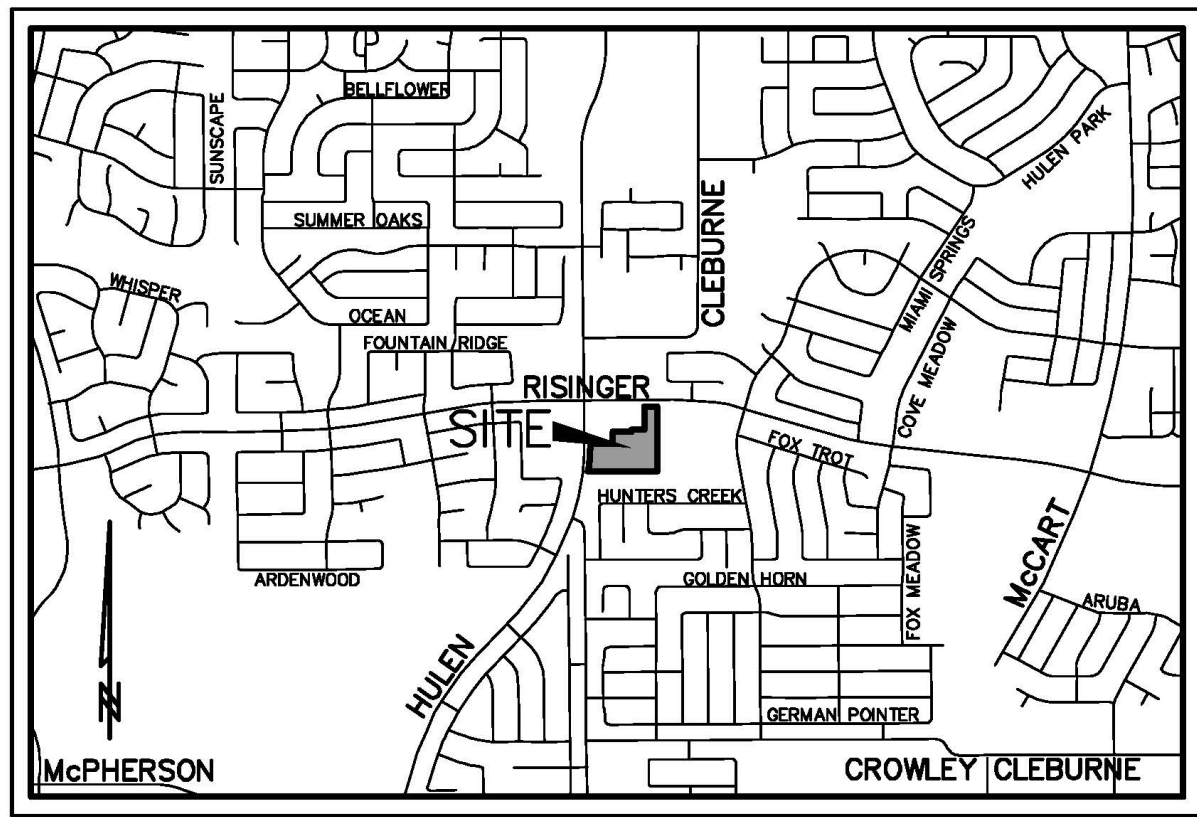


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PRELIMINARY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLACE OF BEGINNING
"X" CUT FND. (CM)
S89°51'09"E 131.22'

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE ANTONIO CASTILLO SURVEY, ABSTRACT No. 272, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS PARCEL 3 AND A PORTION OF A TRACT OF LAND DESCRIBED AS PARCEL 4 IN A DEED TO IRVIN E. FRANK, TRUSTEE AND ROBERT L. ZELIGSON, TRUSTEE, RECORDED IN VOLUME 11582, PAGE 2062, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF W. RISINGER ROAD (VARIABLE WIDTH RIGHT-OF-WAY) BEING THE NORTHEAST CORNER OF LOT 4, BLOCK A, HULEN RISINGER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D217270479, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.);

THENCE S 89°51'09" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID W. RISINGER ROAD, A DISTANCE OF 131.22 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID PARCEL 3 AND THE NORTHWEST CORNER OF LOT 1R, BLOCK 46, HULEN MEADOWS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 2095, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE S 00°12'33" E, ALONG THE WEST LINE OF SAID LOT 1R, A DISTANCE OF 671.36 FEET TO A POINT IN THE WEST LINE OF LOT 2 OF SAID BLOCK 46, HULEN MEADOWS ADDITION, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, CHILDRENS' COURTYARD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D205290904, O.P.R.T.C.T.;

THENCE S 89°46'29" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 718.51 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PRISM" IN THE EAST RIGHT-OF-WAY LINE OF S. HULEN STREET (VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S. HULEN STREET AS FOLLOWS:

- 1) NORTHEASTERLY, AT AN ARC LENGTH OF 69.59 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WAI" BEING THE SOUTHWEST CORNER OF SAID PARCEL 3 AND THE NORTHWEST CORNER OF SAID PARCEL 4, AND CONTINUING IN ALL A TOTAL ARC LENGTH OF 175.42 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2758.15 FEET, A DELTA ANGLE OF 03°38'39", AND A CHORD BEARING OF N 05°08'13" E, 175.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "AEC";
- 2) N 04°41'52" E, A DISTANCE OF 116.05 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK A, HULEN RISINGER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D206118672, O.P.R.T.C.T.;

THENCE S 89°44'48" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID HULEN STREET, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 225.37 FEET TO A 5/8" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N 03°47'34" E, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 124.74 FEET TO AN "X" CUT FOUND BEING THE SOUTHWEST CORNER OF LOT 3R, BLOCK A, HULEN RISINGER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D208082045, O.P.R.T.C.T.;

THENCE S 89°44'48" E, DEPARTING THE EAST LINE OF SAID LOT 2, ALONG THE SOUTH LINE OF SAID LOT 3R, A DISTANCE OF 189.86 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "DFW" BEING THE SOUTHEAST CORNER OF SAID LOT 3R;

THENCE N 00°15'12" E, ALONG THE EAST LINE OF SAID LOT 3R, A DISTANCE OF 21.77 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE S 89°22'09" E, DEPARTING THE EAST LINE OF SAID LOT 3R, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 134.97 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "EAGLE" BEING THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE N 00°15'33" E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 241.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.833 ACRES (297,650 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES

- 1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48439C01410K, MAP REVISED SEPTEMBER 25, 2009, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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. NO UNDERGROUND UTILITIES WERE LOCATED DURING THE COURSE OF THIS SURVEY.
- 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 ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- 5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, OF No. CTH555-8000552100053-JM, EFFECTIVE DATE SEPTEMBER 9, 2021, ISSUED DATE SEPTEMBER 22, 2021.

TITLE COMMITMENT SCHEDULE "B" ITEMS (SEE NOTE 5)			
EXCEPTION NO.	SHOWN GRAPHICALLY	LOCATED ON SUBJECT TRACT	DESCRIPTION
10e	NO	NO	THE TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 1358, PG. 157, D.R.T.C.T. IS NOT LOCATED ON THE SUBJECT TRACT.
10f	NO	YES	A PORTION OF THE SUBJECT TRACT IS INCLUDED IN THE LAND DESCRIBED IN EXHIBIT "A" OF THE UTILITY TIE IN AGREEMENT RECORDED IN INST. No. D205215095, O.P.R.T.C.T.
10g 10h	YES	YES	THE EASEMENTS RECORDED IN INST. No. D206110923 AND INST. No. D206130254, O.P.R.T.C.T. ARE LOCATED ON THE SUBJECT TRACT AND ARE SHOWN HEREON.
10i	YES	NO	THE SANITARY SEWER EASEMENT RECORDED IN INST. No. D206105661, O.P.R.T.C.T. IS NOT LOCATED ON THE SUBJECT TRACT BUT IS SHOWN HEREON.
10j	YES	YES	THE SANITARY SEWER EASEMENT RECORDED IN INST. No. D206105662, O.P.R.T.C.T. IS LOCATED ON THE SUBJECT TRACT AND IS SHOWN HEREON.
10k	NO	YES	THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE MINERAL DEED RECORDED IN VOL. 1365, PG. 538, D.R.T.C.T.
10l	NO	NO	THE SUBJECT TRACT IS NOT A PORTION OF THE LANDS DESCRIBED IN THE MINERAL DEED RECORDED IN VOL. 1695, PG. 37, D.R.T.C.T.
10m	NO	YES	THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE MINERAL DEED RECORDED IN INST. No. D211155640, O.P.R.T.C.T.
10n	NO	YES	THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE MINERAL DEED RECORDED IN INST. No. D211155640, O.P.R.T.C.T.
10o	NO	YES	THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE MINERAL DEED RECORDED IN INST. No. D212194797, O.P.R.T.C.T.
10p	NO	YES	THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE MINERAL DEED RECORDED IN INST. No. D218180412, O.P.R.T.C.T.
10q	NO	YES	THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE MINERAL DEED RECORDED IN INST. No. D206370399, O.P.R.T.C.T.

SURVEYOR'S STATEMENT

TO GORE INVESTMENT FUND, LLC, IRVIN E. FRANK AND ROBERT L. ZELIGSON, TRUSTEES, CHICAGO TITLE INSURANCE COMPANY, AND CHICAGO TITLE OF TEXAS, LLC, I HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

SURVEYED ON THE GROUND
OCTOBER 23, 2021

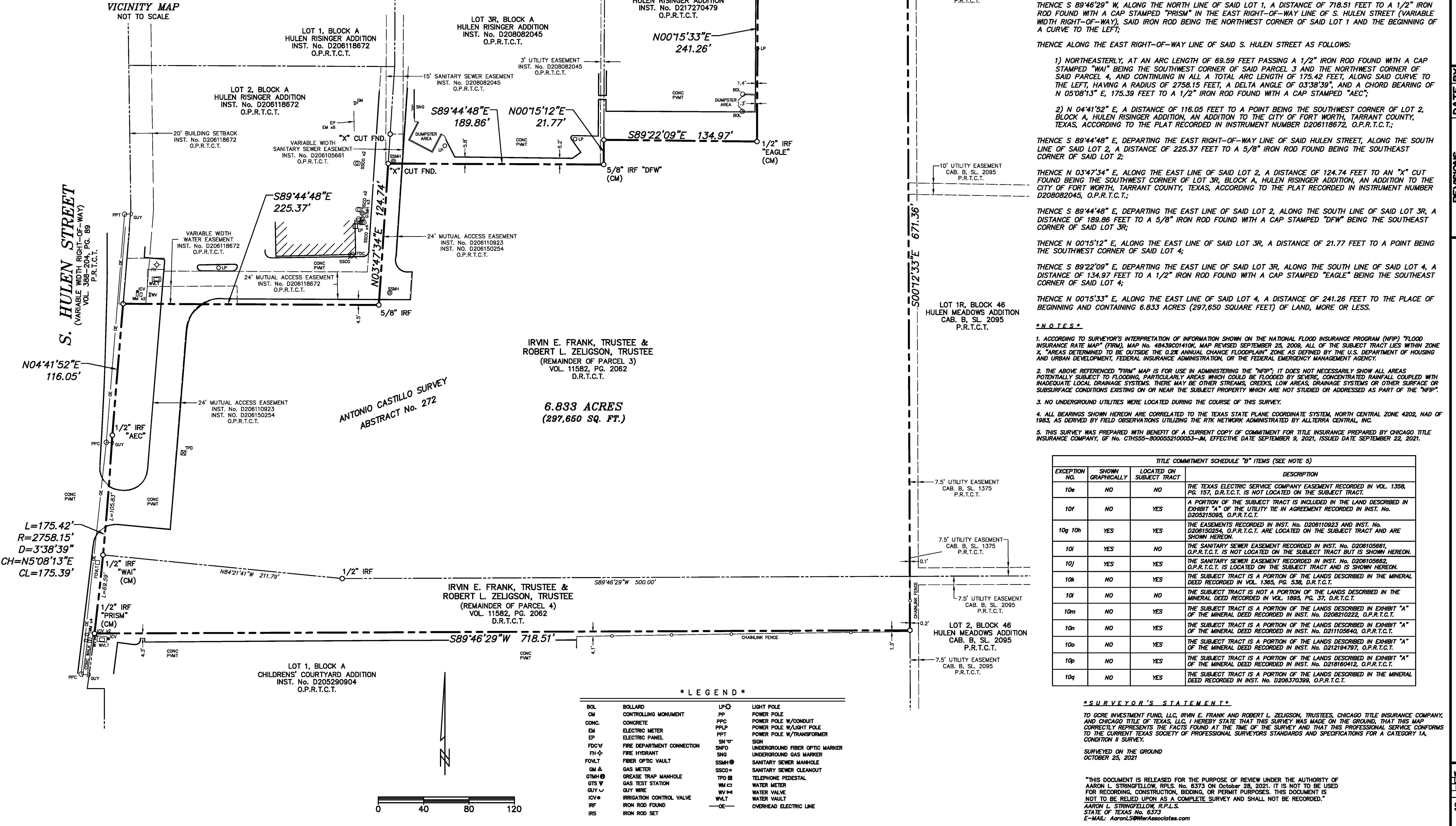
"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. No. 6373 ON October 28, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."
AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: AaronL@WierAssociates.com

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Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

REVISIONS	DATE	BY

LAND TITLE SURVEY
6.833 ACRE TRACT
LOCATED IN THE ANTONIO CASTILLO SURVEY, ABSTRACT No. 272
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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LAST SHEET EDIT
DATE 10/27/2021
WA# 21094
SHEET NO. 1 OF 1



IRVIN E. FRANK, TRUSTEE &
ROBERT L. ZELIGSON, TRUSTEE
(REMAINDER OF PARCEL 3)
VOL. 11582, PG. 2062
D.R.T.C.T.

6.833 ACRES
(297,650 SQ. FT.)

IRVIN E. FRANK, TRUSTEE &
ROBERT L. ZELIGSON, TRUSTEE
(REMAINDER OF PARCEL 4)
VOL. 11582, PG. 2062
D.R.T.C.T.

LEGEND

- BOL BOLLARD
- CM CONTROLLING MONUMENT
- CONC. CONCRETE
- EM ELECTRIC METER
- EP ELECTRIC PANEL
- FDCV FIRE DEPARTMENT CONNECTION
- FH-4 FIRE HYDRANT
- FOLT FIBER OPTIC VAULT
- GM A GAS METER
- GTMH GAS TRAP MANHOLE
- GTS V GAS TEST STATION
- GUY W GUY WIRE
- ICV IRRIGATION CONTROL VALVE
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- LP LIGHT POLE
- PP POWER POLE
- PPC POWER POLE W/CONDUIT
- PPLP POWER POLE W/LIGHT POLE
- PPT POWER POLE W/TRANSFORMER
- SN-1 SIGN
- SNFO UNDERGROUND FIBER OPTIC MARKER
- SNG UNDERGROUND GAS MARKER
- SSMH SANITARY SEWER MANHOLE
- SSCO GREASE TRAP MANHOLE
- TPD TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- WLV WATER VAULT
- OE OVERHEAD ELECTRIC LINE

