

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

- 1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
- 2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
- 3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission

- c/o Development Services, City Hall
- 100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

Case		Case Number:		
	Site Address:		Council District:	
Current Zoning:	Proposed Zoning:		Proposed Use:	

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

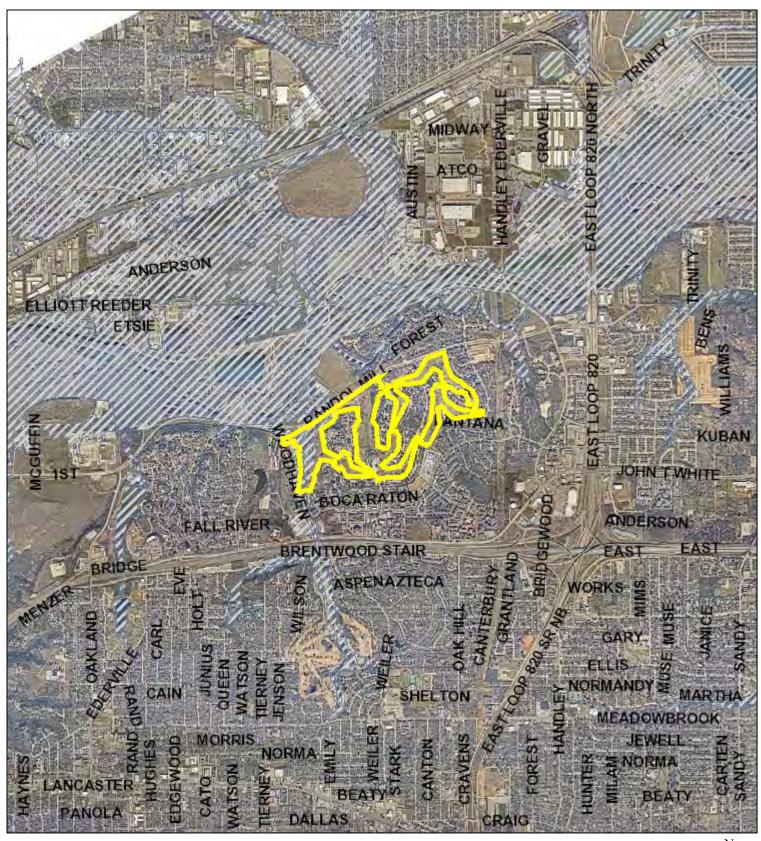
Organization Name:	Oppose Support	
Signature of Representative:	Printed Name of Representative:	

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	

FORT WORTH®

ZC-24-147

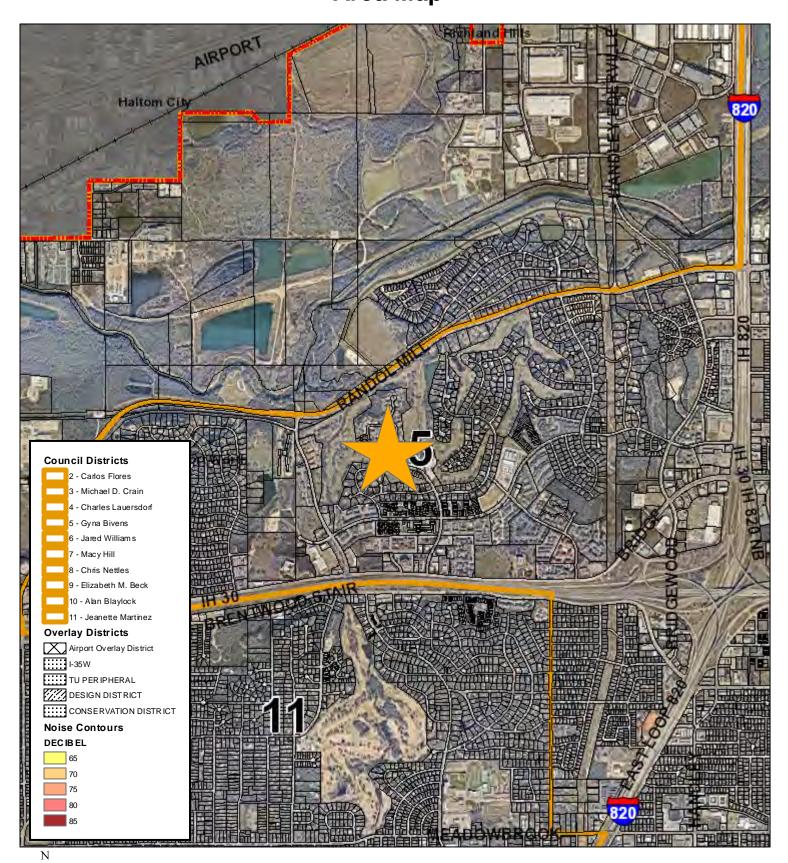
Aerial Photo Map



N A

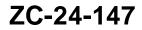


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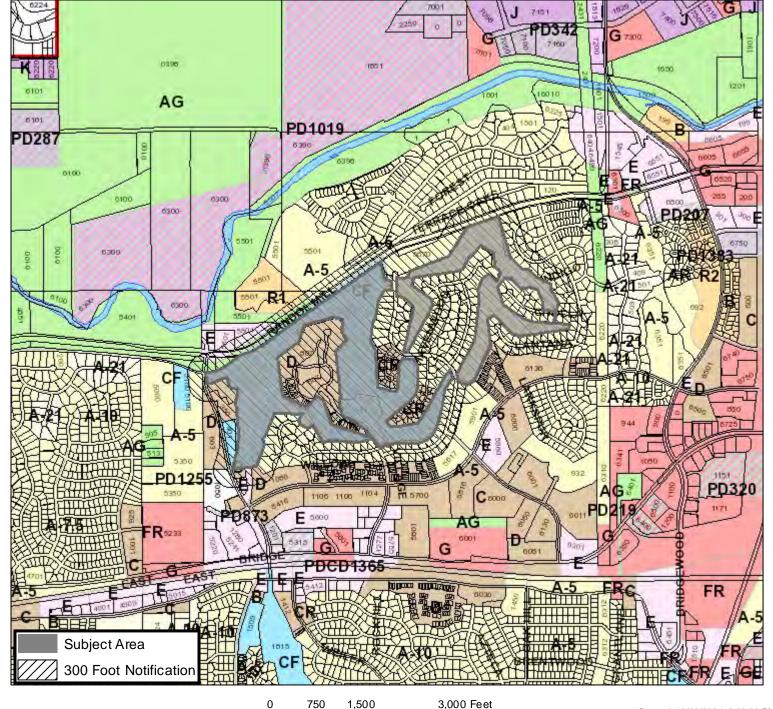




Area Zoning Map

Applicant:	Woodhaven Concerto No 1/Ivan Gonzalez
Address:	913 Country Club Ln,5500 Randol Mill Road, & 300 Oakmont Lane
Zoning From:	A-5/CF
Zoning To:	A-21, UR, MU-1 & AG
Acres:	149.04565335
Mapsco:	Text
Sector/District:	Eastside
Commission Date:	1/8/2025
Contact:	817-392-6226

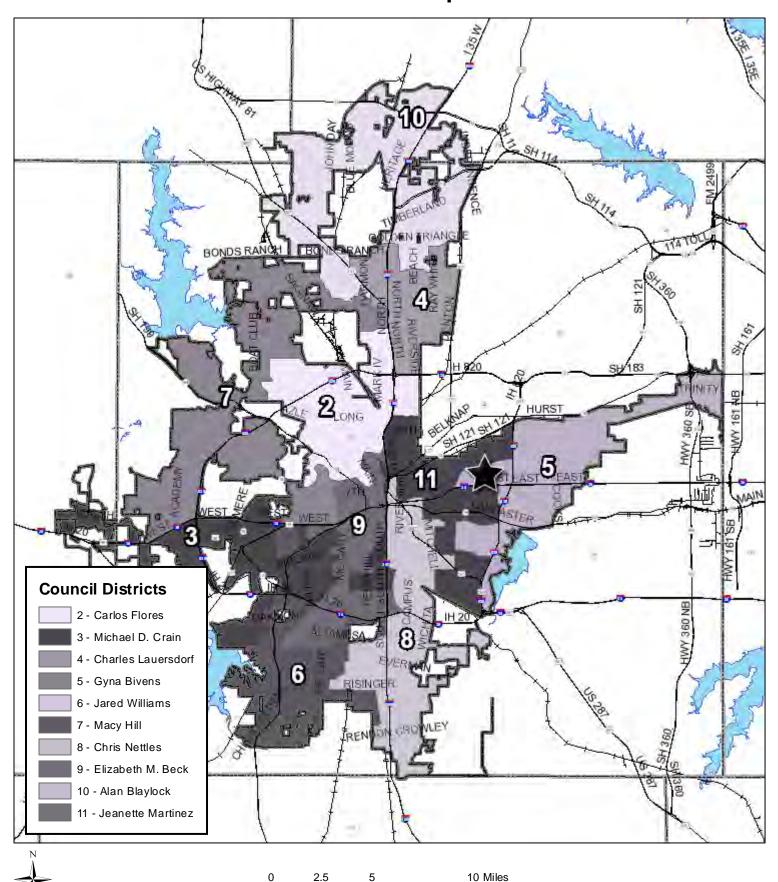
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FORT WORTH.

ZC-24-147

Location Map

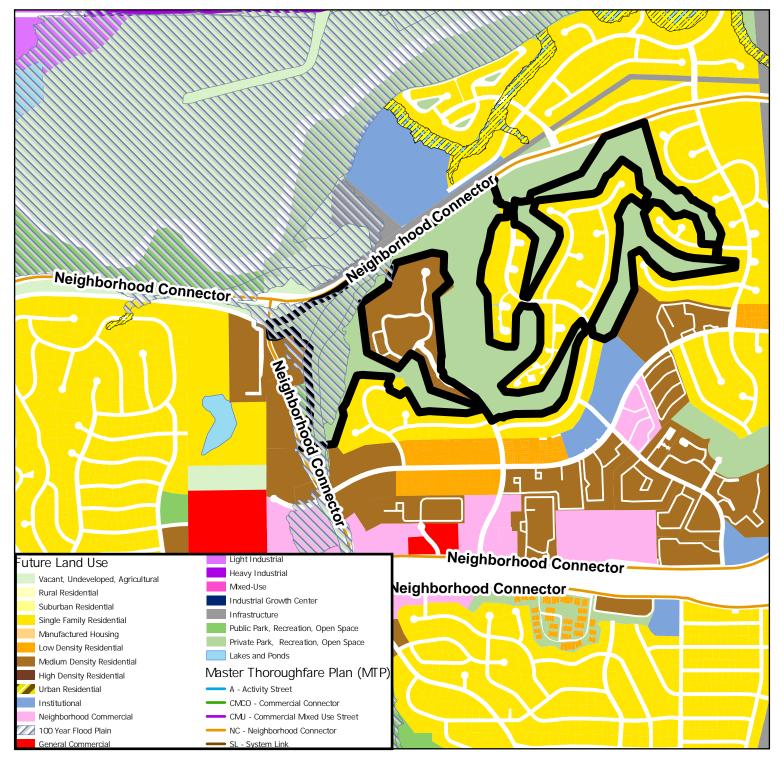


2.5 5



ZC-24-147

Future Land Use



FORT WORTH. ZONING CHANGE APPLICATION



APPLICATION INSTRUCTIONS

All application materials and attachments should be submitted electronically through the Accela Online Permitting System:

Click Here to Apply Online or visit www.fortworthtexas.gov/zoning

The deadline to submit applications is the first Monday of each month at 5:00 pm. Completed applications will be scheduled for Zoning Commission consideration the following month. All incomplete or inaccurate applications will be placed on hold until the applicant has made the required changes. These applications will be re-evaluated on the next deadline day.

Please refer to the most recently adopted Zoning Commission Calendar for exact filing deadlines and meeting dates.

For more information about rezoning and the public hearing process, please visit <u>www.fortworthtexas.gov/zoning</u>.

FEE SCHEDULE		
Base Zoning Change Fee		
Site Acreage Less than 1 acre 1 – 5 acres 5.01 – 10 acres 10.01 – 25 acres 25.01 or more acres * A reduced fee of \$450 applies when less than one acre of property is downzoned - An additional fee of \$600 applies when the proposed zoning is inconsistent wit.		
Additional Fees for Planned Developments (PD) or C		
Site Acreage 0 – 5 acres 5.01 – 10 acres 10 or more acres PD or CUP with Development Standard Waiver Requests	Fee \$1,350 \$3,037.50 \$3,037.50 plus \$84.37 per acre (not to exceed \$10,125) \$843.75 Additional Fee	
Other Fees		
Site Plan Submittal or Amendment (with public hearing) Administrative Site Plan Amendment (staff review only) Comprehensive Plan Inconsistency Fee Hearing Continuance at Applicant's Request (after public notice) Paper Filing Fee Zoning-Multi Family Dwelling (MFD/PD) Quick Turn (request to expedite City Council consideration)	\$900 \$281.25 \$675 \$675 \$56.25 \$675 for the first waiver and then \$337.50 after Twice the total application fee as calculated above	

Please note: To determine if your site is within a Neighborhood Empowerment Zone (NEZ) and if you qualify for the program benefits, please contact 817-392-7316. In order to qualify for fee waivers on this Zoning Change Application, the NEZ application must be completed and approved prior to submission of the Zoning Change Application. Otherwise, full zoning fees will apply.

ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Woodhaven, Concerto No. 1, LP			
Mailing Address 500 W. 7th Street, Suite 1722	City, State, Zip Fort Worth, TX 76102		
Phone <u>817-454-8506</u> Email _	will@crescendodevelopment.com		
APPLICANT Woodhaven, Concerto No. 1, LP			
Mailing Address 500 W. 7th Street, Suite 1722	City, State, Zip Fort Worth, TX 76102		
Phone 817-454-8506 Email	will@crescendodevelopment.com		
AGENT / OTHER CONTACT Iván Gonzalez, AICP			
Mailing Address 209 West 2nd Street, #180	City, State, Zip Fort Worth, TX 76102		
	ivan@placestrategies.com		

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): Woodhaven Golf Course and all associated parcel ownership - around 913 Country Club Ln, FW

Total Rezoning Acreage: 149.504 ACs 🛛 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivisio	on, Block, and Lot (list all):	

Is rezoning proposed for the entire platted area? Yes No	Total Platted Area:	acres
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Any partial or non-platted tract will require a certified metes and bounds description as described below.

☑ <u>NO – NOT PLATTED</u>

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: <u>149.504</u> acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
Rezoning from one standard zoning district to another	□ Submitting a required site plan for an existing PD
Rezoning to Planned Development (PD) District	(no change to development standards or waivers)
□ Adding a Conditional Use Permit (CUP) Overlay	□ Amending a previously approved PD or CUP site plan
Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Existing PD or CUP Number: Previous Zoning Case Number:

DEVELOPMENT INFORMATION

Current Zoning District(s): <u>CF - Community Facility & A-5 Single Famil</u>Proposed Zoning District(s): <u>AG, A-21, UR, and MU-1</u>

Current Use of Property: Golf Club and Course

Proposed Use of Property: <u>Residential</u> and Mixed Use

For Planned Development (PD) Requests Only

First, reference Ordinance Section 4.300 to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD:

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested?
Yes
No If yes, please list below:

□ Site Plan Included (completed site plan is attached to this application)

□ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

□ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP:

Are Development Standards or Waivers being requested? \Box Yes \Box No If yes, please list below:

□ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The development project is a rezoning from Community Facilities (CF) and A-5 to a mix of different base zoning districts that include Agriculture (AG), Urban Residential (UR), Low Intensity Mixed Use (MU-1), and Single Family Large Lots (A-21). Historically this property had operated as a golf clubhouse and course but has subsequently failed to continue to operate. The development vision for this property intends to revitalize the area by providing a variety of different uses but protecting the existing fabric of the neighborhood.

The development team has had multiple engagement meetings with the neighborhood to bring forward the community needs through the vision. Establishing a clear transition between the neighborhood but also providing some much needed investment through mixed use development that will perform in the long term is essential. The focus has been to also work in tangent with the goals of the current Woodhaven neighborhood planning process.

Downzoning to large lot residential development on the eastern portion of the development was a decision based directly from the neighborhood feedback, reducing the potential impact of A-5 density with the current zoning. With existing multi-family adjacent to the western portion of the development there is an opportunity to create a mixed-use central area that can provide appropriate commercial to support the neighborhood. The urban residential zoning district also creates a natural transition from mixed-use and existing multifamily into single family residential. This commercial area also sits within a valley between the existing multi-family and the existing single-family.

Currently the Future Land Use Plan and Comprehensive Plan classify the property as Open Space which is consistent with the previous golf course designation. Surrounded by high intensity and low intensity residential, the proposed zoning districts are consistent with a natural transition between the two residential intensities.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case?
Yes
No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? \Box Yes \Box No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. (Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)

- 3. Have you contacted the relevant Council Member to discuss your proposal? 🛛 Yes 🗆 No <u>Click to find your Council District</u>.
- 4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? 🗹 Yes 🗆 No

The <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u>. All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma:

- 6. The following items are required with your application. Please confirm submittal by checking each item below.
 - ☑ Completed copy of Zoning Change Application with original signatures (pages 2-6)
 - Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
 - A copy of the recorded plat or certified metes and bounds description (page 2)
 - An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
 - □ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - □ Site Plan meeting requirements of attached checklist (pages 7-8)
 - □ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): Will Northern (Dec 26, 2024 16:17 PST)

Owner's Name (Printed): William Northern

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) IVAN GONZALEZ, AICP

_____ACTING ON MY

(CERTIFIED LEGAL DESCRIPTION)

BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY

OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

See attached

Applicant or Agent's Signature

Iván Gonzalez
Applicant or Agent's Name (Printed):

Will Northern (Dec 26, 2024 16:17 PST)

Owner's Signature (of the above referenced property)

William Northern
Owner's Name (Printed)

SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

 $\hfill\square$ Site Address and Legal Description

FORT WORTH.

- □ Title of project or development (in bold letters) in the lower righthand corner of the plan
- □ Date of preparation or revision, as applicable
- □ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- □ Vicinity map, north arrow, and scale
- □ Label the zoning case number in the lower righthand corner of the plan, below the title
- □ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Ences and Screening Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- □ Land Use and Zoning Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- □ For Multifamily Site Plans Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

□ This project will comply with <u>Section 6.301</u>, <u>Landscaping</u>.

- Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section _____." (reference section for your specific zoning district)
- □ This project will comply with <u>Section 6.302</u>, <u>Urban Forestry</u>.
- All signage will conform to <u>Article 4, Signs</u>.
- □ All provided lighting will conform to the Lighting Code.
- For multifamily projects in CR, C, or D districts, also include the following note:
- □ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in <u>Chapter 4</u> of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

zoning-change-application_Revised-12-24

Final Audit Report

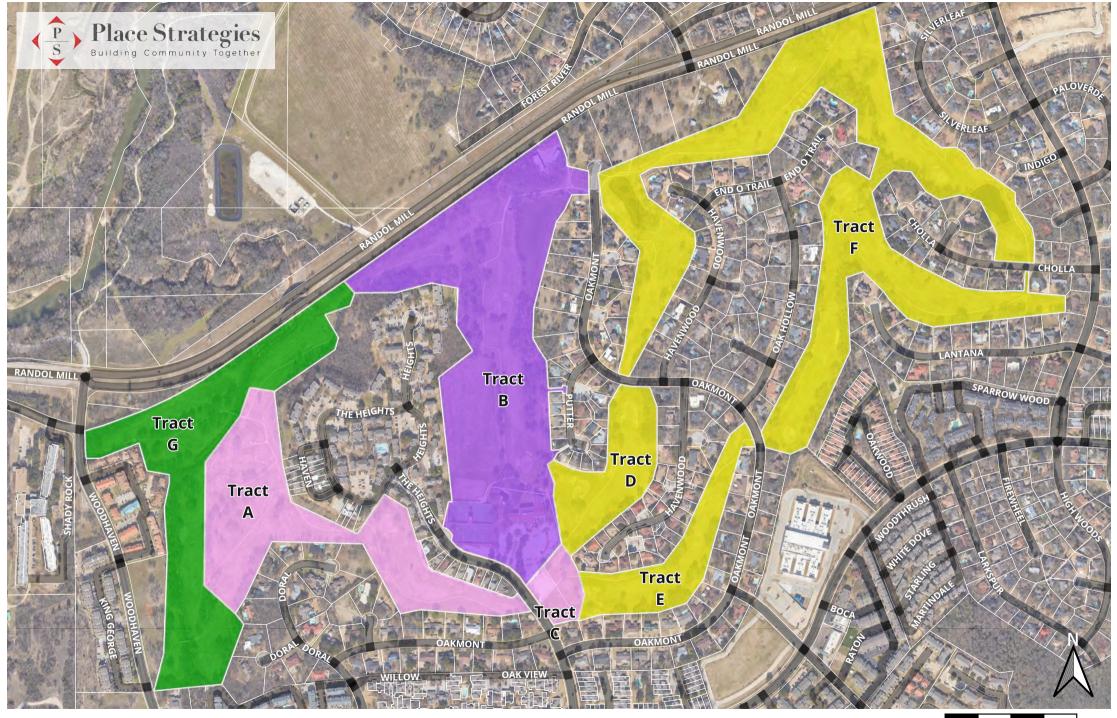
2024-12-27

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	By:	C Brad Lonberger (brad@placestrategies.com)
	Status:	Signed
	Transaction ID:	CBJCHBCAABAAQ9icKSJJcWc1nv9VDzHW5ei07sj2g-w2
I		

"zoning-change-application_Revised-12-24" History

- Document created by C Brad Lonberger (brad@placestrategies.com) 2024-12-27 0:14:34 AM GMT- IP address: 24.236.214.112
- Document emailed to Will Northern (will@crescendodevelopment.com) for signature 2024-12-27 0:14:41 AM GMT
- Email viewed by Will Northern (will@crescendodevelopment.com) 2024-12-27 - 0:14:47 AM GMT- IP address: 74.125.209.36
- Document e-signed by Will Northern (will@crescendodevelopment.com) Signature Date: 2024-12-27 - 0:17:49 AM GMT - Time Source: server- IP address: 166.199.89.38

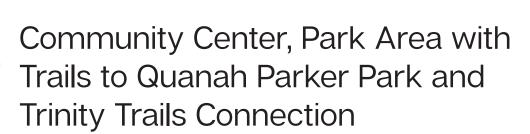
Agreement completed. 2024-12-27 - 0:17:49 AM GMT



Legend

100 0 100 200 300 ft







A

B Pocket Neighborhood Residential

Redesigned Clubhouse with Active Spaces (Dog Park, Public Park, Food & Bev, Pickleball, Tennis)

D Employment, Office, and Flex Space

E Urban Residential



F Mixed-Use with Hospitality or Urban Residential

G Urban Agriculture and Education

Nine Hole Golf Course

A second second







Redesigned Clubhouse with Active Spaces (Dog Park, Public Park, Food & Bev, Pickleball, Tennis)

D Employment, Office, and Flex Space

E Urban Residential

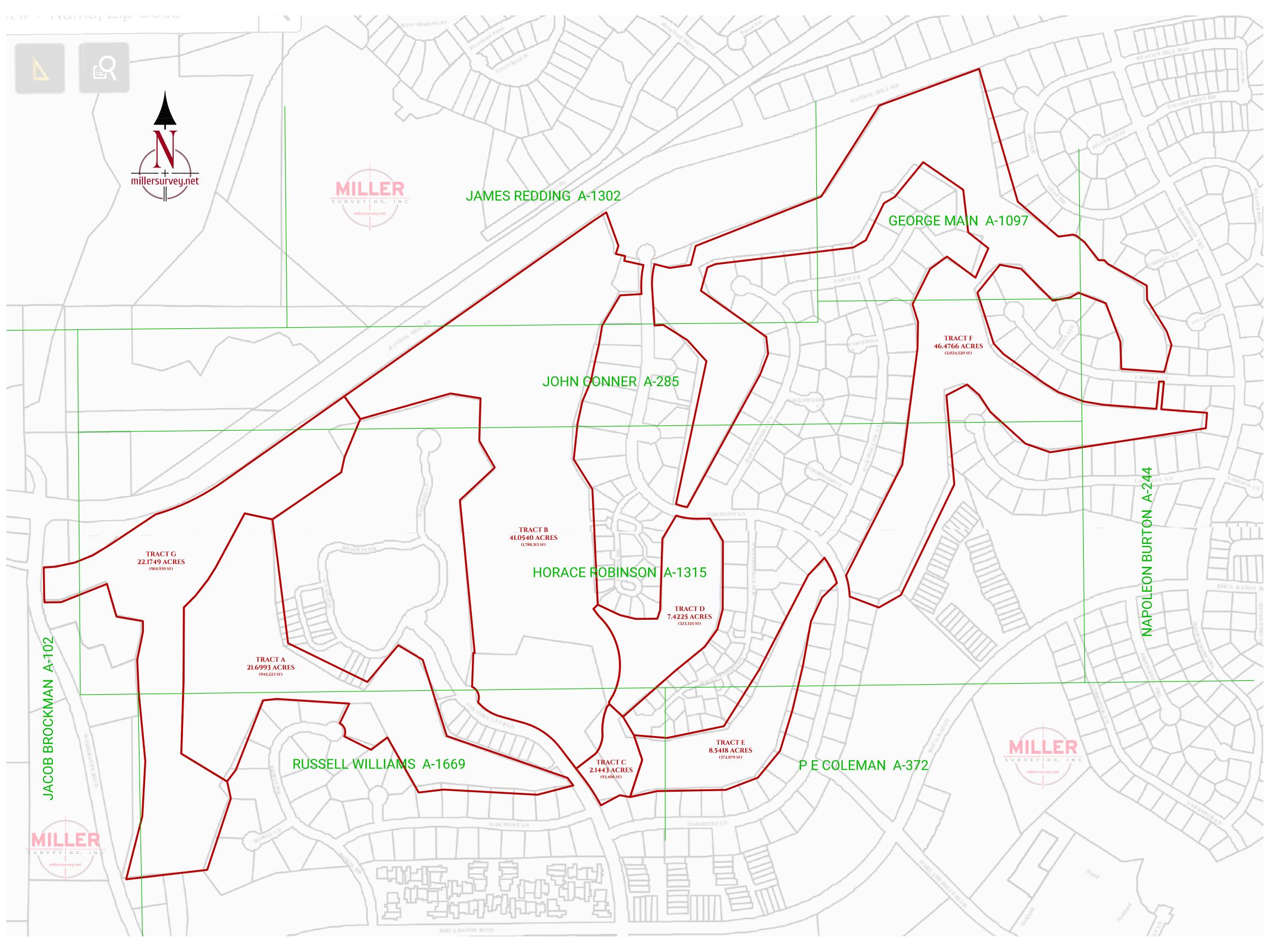
C

F Mixed-Use with Hospitality or Urban Residential

G Urban Agriculture and Education

Estate Lots (1-5 acres)

1 se ma Dian MT



Legend of Symbols & Abbreviations

CONCRETE PIPE

AC - AIR CONDITIONER ADJ. A. E ADJACENT AERIAL EASEMENT BLDG - BUILDING BNK - TOP OF BANK BWF - BARBED WIRE FENCE CLF - CHAIN LINK FENCE CCO - CLEAN OUT CONC CONCRETE E - EAST EM - ELECTRIC METER FH - FIRE HYDRANT TND - FOUND FP - FLAG POLE GL - GROUND LIGHT SM - GAS METER GP - GUARD POST SR - GUARD RAIL GUY - GUY WIRE HC - HANDICAPPED T.C.C.F TARRANT COUNTY DEED RECORDS I.C.F.C TARRANT COUNTY FILM CODF	I.R IRON ROD L.S - LIGHT STANDARD MB - MAIL BOX MHW - MANHOLE (Sanitary) MHS - MANHOLE (Storm) N - NORTH P.O.B PPOINT OF BEGINNING P.O.C PLANTER PP - POWER POLE PVMT - PAVEMENT RR - RAILROAD RCP REINFORCED CONCRETE PI R.O.W RIGHT OF WAY SL - STREET LIGHT SLP - SIGNAL LIGHT POLE SPLE - SERVICE POLE (Electric) SQ.FT SQUARE FEET S - SOUTH TB - TELEPHONE BOX TP - TELEPHONE POLE TRANS, - TRANSFORMER W - WEST
	WV - WATER VALVE

Miscellaneous Notes

1.) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

2.) There appeared to be no observable evidence of heavy construction within the past month or so.

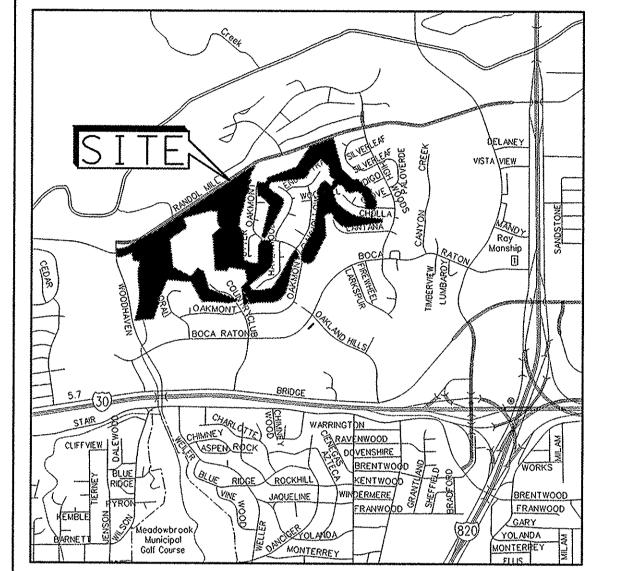
3.) We are not aware of changes in street right-of-ways that are adjacent to this property.

4.) There appeared to be no signs of this site being used as a solid waste dump, sump, or sanitary landfill.

5.) All utilities shown were located by visible, above-ground evidence. We refer you to 1-800-DIG-TESS for location of all utilities prior to excavation.

6.) All cart paths are on subject property.

7.) Aerial photograph being utilized with this survey was taken in October 2002.



Survey Legal Descriptions (CONTINUED)

North 27 degrees 57 minutes 06 seconds East 551.01 feet passing the Northeast corner of said Havenwood Golf Villas and continuing once again along an Easterly line of the aforementioned Block 20, Fifth Filing to an iron rod;

Thence North 43 degrees 47 minutes 56 seconds East 121.81 feet to an established point in the Westerly right-of-way line of the aforementioned Oakmont Lane, said iron rod also being the beginning of a non-tangent curve to the right whose radius is 477.55 feet and whose long chord bears South 30 degrees 18 minutes 06 seconds East 72.33 feet;

Thence along said Westerly right-of-way line and along said curve to the right in a Southerly direction through a central angle of 8 degrees 41 minutes 11 seconds a distance of 72.40 feet to an established point at the end of said curve and the beginning of a compound curve to the right whose radius is 338.80 feet and whose long chord bears South 15 degrees 34 minutes 59 seconds East 121.33 feet;

Thence continuing along said Westerly right-of way of said street and along said compound curve to the right in a Southerly direction through a central angle 20 degrees 37 minutes 50 seconds a distance of 121.99 feet to an established point at the end of said curve and the beginning of a second non tangent curve;

Thence continuing along said Westerly right-of-way line of said street and along said second non-tangent curve to the right through a central angle of 01 degrees 31 minutes 15 seconds and a radius of 350.00 feet an arc distance of 9.29 feet to an established point at the end of said curve and marking the northeast corner of Lot 16, Block 9, of said Woodhaven Country Club Estates Addition as recorded in Volume 388-56, Pages 33-36;

Thence South 70 degrees 29 minutes 00 seconds West along the northerly line of said Lot 16, Block 9, of said Woodhaven Country Club Estates Addition as recorded in Volume 388-56, Pages 33-36, a distance of 98.33 feet to an established point marking the northwest corner of said Lot 16, Block 9;

Thence along the Westerly line of said Block 9 the following courses and distances:

South 25 degrees 39 minutes 30 seconds west 115.00 feet to an established point: South 10 degrees 52 minutes 30 seconds West 233.00 feet to an established point:

South 13 degrees 56 minutes 30 seconds West 232.80 feet to an established point:

South 17 degrees 35 minutes 30 seconds West 216.90 feet to an established point; South 40 degrees 11 minutes 00 seconds West 179.40 feet to an established point;

South 70 degrees 00 minutes 00 seconds West 175.00 feet to an established point:

South 89 degrees 38 minutes 00 seconds West 353.00 feet to an established point;

South 78 degrees 22 minutes 00 seconds West 142.50 feet to an established point; North 79 degrees 17 minutes 00 seconds West 53.70 feet to an established point;

South 62 degrees 28 minutes 30 second West 110.00 feet to the Point of Beginning and containing 94,129 acres (4,100,271 square feet) of land, more or less, which approximately 0.5 of an acre of land lies with Randol Mill Road.

TRACT II:

47.821 acres of land, situated in the H. ROBINSON SURVEY, ABSTRACT NO. 1315; the J.H. CONNER SURVEY, ABSTRACT 285; the J.F. REDDING SURVEY, ABSTRACT NO. 1302; the G.W. MAIN SURVEY, ABSTRACT NO. 1097; and the N. BURTON SURVEY, ABSTRACT NO. 244 all in Tarrant County, Texas, said 46.476 acres of land also being the same Tract II conveyed to Woodhaven Golf Club, Inc., as recorded in Volume 9637, Page 676, Deed Records of Tarrant County, Texas, said 46.476 acres of land being more particularly described by metes and bounds as follows:

Beginning at an established point in the Easterly right-of-way line of Oakmont lane, a public street, said iron pipe also being the most Southerly corner of Lot 1, Block 22, Woodhaven Country Club Estates, Fifth Filing, an Addition to the City of Fort Worth, as recorded in Volume 388-61, Page 60, Tarrant County Plat Records:

Thence along the Easterly, Northerly and Westerly lines of said Block 22 the following courses and distances:

North 27 degrees 27 minutes 28 seconds East 637.87 feet to an established point;

North 8 degrees 02 minutes 14 seconds East 602.08 feet to an established point;

North 00 degree 45 minutes 55 seconds East 136.25 feet to an established point; North 15 degrees 14 minutes 05 seconds West 95.00 feet to an established point;

North 26 degrees 58 minutes 28 seconds East 200.86 feet to an established point;

North 54 degrees 09 minutes 32 seconds East 108.39 feet to an established point;

South 52 degrees 44 minutes 30 seconds East 182.04 feet to an established point:

North 24 degrees 18 minutes 00 seconds East 165.00 feet to an established point: North 51 degrees 00 minutes 30 seconds West 132.00 feet to an established point

North 06 degrees 03 minutes 01 seconds West 220.00 feet to an established point

North 54 degrees 48 minutes 15 seconds West 250.00 feet to an established point;

South 39 degrees 49 minutes 46 seconds West 230.00 feet to an established point degrees 04 minutes 17 seconds West 64,72 feet to

Notes Corresponding to Schedule B

- 10a.) Sixty feet (60) wide Drainage and Utility easement and Fifteen feet (15) wide Utility easements West of Block 6, according to the plat recorded in Volume 388-56, Pages 33 through 36, Plat Records, Tarrant County, Texas. Affects: Tract I. As plotted on survey.
- 10b.) Five (5) feet wide utility easement adjacent to Block 6, according to the plat recorded in Volume 388-56, Page 33, Plat Records, Tarrant County, Texas. Affects: Tract I. As plotted on survey.
- 10c.) Drainage easement(s) adjacent to Block 22 and 23, according to the plat recorded in Volume 388-61, Page 60, Plat Records, Tarrant County, Texas. Affects: Tract II. As plotted on survey.
- 10d.) Utility laterals and Drainage easement(s) according to the plat recorded in Volume 388-76, Page 13 Plat Records, Tarrant County, Texas. Affects: Tract II. As plotted on survey.
- 10e.) Five (5) feet wide utility easement across Southeast and South property lines, according to the plat recorded in Volume 388-88, Page 35, Plat Records, Tarrant County, Texas. Affects: Tract I As plotted on survey.
- 109f.) Five (5) feet wide Utility easement adjacent to the North side of Lot 1R, Block 1R, according to the plat recorded in Volume 388-170, Page 41, Plat Records, Tarrant County, Texas. Affects: Tract 1 As plotted on survey.
- 109g.) Thirty-five (35) feet wide Utility and Drainage easement over and across subject property, according to the plat recorded in Volume 388-115, Page 8, Plat Records, Tarrant County, Texas. Affects: Tract III. As plotted on survey.
- 10h.) Ten (10) feet wide Electrical easement with transformer over and across subject property, according to the plat recorded in Volume 388–115, Page 8, Plat Records, Tarrant County, Texas. Affects: Tract III. This easement has no dimensions to plot exact location.
- 10i.) Fifteen (15) feet wide Utility easement across the Northeast corner of subject property, according to the plat recorded in Volume 388-115, Page 8, Plat Records, Tarrant County, Texas. Affects: Tract III. As plotted on survey.
- 10j.) Irregular shaped Utility easement adjacent to the rear of Lots 18 and 19, Block 1, Havenwood Golf Villas, according to the plat recorded in Volume 388-120, Page 30, Plat Records, Tarrant County, Texas. Affects: Tract I. This easement has no dimensions to plot exact location
- 10k.) Fifteen (15) feet wide Utility easement along the Northerly property line, according to the plat recorded in Volume 388-125, Page 93, Plat Records, Tarrant County, Texas. Affects Tract IV. As plotted on survey.
- 101.) Ten (10) feet wide Utility easement along the Westerly property line, according to the plat recorded in Volume 388-125, Page 93, Plat Records, Tarrant County, Texas. Affects Tract IV As plotted on survey.
- 10m.) Easement for sanitary sewer, from C.A. Boaz, et al, to the City of Fort Worth, by instrument dated 7-23-58, recorded in Volume 3227, Page 509, Real Property Records, Tarrant County, Texas. Affects: Tract I. As plotted on survey.
- 10n.) Easement for sanitary sewer, from E.B. Comer, et al, to the City of Fort Worth, by instrument dated 2-26-65, filed 3-17-65, recorded in Volume 4043, Page 665, Real Property Records, Tarrant County, Texas. Affects: Tract I. As plotted on survey.
- 100.) Easement granted for sanitary sewer, from Samuel L. Grimes, et al, to the City of Fort Worth, by instrument dated 10-13-69, filed 12-9-69, recorded in Volume 4816, Page 850, Real Property Records, Tarrant County, Texas. Affects: Tract I. As plotted on survey
- 10p.) Electric Line Easement and/or Right of Way granted to Texas Electric Service Company, dated 9-23-74, filed 11-7-75, recorded in Volume 5916, Page 891, Real Property Records, Tarrant County, Texas. Affects Tract I. As plotted on survey.
- 10q.) Easement and/or Right of Way granted to Texas Electric Service Company, dated 12-22-70, filed 3-8-71, recorded in Volume 5007, Page 112, Real Property Records, Tarrant County, Texas. Affects Tract I. As plotted on survey.
- 10r.) Easements for the installation, operation, and maintenance of underground/overhead electrical distribution and communication systems granted to Texas Electric Service Company from Woodhaven Country Club Estates by instrument dated 4-12-71, filed 6-1-71, and recorded in Volume 5049, Page 724, Real Property Records, Tarrant County, Texas. Affects Tract Land II. As plotted on survey.
- 10s.) Easement granted for sanitary sewer, from Samuel L. Grimes, et al, to the City of Fort Worth, by instrument dated 11-15-71, filed 1-20-72, recorded in Volume 5176, Page 342, Real Property Records, Tarrant County, Texas. Affects: Tracts I and II. As plotted on survey.
- 10t.) Easement granted Utilities and Drainage, from Samuel L. Grimes, et al, to the City of Fort Worth, by instrument dated 3-16-72, filed 6-23-72, recorded in Volume 5264, Page 534, Real Property Records, Tarrant County, Texas. Affects: Tract Land II. As plotted on
- 10u.) Easement and/br Right of Way granted to Texas Electric Service Company, dated 7-13-72, filed 8-17-72, recorded in Volume 5298, Page 257, Real Property Records, Tarrant County, Texas. Affects Tract III. This document is based on preliminary information approximate location is plotted on survey.
- 10v.) Drainage Easement granted to the City of Fort Worth, by instrument dated 5-21-73, filed 9-4-73, recorded in Volume 5517, Page 705, Real Property Records, Tarrant County, Texas. Affects: Tract I. As plotted on survey
- 10w.) Utility Easement granted to the City of Fort Worth, by instrument dated 2-25-75, filed 3-27-75, recorded in Volume 5797, Page 178, Real Property Records, Tarrant County, Texas. Affects: Tract I. This document refers to the beginning of two easements at Lot

Survey Legal Descriptions

Tract I

94.129 acres of land, situated in the R.G.B. WILLIAMS SURVEY, ABSTRACT NO. 1669, the J.H. CONNER SURVEY, ABSTRACT NO. 285, the J.F. REDDING SURVEY, ABSTRACT NO. 1302, the H. ROBINSON SURVEY, ABSTRACT NO. 1315, and the J. BROC1G~ON SURVEY, ABSTRACT NO. 102, all in Tarrant County, Texas, said 94.203 acres of land also being the same Tract I conveyed to Woodhoven Golf Club, Inc., as recorded in Volume 9637, Page 676, Real Property Records, Tarrant County, Texas, said 94.203 acres of land being more particularly described by metes and bounds as follows:

Beginning at an established point in the Easterly right-of-way line of Country Club Lane, a public street, said iron rod also being the Northwest corner of Lot 1, Block 9, Woodhaven Country Club Estates according to the corrected composite plat as recorded in Volume 388-56, Page 33, Tarrant County Plat Records, said iron rod also being in a curve to the left whose radius is 1,007.00 feet and whose long chord bears North 27 degrees 31 minutes 54 seconds West 9.97

Thence along said Easterly right-of-way line and along said curve to the left in a Northerly direction through a central angle of 00 degrees 34 minutes 02 seconds a distance of 9,97 feet to an established point at the most Southerly corner of Lot 1, Block 30, Woodhaven Country Club Estates as recorded in Volume 388-115, Page 8, Tarrant County Plat Records:

Thence along the Easterly and Northerly line of said Lot 1 the following courses and distances

North 62 degrees 18 minutes 27 seconds East 142.97 feet to an established point; North 27 degrees 41 minutes 37 seconds West 368.39 feet to an established point;

North 39 degrees 17 minutes 43 seconds East 197.28 feet to an established point;

North 10 degrees 17 minutes 25 seconds West 160.20 feet to an established point;

North 12 degrees 42 minutes 00 seconds West 92.00 feet to an established point;

North 80 degrees 41 minutes 01 seconds West 368.31 feet to an established point;

South 30 degrees 00 minutes 00 seconds West 94.79 feet to an established point:

North 87 degrees 31 minutes 05 seconds West 254.47 feet to an established point at the Northwest corner of said Lot 1 and in the East line of Block ZR, Woodhaven Heights Addition to the City of Fort Worth, Texas, as recorded in Volume 388-125, Page 93, Tarrant County Plat Records;

Thence along the meandering line of said Block ZR the following courses and distances: North 4 degrees 52 minutes 30 seconds West 788.50 feet to an established point; North 47 degrees 27 minutes 30 seconds East 244.90 feet to an established point;

North 29 degrees 20 minutes 00 seconds West 158,50 to an established point;

North 2 degrees 14 minutes 30 seconds East 218.20 feet to an established point;

North 80 degrees 13 minutes 00 seconds West 155.20 feet to an established point; South 74 degrees 52 minutes 00 seconds West 596.00 feet to an established point;

South 59 degrees 21 minutes 30 seconds West 60.00 feet to an established point;

South 30 degrees 30 minutes 00 seconds East 156.20 feet to an established point;

South 13 degrees 18 minutes 00 seconds West 79.10 feet to an established point;

South 56 degrees 11 minutes 30 seconds West 428.00 feet to an established point:

South 6 degrees 35 minutes 00 seconds East 640.40 feet to an established point passing the Southwest corner of said Block ZR and continuing to the Southwest corner of Block 4 of said Woodhaven Heights Addition to the City of Fort Worth Texas as recorded in Volume 388-110, Page 10, Tarrant County Plat Records:

Thence continuing along the meandering Southwest line of said Woodhaven Heights the following courses and distances:

South 63 degrees 14 minutes 43 seconds East 452.54 feet to an established point:

North 40 degrees 41 minutes 30 seconds East 246.10 feet to an established point;

South 58 degrees 37 minutes 30 seconds East 146.00 feet to an established point; South 16 degrees 50 minutes 15 seconds East 410.23 feet to an established point:

South 70 degrees 11 minutes 40 seconds East 655.46 feet to an established point in the Westerly right-of-way line of Country Club Lane:

Thence South 36 degrees 48 minutes 28 seconds East 50.00 feet along said Westerly right-of-way line to an established point at the Northeast corner of Lot 28, Block 6, Woodhaven Country Club Estates as recorded in Volume 388-56, Page 33, Tarrant County Plat Records;

Thence along the Northerly line of Block 6 the following courses and distances:

South 76 degrees 10 minutes 00 seconds West 190.80 feet to an established point;

North 86 degrees 07 minutes 00 seconds West 483.40 feet to an established point:

South 83 degrees 59 minutes 00 seconds West 128.00 feet to an established point;

North 28 degrees 56 minutes 09 seconds West 517.64 feet to an established point;

North 85 degrees 34 minutes 15 seconds West 474.30 feet to an established point;

South 84 degrees 09 minutes 00 seconds West 70.00 feet to an established point; South 22 degrees 13 minutes 00 seconds West 383.50 feet to an established point

South 37 degrees 57 minutes 00 seconds West 74.80 feet to an established point;

South 11 degrees 42 minutes 00 seconds East 88.90 feet to an established point;

LOCATION MAP (NOT TO SCALE)

Zoning Information

According to the City of Fort Worth's Planning and Zoning Department located at 1000 Throckmorton Street, the property as addressed as 913 Country Club Lane is Zoned "CF" for a Community Facilities District. The following restrictions shall apply for non-residential development:

Minimum Lot Width: 50 feet.

Minimum Front Yard: A.) 20 feet when across the street from front yard in "A" or "B" district B.) 10 feet when across the street from front yard in "AR" or "R1" through "D" district Minimum Side Yard: A.) 5 feet when adjacent to residential district

B.) 10 feet when across street from a side yard in a residential district Minimum Rear Yard: 5 feet min. reduced to 0 feet where adjacent to an alley of at least 10 feet Height: Based on most restrictive adjacent district

Parking Information Development in the Community Facilities "CF" District may be subject to a variety of general development standards included in Chapter 6. You would need to consult Chapter 6, Article 2 for the specific developmental standards if known.

We refer you to John Garfield at 817-871-7820 if you should need any further assistance.

According to the City of Fort Worth's Planning and Zoning Department located at 1000 Throckmorton Street, the property as addressed as 5500 Randoll Mill Road is Zoned "D" for a High Density Multi-Family District. The following restrictions shall apply for non-residential development:

Minimum Lot Width: 50 feet Minimum Front Yard: 20 feet. Minimum Side Yard: A.) Interior Lot - 5 feet, B.) 10 feet min. when adjacent to side street Minimum Rear Yard: 5 feet. Height: 35 feet. (40 feet within 100 feet of residential zoning.)

Parking Information: One and two family residential development shall meet the parking requirements for the selected district. Multifamily parking requirements range from 12%4 spaces minimum per unit to 2 23%4 spaces maximum per unit. For multifamily and nonresidential parking requirements you need to consult Chapter 6, Article 2 of applicable zoning ordinance.

We refer you to John Garfield at 817-871-7820 if you should need any further assistance.

Statement of Encroachments

(A.) 48" RCP for storm drainage drains onto subject property without the benefit of a known

(B.) 18" RCP for storm drainage drains onto subject property without the benefit of a known easement.

(...)18" RCP for storm drainage drains onto subject property without the benefit of a known easement.

South 26 degrees 45 minutes 14 seconds West 211.99 feet to an established point: South 60 degrees 38 minutes 36 seconds West 74.11 feet to an established point:

South 83 degrees 57 minutes 57 seconds West 711.62 feet to an established point; South 68 degrees 30 minutes 00 seconds West 45.00 feet to an established point;

South 15 degrees 56 minutes 27 seconds West 124.34 feet to an established point;

South 54 degrees 11 minutes 03 seconds East 410.35 feet to an established point;

South 5 degrees 39 minutes 00 seconds East 87.35 feet to an established point; South 21 degrees 37 minutes 07 seconds West 115.25 feet to an established point;

South 29 degrees 07 minutes 33 seconds West 779.01 feet to an established point in the North right-of-way line of said Oakmont Lane, said established point also being the Southwest corner of Lot 36, Block 22, and also being the beginning of non-tangent curve to the right whose radius is 296.32 feet and whose long chord bears North 74 degrees 14 minutes 43 seconds West 59.90 feet;

Thence along said North right-of-way line and along said curve to the right in a Northwesterly direction through a central angle of 11 degrees 36 minutes 05 seconds a distance of 60.00 feet to an established point at the end of said curve and the Southeast corner of Lot 1, Block 23 of said Addition

Thence along the Easterly and Northerly line of said Block 23 the following courses and distances

North 12 degrees 43 minutes 29 seconds East 749.92 feet to an established point;

North 41 degrees 24 minutes 23 seconds West 144.80 feet to an established point:

North 56 degrees 54 minutes 40 seconds West 147.08 feet to an established point; South 86 degrees 54 minutes 19 seconds West 45.00 feet to an established point in the East right-of-way line of Oakmont Lane, a public street;

Thence North 03 degrees 03 minutes 04 seconds West 185.34 feet along said right-of-way line

Thence North 05 degrees 56 minutes 26 seconds East 130.80 feet along said East right-of-way line to an established point and leaving said right-of-way line in an easterly direction:

Thence along a Northerly line of the aforementioned Tract 2 and a Southerly line of land conveyed to Daon- Texas as recorded in Volume 6832, Page 1845, Tarrant County Deed Records the following courses and distances:

South 75 degrees 02 minutes 12 seconds East 80.00 feet to an established point:

North 82 degrees 23 minutes 37 seconds East 109.98 feet to an established point:

North 15 degrees 07 minutes 54 seconds East 100.07 feet to an established point; North 69 degrees 13 minutes 22 seconds East 692.22 feet to an established point;

North 33 degrees 12 minutes 19 seconds East 554.70 feet to an established point in a Southerly right-of-way line of Randol Mill Road, a public Street;

Thence North 70 degrees 05 minutes 27 seconds East 550.02 feet along said Southerly right-of-way line of said Randol Mill Road to an established point at the Northwest corner of Block 16 of Woodhaven Country Club Estates, Sixth Filing, as recorded in Volume 388-76, Page 13, Tarrant County Plat Records and as replatted Lots 62-R and 63-R as recorded in Volume 388-83, Page 24, Tarrant County Plat Records:

Thence along a Westerly line of said Block 16 the following courses and distances:

South 15 degrees 31 minutes 00 seconds East 740.36 feet to an established point; South 48 degrees 33 minutes 30 seconds East 337.01 feet to an established point:

North 82 degrees 43 minutes 49 seconds East 104.69 feet to an established point:

South 41 degrees 36 minutes 44 seconds East 152.52 feet to an established point;

South 60 degrees 10 minutes 16 seconds East 229.94 feet to an established point;

South 0 degrees 41 minutes 16 seconds East 72.00 feet to an established point:

South 31 degrees 09 minutes 12 seconds East 190.46 feet to an established point;

South 19 degrees 09 minutes 46 seconds East 74.67 feet to an established point; South 15 degrees 42 minutes 02 seconds West 143.45 feet to an established point in the North right-of-way line of Cholla Drive, a public street:

Thence North 85 degrees 29 minutes 46 seconds West 220.90 feet along said North right-of-way line to an established point at the Southeast corner of Lot 45, Block 16 of said Addition;

Thence continuing along the meandering line of said Block 16 the following courses and distances:

North 01 degree 25 minutes 19 seconds West 140.24 feet to an established point;

North 39 degrees 57 minutes 39 seconds West 330.39 feet to an established point;

South 62 degrees 04 minutes 01 seconds West 49.46 feet to an established point;

South 80 degrees 27 minutes 40 seconds West 91.06 feet to an established point;

North 67 degrees 11 minutes 23 seconds West 91.78 feet to an established point; North 30 degrees 07 minutes 37 seconds West 150.00 feet to an established point; North 79 degrees 00 minutes 34 seconds West 110.52 feet to an established point;

South 39 degrees 28 minutes 32 seconds West 184.50 feet to an established point;

South 17 degrees 14 minutes 24 seconds East 274.63 feet to an established point: South 42 degrees 38 minutes 10 seconds East 73.38 feet to an established point;

South 53 degrees 43 minutes 17 seconds East 254.41 feet to an established point;

South 57 degrees 28 minutes 17 seconds East 89.00 feet to an established point;

South 69 degrees 15 minutes 42 seconds East 138.72 feet to an established point;

South 79 degrees 53 minutes 46 seconds East 100.00 feet to an established point;

South 84 degrees 53 minutes 46 seconds East iron rod at the southeast corner of Lot 30, Block 16, 225.00 feet to an established point;

Thence North 6 degrees 17 minutes 00 seconds East 142.01 feet along the East line of side Lot 30 to an established point in the South right-of-way line of the aforementioned Cholla Drive;

Thence South 85 degrees 34 minutes 49 seconds East 25.05 feet along said right-of-way line of said street to an established point at the Northwest corner of Lot 29, Block 16;

Thence South 6 degrees 18 minutes 00 seconds West 142.31 feet along the West line of said Lot 29 to an established point at the Southwest corner of said Lot 29:

Thence continuing along the meandering line of Block 16 the following courses and distances:

South 84 degrees 53 minutes 46 seconds East 236.00 feet to an established point over which has been placed a pipe and a "Corps of Engineers" brass cap;

Block 26 of Volume 388-75, Page 49, There is not Lot 1 Block 26 of said plat, so therefore cannot be plotted.

10x.) Electric Line Easement and/or Right of Way granted to Texas Electric Service Company, dated 7-11-75, filed 12-2-75, recorded in Volume 5928, Page 305, Real Property Records, Tarrant County, Texas. Affects Tract I. As plotted on survey.

10y.) Floodway Easement granted to the City of Fort Worth, by instrument dated 5–1–81; filed 7–6–81, recorded in Volume 7146, Page 2020, Real Property Records, Tarrant County, Texas. Affects: Tract I. As plotted on survey.

10z.) Slope and Drainage Easement granted to the City of Fort Worth, by instrument dated 2-23-88, filed 4-22-88, recorded in Volume 9249, Page 906, RealProperty Records, Tarrant County, Texas. Affects: Tracts I and II. As plotted on survey.

10aa.) Underground Drainage Easement granted to General Electric Credit Corporation, by instrument dated 12-10-76, filed 1-11-77, recorded in Volume 6156, Page 209, Real Property Records, Tarrant County, Texas. Affects: As plotted on survey.

10bb.) Electric Line Easement and/or Right of Way granted to Texas Electric Service Company, dated 5-9-78, filed 8-25-78, recorded in Volume 6559, Page 504, Real Property Records, Tarrant County, Texas, Affects Tract | As plotted on survey

10cc.) Electric Line Easement and/or Right of Way granted to Texas Electric Service Company, dated 5-14-78, filed 8-25-78, recorded in Volume 6559, Page 560, RealProperty Records, Tarrant County, Texas. Affects Tract II. As plotted on survey.

10dd.) Utility Easement granted to Rupert A. Bridemore by instrument dated 7-25-79, filed 7-27-79, recorded in Volume 6777, Page 415, Real Property Records, Tarrant County, Texas. Affects: Tract II. As plotted on survey.

10ee.) Utility Easement granted to J.O. Morrow, by instrument dated 12-12-79, filed 12-14-79, recorded in Volume 6859, Page 620, Real Property Records, Tarrant County, Texas. Affects: Tract II. As plotted on survey.

10ff.) Easement and/or Right of Way from Gus Enterprises VII, a Texas Limited Partnership, to Texas Electric Service Company, dated 10–15–80, recorded in Volume 7014, Page 787, Real Property Records, Tarrant County, Texas. Affects Tract IV As plotted on survey.

10gg) Drainage easement to the City of Fort Worth, dated 02/23/1988, filed 04/22/1988, recorded in Volume 9249, Page 909, Real Property Records of Tarrant County, Texas, as shown on the Survey. (Affects Tracts 1 and 11) As plotted on Survey.

10hh) Access easement to the City of Fort Worth, dated 02/23/1988, filed 04/22/1988, recorded in Volume 9249, Page 920, Real Property Records of Tarrant County, Texas, as noted on the Survey. (Affects Tract I) As plotted on Survey.

10ii) Slope easement to the City of Fort Worth, dated 02/23/1988, filed 04/22/1988, recorded in Volume 9249, Page 922, Real Property Records of Tarrant County, Texas, as sho~n on the Survey. (Affects Tracts 1 and II) As plotted on Survey.

10jj) Right of Way and/or Electric Line easement to Texas Electric Service Company, dated 08/01/1988, filed 05/31/1989, recorded in Volume 9605, Page 1099, Real Property Records of Tarrant County, Texas, as shown on the Survey. (Affects Tract II) As plotted on Survey.

10kk) Right of Way and/or Electric Line easement to Texas Electric Service Company, dated 09/06/1987, filed 05/31/1989, recorded in Volume 9605, Page 1102, RealProperty Records of Tarrant County, Texas, as shown on the Survey. (Affects Tract I) As plotted on Survey.

1011) Easement granted by National Golf Operating Partnership, .L.P., a Delaware Limited Partnership by National Golf Properties, Inc., a Maryland corporation to Southwestern Bell Telephone Company, dated 10/19/2000, filed 01/19/2001, recorded in Volume 14695, Page 18, Real Property Records of Tarrant County, Texas, as shown on the Survey. (Affects Tract III) As plotted on Survey.

10mm) Floodway easement to the City of Fort Worth, dated 05/01/1981, filed 07/06/1981, recorded in Volume 7146, Page 2024, Real Property Records of Tarrant County, Texas, as shown on the Survey. (Affects Tract I) As plotted on Survey.

10nn) Agreement for Underground Electric Distribution Facilities by and between Michael A. Myers, Trustee and Texas Electric Service Company , filed 04/27/1977, recorded in Volume 6222, Page 171, Real Property Records of Tarrant County, Texas. (Affects Tract V) This document was not furnished

10oo) Agreement for Underground Electric Distribution Facilities by and between Woodhaven Country Club Estates and Texas Electric Service Company, filed 06/01/1971, recorded in Volume 5049, Page 724, RealProperty Records of Tarrant County, Texas. (Affects Tract V) This document was not furnished

10pp) 20' building line along the East property line; variable width building line and utility easement along the South, Southwest, North and Northwest property lines shown on the plat recorded in Volume 388-61, Page 60, Map Records of Tarrant County, Texas. (Affects Tract V)

10qq) Minerallease, and all rights incident thereto, described in instrument filed 06/03/2005, cc*
D205157866, Real Property Records of Tarrant County, Texas. Title to said interest not checked subsequent to the date thereof. As affected by Assignment, Bill of Sale, and Conveyance from Four Sevens Oil Co., Ltd. a Texas limited partnership, et al, as Assignor, to Chesapeake Exploration limited partnership, as Assignee, dated July 28, 2006, filed July 31, 2006, recorded in cc* D206231936, Real Property Records, Tarrant County, Texas. Extension of Oil and Gas Lease Primary Term filed 01/24/2007, recorded in cc* D207027000, Real Property Records, Tarrant County, Texas. Declaration of Pooled Unit filed 11/16/2006, recorded in cc* D206362342 Real Property Records, Tarrant County, Texas. Ratification of a Declaration of Pooled Unit filed 01/24/2007, recorded in cc* D207027000, Real Property Records, Tarrant County, Texas. Ratification of a Declaration of Pooled Unit filed 01/24/2007, recorded in cc* D207027001, Real Property Records, Tarrant County, Texas. Ratification of a Declaration of Pooled Unit filed 01/24/2007, cc*
D2070108539, Real Property Records, Tarrant County, Texas: as a ffected by First Amendment to Declaration of Pooled Unit filed 02/12/2008, cc* D208049055, Real Property Records, Tarrant County, Texas, Second Amendment to Declaration of Pooled Unit filed 01/26/2009, cc~ County, Texas, Second Amendment to Declaration of Pooled Unit filed 01/26/2009, cc~ D209019455, Real Property Records, Tarrant County, Texas and Ratification filed 03/20/2009, cc* D209075931, Real Property Records, Tarrant County, Texas. Declaration of Pooled Unit filed 03/05/2008, cc4f D208078202, Real Property Records, Tarrant County, Texas. (These are not plottable items.

INFORMATIONAL NOTE: Notice of Gas Well Pad Site Permit filed 06/16/2010, cc* D210144031, Real Property Records, Tarrant County, Texas.

10rr) Terms, provisions, obligations and conditions of Permit ‰o Appropriate State Water (Permit No. 2600), recorded in Volume 4933, Page 99, RealProperty Records, Tarrant County, Texas, and in Certificate of Adjudication recorded in Volume 8289, Page 1307, RealProperty Records of Tarrant County, Texas, as noted on the Survey. (This is not a plottable item.)

10ss) Intentionally Deleted.

Thence South 84 degrees 02 minutes 23 seconds West 418.76 feet along a North line of said Lot I-R, Block I-R passing the Northwest corner of said Lot 1-R and continuing to the most Southerly corner of Lot 1, Block 36, Woodhaven Country Club Estates as recorded in Volume 388-143, Page 32, Tarrant County Plat Records:

South 18 degrees 52 minutes 00 seconds West 386.70 feet to an established point at the most Westerly corner of said Block 6 and the most Easterly Northwest corner of Lot I-R, Block 1-R, Woodhaven Country Club Estates as recorded in volume 388-170, Page 41, Tarrant County Plat Records;

Thence along the Easterly line of said Block 36 the following courses and distances:

North 15 degrees 03 minutes 09 seconds East 334.08 feet to an established point;

North 3 degrees 48 minutes 51 seconds East 282.31 feet to an established point;

North 4 degrees 45 minutes 50 seconds West 358.80 feet to an established point passing the Southeast corner of Lot IA-R, Block 36, Woodhaven Country Club Estates as recorded in Volume 388-185, Page 57, Tarrant County Plat Records;

Thence continuing along the Easterly line of said Lot IA-R the following courses and distances:

North 1 degree 50 minutes 35 seconds West 165.97 feet to an established point;

North 12 degrees 10 minutes 48 seconds East 146.87 feet to an established point:

North O degree 35 minutes 32 seconds East 53.99 feet to an established point;

North 79 degrees 34 minutes 12 seconds West 137.26 feet to an established point;

North 15 degrees 38 minutes 00 seconds West 175.14 feet to an established point;

Thence along said old abandoned Randol Mill Road the following courses and distances:

North 86 degrees 41 minutes 07 seconds East 61.63 feet to an established point; North 78 degrees 35 minutes 49 seconds East 100.00 feet to an established point;

North 68 degrees 35 minutes 08 seconds East 100.00 feet to an established point;

North 59 degrees 09 minutes 50 seconds East 100.00 feet to an established point;

North 55 degrees 33 minutes 28 seconds East 2,317.36 feet to an established point;

South 32 degrees 21 minutes 50 seconds East 28.96 feet to an to an established point;

South 28 degrees 53 minutes 20 seconds West 157.86 feet to an established point;

South 18 degrees 50 minutes 50 seconds West 164.16 feet to an established point;

Thence along the Westerly line of said Block 10 the following courses and distances:

South 33 degrees 00 minutes 00 seconds West 90.00 feet to an established point: South 12 degrees 38 minutes 20 seconds West 53.34 feet to an established point;

South 42 degrees 00 minutes 00 seconds East 60.00 feet to an established point:

South 10 degrees 22 minutes 11 seconds West 100.28 feet to an established point;

South 13 degrees 40 minutes 16 seconds West 98.87 feet to an established point;

South 23 degrees 26 minutes 05 seconds West 114.33 feet to an established point:

South 13 degrees 04 minutes 36 seconds West 115.00 feet to an established point;

South 6 degrees 27 minutes 07 seconds West 185.14 feet to an established point;

Thence along the West Southerly and Easterly lines of said Woodhaven Golf Villas the following courses and distances:

South 02 degrees 06 minutes 14 seconds East 593.40 feet to an established point:

South 64 degrees 26 minutes 27 seconds East 127.47 feet to an established point;

South 75 degrees 06 minutes 28 seconds East 82.06 feet to an established point;

South 90 degrees 00 minutes 00 seconds East 110.00 feet to an established point;

North 18 degrees 26 minutes 06 seconds East 47.43 feet to an established point;

North 02 degrees 21 minutes 12 seconds East 365.31 feet to an established point;

South 12 degrees 01 minutes 01 seconds West 90.79 feet to an established point;

South 30 degrees 34 minutes 40 seconds West 186.55 feet to an established point;

Thence along said Southwesterly line the following courses and distances:

South 68 degrees 59 minutes 50 seconds-West 253.54 feet to an established point;

South 89 degrees 55 minutes 47 seconds West 84.70 feet to an established point in the Easterly right-of-way line of Woodhaven Boulevard, a public street, said iron rod also being the beginning of a non-tangent curve to the right whose radius is 492.50 feet and whose long chord bears North 2 degrees 23 minutes 38 seconds West 39.94 feet; Thence along said Easterly right-of-way line of said street and along said curve to the right in a Northerly direction through a central angle of 4 degrees 38 minutes 52 seconds a distance o 39.95 feet to an established point at the end of said curve;

Thence North O degrees 04 minutes 13 seconds West 139.10 feet continuing along said Easterly right-of-way line to the Northwest corner of said golf course Tract I in old abandoned Randol Mill Road;

North 56 degrees 59 minutes 47 seconds East 284.32 feet to an established point at the beginning of a non-Tangent curve to the left in the Southeasterly right-of-way line of Randol Mill Road as now dedicated as 120.00 feet wide public street; said curve to the left having a radius of 1,160.00 feet and whose long chord bears North 64 degrees 57 minutes 25 seconds East 380.67 feet;

Thence along said curve to the left in a Northeasterly direction through a central angle of 18 degrees 53 minutes 16 seconds a distance of 382.40 feet to an established point at the end of said curve:

North 57 degrees 10 minutes 57 seconds East 275.02 feet to an established point in a Southwesterly line of a tract of land conveyed to Daon-Texas as recorded in Volume 6832, Page 1845, Tarrant County Deed Records;

South 77 degrees 28 minutes 46 seconds East 49.30 feet to the Northwest corner of a utility and golf course access easement as shown on the plat of Woodhaven Country Club Estates, Fifth Filing as recorded in Volume 388-61, Page 60, Tarrant County Plat Records;

South 31 degrees 27 minutes 42 seconds East 180.88 feet to an established point at the Southwest corner of Lot 2, Block 25 and the Northwest corner of the corrected Plat of Woodhaven Golf Villas, an Addition to the City of Fort Worth, as recorded in Volume 388-75, Page 3, Volume 388-91, Page 31, Volume 388-143, Page 79, Tarrant County Plat Records:

North 31 degrees 22 minutes 45 seconds East 139.08 feet to an established point in the Southerly right-of-way line of Oakmont Lane, a public street, said iron rod also being the beginning of a non-tangent curve to the left whose radius is 352.32 feet an whose long chord bears South 80 degrees 56 minutes 21 seconds East 110.78 feet;

Thence along said right-of-way line and along said curve to the left in an Easterly direction through a central angle of 18 degrees 05 minutes 37 seconds a distance of 111.26 feet to an established point at the end of said curve;

Thence South 89 degrees 51 minutes 32 seconds East 63.74 feet along said right-of-way line of said street to the Northwest corner of Lot 23, Block 20 of said Fifth Filing;

Thence South 29 degrees 23 minutes 29 seconds East 133.35 feet to an established point;

Thence South 12 degrees 31 minutes 14 seconds West 25.00 feet along the west end of said easement to an established point at the Northwest corner of Lot 10, Block 25, of said Addition

(0.)24" Metal Pipe for storm drainage drains onto subject property without the benefit of a known

(E.) 18" RCP for storm drainage drains onto subject property without the benefit of a known easement.

South 05 degrees 05 minutes 41 seconds West 79.40 feet to an established point;

South 81 degrees 54 minutes 13 seconds West 808.94 feet to an established point;

North 70 degrees 15 minutes 44 seconds West 133.96 feet to an established point;

North 47 degrees 11minutes 01 seconds West 197.21 feet to an established point at the most Northerly Southeast corner of Lot 14-R, Block 16 of said Addition as replatted and recorded in Volume 388-83, Page 20, Tarrant County Plat Records;

Thence along the rear line of said Lot 14-R the following courses and distances:

North 19 degrees 40 minutes 43 seconds West 151.15 feet to an established point;

South 78 degrees 10 minutes 42 seconds West 109.50 feet to an established point;

South 62 degrees 56 minutes 17 seconds West 73.64 feet to an established point;

South 04 degrees 34 minutes 09 seconds East passing the Southwest corner of said Lot I4-R and continuing along the original line of Block 16 passing and leaving the original line of Block 16 at the Southwest corner of Lot 13, Block 16 and then following the West line of Block I4B, Woodhaven Country Club Estates, 3-B Filing as recorded in Volume 388-96, Page 5, Tarrant County Plat Records in all a distance of 459.42 feet to an established point at an angle point;

Thence South 26 degrees 28 minutes 06 seconds West 630.78 feet to an established point at the most Westerly corner of said Block 14-B and the Northeast corner of Block 14-A of said 3-B Filing;

Thence South 61 degrees 15 minutes 02 seconds West 130.00 feet to an established point at the Northwest corner of said Block 14-A and the Northeast corner of Lot 7, Block 10, Woodhaven Country club Estates, Second Filing as recorded in Volume 388-56, Page 8, Tarrant County Plat Records;

Thence North 68 degrees 40 minutes 53 seconds West 160.27 feet along the North line of Lot 7 to an established point at the Northwest corner of said Lot 7 and in the Easterly right-of-way line of Oakmont Lane, said iron rod also being the beginning of a non-tangent curve to the left whose radius is 406.00 feet and whose long chord bears North 3 degrees 30 minutes 54 seconds West 18.60 feet:

Thence along said Easterly right-of-way line of said street and along said curve to the left in a Northerly direction through a centralangle of 11 degrees 19 minutes 15 seconds a distance of 80.22 feet to the end of said curve and the beginning of a second curve to the left;

Thence continuing along said right-of-way line to an established point at the beginning of a curve to the left whose radius is 394.80 feet an whose long chord bears North 11 degrees 20 minutes 49 seconds West 82.84 feet;

Thence continuing along said right-of-way line and along said curve to the left in a Northerly direction through a central angle of 12 degrees 09 minutes 31 seconds a distance of 83.78 feet to the Point of Beginning and containing 47.821 acres (2,083,086 square feet) of land, more or less.

TRACT III:

7.611 acres of land, situated in the R.G.B. WILLIAMS SURVEY, ABSTRACT NO. 1669, City of Fort Worth, Tarrant County, Texas, said 7.61 acres of land also being Lot 1 and Lot 2, Block 30, WOODHAVEN COUNTRY CLUB ESTATES, an Addition to the City of Forth Worth, as recorded in Volume 388-115, Page 08, Tarrant County Plat Records, said 7.61 acres of land being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Lot 1, Block 9, Woodhaven Country Club Estates, as recorded in Volume 388-56, Page 33, Tarrant County Plat Records, said corner also being in the Easterly right-of-way line of Country Club Lane, a 64.0 feet wide public street, said corner also being in a curve to the left whose radius is 1,007.00 feet:

Thence along said Easterly right-of-way line of said Country Club Lane and along said curve to the left through a central angle of 00 degrees 34 minutes 02 seconds a distance of 9.97 feet to a an established point at the Point of Beginning of the this tract;

Thence continuing along said Easterly right-of-way line of said Country Club Lane and along said Curve to the left through a central angle of 08 degrees 59 minutes 30 seconds a distance of 158.03 feet to an established point at the end of said curve;

Thence North 36 degrees 48 minutes 28 seconds West 194.95 feet continuing along said Easterly right-of-way line of said Country Club Lane to an established point at the beginning of a curve to the left whose radius point bears South 53 degrees 11 minutes 32 seconds West 362.55 feet;

Thence continuing along said Easterly right-of-way line of said Country Club Lane and along said curve to the left in a Northwesterly direction through a central angle of 36 degrees 59 minutes 44 seconds a distance of 234.10 feet to an established point at the end of said curve;

Thence North 73 degrees 48 minutes 12 seconds West 119.97 feet continuing along said Easterly right-of-way line of said Country Club Lane to an established point at the beginning of a curve to the right whose radius point bears North 16 degrees 11 minutes 48 seconds East 232.44 feet;

Thence continuing along said Easterly right-of-way line of said Country Club Lane and along said curve to the right in a Northwesterly direction through a central angle of 34 degrees 14 minutes 54 seconds a distance of 138.94 feet to the end of said curve and the beginning of a non-tangent curve to the left whose radius point bears North 65 degrees 49 minutes 32 seconds West 60.00 feet:

Thence along said curve to the left and along the cul-de-sac right-of-way line of the Northerly end of Country Club Lane though a central angle of 88 degrees 47 minutes 14 seconds a distance of 92.98 feet passing the Southerly common corner of said Lot 1 and Lot 2 and continuing to the Southwest corner of said Lot 2:

Thence North 02 degrees 40 minutes 30 seconds East 174.15 feet along the West line of said Lot 2 and an East line of Block ZR, Woodhaven Heights Addition to the city of Fort Worth as recorded in Volume 388-125, Page 93, Tarrant County Plat Records to an established point at the Northwest corner of said Lot 2:

Thence South 85 degrees 07 minutes 30 seconds East 7.24 feet to an established point at the Northeast corner of said Lot 2 and the Northwest corner of said Lot 1;

Thence along the Northerly and Easterly line of said Lot 1 and along a line of the Woodhaven Country Club Golf Course the following courses and distances:

South 87 degrees 31 minutes 05 seconds East 254.47 feet to an established point;

North 30 degrees 00 minutes 00 seconds East 94.79 feet to an established point; South 80 degrees 41 minutes 01 seconds East 368.31 feet to an established point;

South 12 degrees 42 minutes 00 seconds East 92.00 feet to an established point:

South 10 degrees 17 minutes 25 seconds East 160.20 feet to an established point;

South 39 degrees 17 minutes 43 seconds West 197.28 feet to an established point;

South 27 degrees 41 minutes 37 seconds East 368.39 feet to an established point;

South 62 degrees 18 minutes 27 seconds West 142.97 feet to the Point of Beginning and containing 7.611 acres (331,552 square feet) of land, more or less. TRACT IV:

All that certain tract of land situated in the J.H. CONNER SURVEY, ABSTRACT NO. 285 and the H. ROBINSON SURVEY, ABSTRACT NO. 1315, Tarrant County, Texas, said tract being a portion of Block ZR, WOODHAVEN HEIGHTS, an Addition to the City of Fort Worth, Texas as recorded in Volume 388–125, Page 93, Tarrant County Plat Records, and also being a portion of that certain tract of land conveyed to Fairway Estates, Inc. according to the deed recorded in Volume 9272, Page 1892, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

Commencing at an established point at the most Southerly corner of 1 of 1 Block 2 Woodbayer Heights

10tt) Intentionally Deleted

10uu) Sewer lines and appurtenances thereto as evidenced by the Sewer Book of the City of Fort Worth, as noted on the Survey,

10vv) Intentionally Deleted

10ww) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities 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. (This are not plotted items.)

Survey Legal Descriptions

SURVEY LEGALS ARE ATTACHED HERETO AND MADE PART OF THE SURVEY.

Revision Notes

1) There are no encroachments such as houses and roadways mainly in the eastern parts of Tracts I and Tract II.

Thence South 00 degrees 43 minutes 44 seconds West 352.10 feet to the Southwest corner of Lot 20, Block 20, and the Northwest corner of lot 28, Block 1, the Northwest corner of Havenwood Golf Villas, an Addition to the City of Fort Worth, Texas as recorded in Volume 388-120, Page 30, Tarrant County Plat Records: Thence along the Westerly, Southerly and Easterly lines of Havenwood Golf Villas the following courses and distances: South 16 degrees 13 minutes 20 seconds West 105.40 feet to an established point: South 36 degrees 19 minutes 01 seconds West 110.26 feet to an established point; South 51 degrees 18 minutes 46 seconds West 199.46 feet to an established point; South 49 degrees 11 minutes 41 seconds West 352.37 feet to an established point; South 30 degrees 06 minutes 38 seconds East 110.00 feet to an established point: South 84 degrees 36 minutes 38 seconds East 170.00 feet to an established point; North 78 degrees 53 minutes 22 seconds East 298.75 feet to an established point: North 32 degrees 31 minutes 10 seconds East 339.35 feet to an established point; (CONTINUED)

ALTA/ACSM Land Title Survey

Woodhaven Country Club 913 Country Club Lane, Fort Worth, TX 76112

Surveyor's Certification

To NGP Realty Sub, L.P.; Carlyle Realty Golf Partners, L. P.; Lawyers Title Insurance Company; Textron Financial Corporation, its successors and assigns; CPG Woodhaven, L.P.; a Delaware Limited Liability Company and Title Network, LTD.

a Delaware Limited Liability Company and Title Network, LTD. This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard DetailRequirements for ALTA/ACSM Land Title Surveys, "jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items (1-4, 6, 7(a), 7(b)(1), 7(b)(2), 7(c), 8-10, 11 and 13-18] of Table A thereon. 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: (a) this survey made on the ground on Ocrober 28 2003, by me or under my personal supervision, for use with File G.F. No.(10-100222-04 (2810000639), issued by Lawyers Title Insurance Company, having an effective date of February 5, 2004 (the "Commitment". The location of each easement, right of way, servitude and any other matters affecting the subject property (the "Property") and listed in the Commitment has been shown on the survey, together with appropriate recording references, and if any such matters are not plottable they are noted as such. (b) this map or plat is a true, correct and accurate representation of the facts as found at the time of the survey as per the field notes shown on this survey. The survey correctly shows (i) the boundaries and areas of the Property (the lines of actual possession are the same except as noted): (ii) all abutting dedicated public streets providing access to the Property together with the width and name thereof: and (iii) all rivers, creeks or other water courses affecting the Property and any discharge into rivers, creeks or other conveyance system: and (iv) all visible above-ground buildings, structures and other improvements and significant items on the Property Cincluding sidewalks, curbs, fences, parking areas

Building Flood Plane Information

All Six Buildinas are in Zone "X"

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) <u>"AC"</u> of the Flood Insurance Rate Wop.Commity Parel No. <u>443302015-4</u> which bears an effective date of <u>Sept. 25, 2009</u> and is in a Special Flood Insurance Program (B00-63a- 6620) we have learned this commity back on the National Flood Insurance Program (B00-63a- 6620) we have learned this commity does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply	on paddition to the City of Port Worth, according to the Potresorded In Volume 388-100, Page Month to, Potresorde Volume Thence North 83 degrees 14 milutes 32 seconds West plong the Southwestery line of Block 2 Thence North 83 degrees 14 milutes 32 seconds West plong the Southwestery line of Block 2 Thence North 83 degrees 15 minutes 00 seconds West 60.00 feet to on established point North 56 degrees 13 minutes 00 seconds Kest 60.00 feet to on established point North 13 degrees 18 minutes 20 seconds East 79.10 feet to an established point North 13 degrees 18 minutes 20 seconds East 79.10 feet to an established point Thence North 74 degrees 25 minutes 00 seconds East and on a vestablished point of Begrees 27 minutes 40 seconds East and a Northerly line of acid Elick ZR, Woodhoven Heights, 18613 feet to an established point into a conductive line of acid Elick ZR, Woodhoven Heights, 50.00 feet to an established point into a conductive line of acid Elick ZR, Woodhoven Heights, 50.00 feet to an established point into a conductive line of acid Elick ZR, Woodhoven Heights, 50.00 feet to an established point into a conductive line of acid Elick ZR, Woodhoven Heights, 50.00 feet to an established point into a conductive line of acid Elick ZR, Woodhoven Heights, 50.00 feet to an established point into a conductive line of acid Elick ZR, Woodhoven Heights, 50.00 feet to an established point into a conductive line of acid Elick ZR, Woodhoven Heights, 50.00 feet Worth, Texas, econding to the point of Beginning, and Acid Into the SILY of Port Worth, Texas econder Vol Beginning, and Acid Into the SILY of Port Worth, Texas econder, Terront Sounty, Texas. TRACT V: <t< th=""><th>an adjacent property, streets, eleys, ecsements, or rights of way by any improvements on the Property and advaced on survey, the Property leases when advaced the property is provided by tructured support or ingress or egress a direct ingress to and egress from the Property is provided by Country Club Drive, the Property and appears of edited public rights-of-way maintained by City of Fort which the undersigned has been advised a ultraverse of a box within segments or rights of way of which the undersigned has been advised a ultraverse to and egress from the Property are within the applicable building settack lines, unless otherwise shown, including these established by part is within 1604 hozerd areas in accordance with any maps entitled. The dimense has the property and papear within the applicable building settack lines, unless otherwise shown, including these established by play is within 1604 hozerd areas in accordance with any maps entitled. The dimense has the property and advisor of the Sederal Entities, and the Sederal Entities of Food Boundary Map. Hozerd Floodway Boundary Map. "Flood Hozard Boundary Map. The state of the sederal Entities, are entitled to rely on the survey and this certificate a being true and accurate.</th></t<>	an adjacent property, streets, eleys, ecsements, or rights of way by any improvements on the Property and advaced on survey, the Property leases when advaced the property is provided by tructured support or ingress or egress a direct ingress to and egress from the Property is provided by Country Club Drive, the Property and appears of edited public rights-of-way maintained by City of Fort which the undersigned has been advised a ultraverse of a box within segments or rights of way of which the undersigned has been advised a ultraverse to and egress from the Property are within the applicable building settack lines, unless otherwise shown, including these established by part is within 1604 hozerd areas in accordance with any maps entitled. The dimense has the property and papear within the applicable building settack lines, unless otherwise shown, including these established by play is within 1604 hozerd areas in accordance with any maps entitled. The dimense has the property and advisor of the Sederal Entities, and the Sederal Entities of Food Boundary Map. Hozerd Floodway Boundary Map. "Flood Hozard Boundary Map. The state of the sederal Entities, are entitled to rely on the survey and this certificate a being true and accurate.
for a variance from the Federal Emergency Management Agency.		JOB NO. SCALE DRAWN BY CHECKED BY SHEET 1 OF 3 S-87-10 N.T.S. FF CHECKED BY SHEET 1 OF 3 R. W. PATRICK & ASSOCIATES, INC. 519 WISCONSIN (713) 941-4812 SOUTH HOUSTON, TEXAS

	LINE DATA (TRACT 1)								
No.	BEARING	DISTANCE	No.	BEARING	DISTANCE				
L1	N 62° 18' 27" E	142.97'	L34	S 12° 31' 14" W	25.00'				
L2	N 39° 17' 43" E	197.28'	L35	S 33°00'00" W	90.00'				
L3	N 10° 17' 25" W	160.20'	L36	S 12° 38' 20" W	53.34'				
L4	N 12° 42' 00" W	92.00'	L37	S 42°00'00" E	60.00'				
L5	S 30°00'00" W	94.79'	L38	S 30° 34' 40" W	186.55'				
L6	N 87° 31' 05" W	254.47'	L39	S 10° 22' 11" W	100.28'				
L7	N 29° 20' 00" W	158.50'	L40	S 13° 40' 16" W	98.87'				
L8	N 02°14'30" E	218.20'	L41	S 12° 01' 01" W	90.79'				
L9	N 80° 13' 00" W	15520'	L42	S 23° 26' 05" W	114.33'				
L10	S 59° 21' 30" W	60.00'	L43	S 13°04'36" W	115.00'				
L11	S 30° 30' 00" E	156.20'	L44	S 06°27'07" W	185.14'				
L12	S 13° 18' 00'' W	79.10'	L45	S 31° 27' 42" E	180.88'				
L13	S 58° 37' 30" E	146.00'	L46	S 64° 26' 27" E	127.47'				
L14	S 36° 48' 28" E	50.00'	L47	S 75°06'28" E	82.06'				
L15	S 76° 10' 00" W	190.80'	L48	S 90°00'00" E	110.00'				
L16	S 83°59'00" W	128.00'	L49	N 18° 26' 06" E	47.43'				
L17	S 84°09'00" W	70.00'	L50	N 31° 22' 45" E	139.08'				
L18	S 37°57'00" W	74.80'	L51	N 89° 51' 32" E	63.74'				
L19	S 11° 42' 00" E	88.90'	L52	S 29° 23' 29" E	133.35'				
L20	N 00° 35' 32" E	53.99'	L53	S 16° 13' 20'' W	105.40'				
L21	N 79° 34' 12" W	137.26'	L54	S 36° 19' 01" W	110.26'				
L22	N 15° 38' 00" W	175.14'	L55	S 51° 18' 46" W	199.46'				
L23	S 68° 59' 50" W	253.54'	L56	S 30° 06' 38" E	110.00'				
L24	S 89°55'47" W	84.70'	L57	S 84° 36' 38" E	170.00'				
L25	N 00° 04' 13" W	139.10'	L58	N 43° 47' 56" E	121.81'				
L26	N 86° 41' 07" E	61.63'	L59	S 70° 29' 00" W	98.33'				
L27	N 78° 35' 49" E	100.00'	L60	S 25° 39' 30" W	115.00'				
L28	N 68° 35' 08" E	100.00'	L61	S 40° 11' 00" W	179.40'				
L29	N 59°09'50" E	100.00'	L62	S 70°00'00" W	175.00'				
L30	S 32° 21' 50" E	28.96'	L63	S 78°22'00" W	142.50'				
L31	S 28° 53' 20" W	157.86'	L64	N 79°17'00" W	53.70'				
L32	S 18° 50' 50" W	164.16'	L65	S 62°28'30" W	110.00'				
L33	S 77°28'46" E	49.30'	L66						

	LIN	E DATA	(T	RACT 2)	
No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
L1	N 00° 45' 55" E	136.25'	L29	N 85°29'46" W	220.90'
L2	N 15° 14' 05" W	95.00'	L30	N 01° 25' 19" W	140.24'
L3	N 54°09'32" E	108.39'	L31	S 62°04'01" W	49.46'
L4	S 52° 44' 30" E	182.04'	L32	S 80°27'40" W	91.06'
L5	N 24° 18' 00" E	165.00'	L33	N 67° 11' 23" W	91.78'
L6	N 51º 00' 30" W	132.00'	L34	N 30°07'37"W	150.00'
L7	N 06° 03' 01" W	220.00'	L35	N 79°00'34" W	110.52'
L8	S 60°04'17" W	64.72'	L36	S 39° 28' 32" W	184.50'
L9	S 26° 45' 14" W	211.99'	L37	S 42° 38' 10" E	73.38'
L10	S 60° 38' 36" W	74.11'	L38	S 57° 28' 17" E	89.00'
L11	S 68°30'00" W	45.00'	L39	S 69° 15' 42'' E	138.72'
L12	S 15° 56' 27" W	124.34'	L40	S 79° 53' 46'' E	100.00'
L13	S 05° 39' 00" E	87.35'	L41	N 06° 17' 00'' E	142.01
L14	S 21° 37' 07" W	115.25'	L42	S 85° 34' 49" E	25.05'
L15	N 41°24'23" W	144.80'	L43	S 06° 18' 00" W	142.31'
L16	N 56°54'40" W	147.08'	L44	S 05°05'41" W	79.40'
L17	S 86°54'19" W	45.00'	L45	N 70° 15' 44" W	133.96'
L18	N 03°03'04" W	185.34'	L46	N 47° 11' 01'' W	197.21'
L19	N 05° 56' 26" E	130.80'	L47	N 19° 40' 43" W	151.15'
L20	S 75°02'12" E	80.00'	L48	S 78° 10' 42'' W	109.50'
L21	N 82°23'37" E	109.98'	L49	S 62° 56' 17" W	73.64'
L22	N 15°07'54"E	100.07'	L50	S 61° 15' 02" W	130.00'
L23	N 82° 43' 49" E	104.69'	L51	N 68° 40' 53" W	160.27'
L24	S 41° 36' 44" E	152.52'			
L25	S 00° 41' 16" E	72.00'			
L26	S 31º 09' 12" E	190.46'			
L27	S 19° 09' 46" E	74.67'			
L28	S 15° 42' 02" W	143.45'			

CURVE DATA (TRACT 2)							
CURVE No.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH		
C1	11° 36' 05"	296.32'	60.00	N 74°14'43" W	59.90'		
C2	11° 19' 15"	406.00'	80.22'	N 00° 23' 34" E	80.09'		
C3	12° 09' 31''	394.80'	83.78'	N 11° 20' 49" W	82.84'		

C2	04° 38' 52"	492.50'	39.95'	N 02° 23' 38" W	39.94'
C3	18° 53' 16''	1,160.00'	382.40'	N 64° 57' 25" E	380.67'
C4	18° 05' 37"	352.32'	111.26'	S 80° 56' 21" E	110.78'
C5	08° 41' 11''	477.55'	72.40'	S 30° 18' 06'' E	72.33'
C6	20° 37' 50"	338.80'	121.99'	S 15° 34' 59" E	121.33'
C7	01° 31' 15"	350.00'	9.29'	S 04° 30' 26" E	9.29'

LINE DATA (TRACT 3)

L1 N 36° 48' 28" W 194.95' L6 N 30° 00' 00" E 94.79'
 L2
 N
 73° 48' 12
 N
 119.97
 L7
 S
 12° 42' 00'' E
 92.00'

 L3
 N
 02° 40' 30'' E
 174.15'
 L8
 S
 10° 17' 25'' E
 160.20'
 L4 S 85° 07' 30" E 7.24' L9 S 39° 17' 43" W 197.28' L5 S 87° 31' 05" E 254.47' L10 S 62° 18' 27" W 142.97'

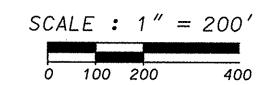
DISTANCE

No. BEARING DISTANCE No. BEARING

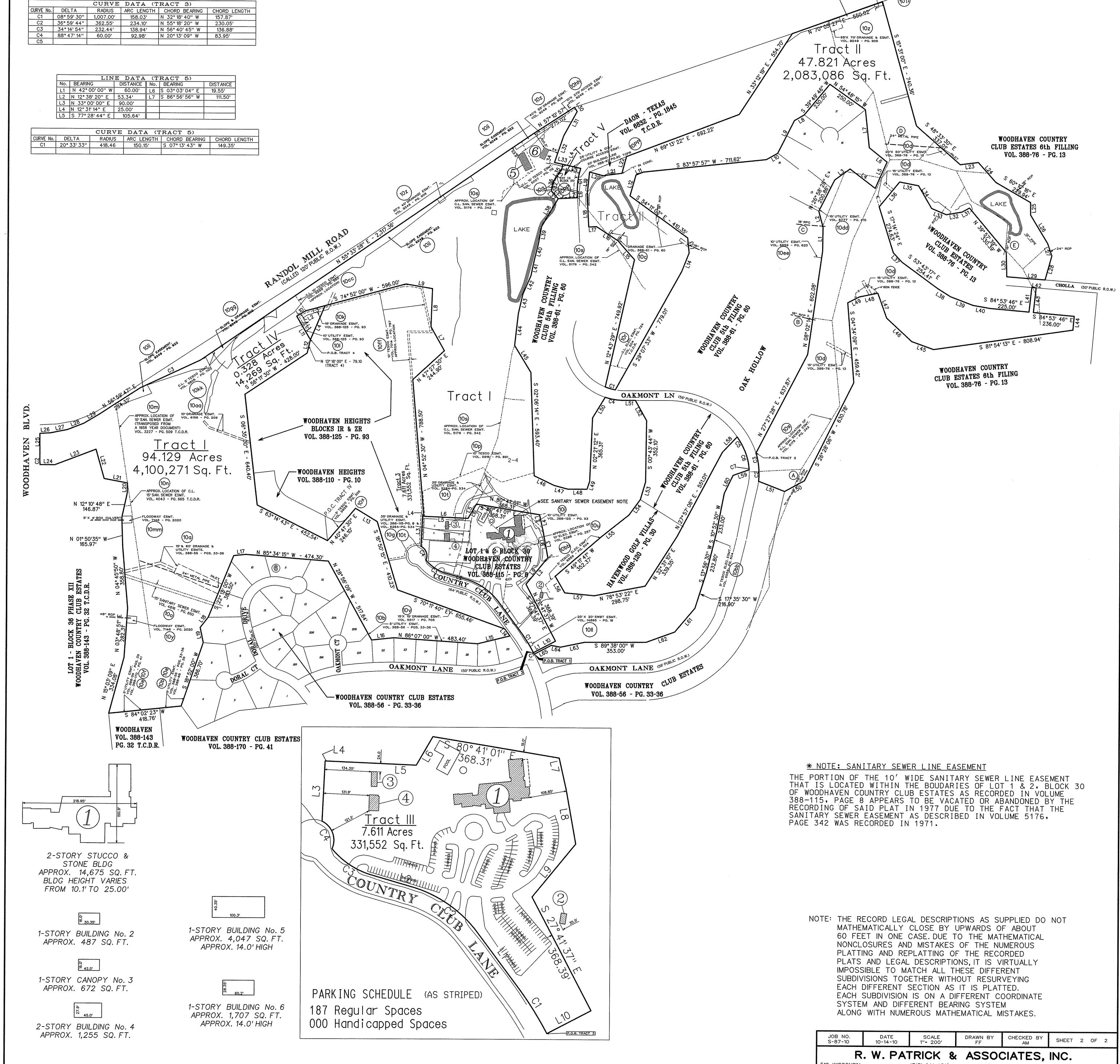
C1 00° 34' 02" 1,007.00' 9.97' N 27° 31' 54" W 9.97'

CURVE DATA (TRACT 1) CURVE No. DELTA RADIUS ARC LENGTH CHORD BEARING CHORD LENGTH

	LINE DATA FOR								
	TRACT 4								
No.	BEARING	DISTANCE	No.	BEARING	DISTANCE				
L1	N 30° 30' 23" W	156.13'	L3	N 74° 53' 01" E	115.00'				
L2	N 59° 22' 46" E	60.00'	L4	S 23°08'53" W	212.15'				







JOB NO. S-87-10	DATE 10-14-10	SCALE 1'' = 200'	DRAWN BY FF	CHECKED BY AM	SHEET	2 0)F 2		
R. W. PATRICK & ASSOCIATES, INC. 519 WISCONSIN (713) 941-4812 - www.rwpatrick.com SOUTH HOUSTON, TEXAS									