

PROPERTY DESCRIPTION

TRACT 1
BEING a 5.855 acre tract of land in the S.A. Hatcher Survey, Abstract Number 1792, situated in the City of Fort Worth, Tarrant County, Texas and being all of that certain tract of land described in a deed to The Crossing at Marine Creek, L.P. as recorded in Document Number D220279673, Deed Records, Tarrant County, Texas and being a portion of that certain tract of land described as Tract 1 in a deed to The Crossing at Marine Creek, L.P., A Texas Limited Partnership, as recorded in Document Number D222043599, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the bearings as they appear in Document Number D222043599, Deed Records, Tarrant County, Texas.

BEGINNING at an x-cut found in concrete in the east Right of Way line of Huffines Boulevard, a variable width Right of Way, for the Southwest corner of Lot 1, Block 1 of Marine Creek Apartments, an Addition to the City of Fort Worth, as recorded in Cabinet A, Slide 8820, Plat Records, Tarrant County, Texas, from which an x-cut found in concrete bears South 74°29'46" East, a distance of 1.37 feet;

THENCE North 59°19'43" East, departing said East line and continuing along the south line of said Marine Creek Apartments tract, a distance of 388.68 Feet to a 1/2" IRF LANDES found for the northeast corner of Lot 1, Block 1, Crosspoint Church Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument Number D214243867, Plat Records, Tarrant County, Texas;

THENCE departing said south line and continuing along the west line of said Lot 1, Block 1 the following courses and distances:

South 08°47'33" East, a distance of 310.13 Feet to a 1/2" iron rod with plastic cap stamped "LANDES" found;

South 29°16'40" East, a distance of 342.97 Feet to a 1/2" iron rod with plastic cap stamped "LANDES" found in the north Right of Way line of Interstate Highway 820, a variable width Right of Way for the southwest corner of said Lot 1, Block 1;

THENCE departing said west line and continuing along said north Right of Way line the following courses and distances:

South 60°33'59" West, a distance of 115.03 Feet to a 1/2" iron rod with plastic cap stamped "LANDES" found for the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 1939.86 Feet a central angle of 65°42'57", and a chord of 193.44 Feet bearing South 57°46'57" West;

Southwesterly along said curve, a distance of 193.52 Feet to a BRASS MON;

South 54°57'35" West, a distance of 81.49 Feet to a BRASS MON found in said east Right of Way line for the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 65.50 Feet a central angle of 63°44'34", and a chord of 69.17 Feet bearing North 65°38'58" West;

THENCE departing said north Right of Way line and continuing along said east Right of Way line the following courses and distances:

Westerly along said curve, a distance of 72.87 Feet to a 1/2" iron rod with plastic cap stamped "LANDES" found for the point of curvature of a non-tangent curve, concave to the east, having a radius of 650.00 Feet a central angle of 25°11'28", and a chord of 283.49 Feet bearing North 21°20'25" West;

Northwesterly along said curve, a distance of 285.78 Feet to a 1/2" iron rod with plastic cap stamped "LANDES" found;

North 08°35'08" West, a distance of 205.76 Feet to a to the point of curvature of a non-tangent curve, concave to the west, having a radius of 1992.00 Feet a central angle of 03°26'49", and a chord of 119.82 Feet bearing North 10°34'23" West;

Northerly along said curve, a distance of 119.84 Feet to the POINT OF BEGINNING and containing a computed area of 5.855 Acres, more or less.

Tract 2: (EASEMENT ESTATE)
Non-exclusive easement estate as created by that certain Temporary Grading and Easement Agreement dated September 17, 2009, executed by and between The Crossing at Marine Creek, L.P., a Texas limited partnership, H & M Mackey, LLC, a Texas limited liability company, and Crosspoint Church of the Nazarene, filed September 18, 2009, and recorded in Clerk's File No. D209250019, Real Property Records, Tarrant County, Texas.

Tract 3: (EASEMENT ESTATE)
Non-exclusive easement estate as created by that certain Access, Utility and Drainage Easement Agreement dated September 17, 2009, by and between The Crossing at Marine Creek, L.P., a Texas limited partnership, H & M Mackey, LLC, a Texas limited liability company, and Crosspoint Church of the Nazarene, filed September 18, 2009, and recorded in Clerk's File No. D209250027, Real Property Records, Tarrant County, Texas.

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	05°42'57"	1939.86'	193.52'	193.44'	S 57°46'57" W
C2	63°44'34"	65.50'	72.87'	69.17'	N 65°38'58" W
C3	25°11'28"	650.00'	285.78'	283.49'	N 21°20'25" W
C4	03°26'49"	1992.00'	119.84'	119.82'	N 10°34'23" W

TITLE COMMITMENT NOTE:

THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 20014337, WITH AN EFFECTIVE DATE OF AUGUST 2, 2022, ISSUED AUGUST 23, 2022.

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE A OF THE ABOVE REFERENCED TITLE COMMITMENT DO AFFECT TRACT 1:

Tract 2: (EASEMENT ESTATE)
Non-exclusive easement estate as created by that certain Temporary Grading and Easement Agreement dated September 17, 2009, executed by and between The Crossing at Marine Creek, L.P., a Texas limited partnership, H & M Mackey, LLC, a Texas limited liability company, and Crosspoint Church of the Nazarene, filed September 18, 2009, and recorded in Clerk's File No. D209250019, Real Property Records, Tarrant County, Texas.

Tract 3: (EASEMENT ESTATE)
Non-exclusive easement estate as created by that certain Access, Utility and Drainage Easement Agreement dated September 17, 2009, by and between The Crossing at Marine Creek, L.P., a Texas limited partnership, H & M Mackey, LLC, a Texas limited liability company, and Crosspoint Church of the Nazarene, filed September 18, 2009, and recorded in Clerk's File No. D209250027, Real Property Records, Tarrant County, Texas.

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DO AFFECT TRACT 1:

10f. Easement from Zilla Sansom, et al to Tarrant County Water Control and Improvement District Number One, dated March 6, 1956, recorded in Volume 2993, Page 87, Deed Records, Tarrant County, Texas as shown on Survey dated July 6, 2022, prepared by Johnny D.L. Williams, R.P.L.S. No. 4818, of Whitfield-Hall Surveyors, Job/Project No. 13-061.

10g. Easement from Zilla Sansom, Individually and as Independent Executrix of the Estate of Marion Sansom, III, deceased, et al to the City of Fort Worth, dated March 2, 1962, recorded in Volume 3666, Page 629, Deed Records, Tarrant County, Texas. (Not Plottable).

10h. Rights of the State of Texas to control access to Interstate 820 (Jim Wright Freeway) as set out in judgment recorded in Volume 6170, Page 215, Deed Records, Tarrant County, Texas. As noted on Survey dated July 6, 2022, prepared by Johnny D.L. Williams, R.P.L.S. No. 4818, of Whitfield-Hall Surveyors, Job/Project No. 13-061.

10i. Easement from Marine Creek Investments, L.P., a Texas limited partnership to Centex Homes, a Nevada general partnership, dated June 8, 1998, recorded in Volume 13285, Page 492, amended in Volume 13672, Page 236, Deed Records, Tarrant County, Texas as shown on Survey dated July 6, 2022, prepared by Johnny D.L. Williams, R.P.L.S. No. 4818, of Whitfield-Hall Surveyors, Job/Project No. 13-061.

10j. Easement from Marine Creek Investments, L.P., a Texas limited partnership to the City of Fort Worth, dated February 15, 1999, recorded in Volume 13847, Page 326 Deed Records, Tarrant County, Texas as shown on Survey dated July 6, 2022, prepared by Johnny D.L. Williams, R.P.L.S. No. 4818, of Whitfield-Hall Surveyors, Job/Project No. 13-061.

10k. Easement granted to the City of Fort Worth by instrument dated March 7, 2001, executed by The Crossing at Marine Creek, L.P., a Texas limited partnership and recorded in Volume 14881, Page 356, Deed Records of Tarrant County, Texas as shown on Survey dated July 6, 2022, prepared by Johnny D.L. Williams, R.P.L.S. No. 4818, of Whitfield-Hall Surveyors, Job/Project No. 13-061.

10l. Matters contained in that certain Notice of Contract dated September 4, 2002 executed by The Crossing at Marine Creek, L.P.; Glenn Cummings, Vela Cummings and Coby Cummings recorded September 12, 2002 in under Volume 15968, Page 111, Real Property Records, Tarrant County, Texas as affected by Partial Release of Profits Participation Agreement dated July 24, 2008, filed July 31, 2008 and recorded under Clerk's File No. D208297642, Real Property Records, Tarrant County, Texas; and as affected by Partial Release of Profits Participation Agreement dated September 10, 2009, filed September 22, 2009 and recorded under Clerk's File No. D209253007, Real Property Records, Tarrant County, Texas. Not plottable

10m. Temporary Grading and Easement Agreement by and between The Crossing at Marine Creek, L.P., H & M Mackey, LLC and CrossPoint Church of The Nazarene, dated September 17, 2009, filed September 18, 2009, recorded under Instrument Number D209250019, of the Official Public Records of Tarrant County, Texas. (Blanket Easement affects Tract 1 and 2)

10n. Access, Utility and Drainage Easement Agreement by and between The Crossing at Marine Creek, L.P., H & M Mackey, LLC and CrossPoint Church of The Nazarene, dated September 17, 2009, filed September 18, 2009, recorded under Instrument Number D209250027, of the Official Public Records of Tarrant County, Texas. Shown on survey (Affects Tracts 1 & 3)

10o. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 27, 2004, by and between The Crossing at Marine Creek, L.P., as Lessor, and Antero Resources, L.P., as Lessee, as evidenced in a memorandum thereof recorded April 14, 2004 at under Clerk's File No. D204112316 of the Official Records of Tarrant County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). This instrument does affect the property surveyed.

10p. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 27, 2004, by and between H&M Mackey, LLC, as Lessor and Antero Resources, L.P., as Lessee, as evidenced in a memorandum thereof recorded April 14, 2004 at under Clerk's File No. D204112316 of the Official Records of Tarrant County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). This instrument does affect the property surveyed.

10q. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 5, 2008, recorded August 7, 2008 at under Clerk's File No. D208308716 of the Official Records of Tarrant County, Texas, which document contains the following language: "...fifty-five percent (35%) of its rights, title and interest in and to all of the oil, gas and other minerals...". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). This instrument does affect the property surveyed.

As affected by Correction Mineral Deed dated February 18, 2009, filed September 22, 2009 and recorded under Clerk's File No. D209253049, Real Property Records, Tarrant County, Texas.

10r. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 5, 2008, recorded August 7, 2008 at under Clerk's File No. D208308734 of the Official Records of Tarrant County, Texas, which document contains the following language: "...fifty-two percent (52%) of its rights, title and interest in and to all of the oil, gas and other minerals...". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). This instrument does affect the property surveyed.

As affected by Correction Mineral Deed dated February 18, 2009, filed September 22, 2009 and recorded under Clerk's File No. D209253043 Real Property Records, Tarrant County, Texas.

10s. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 5, 2008, recorded August 7, 2008 at under Clerk's File No. D208308735 of the Official Records of Tarrant County, Texas, which document contains the following language: "...thirteen percent (13%) of its rights, title and interest in and to all of the oil, gas and other minerals...". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). This instrument does affect the property surveyed.

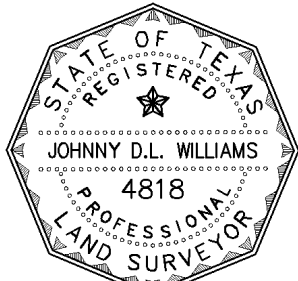
As affected by Correction Mineral Deed dated February 18, 2009, filed September 22, 2009 and recorded under Clerk's File No. D209253011, Real Property Records, Tarrant County, Texas.

10t. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 2, 2010, recorded April 7, 2010 at under Clerk's File No. D210079526 of the Official Records of Tarrant County, Texas, which document contains the following language: "...an undivided one hundred percent (100%) of Grantor's interest in and to all right, title and interest of Grantor in and to all oil, gas and other minerals...". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). This instrument does affect the property surveyed.

THE FOLLOWING ITEM LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DOES NOT AFFECT TRACT 1, BUT DOES AFFECT TRACTS 2 AND 3:

10v. Building setback lines, easements and/or other matters and rights incidental thereto as set out on Plat recorded in Clerk's File No. D214243867, Map/Plat Records, Tarrant County, Texas.

REVISIONS	
DATE	NOTE
8/26/2022	ADDRESS TITLE COMMITMENT ITEMS B10M AND B10N
8/24/2022	ADDRESS TITLE COMMITMENT DATED 8-23-2022
8/24/2022	ADD SCHEDULE B ITEM 10b. NOTED ON SURVEY
8/24/2022	ADDRESS TITLE COMMITMENT DATED 8-23-2022
8/16/2022	ADDRESS TITLE COMMITMENT DATED 8-2-2022 COMMENTS



WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

1. *Johnny D.L. Williams*
Certify that this plat of survey is true and correct as surveyed on the ground and there are no visible encroachments or protrusions except as shown.

DATE, JULY 6, 2022
TPELS FIRM REG. NO. 10138590 JOB No. 13-061

NOTES:

1. THE BEARINGS FOR THIS PLAT OF SURVEY ARE BASED ON THE BEARINGS OF THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT NO. D222143599, DEED RECORDS, TARRANT COUNTY, TEXAS.

2. NO PORTION OF THIS SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48490C 0160K, EFFECTIVE DATE, SEPTEMBER 25, 2009.