

FIELD NOTE DESCRIPTION (Tract 1)

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the L. C. WALKER SURVEY, ABSTRACT No. 1652, in the City of North Richland Hills, Tarrant County, Texas, being all of Lot 1R, Block 1, U.I.C.I. Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D211313793, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the West line of Lot 1, Block 1, Aegon Office Park Addition, an addition to the City of North Richland, Hills, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 384, Official Public Records, Tarrant County, Texas, said point being the Southeast corner of said Lot 1R and the most Westerly Northeast corner of Lot 3, Block 1, Northeast Crossing Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 6064, Official Public Records, Dallas County, Texas;

THENCE North 88 deg 48 min 54 sec West, along the South line of said Lot 1R, a distance of 496.98 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being an angle point in the Southerly line of said Lot 1R and Lot 1, Block 1, NRH Civic Center Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D210319122, Official Public Records, Tarrant County, Texas;

THENCE North 85 deg 23 min 08 sec West, continuing along the South line of said Lot 1R and the Northerly line of said Lot 1, Block 1, NRH Civic Center Addition, a distance of 151.35 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for the corner on the West line of said Lot 1R and the East line of Lot 2, Block 1, of said NRH Civic Center Addition;

THENCE North 00 deg 43 min 22 sec West, along the West line of said Lot 1R and the East line of said Lot 2, a distance of 626.48 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." found for corner on the Southerly right-of-way of Bud Jensen Drive as dedicated by Final Plat of UICI Drive, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 8762, Official Public Records, Tarrant County, Texas;

THENCE North 88 deg 02 min 42 sec East, along said Southerly right-of-way of Bud Jensen Drive, a distance of 15.22 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 50.00 feet, a central angle of 149 deg 27 min 16 sec, a chord bearing of North 58 deg 53 min 27 sec East, and a chord length of 96.47 feet;

THENCE along the right-of-way of said Bud Jensen Drive and said curve to the left, an arc distance of 130.42 feet to an "X" cut in concrete found for corner on the North right-of-way of said Bud Jensen Drive, said point being the Westerly Southeast corner of Lot 2R, Block 1, of said U.I.C.I. Addition;

THENCE North 88 deg 02 min 42 sec East, along the most Southeasterly line of said Lot 2R, a distance of 10.38 feet to an "X" cut in concrete set for the Southeast corner of said Lot 2R on the Westerly line of said Lot 1R;

THENCE North 00 deg 43 min 22 sec West, along the Northerly West line of said Lot 1R and the East line of said Lot 2R, a distance of 293.99 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I." set for corner on the South line of Lot 1, Block 1, of Birdville High School Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, said point being the Northwest corner of said Lot 1R and the Northeast corner of said Lot 2R;

THENCE South 89 deg 54 min 18 sec East, along the north line of said Lot 1R and the South line of said Birdville High School Addition, a distance of 541.19 feet to an "X" cut in concrete found for the Northeast corner of said Lot 1R and the Northwest corner of Lot 1, Block 1, of said Aegon Office Park Addition;

THENCE South 00 deg 34 min 33 sec East, departing the South line of said Birdville High School Addition, along the East line of said Lot 1R and the West line of said Aegon Office Park Addition, a distance of 992.71 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 601,795 square feet or 13.815 acres of land. Bearings shown hereon are based on U.I.C.I. Addition as recorded in Cabinet A, Slide 10229, Official Public Records, Tarrant County, Texas

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued March 2, 2016 by Chicago Title Insurance Company bearing an effective date of February 23, 2016, GF# 4712008936-1.

1-10a. Intentionally omitted, by Surveyor.

10b. Intentionally deleted, by title company.

10c. Terms, Conditions, Stipulations and Easements as set forth in Amended and Restated Easement Agreement (Cardinal Road) filed June 14, 1996, recorded in Volume 12400, Page 2369, Official Public Records, Tarrant County, Texas. (Does not affect the subject property)

10d. Terms, Conditions, Stipulations and Easements as set forth in Easement Agreement, filed December 14, 1998, recorded in Volume 13560, Page 423, Official Public Records, Tarrant County, Texas. (Does not affect the subject property)

10e. The following items as shown on the plat recorded in County Clerk's Instrument No. D211313793, Plat Records, Tarrant County, Texas:

7.5 foot utility easement along north, east, south and west property lines; (Affects the subject property, as shown)
Drainage easement along east property line; (Affects the subject property, as shown) and
25 foot building line. (Affects the subject property, as shown)

10f. Easement created in instrument executed by Charles D. Chambless and wife, Margaret L. Chambless to Texas Electric Service Company for distribution Easement and Right of Way, dated December 8, 1967, filed February 9, 1968, recorded in Volume 4519, Page 941, Deed Records, Tarrant County, Texas, and shown on plat recorded under Clerk's File No. D211313793, Plat Records of Tarrant County, Texas. (Due to the age and generalities, this easement could not be plotted, but may affect the subject property)

10g. Easement granted by National Old Line Insurance Compant to the City of North Richland Hills, filed April 30, 1990, recorded in Volume 9910, Page 725, Official Public Records, Tarrant County, Texas, and shown on the plat recorded under Clerk's File No. D211313793, Official Public Records, Tarrant County, Texas. (Affects the subject property, as shown)

10h. Easement granted by Mega Life & Health Insurance Company to the City of North Richland Hills, filed January 07, 2014, recorded under Clerk's File No. D204006968, Official Public Records, Tarrant County, Texas, and shown on the plat recorded under Clerk's File No. D211313793, Official Public Records, Tarrant County, Texas. (Affects the subject property, as shown)

10i. Easement granted by Mega Life & Health Insurance Company to the City of North Richland Hills, filed March 11, 2005, recorded under Clerk's File No. D205069032, Official Public Records, Tarrant County, Texas, and shown on the plat recorded under Clerk's File No. D211313793, Official Public Records, Tarrant County, Texas. (Affects the subject property, as shown)

10j. Easement granted by Mega Life & Health Insurance Company to the City of North Richland Hills, filed May 17, 2005, recorded under Clerk's File No. D205138972, Official Public Records, Tarrant County, Texas, and shown on the plat recorded under Clerk's File No. D211313793, Official Public Records, Tarrant County, Texas.

10k. Intentionally omitted, by Surveyor.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SURVEYOR'S CERTIFICATION

TO: CCI-Richland Hills I, L.P., Bank SNB, its successors and assigns and Chicago Title insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on December 31, 2015.

Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



4	04/19/2016	added certified party	L/L
3	03/30/2016	revised survey to match title, new title	L/L
2	01/19/2016	addressed comments, updated title	L/L
No.	DATE	REVISION	APPROV.

ALTA/ACSM LAND TITLE SURVEY
TRACT 1 ~ 13.815 ACRES

L. C. WALKER SURVEY, ABSTRACT NO. 1652
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

CAPITAL COMMERCIAL INVESTMENTS, INC.
800 BRAZOS STREET, SUITE 600
AUSTIN, TEXAS 78701

Date : 01.09.14	Scale : N/A	File : 37904.0C-ALTA-TR1	Project No. : 37904.0C
SHEET 2 of 2			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineer's Registration No. 8000
Phone: (972) 490-7090 Fax: (972) 490-7099
www.winkelmann.com