

- GENERAL NOTES**
1. THERE ARE NO ENCROACHMENTS UNLESS OTHERWISE NOTED ON THE DRAWING.
  2. THE SUBJECT PROPERTY CONSTITUTES ONE CONTIGUOUS PARCEL WITH NO GAPS, SPACES, OVERLAPS, OR HIATUS INHERENT TO THE SUBJECT PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED.
  3. THE BODY OF THE SUBJECT PROPERTY, AS DESCRIBED, FORMS A MATHEMATICALLY CLOSED FIGURE.
  4. THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS OBSERVED.
  5. THERE WAS NO EVIDENCE OF EXISTING STORAGE TANKS OR DRAINAGE FIELDS OBSERVED.
  6.
    - (a) The subject property's address is 648 N COMMERCE STREET;
    - (b) There are no substantial features observed that are not shown on the survey;
    - (c) All above ground utilities are shown as observed and underground utilities are not shown on the survey;
    - (d) There were no recent earth moving work, building construction, or building additions observed;
    - (e) No proposed changes in street right of way lines were made available to the surveyor and there was no observed evidence of recent street or sidewalk construction or repairs.
    - (f) There are no party or common walls on subject property.

- EASEMENT NOTES**
- REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF WFG NATIONAL TITLE INSURANCE COMPANY, OF NO. JS-224387, EFFECTIVE DATE: NOVEMBER 4, 2022, ISSUED DATE: NOVEMBER 15, 2022.
- WFG NATIONAL TITLE INSURANCE COMPANY  
 ITEM NO. 10
- e. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
- RECORDED IN UNDER VOLUME 15292, PAGE 209 (TRACT V), REAL PROPERTY RECORDS; VOLUME 308-129, PAGE 6 (TRACT VI), PLAT RECORDS; CCR 0219174766 (TRACT IX), CCR 0219174745 (TRACT X, XI, XII), REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
- AFFECTS TRACT IV:**
- k. EASEMENT AND/OR RIGHT OF WAY FROM UNION LAND COMPANY TO FORT WORTH POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED IN UNDER VOLUME 430, PAGE 105, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON BUT IS NOT DEFINED BY LOCATION OR WIDTH, AND IS THEREFORE BLANKET IN NATURE AND IS NOT PLOTTABLE.
- l. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF MUNICIPAL SETTING DESIGNATION CERTIFICATE 005, RECORDED IN UNDER CCR 0207204234, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- AFFECTS TRACT V:**
- m. EASEMENT AND/OR RIGHT OF WAY FROM TOM MASON TO MAGNOLIA PETROLEUM COMPANY BY INSTRUMENT RECORDED IN UNDER VOLUME 431, PAGE 289, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.
- n. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE UTILITIES IN PLACE, IF ANY, WITHIN ALLEY ABANDONED BY THE CITY OF FORT WORTH ORDINANCE NO. 2336, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 2063, PAGE 112, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- o. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL RESERVATIONS AS SHOWN IN DEED, RECORDED IN UNDER VOLUME 2063, PAGE 125, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- p. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CONTINUING AGREEMENT, BY AND BETWEEN CYTEC INDUSTRIES, INC. AND THE CITY OF FORT WORTH, TEXAS, RECORDED IN UNDER VOLUME 15292, PAGE 207, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- q. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF MUNICIPAL SETTING DESIGNATION CERTIFICATE 005, RECORDED IN UNDER CCR 0207204234, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- r. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL RESERVATIONS AS SHOWN IN DEED FILED 08/17/2007, RECORDED IN UNDER CCR 0207202980, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- s. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL RESERVATIONS AS SHOWN IN DEED FILED 08/30/2010, RECORDED IN UNDER CCR 0210157674, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- t. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF SPECIAL WARRANTY DEED, RECORDED IN UNDER CCR 0210157674, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- u. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL RESERVATIONS AS SHOWN IN DEED FILED 06/01/2016, RECORDED IN UNDER CCR 0216117174, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- v. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN PARKING LOT LEASE AGREEMENT BETWEEN LA GRAYE RECONSTRUCTION, LLC AND FORT WORTH BASEBALL, LLC, AS LESSEES, AND TARRANT REGIONAL WATER DISTRICT, AS LESSOR, AS REFERENCED IN SPECIAL WARRANTY DEED RECORDED IN CCR 0216117174, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- w. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN PARKING AGREEMENT BETWEEN BLG NORTHSIDE DEVELOPMENT, L.P. AND TARRANT COUNTY, TEXAS AND THAT CERTAIN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT WORTH, TEXAS AND TARRANT COUNTY, TEXAS, AS REFERENCED IN SPECIAL WARRANTY DEED RECORDED IN CCR 0216117174, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

**LEGAL DESCRIPTION: TRACT IV & V**

BEING 2.755 acres of land comprised of all of Lots 1 thru 36, Block 20, North Fort Worth Townsite Company's Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204A, Page 117, of the Plat Records of Tarrant County, Texas, and also incorporating the alley crossing said Block 20, North Fort Worth Townsite Company's Subdivision, closed by City Ordinance No. 2336, and recorded in Volume 2063, Page 112, of the Deed Records of Tarrant County, Texas. Said 2.755 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4" iron rod found at the South corner of said Lot 1, Block 20, North Fort Worth Townsite Company's Subdivision, and said Point of Beginning being the intersection of the Northeast right-of-way line of North Commerce Street (a 70 foot wide public right-of-way) and the Northwest right-of-way line of Northeast 5th Street (a 60 foot wide public right-of-way), and said POINT OF BEGINNING also having Texas State Plane Grid Coordinates NC Zone (4202) N: 6,963,532.0650 and E: 2,325,796.9520;

THENCE N 30° 03' 06" E 600.00 feet, along the Southwest boundary line of said Block 20, and the Northeast right-of-way line of said North Commerce Street, to a 1/2" iron rod marked "Britain & Crawford" set at the West corner of Lot 24, of said Block 20, lying at the intersection of the Southeast right-of-way line of Northeast 6th Street (a 60 foot wide public right-of-way);

THENCE N 59° 56' 54" E 200.00 feet, along the Northwest boundary line of said Block 20 and the Southeast right-of-way line of said Northeast 6th Street, to a 1/2" iron rod marked "Britain & Crawford" set at the North corner of Lot 25, of said Block 20, lying at the intersection of the Southwest right-of-way line of North Calhoun Street (a 70 foot wide public right-of-way);

THENCE S 30° 03' 06" E 600.00 feet, along the Northeast boundary line of said Block 20 and the Southwest right-of-way line of said North Calhoun Street and the Southwest boundary line of that portion of North Calhoun Street, closed by City Ordinance No. 2336, and recorded in Volume 2063, Page 112, of the Deed Records of Tarrant County, Texas, to a 1/2" iron rod marked "Britain & Crawford" set at the East corner of Lot 36, of said Block 20, lying at the intersection of the Northwest right-of-way line of aforesaid Northeast 5th Street;

THENCE S 59° 56' 54" W 200.00 feet, along the Southeast boundary line of said Block 20 and the Northwest right-of-way line of said Northeast 5th Street, to the POINT OF BEGINNING containing 2.755 acres of land (120,000 square feet) of land.

**CERTIFICATION**

To: SECO VENTURES, PANTHER ISLAND PARTNER'S, LP., a Texas limited partnership, MCKNIGHT TITLE and their underwriter WFG NATIONAL TITLE INSURANCE COMPANY:

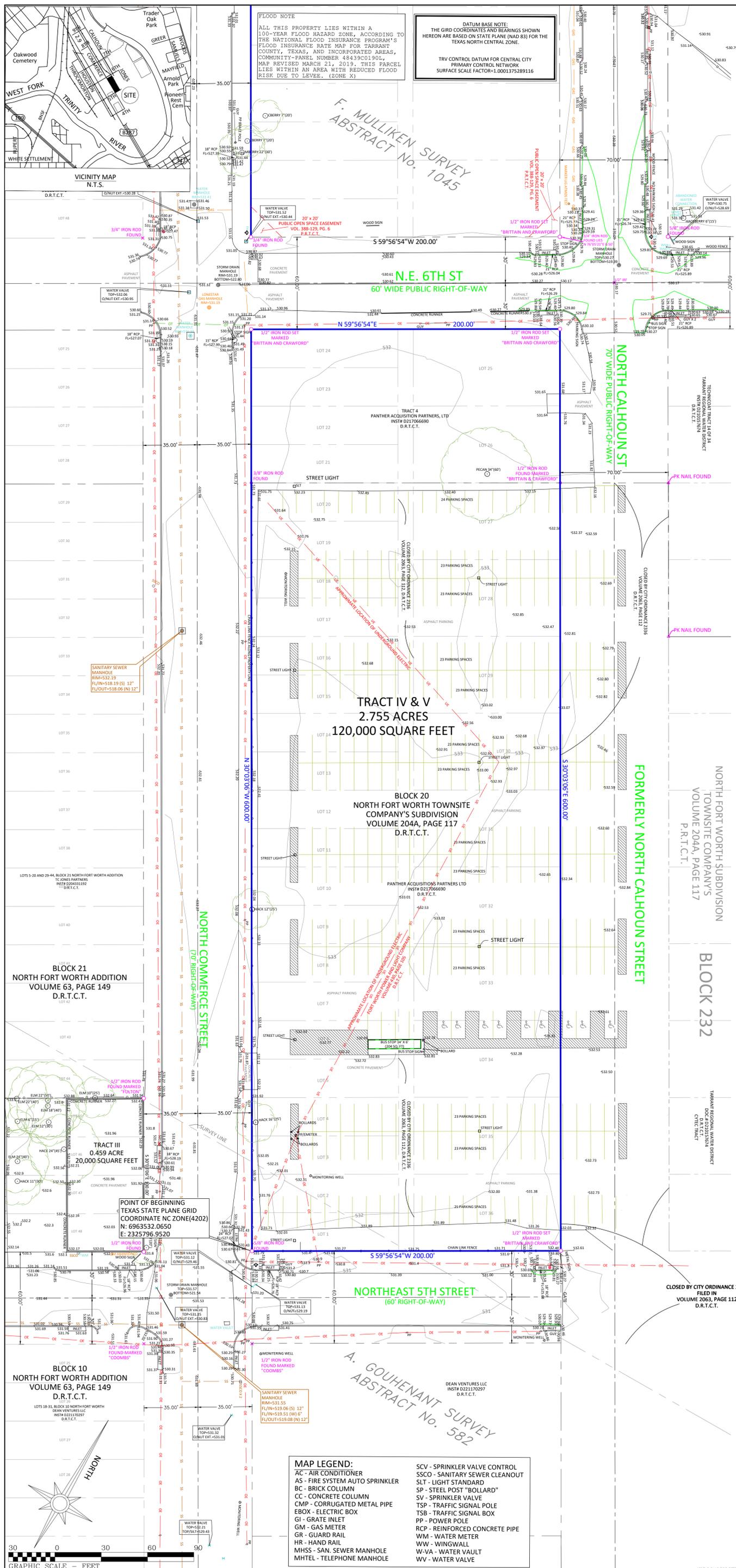
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b) 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18 and 20 of Table A thereof. Area with reduced flood risk due to Levee, Zone X. The field work was completed on October 25, 2022.

SURVEYED ON THE GROUND  
 OCTOBER 25, 2022

*James L. Britain*  
 JAMES L. BRITAIN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 STATE OF TEXAS NO. 1674

DRAWING REVISED: NOVEMBER 17, 2022  
 CORRECTED EASEMENT NOTE AND CHANGED  
 CERTIFICATION ADDRESSEE  
 DRAWING REVISED: MAY 23, 2023, REVISED EASEMENT NOTE.

ALTA/NSPS LAND TITLE SURVEY MAP  
 OF  
 2.755 ACRES OF LAND  
 BEING ALL OF  
 LOTS 1-36, BLOCK 20  
 NORTH FORT WORTH TOWNSITE  
 COMPANY'S ADDITION  
 TO THE CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS  
 ACCORDING TO THE PLAT RECORDED IN  
 VOLUME 204A, PAGE 117 OF PLAT RECORDS OF  
 TARRANT COUNTY, TEXAS



CLOSED BY CITY ORDINANCE 2336  
 FILED IN  
 VOLUME 2063, PAGE 112  
 D.R.T.C.T.

