

TEXAS TRANSPORTATION COMMISSION

TARRANT AND DENTON Counties

MINUTE ORDER

Page 1 of 1

FORT WORTH AND DALLAS Districts

In the cities of Fort Worth and Haslet, TARRANT and DENTON COUNTIES, on FARM TO MARKET ROAD 156, the State of Texas used certain land for highway purposes.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended, as shown in Exhibit A, the designation of FM 156 on a new location, the removal from the state highway system of the old alignment and the transfer of control, jurisdiction and maintenance of the old alignment to the City of Fort Worth.

Portions of the land (surplus land), described in Exhibit B, are no longer needed for a state highway purpose.

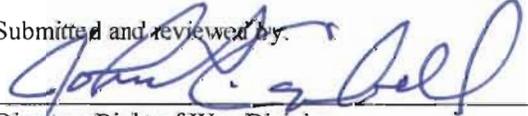
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may waive payment for real property transferred to a governmental entity if the estimated cost of future maintenance on the property equals or exceeds the fair value of the property.

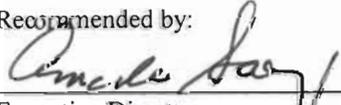
The fair value of the surplus land has been determined to be \$1.1 million, and the cost of future maintenance over the next six years is estimated to be \$1.6 million.

The commission finds \$1.1 million to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

IT IS THEREFORE ORDERED by the commission that:1) FM 156 is designated on a new location from the intersection with the old alignment north of Elizabeth Creek south to the intersection with the old alignment in Haslet, a distance of approximately 4.5 miles; 2) existing FM 156 is removed from the state highway system, a distance of approximately 3.99 miles; 3) and control, jurisdiction and maintenance of the old alignment is transferred to the City of Fort Worth.

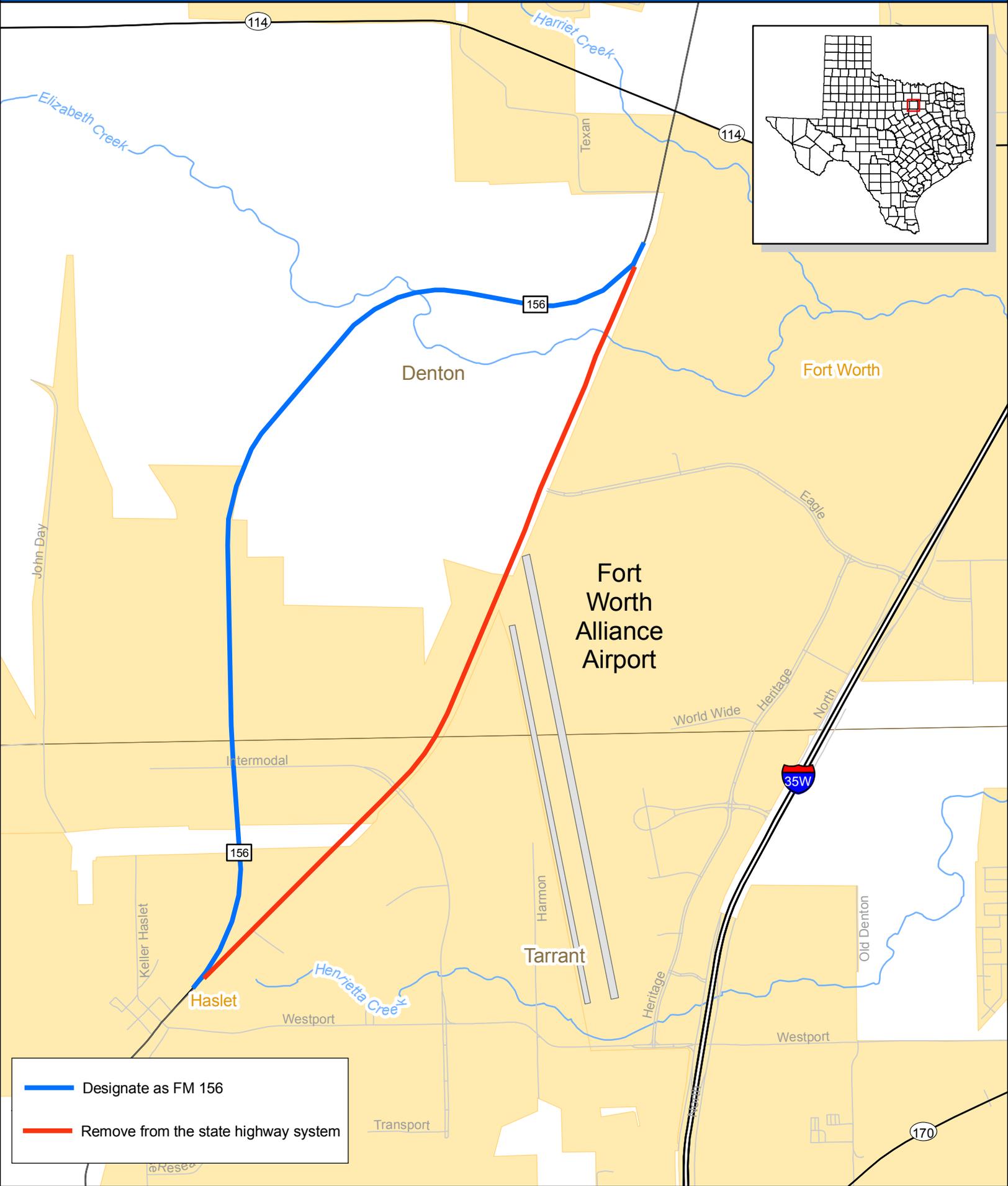
FURTHER, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument transferring the state's rights, title and interest in the surplus state land to the City of Fort Worth, Texas, in consideration of the savings to the state of future maintenance costs; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus state land.

Submitted and reviewed by: 
Director, Right of Way Division

Recommended by: 
Executive Director

112421 AUG 26 10

Minute Number Date Passed



 Designate as FM 156
 Remove from the state highway system



LEGAL DESCRIPTION

BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF STATE HIGHWAY NO. 156 SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972, THE C. SUTTON SURVEY, ABSTRACT NO. 1230, THE BEN MATHEWS SURVEY, ABSTRACT NO. 860 AND THE P.M. SMITH SURVEY, ABSTRACT NO. 1170 ALL IN DENTON COUNTY, TEXAS AND DESCRIBED BY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 279, PAGES 198, 200, 202, AND 205, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 156 AT STATION 71+70.83;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF F.M. 156 THE FOLLOWING COURSES AND DISTANCES:

- N 23° 47' 28" E, 670.20 FEET TO A CONCRETE TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND;
- N 66° 08' 37" W, 28.52 FEET TO A CONCRETE TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND;
- N 24° 00' 14" E, 1058.78 FEET;
- N 21° 26' 33" E, 834.02 FEET;
- N 23° 43' 06" E, 1027.87 FEET;
- N 23° 54' 16" E, 203.24 FEET TO A CONCRETE TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND;
- N 26° 05' 35" E, 710.05 FEET;
- N 23° 37' 03" E, 560.55 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FUTURE F.M. 156 AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FUTURE F.M. 156 WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 618.88 FEET, THROUGH A CENTRAL ANGLE OF 14° 45' 48", HAVING A RADIUS OF 2401.82 FEET, THE LONG CHORD OF WHICH BEARS N 34° 51' 46" E, 617.17 FEET TO THE WESTERLY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE WESTERLY LINE OF SAID BURLINGTON NORTHERN & SANTA FE TRACT THE FOLLOWING COURSES AND DISTANCES:

- WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 449.75 FEET, THROUGH A CENTRAL ANGLE OF 01° 47' 45", HAVING A RADIUS OF 14348.80 FEET, THE LONG CHORD OF WHICH BEARS S 23° 07' 06" W, 449.74 FEET;
- S 23° 42' 47" W, 1428.40 FEET;
- N 66° 17' 11" W, 25.00 FEET;
- S 23° 42' 47" W, 1593.50 FEET;
- S 66° 17' 11" E, 25.00 FEET;
- S 23° 42' 47" W, 5436.88 FEET;

THENCE N 66° 17' 13" W, LEAVING SAID WESTERLY LINE OF THE BURLINGTON NORTHERN & SANTA FE TRACT, A DISTANCE OF 96.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED F.M. 156;

THENCE N 23° 41' 34" E, ALONG THE WESTERLY LINE OF SAID F.M. 156, AT A DISTANCE OF 1069.78 FEET PASS A CONCRETE TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 3098.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 140.69 FEET, THROUGH A CENTRAL ANGLE OF 01° 24' 25", HAVING A RADIUS OF 5729.58 FEET, THE LONG CHORD OF WHICH BEARS N 23° 33' 43" E, 140.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 970,500 SQUARE FEET OR 22.280 ACRES OF LAND MORE OR LESS.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED IN ASSOCIATION WITH THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 1090570, EFFECTIVE DATE JUNE 16, 2009. THE FOLLOWING EXCEPTIONS FROM COVERAGE AS SHOWN ON SCHEDULE B ARE:
 - 10d. THE PROPERTY IS SUBJECT TO THE ORDINANCE ADOPTING AIRPORT ZONING REGULATIONS OF THE ALLIANCE AIRPORT, ORDINANCE NO. 10121, IMPOSED BY THE CITY OF FORT WORTH, RECORDED IN VOLUME 11645, PAGE 1962, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
2. THE BEARING SYSTEM FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE NAD 83.
3. PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

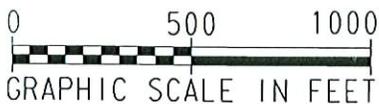
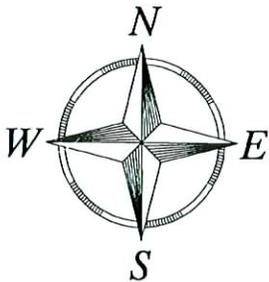
AN EXHIBIT OF TRACT 07-23, PART 1
 A 22.280 ACRE TRACT OF LAND
 SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT
 NUMBER 972, THE C. SUTTON SURVEY, ABSTRACT NUMBER 1230, THE
 BEN MATHEWS SURVEY, ABSTRACT NUMBER 860, AND THE P.M. SMITH
 SURVEY, ABSTRACT NUMBER 1170, DENTON COUNTY, TEXAS

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JOB # CB703039.700	DATE: 03-10-10	DRAWN: DLF	CHECKED: TAB	SHT. NO. 2 OF 2
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* - DENOTES 5/8" IRON ROD WITH CAP STAMPED "JACOBS" SET.



STA 39+30.16
66.16' LT

S66° 17' 13" E
96.60'

Doris Fenner, Executrix
Cause No. 1E-2000-360
Vol. 363, Pg. 539
Donald Ray Fenner
Vol. 4627, Pg. 48
R.P.R.D.C.T.

GREENBERRY OVERTON SURVEY
ABSTRACT NO. 972

GREENBERRY OVERTON SURVEY
ABSTRACT NO. 972

STATE of TEXAS
Vol. 279, Pg. 198
R.P.R.D.C.T.

AIL Investment, L.P.
File No. 05-22045
R.P.R.D.C.T.

AIL Investment, L.P.
Vol. 4246, Pg. 498
R.P.R.D.C.T.

$\Delta=02^{\circ} 47' 30''$
 $R=11647.11'$
 $L=567.51'$
 $L.C.=S24^{\circ} 39' 39'' W$
567.45'

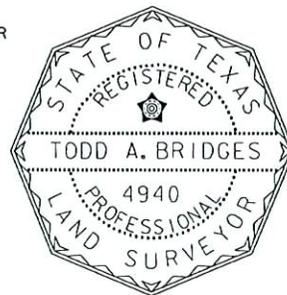
CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JUNE, 2009 AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND.

Todd A. Bridges
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

DATED: 4-14-10



$\Delta=17^{\circ} 34' 51''$
 $R=5729.58'$
 $L=1758.09'$
 $L.C.=N30^{\circ} 44' 13'' E$
1751.20'

DENTON COUNTY
TARRANT COUNTY

AIL Investment, L.P.
Vol. 13588, Pg. 187
C.R.T.C.T.

POINT OF BEGINNING

STATE OF TEXAS
Vol. 279, Pg. 198
R.P.R.D.C.T.

$\Delta=16^{\circ} 25' 30''$
 $R=5679.58'$
 $L=1628.17'$
 $L.C.=S34^{\circ} 46' 32'' W$
1622.60'

STATE of TEXAS
Vol. 1934, Pg. 5
C.R.T.C.T.

$\Delta=00^{\circ} 58' 10''$
 $R=11329.07'$
 $L=191.69'$
 $L.C.=S43^{\circ} 50' 42'' W$
191.69'

N44° 09' 07" W
122.27'

GREENBERRY OVERTON SURVEY
ABSTRACT NO. 1185

AN EXHIBIT OF TRACT 07-23, PART 2
A 9.313 ACRE TRACT OF LAND
SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT
NUMBER 1185, TARRANT COUNTY, TEXAS AND ABSTRACT
NUMBER 972, DENTON COUNTY, TEXAS

JACOBS
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735-6000

JOB # CB703039.700

DATE: 03-10-10

DRAWN: DLF

CHECKED: TAB

SHT. NO.

1 OF 2

LEGAL DESCRIPTION

BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF STATE HIGHWAY NO. 156, SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 1185, TARRANT COUNTY, TEXAS AND ABSTRACT NO. 972, DENTON COUNTY, TEXAS, AND DESCRIBED BY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 1934, PAGE 5, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND VOLUME 279, PAGES 196 AND 198, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 156 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERMODAL PARKWAY;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES;

N 45°33'43" E, 510.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 1758.09 FEET, THROUGH A CENTRAL ANGLE OF 17°34'51", HAVING A RADIUS OF 5729.58 FEET, THE LONG CHORD OF WHICH BEARS N 30°44'13" E, 1751.20 FEET;

N 23°41'34" E, AT 340.34 FEET PASS A CONCRETE TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 1911.76 FEET;

THENCE S 66°17'13" E, 96.60 FEET LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 156 AND THE NORTHWESTERLY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY;

THENCE ALONG THE COMMON LINE OF SAID STATE HIGHWAY NO. 156 AND THE BURLINGTON NORTHERN & SANTA FE RAILWAY, THE FOLLOWING COURSES AND DISTANCES:

S 23°42'47" W, 1829.72 FEET ALONG SAID COMMON LINE TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 567.51 FEET, THROUGH A CENTRAL ANGLE OF 02°47'30", HAVING A RADIUS OF 11,647.11 FEET, THE LONG CHORD OF WHICH BEARS S 24°39'39" W, 567.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1628.17 FEET, THROUGH A CENTRAL ANGLE OF 16°25'30", HAVING A RADIUS OF 5679.58 FEET, THE LONG CHORD OF WHICH BEARS S 34°46'32" W, 1622.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 191.69 FEET, THROUGH A CENTRAL ANGLE OF 00°58'10", HAVING A RADIUS OF 11,329.07 FEET, THE LONG CHORD OF WHICH BEARS S 43°50'42" W, 191.69 FEET;

THENCE N 44°09'07" W, 122.27 FEET LEAVING SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 405,674 SQUARE FEET OR 9.313 ACRES OF LAND MORE OR LESS.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED IN ASSOCIATION WITH THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 10907016, EFFECTIVE DATE JUNE 10, 2009. THE FOLLOWING EXCEPTIONS FROM COVERAGE AS SHOWN ON SCHEDULE B ARE:
 - 10d. THE PROPERTY IS SUBJECT TO THE ORDINANCE ADOPTING AIRPORT ZONING REGULATIONS OF THE ALLIANCE AIRPORT, ORDINANCE NO. 10121, IMPOSED BY THE CITY OF FORT WORTH, RECORDED IN VOLUME 11645, PAGE 1962, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
2. THE BEARING SYSTEM FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE NAD 83.
3. PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

AN EXHIBIT OF TRACT 07-23, PART 2
A 9.313 ACRE TRACT OF LAND
SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT
NUMBER 1185, TARRANT COUNTY, TEXAS AND ABSTRACT
NUMBER 972, DENTON COUNTY, TEXAS

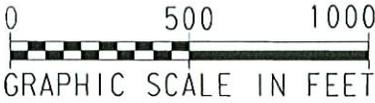
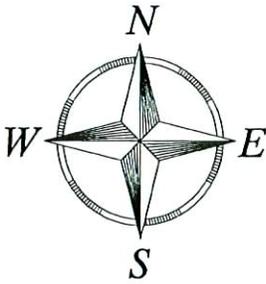
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JOB # CB703039.700	DATE: 03-10-10	DRAWN: DLF	CHECKED: TAB	SHT. NO. 2 OF 2
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* - DENOTES 5/8" IRON ROD WITH CAP STAMPED "JACOBS" SET.

DENTON COUNTY
TARRANT COUNTY



INTERMODAL PARKWAY

GREENBERRY OVERTON SURVEY
ABSTRACT NO. 1185

AIL Investment, L.P.
Vol. 13588, Pg. 187
C.R.T.C.T.

STA 13+12.24
60.00' LT

916.06'

S44° 09' 06" E
123.56'

$\Delta = 01^\circ 17' 37''$
 $R = 11329.07'$
 $L = 255.81'$
 $L.C. = S45^\circ 40' 42'' W$
255.80'

1587.65'

N45° 33' 43" E

Burlington Northern & Santa Fe Railway

Approximate Survey Line

N45° 49' 15" E

STATE of TEXAS
Vol. 1934, Pg. 5
C.R.T.C.T.

C.P. O'BRIANT SURVEY
ABSTRACT NO. 1195

AIL Investment, L.P.
CC No. D205016655
C.R.T.C.T.

5/8" IR FND.

State Highway 156
3923.29'

POINT OF BEGINNING

1915.96'

S45° 50' 17" W

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JUNE, 2009 AND THAT ALL CORNERS ARE AS SHOWN.

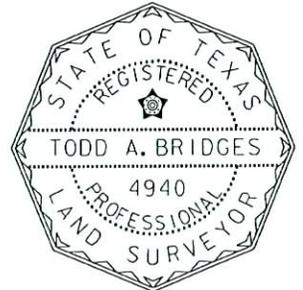
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND.

Todd A. Bridges

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

DATED: 4-14-10

STATE of TEXAS
Vol. 2021, Pg. 273
C.R.T.C.T.



S72° 21' 06" W
268.81'

AN EXHIBIT OF TRACT 07-23, PART 3
A 11.872 ACRE TRACT OF LAND
SITUATED IN THE C.P. O'BRIANT SURVEY, ABSTRACT
NUMBER 1195, AND THE GREENBERRY OVERTON
SURVEY, ABSTRACT NUMBER 1185,
TARRANT COUNTY, TEXAS

JACOBS
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735-6000

JOB # CB703039.700

DATE: 03-10-10

DRAWN: DLF

CHECKED: TAB

SHT. NO.

1 OF 2

LEGAL DESCRIPTION

BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF STATE HIGHWAY NO. 156, SITUATED IN THE C. P. O'BRIANT SURVEY, ABSTRACT NO. 1195 AND THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 1185, BOTH IN TARRANT COUNTY, TEXAS, AND DESCRIBED BY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 1934, PAGE 5 AND VOLUME 2021, PAGE 273, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 156 AND THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED HIGHWAY NO. 156, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF A TRACT OF LAND AS DESCRIBED IN THE DEED TO AIL INVESTMENT, L.P. AND RECORDED IN COUNTY CLERK'S FILE NO. D205016655, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 156 THE FOLLOWING COURSES AND DISTANCES:

N 45°51'08" E, 1915.96 FEET TO A 5/8" IRON ROD FOUND;

N 45°49'15" E, 1587.65 FEET;

N 45°33'43" E, 916.06 FEET LONG SAID NORTHWESTERLY LINE TO ITS INTERSECTION WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERMODAL PARKWAY;

S 44°09'06" E, 123.56 FEET, LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 156 AND THE NORTHWESTERLY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE COMMON LINE OF SAID HIGHWAY 156 AND SAID BURLINGTON NORTHERN & SANTA FE RAILWAY AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 255.81 FEET, THROUGH A CENTRAL ANGLE OF 01°17'37", HAVING A RADIUS OF 11,329.07 FEET, THE LONG CHORD OF WHICH BEARS S 45°38'46" W, 255.80 FEET;

THENCE S 45°50'17" W, 3923.29 FEET CONTINUING ALONG SAID COMMON LINE;

THENCE S 72°21'06" W, 268.81 FEET LEAVING SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 517,133 SQUARE FEET OR 11.872 ACRES OF LAND MORE OR LESS.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED IN ASSOCIATION WITH THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 10907015, EFFECTIVE DATE JUNE 10, 2009. THE FOLLOWING EXCEPTIONS FROM COVERAGE AS SHOWN ON SCHEDULE B ARE:
 - 10d. THE PROPERTY IS SUBJECT TO THE ORDINANCE ADOPTING AIRPORT ZONING REGULATIONS OF THE ALLIANCE AIRPORT, ORDINANCE NO. 10121, IMPOSED BY THE CITY OF FORT WORTH, RECORDED IN VOLUME 11645, PAGE 1962, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
2. THE BEARING SYSTEM FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE NAD 83.
3. PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

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AN EXHIBIT OF TRACT 07-23, PART 3
 A 11.872 ACRE TRACT OF LAND
 SITUATED IN THE C.P. O'BRIANT SURVEY, ABSTRACT
 NUMBER 1195, AND THE GREENBERRY OVERTON
 SURVEY, ABSTRACT NUMBER 1185,
 TARRANT COUNTY, TEXAS

JACOBS

777 MAIN STREET
 FORT WORTH, TX 76102
 (817) 735-6000

JOB # CB703039.700

DATE: 03-10-10

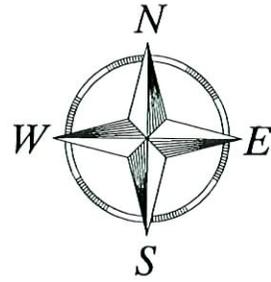
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SHT. NO.

2 OF 2

* - DENOTES 5/8" IRON ROD WITH CAP STAMPED "JACOBS" SET.



W.G. FINLEY SURVEY
ABSTRACT NO. 1902

Approximate Survey Line

FUTURE F.M. 156

Co. Clerk's File No: D205016655
AIL Investment, L.P.
C.R.T.C.T.

State Highway 156

Burlington Northern & Santa Fe Railway

C.P. O'BRIANT SURVEY
ABSTRACT NO. 1195

POINT OF BEGINNING

N72°21'06"E
268.81'

STA 52+23.02
60.00' LT

N45°50'17"E
407.17'

S45°50'17"W

647.71'

STATE OF TEXAS
Vol. 2021, Pg. 273
C.R.T.C.T.

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JUNE, 2009 AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND.

Todd A. Bridges

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

DATED: 3-31-10



AN EXHIBIT OF TRACT 07-23, PART 4
A 1.453 ACRE TRACT OF LAND
SITUATED IN THE C.P. O'BRIANT SURVEY, ABSTRACT
NUMBER 1195, TARRANT COUNTY, TEXAS

JACOBS
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735-6000

JOB # CB703039.700

DATE: 03-10-10

DRAWN: DLF

CHECKED: TAB

SHT. NO.
1 of 2

LEGAL DESCRIPTION

BEING A PORTION OF THE EXISTING RIGHT-OF-WAY STATE HIGHWAY NUMBER 156, SITUATED IN THE C. P. OBRIANT SURVEY, ABSTRACT NUMBER 1195, TARRANT COUNTY, TEXAS, AND DESCRIBED BY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 2021, PAGE 273, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 156 AND THE EASTERLY RIGHT-OF-WAY OF PROPOSED HIGHWAY NO. 156, SAID BEGINNING POINT BEING IN THE SOUTHEASTERLY LINE OF A TRACT OF LAND AS DESCRIBED IN THE DEED TO AIL INVESTMENT, L.P. AND RECORDED IN COUNTY CLERK'S FILE NO. D205016655, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 72°21'06" E, 268.81 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 156 AND THE NORTHWESTERLY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY;

THENCE S 45°50'17" W, 647.71 FEET ALONG THE COMMON LINE OF SAID HIGHWAY NO. 156 AND SAID BURLINGTON NORTHERN & SANTA FE RAILWAY;

THENCE N 44°09'43" W, 120.00 FEET TO THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 156;

THENCE N 45°50'17" E, 407.17 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 63,293 SQUARE FEET OR 1.453 ACRES OF LAND MORE OR LESS.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED IN ASSOCIATION WITH THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 10907009, EFFECTIVE DATE JUNE 10, 2009. THE FOLLOWING EXCEPTIONS FROM COVERAGE AS SHOWN ON SCHEDULE B ARE:
 - 10d. THE PROPERTY IS SUBJECT TO THE ORDINANCE ADOPTING AIRPORT ZONING REGULATIONS OF THE ALLIANCE AIRPORT, ORDINANCE NO. 10121, IMPOSED BY THE CITY OF FORT WORTH, RECORDED IN VOLUME 11645, PAGE 1962, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
2. THE BEARING SYSTEM FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE NAD 83.
3. PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

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AN EXHIBIT OF TRACT 07-23, PART 4
 A 1.453 ACRE TRACT OF LAND
 SITUATED IN THE C.P. O'BRIANT SURVEY, ABSTRACT
 NUMBER 1195, TARRANT COUNTY, TEXAS

JACOBS
 777 MAIN STREET
 FORT WORTH, TX 76102
 (817) 735-6000

JOB # CB703039.700	DATE: 03-10-10	DRAWN: DLF	CHECKED: TAB
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SHT. NO. 2 of 2
