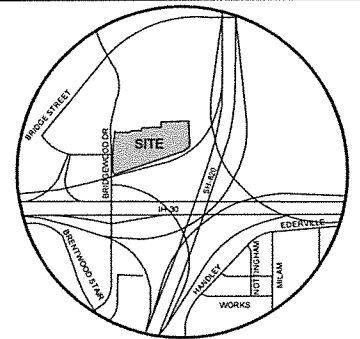


**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0215K, dated September 25, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



**VICINITY MAP**  
NOT TO SCALE

**BENCH MARKS:**

BM #1- Brass Monument, stamped #8727, in the northeast corner of a concrete curb inlet, west curb line of Bridgewood Drive, ±127.8 feet north of the centerline of drive, along the north property line.

ELEVATION - 636.98 feet

BM #2-"X" cut in top of concrete curb, east curb line of Bridgewood Drive, ±10.7 feet north of the southeast property corner.

ELEVATION - 648.19 feet

**PROPERTY DESCRIPTION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEING a tract of land situated in the WILLIAM MANN SURVEY, ABSTRACT NO. 995, City of Fort Worth, Tarrant County, Texas and being all of Lot 1, Block 1, of Bridgewood Center Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 5600, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found at the intersection of the northerly right-of-way line of Interstate Highway 30 (variable width right-of-way), and the easterly right-of-way line of Bridgewood Drive (variable width right-of-way), said iron rod also being the southwesterly corner of said Lot 1, Block 1;

THENCE North 00 deg 32 min 39 sec West, departing said northerly right-of-way line and along said easterly right-of-way line, a distance of 38.06 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the right having a radius of 1,465.96 feet, a central angle of 07 deg 24 min 59 sec, a chord bearing of North 03 deg 09 min 50 sec East and a chord length of 189.62 feet;

THENCE continuing along said easterly right-of-way line and said curve to the right, an arc distance of 189.75 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 51 deg 20 min 47 sec East, departing the easterly right-of-way line of said Bridgewood Drive, a distance of 28.91 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 84 deg 56 min 46 sec East, a distance of 206.87 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 43 deg 53 min 39 sec East, a distance of 14.97 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 02 deg 50 min 32 sec East, a distance of 166.04 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, said iron rod being situated in the northerly right-of-way line of said Interstate Highway 30;

THENCE South 78 deg 52 min 37 sec West, along said northerly right-of-way line, a distance of 262.29 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.210 acres or 52,699 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 15th day of December, 2015, utilizing a G.P.S. measurement (NAD 83, grid) from the GeoShack VRS network of South 84 deg 56 min 46 sec East (plat-South 84 deg 17 min 26 sec East), along a north line of Lot 7, Block 1, recorded in Cabinet A, Slide 5600, P.R.T.C.T.

Tract 2: (Easement, per title company)

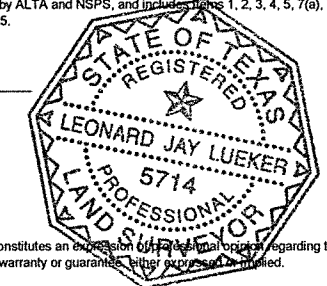
Easement rights created pursuant to that certain Reciprocal Easement and Operation Agreement, by and between JDN Real Estate - Bridgewood Fort Worth, L.P., and Home Depot U.S.A., Inc., filed 11/24/1999, recorded in ccf# D199293295, Real Property Records, Tarrant County, Texas, as affected by First Amendment filed 08/30/2000, recorded in ccf# D200194529, Real Property Records, Tarrant County, Texas, by Second Amendment filed 10/04/2001, recorded in ccf# D201243488, Real Property Records, Tarrant County, Texas, and Third Amendment filed 04/03/2008, recorded in ccf# D208118763, Real Property Records, Tarrant County, Texas.

**SURVEYOR'S CERTIFICATION**

TO: Republic Title of Texas, Inc, First American Title Insurance Co and RR Company of America, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 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, 5, 7(a), 7(b)(1), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on 12/15/2015.

Leonard J. Lueker (Original signature in red ink)  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 325  
Dallas, Texas 75230  
(972) 490-7090  
l.lueker@winkelmann.com

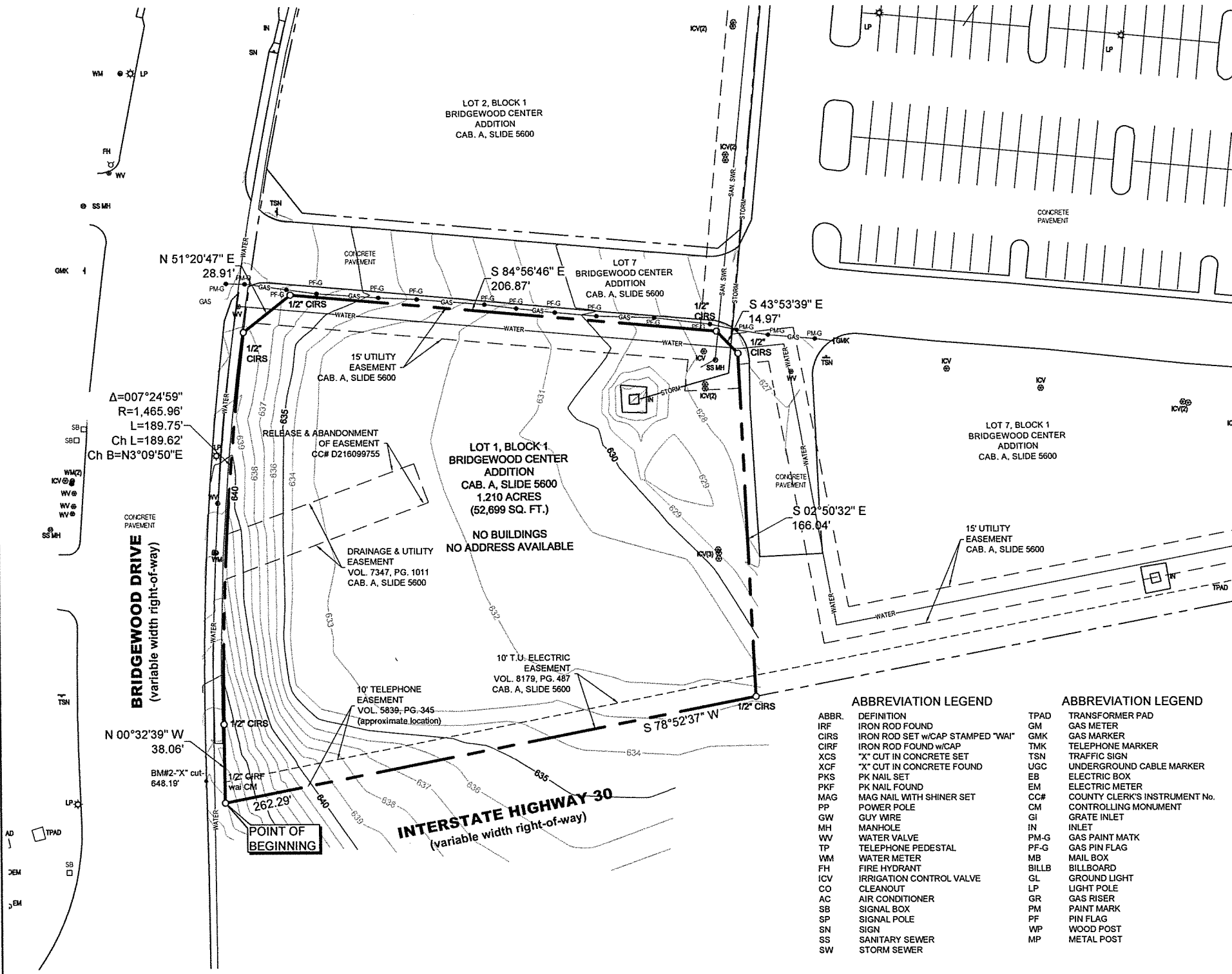


Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either express or implied.

**SCHEDULE "B" NOTES**

- Items corresponding to the Commitment for Title Insurance, date of policy February 05, 2016 by First American Title Insurance Company, GF# 1003-169805-RTT.
- The following restrictive covenants of record itemized below:
    - Restrictive covenants described in instrument(s) recorded in Volume 7599, Page 2080; Volume 7982, Page 1999 and Volume 13966, Page 301, Real Property Records, Tarrant County, Texas. (Affects subject property)
    - Restrictive covenants described in instrument(s) recorded in Volume 14113, Page 115; Volume 14497, Page 599; Volume 15177, Page 148 and ccf# D208118763, Real Property Records, Tarrant County, Texas. (Affects subject property)
    - Restrictive covenants described in instrument filed 08/30/2000, recorded in Volume 14497, Page 601, Real Property Records, Tarrant County, Texas. (Affects subject property)
    - Restrictive covenants described in instrument filed 02/05/2000, recorded in D216024768, Real Property Records, Tarrant County, Texas. (Affects subject property)
  - 2-6a. Intentionally omitted, by Surveyor.
  - 6b. Mineral lease, together with all rights privileges and immunities incident thereto, dated 09/11/2008, to JMDH Real Estate of Fort Worth, LLC, as Lessor, from Chesapeake Exploration, LLC, as Lessee, as evidenced by Memorandum, filed 10/17/2008, recorded in ccf# D208398031, Real Property Records, Tarrant County, Texas. (Affects the subject property, blanket)
  - 6c. Terms, provisions, conditions, and rights contained in Special Warranty Deed, filed 04/03/2008, recorded in ccf# D208118764, Real Property Records, Tarrant County, Texas. (Affects the subject property, blanket)
  - 6d. Utility Easement 15' in width along the North lot line, as shown on Plat recorded in Cabinet A, Slide 5600, Plat Records, Tarrant County, Texas. (Affects the subject property, as shown)
  - 6e. Terms, provisions, conditions, and easements contained in Reciprocal Easement and Operation Agreement, filed 11/24/1999, recorded in ccf# D199293295, Real Property Records, Tarrant County, Texas. First Amendment filed 08/30/2000, recorded in Volume 14113, Page 115, Real Property Records, Tarrant County, Texas. First Amendment filed 08/30/2000, recorded in ccf# D200194529, Real Property Records, Tarrant County, Texas. Second Amendment filed 10/04/2001, recorded in ccf# D201243488, Real Property Records, Tarrant County, Texas. Third Amendment filed 04/03/2008, recorded in ccf# D208118763, Real Property Records, Tarrant County, Texas. (Affects the subject property, blanket)
  - 6f. Easement granted by Herman J. Smith to the City of Fort Worth, filed 08/27/1982, recorded in Volume 7347, Page 1011, Real Property Records, Tarrant County, Texas. (Affects the subject property, as shown)
  - 6g. Easement granted by San Antonio Savings Association to Texas Electric Service Company, filed 05/10/1985, recorded in Volume 8179, Page 487, Real Property Records, Tarrant County, Texas. (Affects the subject property, as shown)
  - 6h. Easement granted by Herman J. Smith to Southwestern Bell Telephone Company, filed 06/17/1975, recorded in Volume 5839, Page 345, Real Property Records, Tarrant County, Texas. (Affects the subject property, as shown)
  - 6i. Intentionally omitted, by Surveyor.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.



**ABBREVIATION LEGEND**

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
MAG	MAG NAIL WITH SHINER SET
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER

**ABBREVIATION LEGEND**

TPAD	TRANSFORMER PAD
GM	GAS METER
GMK	GAS MARKER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CC#	COUNTY CLERK'S INSTRUMENT NO.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
IN-G	GAS PAINT MATK
PF-G	GAS PIN FLAG
MB	MAIL BOX
BILLB	BILLBOARD
GL	GROUND LIGHT
LP	LIGHT POLE
GR	GAS RISER
PM	PAINT MARK
PF	PIN FLAG
WP	WOOD POST
MP	METAL POST

No.	DATE	REVISION	APPROV.
3	06/14/2016	addressed new title	L.L.
2	06/09/2016	added easement abandonment	L.L.
1	01/29/2016	added certified parties, title & surface	L.L.

WILLIAM MANN SURVEY, ABSTRACT NO. 995  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

ACKAL ARCHITECTS  
105 CHAPEL DRIVE  
LAFAYETTE, LA 70506

**ALTA/ACSM LAND TITLE SURVEY**  
1.210 ACRES

Date: 01/05/16	Scale: 1" = 30'	File: 45706.0A-ALTA	Project No.: 45706.0A
<b>SHEET</b>			
1 of 1			