

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Fort Worth, TARRANT COUNTY, on STATE HIGHWAY 360, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 8279, Page 2101, of the Deed Records of Tarrant County, Texas.

The instrument conveying the land to the state contained a clause to the effect that if the land is no longer used as a public highway, the property reverts to the grantor.

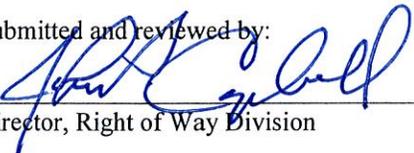
A portion of the land (surplus land), described in Exhibit A, is no longer needed for highway purposes.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the quitclaim of the state's interest to comply with a reversionary clause contained in the instrument that originally conveyed the interest to the state.

The commission finds that it is proper and correct that the state quitclaim its rights, title and interest in the surplus and to comply with the reversionary clause contained in the instrument of conveyance to the state.

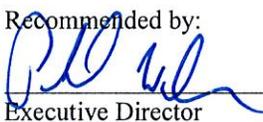
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument quitclaiming the state's rights, title and interest in the surplus land to M. Paul Spain, as trustee for Bear Creek IV Joint Venture, his successors or assigns.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:

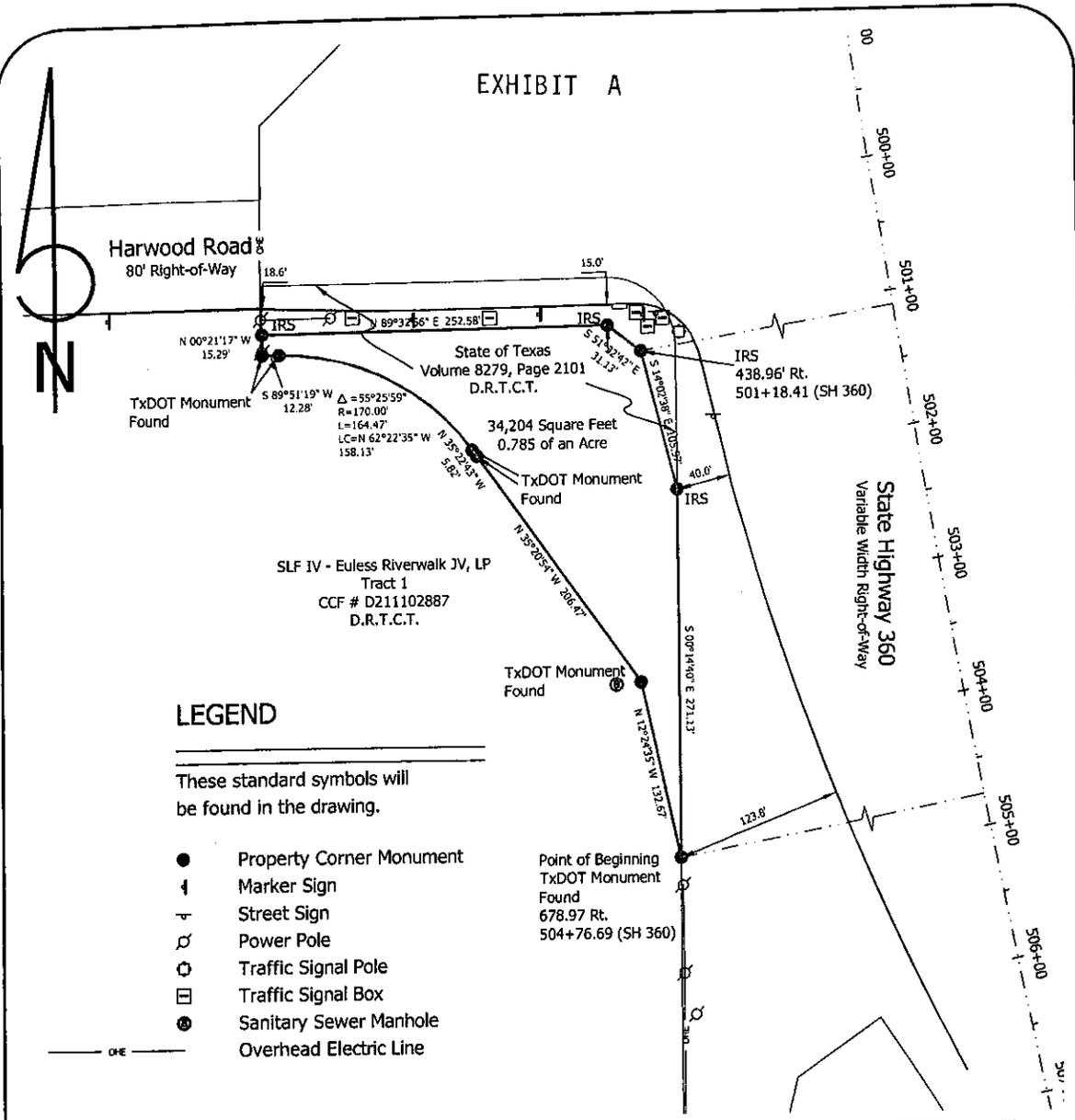


Executive Director

13302 SEP 27 12

Minute Number Date Passed

EXHIBIT A



LEGEND

These standard symbols will be found in the drawing.

- Property Corner Monument
- ⊕ Marker Sign
- ⊥ Street Sign
- ⊕ Power Pole
- ⊕ Traffic Signal Pole
- ⊕ Traffic Signal Box
- ⊕ Sanitary Sewer Manhole
- O/E — Overhead Electric Line

Point of Beginning
TxDOT Monument Found
678.97 Rt.
504+76.69 (SH 360)

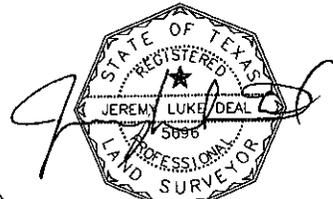
EXHIBIT SHOWING
0.781 of an Acre of Land situated in the A. Bradford Survey, Abstract Number 152 and being a portion of Volume 8279, Page 2101, Deed Records, Tarrant County, Texas.

Surveyor's Certification

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that this sketch was prepared from the public records, and from an actual and accurate survey of the property performed on the ground under my direction and supervision on March 06, 2012. The visible improvements are as shown hereon. Except as shown hereon, there are no apparent encroachments onto the property or apparent protrusions therefrom. This sketch and the survey on which it is based were performed without the benefit of a title commitment, therefore there may be matters of record not shown hereon. I did not abstract the title to this property, nor did I search the public records for easements, adverse claims, or other encumbrances that might affect this property. The basis of bearing is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone based upon City of Euless control monuments E21 and E22.

Executed this the 6th day of March, in the year of our Lord 2012.

Project Number: 120014 Date: March 29, 2012
 Revised Date: April 23, 2012
 Revision Notes: Added station to legal, corrected bearing.
 Sheet 1 of 2



SCALE : 1" = 100'



REALSEARCH OF TEXAS, LLC

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 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
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Legal Description

BEING situated in the A. Bradford Survey, Abstract Number 152, Tarrant County, Texas and being a portion of that certain tract of land described by deed to the State of Texas recorded in Volume 8279, Page 2101, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation (TxDOT) monument found at the most southerly corner of said State tract, said monument also being in the east line of that certain Tract 1 described by deed to SLF IV - Euless Riverwalk JV, LP recorded in County Clerk's File Number D211102887, Deed Records, Tarrant County, Texas and being in the existing west right-of-way line of State Highway 360 (a variable width right-of-way) and being 678.97 feet westerly of and at right angles to centerline survey station 504+76.69 of said highway;

THENCE North 12 degrees 24 minutes 35 seconds West, 132.67 feet along said existing west right-of-way line of State Highway 360 and said east line of the Euless Riverwalk tract to a TxDOT monument found;

THENCE North 35 degrees 20 minutes 54 seconds West, 206.47 feet, continuing along said existing west right-of-way line of State Highway 360 and said east line of the Euless Riverwalk tract to a TxDOT monument found;

THENCE North 35 degrees 22 minutes 43 seconds West, 5.82 feet, continuing along said existing west right-of-way line of State Highway 360 and said east line of the Euless Riverwalk tract to a TxDOT monument found at the beginning of a curve to the left;

THENCE 164.47 feet, continuing along said existing west right-of-way line of State Highway 360 and said east line of the Euless Riverwalk tract and with said curve to the left, through a central angle of 55 degrees 25 minutes 59 seconds, having a radius of 170.00 feet, whose long chord bears North 62 degrees 22 minutes 35 seconds West, 158.13 feet to a TxDOT monument found;

THENCE South 89 degrees 51 minutes 19 seconds West, 12.28 feet, continuing along said existing west right-of-way line of State Highway 360 and said east line of the Euless Riverwalk tract to a TxDOT monument found;

THENCE North 00 degrees 21 minutes 17 seconds West, 15.29 feet, continuing along said existing west right-of-way line of State Highway 360 and said east line of the Euless Riverwalk tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE North 89 degrees 32 minutes 56 seconds East, 252.58 feet, departing said existing west right-of-way line of State Highway 360 and said east line of the Euless Riverwalk tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE South 51 degrees 32 minutes 42 seconds East, 31.13 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE South 14 degrees 02 minutes 38 seconds East, 105.97 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the east line of said State tract;

THENCE South 00 degrees 14 minutes 40 seconds East, 271.13 feet along the east line of said State tract to the POINT OF BEGINNING and containing 34,204 square feet or 0.785 acres of land, more or less.

Notes

1. IRS = 5/8 inch iron rod with cap stamped "REALSEARCH" set.
2. D.R.T.C.T. - Deed Records, Tarrant County, Texas.
3. CCF # = County Clerk's File Number.

Project Number: 120014 Date: March 29, 2012
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