

* VICINITY MAP *
(NOT TO SCALE)

* TITLE COMMITMENT NOTES *

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. 1003-377296-RTT, having an effective date of January 17, 2023 and issued January 31, 2023; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

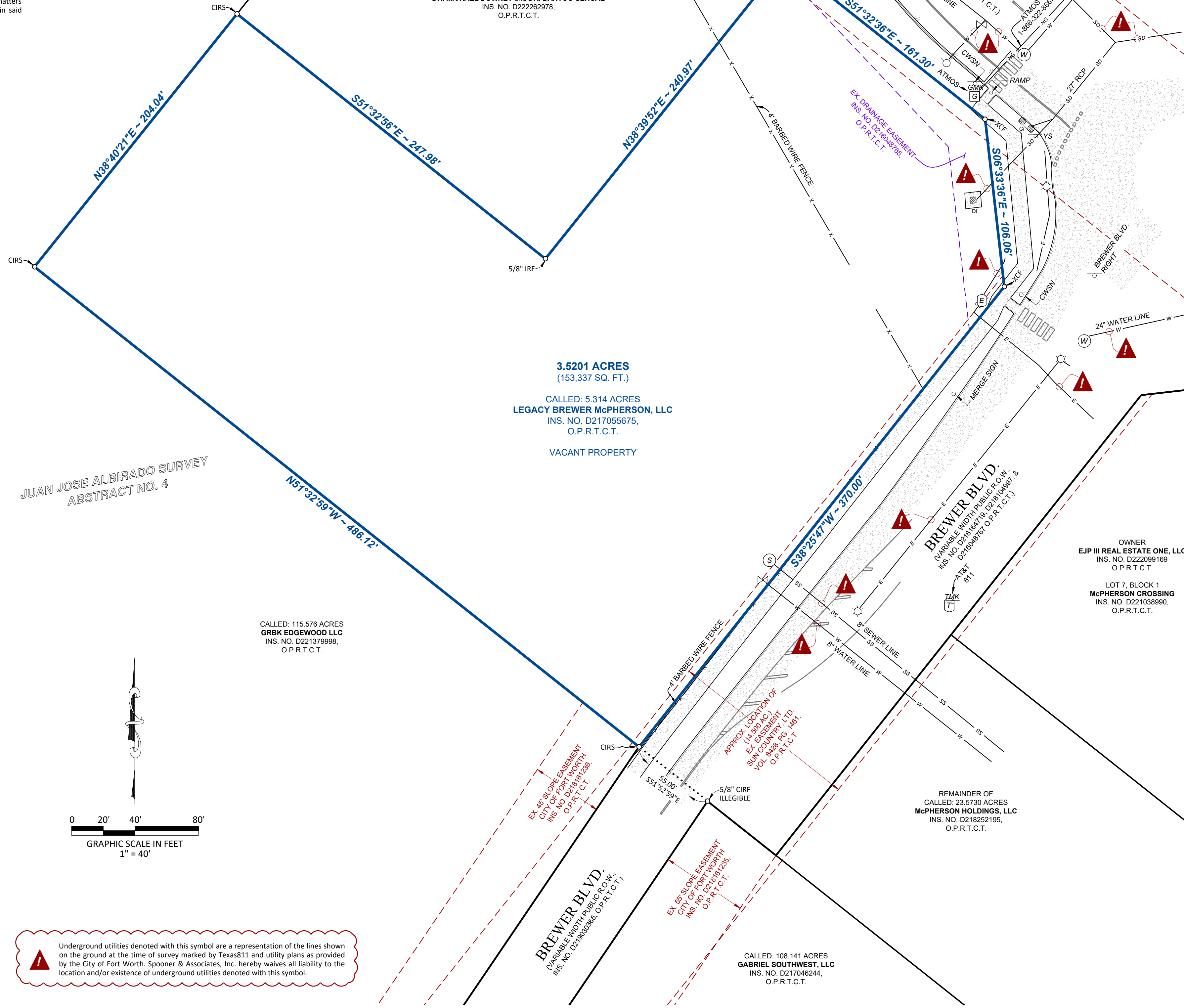
Schedule "B" Items

1. Restrictive Covenants
Ins. No. D214150643, O.P.R.T.C.T.,
Ins. No. D214150836, O.P.R.T.C.T.,
Ins. No. D21608819, O.P.R.T.C.T.,
Ins. No. D217055674, O.P.R.T.C.T.,
Ins. No. D217054903, O.P.R.T.C.T.,
(Subject to ~ Subject property is a portion of the tract of land described in said documents)
- 10e. Drainage easement to the City of Fort Worth
Ins. No. D216048765, O.P.R.T.C.T.
(Affects, Shown)
- 10f. Easement to Sun Country, Ltd.
Volume 8428, Page 1461, O.P.R.T.C.T.
as amended by Ins. No. D207354238, O.P.R.T.C.T.,
as amended by Ins. No. D215268415, O.P.R.T.C.T.,
as amended by Ins. No. D21608838, O.P.R.T.C.T.
(Affects, Shown)
- 10g. Agreement
Volume 8436, Page 340, O.P.R.T.C.T.,
as amended by Ins. No. D21608839, O.P.R.T.C.T.
(Subject to ~ Subject property is a portion of the tract of land described in said document)
- 10j. Agreement
Ins. No. D214152803, O.P.R.T.C.T.,
as amended by Ins. No. D215099649, O.P.R.T.C.T.,
as amended by Ins. No. D215227815, O.P.R.T.C.T.,
as amended by Ins. No. D217055676, O.P.R.T.C.T.
(Subject to ~ Subject property is a portion of the tract of land described in said document)
- 10k. Terms and Conditions
(Surveyor was not provided the documents pertaining to this matter)
- 10l. Terms and Conditions
Ins. No. D214150643, O.P.R.T.C.T.,
Ins. No. D214150836, O.P.R.T.C.T.,
Ins. No. D21608819, O.P.R.T.C.T.,
Ins. No. D217055674, O.P.R.T.C.T.,
Ins. No. D217054903, O.P.R.T.C.T.,
(Affects ~ Subject property is a portion of the tract of land described in said documents)

* LEGEND *

- CIRS 5/8" IRON ROD WITH CAP SET
- CIRF STAMPED "SPONER 5922"
- IRF IRON ROD FOUND
- XCF "X" CUT FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- INS. NO. TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
- CI CURB INLET
- DI DROP INLET
- CWS CROSS WALK SIGN
- EX EXISTING
- RCP REINFORCED CONCRETE PIPE
- R.O.W. RIGHT-OF-WAY
- PROPERTY CORNER
- MARKER - AS NOTED
- AC AC COMPRESSOR UNIT
- LIGHT POLE
- SIGN
- E ELECTRIC PULL BOX
- GAS MARKER
- G GAS TEST STATION
- SM SAN SEWER MANHOLE
- I INLET RIM
- TMK TELEPHONE MARKER
- TELEPHONE PULL BOX
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- U.G. GAS
- U.G. ELECTRIC
- U.G. SAN SEWER
- U.G. STORM SEWER
- U.G. WATER
- WIRE FENCE
- ASPHALT EDGE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- CONCRETE AREA

JUAN JOSE ALBRIBADO SURVEY
ABSTRACT NO. 4



Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811 and utility plans as provided by the City of Fort Worth. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

CALLED: 115.576 ACRES
GRBK EDGEWOOD LLC
INS. NO. D221379998,
O.P.R.T.C.T.

CALLED: 1.372 ACRES
DR. THOMAS RATINO, DR. TIMOTHY R. RATINO,
DR. MICHAEL DOWNEY and DR. BANTOO SEHGAL
INS. NO. D222629378,
O.P.R.T.C.T.

3.5201 ACRES
(153,337 SQ. FT.)
CALLED: 5.314 ACRES
LEGACY BREWER McPHERSON, LLC
INS. NO. D217055675,
O.P.R.T.C.T.
VACANT PROPERTY

CALLED: 115.576 ACRES
GRBK EDGEWOOD LLC
INS. NO. D221379998,
O.P.R.T.C.T.

CHISHOLM TRAIL RANCH
INS. NO. D215151711,
O.P.R.T.C.T.

OWNER
EJP III REAL ESTATE ONE, LLC
INS. NO. D222099169
O.P.R.T.C.T.
LOT 7, BLOCK 1
McPHERSON CROSSING
INS. NO. D221038990,
O.P.R.T.C.T.

REMAINDER OF
CALLED: 23.5730 ACRES
McPHERSON HOLDINGS, LLC
INS. NO. D218252195,
O.P.R.T.C.T.

CALLLED: 108.141 ACRES
GABRIEL SOUTHWEST, LLC
INS. NO. D217046244,
O.P.R.T.C.T.

* METES AND BOUNDS DESCRIPTION *

BEING a 3.5201 acre tract of land located in the Juan Jose Albrirado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas, said 3.5201 acre tract being a portion of a called 5.314 acre tract of land conveyed to LEGACY BREWER McPHERSON, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument Number (Ins. No.) D217055675, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 3.5201 acre tract being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8" iron rod found on the northeast property line of the said 5.314 acre tract, same being the east property corner of a called 1.372 acre tract of land conveyed to Dr. Thomas Ratino, Dr. Timothy R. Ratino, Dr. Michael Downey and Dr. Bantoo Sehgal, by deed thereof filed for record in Ins. No. D222629378, O.P.R.T.C.T., said beginning point also being on the southwest right-of-way line of McPherson Boulevard (being a variable width public right-of-way conveyed to the City of Fort Worth, by deed thereof filed for record in Ins. No. D218104997, & D216048767 O.P.R.T.C.T.);
THENCE South 51°32'36" East, along the said northeast property line, and along the said southwest right-of-way line, 161.30 feet to an "X" cut found at the north end of a right-of-way corner clip at the intersection of the said southwest right-of-way line of McPherson Boulevard, and the northwest right-of-way line of Brewer Boulevard (being a variable width public right-of-way, a portion of said right-of-way conveyed to the City of Fort Worth, by deed thereof filed for record in Ins. No. D218104997, & D216048767 O.P.R.T.C.T.);
THENCE South 06°33'36" East, along an east property line of the said 5.314 acre tract and along the said right-of-way corner clip, 106.06 feet to an "X" cut found at a southeast property corner of the said 5.314 acre tract, same being the south end of the said right-of-way corner clip;
THENCE South 38°24'47" West, along the said northwest right-of-way line, 370.00 feet to a 5/8" iron rod set with a cap stamped "SPONER 5922" set (hereinafter referred to as iron rod set) on the southwest property line of the said 5.314 acre tract, same being a northeast property line of a called 115.576 acre tract of land conveyed to GRBK EDGEWOOD LLC, by deed thereof filed for record in Ins. No. D221379998, O.P.R.T.C.T., from said point a 5/8" iron rod found with an illegible cap bears, South 51°52'59" East, 55.00 feet;
THENCE North 51°32'59" West, along the said property line, 486.12 feet to an iron rod set at the west property corner of the said 5.314 acre tract, same being an interior northeast property corner of the said 115.576 acre tract;
THENCE North 38°40'21" East, along the northwest property line of the said 5.314 acre tract, same being an interior northeast property line of the said 115.576 acre tract, 204.04 feet to an iron rod set at the west property corner of the said 1.372 acre tract;
THENCE South 51°32'56" East, along the southwest property line of the said 1.372 acre tract, 247.98 feet to a 5/8" inch iron rod found at south property corner of the said 1.372 acre tract;
THENCE North 38°39'52" East, along the southeast property line of the said 1.372 acre tract, 240.97 feet to the POINT OF BEGINNING containing 3.5201 acres (153,337 square feet) of land.

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.00012000. All areas shown hereon are calculated based on surface measurements.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C0410K, map revised September 25, 2009, Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- The Surveyor was not provided a zoning report or letter pursuant to Table A, Item 6(a) and/or Item 6(b). According to the City of Fort Worth Zoning Map, the subject property appears to be located within Zone "E" (Neighborhood Commercial). The Surveyor did not attempt to interpret the herein mentioned zoning district information and hereby advises all interested parties to contact the City of Fort Worth Planning and Zoning Department to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property.
- Pursuant to Table A, Item 9, there are no clearly identifiable parking spaces located on the subject property.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed. Surveyor hereby advises all interested parties to consult with the City of Fort Worth concerning this subject prior to planning, designing or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied, and is addressed exclusively to the parties named hereon.

* SURVEYOR'S STATEMENT *

To: WGM ACQUISITIONS, LLC; FIRST AMERICAN TITLE COMPANY;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17 & 18 of Table A thereof.
The field work was completed on February 15th, 2023.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
February 21, 2023

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
TBPLS Firm No. 10054900



ALTA/NSPS SURVEY OF
3.5201 ACRES LOCATED
IN THE JUAN JOSE ALBRIBADO
SURVEY ABSTRACT NO. 4
McPHERSON BLVD. & BREWER BLVD.,
FORT WORTH, TARRANT COUNTY TEXAS, 76123

PREPARED FOR
FORESITE group
TBPE FIRM No. F-12878
www.tbpe-inc.net
1999 Bryan St., Suite 890
Dallas, TX 75201
214-898-7123
888-765-6135

DATE: 02/20/2023
S&A JOB NO. 23009
SCALE: 1" = 40'
DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER
REVISIONS:

SHEET
1
OF 1