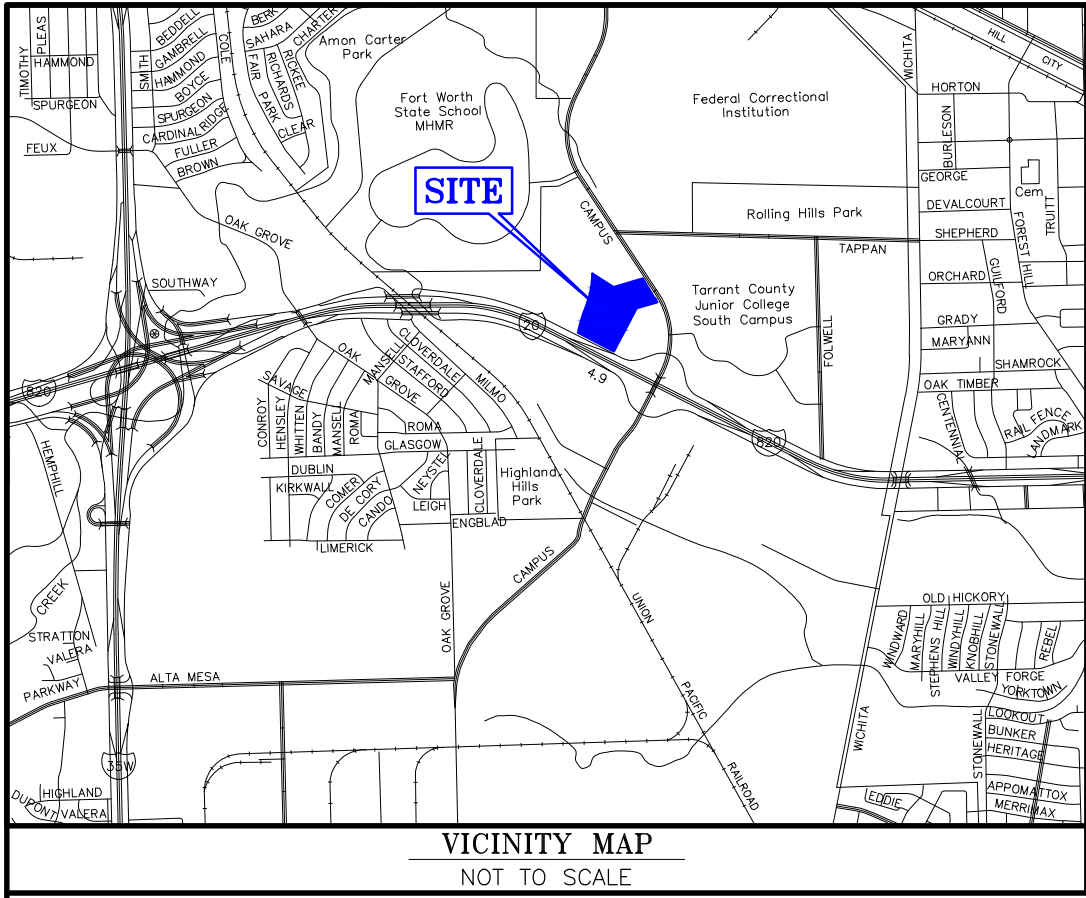


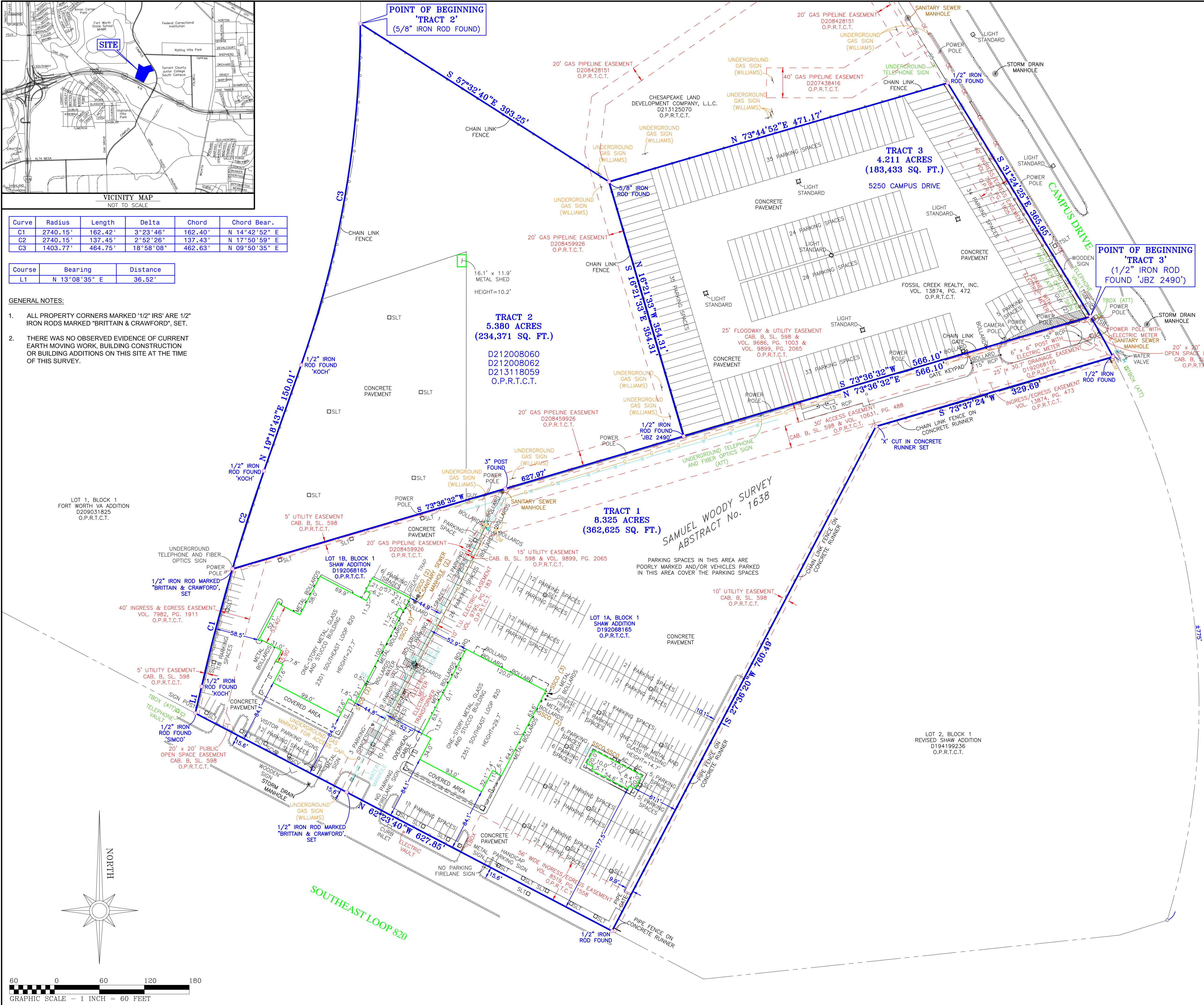


Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	2740.15'	162.42'	3°23'46"	162.40'	N 14°42'52" E
C2	2740.15'	137.45'	2°52'26"	137.43'	N 17°50'59" E
C3	1403.77'	464.75'	18°58'08"	462.63'	N 09°50'35" E

Course	Bearing	Distance
L1	N 13°08'35" E	36.52'

GENERAL NOTES:

- ALL PROPERTY CORNERS MARKED 1/2" IRS ARE 1/2" IRON RODS MARKED 'BRITTAIN & CRAWFORD', SET.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THIS SITE AT THE TIME OF THIS SURVEY.

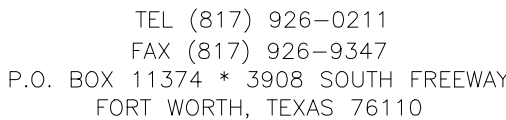


BEARING BASE:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0320K, MAP REVISED SEPTEMBER 25, 2009

MAP LEGEND:	
AC – AIR CONDITIONER	SCV – SPRINKLER VALVE CONTROL
AS – FIRE SYSTEM AUTO SPRINKLER	SSCO – SANITARY SEWER CLEANOUT
BC – BRICK COLUMN	SLT – LIGHT STANDARD
CC – CONCRETE COLUMN	SS – STOP SIGN
CMP – CORRUGATED METAL PIPE	SV – SPRINKLER VALVE
EBOX – ELECTRIC BOX	TSP – TRAFFIC SIGNAL POLE
GI – GRATE INLET	TSB – TRAFFIC SIGNAL BOX
GM – GAS METER	PP – POWER POLE
GR – GUARD RAIL	RCP – REINFORCED CONCRETE PIPE
HR – HAND RAIL	WM – WATER METER
MHSS – SAN. SEWER MANHOLE	WW – WINGWALL
MHTL – TELEPHONE MANHOLE	W-VA – WATER VAULT
	WV – WATER VALVE

ALTA/NSPS LAND TITLE SURVEY MAP
OF
**LOTS 1A & 1B, BLOCK 1,
SHAW ADDITION**
AND
2 TRACTS OF LAND
LOCATED IN THE
SAMUEL WOODY SURVEY
ABSTRACT No. 1638
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS



FIRM CERTIFICATION# 1019000
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TRACT 1

BEING all of Lots 1A and 1B, Block 1, SHAW ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 598, Official Public Records of Tarrant County, Texas.

BEING 5,380 acres of land situated in the SAMUEL WOODY SURVEY, Abstract No. 1638, Fort Worth, Tarrant County, Texas, and being a portion of the tracts of land conveyed to Moorman Meador, Jr., to an undivided 32.72% interest, James Meador, to an undivided 33.64% interest, and John D. Matthews and Karen K. Matthews, Co-Trustees of the John D. Matthews share under the Qualified Spousal Trust U/T/A, to an undivided 33.64 % interest, according to their respective deeds recorded in County Clerk's File Nos. D212008060, D212008062 and D213118059, of the Official Public Records of Tarrant County, Texas. Said 5,380 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the North corner of the aforesaid Meador Tracts, and said point lying in the East boundary line of Lot 1, Block 1, Fort Worth VA Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D209031825, of the Official Public Records of Tarrant County, Texas, and said point also lying in the West boundary line of a tract of land conveyed to Chesapeake Land Development Company, LLC, by the deed recorded in County Clerk's File No. D213125070, of the Official Public Records of Tarrant County, Texas;

THENCE S 57° 32' 40" E 393.25 feet, along the Northeast boundary line of said Meador Tracts and the Southwest boundary line of said Chesapeake Land Development Tract, to a 5/8" iron rod found at the Northeast corner of said Meador Tracts and the South corner of said Chesapeake Land Development Tract, and said point lying at the West corner of a tract of land conveyed to Fossil Creek Realty, Inc., by the deed recorded in Volume 13874, Page 472, of the Official Public Records of Tarrant County, Texas;

THENCE S 16° 21' 33" E 354.31 feet, along the Northeast boundary line of said Meador Tracts and the Southwest boundary line of said Fossil Creek Realty Tract, to a 1/2" iron rod found marked "JBZ 2490", at the South corner of said Fossil Creek Realty Tract and the East corner of said Meador Tracts, and said point lying in the Northwest boundary line of Lot 1A, Block 1, Shaw Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D192068165, of the Official Public Records of Tarrant County, Texas;

THENCE S 73° 36' 32" W 627.97 feet, along the Northwest boundary line of Lot 1A and 1B, of said Shaw Addition, to a 1/2" iron rod marked "Brittain & Crawford" set, at the Northwest corner of said Lot 1B, and lying in the East boundary line of the aforesaid Lot 1, Block 1, Fort Worth VA Addition, and said point lying in a curve to the right;

THENCE along the West boundary line of said Meador Tracts and the East boundary line of said Lot 1, Block 1, Fort Worth VA Addition, as follows:

1. NORTHEASTERLY 137.45 feet, along said curve to the right, having a radius of 2740.15 feet, a central angle of 02° 52' 26", and a chord bearing N 17° 50' 59" E 137.43 feet, to a ½" iron rod marked "KOCH" found at the end of said curve;
2. N 19° 18' 43" E 150.01 feet, to a ½" iron rod marked "KOCH" found at the beginning of the 2nd curve to the left;
3. NORTHEASTERLY 464.75 feet, along said curve to the left, having a radius of 1403.77 feet, a central angle of 18° 58' 08" and a chord bearing N 09° 50' 35" E 462.63 feet, to the POINT OF BEGINNING containing 5,380 acres (234,371 square feet) of land.

BEING 4.211 acres of land situated in the SAMUEL WOODY SURVEY, Abstract No. 1638, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Fossil Creek Realty, Inc., by the deed recorded in Volume 13874, Page 472, of the Official Public Records of Tarrant County, Texas. Said 4.211 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found marked "JBZ 2490" at the most Northerly Northeast corner of Lot 1A, Block 1, Shaw Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D192088165, of the Official Public Records of Tarrant County, Texas, and said point lying in the Southwest right-of-way line of Campus Drive (a variable width public right-of-way);

THENCE S 73° 36' 32" W 566.10 feet, along the North line of said Lot 1A, to a ½" iron rod found marked "JBZ 2490" at the most Southerly corner of said Fossil Creek Realty, Inc. Tract;

THENCE N 16° 21' 33" W 354.31 feet, along the West boundary line of said Fossil Creel Realty, Inc. Tract, to a 5/8" iron rod found at the most Southerly corner of a tract of land conveyed to Chesapeake Land Development Company, LLC, by the deed recorded in County Clerk's File No. D213125070, of the Official Public Records of Tarrant County, Texas;

THENCE N 73° 44' 52" E 471.17 feet, along the South boundary line of said Chesapeake Land Development Company, LLC Tract and severing said Fossil Creek Realty, Inc. Tract, to a 1/2" iron rod found at the East corner of said Chesapeake Land Development Company, LLC Tract, and said point lying in the Southwest right-of-way line of the aforesaid Campus Drive;

THENCE S 31° 24' 25" E 365.65 feet, along the East boundary line of said Fossil Creek Realty, Inc. Tract and the Southwest right-of-way line of said Campus Drive, to the POINT OF BEGINNING containing 4.211 acres (183,433 square feet) of land.

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY, GP
NO: 16-05313, EFFECTIVE DATE: JANUARY 10, 2017, ISSUED DATE: JANUARY 18, 2017.

CHICAGO TITLE INSURANCE COMPANY
ITEM NO. 10

- a. A 5 FOOT WIDE EASEMENT ALONG THE WEST SIDE(S) OF LOT 1B; THE SOUTH AND EAST SIDE(S) OF LOT 1A AND THE NORTHWEST SIDE(S) OF BOTH LOTS FOR PUBLIC UTILITIES, AS SHOWN BY PLAT RECORDED IN CABINET B, SLIDE 598, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.
- c. A 7.5 FOOT WIDE EASEMENT ALONG THE SOUTHEAST SIDE(S) OF LOT 1B AND THE NORTHWEST SIDE(S) OF LOT 1A FOR PUBLIC UTILITIES, AS SHOWN BY PLAT RECORDED IN CABINET B, SLIDE 598, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.
- d. A 20 FOOT BY 20 FOOT PUBLIC OPEN SPACE RESTRICTION AND/OR EASEMENT OVER THE WESTERLY CORNER(S) OF LOT 1B AND THE EASTERLY CORNER(S) OF LOT 1A, AS SHOWN BY PLAT RECORDED IN CABINET B, SLIDE 598, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.
- e. A 25 FOOT WIDE FLOODWAY AND UTILITY EASEMENT ALONG THE NORTHERLY SIDE(S) OF LOT 1A, AS SHOWN BY PLAT RECORDED IN CABINET B, SLIDE 598, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.
- f. A 30 FOOT WIDE ACCESS EASEMENT ALONG THE NORTHERLY SIDE(S) OF LOT 1A, AS SHOWN BY PLAT RECORDED IN CABINET B, SLIDE 598, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.
- g. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE NOTICE(S) OF ANY LAW, ORDINANCE, PERMIT, FEES OR GOVERNMENTAL REGULATION (INCLUDING BUILDING AND ZONING) RESTRICTING, REGULATING, PROHIBITING OR RELATING TO THE OCCUPANCY, USE, OR ENJOYMENT OF THE PROPERTY, AS NOTED AND/OR SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 598, DEED RECORDS OF TARRANT COUNTY, TEXAS.
- h. THE EASEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 7982, PAGE 1905, AS AFFECTED BY THE INSTRUMENT RECORDED IN VOLUME 13874, PAGE 470, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 1)
- i. THE EASEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 7982, PAGE 1911, AS AFFECTED BY THE INSTRUMENT RECORDED IN VOLUME 13874, PAGE 470, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 1)
- k. THE EASEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 8519, PAGE 1558, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 1)
- l. THE EASEMENT FOR RIGHT-OF-WAY RECORDED IN VOLUME 9686, PAGE 1003, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 1)
- m. THE EASEMENT FOR RIGHT-OF-WAY GRANTED TO TXU ELECTRIC COMPANY BY INSTRUMENT RECORDED IN VOLUME 9795, PAGE 183, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 1)
- n. THE EASEMENT FOR RIGHT-OF-WAY RECORDED IN VOLUME 9899, PAGE 2065, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 1)
- o. THE TERMS, CONDITIONS, STIPULATIONS OF, AND EASEMENTS GRANTED BY ACCESS EASEMENT, RECORDED IN VOLUME 10631, PAGE 488, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.
- p. THE EASEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 13874, PAGE 473, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 1)
- q. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, AND STIPULATIONS OF OIL, GAS AND MINERAL LEASE, A MEMORANDUM OF WHICH IS FILED FOR RECORD UNDER CLERK'S FILE NO. D206346635, AS ASSIGNED UNDER CLERK'S FILE NO. D122008057, D122008059, AND D123118060, DEED RECORDS OF TARRANT COUNTY, TEXAS.
- r. THE TERMS, CONDITIONS, STIPULATION OF, AND EASEMENTS GRANTED BY EASEMENT AND RIGHT-OF-WAY AGREEMENT FILED FOR RECORD UNDER CLERK'S FILE NO. D208459926, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.
- s. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN UNRECORDED LEASE AGREEMENT BETWEEN TAYLOR GANDY, AS INDEPENDENT EXECUTOR OF THE ESTATE OF MOORMAN MEADOR, DECEASED AND AS TRUSTEE OF THE TRUSTS ESTABLISHED FOR JOSEPHINE MARIE MEADOR, MOORMAN MEADOR, JR., JAMES DOUGLAS MEADOR AND JOHN D. MATTHEWS IN THE LAST WILL AND TESTAMENT OF MOORMAN MEADOR TO MOORMAN MEADOR, JR., AS LESSOR, AND MEADOR CHRYSLER PLYMOUTH, INC., AS LESSEE, AS EVIDENCED BY ASSIGNMENT OF LEASES RECORDED UNDER CLERK'S FILE NOS. D122008054, D122008055, D122008056 AND D123118061, DEED RECORDS, TARRANT COUNTY, TEXAS.
- w. A 25 FOOT BY 30.7 FOOT WIDE DRAINAGE EASEMENT ON THE MOST EASTERLY EAST SIDE(S) OF LOT 1A, AS SHOWN BY PLAT RECORDED IN CABINET B, SLIDE 598, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY, GR
NO: 17-5064, EFFECTIVE DATE: NOVEMBER 19, 2017, ISSUED DATE: NOVEMBER 29, 2017.

CHICAGO TITLE INSURANCE COMPANY
ITEM NO. 10

- b. EASEMENT FOR SANITARY SEWER RECORDED IN VOLUME 8188, PAGE 730, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN OF THE SURVEY.
- c. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS AND STIPULATIONS OF OIL, GAS AND MINERAL LEASE, RECORDED UNDER CLERK'S FILE NO. D206342331, AS AFFECTED BY THE INSTRUMENTS RECORDED UNDER CLERK'S FILE NOS. D213140559 AND D213141507, DEED RECORDS OF TARRANT COUNTY, TEXAS.
- d. TERMS, CONDITIONS, STIPULATIONS OF AND EASEMENTS GRANTED BY RIGHT-OF-WAY AGREEMENT RECORDED UNDER CLERK'S FILE NO. D207438416, DEED RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.
- e. TERMS, CONDITIONS, STIPULATIONS OF AND EASEMENTS GRANTED BY RIGHT-OF-WAY AGREEMENT RECORDED UNDER CLERK'S FILE NO. D208428151, DEED RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.

To: CIDEMA THREE LIMITED PARTNERSHIP, a Texas limited partnership; MOORMAN MEADOR, JR; JAMES DOUGLAS MEADOR; JOHN D. MATHEWS and KAREN MATHEWS; RATTIKIN TITLE COMPANY and their underwriter CHICAGO 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 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 11, 13, 14 and 16 of Table A thereof. The field work for Tract 3 was completed on December 5, 2017 and the field work for Tracts 1 and 2 were completed on January 12, 2017.


CHRIS L. BLEVINS
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS No. 5792



ALTA/NSPS LAND TITLE SURVEY MAP
OF
**LOTS 1A & 1B, BLOCK 1,
SHAW ADDITION**
AND
2 TRACTS OF LAND
LOCATED IN THE
SAMUEL WOODY SURVEY
ABSTRACT No. 1638
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS