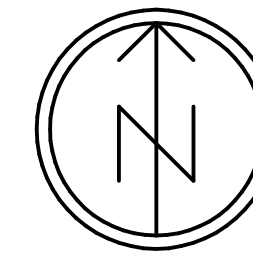
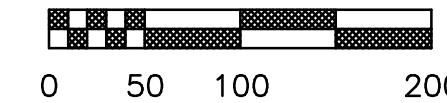


LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 87°41'37" E	170.00
L-2	N 02°18'23" E	157.84

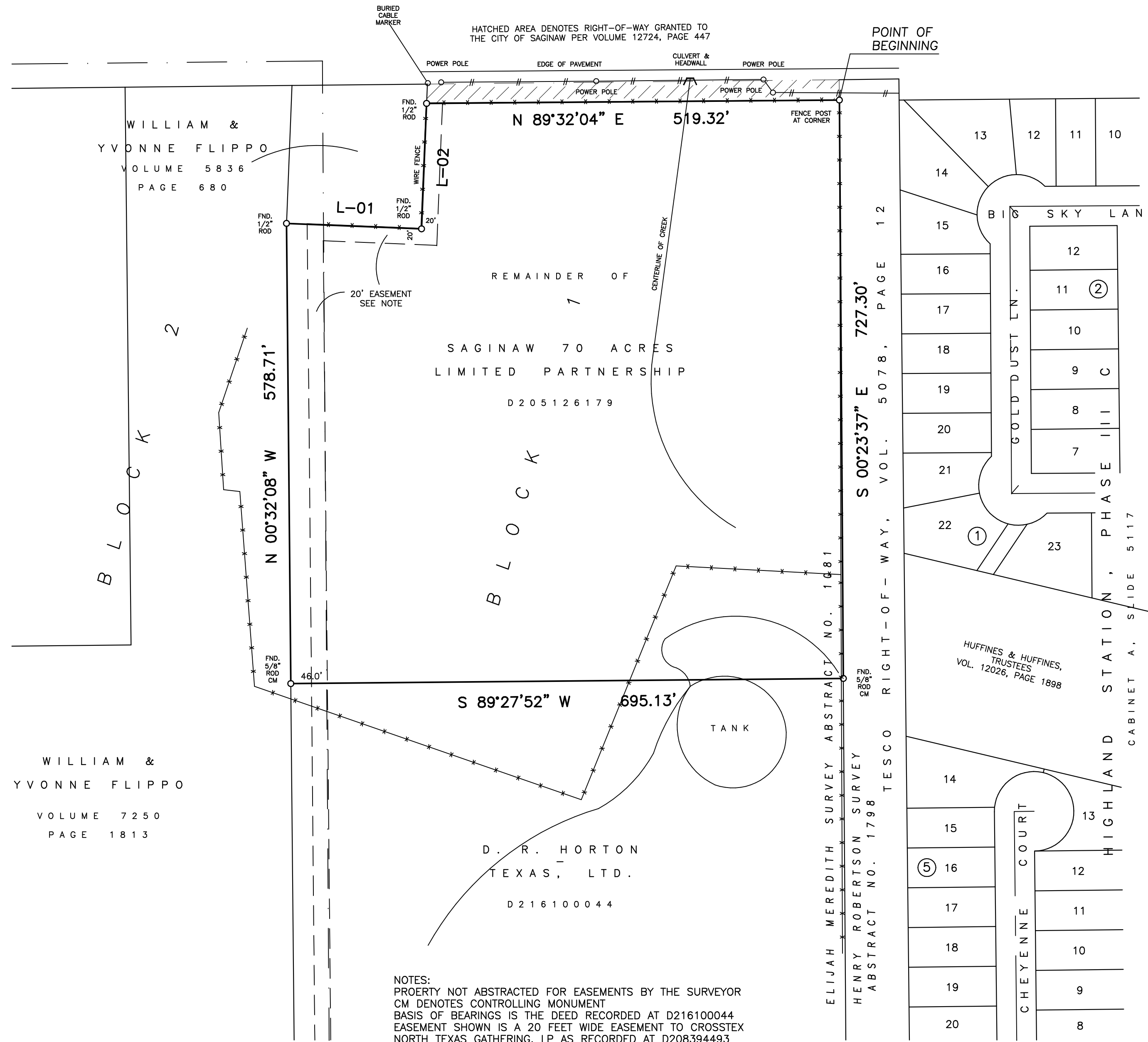


SCALE: 1" = 100'



EAST BAILEY BOSWELL ROAD

(R/W VARIES)



LEGAL DESCRIPTION

A 11.0154 acre tract out of Blocks 1 and 2, Edgar Kerr's Subdivision of portions of the Elijah Meredith Survey, Abstract No. 1081, Tarrant County, Texas, according to the plat of said Subdivision as recorded in Volume 309, Page 13, Plat Records of Tarrant County, Texas, being all of that tract conveyed to Saginaw 70 Acres Limited Partnership by Special Warranty Deed recorded under Clerk's File No. D205126179, Real Property Records, Tarrant County, Texas, save and except therefrom that tract conveyed to D. R. Horton - Texas, Ltd. (Horton) by Special Warranty Deed recorded under Clerk's File No. D216100044, of said Real Property Records, said remaining tract being more particularly described by metes and bounds as follows:

BEGINNING at a fence post at the northeast corner of said Saginaw 70 Acres tract, the southeast corner of that tract conveyed to the City of Saginaw by Right-of-Way Deed recorded in Volume 12724, Page 447, of said Real Property Records, in the south right-of-way line of East Bailey Boswell Road, a public street with a variable width, in the east line of said Block 1, and in the west line of a Texas Electric Service Company (TESCO) transmission right-of-way tract, as described in the Warranty Deed recorded in Volume 5078, Page 12, of said Real Property Records, lying South 00 degrees 23 minutes 37 seconds East, 54.55 feet from the northeast corner of said Block 1, and the northeast corner of said Meredith Survey;

THENCE South 00 degrees 23 minutes 37 seconds East along the east line of said Saginaw 70 Acres tract, the west line of said TESCO tract, along the east line of said Block 1, 727.30 feet to a found 5/8 inch steel rod at the northeast corner of said Horton tract;

THENCE South 89 degrees 27 minutes 52 seconds West along the north line of said Horton tract, 695.13 feet to a found 5/8 inch steel rod at the northwest corner thereof, and in the east line of that tract conveyed to William Flippo and wife, Yvonne Flippo (Flippo tract one) by Warranty Deed recorded in Volume 7250, Page 1813, of said Real Property Records;

THENCE North 00 degrees 32 minutes 08 seconds West along the east line of said Flippo tract one, 578.71 feet to a found 1/2 inch steel rod at the southwest corner of that tract conveyed to William Joseph Flippo and wife, Mary Yvonne Flippo (Flippo tract two) by Deed Without Warranty recorded in Volume 5836, Page 680 of said Real Property Records;

THENCE South 87 degrees 41 minutes 37 seconds East along the south line of said Flippo tract two, 170.00 feet to a found 1/2 inch steel rod at the southeast corner thereof;

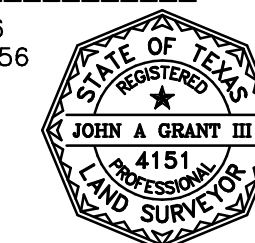
THENCE North 02 degrees 18 minutes 23 seconds East along the east line of said Flippo tract two, 157.84 feet to a found 1/2 inch steel rod at the northeast corner thereof, and at the southwest corner of said City of Saginaw tract;

THENCE North 89 degrees 32 minutes 04 seconds East along the south right-of-way line of said East Bailey Boswell Road and the south line of said City of Saginaw tract, 519.32 feet to the Point of Beginning, and containing 11.0154 acres (479,831 square feet) of land, more or less.

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480610 Panel 0065-K Eff. Date 9-25-09

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: Dec. 13, 2016
Job No. 8376-16
F.B. 346, P. 56



John A. Grant III
JOHN A. GRANT, III
Registered Professional Land Surveyor 4151

TRACT AREA
479,831 Square Feet
11.0154 Acres

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
Firm Registration No. 100919-00