

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.12'	24.00'	36°05'36"	N59°37'54"W	14.87'
C2	34.38'	50.00'	39°24'02"	N68°37'19"W	33.71'
C3	33.28'	47.50'	40°08'20"	N33°43'36"W	32.60'
C4	14.58'	8.88'	94°06'20"	N54°34'49"W	13.00'
C5	15.31'	36.00'	24°21'31"	S65°07'42"W	15.19'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S49°23'39"W	12.52'
L2	S41°43'54"E	40.03'
L3	S48°16'06"W	9.17'
L4	S41°45'50"E	12.33'
L5	N48°16'06"E	9.17'
L6	S41°43'54"E	12.94'
L7	S48°16'06"W	4.84'
L8	S41°13'30"E	14.89'
L9	N48°16'06"E	4.98'
L10	N48°26'00"E	1.22'
L11	S41°58'46"E	17.57'
L12	S48°01'14"W	0.80'
L13	S41°51'18"E	51.31'
L14	N48°17'29"E	0.50'
L15	S41°51'18"E	5.16'

FIELD NOTES LEASE AMERICAN AERO FBO

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES WALLACE SURVEY, ABSTRACT NO. 1605, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PART OF LOT 1R, BLOCK 1, MEACHAM AIRPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D216220061, 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 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF SAID LOT 1R AND BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN ST (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 27°44'16" E, WITH SAID COMMON EAST AND WEST LINE, A DISTANCE OF 848.88 TO A POINT;

THENCE OVER AND ACROSS SAID LOT 1R THE FOLLOWING COURSES AND DISTANCES:

SOUTH 62°15'44" WEST, A DISTANCE 123.71 FEET TO A X-CUT FOUND;

NORTH 87°39'49" WEST, A DISTANCE OF 252.05 FEET TO A X-CUT FOUND;

NORTH 40°49'02" WEST, A DISTANCE OF 45.11 FEET TO A MAG NAIL WITH SHINER STAMPED "SHIELD ENGINEERING" SET (MAGS) BEING THE POINT OF BEGINNING;

SOUTH 48°24'32" WEST, A DISTANCE OF 138.46 FEET TO A X-CUT FOUND;

NORTH 41°35'28" WEST, A DISTANCE OF 82.99 FEET TO A MAGS BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 15.12 FEET, HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 36°05'36", AND A CHORD BEARING AND DISTANCE OF NORTH 59°37'54" WEST, 14.87 FEET TO A MAGS BEING THE BEGINNING OF A REVERSE CURVE;

WITH SAID REVERSE CURVE AN ARC DISTANCE OF 34.38 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 39°24'02", NORTH 68°37'19" WEST, 33.71 FEET TO A MAGS BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 33.28 FEET, HAVING A RADIUS OF 47.50, A CENTRAL ANGLE OF 40°08'20", AND A CHORD BEARING AND DISTANCE OF NORTH 33°43'36" WEST, 32.60 FEET TO A MAGS BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 14.58 FEET, HAVING A RADIUS OF 8.88 FEET, A CENTRAL ANGLE OF 94°06'20", AND A CHORD BEARING AND DISTANCE OF NORTH 54°34'49" WEST, A DISTANCE OF 13.00 FEET TO A MAGS BEING THE BEGINNING OF A COMPOUND CURVE;

WITH SAID COMPOUND CURVE AN ARC DISTANCE OF 15.31 FEET, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 24°21'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 65°07'42" WEST, 15.19 FEET TO A MAGS;

SOUTH 49°23'39" WEST, A DISTANCE OF 12.52 FEET TO A MAGS;

SOUTH 48°29'40" WEST, A DISTANCE OF 125.47 FEET TO A X-CUT FOUND;

SOUTH 41°43'54" EAST, A DISTANCE OF 40.03 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE AMERICAN AERO BUILDING;

SOUTH 48°16'06" WEST, A DISTANCE OF 9.17 FEET TO A POINT;

SOUTH 41°43'54" EAST, A DISTANCE OF 12.33 FEET TO A POINT;

NORTH 41°45'50" EAST, A DISTANCE OF 9.17 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID BUILDING;

SOUTH 41°43'54" WEST, WITH THE SOUTHWESTERLY LINE OF SAID BUILDING, A DISTANCE OF 12.94 FEET TO A POINT;

SOUTH 48°16'06" WEST, A DISTANCE OF 4.84 FEET TO A POINT;

SOUTH 41°13'30" EAST, A DISTANCE OF 14.89 FEET TO A POINT;

NORTH 48°16'06" EAST, A DISTANCE OF 4.98 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID BUILDING;

SOUTH 41°43'54" EAST, WITH SAID SOUTHWESTERLY SIDE OF BUILDING, A DISTANCE OF 131.28 FEET TO A POINT;

NORTH 48°26'00" EAST, DEPARTING THE SOUTHWESTERLY LINE OF SAID BUILDING AND WITH THE SOUTHEASTERLY LINE OF SAID BUILDING, A DISTANCE OF 1.22 FEET TO A POINT;

SOUTH 41°28'46" EAST, DEPARTING THE SOUTHEASTERLY LINE OF SAID BUILDING, A DISTANCE OF 17.57 FEET TO A POINT;

SOUTH 48°01'14" WEST, A DISTANCE OF 0.80 FEET TO A POINT;

SOUTH 41°51'18" EAST, A DISTANCE OF 51.31 FEET TO A POINT;

NORTH 48°17'29" EAST, A DISTANCE OF 0.50 FEET TO A POINT;

SOUTH 41°51'18" EAST, A DISTANCE OF 5.16 FEET TO A X-CUT FOUND;

SOUTH 48°38'22" WEST, A DISTANCE OF 425.68 FEET TO THE CITY OF FORT WORTH ELEVATION MONUMENT NUMBER 91284;

NORTH 41°41'48" WEST, A DISTANCE OF 308.47 FEET TO A MAGS;

NORTH 48°04'54" EAST, A DISTANCE OF 707.64 FEET TO A POINT;

SOUTH 41°56'44" EAST, A DISTANCE OF 1.83 FEET TO A POINT IN A MASONRY SCREENING WALL;

WITH SAID SCREENING WALL THE FOLLOWING COURSES AND DISTANCES:

NORTH 48°03'16" EAST, A DISTANCE OF 62.67 FEET;

SOUTH 41°32'07" EAST, A DISTANCE OF 204.16 FEET;

SOUTH 48°24'32" WEST, DEPARTING SAID SCREENING WALL, A DISTANCE OF 36.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 173, 621 SQUARE FEET OR 3.986 ACRES, MORE OR LESS.

- LEGEND**
- DE = INDICATES A DRAINAGE EASEMENT
 - SSE = INDICATES A SANITARY SEWER EASEMENT
 - UE = INDICATES A UTILITY EASEMENT
 - BL = INDICATES A BUILDING LINE
 - XCF = INDICATES "X" CUT IN CONCRETE; FOUND
 - XCS = INDICATES "X" CUT IN CONCRETE SET
 - IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
 - IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
 - CM = INDICATES A CONTROLLING MONUMENT
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

- MAP LEGEND**
- UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - POLE MARKER
 - AIR CONDITIONER
 - ELECTRIC VAULT
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER MANHOLE
 - WATER VALVE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - WATER MAIN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM DRAIN MANHOLE
 - GAS MANHOLE
 - GAS METER
 - GAS TEST STATION
 - GAS VALVE
 - CABLE MARKER
 - CABLE RISER
 - FIBEROPTIC MARKER
 - FIBEROPTIC BOX
 - FLAG POLE
 - TELEPHONE PEDestal
 - TELEPHONE MANHOLE
 - BOLLARD
 - SOB
 - MAILBOX
 - 5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - MAG NAIL WITH SHINER STAMPED "SHIELD ENGINEERING" SET; UNLESS OTHERWISE NOTED

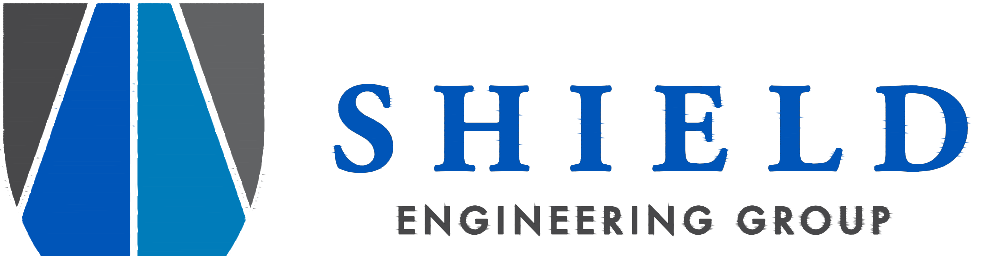
- NOTES:**
- BASIS OF BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES ARE SURFACE DISTANCES WITH A SCALE FACTOR OF 1.00012.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 4843900180L, REVISED MARCH 21, 2019, THE SUBJECT PROPERTY LIES IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER MATTERS THAT COULD EXIST THAT ARE NOT SHOWN. PREPARED FOR THE PURPOSES OF A LEASE BOUNDARY SURVEY.

CERTIFICATION:

THAT I, ERIC M. WARD, DO HEREBY CERTIFY THAT I PREPARED THIS EXHIBIT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ERIC M. WARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6217
DATED: 10-11-2023



LEASE SURVEY
OF
AMERICAN AERO FBO
BEING SITUATED IN THE JAMES WALLACE SURVEY,
ABSTRACT NO. 1605 AND LOT 1R, BLOCK 1, MEACHAM
AIRPORT ADDITION
INSTRUMENT No. D216220061, OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS