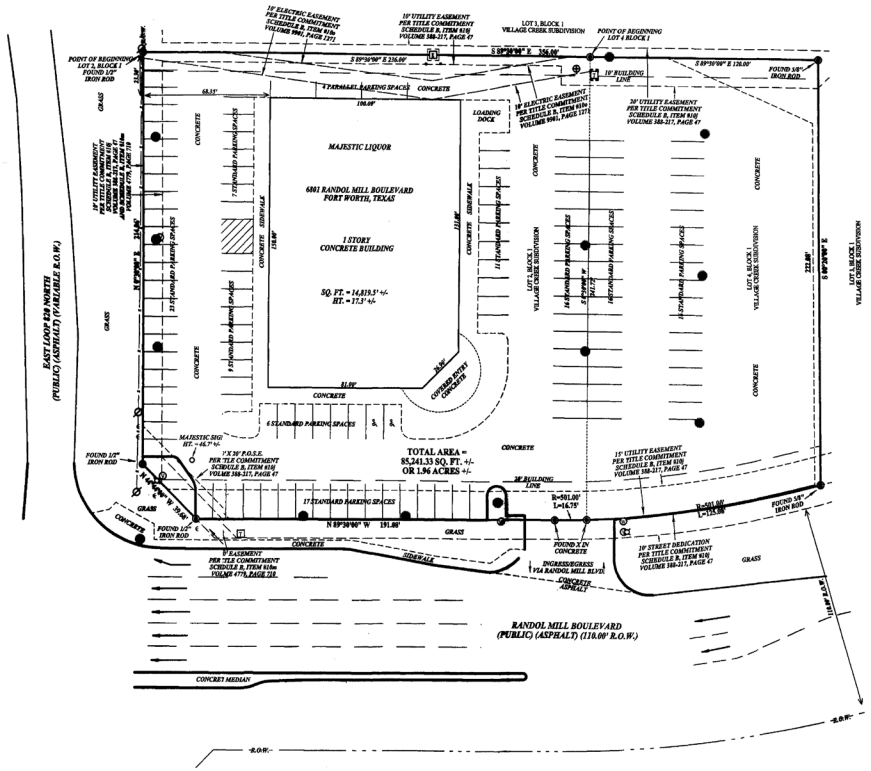
SITE PLAN

"ALTA/ACSM LAND TITLE SURVEY"

OF

LOTS 2 & 4, BLOCK 1, OF VILLAGE CREEK SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.



SCALE 1" = 30'

0 30 60 90

COMMITMENT SCHEDULE B - EXCEPTION

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

j. TRACT 3: 6801 RANDOL MILL BLVD. (LOTS 2&4, BLOCK 1, VILLAGE CREEK) FORT WORTH TEAS, TARRANT CO.

THE FOLLOWING, ALL ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 388-217, PAGE 47, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS:

ALL BUILDING LINES AND EASEMENT AS SHOWN THEREON. (SHOWN AND NOTED)

k. EASEMENT GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT DATED JANUARY 15, 1940, EXECUTED BY G. P. REEVES AND MRS. NORA REEVES AND RECORDED IN VOLUME 1296, PAGE 461, DEED RECORDS OF TARRANT COUNTY, TEXAS. (NOT NOUGH INFORMATION PROVIDED TO PLOT)

l. EASEMENT GRANTED TO THE CITY OF FORT WORTH, A MUNICIPAL CORPORATION BY INSTUMENT DATED FEBRUARY 13, 1969, EXECUTED BY RIVERVIEW PROPERTIES, INC. AND RECORDED IN VOLUME 4695, PAGE 969, DEED RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT)

m. EASEMENT GRANTED TO THE CITY OF FORT WORTH, A MUNICIPAL CORPORATION BY INSTUMENT DATED JULY 14, 1969, EXECUTED BY RIVERVIEW PROPERTIES, INC. AND RECORDED IN VOLUME 4779, PAGE 710, DEED RECORDS OF TARRANT COUNTY, TEXAS. (SHOWN AND NOTED)

n. EASEMENT RESERVED IN INSTRUMENT DATED AUGUST 8, 1967, EXECUTED BY M. G. REEVES;&DNA REEVES ANDERSON AND HUSBAND, R. W. ANDERSON; VERA REEVES HUDGINS AND HUSBAND, CHARLES HUDGINS; E. J. REEVES; MAUDE REEVES DAVIS AND HUSBAND, J. FRED DAVIS; WILEY PRESTON REEVES AND ELMO REEVES AND RECORDED IN VOLUME 4444, PAGE 860, DEED RECORDS OF TARRANT COUNTY, TEXAS. (BLANKET IN NATURE)

o. TEXAS ELECTRIC SERVICE COMPANY AGREEMENT FOR UNDERGROUND DISTRIBUTION FACILITIES, DATED OCTOBER 18, 1988, RECORDED IN VOLUME 9901, PAGE 1271, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (SHOWN AND NOTED)

p. TERMS, CONDITIONS AND STIPULATIONS OF UNRECORDED LEASE AGREEMENT BY AND BEWEEN J. V. LEGGETT, INC. AND MAJESTIC LIQUOR STORES, INC., AS REFERRED TO IN DOCUMENT RECORDED IN VOLUME 10021, PAGE 1667, DEED RECORDS OF TARRANT COUNTY, TEXAS. (BLANKET IN NATURE)

q. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN LANDLORD'S LIEN SUBORDINATIO AGREEMENT DATED APRIL 30, 1990, EXECUTED BY J. V. LEGGETT, INC. AND RECORDED IN VOLUME 10021, PAGE 1667, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (BLANKET IN NATURE)

LEGEND

PROPERTY CORNER	⊕
SIGN	○
TELEPHONE PEDESTAL	⊡
HANDICAP PARKING	♿
WATER METER	⊛
WATER VALVE	⊛
SANITARY MANHOLE	⊕
POWER POLE	⊘
LIGHT POLE	●
FIRE HYDRANT	⊠
GUY WIRE	⟋
GUARD POST	•
ELECTRIC BOX	⊠
OVERHEAD POWER LINE	E E
RIGHT OF WAY	
PROPERTY LINE	
CONCRETE CURB	
CONCRETE	
NO PARKING STRIPES	

SURVEYOR'S NOTES

SURVEYORS NOTES

TOTAL AREA =
85,241.33 SQ. FT. +/-
1.96 ACRES +/-

*ZONING, E - NEIGHBORHOOD COMMERCIAL
ZONING ALLOWS FOR SALE OF ALCOHOL
THE CURRENT USE IS A PERMITTED USE IN THE ZONING DISTRICT

PUBLIC ACCESS
DIRECT, SOUTH VIA RANDOL MILL BOULEVARD, (PUBLIC)

ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR RECORDED EASEMENTS AS SHOWN ON SURVEY.

THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF WAY AND/OR EASEMENT.

THERE APPEARS TO BE NO VISIBLE ENCROACHMENTS.

FLOOD STATEMENT:
THIS PROPERTY IS LOCATED IN
ZONE X | FIRM MAP# 48439C0314 J
EFFECTIVE DATE: AUGUST 23, 2000

PER ZONING REQUIREMENTS, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

HEIGHT RESTRICTIONS
3 STORIES OR 45 FEET

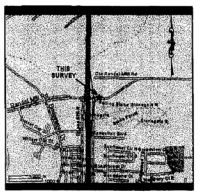
SETBACK RESTRICTIONS
NORTH = 10 FEET
SOUTH = 20 FEET
WEST = 0 FEET
EAST = 0 FEET

PARKING

PARKING REQUIREMENTS -
4 SPACES PER 1000 SQUARE FEET

121 STANDARD PARKING SPACES
4 PARALLEL PARKING SPACES
2 HANDICAP PARKING SPACES

TOTAL SPACES = 127



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

*TO: COMMERCIAL NET LEASE REALTY LP, A DELAWARE LIMITED PARTNERSHIP; COMMERCIAL NET LEASE REALTY, INC., A MARYLAND CORPORATION; HEXTER FAIR TITLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

This is to certify that this map or plat, and the survey on which it is based: (1) were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 14, 15 and 16 of Table A thereof; (2) correctly shows the number and layout of all loading docks and related facilities; (3) correctly shows the location of, and the recording information for, all matters of record affecting the land that are referenced in Title Insurance Commitment No. PCD4194663 issued by the Title Company; (4) correctly indicates that no portion of the land is shown to be in a flood hazard area; (5) correctly shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; (6) correctly shows that physical access to the land described in this survey is provided by RANDOL MILL BOULEVARD the same being a paved and publicly dedicated right-of-way (or a paved private right of way over which there is an easement in favor of the land described in this survey); and (7) correctly shows the point of entry of all utility services to the land described in this survey, either from adjoining public streets or adjoining private land. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

FLOYD W. DRANNON, R.P.L.S. NO. 5415
WITHIN THE STATE OF TEXAS

DATE

COMMERCIAL LAND SURVEYS, INC.
P.U. BOX 191-B
STRATFORD, OK 74872
PH: (580) 759-3086
FAX: 800-883-4031
WWW.CommercialLandSurveys.com
E-MAIL:
Floyd@CommercialLandSurveys.com
PROJECT #C1.2-05-1667 ALTA

STATE OF TEXAS REGISTERED FLOYD W. DRANNON 5415 PROFESSIONAL LAND SURVEYOR

This map or plat of survey of the premises shown hereon is the same as that described in Hexter Fair Title Company, title commitment PCD4194663 (TRACT 3) dated December 14, 2004.

*LEGAL DESCRIPTION

Tract 3: 6801 Randol Mill Boulevard, Fort Worth

Lots 2 & 4, Block 1 of Village Creek Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat hereof recorded in Volume 388-217, Page 47, Plat Records, Tarrant County, Texas.

Being the same property as described in the Vesting Deed, executed May 14, 2004, Legal Description as follows;

Lot 2: Block 1

All of that certain lot, parcel, or tract of land, known as Lot 2, Block 1, Village Creek Subdivision, to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-217, Page 47, of the Plat Records, of Tarrant County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8" iron rod, found for the northwest corner of said Lot 2, being the southwest corner of Lot 3, according to said plat, and being in the east right-of-way of East Loop 820 North;
THENCE: with the common line of said Lots 2 and 3, South 89 degrees 39 minutes 00 seconds East, 236.0 feet, to a red capped 5/8" iron rod, stamped "Hansen 4760", set for the northeast corner of Lot 2, the northwest corner of Lot 4, according to said plat;
THENCE: with the common line of said Lots 2 and 4, South 00 degrees 30 minutes 00 seconds West, 241.72 feet, to a mark "X" cut in concrete, for the southeast corner of Lot 2, the southwest corner of Lot 4, said being in a curve to the right, having a radius of 581.00 feet, and being in the north right-of-way of Randol Mill Road;
THENCE: with the south line of Lot 2, said north right-of-way, and westerly with said curve, through a central angle of 01 degrees 54 minutes 57 seconds, an arc distance of 16.71 feet, the chord of which bears South 89 degrees 21 minutes 31 seconds West, 16.71 feet, to a mark "X" cut in concrete at the point of tangency;
THENCE: continuing with said south line, and said right-of-way, North 89 degrees 39 minutes 00 seconds West, 186.00 feet, to a 1/2" iron rod found;
THENCE: with said said right-of-way, North 44 degrees 44 minutes 59 seconds West, 39.48 feet, to a 1/2" iron rod found;
THENCE: continuing with said east right-of-way, North 00 degrees 30 minutes 00 seconds East, 214.66 feet, to the place of beginning, and containing some 1.363 acres (59,343 square feet) of land, more or less.

Lot 4, Block 1

All of that certain lot, parcel, or tract of land, known as Lot 4, Block 1, Village Creek Subdivision, to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Volume 388-217, Page 47, of the Plat Records, of Tarrant County, Texas, and being more particularly described as follows;

BEGINNING at a red capped 5/8" iron rod, stamped "Hansen 4760", set for the northwest corner of said Lot 4, being the northeast corner of Lot 3, according to said plat, and being in the northerly south line of Lot 9, according to said plat, and being in the east right-of-way of East Loop 820 North;
THENCE: with the common line of said Lots 3 and 4, South 89 degrees 39 minutes 00 seconds East, 120.0 feet to a red capped 5/8" iron rod, stamped "Hansen 4760", set for the northeast corner of Lot 4, the nW corner of Lot 2;
THENCE: continuing with the common line of said Lots 2 and 4, South 00 degrees 30 minutes 00 seconds East, 222.66 feet, to a red capped 5/8" iron rod, stamped "Hansen 4760", set for the southeast corner of Lot 4, the most southerly southwest corner of Lot 2, said being in a curve to the right, having a radius of 581.00 feet, and being in the north right-of-way of Randol Mill Road;
THENCE: with the south line of Lot 4, said north right-of-way, and westerly with said curve, through a central angle of 14 degrees 58 minutes 14 seconds, an arc distance of 151.81 feet, the chord of which bears South 81 degrees 21 minutes 54 seconds West, 134.76 feet, to a mark "X" cut in concrete for the southwest corner of Lot 4, the southeast corner of Lot 2;
THENCE: with the common line of said Lots 2 and 4, North 00 degrees 30 minutes 00 seconds East, 243.72 feet, to the place of beginning, and containing some 0.655 acres (28,527 square feet) of land, more or less.

BASIS OF BEARING

Record bearing of Block 1, of Village Creek Subdivision. an addition to the City of Fort Worth, Tarrant County, Texas.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY
National ALTA Survey Management

17220 Newhope Street, Suite 108-110, Fountain Valley, CA 92708
(714) 979-7100 FAX (714) 641-2040
www.thematthewscompany.com

COMMERCIAL NET LEASE REALTY, INC.

6801 RANDOL MILL
FORT WORTH, TX
(MAJESTIC)

SCALE: 1" = 30'	CHKD./APV'D: S.W.
DATE: JANUARY 25, 2005	APPROVED: F.D.
DWN. BY: J.G.	PROJECT NO. CLS-05-1667 ALTA
CHKD. BY: F.D.	

REVISIONS

DATE	DESCRIPTION	BY:
2/8/05	*PER COMMENTS	J.G.

J.N.: 26691