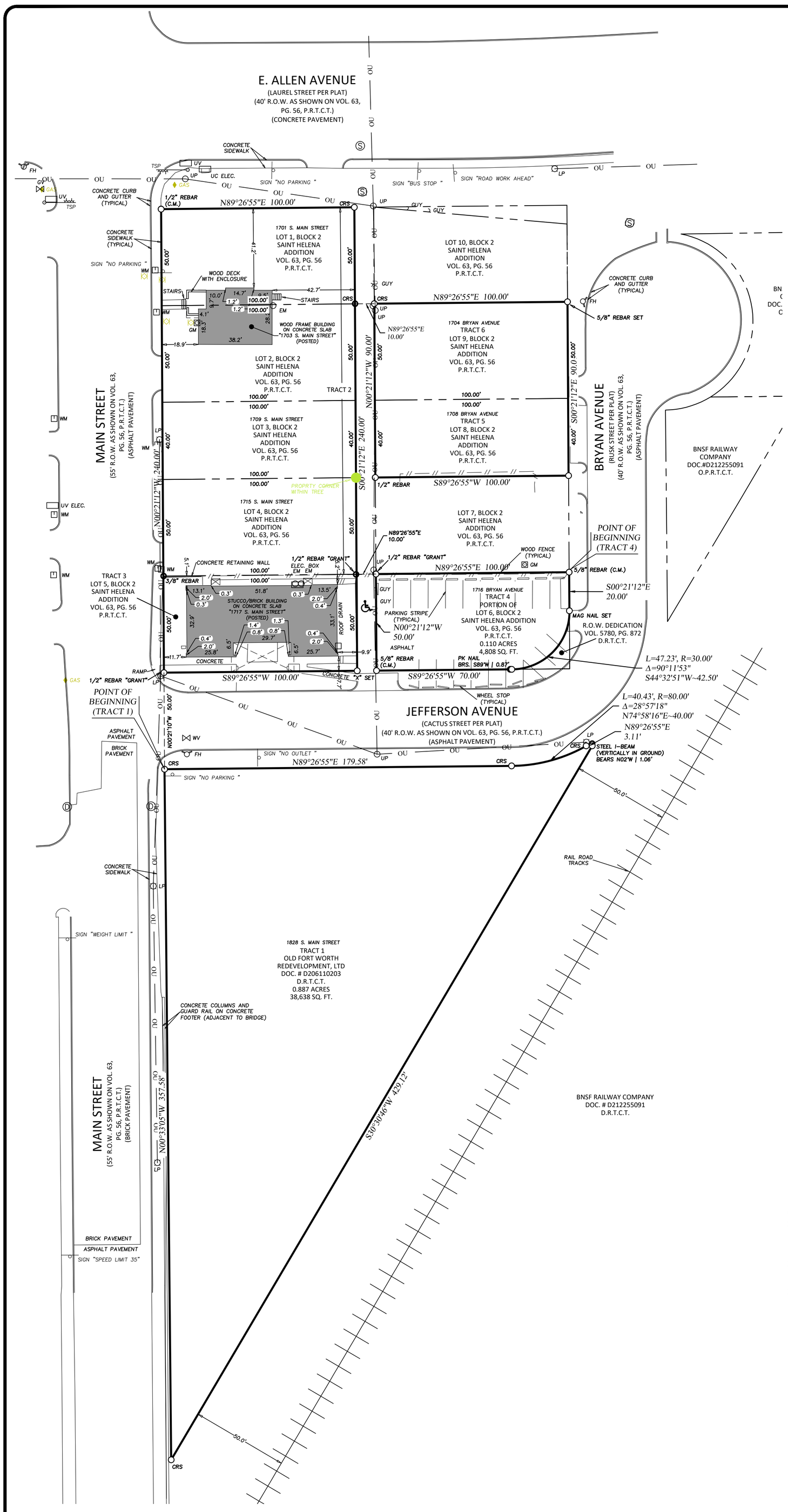
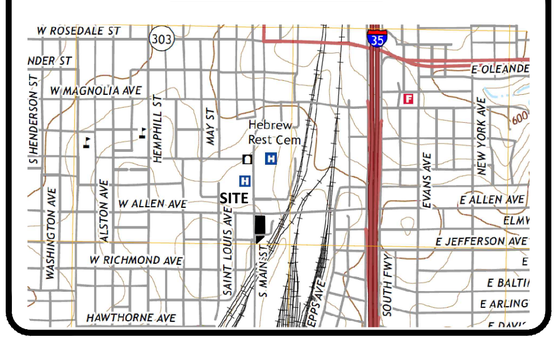


VICINITY MAP - NOT TO SCALE



PROPERTY DESCRIPTION

TRACT 1:

BEING a tract of land out of the J. Bursey Survey, Abstract Number 124, in the City of Fort Worth, Tarrant County, Texas, and being that same tract of land described in deed to Old Fort Worth Redevelopment, LTD (hereinafter referred to as "Old Fort Worth tract"), of the Deed records Tarrant County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set" for the northwest corner of said Old Fort Worth tract, and the herein described tract

THENCE to the corners and with the perimeter of said Old Fort Worth tract the following calls:

1. North 89 degrees 26 minutes 55 seconds East, a distance of 179.58 feet to a capped rebar set at the beginning of a tangent curve to the left, having a radius of 80.00 feet, with a delta angle of 28 degrees 57 minutes 18 seconds, whose chord bears North 74 degrees 58 minutes 16 seconds East, a distance of 40.00 feet;
2. Along said tangent curve to the left, an arc length of 40.43 feet to a capped rebar set;
3. North 89 degrees 26 minutes 55 seconds East, a distance of 3.11 feet to a point from which a steel I-beam found bears North 02 degrees West, a distance of 1.06 feet;
4. South 30 degrees 30 minutes 46 seconds West, a distance of 429.12 feet, to a capped rebar set;
5. North 00 degrees 33 minutes 05 seconds West, a distance of 357.58 feet, to the **POINT OF BEGINNING**, and enclosing 0.887 acres (38,638 square feet) of land, more or less.

TRACT 2: Lots 1, 2, 3, and 4, Block 2, Saint Helena's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 63, Page 56 of the Plat Records of Tarrant County, Texas.

TRACT 3: Lot 5, Block 2, Saint Helena's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 63, Page 56 of the Plat Records of Tarrant County, Texas.

TRACT 4: **BEING** a portion of Lot 6 in Block 2 of Saint Helena Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded under Volume 63, Page 45, of the Plat Records Tarrant County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the northeast corner of said Lot 6 and the herein described tract;

THENCE South 00 degrees 21 minutes 12 seconds East, with the east line of said Lot 6 to a mag nail set for the north corner of a right-of-way dedication to the City of Fort Worth, as recorded under Volume 5780, Page 872, of the Deed Records Tarrant County, Texas, also being the beginning of a tangent curve to the right having a radius of 30.00 feet, with a delta of 90 degrees 11 minutes 53 seconds, whose chord bears South 44 degrees 32 minutes 51 seconds West, a distance of 42.50 feet;

THENCE along said tangent curve to the right an arc length of 47.23 feet, to a point for the southwest corner of said right-of-way dedication to the City of Fort Worth, from which a PK nail found bears South 89 degrees West, a distance of 0.87 feet;

THENCE South 89 degrees 26 minutes 55 seconds West, with the south line of said Lot 6, a distance of 70.00 feet to a 5/8 inch rebar found for the southwest corner of said Lot 6;

THENCE North 00 degrees 21 minutes 12 seconds West, with the west line of said Lot 6, a distance of 50.00 feet, to a 1/2 inch rebar with cap stamped "GRANT" found for the northwest corner of said Lot 6;

THENCE North 89 degrees 26 minutes 55 seconds East, with the north line of said Lot 6, a distance of 100.00 feet to the **POINT OF BEGINNING,** and enclosing 0.110 acres (4,808 square feet) of land, more or less.

TRACT 5: Lot 8, Block 2, Saint Helena's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 63, Page 56 of the Plat Records of Tarrant County, Texas.

TRACT 6: Lot 9, Block 2, Saint Helena's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 63, Page 56 of the Plat Records of Tarrant County, Texas.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, G.F. Number 21110237COM, Effective Date November 10, 2021 This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

Item 10(f): Matters contained in Agreement as recorded under County Clerk's File No. D21213723, Official Public Records Tarrant County, Texas. (Document contains a description which includes the subject property, not plottable)

Item 10(g): Document as recorded under County Clerk's File No. D207116225. (Document contains a description which includes the subject property, not plottable)

Item 10(h): Document as recorded under County Clerk's File No. D211047375. (Document contains a description which includes the subject property, not plottable)

Item 10(i): Document as recorded under County Clerk's File No. D209085725. (Document contains a description which includes the subject property, not plottable)

Item 10(j): Document as recorded under County Clerk's File No. D207279319. (Document contains a description which includes the subject property, not plottable)

Item 10(k): Document as recorded under County Clerk's File No. D207271675. (Document contains a description which includes the subject property, not plottable)

Item 10(l): Document as recorded under County Clerk's File No. D211047347. ((Document contains a description which includes the subject property, not plottable)

SURVEYOR'S CERTIFICATE

To: BCM Real Estate Investment, LLC & Fidelity National Title Insurance Company, G.F. Number 21110237COM

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7(a), 8, 9, & 14 of Table A thereof. The fieldwork was completed on December 15, 2021.

Date of Plat or Map: **December 16, 2021**

John H. Barton III, RPLS# 6737

STATE OF TEXAS REGISTERED JOHN HOMER BARTON III 6737 PROFESSIONAL LAND SURVEYOR

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcsdfw.com, or call (817) 864-1957.

ALTA/NSPS NOTES

1. Regarding Table "A" Item 2: Property address: "1703 S. Main Street, 1709 S. Main Street, 1715 S. Main Street, 1717 S. Main Street, 1828 S. Main Street, 1716 Bryan Avenue, 1708 Bryan Avenue, 1704 Bryan Avenue" according to Tarrant County Appraisal District and posted on the existing building.
2. Regarding Table "A" Item 14: The northwest corner of the site is the intersection of S. main street and W. Allen Avenue (Laurel Street).
3. **PARKING SUMMARY**

   STRIPED UNMARKED SPACES: 20
   STRIPED HANDICAP-MARKED SPACES: 1

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0305L, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. — DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. — PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. — OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# — DOCUMENT NUMBER
- C.M. — CONTROLLING MONUMENT
- SQ. FT. — SQUARE FEET
- ROW — RIGHT OF WAY
- CRS — CAPPED REBAR SET

LEGEND OF SYMBOLS

- air conditioning unit
- ICV irrigation control valve
- CATV cable tv
- EM electric meter
- fence or guardrail
- FDC fire dept. connection
- FH fire hydrant
- BOL bollard
- AD area drain
- GI grate inlet
- GV gas valve
- GM gas meter
- GWELL gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- TFL tank fill lid
- TPED telephone pedestal
- TSP traffic signal pole
- CO utility clean out
- UCC comm. utility cabinet
- UCE electric utility cabinet
- UVC comm. utility vault
- UVE elect. utility vault
- UVW water utility vault
- UP/SP utility/service pole
- utility sign
- water shutoff
- WV water valve
- well
- WM water meter
- CATV cable tv riser
- ARV air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

ALTA/NSPS LAND TITLE SURVEY

A TRACT SITUATED IN THE
J. BURSSEY SURVEY, ABSTRACT #124
AND LOTS 1-5, LOTS 8 AND 9, AND A PORTION OF LOT 6, BLOCK 2
SAINT HELENA ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

JOB NO.	2021.012.033
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

1701 S. MAIN STREET

FORT WORTH, TEXAS

BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

SHEET:

V01

ALTA/NSPS LAND TITLE SURVEY

Z:\Project Data\Survey\012 - Harris Kocher Smith\2021\033 - 1701 S Main St\Drawings