

VICINITY MAP  
(1" = 1 MILE)

LINE	BEARING	DISTANCE
L1	N 89°21'21" E	20.97'
L2	S 18°06'54" E	791.16'
L3	S 71°53'06" W	15.00'
L4	S 18°06'54" E	570.00'
L5	S 71°53'06" W	30.00'
L6	N 18°06'54" W	600.00'
L7	N 71°53'06" E	25.00'
L8	N 18°06'54" W	797.45'

**METES AND BOUNDS DESCRIPTION**

BEING a 0.774 acre tract of land situated in the MEP&P RR CO Survey, Abstract No. 1132, Tarrant County, Texas, being a portion of that certain called 28,224 acre tract of land described in deed to the City of Fort Worth, as recorded in Instrument No. D213074511, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod found (Y = 7,041,886.99; X = 2,319,182.39) marking the northwest corner of said called 28,224 acre tract, the northeast corner of that certain called 12,815 acre tract of land described in deed to BNSF Railway Company, as recorded in Instrument No. D213239916, O.P.R.T.C.T., and the southeast corner of that certain called 21,158 acre tract of land described as Parcel 23-1 Part 1 in deed to BNSF Railway Company, as recorded in Instrument No. 2013-122982, of the Official Records of Denton County, Texas, being on the south line of the remainder of a called 291,842 acre tract of land as described in deed to Lennar Homes of Texas Land and Construction, as recorded in Instrument No. D210020017, O.P.R.T.C.T.;

**THENCE** North 89°21'21" East, along the common line of said called 28,224 acre tract and said remainder tract, a distance of 20.97 feet;

**THENCE** South 18°06'54" East, 20-foot northeasterly and parallel to the common line of said called 28,224 and 12,815 acre tracts, a distance of 791.16 feet;

**THENCE** South 71°53'06" West, a distance of 15.00 feet;

**THENCE** South 18°06'54" East, 30-foot northeasterly of and parallel to the common line of said called 28,224 and 12,815 acre tracts, a distance of 570.00 feet;

**THENCE** South 71°53'06" West, a distance of 30.00 feet to a point on the common line of said called 28,224 and 12,815 acre tracts;

**THENCE** along the common lines of said called 28,224 and 12,815 acre tracts the following three (3) courses and distances:

- 1) North 18°06'54" West, a distance of 600.00 feet;
- 2) North 71°53'06" East, a distance of 25.00 feet;
- 3) North 18°06'54" West, a distance of 797.45 feet to the **POINT OF BEGINNING** and containing 0.774 acres (33,736 square feet) of land.

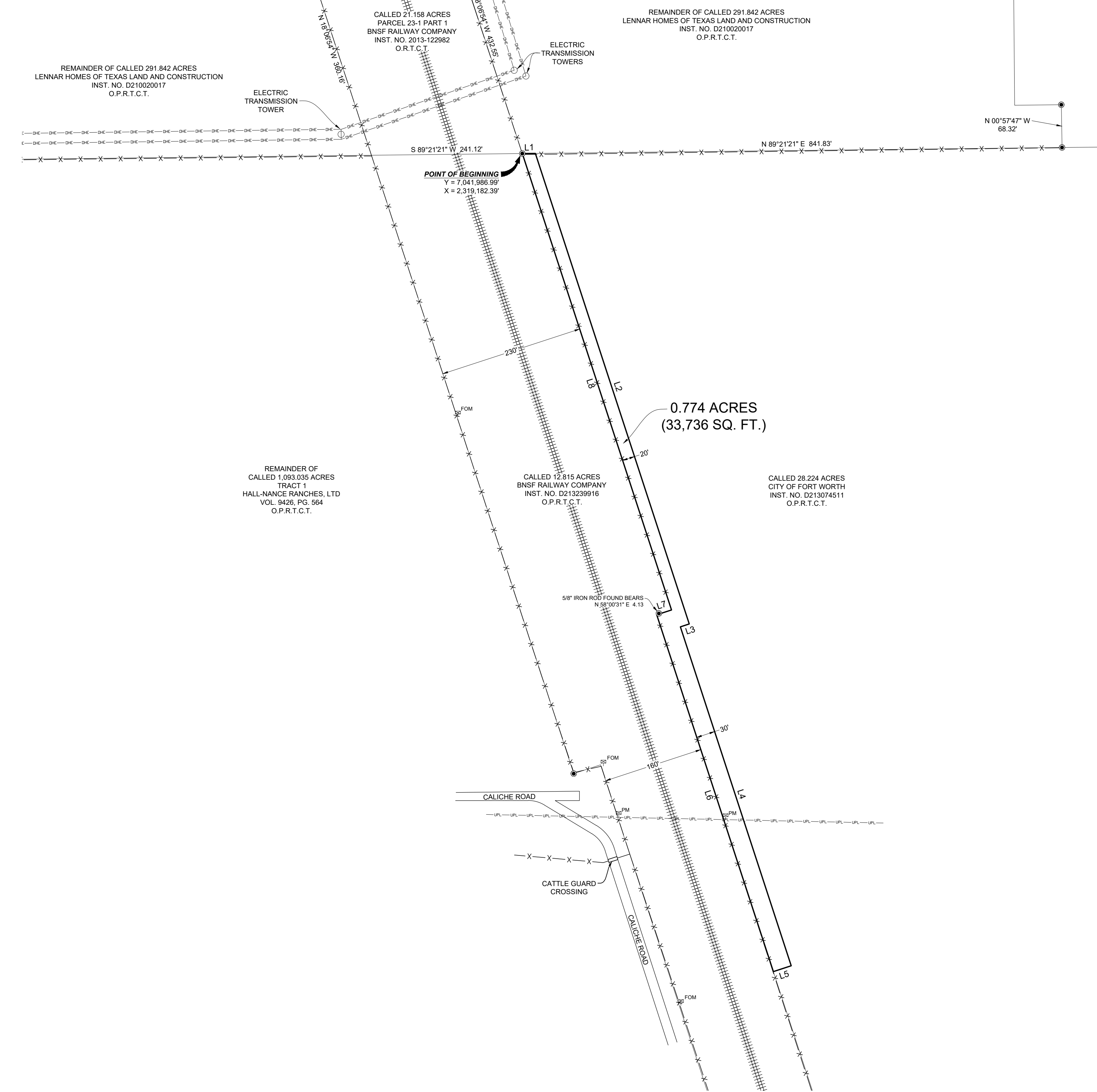
To  
BNSF Railway Company,  
First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 4, 8, 11(a), 11(b), and 13 of Table A thereof. The field work was completed on April 22, 2021.

Date of Plat or Map: July 26, 2021



- LEGEND**
- WIRE FENCE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND PIPELINE (ENLINK MIDSTREAM)
  - ==== RAILROAD TRACKS
  - SET 5/8" IRON ROD WITH CAP
  - STAMPED "FRONTIER 10082900"
  - FOUND 5/8" IRON ROD
  - PIPELINE MARKER (ENLINK MIDSTREAM)
  - FIBER OPTIC MARKER (CENTURYLINK)



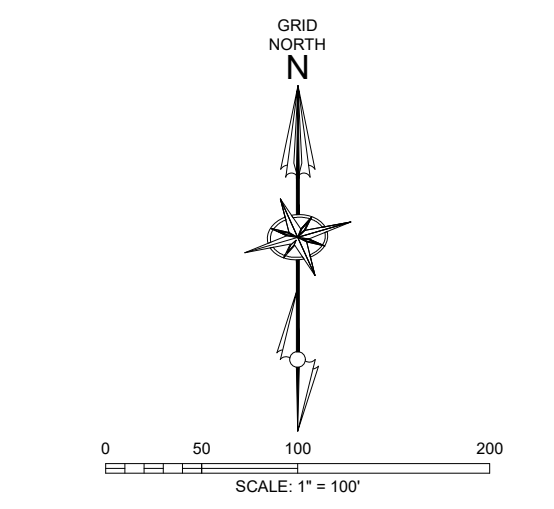
0.774 ACRES  
(33,736 SQ. FT.)

**TITLE COMMITMENT EXCEPTIONS:**

- (10a)-Item No. 1, Schedule B, is hereby deleted.
- (10b)-Rights of Parties in Possession, (OWNER POLICY ONLY) (STANDARD EXCEPTION)
- (10c)-Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not. (STANDARD EXCEPTION)
- (10d)-All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.) (STANDARD EXCEPTION)
- (10e)-Rights of tenants, as tenants only, under unrecorded leases or rental agreements. (STANDARD EXCEPTION)
- (10f)-All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and unrecorders relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (STANDARD EXCEPTION)
- (10g)-Easement: Pipeline Right of Way Easement, Recorded: June 27, 1912 in Volume 406, Page 122, of the Deed records, Tarrant County, Texas (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10h)-Easement: Right of Way and Easement, Recorded: April 10, 1968 in Volume 4546, Page 226, Deed Records; Affected by Partial Release of Easement recorded under County Clerk's File No. D213027088, of the Official Public records, Tarrant County, Texas (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10i)-Easement: Drainage Easement, Recorded: December 11, 1992 in County Clerk's File No. D192240185, of the Official Public records, Tarrant County, Texas (DOES NOT AFFECT)
- (10j)-Easement: Surface Easement, Recorded: January 31, 2002 in County Clerk's File No. D202029766, of the Official Public records, Tarrant County, Texas (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10k)-Easement: Surface Easement, Recorded: May 2, 2003 in County Clerk's File No. D203155154, of the Official, Public records, Tarrant County, Texas (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10l)-Easement: Sanitary Sewer Easement, Recorded: November 5, 2009 in County Clerk's File No. D209292716, of the Official, Public records, Tarrant County, Texas (DOES NOT AFFECT)
- (10m)-Easement: Pipeline Easement and Right of Way, Recorded: September 4, 2012 in County Clerk's File No. D212217007, Affected by Assignment recorded under County Clerk's File No. D213021694 and Partial Release recorded under County Clerk's File No. D213042199, of the Official Public records, Tarrant County, Texas (DOES NOT AFFECT)
- (10n)-Easement: Easement and Right of Way, Recorded: August 18, 2015 in County Clerk's File No. D215184485, of the Official Public records, Tarrant County, Texas (DOES NOT AFFECT)
- (10o)-Terms, conditions and stipulations contained in Agreement: Recorded: January 31, 2002, County Clerk's File No. D202029763, Official Public Records, Tarrant County, Texas. Type: Right of Way Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10p)-Terms, conditions and stipulations contained in Agreement: Recorded: April 16, 2002, County Clerk's File No(s) D202103788 and D202103793, Official Public Records, Tarrant County, Texas. Type: Right of Way Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10q)-Terms, conditions and stipulations contained in Agreement: Recorded: November 22, 2002, County Clerk's File No. D202338348, Official Public Records, Tarrant County, Texas. Type: Easement Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10r)-Terms, conditions and stipulations contained in Agreement: Recorded: October 22, 2003, County Clerk's File No(s) D203396393, D203396394, and D203396395, Official Public Records, Tarrant County, Texas. Type: Right of Way Agreements (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10s)-Terms, conditions and stipulations contained in Agreement: Recorded: August 17, 2005, County Clerk's File No. D205241767, Affected by Partial Release recorded under County Clerk's File No. D213069820, Official Public Records, Tarrant County, Texas. Type: Easement and Right of Way Agreement (DOES NOT AFFECT)
- (10t)-Terms, conditions and stipulations contained in Agreement: Recorded: January 19, 2006, County Clerk's File No(s) D206018029 and D206018030, Official Public Records, Tarrant County, Texas. Type: Meter Site Agreements (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10u)-Terms, conditions and stipulations contained in Agreement: Recorded: March 2, 2007, County Clerk's File No. D207074412; Affected by Assignment recorded under County Clerk's File No. D207181907, Official Public Records, Tarrant County, Texas. Type: Meter Site Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10v)-Terms, conditions and stipulations contained in Agreement: Recorded: March 28, 2007, County Clerk's File No. D207107553, Official Public Records, Tarrant County, Texas. Type: Right of Way Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10w)-Terms, conditions and stipulations contained in Agreement: Recorded: April 11, 2008, County Clerk's File No. D208131653, Official Public Records, Tarrant County, Texas. Type: Right of Way Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10x)-Terms, conditions and stipulations contained in Agreement: Recorded: May 8, 2008, County Clerk's File No(s) D208169835 and D208169836, Official Public Records, Tarrant County, Texas. Type: Production Sharing Agreements (NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)
- (10y)-Terms, conditions and stipulations contained in Agreement: Recorded: October 15, 2008, County Clerk's File No. D208304990, Official Public Records, Tarrant County, Texas. Type: Meter Site Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10z)-Terms, conditions and stipulations contained in Agreement: Recorded: February 10, 2009, County Clerk's File No. D209035221, Official Public Records, Tarrant County, Texas. Type: Right of Way Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10aa)-Terms, conditions and stipulations contained in Agreement: Recorded: May 6, 2009, County Clerk's File No(s) D209120997 and D209120998, Official Public Records, Tarrant County, Texas. Type: Surface Site Easement Agreements (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10bb)-Terms, conditions and stipulations contained in Agreement: Recorded: February 2, 2010, County Clerk's File No. D210024178, Official Public Records, Tarrant County, Texas. Type: Right of Way Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10cc)-Terms, conditions and stipulations contained in Agreement: Recorded: February 2, 2010, County Clerk's File No(s) D210024179 and D210024180, Official Public Records, Tarrant County, Texas. Type: Surface Site Easement Agreements (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10dd)-Terms, conditions and stipulations contained in Agreement: Recorded: March 17, 2010, County Clerk's File No. D210060110, Official Public Records, Tarrant County, Texas. Type: Surface Site Easement Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10ee)-Terms, conditions and stipulations contained in Agreement: Recorded: June 24, 2010, County Clerk's File No. D210153191, Official Public Records, Tarrant County, Texas. Type: Pipeline Agreement (MAY BE SUBJECT TO, LOCATION NOT DESCRIBED)
- (10ff)-Mineral and/or royalty interest: Recorded: September 8, 1954 in Volume 2753, Page 574, of the Deed records, of Tarrant County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (DOES NOT AFFECT)
- (10gg)-Mineral and/or royalty interest: Recorded: September 8, 1954 in Volume 2753, Page 576, of the Deed records, of Tarrant County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (DOES NOT AFFECT)
- (10hh)-Mineral and/or royalty interest: Recorded: March 1, 1955 in Volume 2833, Page 303, of the Deed records, of Tarrant County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)
- (10ii)-Mineral and/or royalty interest: Recorded: March 26, 2013 in County Clerk's File No. D213074511, of the Official Public records, of Tarrant County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)
- (10jj)-Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded: September 4, 1980 in Volume 6969, Page 2153, of the Official Public Records, Tarrant County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)
- (10kk)-Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded: January 10, 1993 in Volume 7424, Page 2356, of the Official Public Records, Tarrant County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)
- (10ll)-Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded: September 11, 1985 in Volume 6306, Page 1547, County Clerk's File No.; Affected by Production Sharing Agreements Recorded under County Clerk's File No(s) D205317984, D207219990, D208012204 and D208173928, of the Official Public Records, Tarrant County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)
- (10mm)-Terms, conditions, provisions, easements, restrictions, reservations and other matters: Document: Affidavit of Flow Line Location Recorded: November 30, 2004 in County Clerk's File No(s) D204369869 and D204369870, of the Official Public records, of Tarrant County, Texas. (DOES NOT AFFECT)
- (10nn)-Terms, conditions, provisions, easements, restrictions, reservations and other matters: Document: Ordinance No. 15389 Recorded: March 12, 2003 in County Clerk's File No. D203089662, of the Official Public records, of Tarrant County, Texas. (DOES NOT AFFECT)
- (10oo)-Terms, conditions, provisions, easements, restrictions, reservations and other matters: Document: Ordinance No. 15572 Recorded: August 1, 2003 in County Clerk's File No. D203278619, of the Official Public records, of Tarrant County, Texas. (DOES NOT AFFECT)
- (10pp)-Lack of a right of access to and from the land. Insuring provision Number 4 is hereby deleted.
- (10qq)-Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

**NOTES**

1. Coordinates and bearings are based on NAD83 (2011), Texas North Central Zone. All distances are U.S. Survey Feet (gsd).
2. Title Commitment issued by First American Title Insurance Company, G.F. No. NCS-ID41617894-SNANT, effective date November 18, 2020, at 8:00 am.
3. No evidence of an existing building was observed while conducting fieldwork.
4. No evidence of an address was observed while conducting fieldwork.
5. No evidence was observed that this property is used as a solid waste dump, sump or sanitary landfill while conducting fieldwork.
6. No evidence was observed of recent earth moving work, building construction, or building additions while conducting fieldwork.
7. No evidence was observed of recent street or sidewalk construction or repairs while conducting fieldwork.
8. The subject property shares no party walls or divisions of structures with the adjoining properties.
9. Utilities shown are based on surveyed locations and markings, if any, provided by Texas 811 (ticket number 2159626172).



**ALTA/NSPS LAND TITLE SURVEY**

Being a 0.774 acre tract of land situated in the MEP&P RR CO Survey, Abstract No. 1132, Tarrant County, Texas, being a portion of that certain called 28,224 acre tract of land described in deed to the City of Fort Worth, as recorded in Instrument No. D213074511, of the Official Public Records of Tarrant County, Texas

Job Number:	2104002	Scale:	1" = 100'
Field Date:	4/22/2021	Checked by:	AWK
Field Tech(s):	DR	Office Tech(s):	CMB
Drawing Date:	7/26/2021	Revision:	