGINNING** of the herein described tract.
- THENCE** North 23 degrees 53 minutes 09 seconds West, a distance of 18.77 feet to a "X" in concrete set;
- THENCE** North 14 degrees 28 minutes 04 seconds West, a distance of 11.89 feet to a point;
- THENCE** South 89 degrees 52 minutes 00 seconds East, a distance of 215.65 feet to a point on the East line of said Lot B-R and the East line of said Rupert Street I, L.P. tract and the Westerly right-of-way line of the Fort Worth & Western Railroad (a variable width right-of-way), recorded in Volume 9391, Page 2044, D.R.T.C.T.;
- THENCE** South 22 degrees 17 minutes 38 seconds West, along the East line of said Lot B-R and the East Line of said Rupert Street I, L.P. tract and the West right-of-way line of said Fort Worth & Western Railroad, a distance of 31.40 feet to a point at the Southeast corner of said Lot B-R and the Southeast corner of said Rupert Street I, L.P. tract on the North right-of-way line of said White Settlement Road;
- THENCE** North 89 degrees 44 minutes 22 seconds West, along the South line of said Lot B-R and said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 83.11 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;
- THENCE** North 00 degrees 07 minutes 58 seconds East, a distance of 5.17 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;
- THENCE** North 89 degrees 52 minutes 02 seconds West, a distance of 23.00 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;
- THENCE** South 00 degrees 07 minutes 58 seconds West, a distance of 5.12 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set in the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract on the North right-of-way line of said White Settlement Road;

THENCE North 89 degrees 44 minutes 22 seconds West, along the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 87.06 feet to the POINT OF BEGINNING and containing 5,800 Square feet or 0.133 acres of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

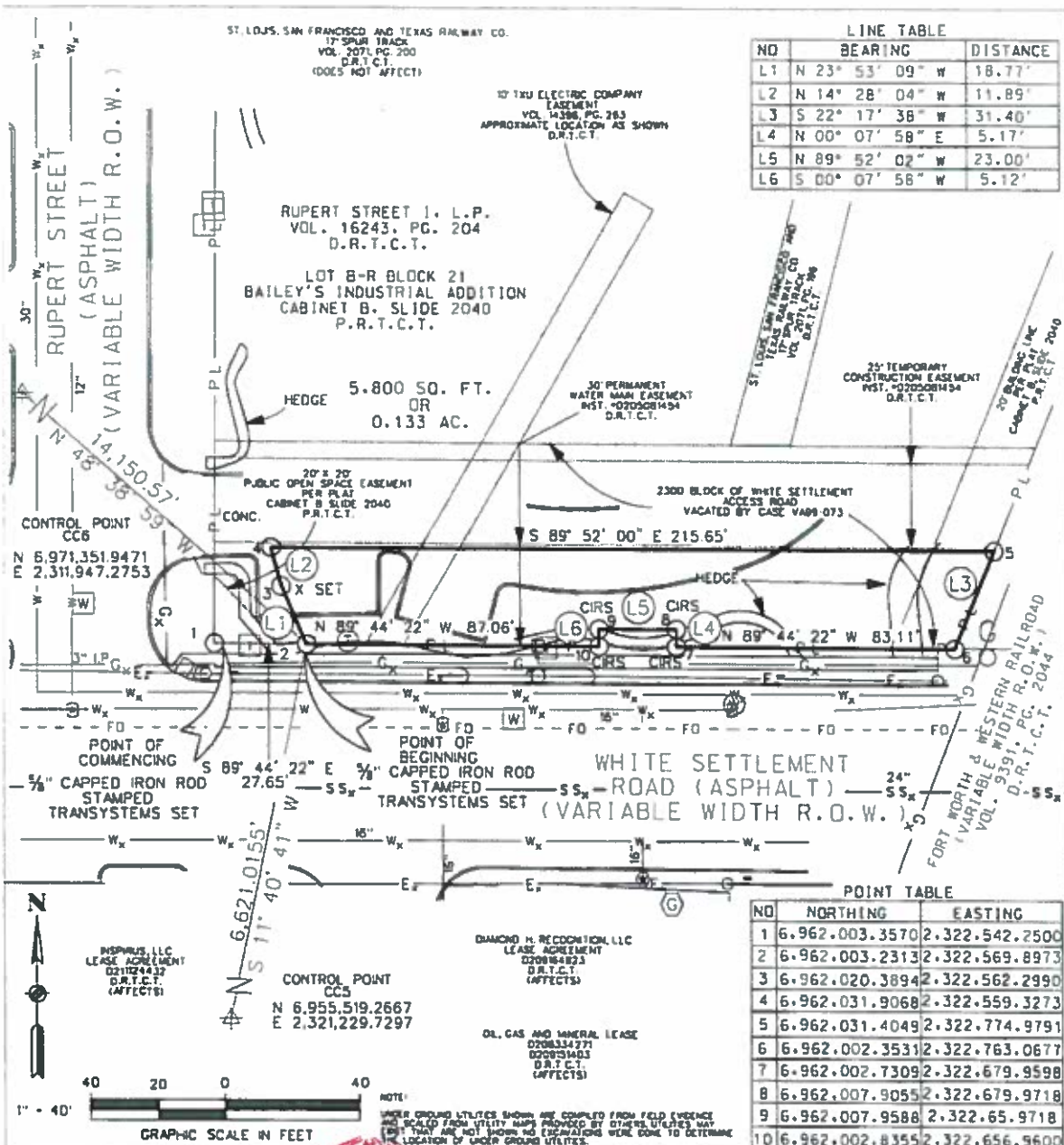


Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

Revised Date: 9-10-2012

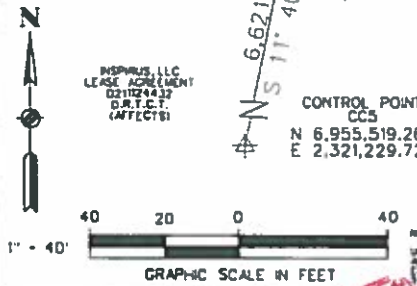


LINE TABLE

NO	BEARING	DISTANCE
L1	N 23° 53' 09" W	18.77'
L2	N 14° 28' 04" W	11.89'
L3	S 22° 17' 36" W	31.40'
L4	N 00° 07' 58" E	5.17'
L5	N 89° 52' 02" W	23.00'
L6	S 00° 07' 58" W	5.12'

POINT TABLE

NO	NORTHING	EASTING
1	6,962,003.3570	2,322,542.2500
2	6,962,003.2313	2,322,569.8973
3	6,962,020.3894	2,322,562.2990
4	6,962,031.9068	2,322,559.3273
5	6,962,031.4049	2,322,774.9791
6	6,962,002.3531	2,322,763.0677
7	6,962,002.7309	2,322,679.9598
8	6,962,007.9055	2,322,679.9718
9	6,962,007.9588	2,322,65.9718
10	6,962,002.8355	2,322,656.9600



TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247

PROJ NO: P703 06 0574
SCALE: 40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: R.L.T.
CHECKED BY: D.E.
PLOT: 14-PR0001-1301-1.000
REVISED: 9-10-2012



SHEET TITLE
RUPERT STREET I. L.P.
PARCEL #100-3 OVERHANG EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE 142021 #11H
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

EXHIBIT "D"

Page: 1 of 3

PARCEL #100-4 TEMPORARY CONSTRUCTION EASEMENT

- BEING** a portion of Lot B-R, Block 21, Bailey's Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2040, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Rupert Street I, L.P., recorded in Volume 16243, Page 204, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:
- COMMENCING** at a 5/8 inch capped iron rod with cap stamped TranSystems set for the Southwest corner of said Lot B-R and the Southwest corner of said Rupert Street I, L.P. tract on the North right-of-way line of White Settlement Road (a variable width right-of-way), being on the East right-of-way line of Rupert Street (a variable width right-of-way); THENCE South 89 degrees 44 minutes 22 seconds East, along the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 27.65 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set and the POINT OF BEGINNING of the herein described tract.
- THENCE** North 23 degrees 53 minutes 09 seconds West, a distance of 18.77 feet to a "X" in concrete set;
- THENCE** North 14 degrees 28 minutes 04 seconds West, a distance of 58.30 feet to a point;
- THENCE** South 89 degrees 52 minutes 00 seconds East, a distance of 17.23 feet to a point;
- THENCE** South 16 degrees 08 minutes 24 seconds East, a distance of 47.17 feet to a point;
- THENCE** South 89 degrees 52 minutes 00 seconds East, a distance of 196.75 feet to a point on the East line of said Lot B-R and the East line of said Rupert Street I, L.P. tract and the West right-of-way line of the Fort Worth & Western Railroad (a variable width right-of-way), recorded in Volume 9391, Page 2044, D.R.T.C.T.;
- THENCE** South 22 degrees 17 minutes 38 seconds West, along the East line of said Lot B-R and the East Line of said Rupert Street I, L.P. tract and the Westerly right-of-way line of said Fort Worth & Western Railroad, a distance of 30.99 feet to a point being the Southeast corner of said Lot B-R and the Southeast corner of said Rupert Street I, L.P. tract on the North right-of-way line of said White Settlement Road;
- THENCE** North 89 degrees 44 minutes 22 seconds West, along the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 83.11 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;
- THENCE** North 00 degrees 07 minutes 58 seconds East, a distance of 5.17 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;
- THENCE** North 89 degrees 52 minutes 02 seconds West, a distance of 23.00 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set;
- THENCE** South 00 degrees 07 minutes 58 seconds West, a distance of 5.12 feet to a 5/8 inch capped iron rod with cap stamped TranSystems set on the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and on the North right-of-way line of said White Settlement Road;

THENCE North 89 degrees 44 minutes 22 seconds West, along the South line of said Lot B-R and the South line of said Rupert Street I, L.P. tract and the North right-of-way line of said White Settlement Road, a distance of 87.06 feet to the POINT OF BEGINNING and containing 6,532 Square feet or 0.150 acres of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

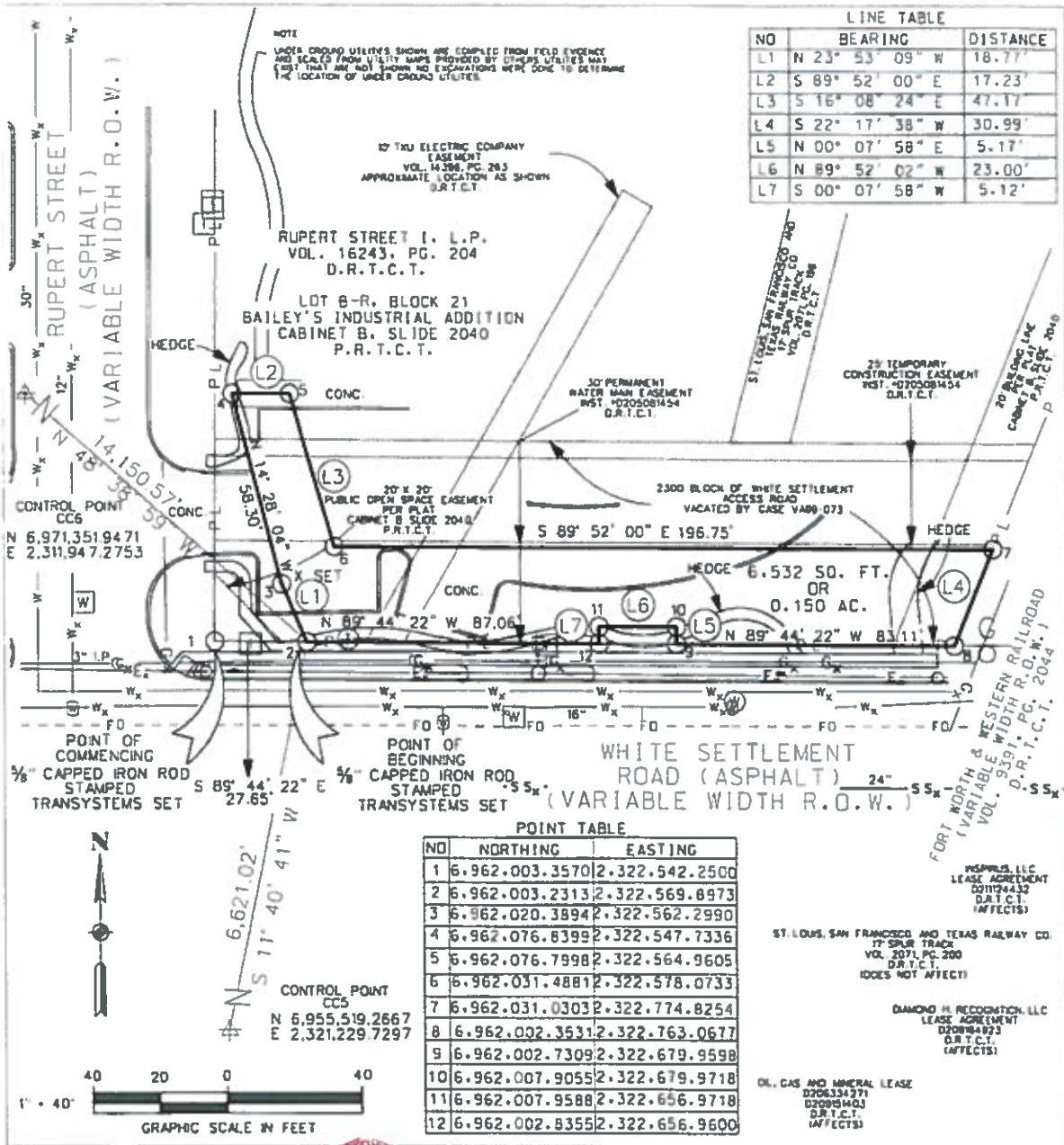
By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

Revised Date: 9-10-2012



TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
PROJ NO: P202 06 0524
SCALE: 40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: H.L.L.
CHECKED BY: K.D.E.
P100_V-P0001-ESMT-4_OGN
REVISED: 9-10-2012

STATE OF TEXAS REGISTERED
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
 9-10-2012

SHEET TITLE
RUPERT STREET I. L.P.
PARCEL #100-4 TEMPORARY CONSTRUCTION EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

A portion of Lots 5 and 6, Block 5, Weisenberger Addition, owned by Stephanie A. Shekell and Terry D. Coote, being an approximately 0.055 acre strip of land for a public access easement and an approximately 0.023 acre strip of land for a temporary construction easement, for the appraised fair market value of \$85,539.00;

Exhibit A-1

Page: 1 of 3

PARCEL #149-1
PUBLIC ACCESS EASEMENT

BEING a portion of Lots 5 and 6, Block 5, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-A, Page 120, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Stephanie A. Shekell and Terry D. Coote, recorded in Volume 14066, Page 21, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod (control monument) on the South right-of-way line of White Settlement Road (a variable width right-of-way) and being the Northwest corner of Lot 3, Block 5, of said Weisenberger Addition; **THENCE** South 89 degrees 49 minutes 58 seconds East, along the South right-of-way line of said White Settlement Road, a distance of 100.00 feet to a point at the Northwest corner of said Lot 5 and the Northeast corner of Lot 4, Block 5, of said Weisenberger Addition and the POINT OF BEGINNING of the herein described tract.

THENCE South 89 degrees 49 minutes 58 seconds East, along the North line of said Shekell and Coote tract and the Southerly right-of-way line of said White Settlement Road, a distance of 100.00 feet to a point for the Northeast corner of said Lot 6 and the Northwest corner of Lot 7, Block 5, of said Weisenberger Addition;

THENCE South 00 degrees 10 minutes 02 seconds West, along the East line of said Lot 6 and the West line of said Lot 7, a distance of 23.90 feet to a point;

THENCE North 89 degrees 52 minutes 00 seconds West, a distance of 100.00 feet to a point on the West line of said Lot 5 and the East line of said Lot 4;

THENCE North 00 degrees 10 minutes 02 seconds East, along West line of said Lot 5 and the East line of said Lot 4, a distance of 23.96 feet to the POINT OF BEGINNING and containing 2,393 Square feet or 0.055 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

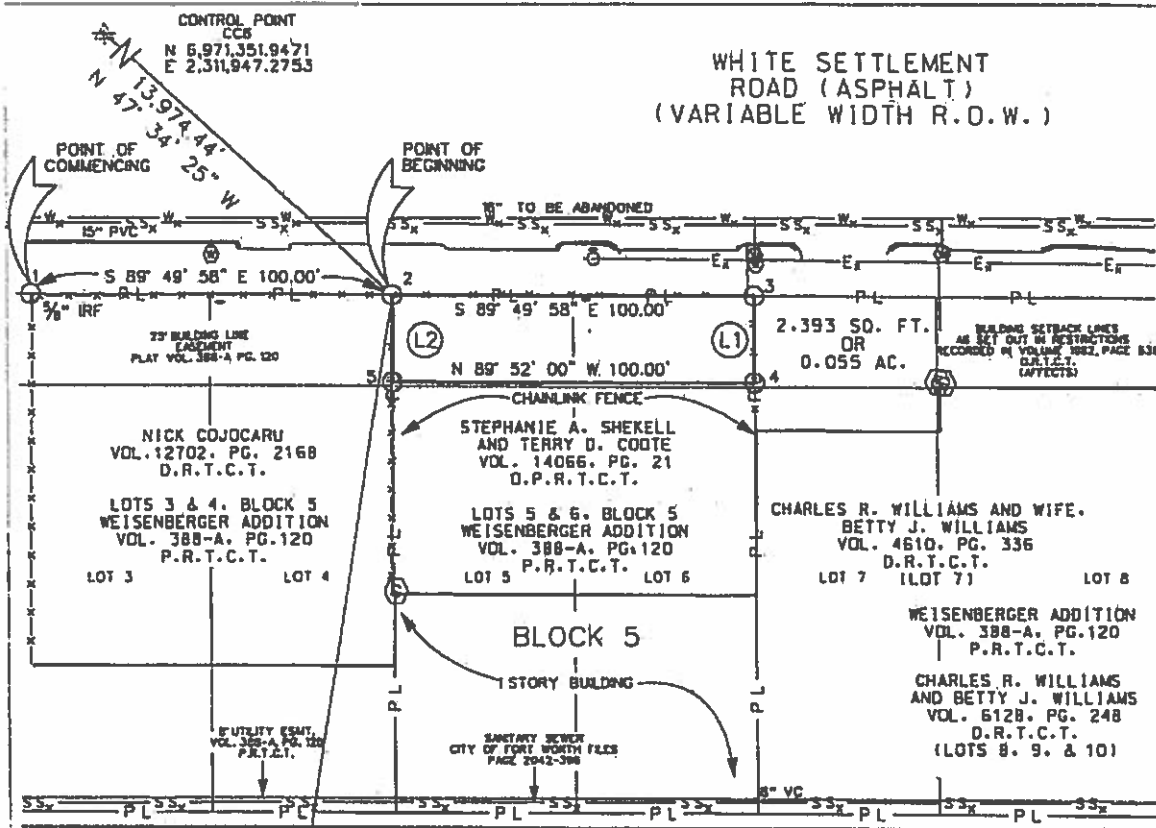
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012



CONTROL POINT
CCB
N 6,955,519.2667
E 2,321,229.7297

N 6° 48' 09" 35" W

POINT TABLE

NO	NORTHING	EASTING
1	6,961,924.47302	2,322,162.4270
2	6,961,924.18132	2,322,262.4266
3	6,961,923.88962	2,322,362.4261
4	6,961,899.98962	2,322,362.3564
5	6,961,900.22252	2,322,262.3567

LINE TABLE

NO	BEARING	DISTANCE
L1	S 00° 10' 02" W	23.90'
L2	N 00° 10' 02" E	23.96'

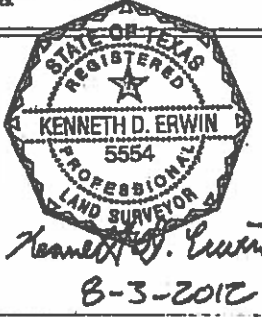
NOTE:
UNDER CHANGING UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND READERS FROM UTILITY MAPS PROVIDED BY OTHER SURVEYS MAY BE DIFFERENT. THE LOCATION OF THESE GROUND UTILITIES



Trinity Systems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX: 817-336-2247

PROJ NO: P702 DE 0521
SCALE: 1/40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: R.L.L.
CHECKED BY: E.D.L.
V128-V-PROJ01-1-1-1-008
REVISED:



SHEET TITLE
STEPHANIE A. SHEKELL AND TERRY D. COOTE
PARCEL #149-1 PUBLIC ACCESS EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.000137289116

PG. 3 of 3

Exhibit A-2

Page: 1 of 3

PARCEL #149-2
TEMPORARY CONSTRUCTION EASEMENT

BEING a portion of Lots 5 and 6, Block 5, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-A, Page 120, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Stephanie A. Shekell and Terry D. Coote, recorded in Volume 14066, Page 21, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod (control monument) on the South right-of-way line of White Settlement Road (a variable width right-of-way) and being the Northeast corner of Lot 3, Block 5, of said Weisenberger Addition; THENCE South 89 degrees 49 minutes 58 seconds East, along the South right-of-way line of said White Settlement Road, a distance of 100.00 feet to the Northwest corner of said Lot 5 and the Northeast corner of Lot 4, Block 5, of said Weisenberger Addition; THENCE South 00 degrees 10 minutes 02 seconds West, along the West line of said Lot 5 and the East line of said Lot 4, a distance of 23.96 feet to the POINT OF BEGINNING of the herein described tract.

THENCE South 89 degrees 52 minutes 00 seconds East, a distance of 100.00 feet to a point on the East line of said Lot 6 and the West line of Lot 7, Block 5, of said Weisenberger Addition;

THENCE South 00 degrees 10 minutes 02 seconds West, along the East line of said Lot 6 and the West line of said Lot 7, a distance of 10.00 feet to a point;

THENCE North 89 degrees 52 minutes 00 seconds West, a distance of 100.00 feet to a point on the West line of said Lot 5 and the East line of said Lot 4;

THENCE North 00 degrees 10 minutes 02 seconds East, along the West line of said Lot 5 and the East line of said Lot 4, a distance of 10.00 feet to the POINT OF BEGINNING and containing 1,000 Square feet or 0.023 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

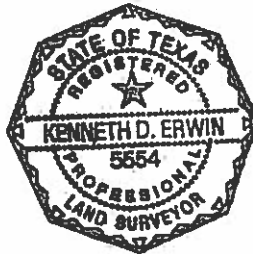
Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

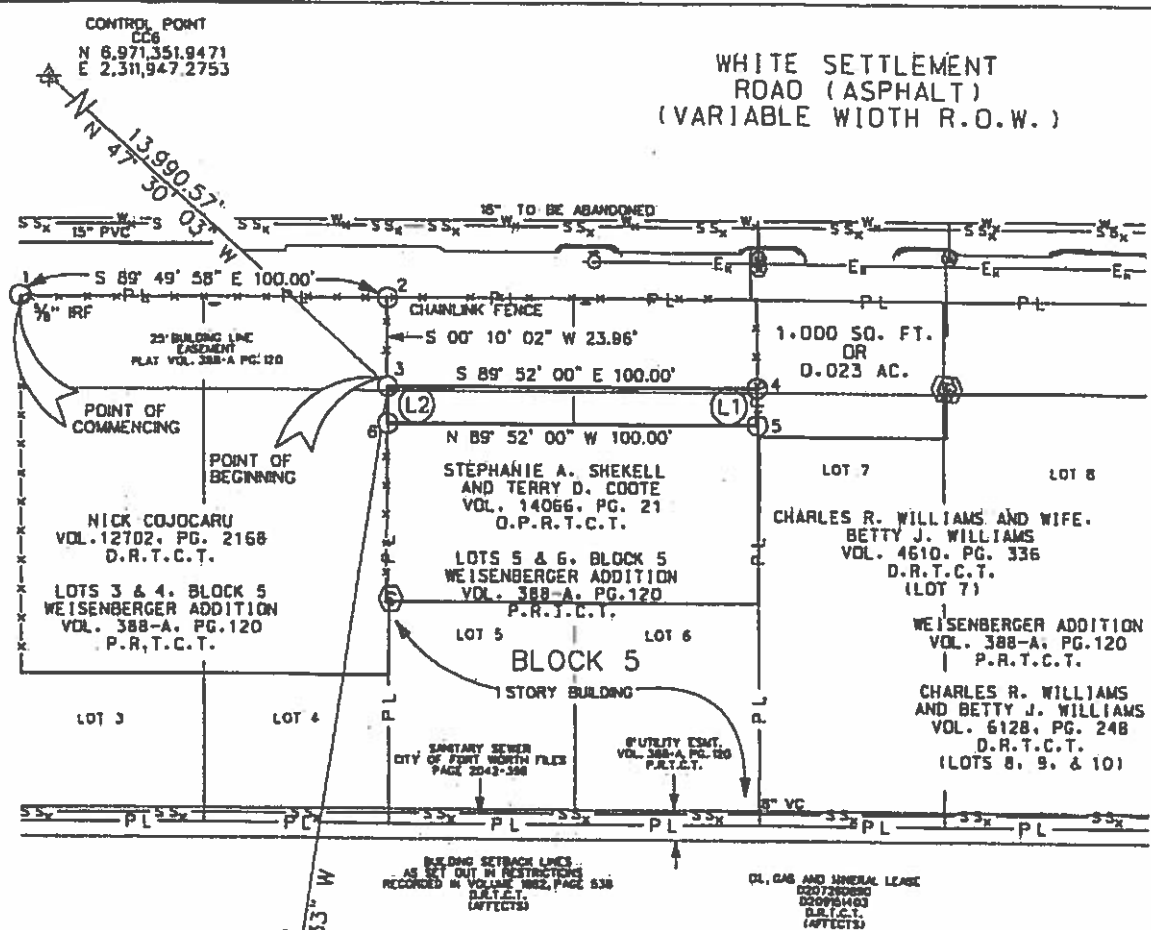
By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

WHITE SETTLEMENT ROAD (ASPHALT)
(VARIABLE WIDTH R.O.W.)



CONTROL POINT
CC5
N 6,955,519.2667
E 2,321,229.7297

N 6,463.97'
S 09° 11' 33" W

POINT TABLE

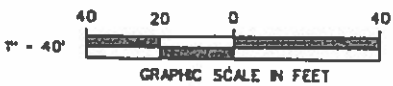
NO	NORTHING	EASTING
1	6.961.924.4730	2.322.162.4270
2	6.961.924.1813	2.322.262.4266
3	6.961.900.2225	2.322.262.3567
4	6.961.899.9896	2.322.362.3564
5	6.961.889.9899	2.322.362.3273
6	6.961.890.2226	2.322.262.3275

LINE TABLE

NO	BEARING	DISTANCE
L1	S 00° 10' 02" W	10.00'
L2	N 00° 10' 02" E	10.00'



NOTE:
UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD SURVEY AND FIELD FROM UTILITY MAPS PROVIDED BY OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO GUARANTEE WILL BE GIVEN AS TO THE LOCATION OF UNDER GROUND UTILITIES.



Trinity Systems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247

PROJ NO: PR02 06 0524
SCALE: 40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: R.L.T.
CHECKED BY: S.D.E.
#149-V-160001-2-SUB-2-000
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH L. IRWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth L. Irwin
8-3-2012

SHEET TITLE
STEPHANIE A. SHEKELL AND TERRY D. COOTE
PARCEL #149-2 TEMPORARY CONSTRUCTION EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001315289116

PG. 3 of 3

A portion of Lot 8-R, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-122, Page 73, Plat Records, Tarrant County, Texas, owned by Western Hauler Enterprises, Inc. formerly known as John Bell Enterprises, Inc., being an approximately 0.082 acre strip of land for a roadway easement and an approximately 0.121 acre strip of land for a public access easement, together with an approximately 0.035 acre strip of land for a temporary construction easement, for the appraised fair market value of \$277,345.00;

Exhibit "1"
PARCEL #150-1
ROADWAY EASEMENT

Page: 1 of 3

- BEING** a portion of Lot 8-R, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-122, Page 73, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of a tract of land described in a deed to John Bell Enterprises, Inc. recorded in Volume 12785, Page 5, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
- BEGINNING** at a found "X" cut in concrete on the North right-of-way line of White Settlement Road (a variable width right-of-way) and being the Southwest corner of said Lot 8-R and the Southeast corner of Lot 5-R-3, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, P.R.T.C.T.;
- THENCE** North 00 degrees 25 minutes 26 seconds East, along the West line of said Lot 8-R and the East line of said Lot 5-R-3, a distance of 24.23 feet to a set "X" in concrete;
- THENCE** South 89 degrees 52 minutes 06 seconds East, a distance of 145.04 feet to a set "X" in concrete on the East line of said Lot 8-R and the North right-of-way line of said White Settlement Road;
- THENCE** South 00 degrees 30 minutes 45 seconds West, along the East line of said Lot 8-R and the North right-of-way line of said White Settlement Road, a distance of 24.97 feet to a set "X" in concrete;
- THENCE** North 89°34' 34" West, along the South line of said Lot 8-R and the North right-of-way line of said White Settlement Road, a distance of 145.00 feet to the POINT OF BEGINNING and containing 3,568 Square feet or 0.082 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

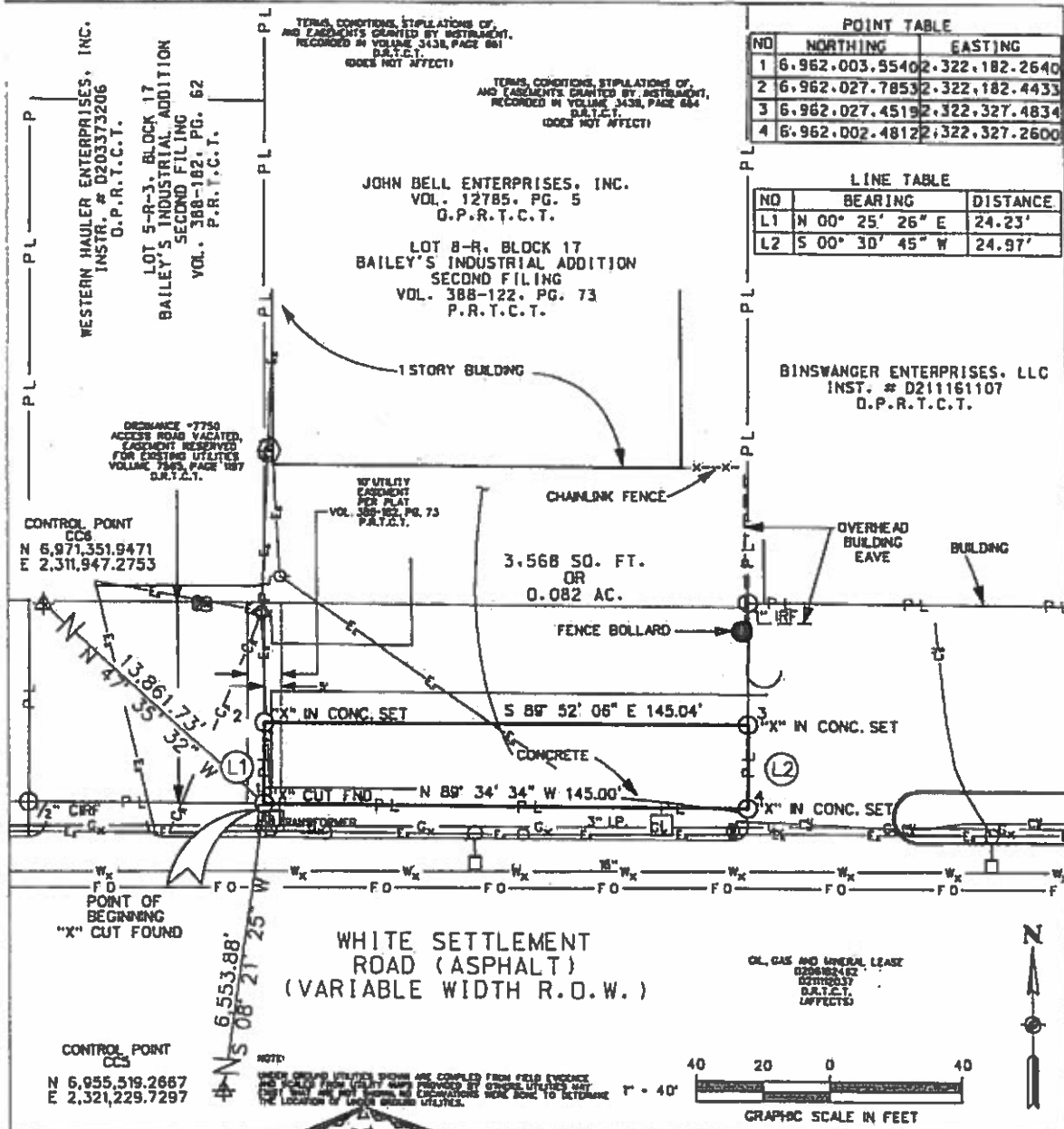
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012



POINT TABLE		
NO	NORTHING	EASTING
1	6,962,003.5540	2,322,182.2640
2	6,962,027.7853	2,322,182.4433
3	6,962,027.4519	2,322,327.4834
4	6,962,002.4812	2,322,327.2600

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 00° 25' 26" E	24.23'
L2	S 00° 30' 45" W	24.97'

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-338-8950
FAX 817-338-2247

PROJ NO: PROJ 05 0524
SCALE: 40'
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: H.L.J.
CHECKED BY: R.P.L.
PISO: Y-PROJ-104-1.020
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
8-3-2012

SHEET TITLE
JOHN BELL ENTERPRISES, INC.
PARCEL #150-1 ROADWAY EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.000135289116

PG. 3 of 3

Exhibit "2"
PARCEL #150-2
PUBLIC ACCESS EASEMENT

- BEING** a portion of Lot 8-R, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-122, Page 73, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of a tract of land described in a deed to John Bell Enterprises, Inc. recorded in Volume 12785, Page 5, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
- COMMENCING** at a found "X" cut in concrete on the North right-of-way line of White Settlement Road (a variable width right-of-way) and being the Southwest corner of said Lot 8-R and the Southeast corner of Lot 5-R-3, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, P.R.T.C.T.; THENCE North 00 degrees 25 minutes 26 seconds East, along the West line of said Lot 8-R and the East line of said Lot 5-R-3, a distance of 24.23 feet to a set "X" cut in concrete being the POINT OF BEGINNING of the herein described tract.
- THENCE** North 00 degrees 25 minutes 26 seconds East, continuing along the West line of said Lot 8-R and the East line of said Lot 5-R-3, a distance of 36.36 feet to a point;
- THENCE** South 89 degrees 52 minutes 00 seconds East, a distance of 145.10 feet to a point on the East line of said Lot 8-R and the North right-of-way line of said White Settlement Road;
- THENCE** South 00 degrees 30 minutes 45 seconds West, along the East line of said Lot 8-R and the North right-of-way line of said White Settlement Road, a distance of 36.35 feet to a set "X" cut in concrete;
- THENCE** North 89 degrees 52 minutes 06 seconds West, a distance of 145.04 feet to the POINT OF BEGINNING and containing 5,274 Square feet or 0.121 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289118

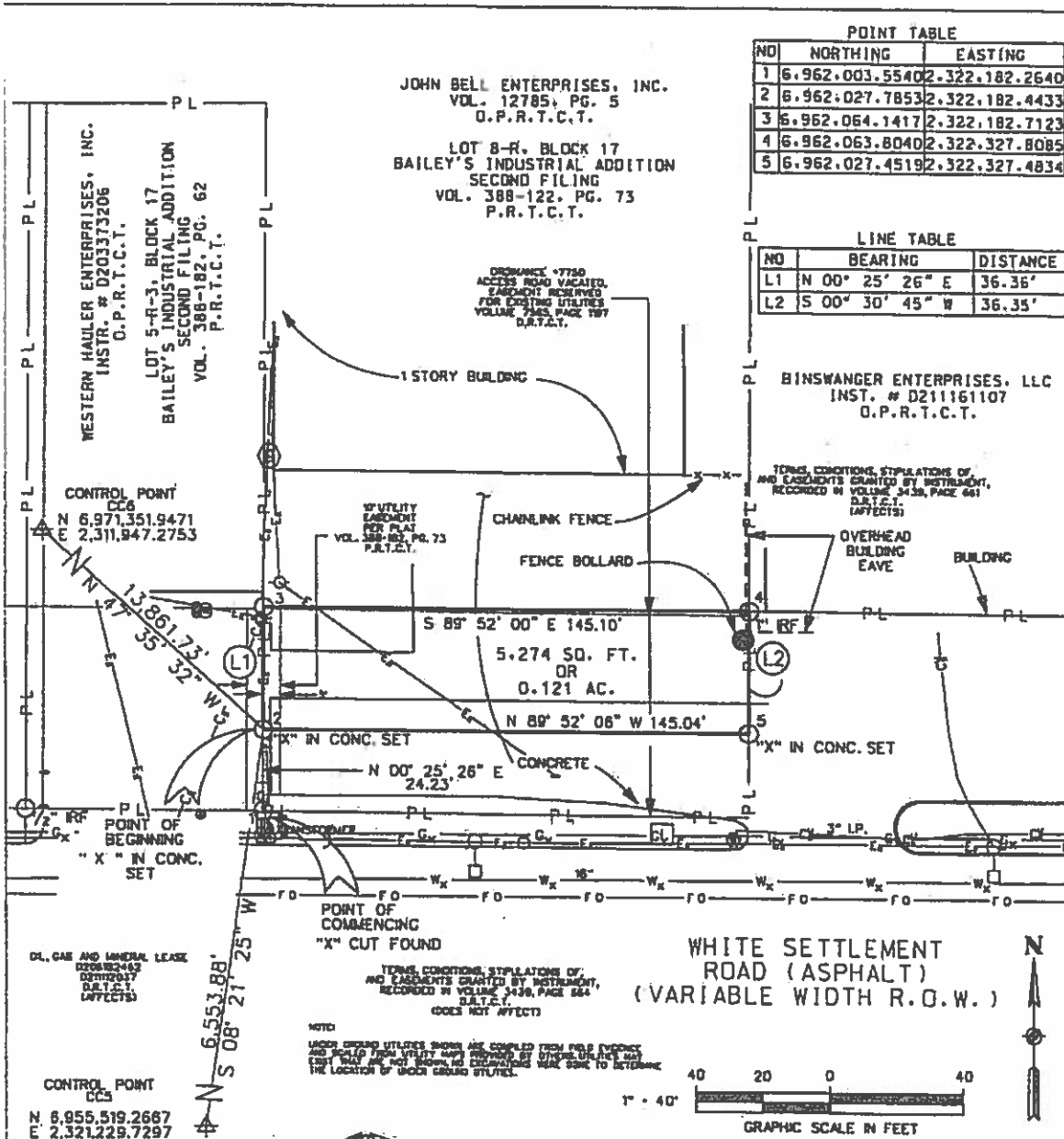
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012



POINT TABLE

NO	NORTHING	EASTING
1	6,962,003.5540	2,322,182.2640
2	6,962,027.7853	2,322,182.4433
3	6,962,064.1417	2,322,182.7123
4	6,962,063.8040	2,322,327.8085
5	6,962,027.4519	2,322,327.4834

LINE TABLE

NO	BEARING	DISTANCE
L1	N 00° 25' 26" E	36.36'
L2	S 00° 30' 45" W	36.35'

Trap Systems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 PROJ NO: P102 06 0624
 SCALE: 40
 DATE: 8-3-17
 DESIGNED BY: [blank]
 DRAWN BY: H.L.T.
 CHECKED BY: A.D.E.
 P150-V-PRODOT-ESM1-7-064
 REVISED:



SHEET TITLE
 JOHN BELL ENTERPRISES, INC.
 PARCEL #150-2 PUBLIC ACCESS EASEMENT

PROJECT
 TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
 BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (42021) WITH
 AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

Exhibit "3"

Page: 1 of 3

PARCEL #150-3 TEMPORARY CONSTRUCTION EASEMENT

- BEING** a portion of Lot 8-R, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-122, Page 73, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of a tract of land described in a deed to John Bell Enterprises, Inc. recorded in Volume 12785, Page 5, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:
- COMMENCING** at a found "X" cut in concrete on the North right-of-way line of White Settlement Road (a variable width right-of-way) and being the Southwest corner of said Lot 8-R and the Southeast corner of Lot 5-R-3, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, P.R.T.C.T.; THENCE North 00 degrees 25 minutes 26 seconds East, along the West line of said Lot 8-R and the East line of said Lot 5-R-3, a distance of 60.59 feet to a point being the POINT OF BEGINNING of the herein described tract.
- THENCE** North 38 degrees 37 minutes 28 seconds East, a distance of 14.51 feet to a point;
- THENCE** South 89 degrees 37 minutes 10 seconds East, a distance of 129.48 feet to a point;
- THENCE** South 31 degrees 14 minutes 12 seconds East, a distance of 12.65 feet to a found 1 inch iron rod on the West line of said Lot 8-R and the North right-of-way line of said White Settlement Road, and further being the Southwest corner of a tract of land described in a deed to Binswanger Enterprises, LLC, recorded in instrument No. D211161107, O.P.R.T.C.T.;
- THENCE** North 89 degrees 52 minutes 00 seconds West, a distance of 145.10 feet to the POINT OF BEGINNING and containing 1,521 Square feet or 0.035 acre of land, more or less:

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

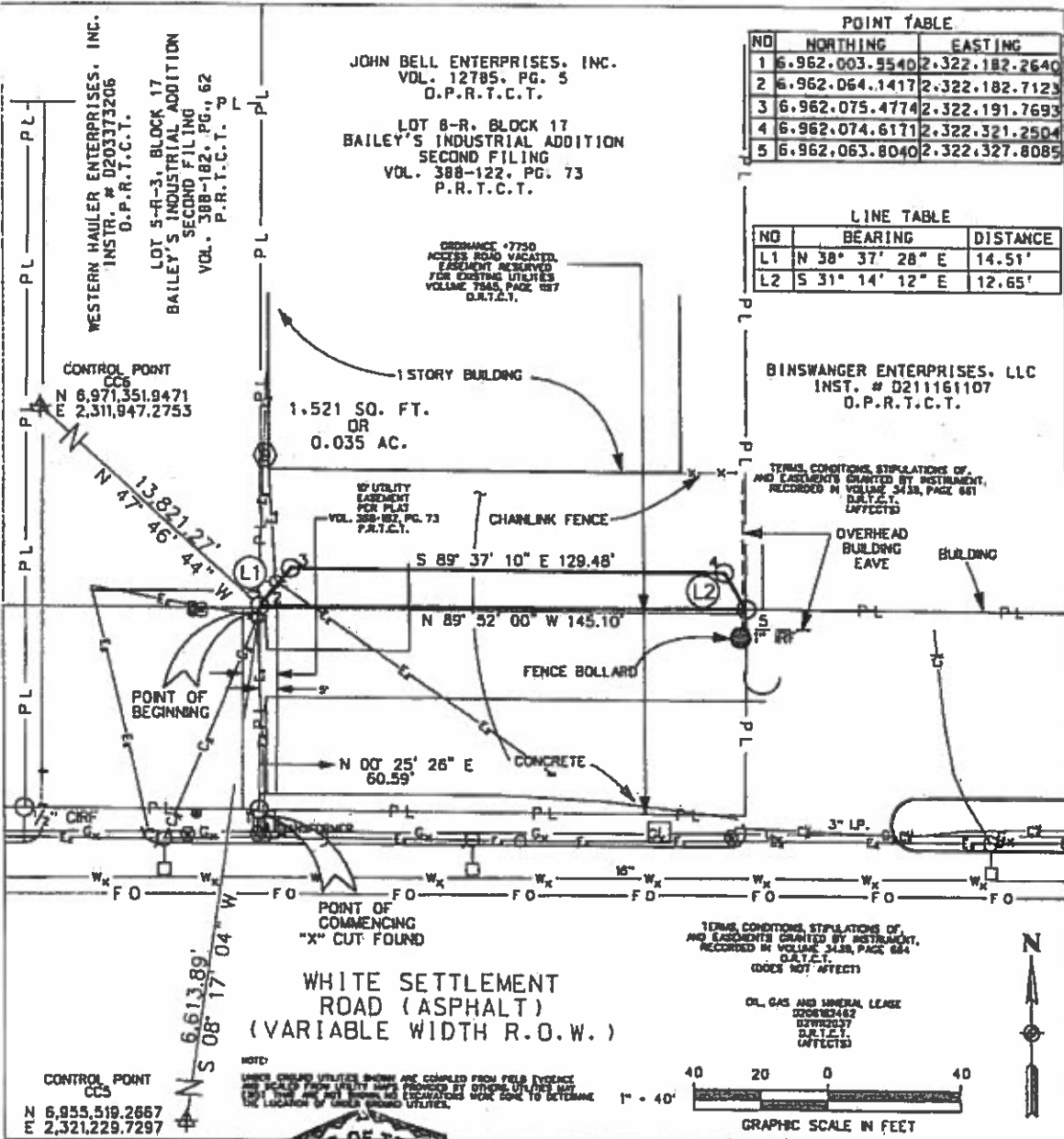
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012



POINT TABLE		
NO	NORTHING	EASTING
1	6,962,003.9540	2,322,182.2640
2	6,962,064.1417	2,322,182.7123
3	6,962,075.4774	2,322,191.7693
4	6,962,074.6171	2,322,321.2504
5	6,962,063.8040	2,322,327.8085

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 38° 37' 28\" E	14.51'
L2	S 31° 14' 12\" E	12.65'

Team Systems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-338-4950
 FAX 817-338-2247
 PROJ. NO. 150-3-0224
 SCALE: 40
 DATE: 8-3-12
 DESIGNED BY:
 DRAWN BY: R.L.L.
 CHECKED BY: E.O.F.
 PLS. V. #55001-7847-3.DWG
 REVISION:

STATE OF TEXAS
 REGISTERED
 KENNETH D. ERWIN
 5554
 PROFESSIONAL
 LAND SURVEYOR
Kenneth D. Erwin
 8-3-2012

SHEET TITLE
 JOHN BELL ENTERPRISES, INC.
 PARCEL #150-3 TEMPORARY CONSTRUCTION EASEMENT

PROJECT
 TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (14202) WITH AN ADJUSTMENT FACTOR OF 1.0001375789116

PG. 3 of 3

A portion of Lot 5-R-3, Block 17, Bailey's Industrial Addition, owned by Western Hauler Enterprises, Inc., being an approximately 0.039 acre strip of land for a roadway easement and an approximately 0.070 acre strip of land for a public access easement, together with a 0.007 acre strip of land for a temporary construction easement, for the appraised fair market value of \$297,124.00;

EXHIBIT A

Page: 1 of 3

PARCEL #153-1 ROADWAY EASEMENT

- BEING** a portion of Lot 5-R-3, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of a tract of land described in a deed to Western Hauler Enterprises, inc., recorded in instrument Number D203373206, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
- BEGINNING** at a found 1/2 inch iron rod with Area Surveying cap on the North right-of-way line of White Settlement Road (a variable width right-of-way) and being the Southwest corner of said Lot 5-R-3, and being the Southeast corner of Lot 5-R-2 of said Bailey's Industrial Addition.
- THENCE** North 0 degrees 25 minutes 26 seconds East, along the West line of said Lot 5-R-3 and the East line of said Lot 5-R-2, a distance of 23.61 feet a set 5/8" iron rod with Transystems cap, also being the beginning of a curve to the right;
- THENCE** along said curve to the right, having a radius of 760.88 feet, a central angle of 1 degrees 31 minutes 18 seconds, an arc distance of 20.20 feet, and a chord bearing of North 89 degrees 22 minutes 22 seconds East, a distance of 20.20 feet to a set 5/8" iron rod with Transystems cap;
- THENCE** South 89 degrees 52 minutes 06 seconds East, a distance of 49.81 feet to a set 5/8" iron rod with Transystems cap on the East line of said Lot 5-R-3 and the West line of Lot 8-R, Bailey's Industrial Addition, according to the plat recorded in Volume 388-122, Page 73, P.R.T.C.T.;
- THENCE** South 0 degrees 25 minutes 26 seconds West, along the East line of said Lot 5-R-3 and the West line of said Lot 8-R, a distance of 24.23 feet to a found X cut on the North right-of-way line of said White Settlement Road, the Southeast corner of said Lot 5-R-3 and the Southwest corner of said Lot 8-R;
- THENCE** North 89 degrees 34 minutes 34 seconds West, along the North right-of-way line of said White Settlement Road, a distance of 70.00 feet to the POINT OF BEGINNING and containing 1,682 Square feet or 0.039 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

CURVE TABLE					
NO	DELTA	R	L	CB	LC
C1	1° 31' 16"	760.88	20.20	N 89° 22' 22" E	20.20

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 0° 25' 26" E	23.61'
L2	S 89° 52' 06" E	49.81'
L3	S 0° 25' 26" W	24.23'
L4	N 89° 34' 34" W	70.00'

COORDINATE TABLE		
NUM	NORTHING	EASTING
1	6,922,094.8778	2,322,077.2959
2	6,922,097.8787	2,322,077.4208
3	6,922,097.8986	2,322,077.5457
4	6,922,097.9185	2,322,077.6706
5	6,922,097.9384	2,322,077.7955

CONTROL POINT
CC6
N 8,971,351.9471
E 2,311,947.2753

ORDINANCE #7750
ACCESS ROAD VACATED,
EASEMENT RESERVED
FOR EXISTING UTILITIES
VOLUME 7568, PAGE 1197
D.R.T.C.T.
13,809.77'

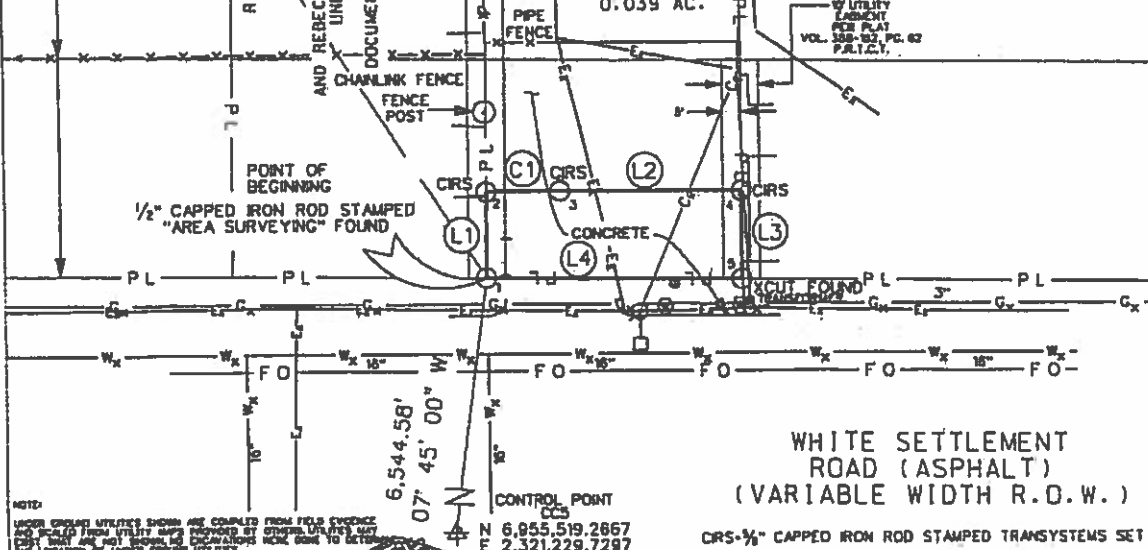
RICKY D. PHEMISTER, AN UNDIVIDED 1/2 INTEREST
VOL. 16507, PG. 35, D.R.T.C.T.
AND THADDEUS GREGORY ALFORD,
AN UNDIVIDED 1/2 INTEREST
IN THE RESTAURANT TRUST CREATED
AND REBECCA MOORE, TRUSTEE OF THE PHEMISTER, DECEASED,
UNDER THE WILL OF CAROLINE PHEMISTER, DECEASED,
AN UNDIVIDED 1/2 INTEREST
DOCUMENT NUMBER 2012-PR00452-1, PROBATE RECORDS, T.C.T.
LOT 5-R-2, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
VOL. 388-182, PG. 62, P.R.T.C.T.

WESTERN HAULER ENTERPRISES, INC.
INSTR. # D203373206
D.P.R.T.C.T.
LOT 5-R-3, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
SECOND FILING
VOL. 388-182, PG. 62
P.R.T.C.T.

OIL, GAS AND MINERAL LEASE
D206182526
D209151403
D.R.T.C.T.
(AFFECTS)

JOHN BELL ENTERPRISES, INC.
VOL. 12785, PG. 5
O.P.R.T.C.T.

LOT 8-R, BLOCK 17
BAILEY'S INDUSTRIAL ADDITION
VOL. 388-122, PG. 73
P.R.T.C.T.



NOTE:

UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHER UTILITIES. THEY MAY NOT SHOW ALL UTILITIES NOR BE THE LOCATION OF UNDERGROUND UTILITIES.

CONTROL POINT
CC6
N 6,955,519.2667
E 2,321,229.7297

CRS-1/2" CAPPED IRON ROD STAMPED TRANSYSTEMS SET

WHITE SETTLEMENT
ROAD (ASPHALT)
(VARIABLE WIDTH R.O.W.)

TranSystems

500 W. 11TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247

PROJ. NO. PROJ. DE 0524
SCALE: 40'
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: J.E.M.
CHECKED BY: K.D.E.
P153-V-PR0001-2012-1.DWG

REVISION:

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
6554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
8-3-2012

SHEET TITLE
WESTERN HAULER ENTERPRISES, INC.
PARCEL #153-1 ROADWAY EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375789116

PG. 3 of 3

EXHIBIT B

Page: 1 of 3

PARCEL #153-2 PUBLIC ACCESS EASEMENT

- BEING** a portion of Lot 5-R-3, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of a tract of land described in a deed to Western Hauler Enterprises, Inc., recorded in Instrument Number D203373206, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
- COMMENCING** at a found 1/2 inch iron rod with Area Surveying cap on the North right-of-way line of White Settlement Road (a variable width right-of-way) and being the Southwest corner of said Lot 5-R-3, and being the Southeast corner of Lot 5-R-2 of said Bailey's Industrial Addition; THENCE North 0 degrees 25 minutes 26 seconds East, along the West line of said Lot 5-R-3 and the East line of said Lot 5-R-2, a distance of 23.61 feet to a set 5/8" iron rod with Transystems cap being the POINT OF BEGINNING of the herein described tract.
- THENCE** North 0 degrees 25 minutes 26 seconds East, a distance of 74.76 feet to a point;
- THENCE** South 37 degrees 29 minutes 39 seconds East, a distance of 32.27 feet to a point;
- THENCE** South 0 degrees 08 minutes 01 seconds West, a distance of 12.58 feet to a point;
- THENCE** South 89 degrees 52 minutes 00 seconds East, a distance of 50.11 feet to a point on the East line of said Lot 5-R-3 and the West line of Lot 8-R, Bailey's Industrial Addition, according to the plat recorded in Volume 388-122, Page 73, P.R.T.C.T.;
- THENCE** South 0 degrees 25 minutes 26 seconds West, along the East line of said Lot 5-R-3 and the West line of said Lot 8-R, a distance of 36.36 feet to a set 5/8" iron rod with Transystems cap;
- THENCE** North 89 degrees 52 minutes 06 seconds West, a distance of 49.81 feet to a set 5/8" iron rod with Transystems cap, also being the beginning of a curve to the left;
- THENCE** along said curve to the left, having a radius of 760.88 feet, a central angle of 1 degree 31 minutes 16 seconds, an arc distance of 20.20 feet, and a chord bearing of South 89 degrees 22 minutes 22 seconds West, a distance of 20.20 feet to the POINT OF BEGINNING and containing 3,050 Square feet or 0.070 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

i do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That i, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

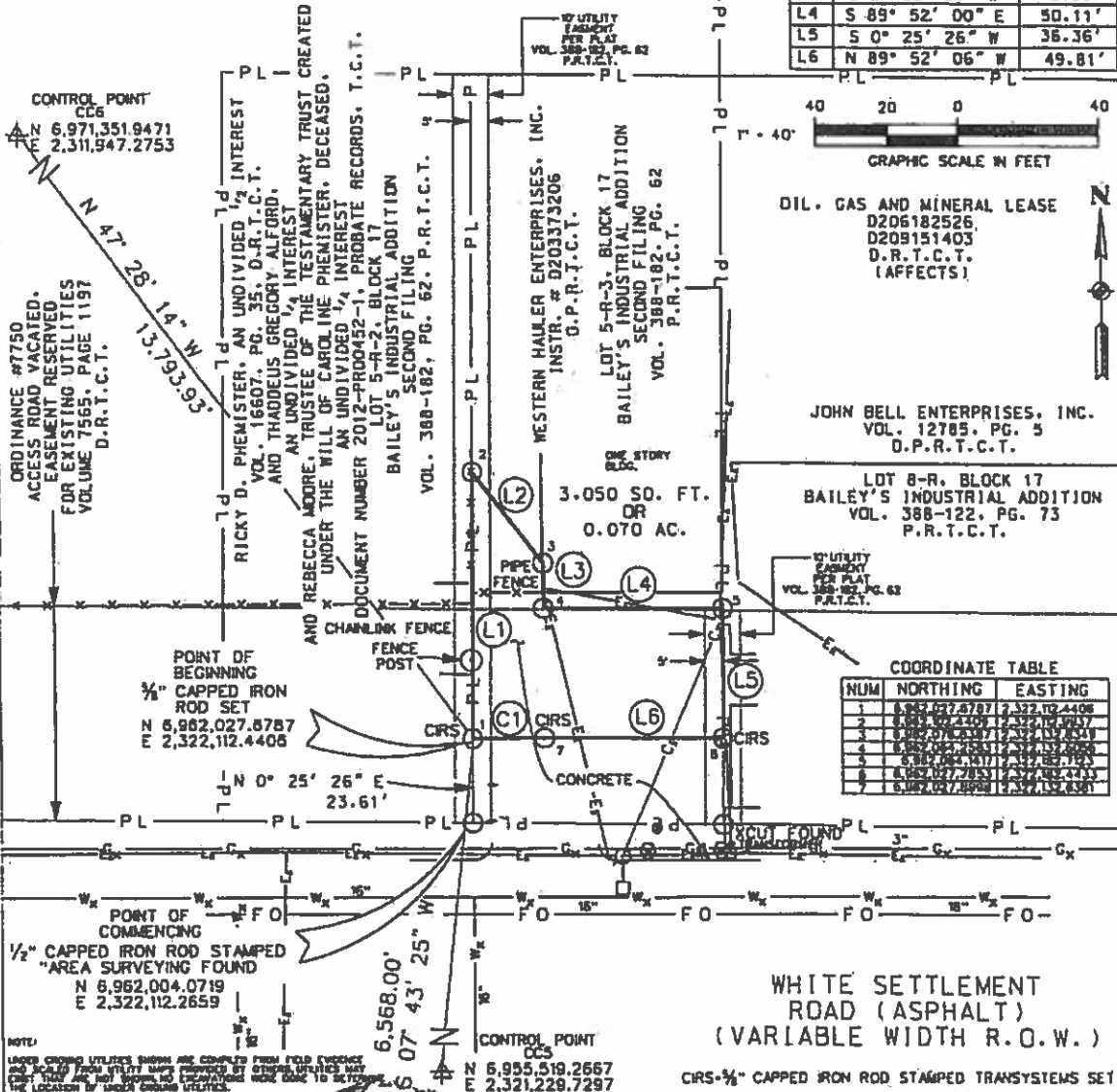
Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012

CURVE TABLE					
NO	DELTA	R	L	CB	LC
C1	1° 31' 16"	760.88	20.20	S 89° 22' 22" W	20.20

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 0° 25' 26" E	74.76'
L2	S 37° 29' 39" E	32.27'
L3	S 0° 08' 01" W	12.58'
L4	S 89° 52' 00" E	50.11'
L5	S 0° 25' 26" W	38.36'
L6	N 89° 52' 06" W	49.81'



COORDINATE TABLE		
NUM	NORTHING	EASTING
1	6,962,027.8787	2,322,112.4408
2	6,962,027.8787	2,322,112.4408
3	6,962,027.8787	2,322,112.4408
4	6,962,027.8787	2,322,112.4408
5	6,962,027.8787	2,322,112.4408
6	6,962,027.8787	2,322,112.4408
7	6,962,027.8787	2,322,112.4408

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPRISED FROM FIELD SURVEY AND LOCAL TOWN UTILITIES. THESE UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION. THE LOCATION OF UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE USER OF THIS PLAT.

CONTROL POINT CCS
N 6,955,519.2667
E 2,321,229.7297

WHITE SETTLEMENT ROAD (ASPHALT) (VARIABLE WIDTH R.O.W.)

CRS-3/4" CAPPED IRON ROD STAMPED TRANSYSTEMS SET

TransSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2241
PROJ NO: P202 06 0524

SCALE: 40
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: J.E.U.
CHECKED BY: T.D.E.
7151-V-00001-1501-2.050
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
5654
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
8-3-2012

SHEET TITLE
WESTERN HAULER ENTERPRISES, INC.
PARCEL #153-2 PUBLIC ACCESS EASEMENT

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

EXHIBIT C

Page: 1 of 3

PARCEL #153-3 TEMPORARY CONSTRUCTION EASEMENT

BEING a portion of Lot 5-R-3, Block 17, Bailey's Industrial Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-182, Page 62, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Western Hauler Enterprises, Inc., recorded in instrument Number D203373206, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod with Area Surveying cap on the North right-of-way line of White Settlement Road (a variable width right-of-way) and being the Southwest corner of said Lot 5-R-3, and being the Southeast corner of Lot 5-R-2 of said Bailey's Industrial Addition; **THENCE** North 0 degrees 25 minutes 26 seconds East, along the West line of said Lot 5-R-3 and the East line of said Lot 5-R-2, a distance of 98.37 feet to a point being the **POINT OF BEGINNING** of the herein described tract.

THENCE North 0 degrees 25 minutes 28 seconds East, a distance of 10.38 feet to a point;

THENCE South 79 degrees 04 minutes 00 seconds East, a distance of 5.46 feet to a point;

THENCE South 37 degrees 29 minutes 39 seconds East, a distance of 23.40 feet to a point;

THENCE South 0 degrees 08 minutes 01 seconds West, a distance of 16.38 feet to a point;

THENCE North 37 degrees 29 minutes 39 seconds West, a distance of 32.27 feet to the **POINT OF BEGINNING** and containing 306 Square feet or 0.007 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

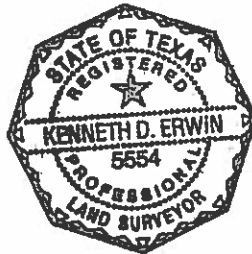
Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

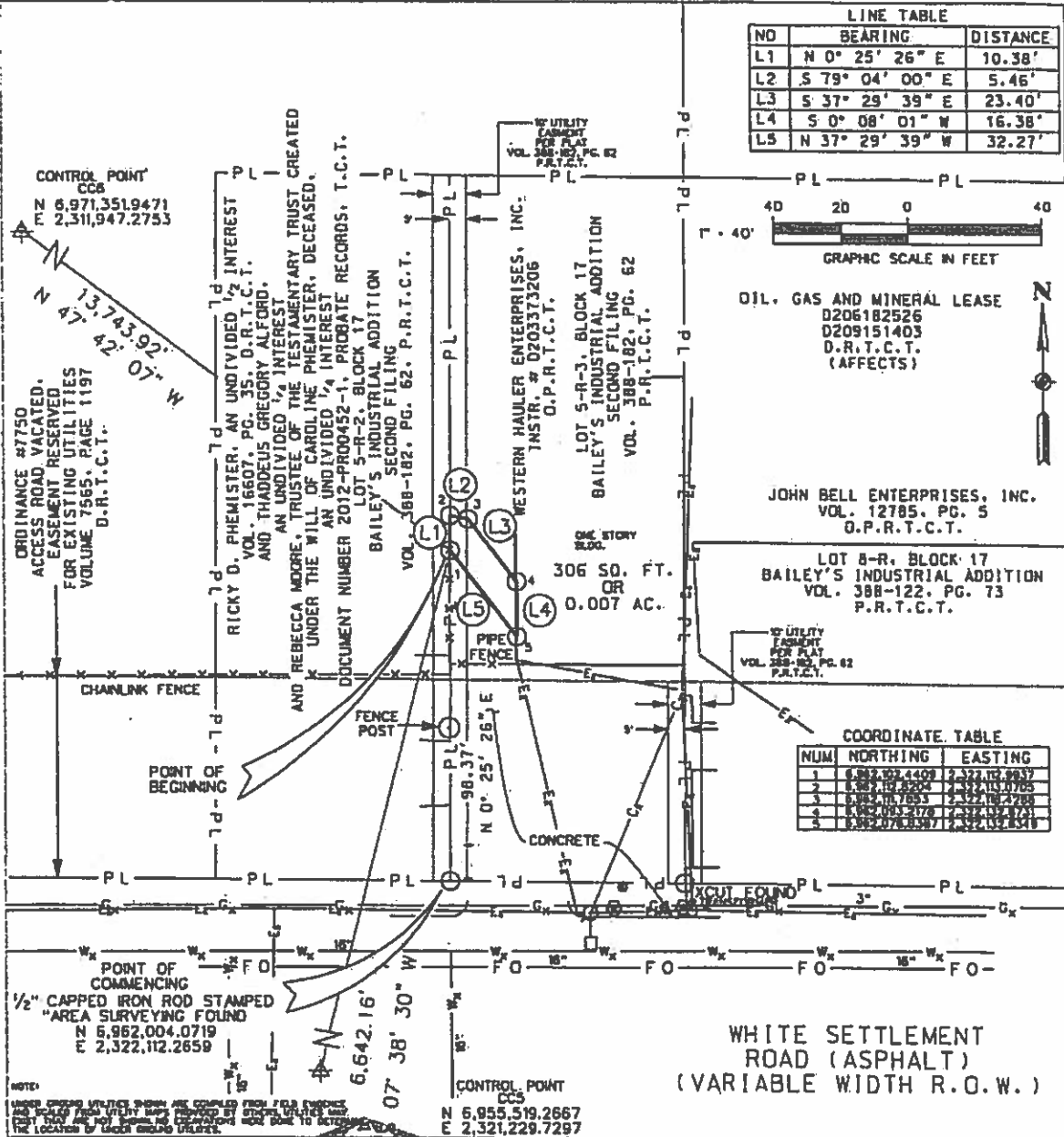
By: TranSystems

Kenneth D. Erwin

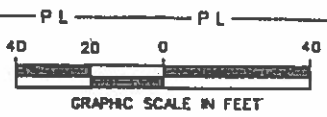
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 8-3-2012



LINE TABLE		
NO	BEARING	DISTANCE
L1	N 0° 25' 26" E	10.38'
L2	S 79° 04' 00" E	5.46'
L3	S 37° 29' 39" E	23.40'
L4	S 0° 08' 01" W	16.38'
L5	N 37° 29' 39" W	32.27'



OIL, GAS AND MINERAL LEASE
 D206182526
 D209151403
 D.R.T.C.T.
 (AFFECTS)

JOHN BELL ENTERPRISES, INC.
 VOL. 12785, PG. 5
 O.P.R.T.C.T.

LOT 8-R, BLOCK 17
 BAILEY'S INDUSTRIAL ADDITION
 VOL. 388-122, PG. 73
 P.R.T.C.T.

COORDINATE TABLE		
NUM	NORTHING	EASTING
1	6,982,924.409	2,321,023.963
2	6,982,924.409	2,321,023.963
3	6,982,924.409	2,321,023.963
4	6,982,924.409	2,321,023.963
5	6,982,924.409	2,321,023.963

CONTROL POINT
 CCS
 N 6,971,351.9471
 E 2,311,947.2753

ORDINANCE #7750
 ACCESS ROAD VACATED,
 EASEMENT RESERVED
 FOR EXISTING UTILITIES
 VOLUME 7565, PAGE 1197
 D.R.T.C.T.

POINT OF COMMENCING
 1/2" CAPPED IRON ROD STAMPED
 "AREA SURVEYING FOUND
 N 6,982,004.0719
 E 2,322,112.2659

CONTROL POINT
 CCS
 N 6,955,519.2667
 E 2,321,229.7297

NOTE:
 UNDER EXISTING UTILITIES THERE ARE COPIES OF
 THE ORIGINAL PLAT AND UTILITY MAPS PROVIDED BY
 THE UTILITY COMPANIES. THE LOCATION OF EACH
 UTILITY IS SHOWN BY THE LOCATION OF EACH
 UTILITY MARKER.

TranSystems

500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8550
 FAX 817-336-2247

PROJ NO: P202 06 0524
 SCALE: 40
 DATE: 8-3-12
 DESIGNED BY:
 DRAWN BY: J.E.W.
 CHECKED BY: K.D.E.
 P153, V-PRODOT-1501-3.DWG
 REVISION:

STATE OF TEXAS
 REGISTERED
 KENNETH D. ERWIN
 8554
 PROFESSIONAL
 LAND SURVEYOR

Kenneth D. Erwin
 8-3-2012

SHEET TITLE
 WESTERN HAULER ENTERPRISES, INC.
 PARCEL #153-3 TEMPORARY CONSTRUCTION EASEMENT

PROJECT
 TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
 BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
 AN ADJUSTMENT FACTOR OF 1.000135283116

PG. 3 of 3

A portion of Block 19, Weisenberger Addition, owned by Joe D. Gauna and wife Cynthia A. Gauna, being an approximately 0.017 acre strip of land for an easement for overhead utilities, for the appraised fair market value of \$5,257.00;

PARCEL #145-1
EXHIBIT "A"

BEING a portion of Block 19, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-A, Page 120, Plat Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed Joe D. Gauna, recorded in Volume 7091, Page 1903 and Instrument Number D204333109, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod for the Northeast corner of said Block 19, being on the South right-of-way line of White Settlement Road (a variable width right-of-way);

THENCE South 25 degrees 03 minutes 15 seconds West, along the East line of said Block 19 as described in said instrument No. D204333109, a distance of 8.90 feet to a point, from which a 5/8 inch iron rod found for the South corner of said Block 19 bears South 25 degrees 03 minutes 15 seconds West, a distance of 211.07 feet;

THENCE North 89 degrees 52 minutes 00 seconds West, passing at 10.15 feet the Westerly right-of-way line of the Fort Worth and Western Railroad, recorded in Volume 10080, Page 31, D.R.T.C.T., continuing in all a distance of 88.12 feet to a point on the West line of said Block 19 and the East right-of-way line of said Rupert Street (a variable width right-of-way);

THENCE North 00 degrees 20 minutes 15 seconds East, along the West line of said Block 19 and the East right-of-way line of said Rupert Street, a distance of 8.63 feet to a point being the Northwest corner of said Block 19 on the South right-of-way line of said White Settlement Road;

THENCE South 89 degrees 31 minutes 06 seconds East along the North line of said Block 19 and the South right-of-way line of said White Settlement Road, passing at 81.25 feet the Westerly right-of-way line of the Fort Worth and Western Railroad and continuing in all a distance of 91.83 feet to the POINT OF BEGINNING and containing 751 Square feet or 0.017 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

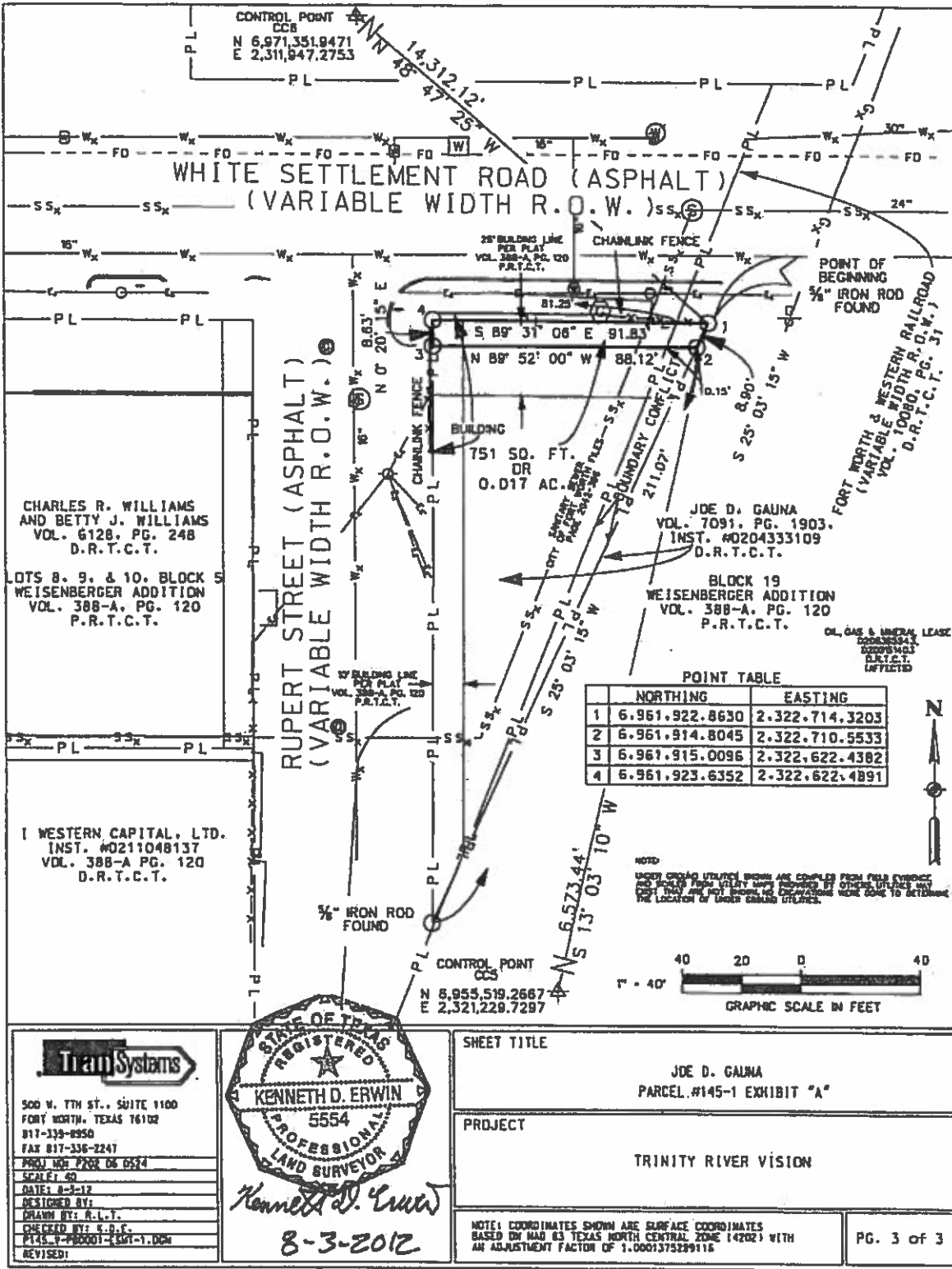
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made July, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554

Dated: 8-3-2012





TranSystems

500 N. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
PHOTO #02 P208 06 0524

SCALE: AS SHOWN
DATE: 8-3-12
DESIGNED BY:
DRAWN BY: A.L.T.
CHECKED BY: S.P.F.
PLAT # 145-1 EXHIBIT 1, DCM
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
8-3-2012

SHEET TITLE
JOE D. GAUNA
PARCEL #145-1 EXHIBIT "A"

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001373239116

PG. 3 of 3

An approximately 0.134 acre strip of land in fee simple to the surface estate only, including improvements, and an approximately 0.209 acre strip of land for a temporary construction easement, being a portion of Lots 1 and 2, Block 19, Evans-Pearson-Westwood Addition, owned by Sarosi Family Investments, Ltd., for the appraised fair market value of \$498,700.00;

LEGAL DESCRIPTION
PARCEL 133.
EXHIBIT "A"

BEING a 0.134 acre (5,835 Sq.Ft.) strip of land located in the Wilson Russell Survey, Abstract No. 161, City of Fort Worth, Tarrant County, Texas, said 0.134 acre strip of land being a portion Lots 1 and 2, Block 19, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, said 0.134 acre strip of land also being a portion of that same tract of land conveyed to JENO T. SAROBI and MARY LOU SAROBI, by deed as recorded in Volume 6840, Page 421, Deed Records, Tarrant County, Texas, said 0.134 acre strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set), at the northwest property corner of said Lot 2, same being the northeast property corner of Lot 3, Block 19, of the said Evans-Pearson Westwood Addition, said beginning point being on the south right-of-way line of White Settlement Road, being a variable width right-of-way at this point;

THENCE South $89^{\circ}40'35''$ East, along the north property line of said Block 19 and along the said south right-of-way line of White Settlement Road, 96.97 feet to an iron rod set, from which an iron rod set at the northeast corner of the said Block 19 bears South $89^{\circ}40'25''$ East 13.03 feet;

THENCE South $39^{\circ}02'08''$ West, departing the said right-of-way line and over and across said Lots 1 & 2, 154.55 feet to an iron rod set on the west property line of said Lot 2, same being the west property line of said Lot 3, from which an iron rod set at the southwest property corner of said Lot 2 bears South $00^{\circ}10'25''$ West 15.66 feet;

THENCE North $00^{\circ}10'25''$ East, along the said property line; 120.34 feet to the POINT OF BEGINNING.

Herein described tract of land contains 0.134 acres (5,835 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

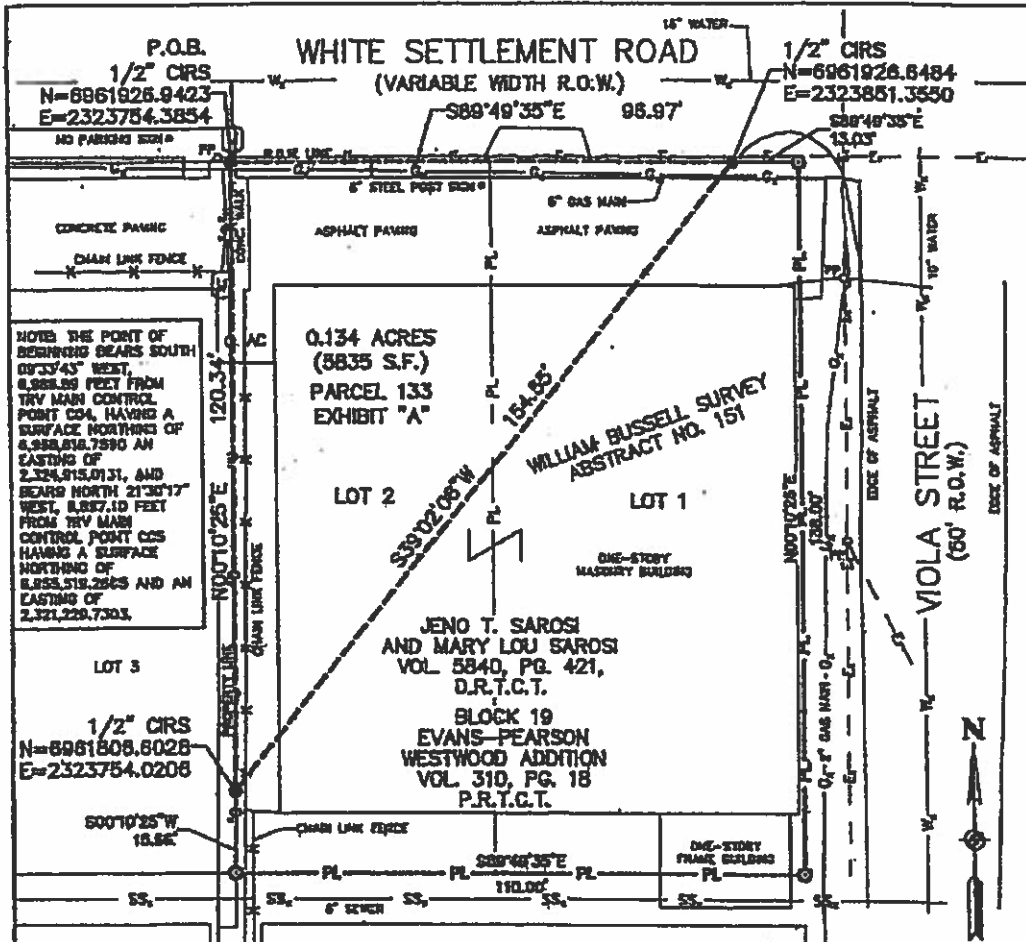
Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001576269116.

I do hereby certify to Rutzick Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, that I, Eric B. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby state that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Company Name: Spooner and Associates, Inc.
Surveyors Name: Eric B. Spooner
Registered Professional Land Surveyor, Texas No. 6922

Date of this instrument 8-14-12

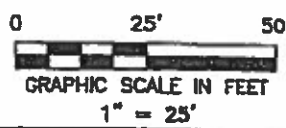




NOTE: THE POINT OF BEGINNING BEARS SOUTH 09°33'43" WEST, 4,988.89 FEET FROM TRV MAIN CONTROL POINT C04, HAVING A SURFACE NORTHING OF 4,988,894.7590 AN EASTING OF 2,324,815.0131, AND BEARS NORTH 21°30'17" WEST, 4,987.10 FEET FROM TRV MAIN CONTROL POINT C05 HAVING A SURFACE NORTHING OF 4,985,519.2665 AN AN EASTING OF 2,321,229.7303.

LOT 3
1/2" CRS
N=8961808.6028
E=2323754.0208

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



SPOONER & ASSOCIATES

SPOONER & ASSOCIATES, INC.
300 BYRD STREET, SUITE 100
DALLAS, TEXAS 75203
(972) 381-2328 (FAX)

DATE: 8-14-12
DRAWN BY: [Signature]
CHECKED BY: [Signature]
REVISED DATE: N/A



SHEET TITLE	
PARCEL 133 EXHIBIT "A"	
PROJECT	
TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0061578289119	PG. 2 OF 2

Exhibit "B"

LEGAL DESCRIPTION PARCEL 133 TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.209 acre (9,125 Sq.Ft.) strip of land located in the William Russell Survey, Abstract No. 161, City of Fort Worth, Tarrant County, Texas, said 0.209 acre strip of land being a portion Lots 1 and 2, Block 19, Evans-Pearson Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, said 0.209 acre strip of land also being a portion of that same tract of land conveyed to JENO T. SAROSI and MARY LOU SAROSI, by deed as recorded in Volume 5840, Page 421, Deed Records, Tarrant County, Texas, said 0.209 acre strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set), at the northeast property corner of said Lot 1, Block 19, said beginning point being at the intersection of the south right-of-way line of White Settlement Road, being a variable width right-of-way at this point, and the west right-of-way line of Viola Street, being a 60 feet wide right-of-way at this point;

THENCE South $00^{\circ}10'25''$ West, along the east property line of said Lot 1 and along the said west right-of-way line of Viola Street, 138.00 feet to an iron rod set at the southeast property corner of said Lot 1, said iron rod set being on the north line of an existing 10 feet wide alley way as shown on said Evans-Pearson Westwood Addition;

THENCE North $89^{\circ}49'35''$ West, departing the said right-of-way line, along the south property line of said Lots 1 and 2, and along the said north line of the existing 10 feet wide alley way, 140.00 feet to an iron rod set at the southwest property corner of said Lot 2, same being the southeast property corner of Lot 3, Block 19 of said Evans-Pearson Westwood Addition;

THENCE North $00^{\circ}10'25''$ East, along the west property line of said Lot 2, same being the east property line of said Lot 3, 15.88 feet to an iron rod set;

THENCE North $33^{\circ}02'08''$ East, over and across said Lots 1 and 2, 154.55 feet to an iron rod set on the north property line of said Lot 1, same being the said south right-of-way line of White Settlement Road;

THENCE South $89^{\circ}49'35''$ East, along the said property line and along the said right-of-way line, 18.03 feet to the POINT OF BEGINNING;

Herein described tract of land contains 0.209 acres (9,125 square feet) of land more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001373289116.

I do hereby certify to Rattliff Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District, that I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Company Name: Spooner and Associates, Inc.

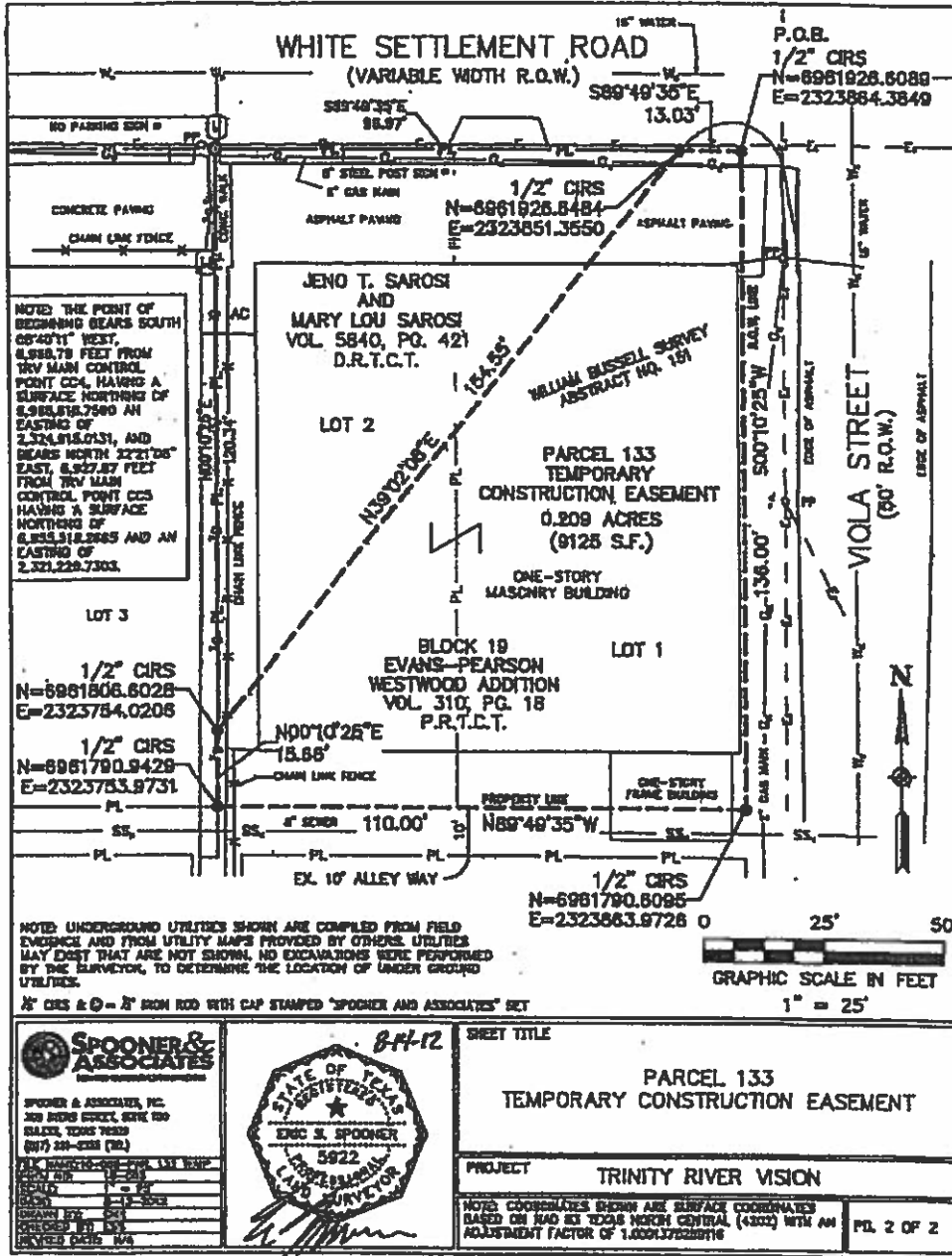
Surveyors Name: Eric S. Spooner

Registered Professional Land Surveyor, Texas No. 5322

Date of this Instrument 8-11-12

Parcel 133 Temporary Construction Easement - Page 1 of 2

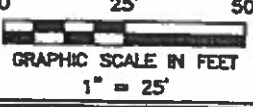




NOTED THE POINT OF BEGINNING BEARS SOUTH 05°40'11" WEST, 6,988.79 FEET FROM TRV MAIN CONTROL POINT C04, HAVING A SURFACE NORTHING OF 8,988,798.7999 AN EASTING OF 2,321,818.0131, AND BEARS NORTH 22°21'06" EAST, 6,927.87 FEET FROM TRV MAIN CONTROL POINT C03 HAVING A SURFACE NORTHING OF 8,988,818.2965 AND AN EASTING OF 2,321,228.7303.

LOT 3
 1/2" CIRS
 N=8981806.6028
 E=2323784.0208
 1/2" CIRS
 N=8981790.9426
 E=2323783.9731

NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE PERFORMED BY THE SURVEYOR, TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



SPOONER & ASSOCIATES
 SPOONER & ASSOCIATES, P.C.
 300 BIRD STREET, SUITE 100
 DALLAS, TEXAS 75201
 (972) 281-6288 (FAX)



SHEET TITLE
**PARCEL 133
 TEMPORARY CONSTRUCTION EASEMENT**

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4300) WITH AN ADJUSTMENT FACTOR OF 1.0001372280716

PL. 2 OF 2

A portion of Lot 1, Lot 2, and Lot 3, Block 13, Evans-Pearson-Westwood Addition, being an approximately 0.239 acre tract and being a portion of the alley and reserved area as described in City Ordinance No. 2209, recorded in Volume 3016, Page 428, Deed Records, Tarrant County, Texas, in fee simple of the surface estate only, including improvements, and a portion of the reserved area in Block 13, Evans-Pearson-Westwood Addition, and being a portion of the reserved area as described in City Ordinance No. 2209, being an approximately 0.004 acre tract of land for a temporary construction easement, owned by Williams-Pyro, Inc., for the appraised fair market value of \$290,005.00.

EXHIBIT A

Page: 1 of 3

PARCEL #38 LEGAL DESCRIPTION

BEING a portion of Lot 1, Lot 2 and Lot 3, Block 13, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of the alley and reserved area as described in City Ordinance No. 2209, recorded in Volume 3016, Page 428, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and further being a portion of a tract of land described in a deed to Williams-Pyro, Inc., recorded in Volume 14909, Page 439, D.R.T.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped Brooks Baker, for the Northeast corner of Lot 1, Block 13, and further being on the South right-of-way line of White Settlement Road (a variable width right-of-way) and being on the West right-of-way line of Greenleaf Ave. (a variable width right-of-way);

THENCE South 00 degrees 17 minutes 32 seconds West along said West right-of-way line, a distance of 167.29 feet to a 5/8 inch iron rod stamped TranSystems set;

THENCE North 36 degrees 33 minutes 04 seconds West, a distance of 194.47 feet to a 5/8 inch iron rod with cap stamped TranSystems set on the Easterly right-of-way line of the Fort Worth and Western Railroad, from which a 5/8 inch capped iron rod stamped Brooks Baker (control monument) being the Southwest corner of said Williams-Pyro, Inc. tract bears South 22 degrees 17 minutes 32 seconds West, a distance of 737.97 feet;

THENCE North 22 degrees 17 minutes 32 seconds East along said east right-of-way line of railroad, a distance of 12.58 feet to a found 5/8 inch iron rod with cap stamped Brooks Baker (control monument) on the South right-of-way line of White Settlement Road;

THENCE South 89 degrees 42 minutes 28 seconds East, along said South right-of-way line, a distance of 111.90 feet to the POINT OF BEGINNING and containing 10,407 Square feet or 0.239 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District on this 14th day of July, 2010, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Chicago Title Insurance Company, Dated July 1, 2012, issued July 16, 2012, GF# 09-03309 affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts White Settlement Road, a variable width right-of-way, and Greenleaf Ave., a variable width right-of-way which provides apparent access to and from the subject property.

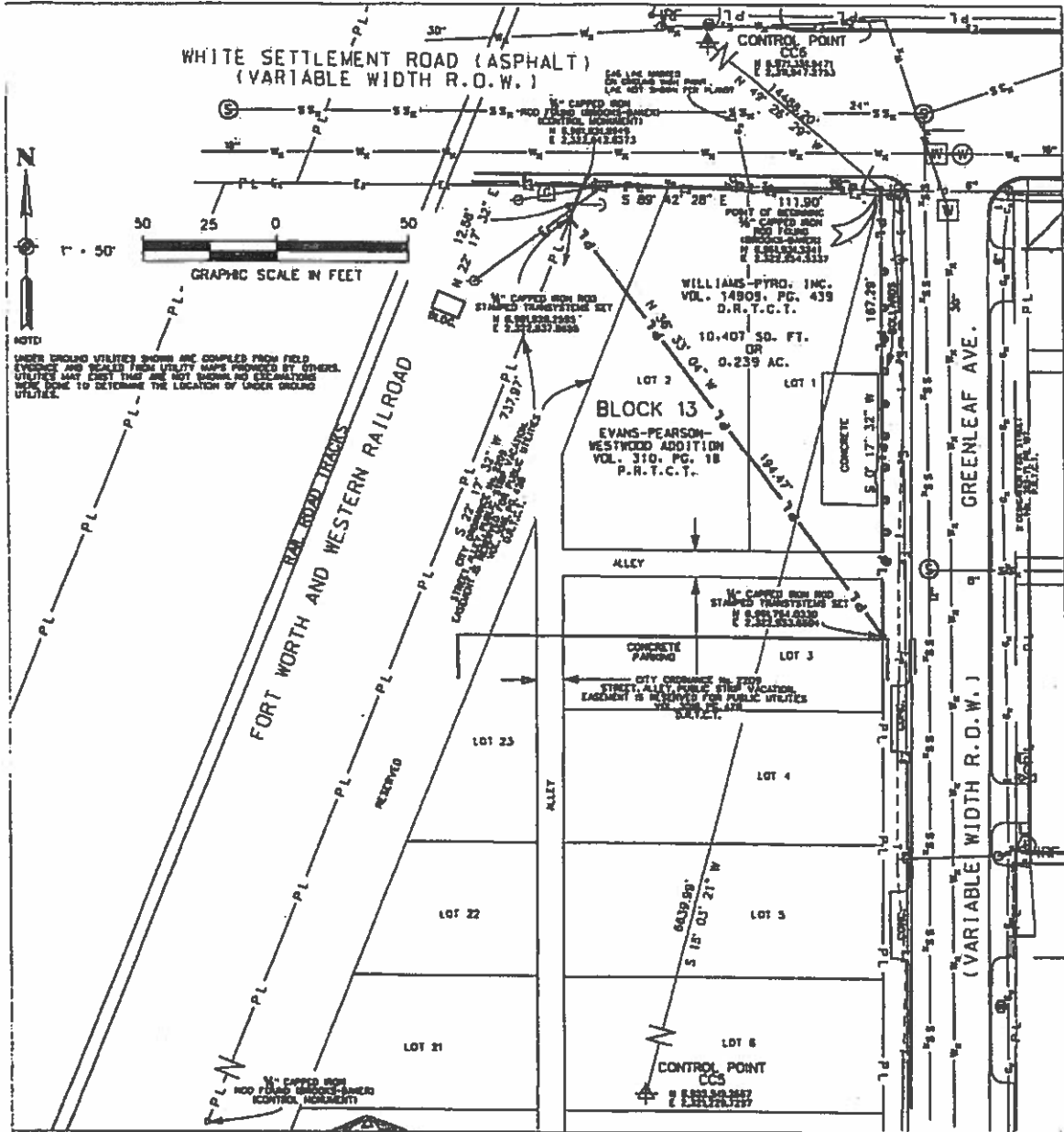
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554

Dated: 7-14-2010





NOTE:
 UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO GUARANTEE IS MADE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.

TranSystems

500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247

PROJ NO: P202 06 0574
 SCALE: 50
 DATE: 3-14-10
 DESIGNED BY:
 DRAWN BY: J.E.M.
 CHECKED BY: G.O.L.
 FILE NAME: P38_V-780001.DGN
 REVISED: 7-16-2012

STATE OF TEXAS
 REGISTERED
 KENNETH D. ERWIN
 5554
 PROFESSIONAL
 LAND SURVEYOR

Kenneth D. Erwin
 7-14-2010

SHEET TITLE
 LAND TITLE SURVEY
 WILLIAMS-PYRO, INC.
 PARCEL # 38

PROJECT
 TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

EXHIBIT B

Page: 1 of 3

PARCEL #38-3 TEMPORARY CONSTRUCTION EASEMENT

- BEING** a portion of the reserved area in Block 13, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of the reserved area as described in City Ordinance No. 2209, recorded in Volume 3016, Page 428, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and further being a portion of a tract of land described in a deed to Williams-Pyro, inc., recorded in Volume 14909, Page 439, D.R.T.C.T., and being more particularly described by metes and bounds as follows:
- COMMENCING** at a found 5/8 inch iron rod with cap stamped Brooks Baker (control monument) on the South right-of-way line of White Settlement Road (a variable width right-of-way) and being on the Easterly right-of-way line of Fort Worth and Western Railroad, and further being the northwest corner of said Williams-Pyro tract; THENCE South 22 degrees 17 minutes 32 seconds West along the Westerly line of said Williams-Pyro tract and the Easterly right-of-way line of said Fort Worth and Western Railroad, a distance of 12.58 feet to a 5/8 inch iron rod stamped TranSystems set, being the POINT OF BEGINNING of the herein described tract.
- THENCE** South 36 degrees 33 minutes 04 seconds East, a distance of 20.81 feet to a point;
- THENCE** North 89 degrees 34 minutes 10 seconds West, a distance of 19.18 feet to a point on the Westerly line of said Williams-Pyro tract and on the Easterly right-of-way line of said Fort Worth and Western Railroad, from which a 5/8 inch capped iron rod stamped Brooks Baker (control monument) being the Southwest corner of said Williams-Pyro, inc. tract bears South 22 degrees 17 minutes 32 seconds West, a distance of 720.06 feet;
- THENCE** North 22 degrees 17 minutes 32 seconds East along said Easterly right-of-way line of railroad and the Westerly line of said Williams-Pyro tract, a distance of 17.91 feet to the POINT OF BEGINNING and containing 159 Square feet or 0.004 acre of land, more or less.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

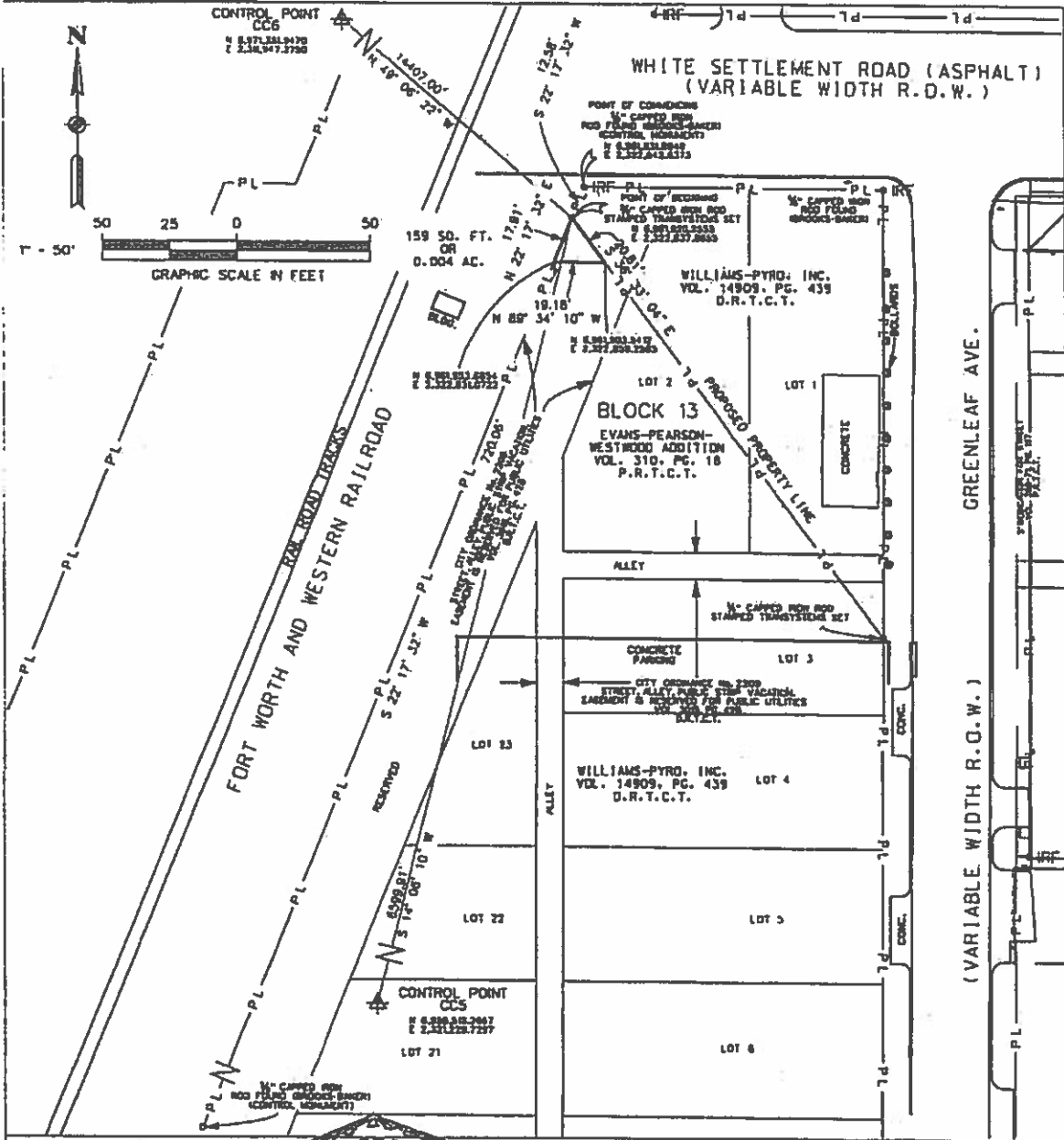
I do hereby certify to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District, That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2010 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554



Dated: 7-23-2012



TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-338-8950
 FAX 817-336-2247
 PROJ NO: F207 05 0024
 SCALE: 50
 DATE: 7-23-2012
 DESIGNED BY:
 DRAWN BY: K. D. E.
 CHECKED BY: D. P.
 PSM-V-80001-ESM1-3.DWG
 REVISED:



SHEET TITLE
 WILLIAMS-PYRO, INC.
 PARCEL # 38-3 TEMPORARY CONSTRUCTION
 EASEMENT

PROJECT
 TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
 BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE 142021 WITH
 AN ADJUSTMENT FACTOR OF 1.0001375789116

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In addition, R. Steve Christian is granted authority to execute all documents necessary to complete these transactions and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director Stevens seconded the motion and the vote in favor was unanimous.

30.

There being no further business before the Board of Directors, the meeting was adjourned.



President



Secretary