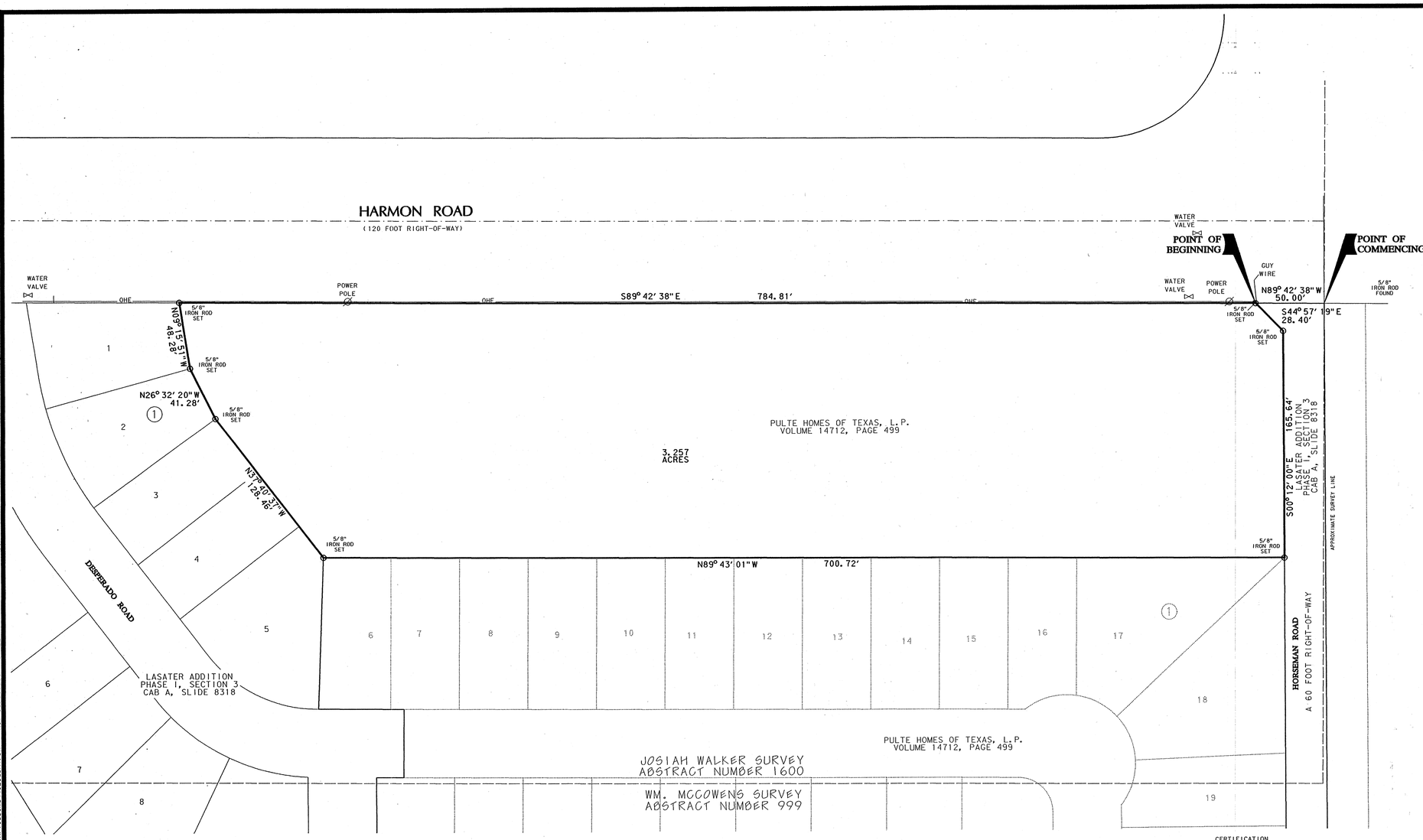

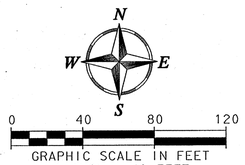

LEGAL DESCRIPTION OF
A 3.257 ACRE TRACT OF LAND

BEING A TRACT OF LAND SITUATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NUMBER 1600, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. BY DEED RECORDED IN VOLUME 14712, PAGE 499 OF COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF LASATER ADDITION, PHASE I, SECTION 3, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND RECORDED IN CABINET A, SLIDE 8318 AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF HARMON ROAD (A 120 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING IN THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO ELESMERE INVESTMENT CORP. (TRACT 1) AND RECORDED IN VOLUME 6617, PAGE 99, SAID DEED RECORDS;

THENCE N89° 42' 38"W, 50.00 FEET LEAVING SAID WESTERLY LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET IN THE WESTERLY RIGHT-OF-WAY LINE OF HORSEMAN ROAD (A 60 FOOT RIGHT-OF-WAY), THE POINT OF BEGINNING;

THENCE S44° 57' 19"E, 28.40 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S00° 12' 00"E, 165.64 FEET CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N89° 43' 01"W, 700.72 FEET LEAVING SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT IN THE EASTERLY LINE OF BLOCK 1, SAID LASATER ADDITION, A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N37° 40' 37"W, 128.46 FEET ALONG SAID EASTERLY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N26° 32' 20"W, 41.28 FEET CONTINUING ALONG SAID EASTERLY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N09° 15' 51"W, 48.28 FEET CONTINUING ALONG SAID EASTERLY LINE TO A POINT IN THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF HARMON ROAD, A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S89° 42' 38"E, 784.81 FEET ALONG THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 3.257 ACRES OF LAND MORE OR LESS.

NOTES:

1. TITLE COMMITMENT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. TX03-264416-FW77.
2. EASEMENT TO CITY OF FORT WORTH, RECORDED IN VOLUME 10038, PAGE 158, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY.
2. EASEMENT TO CITY OF FORT WORTH, RECORDED IN VOLUME 9001, PAGE 2317, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY.
4. BEARINGS BASED ON NORTH LINE OF LASATER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 8318, PLAT RECORDS, TARRNT COUNTY, TEXAS.
5. SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE MAP, MAP NUMBER 48439C0165 H, REVISED AUGUST 2, 1995.

CERTIFICATION

THE UNDERSIGNED PUBLIC SURVEYOR (THE "SURVEYOR") HEREBY CERTIFIES TO PULTE HOMES OF TEXAS, L.P., RMR DEVELOPMENT, INC., AND RRKR VENTURES, LTD., FIRST AMERICAN TITLE INSURANCE COMPANY THAT (A) THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTIONS SET FORTH HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY (THE "PROPERTY") SHOWN HEREON, (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR OR UNDER HIS SUPERVISION, (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, (D) EXCEPT AS SHOWN HEREON: (I) THERE ARE NO VISIBLE ENCROACHMENTS ON THE PROPERTY OR PROTRUSIONS THEREFROM, (II) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND (III) THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, (E) THE SIZE, LOCATION AND TYPE OF VISIBLE IMPROVEMENTS, IF ANY, ARE CORRECTLY SHOWN HEREON, ARE ALL LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND ARE SET BACK FROM THE PROPERTY BOUNDARY LINES THE DISTANCES INDICATED, (F) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN, (G) THE PROPERTY HAS ACCESS TO OR FROM A PUBLIC ROADWAY, (H) ALL RECORDED EASEMENTS SHOWN IN TITLE COMMITMENT NO. TX03-264416-FW77 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVE BEEN CORRECTLY PLATTED HEREON, (I) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT, (J) NO PORTION OF THE PROPERTY IS LOCATED IN A "100-YEAR FLOOD PLAIN" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR IN A FLOOD PRONE AREA AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO THE FLOOD DISASTER PROTECTION ACT OR THE CITY OF FORT WORTH, TEXAS, AND (K) THIS PLAT OF SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A (CATEGORY 1A CONDITION II LAND TITLE SURVEY".

EXECUTED THIS 18th DAY OF September, 2003

STATE OF TEXAS
REGISTERED
JAMES F. KASSON
4500
PROFESSIONAL
LAND SURVEYOR

JAMES F. KASSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4500

A BOUNDARY SURVEY OF
A 3.257 ACRE TRACT OF LAND

SITUATED IN THE JOSIAH WALKER SURVEY
ABSTRACT NUMBER 1600, TARRANT COUNTY, TEXAS

REVISIONS	DATE

PROJECT NO.	010825.094 1.0001
DRAWN BY	C.SEARCY
APPROVED BY	JFK
DATE	5-13-2003

Carter Burgess
Consultants in Planning, Engineering, Architecture, Construction Management and Related Services
CARTER & BURGESS, INC.
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735-6000

SHEET

OF SHEETS

C & B JOB NUMBER 010825.094.1.0001

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