

2. **Prohibited Uses of the Property.** The following uses of any portion of the Property are prohibited:
 - a. Any use which is offensive by reason of odor, fumes, dust, smoke, noise or pollution, or which constitutes a nuisance or is hazardous by reason of fire or explosion, or injurious to the reputation of any site within Mercantile Center.
 - b. Any use which violates laws of the United States, the State of Texas, or any other governmental authority having jurisdiction over the Property.
 - c. Overnight parking of campers, mobile homes, boats or motor homes.
 - d. Any use which involves the raising, breeding, or keeping of any animals or poultry.
 - e. Drilling, mining, exploring or producing oil, gas or other minerals.
 - f. Uses not otherwise permitted in the Permitted Uses section above.
 - g. Any use of the Property that creates a public or private nuisance, or involving the sale of indecent or pornographic literature, adult entertainment or any other form of sexually-oriented business.
3. **Building Setback Lines.** No building, wall or other structure or any part thereof, shall be erected or placed within the following setback lines:
 - a. One hundred feet (100') from the right-of-way of Interstate 35 West (which from here forward includes any service road right-of-way), Loop 820 (which from here forward includes any service road right-of-way), Riverside Drive, Beach Street or Northern Cross Boulevard.
 - b. Seventy feet (70') from any other street right-of-way.
 - c. Twenty-five feet (25') from the side and rear property line.
4. **Fencing.** All fencing and/or gates shall conform to the following standards:
 - a. No barbed or razor wire permitted
 - b. Chain-link fencing shall be no taller than eight feet (8'), is restricted to side and rear yard locations and must be painted or coated to be black in appearance.
 - c. Fencing within one hundred twenty feet (120') of the Interstate 35 West, Loop 820, Riverside Drive, Beach Street or Northern Cross Boulevard street right-of-way or seventy feet (70') of any other street right of way shall be rod-iron, painted black and mounted on an approximate six inch (6") concrete curb.
5. **Site Coverage.** No more than forty-seven percent (47%) of any Building Site shall be covered by buildings.
6. **No subdivision of Sites.** No Building Site shall be subdivided or resubdivided.
7. **Parking and Loading Areas.** Parking and loading areas (which includes receiving areas) shall be governed as follows:
 - a. Adequate off-street parking shall be provided to prevent any parking or staging of vehicles or truck traffic in any street right-of-way. Should parking needs increase, additional off-street

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- parking will be provided by the Owner. No parking shall be permitted on any street. Each Owner and Tenant shall be responsible for compliance with the foregoing by his employees and visitors.
- b. All parking areas, and track loading and staging areas shall be paved with concrete having the strength and durability equal to or better than that of five inch (5") thick, 3,000 p.s.i. concrete.
 - c. All parking and loading areas shall be illuminated.
 - d. No parking or loading area shall be located within the following setback lines:
 - 1. Forty feet (40') from the Interstate 35 West, Loop 820, Riverside Drive, Beach Street or Northern Cross Boulevard street right-of- ways and thirty feet (30') from any other street right-of-way.
 - 2. Two feet (2) from any side or rear property line.
 - e. All loading areas shall be screened from view from public streets by using (1) masonry screening walls and/or (2) landscaping berms, trees or shrubs.
 - f. No loading area or loading doors shall face Interstate 35 West, Loop 820, Riverside Drive, Beach Street or Northern Cross Boulevard.
 - g. Loading areas and doors facing private streets shall not be located within one hundred twenty feet (120') of said right-of-way.
8. **Outside Storage.** No materials, supplies, equipment, finished or semi-finished products or articles of any nature shall be permitted to be stored on any area exterior to the building.
9. **Solid Waste Receptacle.** Each building site shall have an appropriate number of solid waste containers. Said containers shall be kept tidy and emptied as necessary to prevent any overflow of waste or offensive odors. Each waste container shall be screened from view from all adjacent property or public streets by means of permanent landscaping or solid masonry screening walls.
10. **Landscaping.** Each Building Site, including all setback areas and easement areas and any parkway area between the property line and any adjacent street curb, shall be landscaped in accordance with the City of Fort Worth's Landscape Ordinance. Further, all landscaping must be irrigated on a regular basis using an underground sprinkler system. Grass mowing and tree/shrub trimming will be performed on a routine basis to conform to the standards set forth at Mercantile Center.
11. **Signs.** Signs shall be governed as follows:
- a. Signs may either be monument type or applied to the building's surface.
 - b. Signs must be of reasonable scale in relation to the building(s).
 - c. All signs shall conform to all governmental ordinances and regulations.
 - d. Signs may only (i) identify the name and business of the occupant, (ii) give directions or (iii) offer the premises for sale or lease ("Marketing Signs").
 - e. Marketing Signs are limited to two signs per building or Building Site and may be no more than eight feet tall and six feet wide. Further, Marketing Signs may be removed by the Developer if they become in disrepair or are no longer in use due to the consummation of a sale or leasing of the premises for which the signs were intended.

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- f. No sign shall be located within twenty-five feet (25') of any street right-of-way,
- g. Temporary signs, such as banners, portable message boards and political signs, are prohibited.

12. **Utility Connections.** All utility connections and installation, including electrical and telephone, shall be underground. No utility meter or apparatus shall be located on any poles or attached to the outside of any building wall which is exposed to view from any public street. All transformers shall be placed on or below the surface of the property and located within the following setback lines:

- a. Fifty feet (50') from right-of-way of Interstate 35 West and Loop 820.
- b. Thirty feet (30') from any other street right-of-way.
- c. Seventeen feet (17') from the right-of-way line of any railroad drill or lead track.

Additionally, if placed on the surface, a transformer shall be adequately screened from view of public streets and adjoining properties by means of landscaping.

13. **Height Restrictions.** No building or appurtenance, including, but not limited to, water towers, standpipes, penthouses, elevators or elevator equipment, stairways, ventilation fans, or similar equipment required to operate and maintain any building, fire or parapet walls, skylights, tanks, cooling or other towers, wireless radio or television masts or antennas, shall exceed a height equal to two times the distance from the front building line to the street right-of-way. The maximum building height in this calculation will be measured as if the finish floor elevation were the same as the top of the curb elevation at the midpoint of the lot along the front yard of the Site.
14. **On-Site Drainage.** No Owner shall interfere with the drainage established by the grading plan for any adjacent property. All roof drainage shall flow from the roof to the ground through a downspout interior to the building's outer walls. Exterior gutters and downspouts are strictly prohibited.
15. **Building Exteriors.** All exterior wall surfaces of any building shall be masonry construction, either brick or concrete tilt-up panels (which must be painted or exposed aggregate) their equivalent or better, and no exterior wall surface of any building shall be covered with sheet or corrugated aluminum, asbestos, iron, wood or steel; provided, however, that painted concrete, stucco or plaster may be utilized as an accent treatment. The use of concrete tilt-up panels shall require a minimum of three reveal lines and if painted shall be white, light gray, tan or similar light earth tones.

Water towers, storage tanks, processing equipment, stand fans, skylights, cooling towers, communication towers, solar equipment and any other structure or equipment shall be architecturally compatible with the building or shielded from view from any public street by means and materials approved by the Developer.

16. **Driveways.** The following shall govern driveways serving a Building Site:

- a. All Driveways onto and off of Interstate 35 West, Loop 820, Riverside Drive, Beach Street or Northern Cross Boulevard shall not be located within one hundred sixty feet (160') of an intersecting street, unless the traffic on the side of Interstate 35 West, Loop 820, Riverside Drive, Beach Street or Northern Cross Boulevard where the driveway is located is moving away from the intersection, in which case, the driveway shall not be located within sixty feet (60') of the intersection. Driveways onto and off of other streets shall be located no closer than sixty feet (60') to the corner of any intersecting street. Distances shall be measured from the tangency line of the curb radius to the tangency line of the closest driveway curb radius.

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- b. All driveways shall have a minimum radius of twenty feet (20') and a maximum width of forty feet (40').
- c. No more than two curb cuts onto each adjacent street shall be permitted on any Site.
- d. All driveways opening onto streets with medians shall be centered on the center of the median opening unless it is off-set by one hundred feet (100') or more.
- e. Driveways shall be paved with concrete having a strength and durability equal to, or better than, five inch (5") thick, 3,000 p.s.i. concrete.

17. Exterior Lighting. Exterior lighting shall be governed as follows:

- a. All exterior walls facing Interstate 35 West, Loop 820, Riverside Drive, Beach Street or Northern Cross Boulevard shall be illuminated.
- b. All exterior lighting shall be from non-apparent sources and shall be designed, installed, directed, altered and maintained adequately.
- c. All exterior lighting shall be compatible and harmonious throughout the Property and shall be in keeping with the specific function and building type being served.

18. Duty of Maintenance. Each Owner and occupant (including a tenant) of any Building Site shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep that Building Site so owned or occupied, including buildings, improvements, private drives, easement areas and grounds in connection therewith or appurtenant thereto (specifically including the parkway area between the property line and any adjacent street curb), in a well-maintained, clean, neat, wholesome and attractive condition at all times and shall comply in all respects with all governmental health, fire and safety statutes, ordinances, regulations or requirements. Maintenance requirements shall include, but are not limited to, the following:

- a. All rubbish, trash, garbage, litter, refuse and other waste shall be stored in clean and sanitary solid waste receptacles and shall be promptly removed from the Building Site prior to its accumulation.
- b. All exterior lighting and mechanical facilities shall be kept in good working order.
- c. All parking areas shall be striped and all parking areas, driveways and roads kept in good repair.
- d. All exterior damage to any improvements shall be promptly repaired and the exterior of all improvements shall be repainted as needed.
- e. All lawn areas shall be timely mowed and edged a minimum of once a week during the growing season of March through October and as needed to keep an even, well groomed appearance during the months of November through February; shall be watered and fertilized at such times and in such quantities as required to keep the grass alive and attractive; and shall be kept free of weeds.
- f. All trees, shrubs, plants and ground covers shall be timely and properly trimmed (including the removal of deadwood therefrom) according to their plant culture and the landscape design and shall be watered and fertilized at such times and in such quantities as required to keep them alive and attractive. Any dead tree, shrub, plant or ground cover shall be removed and

replaced immediately. All bed areas shall be kept free of weeds and cultivated periodically as needed.

19. **Enforcement of Maintenance Duties.** If, in the opinion of the Developer, any Owner has failed in any of the foregoing obligations or duties, then the Developer may give the Owner written notice of such failure and the Owner must within ten (10) days after receiving such notice, perform the obligation or duty required. Should any Owner fail to fulfill this obligation or duty within such period, then the Developer through its authorized agent or agents shall have the right and power to enter onto the premises and perform such obligation or duty without any liability for damages for wrongful entry, trespass or otherwise to any person. Each Owner of any Building Site on which such work is performed shall be liable for the cost of such work and shall promptly reimburse the Developer for such cost. If such Owner shall fail to reimburse the Developer within ten (10) days after receipt of a statement for such work from the Developer, then said indebtedness shall be a debt of Owner and shall constitute a lien against the Building Site on which said work was performed. This debt shall bear interest. The Developer shall have powers and rights with respect to said lien, including but not limited to the right to release, subordinate or foreclose same.

20. **Developer's Architectural Review Committee.** The Developer hereby establishes an Architectural Review Committee ("the Committee"). The Committee shall consist of three (3) members who shall be natural persons. The vote of two members shall constitute action of the Committee. The members of the Committee shall be appointed by and serve at the pleasure of the Developer. The Committee shall respond to any Owner or prospective owner with regard to:

- a. Issuing variances of the above standards when deemed reasonable in the sole discretion of the Committee, but any variance, to be effective, must be issued in compliance with Section 21, below.
- b. Issuing a Letter of Compliance to any Owner or prospective owner who requests that a building located within the Property, whether existing or planned, be reviewed by the Committee to insure the Building Site conforms to the required standards. Committee shall not be required to issue a Letter of Compliance if Owner or prospective owner fails to supply the necessary plans and specifications required for said review.
- c. To determine whether or not an intended or actual use of a Building Site is primarily an Industrial Use for purposes of this Agreement. A use is an Industrial Use if the use would require a location within a City of Fort Worth zoning district of "I" Industrial, "J" Industrial, or "K" Industrial (hereinafter collectively called "Industrial Zoning") and such use is not permitted by any other zoning classification. If the use is permitted by a zoning classification other than "Industrial Zoning", then the use would not be considered an Industrial Use even though such use is also permitted by Industrial Zoning.

21. **Enforcement by Mercantile Partners, L.P.** The provisions of these Development Restrictions are made at least in part for the benefit of Mercantile Partners, L.P., a Texas limited partnership, which is the owner of the tract of land described on Exhibit C attached hereto (the "96 Acre Tract"). Developer shall have no authority to grant any variances from the above standards without the prior written consent of Mercantile Partners, L.P., which consent shall not be unreasonably withheld or delayed. All requests for variances and other correspondence to Mercantile Partners, L.P. shall be sent to Mercantile Partners, L.P., Attn: Mr. Richard Griffin, 2650 Meacham Boulevard, Fort Worth, Texas 76197-4204. Any request for a variance from the above standards as to the Property shall be approved by Mercantile Partners, L.P., if Mercantile Partners, L.P. has approved the same or similar variance as to any part of the 96 Acre Tract in substantially the same circumstances (including the location of the building and the configuration on the Site). Further, in the event the Developer fails to enforce these Development Restrictions, then Mercantile Partners, L.P. may, after thirty (30) days prior written notice to

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Developer, enforce these Development Restrictions. In the event of litigation between the Developer and Mercantile Partners, L.P. concerning these Development Restrictions, the prevailing party shall be entitled to recover its attorneys' fees and other costs from the losing party.

Executed this 12th day of October, 2000.

TRBP Limited

By: B.A.S. Holdings, L.L.C., its general partner

By: 
D. Wesley Schubert
Member/Manager

Return To:
Texas Title Company
2901 North Dallas Parkway
Suite 130
Piano, TX 75093

EXHIBIT "A"

300-4110-11

BEING a 115.802 acre tract of land out of the DAVID ODOM SURVEY, ABSTRACT NO. 1184, TARRANT County, City of Fort Worth, Texas, and also being out of a 247.149 acre tract recorded in Volume 7621, Page 1403, and Tract 1, 61.204 acre tract of land recorded in Volume 7600, Page 278, Deed Records, TARRANT County, Texas. Said 115.802 acre tract of land being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, being located at the Southwest corner of NORTHERN CROSSING PHASE I, an addition to the City of Fort Worth, Texas, as recorded in Volume 388-202, Page 69, Plat Records, Tarrant County, Texas and also being located in the West Right-of-Way line of Riverside Drive (a variable width right-of-way);

THENCE West, leaving said Right-of-Way line, for a distance of 530.20 feet to a set 1/2 inch iron rod and the point of beginning;

THENCE West, for a distance of 1345.11 feet to a found 1/2 inch iron rod;

THENCE South 00 degrees 03 minutes 12 seconds East, for a distance of 130.88 feet to a found 3/4 inch iron rod;

THENCE South 89 degrees 38 minutes 42 seconds West, for a distance of 1,018.07 feet to a found 5/8 inch iron rod, being located in the Easterly right of way line of Interstate Highway 35-W (a variable width right of way);

THENCE North 00 degrees 04 minutes 10 seconds East, following along said East line, for a distance of 81.00 feet to a found 5/8 inch iron rod;

THENCE North 02 degrees 43 minutes 10 seconds East, continuing along said East line, for a distance of 457.02 feet to a found highway monument, also being the point of curvature of a non-tangent curve to the right, having a delta of 15 degrees 21 minutes 45 seconds, a radius of 1,412.04 feet and a chord bearing and distance of North 10 degrees 23 minutes 55 seconds East, 377.47 feet;

THENCE along said curve and continuing along said East line, an arc distance of 378.60 feet to a found highway monument, being the point of tangency of said curve;

THENCE North 18 degrees 05 minutes 10 seconds East, continuing along said East line, for a distance of 369.06 feet to a found highway monument, also being the point of curvature of a curve to the right, having a delta of 51 degrees 59 minutes 37 seconds, a radius of 1,332.40 feet and a chord bearing and distance of North 44 degrees 04 minutes 59 seconds East, 1,168.04 feet;

THENCE along said curve and continuing along said East line and turning into the South right of way line of Interstate Highway Loop 820 (a variable width right of way), an arc distance of 1,209.10 feet to a found highway monument, being the point of tangency of said curve;

THENCE North 69 degrees 59 minutes 10 seconds East, following along said

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South right of way line, for a distance of 244.00 feet to a set 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 19 degrees 59 minutes 29 seconds, a radius of 1,412.04 feet and a chord bearing and distance of North 79 degrees 58 minutes 55 seconds East, 490.19 feet;

THENCE along said curve and continuing along said South right of way line, an arc distance of 492.69 feet to a found 3/4 inch iron rod, being the point of tangency of said curve;

THENCE South 89 degrees 58 minutes 51 seconds East, continuing along said South line, for a distance of 1,173.82 feet to a found 1/2 inch iron rod;

THENCE South 00 degrees 01 minutes 08 seconds West, leaving said South line, for a distance of 422.49 feet to a set 1/2 inch iron rod;

THENCE South 26 degrees 23 minutes 52 seconds West, for a distance of 1001.48 feet to a set 1/2 inch iron rod;

THENCE South 83 degrees 36 minutes 09 seconds East, for a distance of 367.00 feet to a found 1/2 inch iron rod, located at the end of the existing right of way line of Northern Cross Boulevard (a 122 foot right of way);

THENCE South 06 degrees 23 minutes 53 seconds West, following along said existing right of way, for a distance of 122.00 feet to a found 1/2 inch iron rod;

THENCE North 83 degrees 36 minutes 09 seconds West, leaving said right of way line, for a distance of 411.40 feet to a set 1/2 inch iron rod;

THENCE South 26 degrees 23 minutes 52 seconds West, for a distance of 82.16 feet to a set 1/2 inch iron rod;

THENCE South 00 degrees 01 minutes 08 seconds West, for a distance of 620.41 feet to the POINT OF BEGINNING and CONTAINING 5,044,358 square feet or 115.802 acres of land, more or less.

EXHIBIT "B"

TRACT I:

BEING a 8.219 acre tract of land out of the DAVID ODOM SURVEY, ABSTRACT NO. 1184, TARRANT County, Texas, and also being out of a 247.149 acre tract recorded in Volume 7621, page 1403, and Tract 1, 61.204 acre tract of land recorded in Volume 7600, Page 278, Deed Records, TARRANT County, Texas. Said 8.219 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, being located at the Southwest corner of Northern Crossing Phase 1, an addition to the City of Fort Worth, Texas as recorded in Volume 388-202, Page 69, Plat Records, TARRANT County, Texas and also being located in the West Right-of-Way line of Riverside Drive (a variable width right-of-way);

THENCE West, leaving said Right-of-Way line, for a distance of 530.20 feet to a set 1/2 inch iron rod, said point being in the East line of a 50 foot Mobil pipeline easement, as recorded in Volume 8468, Page 1129, Deed Records, TARRANT County, Texas;

THENCE North 00 degrees 01 minute 08 seconds East, following along said East line of Mobil pipeline easement, for a distance of 620.41 feet to a set 1/2 inch iron rod;

THENCE North 26 degrees 23 minutes 52 seconds East, continuing along said East line, for a distance of 82.16 feet to a set 1/2 inch iron rod;

THENCE South 83 degrees 36 minutes 09 seconds East, leaving said East line, for a distance of 411.40 feet to a found 1/2 inch iron rod, located in the South Right-of-Way line of Northern Cross Boulevard (a 122 foot right-of-way); being the point of curvature of a non-tangent curve to the right, having a delta of 02 degrees 25 minutes 53 seconds, a radius of 988.00 feet and a chord bearing and distance of South 82 degrees 23 minutes 12 seconds East, 41.93 feet;

THENCE along said curve and continuing along said West line, an arc distance of 41.93 feet to a found 1/2 inch iron rod, being the point of compound curvature of a non-tangent curve to the right, having a delta of 92 degrees 26 minutes 40 seconds, a radius of 90.00 feet and a chord bearing and distance of South 34 degrees 54 minutes 19 seconds East, 129.97 feet;

THENCE along said curve and continuing along said West line, an arc distance of 145.21 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a non-tangent curve to the left, having a delta of 11 degrees 29 minutes 49 seconds, a radius of 1,560.00 feet and a chord bearing and distance of South 05 degrees 44 minutes 55 seconds West, 312.50 feet;

THENCE along said curve and continuing along said West line, an arc distance of 313.03 feet to a found 1/2 inch iron rod, being the point of tangency of said curve;

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THENCE South, continuing along said West line, for a distance of 225.10 feet to the POINT OF BEGINNING and CONTAINING 358,032 square feet or 8.219 acres of land, more or less.

TRACT II:

BEING a 18.865 acre tract of land out of the DAVID ODOM SURVEY, ABSTRACT NO. 1184, TARRANT County, City of Fort Worth, Texas, and also being out of a 247.149 acre tract recorded in Volume 7621, Page 1403, and Tract 1, 61.204 acre tract of land recorded in Volume 7600, Page 278, Deed Records, TARRANT County, Texas. Said 18.865 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, being located at the intersection of the South Right-of-Way line of Loop 820 (a variable width right-of-way) and the West Right-of-Way line of Riverside Drive (a variable width right-of-way), also being the point of curvature of a curve to the right having a delta of 93 degrees 21 minutes 34 seconds, a radius of 70.00 feet and a chord bearing and distance of South 43 degrees 18 minutes 04 seconds East, 101.85 feet;

THENCE along said curve, and continuing along said West Right-of-Way line, an arc distance of 114.06 feet to a found 1/2 inch iron rod, being the point of tangency of said curve;

THENCE South 03 degrees 22 minutes 43 seconds West, continuing along said West line, for a distance of 137.99 feet to a found 5/8 inch iron rod, being the point of curvature of a curve to the right, having a delta of 32 degrees 54 minutes 32 seconds, a radius of 990.00 feet and a chord bearing and distance of South 19 degrees 49 minutes 59 seconds West, 560.84 feet;

THENCE along said curve and continuing along said West line, an arc distance of 568.62 feet to a found 1/2 inch iron rod and the point of tangency of said curve;

THENCE South 36 degrees 17 minutes 14 seconds West, continuing along said West line, for a distance of 297.74 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 04 degrees 51 minutes 03 seconds, a radius of 740.00 feet and a chord bearing and distance of South 38 degrees 42 minutes 46 seconds West, 62.63 feet;

THENCE along said curve and continuing along said West line, an arc distance of 62.65 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a curve to the left, having a delta of 11 degrees 50 minutes 40 seconds, a radius of 610.00 feet and a chord bearing and distance of South 35 degrees 12 minutes 57 seconds West, 125.88 feet;

THENCE along said curve and continuing along said West line, an arc distance of 126.10 feet to a found 1/2 inch iron rod, being the point of tangency of said curve;

THENCE South 25 degrees 44 minutes 16 seconds West, continuing along said West line, for a distance of 205.51 feet to a found 1/2 inch iron rod,

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being the point of curvature of a non-tangent curve to the right, having a delta of 78 degrees 17 minutes 20 seconds, a radius of 90.00 feet and a chord bearing and distance of South 61 degrees 08 minutes 04 seconds West, 113.63 feet;

THENCE along said curve and continuing along said West line, an arc distance of 122.98 feet to a found 1/2 inch iron rod and the point of reverse curvature of a non-tangent curve to the left, having a delta of 03 degrees 52 minutes 55 seconds, a radius of 1,110.00 feet and a chord bearing and distance of North 81 degrees 39 minutes 41 seconds West, 75.19 feet;

THENCE along said curve and continuing along said West line, an arc distance of 75.20 feet to a found 1/2 inch iron rod and the end of said curve;

THENCE North 83 degrees 36 minutes 09 seconds West, leaving said Right-of-Way line, for a distance of 367.00 feet to a set 1/2 inch iron rod, said point being in the East line of a 50 foot Mobil pipeline easement, as recorded in Volume 8468, Page 1129, Deed Records, TARRANT County, Texas;

THENCE North 26 degrees 23 minutes 52 seconds East, following along said East line of Mobil pipeline easement, for a distance of 1,001.48 feet to a set 1/2 inch iron rod;

THENCE North 00 degrees 01 minute 08 seconds East, continuing along said East line, for a distance of 422.49 feet to a set 1/2 inch iron rod, located in the South Right-of-Way line of Loop 820 (a variable width right-of-way);

THENCE South 89 degrees 58 minutes 51 seconds East, leaving said East line, and following along said South line, for a distance of 599.00 feet to the POINT OF BEGINNING and CONTAINING 821,777 square feet or 18.865 acres of land more or less.

TRACT III:

BEING a portion of Block 5, NORTHERN CROSSING, PHASE I, an addition to the City of Fort Worth, Texas as recorded in Volume 388-202, Page 69, Plat Records, TARRANT County, Texas. Said tract being described by notes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod, being located at the intersection of the South Right of Way line of Loop 820 (a variable width right of way) and the West Right of Way line of Altair Blvd. (a 60 foot right of way);

THENCE South 00 degrees 01 minutes 12 seconds West, leaving said South line and following said West line of Altair Blvd. for a distance of 120.00 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 20 degrees 34 minutes 07 seconds, a radius of 970.00 feet and a long cho rd bearing and distance of South 10 degrees 18 min utes 16 seconds West, 346.35 feet;

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THENCE along said curve and continuing along said West line, for an arc distance of 348.22 feet to a found 1/2 inch iron rod and the POINT OF BEGINNING;

THENCE continuing along said West line and said curve to the right, having a delta of 21 degrees 49 minutes 42 seconds, a radius of 970.00 feet and a long chord bearing and distance of South 31 degrees 30 minutes 17 seconds West, 367.32 feet;

THENCE along said curve and said West line, an arc distance of 369.55 feet to a found 1/2 inch iron rod and the point of tangency of said curve;

THENCE South 42 degrees 25 minutes 08 seconds West, continuing along said West line, for a distance of 350.00 feet to a found 1/2 inch iron rod and the point of curvature of a curve to the left, having a delta of 22 degrees 54 minutes 56 seconds, a radius of 830.00 feet and a long chord bearing and distance of South 30 degrees 57 minutes 41 seconds West, 329.75 feet;

THENCE along said curve and continuing along said West line, for an arc distance of 331.96 feet to a found 1/2 inch iron rod being the point of curvature of a curve to the right, having a delta of 02 degrees 24 minutes 17 seconds, a radius of 290.00 feet, and a long chord bearing and distance of South 20 degrees 42 minutes 21 seconds West, 12.17 feet;

THENCE along said curve and continuing along said West line, for an arc distance of 12.17 feet to a found 1/2 inch iron rod and the point of reverse curvature of a curve to the left, having a delta of 12 degrees 06 minutes 43 seconds, a radius of 610.00 feet, and a long chord bearing and distance of South 15 degrees 51 minutes 10 seconds West, 128.71 feet;

THENCE along said curve and continuing along said West line, for an arc distance of 128.95 feet to a found 1/2 inch iron rod and the point of compound curvature of a curve to the left, having a delta of 07 degrees 24 minutes 05 seconds, a radius of 834.00 feet and a long chord bearing and distance of South 06 degrees 05 minutes 46 seconds West, 107.65 feet;

THENCE along said curve, and continuing along said West line, for an arc distance of 107.73 feet to a found 1/2 inch iron rod and the end of said curve;

THENCE South 03 degrees 12 minutes 37 seconds West, continuing along said West line, for a distance of 42.15 feet, to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 90 degrees 33 minutes 04 seconds, a radius of 20.00 feet and a long chord bearing and distance of 48 degrees 23 minutes 52 seconds West, 28.42 feet;

THENCE along said curve, an arc distance of 31.61 feet to a found 1/2 inch iron rod, being located in the North Right of Way line of Northern Cross Blvd. (a 100 foot right of way), and also being the point of compound curvature of a curve to the right, having a delta of 07 degrees 32 minutes 06 seconds, a radius of 2,450.00 feet and a long chord bearing and distance of North 82 degrees 32 minutes 59 seconds West, 321.97 feet;

THENCE along said curve and continuing along the North line of said Northern Cross Blvd. an arc distance of 322.20 feet to a found 1/2 inch

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iron rod, being a found 1/2 inch iron and the point of compound curvature of a curve to the right, having a delta of 10 degrees 09 minutes 44 seconds and a radius of 990.00 feet and a long chord bearing and distance of North 73 degrees 42 minutes 04 seconds West, 175.36 feet;

THENCE along said curve and continuing along said North line for an arc distance of 175.59 feet to a found 1/2 inch iron rod and the point of curve to the left, having a delta of 04 degrees 50 minutes 53 seconds, a radius of 610.00 feet and a long chord bearing and distance of North 71 degrees 02 minutes 38 seconds West, 51.60 feet;

THENCE along said curve, and said North line, an arc distance of 51.62 feet to a found 1/2 inch iron and the end of said curve;

THENCE North 72 degrees 22 minutes 37 seconds West, continuing along said North line, for a distance of 191.44 feet to a found 1/2 inch iron rod and the point of curvature of a curve to the right, having a delta of 95 degrees 40 minutes 51 seconds, a radius of 90.00 feet and a long chord bearing and distance of North 24 degrees 21 minutes 21 seconds West, 133.43 feet;

THENCE along said curve, an arc distance of 150.29 feet to a found 1/2 inch iron rod and the end of said curve, being located in the said East line of Riverside Drive, and also being the point of compound curvature of a curve to the right, having a delta of 12 degrees 48 minutes 06 seconds, a radius of 1,440.00 feet and a long chord bearing and distance of North 29 degrees 53 minutes 12 seconds East, 321.07 feet;

THENCE along said curve and continuing along said East line, for an arc distance of 321.74 feet to a found 1/2 inch iron rod and the end of said curve;

THENCE North 36 degrees 17 minutes 14 seconds East, continuing along said East line, for a distance of 300.00 feet to a found 1/2 inch iron rod and the point of curvature of a curve to the left, having a delta of 20 degrees 15 minutes 24 seconds, a radius of 1,110.00 feet and a long chord bearing and distance of North 26 degrees 09 minutes 33 seconds East, 390.39 feet;

THENCE along said curve and continuing along said East line, an arc distance of 392.43 feet to a set 1/2 inch iron rod and the end of said curve;

THENCE South 89 degrees 58 minutes 51 seconds East, continuing along said East line, for a distance of 936.39 feet to the POINT OF BEGINNING and CONTAINING 937,913 square feet or 21.532 acres of land, more or less.

TRACT IV:

BEING a portion of Block 6, NORTHERN CROSSING, PHASE I, an addition to the City of Fort Worth, Texas as recorded in Volume 388-202, Page 69, Plat Records, TARRANT County, Texas;

BEGINNING at a found 1/2 inch iron rod, being located in the West Right of

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Way line of North Beach Street (a variable width right of way) and also being the Southeast corner of said Block 6;

THENCE North 89 degrees 52 minutes 02 seconds West, leaving said West line of North Beach Street, for a distance of 400.00 feet to a found 1/2 inch iron rod;

THENCE West for a distance of 1,540.09 feet to a found 1/2 inch iron rod, being the Southeast corner of Lot 2, Block 6, as recorded in Volume 388-218, Page 83, Plat Records, TARRANT County, Texas;

THENCE North for a distance of 474.51 feet to a found 1/2 inch iron rod, being located in the South Right of Way line of Northern Cross Blvd. (a 100 foot right of way) and also being the point of curvature of a non-tangent curve to the left, having a delta of 06 degrees 57 minutes 18 seconds, a radius of 2,550.00 feet and a long chord bearing and distance of North 73 degrees 46 minutes 04 seconds East, 264.91 feet;

THENCE along said curve and following along said South line, an arc distance of 265.03 feet to a found 1/2 inch iron rod, being the end of said curve;

THENCE North 70 degrees 47 minutes 25 seconds East continuing along said South line for a distance of 200.00 feet to a found 1/2 inch iron rod being the point of curvature of curve to the right, having delta of 38 degrees 58 minutes 45 seconds, a radius of 1,454.87 feet and a long chord bearing and distance of South 89 degrees 43 minutes 13 seconds East, 970.79 feet;

THENCE along said curve and continuing along said South line, an arc distance of 989.77 feet to a found 1/2 inch iron rod and being the end of said curve;

THENCE South 70 degrees 13 minutes 50 seconds East, continuing along said South line, for a distance of 14.29 feet to a found 1/2 inch iron rod being the point of curvature of a curve to the right, having a delta of 04 degrees 33 minutes 27 seconds, a radius of 1,000.00 feet and a long chord bearing and distance of South 67 degrees 57 minutes 08 seconds East, 79.52 feet;

THENCE along said curve and continuing along said curve an arc distance of 79.54 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a curve to the left, having a delta of 14 degrees 01 minutes 46 seconds, a radius of 600.00 feet and a long chord bearing and distance of South 72 degrees 40 minutes 59 seconds East, 146.55 feet;

THENCE along said curve and continuing along said South line, an arc distance of 146.92 feet to a found 1/2 inch iron rod, being the point of a curvature of a compound curve to the left, having a delta of 10 degrees 17 minutes 25 seconds, a radius of 1,112.00 feet and a long chord bearing and distance of South 84 degrees 49 minutes 57 seconds East, 199.45 feet;

THENCE along said curve and continuing along said South line, an arc distance of 199.71 feet to a found 1/2 inch iron rod, being the end of said curve;

THENCE South 89 degrees 58 minutes 51 seconds East, continuing along said

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South line, for a distance of 11.42 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 90 degrees 06 minutes 32 seconds, a radius of 90.00 feet and a long chord bearing and distance of South 44 degrees 55 minutes 26 seconds East, 127.40 feet;

THENCE along said curve, an arc distance of 141.54 feet to a found 1/2 inch iron rod, being the end of said curve, located in the West line of said North Beach Street;

THENCE South 00 degrees 07 minutes 58 seconds West, following along said West line, for a distance of 424.07 feet to a POINT OF BEGINNING and CONTAINING 1,169,761 square feet or 26.854 acres of land, more or less.

TRACT V:

BEING a portion of Block 7, NORTHERN CROSSING, PHASE 1, an addition to the City of Fort Worth, Texas as recorded in Volume 388-202, Page 69, Plat Records, TARRANT County, Texas, said tract being described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, being located in the East Right of Way line of Altair Blvd. (a 60 foot right of way) and also being the Northwest corner of Lot 1, Block 7 as recorded in Cabinet B, Slide 740, Plat Records, TARRANT County, Texas, said point also being the point of curvature of a curve to the right, having a delta of 16 degrees 04 minutes 17 seconds, a radius of 770.00 feet and a long chord bearing and distance of North 34 degrees 22 minutes 58 seconds East, 215.28 feet;

THENCE along said curve and continuing along East line, an arc distance of 215.98 feet to a found 1/2 inch iron rod, being the end of said curve;

THENCE North 42 degrees 25 minutes 08 seconds East, continuing along said East line, for a distance of 350.00 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the left, having a delta of 16 degrees 40 minutes 12 seconds, a radius of 1,030.00 feet and a long chord bearing and distance of North 34 degrees 05 minutes 01 seconds East, 298.62 feet;

THENCE along said curve and continuing along said East line, an arc distance of 299.68 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 88 degrees 53 minutes 30 seconds, a radius of 20.00 feet and a long chord bearing and distance of North 70 degrees 11 minutes 49 seconds East, 28.01 feet;

THENCE along said curve, an arc distance of 31.03 feet to a found 1/2 inch iron rod, being the end of said curve, also being located in the South Right of Way line of Tanacross Drive (a 60 foot right of way);

THENCE South 55 degrees 20 minutes 41 seconds East, following along said South line, for a distance of 22.68 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the left, having a delta of 29 degrees 21 minutes 55 seconds, a radius of 830.00 feet and a long chord

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bearing and distance of South 80 degrees 01 minutes 40 seconds East, 420.75 feet;

THENCE along said curve and continuing along said South line, an arc distance of 425.39 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a curve to the right, having a delta of 07 degrees 16 minutes 56 seconds, a radius of 770.00 feet and a long chord bearing and distance of North 88 degrees 55 minutes 52 seconds East, 97.80 feet;

THENCE along said curve and continuing along said South line, an arc distance of 97.87 feet to a found 1/2 inch iron rod, being the point of compound curvature of a curve to the right, having a delta of 11 degrees 07 minutes 25 seconds, a radius of 500.00 feet and a long chord bearing and distance of South 81 degrees 51 minutes 59 seconds East, 96.92 feet;

THENCE along said curve and continuing along said South line, an arc distance of 97.07 feet to a found 1/2 inch iron rod, being the point of compound curvature of a curve to the right having a delta of 02 degrees 21 minutes 30 seconds, a radius of 500.00 feet and a long chord bearing and distance of South 77 degrees 29 minutes 03 seconds East, 20.58 feet;

THENCE along said curve and continuing along said South line, an arc distance of 20.58 feet to a found 1/2 inch iron rod, being the point of compound curvature of a curve to the right, having a delta of 11 degrees 13 minutes 11 seconds, a radius of 766.00 feet and a long chord bearing and distance of South 73 degrees 03 minutes 11 seconds East, 149.76 feet;

THENCE along said curve and continuing along said South line, an arc distance of 150.00 feet to a found 1/2 inch iron rod, being the point of compound curvature of a curve to the right having a delta of 92 degrees 21 minutes 25 seconds, a radius of 20.00 feet and a long chord bearing of distance of South 21 degrees 16 minutes 08 seconds East, 28.86 feet;

THENCE along said curve, an arc distance of 32.24 feet to a found 1/2 inch iron rod, being located in the West Right of Way line of Endcott Ave. (a 100 foot right of way), and also being the point of reverse curvature of a curve to the left, having a delta of 32 degrees 22 minutes 01 seconds, a radius of 1,100.00 feet and a long chord bearing and distance of South 08 degrees 43 minutes 11 seconds West, 613.17 feet;

THENCE along said curve and following along said West line, an arc distance of 621.40 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a curve to the right, having a delta of 88 degrees 05 minutes 39 seconds a radius of 20.00 feet and a long chord bearing and distance of South 36 degrees 35 minutes 30 seconds West, 27.81 feet;

THENCE along said curve, an arc distance of 30.75 feet to a found 1/2 inch iron rod, being located in the North Right of Way line of Northern Cross (a 100 foot right of way), and also being the point of reverse curvature of a curve to the left having a delta of 09 degrees 51 minutes 23 seconds, a radius of 1,554.87 feet and a long chord bearing and distance of South 75 degrees 43 minutes 07 seconds West, 267.15 feet;

THENCE along said curve and continuing along said North line, an arc distance of 267.48 feet to a found 1/2 inch iron rod, and being the end of said curve;

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THENCE South 70 degrees 47 minutes 25 seconds West, continuing along said North line, for a distance of 200.00 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 07 degrees 12 minutes 25 seconds, a radius of 2,450.00 feet and a long chord bearing and distance of South 74 degrees 23 minutes 37 seconds West, 307.97 feet;

THENCE along said curve and continuing along said North line, an arc distance of 308.18 feet to a found 1/2 inch iron rod, being the end of said curve;

THENCE North, leaving said North line, for a distance of 319.33 feet to a found 1/2 inch iron rod;

THENCE West, for a distance of 500.00 feet to the POINT OF BEGINNING and CONTAINING 806,725 square feet or 18.520 acres of land, more or less.

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TRACT VI:

BEING a 115.802 acre tract of land out of the DAVID ODOM SURVEY, ABSTRACT NO. 1184, TARRANT County, City of Fort Worth, Texas, and also being out of a 247.149 acre tract recorded in Volume 7621, Page 1403, and Tract 1, 61.204 acre tract of land recorded in Volume 7600, Page 278, Deed Records, TARRANT County, Texas. Said 115.802 acre tract of land being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, being located at the Southwest corner of NORTHERN CROSSING PHASE I, an addition to the City of Fort Worth, Texas, as recorded in Volume 388-202, Page 69, Plat Records, Tarrant County, Texas and also being located in the West Right-of-Way line of Riverside Drive (a variable width right-of-way);

THENCE West, leaving said Right-of-Way line, for a distance of 530.20 feet to a set 1/2 inch iron rod and the point of beginning;

THENCE West, for a distance of 1345.11 feet to a found 1/2 inch iron rod;

THENCE South 00 degrees 03 minutes 12 seconds East, for a distance of 130.88 feet to a found 3/4 inch iron rod;

THENCE South 89 degrees 38 minutes 42 seconds West, for a distance of 1,018.07 feet to a found 5/8 inch iron rod, being located in the Easterly right of way line of Interstate Highway 35-W (a variable width right of way);

THENCE North 00 degrees 04 minutes 10 seconds East, following along said East line, for a distance of 81.00 feet to a found 5/8 inch iron rod;

THENCE North 02 degrees 43 minutes 10 seconds East, continuing along said East line, for a distance of 457.02 feet to a found highway monument, also being the point of curvature of a non-tangent curve to the right, having a delta of 15 degrees 21 minutes 45 seconds, a radius of 1,412.04 feet and a chord bearing and distance of North 10 degrees 23 minutes 55 seconds East, 377.47 feet;

THENCE along said curve and continuing along said East line, an arc distance of 378.60 feet to a found highway monument, being the point of tangency of said curve;

THENCE North 18 degrees 05 minutes 10 seconds East, continuing along said East line, for a distance of 369.06 feet to a found highway monument, also being the point of curvature of a curve to the right, having a delta of 51 degrees 59 minutes 37 seconds, a radius of 1,332.40 feet and a chord bearing and distance of North 44 degrees 04 minutes 59 seconds East, 1,169.04 feet;

THENCE along said curve and continuing along said East line and turning into the South right of way line of Interstate Highway Loop 820 (a variable width right of way), an arc distance of 1,209.10 feet to a found highway monument, being the point of tangency of said curve;

THENCE North 69 degrees 59 minutes 10 seconds East, following along said

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South right of way line, for a distance of 244.00 feet to a set 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 19 degrees 59 minutes 29 seconds, a radius of 1,412.04 feet and a chord bearing and distance of North 79 degrees 58 minutes 55 seconds East, 490.19 feet;

THENCE along said curve and continuing along said South right of way line, an arc distance of 492.69 feet to a found 3/4 inch iron rod, being the point of tangency of said curve;

THENCE South 89 degrees 58 minutes 51 seconds East, continuing along said South line, for a distance of 1,173.82 feet to a found 1/2 inch iron rod;

THENCE South 00 degrees 01 minutes 08 seconds West, leaving said South line, for a distance of 422.49 feet to a set 1/2 inch iron rod;

THENCE South 26 degrees 23 minutes 52 seconds West, for a distance of 1001.48 feet to a set 1/2 inch iron rod;

THENCE South 83 degrees 36 minutes 09 seconds East, for a distance of 367.00 feet to a found 1/2 inch iron rod, located at the end of the existing right of way line of Northern Cross Boulevard (a 122 foot right of way);

THENCE South 06 degrees 23 minutes 53 seconds West, following along said existing right of way, for a distance of 122.00 feet to a found 1/2 inch iron rod;

THENCE North 83 degrees 36 minutes 09 seconds West, leaving said right of way line, for a distance of 411.40 feet to a set 1/2 inch iron rod;

THENCE South 26 degrees 23 minutes 52 seconds West, for a distance of 82.16 feet to a set 1/2 inch iron rod;

THENCE South 00 degrees 01 minutes 08 seconds West, for a distance of 620.41 feet to the POINT OF BEGINNING and CONTAINING 5,044,358 square feet or 115.802 acres of land, more or less.

EXHIBIT "C"

TRACT I:

BEING a 8.219 acre tract of land out of the DAVID ODOM SURVEY, ABSTRACT NO. 1184, TARRANT County, Texas, and also being out of a 247.149 acre tract recorded in Volume 7621, page 1403, and Tract 1, 61.204 acre tract of land recorded in Volume 7600, Page 278, Deed Records, TARRANT County, Texas. Said 8.219 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, being located at the Southwest corner of Northern Crossing Phase 1, an addition to the City of Fort Worth, Texas as recorded in Volume 388-202, Page 69, Plat Records, TARRANT County, Texas and also being located in the West Right-of-Way line of Riverside Drive (a variable width right-of-way);

THENCE West, leaving said Right-of-Way line, for a distance of 530.20 feet to a set 1/2 inch iron rod, said point being in the East line of a 50 foot Mobil pipeline easement, as recorded in Volume 8468, Page 1129, Deed Records, TARRANT County, Texas;

THENCE North 00 degrees 01 minute 08 seconds East, following along said East line of Mobil pipeline easement, for a distance of 620.41 feet to a set 1/2 inch iron rod;

THENCE North 26 degrees 23 minutes 52 seconds East, continuing along said East line, for a distance of 82.16 feet to a set 1/2 inch iron rod;

THENCE South 83 degrees 36 minutes 09 seconds East, leaving said East line, for a distance of 411.40 feet to a found 1/2 inch iron rod, located in the South Right-of-Way line of Northern Cross Boulevard (a 122 foot right-of-way); being the point of curvature of a non-tangent curve to the right, having a delta of 02 degrees 25 minutes 53 seconds, a radius of 988.00 feet and a chord bearing and distance of South 82 degrees 23 minutes 12 seconds East, 41.93 feet;

THENCE along said curve and continuing along said West line, an arc distance of 41.93 feet to a found 1/2 inch iron rod, being the point of compound curvature of a non-tangent curve to the right, having a delta of 92 degrees 26 minutes 40 seconds, a radius of 90.00 feet and a chord bearing and distance of South 34 degrees 54 minutes 19 seconds East, 129.97 feet;

THENCE along said curve and continuing along said West line, an arc distance of 145.21 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a non-tangent curve to the left, having a delta of 11 degrees 29 minutes 49 seconds, a radius of 1,560.00 feet and a chord bearing and distance of South 05 degrees 44 minutes 55 seconds West, 312.50 feet;

THENCE along said curve and continuing along said West line, an arc distance of 313.03 feet to a found 1/2 inch iron rod, being the point of tangency of said curve;

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THENCE South, continuing along said West line, for a distance of 225.10 feet to the POINT OF BEGINNING and CONTAINING 358,032 square feet or 8.219 acres of land, more or less.

TRACT II:

BEING a 18.865 acre tract of land out of the DAVID ODOM SURVEY, ABSTRACT NO. 1184, TARRANT County, City of Fort Worth, Texas, and also being out of a 247.149 acre tract recorded in Volume 7621, Page 1403, and Tract 1, 61.204 acre tract of land recorded in Volume 7600, Page 278, Deed Records, TARRANT County, Texas. Said 18.865 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, being located at the intersection of the South Right-of-Way line of Loop 820 (a variable width right-of-way) and the West Right-of-Way line of Riverside Drive (a variable width right-of-way), also being the point of curvature of a curve to the right having a delta of 93 degrees 21 minutes 34 seconds, a radius of 70.00 feet and a chord bearing and distance of South 43 degrees 18 minutes 04 seconds East, 101.85 feet;

THENCE along said curve, and continuing along said West Right-of-Way line, an arc distance of 114.06 feet to a found 1/2 inch iron rod, being the point of tangency of said curve;

THENCE South 03 degrees 22 minutes 43 seconds West, continuing along said West line, for a distance of 137.99 feet to a found 5/8 inch iron rod, being the point of curvature of a curve to the right, having a delta of 32 degrees 54 minutes 32 seconds, a radius of 990.00 feet and a chord bearing and distance of South 19 degrees 49 minutes 59 seconds West, 560.84 feet;

THENCE along said curve and continuing along said West line, an arc distance of 868.62 feet to a found 1/2 inch iron rod and the point of tangency of said curve;

THENCE South 36 degrees 17 minutes 14 seconds West, continuing along said West line, for a distance of 297.74 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 04 degrees 51 minutes 03 seconds, a radius of 740.00 feet and a chord bearing and distance of South 38 degrees 42 minutes 46 seconds West, 62.63 feet;

THENCE along said curve and continuing along said West line, an arc distance of 62.65 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a curve to the left, having a delta of 11 degrees 50 minutes 40 seconds, a radius of 610.00 feet and a chord bearing and distance of South 35 degrees 12 minutes 57 seconds West, 125.88 feet;

THENCE along said curve and continuing along said West line, an arc distance of 126.10 feet to a found 1/2 inch iron rod, being the point of tangency of said curve;

THENCE South 25 degrees 44 minutes 16 seconds West, continuing along said West line, for a distance of 205.51 feet to a found 1/2 inch iron rod,

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being the point of curvature of a non-tangent curve to the right, having a delta of 78 degrees 17 minutes 20 seconds, a radius of 90.00 feet and a chord bearing and distance of South 51 degrees 08 minutes 04 seconds West, 113.63 feet;

THENCE along said curve and continuing along said West line, an arc distance of 122.98 feet to a found 1/2 inch iron rod and the point of reverse curvature of a non-tangent curve to the left, having a delta of 03 degrees 52 minutes 55 seconds, a radius of 1,110.00 feet and a chord bearing and distance of North 81 degrees 39 minutes 41 seconds West, 75.19 feet;

THENCE along said curve and continuing along said West line, an arc distance of 75.20 feet to a found 1/2 inch iron rod and the end of said curve;

THENCE North 83 degrees 36 minutes 09 seconds West, leaving said Right-of-Way line, for a distance of 367.00 feet to a set 1/2 inch iron rod, said point being in the East line of a 50 foot Mobil pipeline easement, as recorded in Volume 8468, Page 1129, Deed Records, TARRANT County, Texas;

THENCE North 26 degrees 23 minutes 52 seconds East, following along said East line of Mobil pipeline easement, for a distance of 1,001.48 feet to a set 1/2 inch iron rod;

THENCE North 00 degrees 01 minute 08 seconds East, continuing along said East line, for a distance of 422.49 feet to a set 1/2 inch iron rod, located in the South Right-of-Way line of Loop 820 (a variable width right-of-way);

THENCE South 89 degrees 58 minutes 51 seconds East, leaving said East line, and following along said South line, for a distance of 599.00 feet to the POINT OF BEGINNING and CONTAINING 821,777 square feet or 18.865 acres of land more or less.

TRACT III:

BEING a portion of Block 5, NORTHERN CROSSING, PHASE I, an addition to the City of Fort Worth, Texas as recorded in Volume 388-202, Page 69, Plat Records, TARRANT County, Texas. Said tract being described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod, being located at the intersection of the South Right of Way line of Loop 820 (a variable width right of way) and the West Right of Way line of Altair Blvd. (a 60 foot right of way);

THENCE South 00 degrees 01 minutes 12 seconds West, leaving said South line and following said West line of Altair Blvd. for a distance of 120.00 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 20 degrees 34 minutes 07 seconds, a radius of 970.00 feet and a long chord bearing and distance of South 10 degrees 18 minutes 16 seconds West, 346.35 feet;

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THENCE along said curve and continuing along said West line, for an arc distance of 348.22 feet to a found 1/2 inch iron rod and the POINT OF BEGINNING;

THENCE continuing along said West line and said curve to the right, having a delta of 21 degrees 49 minutes 42 seconds, a radius of 970.00 feet and a long chord bearing and distance of South 31 degrees 30 minutes 17 seconds West, 367.32 feet;

THENCE along said curve and said West line, an arc distance of 369.55 feet to a found 1/2 inch iron rod and the point of tangency of said curve;

THENCE South 42 degrees 25 minutes 08 seconds West, continuing along said West line, for a distance of 350.00 feet to a found 1/2 inch iron rod and the point of curvature of a curve to the left, having a delta of 22 degrees 54 minutes 56 seconds, a radius of 830.00 feet and a long chord bearing and distance of South 30 degrees 57 minutes 41 seconds West, 329.75 feet;

THENCE along said curve and continuing along said West line, for an arc distance of 331.96 feet to a found 1/2 inch iron rod being the point of curvature of a curve to the right, having a delta of 02 degrees 24 minutes 17 seconds, a radius of 290.00 feet, and a long chord bearing and distance of South 20 degrees 42 minutes 21 seconds West, 12.17 feet;

THENCE along said curve and continuing along said West line, for an arc distance of 12.17 feet to a found 1/2 inch iron rod and the point of reverse curvature of a curve to the left, having a delta of 12 degrees 06 minutes 43 seconds, a radius of 610.00 feet, and a long chord bearing and distance of South 15 degrees 51 minutes 10 seconds West, 128.71 feet;

THENCE along said curve and continuing along said West line, for an arc distance of 128.95 feet to a found 1/2 inch iron rod and the point of compound curvature of a curve to the left, having a delta of 07 degrees 24 minutes 05 seconds, a radius of 834.00 feet and a long chord bearing and distance of South 06 degrees 05 minutes 46 seconds West, 107.66 feet;

THENCE along said curve, and continuing along said West line, for an arc distance of 107.73 feet to a found 1/2 inch iron rod and the end of said curve;

THENCE South 03 degrees 12 minutes 37 seconds West, continuing along said West line, for a distance of 42.15 feet, to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 90 degrees 33 minutes 04 seconds, a radius of 20.00 feet and a long chord bearing and distance of 48 degrees 23 minutes 52 seconds West, 28.42 feet;

THENCE along said curve, an arc distance of 31.61 feet to a found 1/2 inch iron rod, being located in the North Right of Way line of Northern Cross Blvd. (a 100 foot right of way), and also being the point of compound curvature of a curve to the right, having a delta of 07 degrees 32 minutes 06 seconds, a radius of 2,450.00 feet and a long chord bearing and distance of North 82 degrees 32 minutes 59 seconds West, 321.97 feet;

THENCE along said curve and continuing along the North line of said Northern Cross Blvd. an arc distance of 322.20 feet to a found 1/2 inch

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iron rod, being a found 1/2 inch iron and the point of compound curvature of a curve to the right, having a delta of 10 degrees 09 minutes 44 seconds and a radius of 990.00 feet and a long chord bearing and distance of North 73 degrees 42 minutes 04 seconds West, 175.36 feet;

THENCE along said curve and continuing along said North line for an arc distance of 175.59 feet to a found 1/2 inch iron rod and the point of curve to the left, having a delta of 04 degrees 50 minutes 53 seconds, a radius of 610.00 feet and a long chord bearing and distance of North 71 degrees 02 minutes 38 seconds West, 51.60 feet;

THENCE along said curve, and said North line, an arc distance of 51.62 feet to a found 1/2 inch iron and the end of said curve;

THENCE North 72 degrees 22 minutes 37 seconds West, continuing along said North line, for a distance of 191.44 feet to a found 1/2 inch iron rod and the point of curvature of a curve to the right, having a delta of 95 degrees 40 minutes 51 seconds, a radius of 90.00 feet and a long chord bearing and distance of North 24 degrees 21 minutes 21 seconds West, 133.43 feet;

THENCE along said curve, an arc distance of 150.29 feet to a found 1/2 inch iron rod and the end of said curve, being located in the said East line of Riverside Drive, and also being the point of compound curvature of a curve to the right, having a delta of 12 degrees 48 minutes 06 seconds, a radius of 1,440.00 feet and a long chord bearing and distance of North 29 degrees 53 minutes 12 seconds East, 321.07 feet;

THENCE along said curve and continuing along said East line, for an arc distance of 321.74 feet to a found 1/2 inch iron rod and the end of said curve;

THENCE North 36 degrees 17 minutes 14 seconds East, continuing along said East line, for a distance of 300.00 feet to a found 1/2 inch iron rod and the point of curvature of a curve to the left, having a delta of 20 degrees 15 minutes 24 seconds, a radius of 1,110.00 feet and a long chord bearing and distance of North 26 degrees 09 minutes 33 seconds East, 390.39 feet;

THENCE along said curve and continuing along said East line, an arc distance of 392.43 feet to a set 1/2 inch iron rod and the end of said curve;

THENCE South 89 degrees 58 minutes 51 seconds East, continuing along said East line, for a distance of 936.39 feet to the POINT OF BEGINNING and CONTAINING 937,913 square feet or 21.532 acres of land, more or less.

TRACT IV:

BEING a portion of Block 6, NORTHERN CROSSING, PHASE I, an addition to the City of Fort Worth, Texas as recorded in Volume 388-202, Page 69, Plat Records, TARRANT County, Texas;

BEGINNING at a found 1/2 inch iron rod, being located in the West Right of

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Way line of North Beach Street (a variable width right of way) and also being the Southeast corner of said Block 6;

THENCE North 89 degrees 52 minutes 02 seconds West, leaving said West line of North Beach Street, for a distance of 400.00 feet to a found 1/2 inch iron rod;

THENCE West for a distance of 1,540.09 feet to a found 1/2 inch iron rod, being the Southeast corner of Lot 2, Block 6, as recorded in Volume 388-218, Page 83, Plat Records, TARRANT County, Texas;

THENCE North for a distance of 474.51 feet to a found 1/2 inch iron rod, being located in the South Right of Way line of Northern Cross Blvd. (a 100 foot right of way) and also being the point of curvature of a non-tangent curve to the left, having a delta of 05 degrees 57 minutes 18 seconds, a radius of 2,550.00 feet and a long chord bearing and distance of North 73 degrees 46 minutes 04 seconds East, 264.91 feet;

THENCE along said curve and following along said South line, an arc distance of 265.03 feet to a found 1/2 inch iron rod, being the end of said curve;

THENCE North 70 degrees 47 minutes 25 seconds East continuing along said South line for a distance of 200.00 feet to a found 1/2 inch iron rod being the point of curvature of curve to the right, having delta of 38 degrees 58 minutes 45 seconds, a radius of 1,454.87 feet and a long chord bearing and distance of South 89 degrees 43 minutes 13 seconds East, 970.79 feet;

THENCE along said curve and continuing along said South line, an arc distance of 989.77 feet to a found 1/2 inch iron rod and being the end of said curve;

THENCE South 70 degrees 13 minutes 50 seconds East, continuing along said South line, for a distance of 14.29 feet to a found 1/2 inch iron rod being the point of curvature of a curve to the right, having a delta of 04 degrees 33 minutes 27 seconds, a radius of 1,000.00 feet and a long chord bearing and distance of South 67 degrees 57 minutes 08 seconds East, 79.52 feet;

THENCE along said curve and continuing along said curve an arc distance of 79.54 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a curve to the left, having a delta of 14 degrees 01 minutes 46 seconds, a radius of 600.00 feet and a long chord bearing and distance of South 72 degrees 40 minutes 59 seconds East, 146.55 feet;

THENCE along said curve and continuing along said South line, an arc distance of 146.92 feet to a found 1/2 inch iron rod, being the point of a curvature of a compound curve to the left, having a delta of 10 degrees 17 minutes 28 seconds, a radius of 1,112.00 feet and a long chord bearing and distance of South 84 degrees 49 minutes 57 seconds East, 199.45 feet;

THENCE along said curve and continuing along said South line, an arc distance of 199.71 feet to a found 1/2 inch iron rod, being the end of said curve;

THENCE South 89 degrees 58 minutes 51 seconds East, continuing along said

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South line, for a distance of 11.42 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 90 degrees 06 minutes 32 seconds, a radius of 90.00 feet and a long chord bearing and distance of South 44 degrees 55 minutes 26 seconds East, 127.40 feet;

THENCE along said curve, an arc distance of 141.54 feet to a found 1/2 inch iron rod, being the end of said curve, located in the West line of said North Beach Street;

THENCE South 00 degrees 07 minutes 58 seconds West, following along said West line, for a distance of 424.07 feet to a POINT OF BEGINNING and CONTAINING 1,169,761 square feet or 26.854 acres of land, more or less.

TRACT V:

BEING a portion of Block 7, NORTHERN CROSSING, PHASE 1, an addition to the City of Fort Worth, Texas as recorded in Volume 388-202, Page 69, Plat Records, TARRANT County, Texas, said tract being described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, being located in the East Right of Way line of Altair Blvd. (a 60 foot right of way) and also being the Northwest corner of Lot 1, Block 7 as recorded in Cabinet B, Slide 740, Plat Records, TARRANT County, Texas, said point also being the point of curvature of a curve to the right, having a delta of 16 degrees 04 minutes 17 seconds, a radius of 770.00 feet and a long chord bearing and distance of North 34 degrees 22 minutes 58 seconds East, 215.28 feet;

THENCE along said curve and continuing along East line, an arc distance of 215.98 feet to a found 1/2 inch iron rod, being the end of said curve;

THENCE North 42 degrees 25 minutes 08 seconds East, continuing along said East line, for a distance of 350.00 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the left, having a delta of 16 degrees 40 minutes 12 seconds, a radius of 1,030.00 feet and a long chord bearing and distance of North 34 degrees 05 minutes 01 seconds East, 298.62 feet;

THENCE along said curve and continuing along said East line, an arc distance of 299.68 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 88 degrees 53 minutes 30 seconds, a radius of 20.00 feet and a long chord bearing and distance of North 70 degrees 11 minutes 49 seconds East, 28.01 feet;

THENCE along said curve, an arc distance of 31.03 feet to a found 1/2 inch iron rod, being the end of said curve, also being located in the South Right of Way line of Tanacross Drive (a 60 foot right of way);

THENCE South 65 degrees 20 minutes 41 seconds East, following along said South line, for a distance of 22.58 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the left, having a delta of 29 degrees 21 minutes 55 seconds, a radius of 830.00 feet and a long chord

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bearing and distance of South 80 degrees 01 minutes 40 seconds East, 420.75 feet;

THENCE along said curve and continuing along said South line, an arc distance of 425.39 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a curve to the right, having a delta of 07 degrees 16 minutes 56 seconds, a radius of 770.00 feet and a long chord bearing and distance of North 88 degrees 55 minutes 52 seconds East, 97.80 feet;

THENCE along said curve and continuing along said South line, an arc distance of 97.87 feet to a found 1/2 inch iron rod, being the point of compound curvature of a curve to the right, having a delta of 11 degrees 07 minutes 25 seconds, a radius of 500.00 feet and a long chord bearing and distance of South 81 degrees 51 minutes 59 seconds East, 96.92 feet;

THENCE along said curve and continuing along said South line, an arc distance of 97.07 feet to a found 1/2 inch iron rod, being the point of compound curvature of a curve to the right having a delta of 02 degrees 21 minutes 30 seconds, a radius of 500.00 feet and a long chord bearing and distance of South 77 degrees 29 minutes 03 seconds East, 20.58 feet;

THENCE along said curve and continuing along said South line, an arc distance of 20.58 feet to a found 1/2 inch iron rod, being the point of compound curvature of a curve to the right, having a delta of 11 degrees 13 minutes 11 seconds, a radius of 766.00 feet and a long chord bearing and distance of South 73 degrees 03 minutes 11 seconds East, 149.76 feet;

THENCE along said curve and continuing along said South line, an arc distance of 150.00 feet to a found 1/2 inch iron rod, being the point of compound curvature of a curve to the right having a delta of 92 degrees 21 minutes 25 seconds, a radius of 20.00 feet and a long chord bearing of distance of South 21 degrees 16 minutes 08 seconds East, 28.86 feet;

THENCE along said curve, an arc distance of 32.24 feet to a found 1/2 inch iron rod, being located in the West Right of Way line of Endcott Ave. (a 100 foot right of way), and also being the point of reverse curvature of a curve to the left, having a delta of 32 degrees 22 minutes 01 seconds, a radius of 1,100.00 feet and a long chord bearing and distance of South 08 degrees 43 minutes 11 seconds West, 613.17 feet;

THENCE along said curve and following along said West line, an arc distance of 621.40 feet to a found 1/2 inch iron rod, being the point of reverse curvature of a curve to the right, having a delta of 88 degrees 05 minutes 39 seconds a radius of 20.00 feet and a long chord bearing and distance of South 36 degrees 35 minutes 30 seconds West, 27.81 feet;

THENCE along said curve, an arc distance of 30.75 feet to a found 1/2 inch iron rod, being located in the North Right of Way line of Northern Cross (a 100 foot right of way), and also being the point of reverse curvature of a curve to the left having a delta of 09 degrees 51 minutes 23 seconds, a radius of 1,554.87 feet and a long chord bearing and distance of South 75 degrees 43 minutes 07 seconds West, 267.15 feet;

THENCE along said curve and continuing along said North line, an arc distance of 267.48 feet to a found 1/2 inch iron rod, and being the end of said curve;

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THENCE South 70 degrees 47 minutes 25 seconds West, continuing along said North line, for a distance of 200.00 feet to a found 1/2 inch iron rod, being the point of curvature of a curve to the right, having a delta of 07 degrees 12 minutes 25 seconds, a radius of 2,450.00 feet and a long chord bearing and distance of South 74 degrees 23 minutes 37 seconds West, 307.97 feet;

THENCE along said curve and continuing along said North line, an arc distance of 308.18 feet to a found 1/2 inch iron rod, being the end of said curve;

THENCE North, leaving said North line, for a distance of 319.33 feet to a found 1/2 inch iron rod;

THENCE West, for a distance of 500.00 feet to the POINT OF BEGINNING and CONTAINING 806,725 square feet or 18.520 acres of land, more or less.

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D200237154
TEXAS TITLE CO
2901 NORTH DALLAS PKWY
STE 130
PLANO TX 75093

WARNING-THIS IS PART OF THE OFFICIAL RECORD--DO NOT DESTROY

INDEXED -- TARRANT COUNTY TEXAS
SUZANNE HENDERSON -- COUNTY CLERK
OFFICIAL RECEIPT

TO: TEXAS TITLE CO

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
201019899	DR93	MD	10/19/2000	09:53

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D200237154	WD	20001019	09:53	CK 1873

TOTAL : DOCUMENTS: 01 FEES: 67.00

BY: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.