

VICINITY MAP
NOT TO SCALE

TABLE A ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (As shown on survey)
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. (As shown on survey)
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. (As shown on survey)
- Gross land area (and other areas if specified by the client). (As shown on survey)
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate. (As shown on survey)
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. (Not provided)
- (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. (As shown on survey)
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (As shown on survey)
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. (No parking spaces observed at the time of the survey.)
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: (a) plans and/or reports provided by client (with reference as to the sources of information) (All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.) (b) markings coordinated by the surveyor pursuant to a private utility locate request.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." (As shown on survey)
- As specified by the client, distance to the nearest intersecting street. (As shown on survey)
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (No observed street intersection changes noticeable at time of the survey.)
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. (As shown on survey)

TITLE NOTES

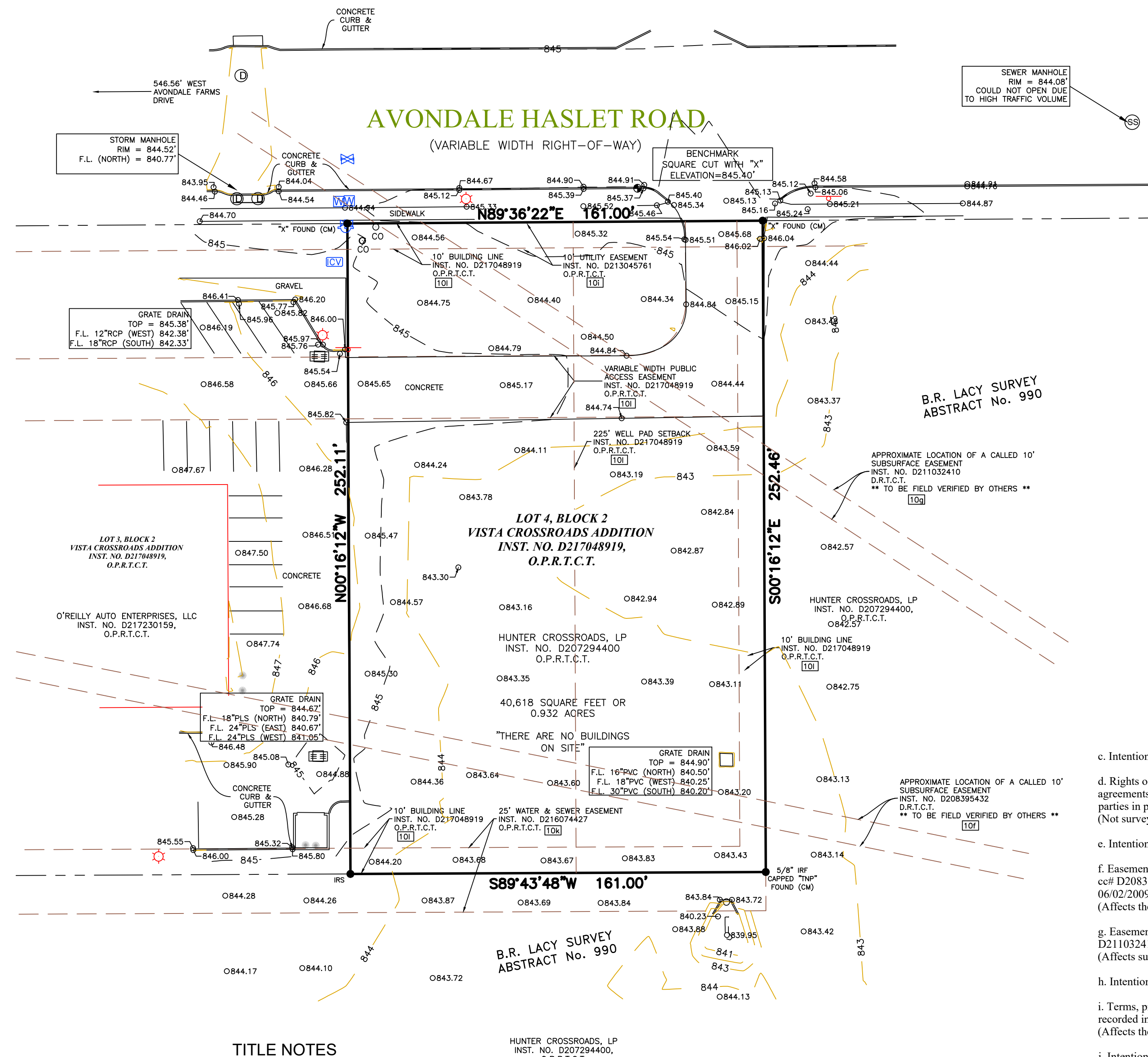
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Commitment No. and G.F. No.: 1002-384297-RTT

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

- Restrictive covenants described in instrument filed 10/03/2017, recorded in cc# D217230160, Real Property Records, Tarrant County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.
- Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. (Not survey related)
- Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.) (Not survey related)
- Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - filled-in lands, or artificial islands, or
 - statutory water rights, including riparian rights, or
- Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2023 and subsequent years.") (Not survey related)



TITLE NOTES

- The terms and conditions of the documents created your interest in the land. (Not survey related)
- Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.) (Not survey related)
- Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.) (Not survey related)
- The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Not survey related)
- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (Not survey related)
 - Intentionally Deleted.

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0035L, dated March 21, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

LAND DESCRIPTION

Tract 1:

Being Lot 4, Block 2, of LOTS 2, 3 & 4, BLOCK 2, VISTA CROSSROADS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in cc# D217048919, Real Property Records, Tarrant County, Texas.

SURVEYOR'S CERTIFICATION

To: Fort Worth Development Group, LLC, a North Carolina limited liability company; HUNTER CROSSROADS, LP, a Texas limited partnership; Bell Bank, a North Dakota banking corporation; The Sherwin Williams Company, an Ohio corporation; and First American Title Insurance Company

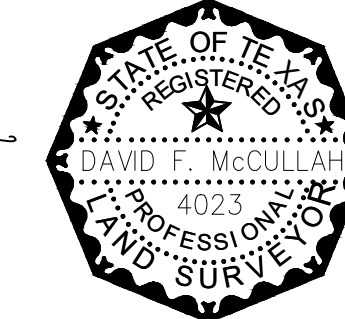
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. ALTA Items: 1-5, 6(a), 6(b), 8, 9, 11(a), 13, 14, 17, and 18. The fieldwork was completed on June 27, 2023.

Date of Plat or Map: June 28, 2023

Title Commitment provided by: First American Title Insurance Company

G.F. No. 1002-384297-RTT
Effective Date: August 2, 2023

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023



TITLE NOTES

- Intentionally Deleted.
- Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. (May be amended or deleted upon execution of satisfactory affidavit with respect to parties in possession and tenants at closing.) (Not survey related)
- Intentionally Deleted.
- Easement granted by Hunter Crossroads, LP, to Hollis R. Sullivan, Inc., filed 10/16/2008, recorded in cc# D208395432, Real Property Records, Tarrant County, Texas. Affected by Assignment filed 06/02/2009, recorded in cc# D209146058, Real Property Records, Tarrant County, Texas. (Affects the subject property, blanket in nature)
- Easement granted by Hunter Crossroads, LP, to XTO Energy Inc., filed 02/09/2011, recorded in cc# D211032410, Real Property Records, Tarrant County, Texas. (Affects subject property, blanket in nature)
- Intentionally Deleted
- Terms, provisions, conditions, and easements contained in Public Utility Easement, filed 02/22/2013, recorded in cc# D213045761, Real Property Records, Tarrant County, Texas. (Affects the subject property, as shown on survey)
- Intentionally Deleted.
- Easement granted by Hunter Crossroads, LP, to the City of Fort Worth, filed 04/12/2016, recorded in cc# D216074427, Real Property Records, Tarrant County, Texas. (Affects subject property, as shown on survey)
- The following easements and/or building lines, as shown on plat recorded in filed 03/03/2017, recorded in cc# D217048919, Plat Records, Tarrant County, Texas:
 - Portion of a 225' well pad setback;
 - 10' building line;
 - Variable width public access easement.
 (Affects subject property, as shown on survey)
- Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interest, to the extent not previously reserved or conveyed being described in instrument filed 04/11/2001, recorded in Volume 14821, Page 416, Real Property Records, Tarrant County, Texas, as corrected and refilled 05/21/2001, recorded in Volume 14896, Page 470, Real Property Records, Tarrant County, Texas. Company makes no representation as to the present ownership of any such interests. (Not survey related)
- Mineral lease together with all rights, privileges and immunities incident thereto, to Calto Oil Company, from Lois Price Witschorke, et al, described in instrument filed 10/03/2001, recorded in Volume 15171, Page 318, Real Property Records, Tarrant County, Texas. Company makes no representation as to the present ownership of any such interests. (Not survey related)
- Easement rights and rights, if any, of third parties with respect to the cleanouts and grate drain as shown on this survey.

LEGEND

---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
---	OVERHEAD ELECTRIC LINE
---	WOOD FENCE
---	CHAIN LINK FENCE
○ IRS	5/8" IRON ROD SET WITH A YELLOW CAP STAMPED "TRAVERSE LS"
○	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⊗	WATER METER
⊗	FIRE HYDRANT
⊗	WATER VALVE
⊗	IRRIGATION CONTROL VALVE
⊗	SANITARY SEWER MAN HOLE
⊗	SEWER CLEAN OUT
⊗	VAULT
⊗	TRANSFORMER
⊗	ELECTRIC VAULT
⊗	ELECTRIC METER
⊗	ELECTRIC BOX
⊗	CABLE VAULT
⊗	TELEPHONE JUNCTION BOX
⊗	TRAFFIC SIGNAL LIGHT
⊗	TRAFFIC SIGN
⊗	STORM MAN HOLE
⊗	STORM MAN HOLE
⊗	LIGHT POLE
⊗	POWER POLE
⊗	GAS METER
⊗	AIR CONDITIONER UNIT
⊗	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS

ALTA/NSPS LAND TITLE SURVEY
LOT 4, BLOCK 2,
VISTA CROSSROADS ADDITION
B.R. LACY SURVEY, ABSTRACT NO. 990
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
TD	DM	06/28/2023	1" = 30'	TR-59-23	1

NO.	DATE	DESCRIPTION	BY
1	2023.08.14	TITLE OBJECTION LETTER	GLC