FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE J.J. ROBERTS SURVEY, ABSTRACT No. 1305, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 10, BLOCK A, CENTER STAGE ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D221231335, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY,

* N O T E S *

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48439C0060K, MAP REVISED SEPTEMBER 25, 2009, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.

4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY ALLTERRA CENTRAL, INC.

5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF No. FTDAL-21-9000212100415D, EFFECTIVE DATE DECEMBER 9, 2021, ISSUED DATE DECEMBER 27, 2021.

6. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

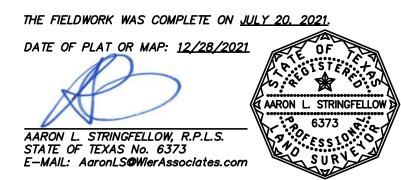
7. THE SUBJECT TRACT CONTAINS ZERO STRIPED PARKING SPACES.

TITLE COMMITMENT SCHEDULE "B" ITEMS			
CEPTION NO.	SHOWN GRAPHICALLY	LOCATED ON SUBJECT TRACT	DESCRIPTION
10f	NO	NO	THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE EASEMENT RECORDED IN VOL. 2059, PG. 449, D.R.T.C.T., BUT DUE TO THE LACK OF PHYSICAL EVIDENCE, IT IS THE SURVEYOR'S OPINION THAT THE ELECTRIC LINE ASSOCIATED WITH THIS EASEMENT NO LONGER EXISTS.
10g	NO	NO	THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 2250, PAGE 207, D.R.T.C.T., BUT THE EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE. THE SUBJECT TRACT IS INCLUDED IN THE AREA OF THE EASEMENT PARTIALLY RELEASED IN VOL. 5173, PG. 112, D.R.T.C.T., AND THE REMAINING 75' WIDE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
10h	NO	NO	THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 2420, PAGE 244, D.R.T.C.T., BUT THE EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE. THE SUBJECT TRACT IS INCLUDED IN THE AREA OF THE EASEMENT PARTIALLY RELEASED IN VOL. 5173, PG. 112, D.R.T.C.T., AND THE REMAINING 75' WIDE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
10i	NO	NO	THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 5126, PAGE 102, D.R.T.C.T., BUT THE EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE. THE SUBJECT TRACT IS INCLUDED IN THE AREA OF THE EASEMENT PARTIALLY RELEASED IN VOL. 5173, PG. 112, D.R.T.C.T., AND THE REMAINING 75' WIDE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
10j	NO	YES	THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE MEMORANDUM OF OIL AND GAS LEASE RECORDED IN INSTRUMENT NO. D205136067, O.P.R.T.C.T., AMENDED BY MEMORANDUM OF AGREEMENT CONCERNING EXTENSION OF PRIMARY TERM OF OIL AND GAS LEASE RECORDED IN INSTRUMENT NO. D206011024, O.P.R.T.C.T., AMENDED BY MEMORANDUM OF SECOND AGREEMENT CONCERNING EXTENSION OF PRIMARY TERM OF OIL AND GAS LEASE RECORDED IN INSTRUMENT NO. D206011025, O.P.R.T.C.T., AMENDED BY MEMORANDUM OF THIRD AGREEMENT CONCERNING EXTENSION OF PRIMARY TERM OF OIL AND GAS LEASE, RECORDED IN INSTRUMENT NO. D206081748, O.P.R.T.C.T., AMENDED BY PARTIAL ASSIGNMENT OF OIL AND GAS LEASE RECORDED IN INSTRUMENT NO. D206124560, O.P.R.T.C.T., AMENDED BY CONVEYANCE OF ROYALTY INTEREST, RECORDED IN INSTRUMENT NO. D207135332, O.P.R.T.C.T., AMENDED BY CONVEYANCE OF ROYALTY INTEREST RECORDED IN INSTRUMENT FILE NO. D207270629, O.P.R.T.C.T., AMENDED BY BY ASSIGNMENT AND BILL OF SALE RECORDED IN INSTRUMENT NO. D208117341, O.P.R.T.C.T., AMENDED BY WAIVER AND RELINQUISHMENT OF OPTION RECORDED IN INSTRUMENT NO. D208117342, O.P.R.T.C.T., AMENDED BY PARTIAL WAIVER OF SURFACE RIGHTS RECORDED IN INSTRUMENT NO. D215033632, O.P.R.T.C.T., ARE NOT LOCATED ON THE SUBJECT TRACT.
10k	NO	NO	THE EASEMENT TO BARNETT GATHERING, LP RECORDED IN INSTRUMENT No. D206412417, O.P.R.T.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.
101	NO	NO	THE 20' PERMANENT WATER MAIN EASEMENT RECORDED IN INSTRUMENT No. D207070310, O.P.R.T.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.
10m	NO	NO	THE EASEMENT TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT No. D207195358, O.P.R.T.C.T., IS NOT LOCATED ON THE SUBJECT TRACT
10n	YES	YES	THE 15' PERMANENT WATER MAIN EASEMENT RECORDED IN INSTRUMENT No. D207237307, O.P.R.T.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
100	NO	NO	THE EASEMENT TO THE CITY OF KELLER RECORDED IN INSTRUMENT No. D209015123, O.P.R.T.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.
10p	YES	YES	THE WATERLINE EASEMENT RECORDED IN INSTRUMENT No. D217220822, O.P.R.T.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
10q	NO	NO	THE ACCESS EASEMENT RECORDED IN INSTRUMENT No. D218026957, O.P.R.T.C.T., IS LOCATED NOT ON THE SUBJECT TRACT.
10r	NO	YES	THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN EXHIBIT "A" OF THE MEMORANDUM OF AGREEMENT RECORDED IN INSTRUMENT No. D221073317, O.P.R.T.C.T.
10s	NO	YES	THE TEMPORARY CONSTRUCTION EASEMENT RECORDED IN INSTRUMENT No. D221073318, O.P.R.T.C.T., IS LOCATED ON THE SUBJECT TRACT, BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
10t	NO	YES	THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT No. D213066591, O.P.R.T.C.T.
10u	NO	YES	THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN EXHIBIT "A" OF THE CENTER STAGE MASTER COVENANT RECORDED IN INSTRUMENT No. D221072072, O.P.R.T.C.T.
10w	NO	NO	THE EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN INSTRUMENT No. D221289845, O.P.R.T.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.

SURVEYOR'S STATEMENT

TO RCM KELLER CENTER STAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, MT GILEAD DEVELOPMENT PARTNERS LLC, CASTLE DEVELOPMENT GROUP, INC. AND/OR ASSIGNS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND FIDELITY NATIONAL TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, AND 14 OF TABLE A THEREOF.



ALTA/NSPS LAND TITLE SURVEY

LAST SHEET EDI DATE 12/28/2021 WA# 19061 SHEET NO 1 OF 1

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