

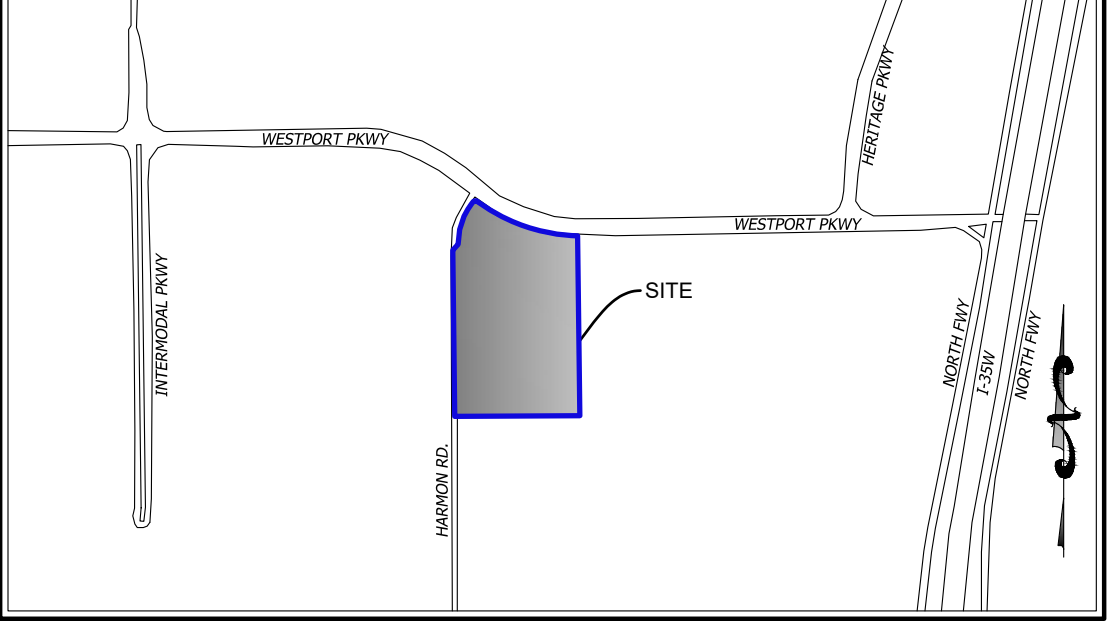
ITEMS CORRESPONDING TO SCHEDULE B-II

- The following matters and all terms of the documents creating or offering evidence of the matters.
Easement for right-of-way granted to TEXAS ELECTRIC SERVICE COMPANY by instrument recorded in Volume 1738, Page 169, Deed Records of Tarrant County, Texas. NOT SHOWN. BLANKET IN NATURE.
Easement for pipe line and right of way recorded in Volume 2576, Page 514, Deed Records of Tarrant County, Texas. NOT SHOWN.
Easement for pipe line and right of way recorded in Volume 2576, Page 523, Deed Records of Tarrant County, Texas. NOT SHOWN.
Easement for right-of-way granted to TEXAS ELECTRIC SERVICE COMPANY by instrument recorded in Volume 6481, Page 856, Deed Records of Tarrant County, Texas. SHOWN HEREON.
Terms, conditions, stipulations and obligations of Water System Agreement recorded in Volume 6597, Page 438, Deed Records of Tarrant County, Texas. NOT SHOWN. BLANKET IN NATURE.
Easement for right-of-way granted to TEXAS ELECTRIC SERVICE COMPANY by instrument recorded in Volume 6922, Page 880, Deed Records of Tarrant County, Texas. SHOWN HEREON.
Easement for right-of-way granted to TEXAS ELECTRIC SERVICE COMPANY by instrument recorded in Volume 7548, Page 880, Deed Records of Tarrant County, Texas. SHOWN HEREON.
Terms, conditions, stipulations, obligations of, and easements granted by Natural Gas Pipeline License Agreement filed for record under Clerk's File No. D210209976, Deed Records of Tarrant County, Texas. NOT SHOWN. DOES NOT TOUCH SUBJECT PROPERTY.
Terms, conditions, stipulations, obligations of, and easements granted by Saltwater Pipeline License Agreement filed for record under Clerk's File No. D210209979, Deed Records of Tarrant County, Texas. SHOWN HEREON.

ZONING INFORMATION

Pursuant to Table A items 6(a) and 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 802-7883, troy@goldens.com.
Pursuant to Table A Item 2, The address of 1404 Westport Parkway & 301 Harmon Road, Haslet, Texas 76052 was in documents provided.
Pursuant to Table A Item 4, The surveyed property contains a total area of 1,024,519 Sq. Ft. or 23.520 Acres, more or less.
Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
The Property has direct access to Westport Parkway and Harmon Road, both being a dedicated public street.
Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces for a total of 0.
Pursuant to Table A Item 10, There are no division or party walls with respect to adjoining properties.
Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Westport Parkway and Harmon Road is located 83.5'± from the Northwest corner of subject property.
Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
At the time of the survey, there was no observed evidence of substantial areas of refuse.
Ownership of fences, if any, was not determined under the scope of this survey. Fencing on the subject property has been graphically depicted hereon.
At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
An assumed bearing of North 00° 39' 48" West as the West line of the subject property per Texas State Plane Grid North Central was used as the basis of bearing for this survey.
All unit of measurements are US Survey feet (Ground).

RECORD DESCRIPTION

TRACT 1: A tract of land out of the C. R. HARMON SURVEY, Abstract No. 737, Tarrant County, Texas to be more particularly described by metes and bounds upon receipt of a survey in form acceptable to the Company, said tract of land being that property conveyed to the City of Fort Worth in deed dated October 2, 2002, recorded in Volume 16042, Page 123, Deed Records of Tarrant County, Texas. SAVE AND EXCEPT that portion conveyed to the City of Haslet in deed dated January 30, 2003, recorded in Volume 16517, Page 156, Deed Records of Tarrant County, Texas.
TRACT 2: A tract of land out of the C. R. HARMON SURVEY, Abstract No. 737, Tarrant County, Texas, being more particularly described by metes and bounds as follows: BEGINNING at an iron pin at the Southwest corner of said Harmon Survey, said point being in the center of County Road No. 4105; THENCE North, along the center of said Road, 667.5 feet to an iron pin for corner; THENCE East, 815.25 feet to an iron pin for corner; THENCE South 00 degrees 02 minutes 27 seconds East, 667.5 feet to an iron pin for corner; THENCE West, 815.73 feet to the POINT OF BEGINNING and containing 12.5 acres of land.

AS-SURVEYED DESCRIPTION

A tract of land situated within the C. R. HARMON SURVEY, Abstract No. 737, in Tarrant County, Texas, herein referred to as "the Subject Property," which was conveyed to the City of Fort Worth by a deed dated October 2, 2002, and recorded in Volume 16042, Page 123, of the Deed Records of Tarrant County, Texas, SAVE AND EXCEPT that portion conveyed to the City of Fort Worth in deed dated January 30, 2003, recorded in Volume 16517, Page 156, as well as that which was conveyed to the City of Fort Worth, a Texas Home-Rule Municipal Corporation in a deed dated October 6, 1993, recorded in Volume 11271, Page 2379, and affected by a Correction recorded in Volume 11336, Page 1989, of the Deed Records of Tarrant County, Texas. The Subject Property is more particularly described by metes and bounds as follows: BEGINNING at a Set Mag Nail with a washer being stamped "Dee RPLS 6904" for the Southwest corner of said Harmon Survey, said point being in the center of Harmon Road (County Road 4105/607 RW Width), also being a point on the East line of a tract of land being 29.61 Acres conveyed to AIL Investment, LP being recorded in Volume 13588 on page 0172, of Deed of Records of Tarrant County, Texas, also said point being the Northwest corner of a tract of land being 9.987 Acres conveyed to the City of Fort Worth being recorded in Volume 14450 on Page 0318, of Deed of Records of Tarrant County, Texas and said point being the Southwest corner of said Subject Property; Thence N00°39'48"W along the West line of said Subject Property and the Centerline of said Harmon Road, also being a part of the East line of said 29.61 Acre tract of land, passing the Northeast corner of said 29.61 Acre tract of land at a distance of 527.15 feet for a total distance of distance of 667.50 feet to a Set Mag Nail with a washer being stamped "Dee RPLS 6904" for a Westerly corner of said Subject Property; Thence continuing N00°39'48"W along the West line of said Subject property, also being the Centerline of said Harmon Road, a distance of 417.35 feet to a Set Mag Nail with a washer being stamped "Dee RPLS 6904" for the Southwest corner of said SAVE AND EXCEPT portion of land conveyed to the City of Haslet, said point also being the most Westerly Northwest corner of said Subject Property; Thence along the Easterly line of said SAVE AND EXCEPT portion of land the following Three (3) courses; 1. Thence N41°53'06"E a distance of 51.04 feet to a Set 1/2" Iron Pin with a cap being stamped "Dee RPLS 6904" for corner of said Subject Property; 2. Thence along a curve to the right having a radius of 430.00 feet and a chord bearing of N19°08'39"E and a chord length of 289.13 feet for an arc distance of 294.87 feet to a Set 1/2" Iron Pin with a cap being stamped "Dee RPLS 6904" for corner of said Subject Property; 3. Thence N36°45'23"E a distance of 4.22 feet for a corner of said Subject Property; Thence along the Southerly line of said SAVE AND EXCEPT portion of land for the following Two (2) courses; 1. Thence along a curve to the right having a radius of 20.00 feet and a chord bearing of N82°32'59"E and a chord length of 27.68 feet for an arc distance of 30.57 feet to a Set 1/2" Iron Pin with a cap being stamped "Dee RPLS 6904" for the most Northerly Northwest corner of said Subject Property; 2. Thence along a curve to the left having a radius of 1160.00 feet and a chord bearing of S71°01'47"E and a chord length of 692.70 feet for an arc distance of 703.43 feet to a Set 1/2" Iron Pin with a cap being stamped "Dee RPLS 6904" for the Northwest corner of a tract of land being 8.51 Acres conveyed to the City of Fort Worth, being recorded in Volume 9633 on Page 1462, of Deed of Records of Tarrant County, Texas, said corner also being the Northeast corner of said Subject Property; Thence S00°42'23"E along the East line of said Subject Property, also being the West line of said 8.51 Acre tract, a distance of 505.79 feet to a Found 4" Steel Pipe with no cap; Thence continuing S00°42'23"E along the East line of said Subject Property, also being the West line of said 8.51 Acre tract, a distance of 667.50 feet to a Set 1/2" Iron Pin with a cap being stamped "Dee RPLS 6904" for the Southwest corner of said 8.51 Acre tract, also to a point on the South line of said Harmon Survey and to a point on a Northerly line of a tract of land being 91.919 Acres recorded in Volume 13130 on Page 0246, of Deed of Records of Tarrant County, Texas, said corner also being the Southeast corner of said Subject Property; Thence S88°41'10"W along the South line of said Harmon Survey and Northerly line of said 91.919 Acre tract for a distance of 290.89 feet passing a 5/8" Iron Pin with no cap for an interior corner of said 91.919 Acre tract, also being the Northeast corner of said 9.987 Acre tract, continuing along the South line of said Harmon Survey and the North line of said 9.987 Acre tract for a total distance of 815.82 feet to the Point of Beginning.

ALTA/NSPS LAND TITLE SURVEY

for R.L.R. Haslet, TX Project NV5 Project No. 202403620-1
1404 Westport Parkway & 301 Harmon Road, Haslet, TX 76052
Based upon Title Commitment No. 24-0248 of Chicago Title Insurance Company Bearing an effective date of Sept. 24, 2024 at 8:00 AM
Surveyor's Certification
To: RAMAR Land Corporation; R.L.R. Investments, L.L.C.; Rattikin Title Company; Chicago Title Insurance Company; and Bock & Clark Corporation, an NV5 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)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on Oct. 2, 2024.
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.
Troy Dee Registration No. 6904 In the State of Texas Date of survey: October 8, 2024 Date of last revision: October 23, 2024 Network Project No. 202403620-1 AAC
October 24, 2024 Golden Job No. 242006
Prepared by GOLDEN LAND SURVEYING

Bock & Clark Corporation an NV5 Company
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com mayhelpyou@bockandclark.com www.NV5.com
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT
Sheet 1 Of 2

UTILITY NOTE

Pursuant to Table A Item 11(a), The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. The surveyor was not provided with any underground maps and/or digital copies of the utilities that are shown hereon.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE, LIGHT POLE, GUY ANCHOR, ELECTRIC METER, ELECTRIC BOX, ELEC. TRANSFORMER, ELEC. MANHOLE, ELEC. PEDESTAL, ELEC. PULL BOX, SPOT LIGHT, SANITARY SEWER MANHOLE, SANITARY SEWER CLEANOUT, STORM SEWER MANHOLE, TELEPHONE MARKER, TELEPHONE RISER, TELEPHONE MANHOLE, TELEPHONE PULL BOX, CABLE TV PEDESTAL, CABLE TV MARKER, CABLE TV PULL BOX, FIBER OPTIC MARKER, IRRIGATION CONTROL VALVE, SPRINKLER HEAD, BOLLARD, FIRE DEPARTMENT CONNECT, PROPANE TANK, WATER LINE, GAS LINE, SANITARY SEWER LINE, TELEPHONE LINE, ELECTRIC LINE, OVERHEAD POWERLINE, BARBED WIRE FENCE, IRON FENCE, S.I.P.-SET IRON PIN, F.I.P.-FOUND IRON PIN, B.U.L.-BUILDING LIMIT LINE, GAS METER, GAS VALVE, GAS MARKER, OIL PIPELINE MARKER, SIGN, FIRE HYDRANT, WATER MANHOLE, WATER VALVE, WATER METER, DOWN SPOUT, AIR CONDITIONER, TRAFFIC SIGNAL, TRAFFIC SIGNAL BOX, PEDESTRIAN CROSSING SIGNAL, GREASE TRAP, FLAG POLE, SECTION CORNER, QUARTER CORNER, SET IRON PIN W/CAP, SET MAG NAIL W/WASHER, FOUND MONUMENT, RIGHT OF WAY MARKER, TREE, BUSH, YARD HYDRANT/SPICKET, BENCHMARK, F.O.-FIBER OPTIC LINE, PROPERTY LINE, LOT LINE, EASEMENT LINE, CHAIN LINK FENCE, WOOD PANEL FENCE, MASONRY FENCE, CMP-CORRUGATED METAL PIPE, RCP-REINFORCED CONCRETE PIPE, U/E-UTILITY EASEMENT, NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WADERS BOTH BEING STAMPED "DEE RPLS 6904" UNLESS NOTED OTHERWISE

FLOOD NOTE

Pursuant to Table A Item 3, Said described property is, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 48439C0055 K, dated 09/25/2009, and is not in a special flood hazard area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

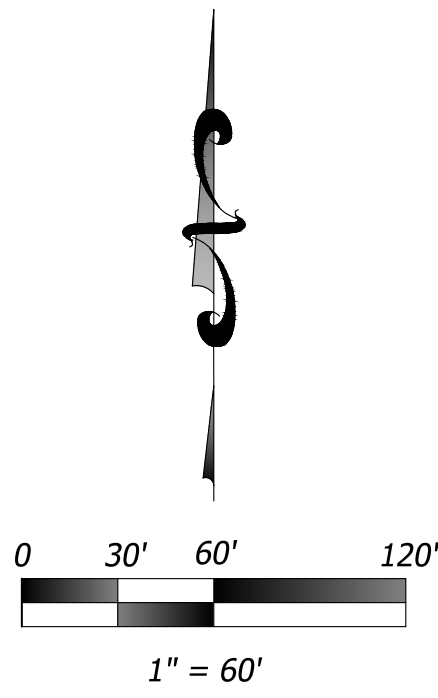
Table with columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Includes entries for 10/08/2024 (FIRST DRAFT), 10/18/2024 (NETWORK COMMENTS), and 10/22/2024 (NETWORK COMMENTS).

SIGNIFICANT OBSERVATIONS

No significant observations were made at the time of the survey.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION



LOT 1, BLOCK A
MESILLA VALLEY TRANSPORTATION
ADDITION
PLAT: Cabret/A, Hanger:13071
Instrument: D220257250

HARMON ROAD

Asphalt Paving

Concrete Paving

(60' Public Right-of-Way)

OWNER: AIL INVESTMENT LP
ID#04730224
DEED: Vol:13588, Pg:0172

OWNER: FORT WORTH CITY OF
ID#03953017
Deed: Vol:16042, Pg:0123

TRACT 1

OWNER: FORT WORTH CITY OF
ID#03953068
Deed: Bk:9633, Pg:1462

OWNER: FORT WORTH CITY OF
ID#03953076
Deed: Vol:11271, Pg:02379
Deed: Vol:11336, Pg:1989

TRACT 2

OWNER: FORT WORTH CITY OF
ID#04296362
Deed: Bk:14450, Pg:0318

OWNER: AIL INVESTMENT LP
ID#07124228
Deed: Bk:13130, Pg:0246

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MARKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		SIGN
	ELEC. TRANSFORMER		FIRE HYDRANT
	ELEC. MANHOLE		WATER MANHOLE
	ELEC. PEDESTAL		WATER VALVE
	ELEC. PULL BOX		WATER METER
	SPOT LIGHT		DOWN SPOUT
	SANITARY SEWER MANHOLE		AIR CONDITIONER
	SANITARY SEWER CLEANOUT		TRAFFIC SIGNAL
	STORM SEWER MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		PEDESTRIAN CROSSING SIGNAL
	TELEPHONE RISER		GREASE TRAP
	TELEPHONE MANHOLE		MAIL BOX
	TELEPHONE PULL BOX		FLAG POLE
	CABLE TV PEDESTAL		SECTION CORNER
	CABLE TV MARKER		QUARTER CORNER
	CABLE TV PULL BOX		SET IRON PIN W/WASHER
	FIBER OPTIC MARKER		SET MAG NAIL W/WASHER
	IRRIGATION CONTROL VALVE		FOUND MONUMENT
	SPRINKLER HEAD		RIGHT OF WAY MARKER
	BOLLARD		TREE
	FIRE DEPARTMENT CONNECT		BUSH
	PROPANE TANK		YARD HYDRANT/SPICKET
	WATER LINE		BENCHMARK
	GAS LINE		FIBER OPTIC LINE
	SANITARY SEWER LINE		PROPERTY LINE
	TELEPHONE LINE		LOT LINE
	ELECTRIC LINE		EASEMENT LINE
	OVERHEAD POWERLINE		SECTION LINE
	BARBED WIRE FENCE		CHAIN LINK FENCE
	IRON FENCE		WOOD PANEL FENCE
	S.I.P. - SET IRON PIN		MASONRY FENCE
	I.P. - IRON PIN		CGMP - CORRUGATED METAL PIPE
	F.I.P. - FOUND IRON PIN		H.C. - HANDICAP
	B.U.L. - BUILDING LIMIT LINE		R.C.P. - REINFORCED CONCRETE PIPE
	U.E. - UTILITY EASEMENT		

S.I.P. - SET IRON PIN I.P. - IRON PIN CGMP - CORRUGATED METAL PIPE
F.I.P. - FOUND IRON PIN H.C. - HANDICAP R.C.P. - REINFORCED CONCRETE PIPE
B.U.L. - BUILDING LIMIT LINE U.E. - UTILITY EASEMENT
NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS
WITH WASHERS BOTH BEING STAMPED "DCE RPLS 6604" UNLESS NOTED OTHERWISE

NV5 ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
R.L.R. Haslet, TX Project
DATE OF FIELD SURVEY: Oct. 2, 2024
NETWORK PROJECT NUMBER: 202403620-1
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com