

METES AND BOUNDS DESCRIPTION

TRACT 1

BEING a tract of land situated in the A. Allbright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas, the subject tract being a portion of a tract of land conveyed to 607 Joint Venture, according to the deed recorded in Document No. D211184330 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the southwest corner of Lot 1, Block 1, 7-Eleven/Old Decatur Road Addition, an addition recorded in Document No. D211144557 OPRTCT;

THENCE S 00°12'56" E, 96.59 feet into said 607 Joint Venture, to a point for corner;

THENCE S 89°47'04" W, 349.16 feet through said 607 Joint Venture to a point on the east line of Parkview Hills, an addition recorded in Cabinet A, Slide 9080, Plat Records, Tarrant County, Texas (PRCT), and from which a 1/2" iron rod found for the southwest corner of Lot 14, Block 22, Parkview Hills, bears S 31°20'47" W, 220.83 feet;

THENCE N 15°27'29" W, 284.03 feet along the east line thereof to a point for corner;

THENCE N 00°54'33" W, 58.88 feet continuing along the east line thereof to a point for corner, being the southwest corner of Lot 27, Block 22, Parkview Hills;

THENCE N 89°17'10" E, 422.47 feet along a south line of Lot 27, Block 22, to a point for the northwest corner of Lot 1, Block 1, 7-Eleven/Old Decatur Road Addition;

THENCE S 00°42'50" E, 240.00 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 131,420 square feet or 3.017 acres of land.

TRACT 2

Non-Exclusive Easement as created and described in that certain Access Easement Agreement, by and between PARKVIEW HILLS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, 607 JOINT VENTURE, a Texas joint venture, and HE OLD DECATUR, LP, a Texas limited partnership, filed for record in/under Clerk's File No. D211184393, Real Property Records of Tarrant County, Texas.

TRACT 3

Non-Exclusive Easement as created and described as Access Easement - 02 in Exhibit "D" in that certain Mutual Access Easement Agreement, by and between 607 JOINT VENTURE, a Texas joint venture and HE OLD DECATUR, LP, a Texas limited partnership, filed for record in/under Clerk's File No. D211184431, Real Property Records of Tarrant County, Texas.

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
Stewart Title Guaranty Company, File No. 430476, Effective 07/16/2019	
10(e)	Easement, Right of Way and/or Agreement by and between 607 Joint Venture (a Texas joint venture) and Barham & Harris Land One, L.P., and Barham & Harris Development One, L.P., recorded in Volume 15940, Page 51, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(f)	Easement, Right of Way and/or Agreement by and between 607 Joint Venture and Barham & Harris Development One, L.P., recorded in Volume 15940, Page 53, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(g)	Easement granted by 607 Joint Venture to City of Fort Worth, recorded in Clerk's File No. D211120395, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(h)	Easement, Right of Way and/or Agreement by and between Parkview Hills Homeowners Association, Inc., 607 Joint Venture, and HE Old Decatur, LP, recorded in Clerk's File No. D211184393, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(i)	Easement, Right of Way and/or Agreement by and between 607 Joint Venture and HE Old Decatur, LP, by instrument recorded in Clerk's File No. D211184431, Real Property Records, Tarrant County, Texas. DOES NOT AFFECT
10(j)	Easements and/or building setback lines, and all other matters, as shown on plat recorded in Cabinet A, Slide 9080, Plat Records of Tarrant County, Texas. DOES NOT AFFECT
10(k)	Easements and/or building setback lines, and all other matters, as shown on plat recorded in Clerk's File No. D211144557, Plat Records of Tarrant County, Texas. DOES NOT AFFECT
10(l)	Easements recorded in Volume 7211, Page 278, Volume 10367, Page 1937, and Volume 10367, Page 1943. DOES NOT AFFECT

SURVEYOR'S CERTIFICATE

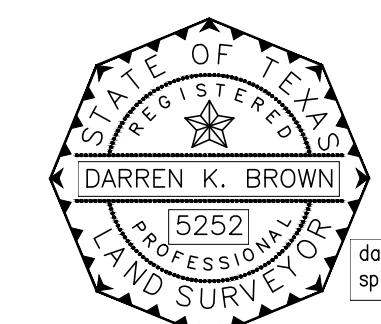
To: Corvus Development LLC, Harvey 607 Limited Partnership, Stewart Title Guaranty Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 06/07/2019.

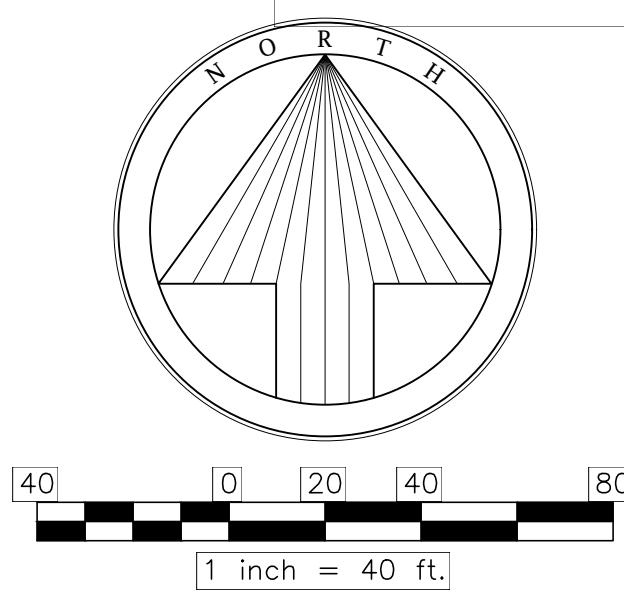
Date of Plat or Map: 8/8/19

Darren K. Brown, RPLS 5252

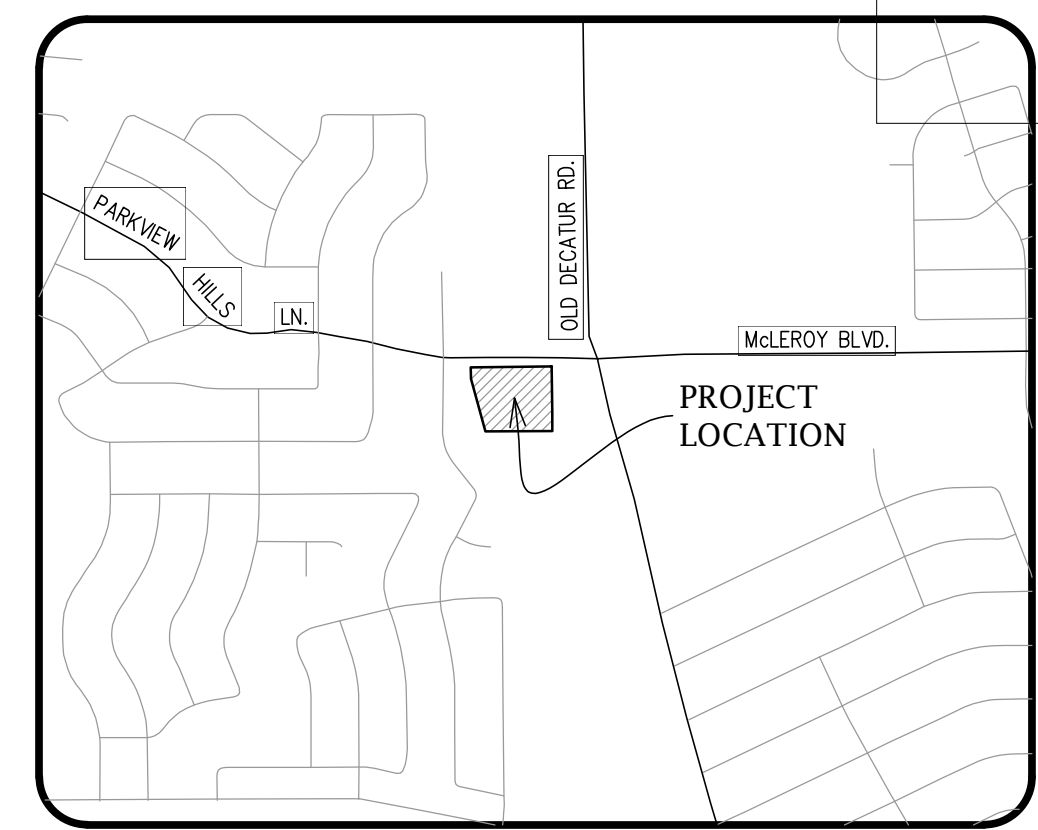
No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48439C0160K, dated 09/25/2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).



LEGEND	
o	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
●	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⊙	GUY WIRE ANCHOR
○	BOLLARD
⊙	SIGARPOST
⊙	FIRE HYDRANT
⊙	GAS MARKER
CTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBROPTIC CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊙	IRRIGATION CONTROL VALVE
⊙	WATER VALVE
⊙	WATER METER
SSDO	SANITARY SEWER CLEANOUT
---	BARBED WIRE FENCE
---	WOOD FENCE
---	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).



LOCATION MAP
1" = 1000'

Drawing: 0.1019_0761_19-076_Pinnacle Montessori (SMA) - SURVEY (DWG) 19-076 Survey: caduce, north, west - Survey By: Erico - See Time: 8/8/2019 - 9:09:24 AM
 Printed by: erico Plot Date: 8/12/2019 4:29 PM



ALTA/NSPS LAND TITLE SURVEY
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
Pinnacle Montessori

Issue Date:	8/8/19
Date:	
Revisions:	
Scale:	1" = 40'
Drawn By:	ED
Checked By:	DKB
Sheet	1
of	1
JOB #	19-076