

Legal Description

23.073 acres situated in the JOHN STEELE SURVEY, Abst. No. 1381, Tarrant County, Texas being that certain tract of land conveyed to Carroll Village, Inc. by deed recorded in Clerk's File Number D208375356, Deed Records, Tarrant County, Texas, said 23.073 acres being more particularly described, as follows:

Beginning at a 3/4" iron found at the northeast corner of said Carroll Village, Ltd. tract and the southwest corner of Tract A and the northwest corner of Tract B of that certain tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 6176, Page 136, Deed Records, Tarrant County, Texas;

THENCE South 01 degrees 01 minutes 19 seconds East, along the common line of said Carroll Village, Inc. and Texas Electric Service Company (Tract B) tracts, 1486.78 feet to a 1/2" iron set at the beginning of a non-tangent curve to the left whose radius is 50.00 feet and whose long chord bears North 64 degrees 40 minutes 23 seconds West, 89.44 feet;

THENCE Along said curve in a westerly direction through a central angle of 126 degrees 51 minutes 45 seconds, a distance of 110.71 feet to a 1/2" iron set;

THENCE South 88 degrees 45 minutes 43 seconds West, 35.00 feet to a 1/2" iron set;

THENCE North 01 degrees 14 minutes 17 seconds West, 110.00 feet to a 1/2" iron set;

THENCE South 88 degrees 45 minutes 44 seconds West, 167.82 feet to a 1/2" iron set;

THENCE South 78 degrees 35 minutes 57 seconds West, 122.86 feet to a 1/2" iron set;

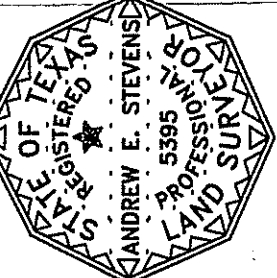
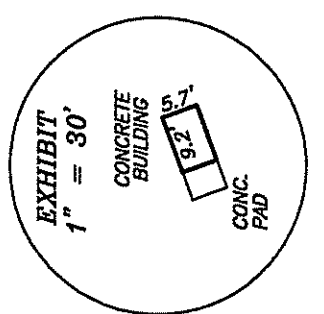
THENCE South 83 degrees 38 minutes 52 seconds West, 104.10 feet to a 1/2" iron set;

THENCE South 88 degrees 43 minutes 09 seconds West, 212.88 feet to a set 1/2" iron set in the west line of that certain tract of land conveyed to Jack C. Wessler by deed recorded in Volume 6667, Page 705, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 55 minutes 40 seconds West, along the common line of said Carroll Village, Ltd. and Wessler tracts, passing the northerly corner of said Wessler tract and the southeasterly corner of that certain tract of land conveyed to Crowley Land Partners, L.P. by deed recorded in Volume 14308, Page 10, Deed Records, Tarrant County, Texas, in all, 1424.89 feet to a 1/2" iron found at the northwest corner of said Carroll Village, Ltd. tract;

THENCE South 86 degrees 41 minutes 57 seconds East, along the north line of said Carroll Village, Ltd. tract, 720.06 feet to the POINT OF BEGINNING and containing 23.073 acres of land.

Notes:
Bearings corrected to Deed Call S.01°01'19"E along the east line of site.
1/2" Iron set at all corners unless otherwise noted.
Easement recorded in V. 2862, P. 247 does not affect this site.



To: (1) Texas Capital Bank N.A. (2) Carroll Village, Ltd. and (3) Alamo Title Company

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY. THE DISTANCES INDICATED THEREON ARE FROM THE PROPERTY LINES, THE DISTANCES INDICATED THEREON ARE NO ENCROACHMENTS, PROTRUSIONS, OR APPARENT EASEMENTS, EXCEPT AS SHOWN.

Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5395
EXPIRES NOVEMBER 4, 2009
REVISED FOR TITLE COMMITMENT
NOVEMBER 4, 2009

STEVENS LAND SURVEYING
2800-B WEATHERSBO, MKC
FORT WORTH, TEXAS 76116
(817) 696-9775 (817) 696-9760 FAX

Survey Plat
23.073 Acres situated in the
JOHN STEELE SURVEY
Abst. No. 1381
Tarrant County, Texas