RIVER PARK

A PREMIER MIXED-USE, MASTER-PLANNED COMMUNITY | FORT WORTH, TARRANT COUNTY, TEXAS



LOCATION River Park is ideally located between Bryant Irvin Road and Southwest Boulevard along the Trinity River in Fort Worth, Tarrant County, Texas.

OFFERING
Parcel 1 – 1.45 acres (NEC Southwest Boulevard & River Park Drive)
Parcel 2 – 6.17 acres (SEC Southwest Boulevard & River Park Drive)
Parcel 3 – 6.55 acres (NWC Bryant Irvin Road & River Park Drive) - **SOLD**
Parcel 4 – 2.56 acres (SWC Bryant Irvin Road & River Park Drive)

PRICE AND TERMS Contact Broker

ZONING "G" – Intensive Commercial

TRAFFIC COUNTS
Bryant Irvin and River Park Blvd.: 32,800 VPD

COMMENTS River Park is located in the heart of Southwest Fort Worth along the Trinity River, near the Chisholm Trail Parkway and the Edwards Ranch Clear Fork development. The 270-acre River Park Community is home to over 5,000 residents as well as a collection of area businesses and services that enjoy easy access to the Trinity Trails cycling & jogging trail system that runs along the southern boundary. There are only 3 remaining tracts of land to be developed within River Park, providing a rare opportunity to acquire prime commercial/residential development locations in one of Fort Worth's finest mixed-use communities.

Landry Burdine | lburdine@landadvisors.com **Austin Reilly** | areilly@landadvisors.com
500 Main Street, Suite 600, Fort Worth, Texas 76102 ph. 214.550.1550 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXTA27578-91982 - 07.11.2024

Land Advisors® ORGANIZATION

RIVER PARK AREA ATTRACTIONS

Land Advisors®

WATERSIDE
Waterside will be a 63-acre hybrid community and lifestyle center on the scenic Trinity River in Fort Worth, Texas, featuring premier retailers, restaurants and free public amenities. Anchored by Whole Foods Market and REI, Waterside will have unparalleled 1.8 miles of frontage along the river and trails. The area's natural amenities fused with the Conscious Place initiative will result in a signature public space, The Grove, as well as a watercourse, community promotion shed, public repurposed art, water refill station, solar charging station and more.

CONSCIOUS PLACE
Waterside is the first Conscious Place - an experimental center of commerce, community and meaning - that enriches the community with local art, free amenities and eco-conscious features.

HEALTHY
Whole Foods Market creates a fun grocery shopping experience with the finest natural and organic foods available, strictest quality standards in the industry and unshakeable commitment to sustainable agriculture.

OUTDOORS
Experience the outdoors with REI, where you'll find gear for the trails, slopes and waterways.

EXPERIENCE
Step into Sur La Table to explore a culinary paradise of kitchen essentials and hard-to-find speciality tools for home cooks and professional chefs alike.

ACTIVE
CycleBar is a multisensory fitness regimen led by high-energy instructors and fuelled by pumping playlists in a state-of-the-art CYCLETHEATRE®.

Source: www.watersidefw.com





CLEARFORK
Clearfork is an upscale, mixed-use development in the heart of the city. Here along the Clear Fork of the Trinity River, an inspired mix of retail, entertainment, residences and offices will blend with expanses of natural green space and direct access to the Trinity Trails system.

IDEAL LOCATION
Hulen Street. Bryant Irvin Road. I-20. I-30. Almost every major traffic artery in Fort Worth connects with Clearfork, while the new Chisholm Trail Parkway provides easy access not only from downtown but also from the growing suburban areas to the south.

UNDENIABLE OPPORTUNITY
Fort Worth's size, favorable business climate, sophistication and receptive, upscale population add up to a market primed for Clearfork. Neiman Marcus immediately recognized this historic opportunity and made the decision to relocate from its well-performing site at Fort Worth's Ridgmar Mall to anchor Clearfork's retail component. The Shops at Clearfork features a carefully orchestrated mix of luxury retail, restaurants and entertainment from a blend of national, regional and local brands.

Phase I: The Shops at Clearfork
90,000 square foot Neiman Marcus
380,000 square feet of luxury and speciality retail, restaurant and entertainment uses

Office
125,000 square feet of Class A office space (over retail)

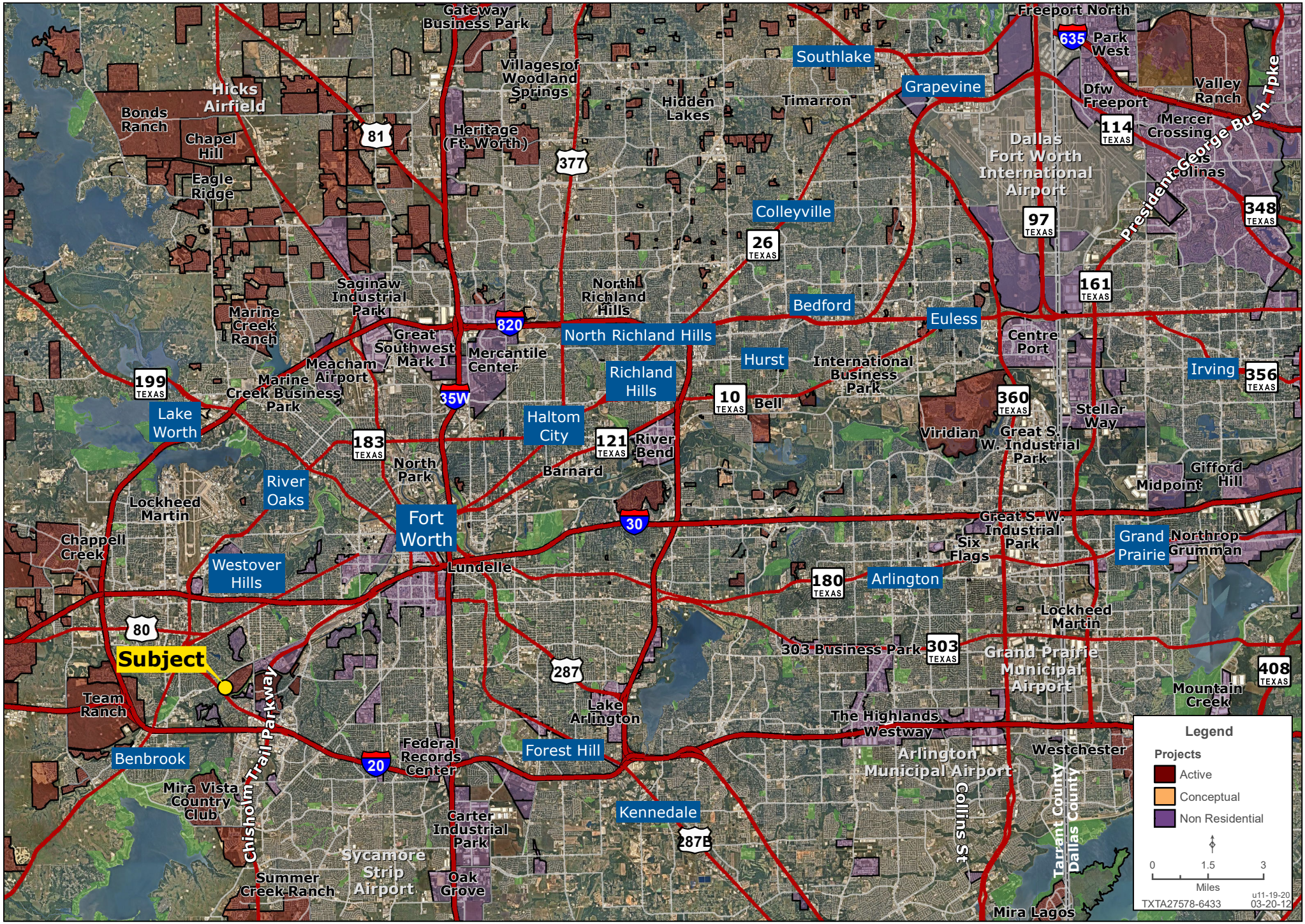
Residential
392 luxury apartment units, the Kelton by Street Lights Residential
397 luxury apartment units, The George by Hanover Company
Ultimate 270 Acre Build-Out
2M square feet of office, 1.2M square feet of retail and 2,500 multifamily units

Source: www.simon.com

REGIONAL MAP

Landry Burdine | **Austin Reilly** | 214.550.1550 | www.landadvisors.com

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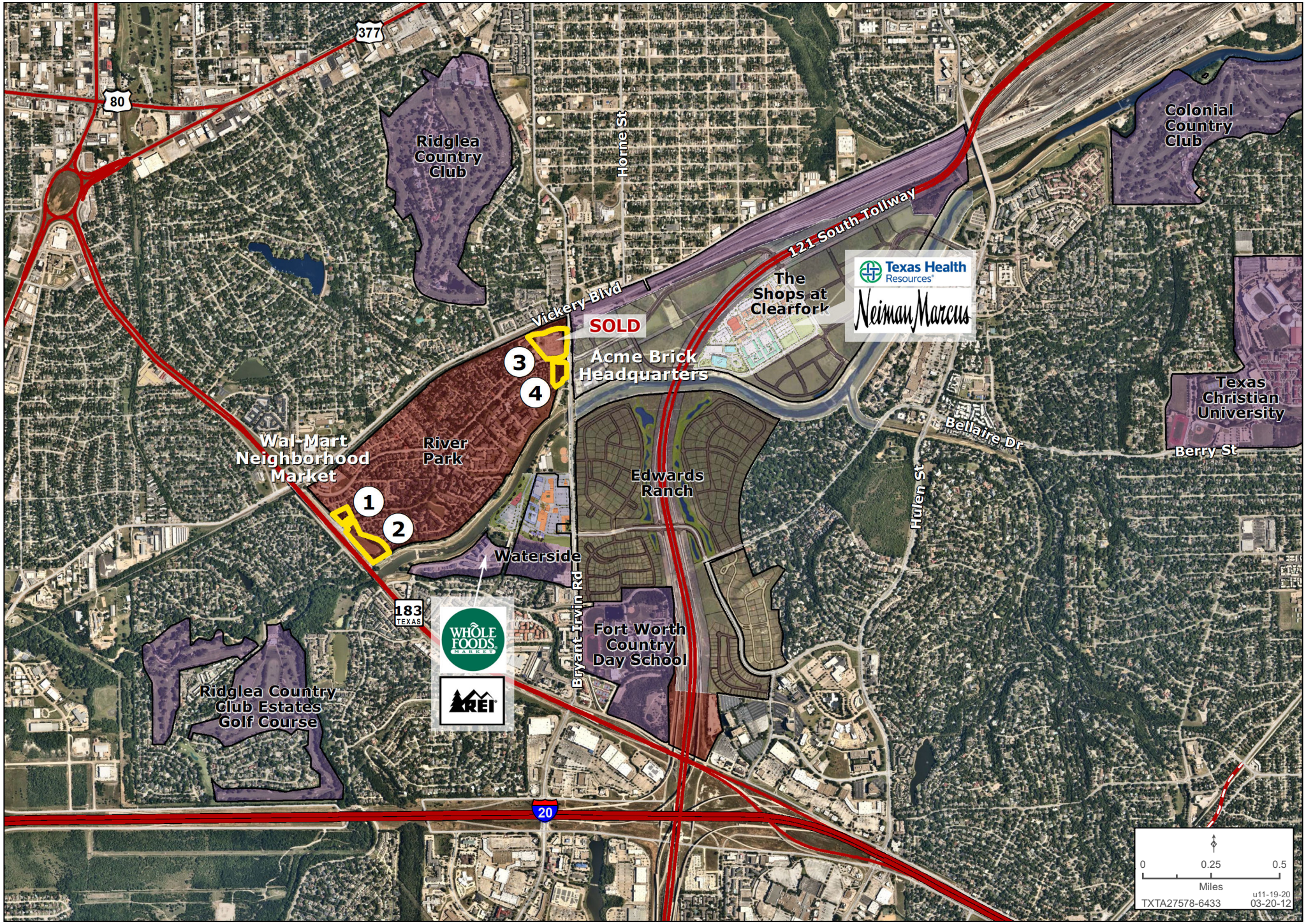


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RIVER PARK ADDITION AREA MAP

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PARCEL 1: 1.45 ACRES

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PARCEL 2: 6.17 ACRES

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SOLD PARCEL 3: 6.55 ACRES

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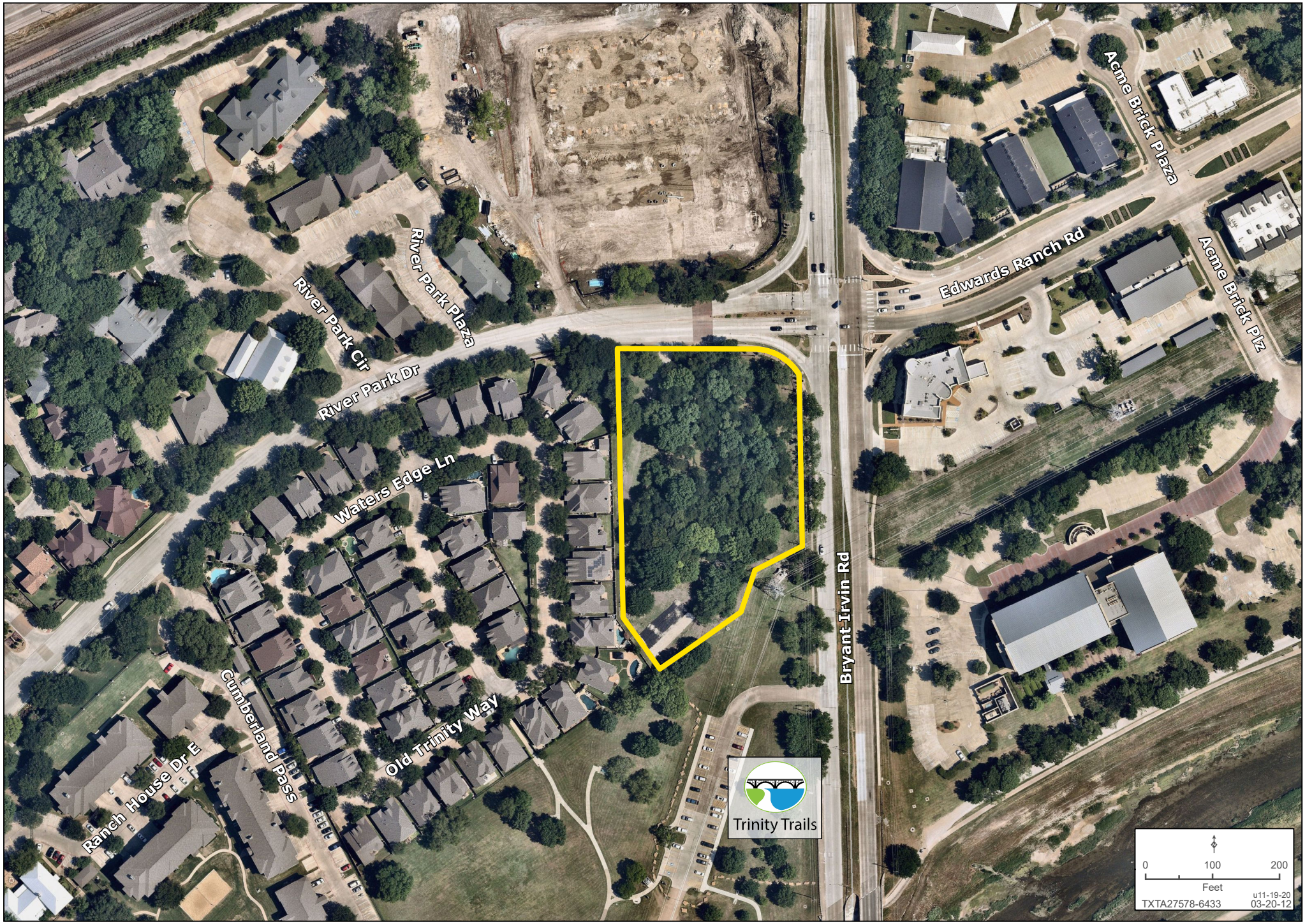


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PARCEL 4: 2.56 ACRES

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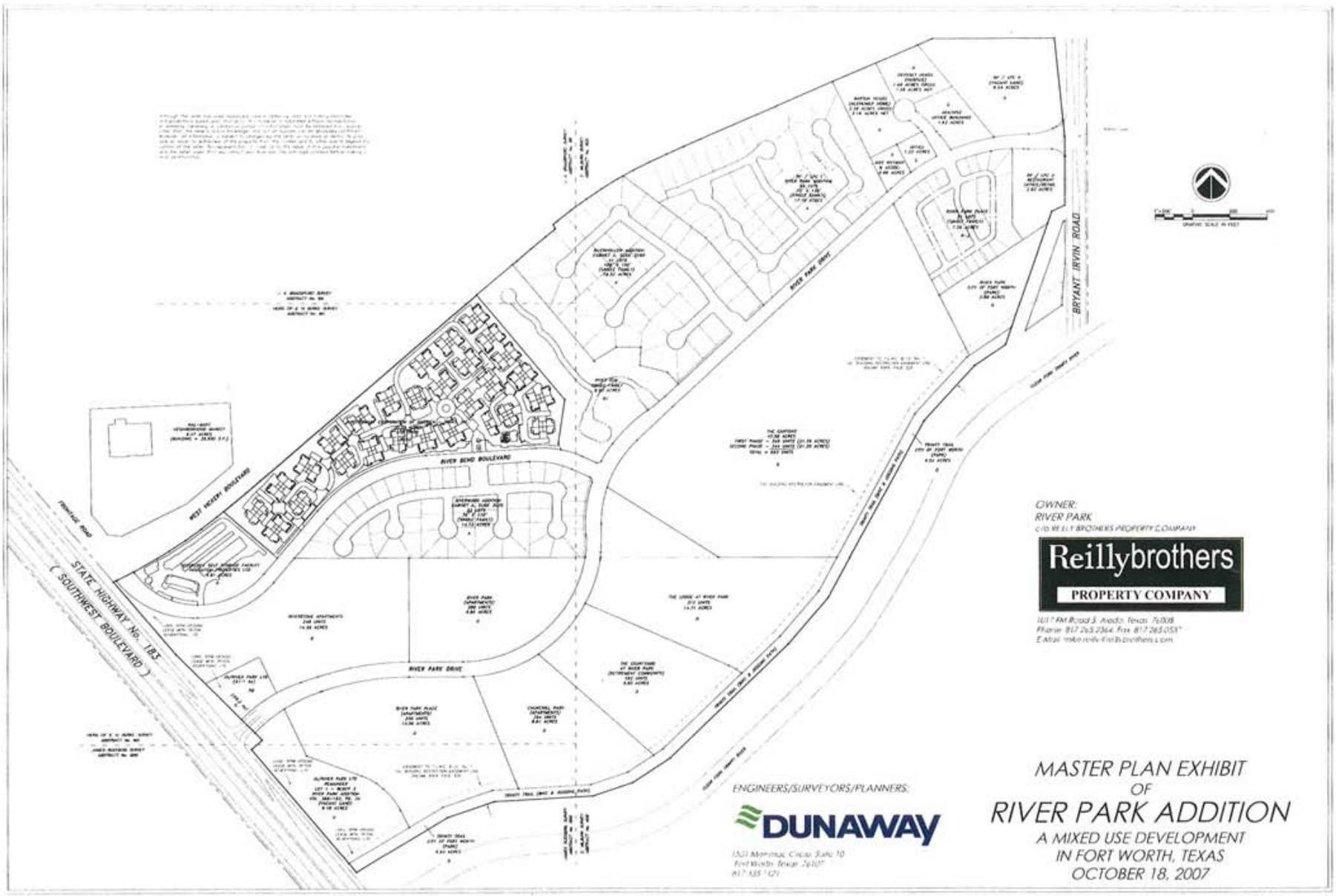
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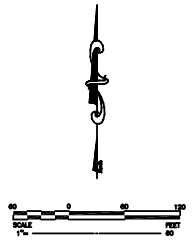
RIVER PARK MASTER PLAN

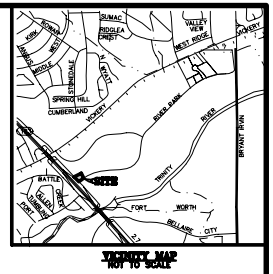
Land Advisors®



RIVER PARK PARCEL 1 SURVEY

Land Advisors®





VICINITY MAP
NOT TO SCALE

CERTIFICATION:

This Survey is made for the benefit of:

JA/River Park, LTD., its successors and assigns, and LAND AMERICA/AMERICAN TITLE COMPANY

I, Stephen R. Stoops, Registered Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

PROPERTY DESCRIPTION

BEING a tract of land situated in the E.H. Burke Survey, Abstract No. 160, Tarrant County, Texas and being part of Lot 1–B, Block 1, River Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388–211, Page 70, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the most southerly southwest corner of said Lot 1–B, Block 1, being in the north right–of–way line of River Park Drive (a variable width right–of–way) and in the east right–of–way line of State Highway No. 183 (a variable width right–of–way);

THENCE North 45°28'00" West, departing the north right–of–way line of said River Park Drive and with the east right–of–way line of said State Highway No. 183, a distance of 271.05 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc" set for the most westerly Southwest corner of Lot 1–BR, Block 1, River Park Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 4213, Plat Records, Tarrant County, Texas;

THENCE North 64°13'37" East, departing the easterly right–of–way line of said State Highway No. 183 and with a south line of said Lot 1–BR, Block 1, a distance of 316.53 feet to a 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc. Inc" set;

THENCE South 25°46'23" East, with a west line of said Lot 1–BR, Block 1, a distance of 210.00 feet to a 5/8 inch iron rod found in the north right–of–way line of aforementioned River Park Drive and for the beginning of a non–tangent curve to the left having a central angle of 17°00'51", a radius of 785.97 feet and a chord bearing and distance of South 53°01'25" West – 232.54 feet;

THENCE with the north right–of–way line of said River Park Drive and with said non–tangent curve to the left in a southwesterly direction, an arc length of 233.40 feet to the POINT OF BEGINNING and containing a calculated area of 63,577 square feet or 1.454 acres of land.

1. The accompanying survey was made on the ground and accurately shows the location of the buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon the land abutting said property except as shown hereon.
2. This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Texas, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes items 1, 2, 3, 4, 7c, 11(a), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.
3. The property described hereon is the same property described in LAND AMERICA/AMERICAN TITLE COMPANY with an effective date of May 15, 2005 and that the easements, covenants and restrictions referenced in said title commitment, or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. The subject property is located within an area having a Zone Designation of "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 365, with a date of identification of August 23, 2000, for Community No. 480602C0385 L in Tarrant County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The subject property has direct access to River Park Drive and State Highway No. 183, a dedicated public street or highway.
6. Except as shown, all visible utilities serving the subject property enter through adjoining public street and/or easements of record.

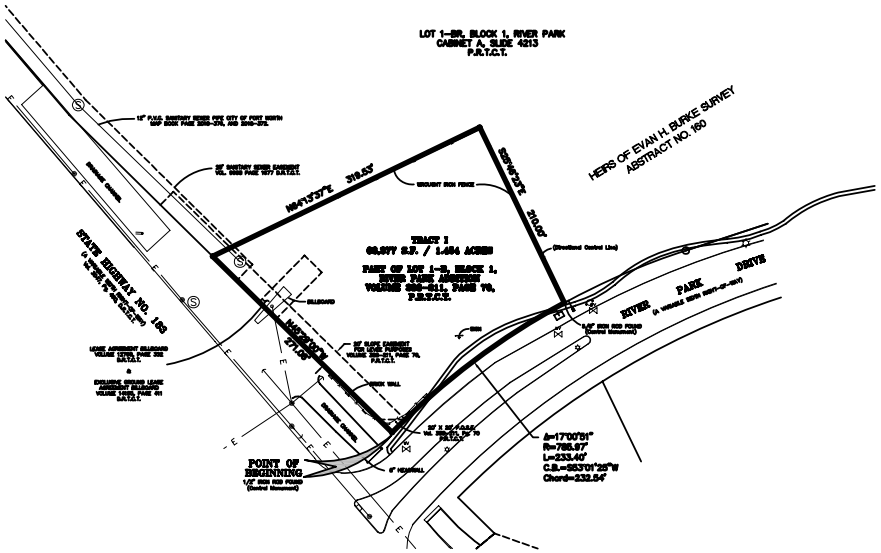
The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

June 1, 2005
Stephen R. Stoops
Registered Professional Land Surveyor
Texas Registration No. 5570

This survey valid only with original seal and signature.

REVISION DATE: June 3, 2005 – Revised property description and general notes.

REVISION DATE: June 27, 2005 – Certification & General Notes.



LEGEND

SIGN	—o—
WATER METER	W
WATER VALVE	WV
FIRE HYDRANT	FH
LIGHT STANDARD	LS
SANITARY SEWER CLEANOUT	SC
SANITARY SEWER MANHOLE	S
UTILITY RISER	UR
POWER POLE	P
GUY WIRE	—>
PLAT RECORDS, TARRANT CO., TX	P.R.T.C.T.
DEED RECORDS, TARRANT CO., TX	D.R.T.C.T.
WATER LINE	—W—
SANITARY SEWER LINE	—S—

GENERAL NOTES:

1. The basis of bearing for this survey is the plat for Lot 1–BR, Block 1, River Park Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 4213, Plat Records, Tarrant County, Texas and monumented on the ground.
2. The underground utilities shown hereon are based on visible appurtenant fixtures and plan information obtained from the City of Fort Worth. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.
3. According to the flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 365 of 595, Map Number 48439C0365 J, map revised August 23, 2000. The subject property is located in Zone "X", defined as areas not in the 100 year flood plain. This statement does not reflect any type of flood study by this firm.
4. All property corners are 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc. Inc." set unless otherwise noted hereon.
5. This survey was prepared in association with Landamerica American Title Company, Commitment for Title Insurance G.F. No. 2018000147, effective date May 3, 2005 and issue date May 23, 2005.

   The easements, rights–of–way, or other exceptions noted hereon are according to Schedule B thereof, and only the ones that affect Tract I were listed below. The surveyor has not abstracted the property.

   10. a. Tract I is subject to covenants, conditions, obligations, restrictions, easements, charges and liens as set forth in that certain Declaration, recorded in Master Consolidated Declaration of River Park, as recorded under County Clerk's File Number D203471463, filed December 29, 2003.

   f. Tract I is subject to the mineral Deed executed by Ernest Allen and wife, Faye M. Allen to Ruffin L. Mims and wife, Irene Mims, dated April 10, 1933, filed June 9, 1933, recorded in Volume 1181, Page 518, Deed Records, Tarrant County, Texas.

   g. Tract I is subject to the reservation of mineral interest in Deed executed by Ernest Allen and wife, Faye M. Allen to James T. Cason, dated January 27, 1953, filed January 28, 1953, recorded in Volume 2522, Page 28, Deed Records, Tarrant County, Texas.

   h. Easement created in Instrument executed by Ernest Allen and wife, Faye M. Allen and James T Cason to the City of Fort Worth, dated March 12, 1953, filed April 15, 1953, recorded in Volume 2550, Page 58, Deed Records, Tarrant County, Texas. May or May not affect Tract I. (Exhibit "A" is not attached to said Instrument)

   v. Agreement for Underground Distribution Facilities by and between River Park and Texas Electric Service Company, dated June 16, 1983, filed September 15, 1983, recorded in Volume 7616, Page 701, Deed Records, Tarrant County, Texas. Does effect Tract I (Could not be shown, Blanket in Nature).

   bb. Easement created in Instrument executed by River Park to the City of Fort Worth, dated June 12, 1996, filed September 11, 1996, recorded in Volume 9988, Page 1677, Deed Records, Tarrant County, Texas. Does effect Tract I.

   dd. Terms, provisions and conditions of Lease Agreement by and between River Park I, as Lessor, and Triton Advertising, Ltd., as Lessee, dated May 5, 1997, filed June 12, 1997, recorded in Volume 12798, Page 332, Deed Records, Tarrant County, Texas. Does effect Tract I.

   ee. Terms, provisions and conditions of Lease Agreement by and between River Park I, as Lessor, and Triton Advertising, Ltd., as Lessee, dated June 16, 1999, filed December 29, 1999, recorded in Volume 14788, Page 411, Deed Records, Tarrant County, Texas. Does effect Tract I.

   gg. The following easement(s) and/or building lines, as shown on plat recorded in Volume 388–211, Page 70, Plat Records, Tarrant County, Texas, to–wit:

   Twenty foot (20') slope easement along the southwest property line. Does effect Tract I.

   Twenty feet by twenty feet (20' x 20') public open space easement in the southwest corner. Does effect Tract I.

BOUNDARY SURVEY OF
A 1.454 ACRE TRACT

Situated in the Heirs of Evan H. Burke Survey, Abstract No. 160, in the City of Fort Worth, Tarrant County, Texas

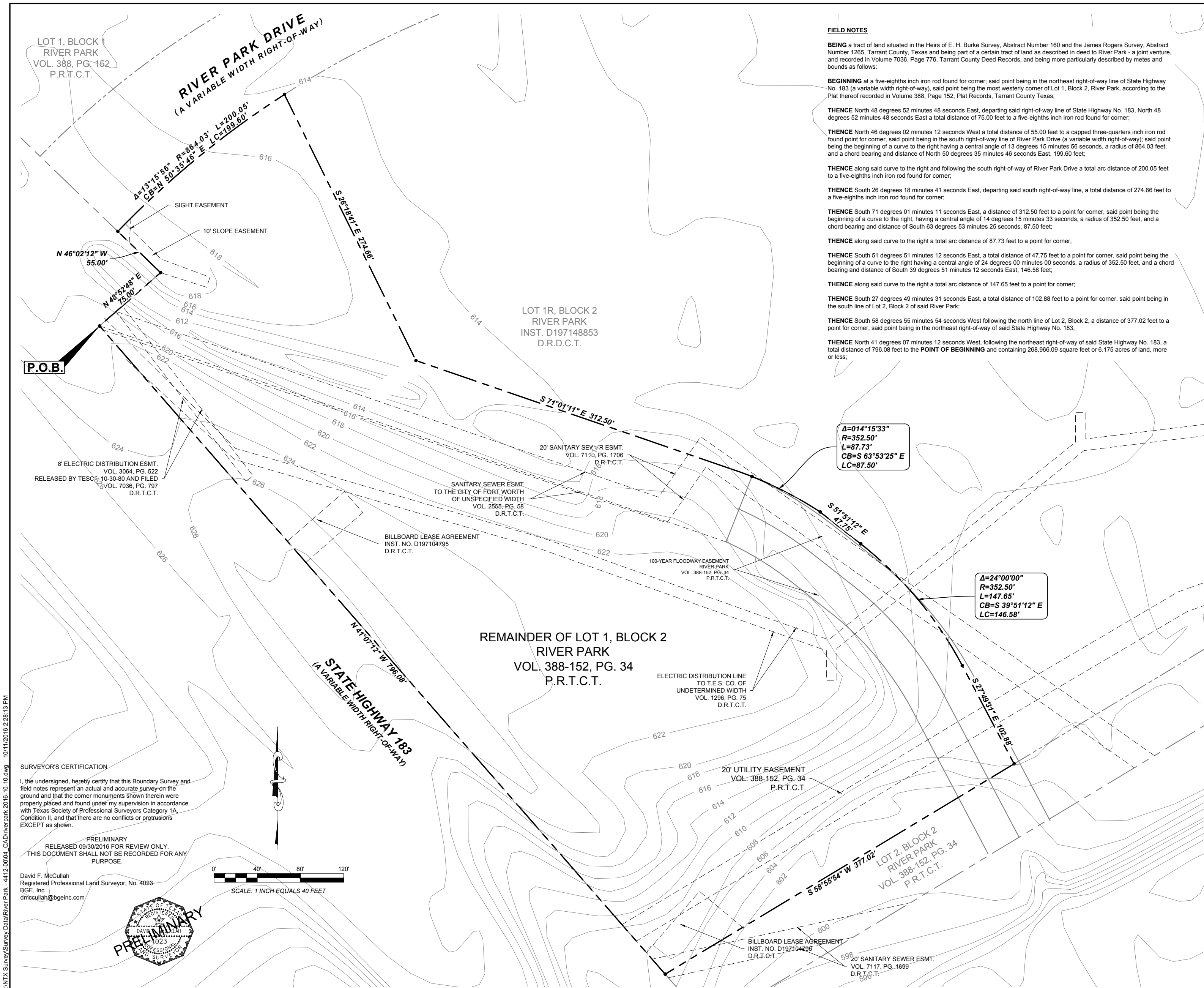
Dunaway Associates, L.P.
Engineers
Planners
Surveyors
Landscape Architects
1501 Merrimac Circle, Suite 100, Fort Worth, TX 76107
Tel: (817) 335-1121, Fax: (817) 335-7437

JUNE 1, 2005 JOB NO. 2005144

G:\Production\2005\2005144\Survey-DA\Drawings\2005144-tract 4 boundary.dwg, Layout1, 5/3/2006 10:05:39 AM, srg, Letter, 1:3.25798, Dun

RIVER PARK PARCEL 2 SURVEY

Land Advisors®



FIELD NOTES

BEING a tract of land situated in the Heirs of E. H. Burke Survey, Abstract Number 160 and the James Rogers Survey, Abstract Number 1265, Tarrant County, Texas and being part of a certain tract of land as described in deed to River Park - a joint venture, and recorded in Volume 7036, Page 776, Tarrant County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a five-eighths inch iron rod found for corner; said point being in the northeast right-of-way line of State Highway No. 183 (a variable width right-of-way), said point being the most westerly corner of Lot 1, Block 2, River Park, according to the Plat thereof recorded in Volume 388, Page 152, Plat Records, Tarrant County Texas;

THENCE North 48 degrees 52 minutes 48 seconds East, departing said right-of-way line of State Highway No. 183, North 48 degrees 52 minutes 48 seconds East a total distance of 75.00 feet to a five-eighths inch iron rod found for corner;

THENCE North 46 degrees 02 minutes 12 seconds West a total distance of 55.00 feet to a capped three-quarters inch iron rod found point for corner, said point being in the south right-of-way line of River Park Drive (a variable width right-of-way); said point being the beginning of a curve to the right having a central angle of 13 degrees 15 minutes 56 seconds, a radius of 864.03 feet, and a chord bearing and distance of North 50 degrees 35 minutes 46 seconds East, 199.60 feet;

THENCE along said curve to the right and following the south right-of-way of River Park Drive a total arc distance of 200.05 feet to a five-eighths inch iron rod found for corner;

THENCE South 26 degrees 18 minutes 41 seconds East, departing said south right-of-way line, a total distance of 274.66 feet to a five-eighths inch iron rod found for corner;

THENCE South 71 degrees 01 minutes 11 seconds East, a distance of 312.50 feet to a point for corner, said point being the beginning of a curve to the right, having a central angle of 14 degrees 15 minutes 33 seconds, a radius of 352.50 feet, and a chord bearing and distance of South 63 degrees 53 minutes 25 seconds, 87.50 feet;

THENCE along said curve to the right a total arc distance of 87.73 feet to a point for corner;

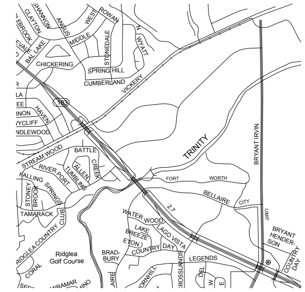
THENCE South 51 degrees 51 minutes 12 seconds East, a total distance of 47.75 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 24 degrees 00 minutes 00 seconds, a radius of 352.50 feet, and a chord bearing and distance of South 39 degrees 51 minutes 12 seconds East, 146.58 feet;

THENCE along said curve to the right a total arc distance of 147.65 feet to a point for corner;

THENCE South 27 degrees 49 minutes 31 seconds East, a total distance of 102.88 feet to a point for corner, said point being in the south line of Lot 2, Block 2 of said River Park;

THENCE South 58 degrees 55 minutes 54 seconds West following the north line of Lot 2, Block 2, a distance of 377.02 feet to a point for corner, said point being in the northeast right-of-way of said State Highway No. 183;

THENCE North 41 degrees 07 minutes 12 seconds West, following the northeast right-of-way of said State Highway No. 183, a total distance of 796.08 feet to the **POINT OF BEGINNING** and containing 268,966.09 square feet or 6.175 acres of land, more or less;



GENERAL NOTES

1. The surveyor has not abstracted the subject property.
2. This survey is subject to all easements of record.
3. The original copy will have original signatures and stamped seal.
4. No improvements shown.
5. No floodplain on the site per FIRM Map 48439C0285K, dated September 25, 2009.
6. Easements shown graphically for illustration purposes only.

BEARING BASIS

Bearings are based on the Texas State Place Coordinate System, North American Datum of 1983, Texas North Central Zone 4202.

SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that this Boundary Survey and field notes represent an actual and accurate survey on the ground and that the corner monuments shown therein were properly placed and found under my supervision in accordance with Texas Society of Professional Surveyors Category 1A, Condition II, and that there are no conflicts or protrusions EXCEPT as shown.

PRELIMINARY
RELEASED 09/30/2016 FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

David F. McCullah
Registered Professional Land Surveyor, No. 4023
BGE, Inc.
dmccullah@bgeinc.com

BGE, Inc.
2595 Dallas Pkwy., Suite 204, Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPLS Registration No. 10193953

BOUNDARY EXHIBIT OF 6.175 ACRES

OUT OF THE HEIRS OF E. H. BURKE SURVEY, ABSTRACT 160
AND THE JAMES ROGERS SURVEY, ABSTRACT 1265
TARRANT COUNTY, TEXAS
BEING THE REMAINDER OF LOT 1, BLOCK 2
RIVER PARK

Scale:	Job No.:	Date:	Drawn/Checked:
1"-40'	4412-00	10/10/2016	JAL/DFM

RIVER PARK PARCEL 2 GENERAL SITE CONDITIONS

Land Advisors®



Site Location

A. Site Location

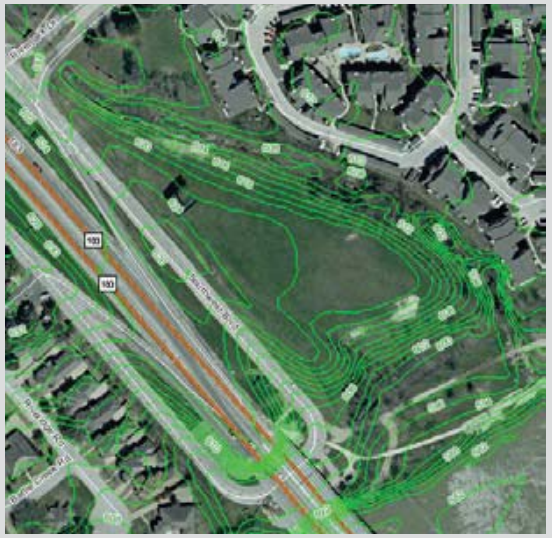
The subject site is located in the eastern corner of the intersection of South west Boulevard (State Highway No. 183) and River Park Drive with the Trinity River forming the southern line. *Shown to the Left*

B. Tract Size

Tarrant Appraisal records indicate that the subject site is approximately 6.1 acres of land

C. Tract Definition

The subject site is currently platted as Lot 1, Block 2 of the River Park Phase II Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 7712

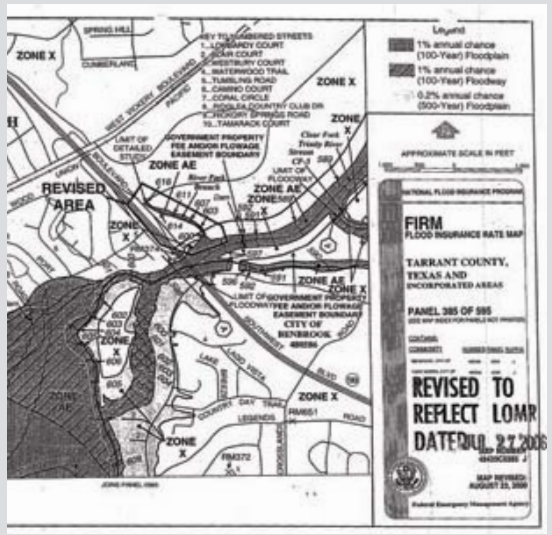

Existing Topography

D. Existing Topography

A natural high point of 626 exists near the middle of the southwestern line of the subject site. This line is coincident with Southwest Boulevard. From this high point, the subject site generally slopes northerly, easterly and southeasterly. The lowest point on the subject site lies in the approximate center of the southeastern line. Said low point is estimated to be 598. These elevations suggest an averaged slope of 5.1%.

E. Existing Floodplain

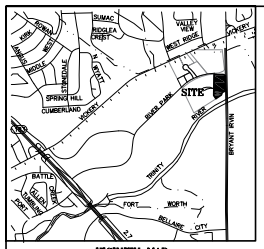
Approximately an acre of the subject site is encumbered by a 100-Year Special Flood Hazard Zone as defined by FEMA and delineated by a Letter of Map Revision dated July 27, 2006 (revising FIRM No. 48439C0385 J, dated August 23, 2006)



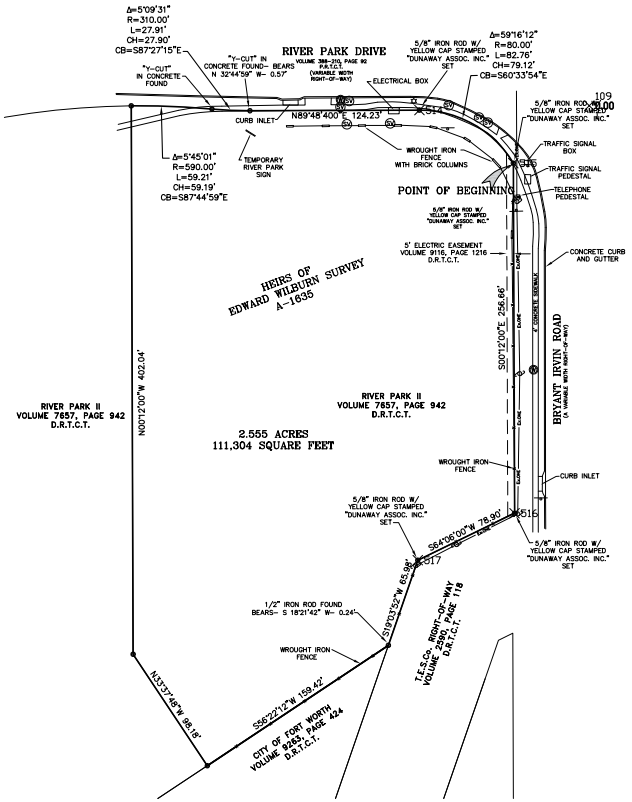
Existing Floodplain

RIVER PARK PARCEL 4 SURVEY

Land Advisors®



VICINITY MAP
NOT TO SCALE





LEGEND

SIGN	—▫—
WATER METER	●
WATER VALVE	⊠
FIRE HYDRANT	⊠
LIGHT STANDARD	✡
SPRINKLER VALVE	⊛
POWER POLE	—○—
GUY WIRE	→
PLAT RECORDS, TARRANT CO., TX	P.R.T.C.T.
DEED RECORDS, TARRANT CO., TX	D.R.T.C.T.
WATER LINE	—W—
SANITARY SEWER LINE	—SNE—

GENERAL NOTES:

1.) This survey was prepared in association with LANDAMERICA AMERICAN TITLE COMPANY, Commitment for Title Insurance Case Number 2004 DB 80866-M (00827), effective date January 21, 2004, issued February 11, 2004. The easements, rights-of-way, or other exceptions noted hereon are according to Schedule B of said commitment. The surveyor has not abstracted the property.

The following are according to Schedule B of said commitment:

11. Easement created in instrument executed by Gretchen Brants Barrett, et al to City of Fort Worth, dated April 2, 1958, filed May 26, 1958, recorded in Volume 3210, Page 430, Deed Records, Tarrant County, Texas. Does not affect.

12. Easement created in instrument executed by River Park Joint Venture to Texas Electric Service Company, dated September 26, 1986, filed November 6, 1987, recorded in Volume 9116, Page 1216, Deed Records, Tarrant County, Texas. Does affect and shown hereon.

13. Not addressed by Surveyor.

14. Not addressed by Surveyor.

15. Not addressed by Surveyor.

16. Not addressed by Surveyor.

17. Easement created in instrument executed by Cynthia H. Brants and Gretchen B. Barrett and R. Hunter Barrett to Texas Electric Service Company, dated October 19, 1970, filed December 16, 1970, recorded in Volume 4971, Page 761, Deed Records, Tarrant County, Texas. The actual easement does not affect the subject property, but the ingress and egress may.

18. Easement created in instrument executed by Cynthia H. Brants and Gretchen B. Barrett to City of Fort Worth, dated December 11, 1975, filed January 8, 1976, recorded in Volume 5945, page 32, Deed Records, Tarrant County, Texas. Does not affect.

2.) The underground utilities shown hereon are based on visible appurtenant fixtures. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.

3.) The subject property appears to be subject to Declaration of Covenants, Conditions, and Restrictions for River Park II, recorded in Volume 11839, Page 2000, Deed Records, Tarrant County, Texas and the Master Consolidated Declaration of Covenants, Conditions and Restrictions for River Park, recorded in County Clerk Document # D203471493, Deed Records, Tarrant County, Texas.

4.) The basis of bearing for this survey is the south right-of-way line of River Park Drive, according to the plat recorded in Volume 388-210, Page 92, Plat Records, Tarrant County, Texas.

5.) This property is subject to The City of Fort Worth zoning ordinance.

6.) All corners are 5/8" iron rods with cap stamped "Dunaway Assoc. Inc" found unless otherwise noted.

7.) According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 385 of 595, Map Number 48439C0385 J, map revised August 23, 2000, the subject property is located in Zone "X", defined as areas not in the 100 year flood plain. This statement does not reflect any type of flood study by this firm.

CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of February, 2004.

This survey substantially complies with the minimum standards for a Category 1A, Condition II, Land Title Survey as set forth in the 1999 edition of the manual of practice for land surveying in Texas.

There are no visible encroachments, protrusions, or boundary line conflicts, except as shown.

MARCH 4, 2004
Date

Stephen R. Glasup
Registered Professional Land Surveyor
Texas Registration No. 5570

This survey valid only with original seal and signature.

LEGAL DESCRIPTION

BEING a tract of land situated in the Heirs of Edward Wilburn Survey, Abstract No. 1635, Tarrant County, Texas and being part of that certain tract of land as described by deed to River Park, II, recorded in Volume 7857, Page 942, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc." set in the west right-of-way line of Bryant Irvin Road (a variable width right-of-way), also being in the south right-of-way line of River Park Drive (variable width right-of-way);

THENCE South 00°12'00" East, with the west right-of-way line of said Bryant Irvin Road, a distance of 256.66 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc." set in the north line of a 75' T.E.S.Co. right-of-way, according to the deed recorded in Volume 2590, Page 118 of said Deed Records;

THENCE South 84°06'00" West, departing the west right-of-way line of said Bryant Irvin Road and with the northerly line of said T.E.S.Co. right-of-way, a distance of 78.90 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc." set;

THENCE South 19°03'52" West, continuing with the northerly line of said T.E.S.Co. right-of-way, a distance of 65.98 feet to a point for the most northerly corner of that certain tract of land as described by deed to the City of Fort Worth, recorded in Volume 9263, Page 424 of said Deed Records from which a 1/2" iron rod found bears South 18°21'42" West- 0.24 feet;

THENCE South 56°22'12" West, with the northerly line of said City of Fort Worth tract, a distance of 159.42 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc." found;

THENCE North 33°37'48" West, a distance of 98.18 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc." found;

THENCE North 00°12'00" West, a distance of 402.04 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc." found in the aforementioned south right-of-way line of River Park Drive and for the beginning of a curve to the right having a radius of 590.00 feet, a central angle of 05°45'01", and a chord bearing and distance of South 87°44'59" East, 59.19 feet;

THENCE with the south right-of-way line of said River Park Drive, and with said curve to the right in a southeasterly direction an arc length of 59.21 feet to a "Y-cut" in concrete found for the beginning of a curve to the left having a radius of 310.00 feet, a central angle of 5°09'31", and a chord bearing and distance of South 87°27'15" East, 27.90 feet;

THENCE continuing with the south right-of-way line of said River Park Drive, and with said curve to the left in a southeasterly direction an arc length of 27.91 feet to a point from which a "Y-cut" in concrete found bears North 32°44'59" West- 0.57 feet;

THENCE North 89°48'00" East, continuing with south right-of-way line of said River Park Drive, a distance of 124.23 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc." set for the beginning of a curve to the right having a radius of 80.00 feet, a central angle of 59°16'12", and a chord bearing and distance of South 60°33'54" East, 79.12 feet;

THENCE continuing with the south right-of-way line of said River Park Drive, and with said curve to the left in a southeasterly direction an arc length of 82.76 feet to the POINT OF BEGINNING and containing 111,304 square feet or 2.555 acres of land.

BOUNDARY SURVEY OF
A 2.555 ACRE TRACT

Situated in the Heirs of Edward Wilburn Survey, Abstract No. 1635, in the City of Fort Worth, Tarrant County, Texas

Dunaway Associates, Inc. | Engineers Planners Surveyors Landscape Architects
1904 Montreal Circle, Ste. 100 Fort Worth, TX 76107 Ph 817.335.1121 Metro 817.429.2426 Fax 817.335.7429

MARCH 4, 2004 JOB NO. 2002116-56

G:\Archive\2002\2002116\Survey\DA\05\2002116-05-2acre tract.dwg, Layout1, 1/19/2010 10:23:28 PM, xrg 1:1, Dunaway Associates, Dunaway Associates

Land Advisors®

EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Land Advisors, LLC	480619		214-550-1550
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Landry Burdine	471674	lburdine@landadvisors.com	214-550-1550
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin T. Reilly	591133	areilly@landadvisors.com	214-550-1550
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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