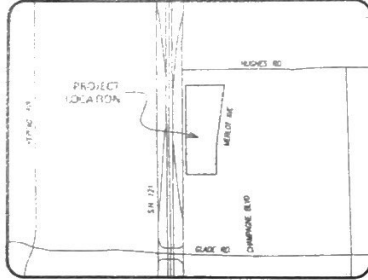


Base of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011)



LOCATION MAP  
1" = 100'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
○	IRON ROD FOUND
○	CAPPED IRON ROD FOUND
○	POWER POLE
○	2" SAN SEWER MANHOLE
○	LIGHT POLE/STANDARD
○	GUY WIRE ANCHOR
○	BOLLARD
○	SHARPOUT
○	HANDICAP PARKING
○	FASE INVOIDANT
○	GAS MARKER
○	GROUND LIGHT
○	GAS METER
○	GAS LINE MARKER
○	FIBROPTIC CABLE MARKER
○	FIRE SPRINKLER CONTROL BOX
○	ELECTRIC BOX
○	ELECTRIC METER
○	IRRIGATION CONTROL VALVE
○	WATER VALVE
○	WATER METER
○	SANITARY SEWER CLEANOUT
○	WOOD FENCE
○	OVERHEAD POWER LINE
○	CONTROL MONUMENT

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
Chicago Title Insurance Company, C.T. No. 4713014705, Effective 9/30/2018	
10(c)	The following items as shown on plat recorded in Cabinet A, Side 2323, Plat Records, Tarrant County, Texas: 1) Ten foot utility easements, 2) Thirty foot building line, 3) Fifteen foot building line, 4) Fifteen foot utility easement, and 5) Fifteen foot sidewalk easement (AFFECTS AS SHOWN)
10(d)	Easement(s) and rights incidental thereto, as granted in a document. Granted to: Texas Power and Light Company Purpose: As provided in said document Recording Date: July 18, 1937 Recording No: in Volume 1349, Page 133, Deed Records, Tarrant County, Texas (DOES NOT AFFECT)
10(e)	Easement(s) and rights incidental thereto, as granted in a document. Granted to: Texas Power and Light Company Purpose: As provided in said document Recording Date: October 14, 1944 Recording No: in Volume 1668, Page 401, Deed Records, Tarrant County, Texas (DOES NOT AFFECT)
10(f)	Easement(s) and rights incidental thereto, as granted in a document. Granted to: Texas Power and Light Company Purpose: As provided in said document Recording Date: September 15, 1938 Recording No: in Volume 3243, Page 875, Deed Records, Tarrant County, Texas (DOES NOT AFFECT)
10(g)	Easement(s) and rights incidental thereto, as granted in a document. Granted to: City of Grapevine Purpose: As provided in said document Recording Date: April 19, 2001 Recording No: in Volume 14837, Page 87, Deed Records, Tarrant County, Texas (AFFECTS AS SHOWN)

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Doss Survey, Abstract No. 440, City of Grapevine, Tarrant County, Texas, the subject tract being all of tract 2 as conveyed to Delaney Family LP according to the deed recorded in Volume 12213, Page 1544 of the Deed Records, Tarrant County, Texas (DRCT) and all of Lot 1, Block 1, Delaney Vineyards, an addition recorded in Cabinet A, Side 2323 of the Plat Records, Tarrant County, Texas (PRCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the intersection of the west line of Merlot Avenue, a 70 foot public right-of-way and the north line of Champagne Boulevard, a 90' foot public right-of-way, also being the southeast corner of Lot 1, Block 1, Delaney Vineyards;

THENCE S 89°29'38" W, 431.20 feet along the north line of Champagne Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the intersection of the north line thereof with the east line of State Highway 121, a variable width right-of-way;

THENCE N 00°30'22" W, 1351.64 feet along the east line of State Highway 121 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of Lot 1, Block 1, Horizon Bank, an addition recorded in Cabinet A, Side 6124 PRCT;

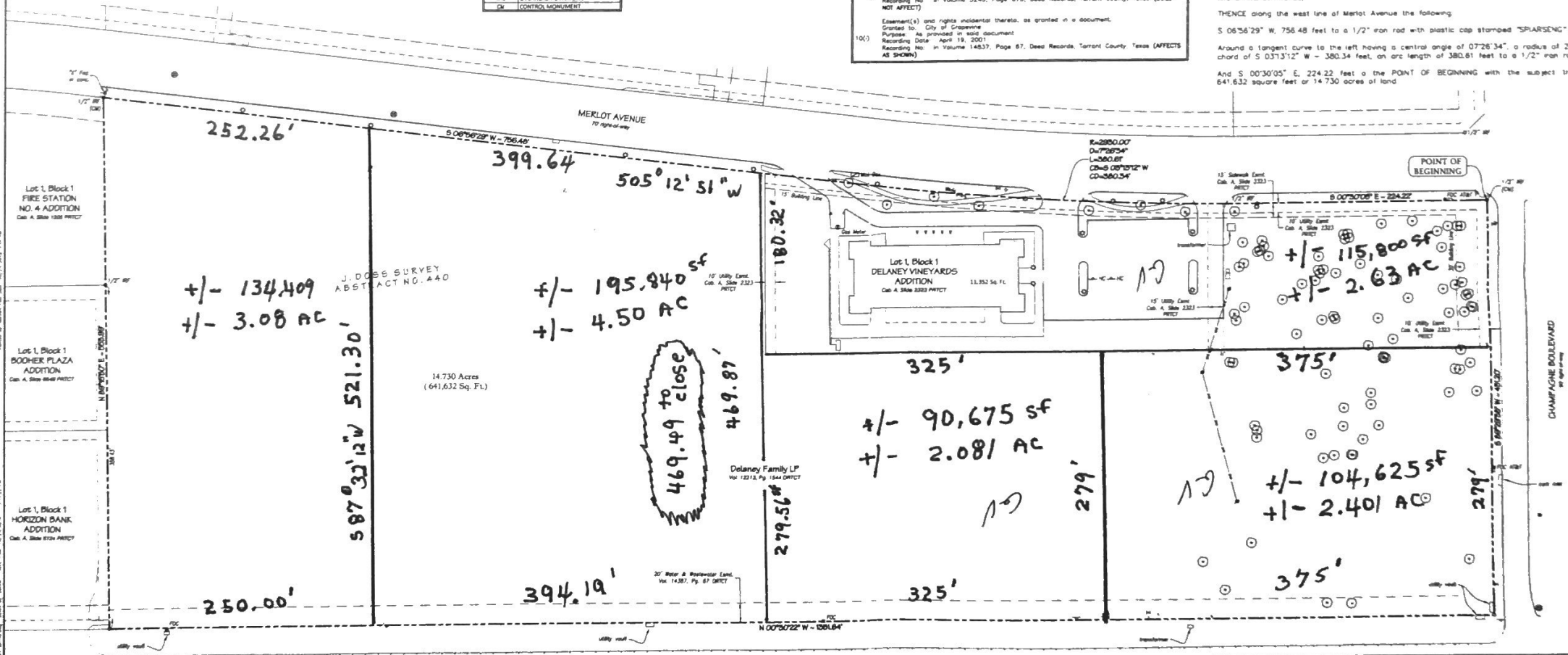
THENCE N 89°15'50" E, passing at 358.43 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block 1, Boomer Plaza, an addition recorded in Cabinet A, Side 6649, and continuing a total distance of 553.99 feet to a 1/2" iron rod found for the southeast corner of Lot 1, Block 1, Fire Station No. 4, an addition recorded in Cabinet A, Side 1205 PRCT, and also being on the west line of Merlot Avenue;

THENCE along the west line of Merlot Avenue the following:

S 06°56'29" W, 756.48 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set.

Around a tangent curve to the left having a central angle of 07°26'34", a radius of 2930.00 feet, a chord of S 03°13'12" W - 380.34 feet, an arc length of 380.61 feet to a 1/2" iron rod found;

And S 00°30'05" E, 224.22 feet to the POINT OF BEGINNING with the subject tract containing 641,632 square feet or 14,730 acres of land.



+/- 134,409  
+/- 3.08 AC

+/- 195,840 SF  
+/- 4.50 AC

+/- 90,675 SF  
+/- 2.081 AC

+/- 104,625 SF  
+/- 2.401 AC

469.49 to close

Not to Scale

ALTA/NPS LAND TITLE SURVEY  
CITY OF GRAPEVINE  
TARRANT COUNTY, TEXAS  
Delaney Vineyards

Title Dates	
Date	10/25/18
Survey	
Scale	1" = 30'
Drawn by	TKB
Checked by	SKB
Sheet	1
of	1

**SURVEYOR'S CERTIFICATE**

To: US Acquisitions, LLC, a Texas limited liability company, Dallas, Texas; LP, a Texas limited partnership, Chicago Title Insurance Company and their respective successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2010 Minimum Standards Detail Requirements for ALTA/NPS Land Title Surveys, which standards are attached to this map or plat and include caption items 1, 2, 3, 4, 5(a), 6, 8, and 11 of Table A therein. The field work was completed on 10/15/2018.

Date of Plat or Map: 10/25/18

Debra A. Brown, 4916 3232

**SPIARS ENGINEERING**

1801 E. 11th St., Suite 100, Ft. Worth, TX 76104  
Tel: 817-335-1111 | Fax: 817-335-1112

LOT 1, BLOCK 1  
TECHNOLOGY PLACE  
CAB. A, SLD. 541  
P.R.T.C.T.

1009 BLUE MOUND ROAD  
PM HIGHWAY 156  
VARIABLE R.O.W. - CONCRETE

DAVID COOK SURVEY  
ABSTRACT NO. 345

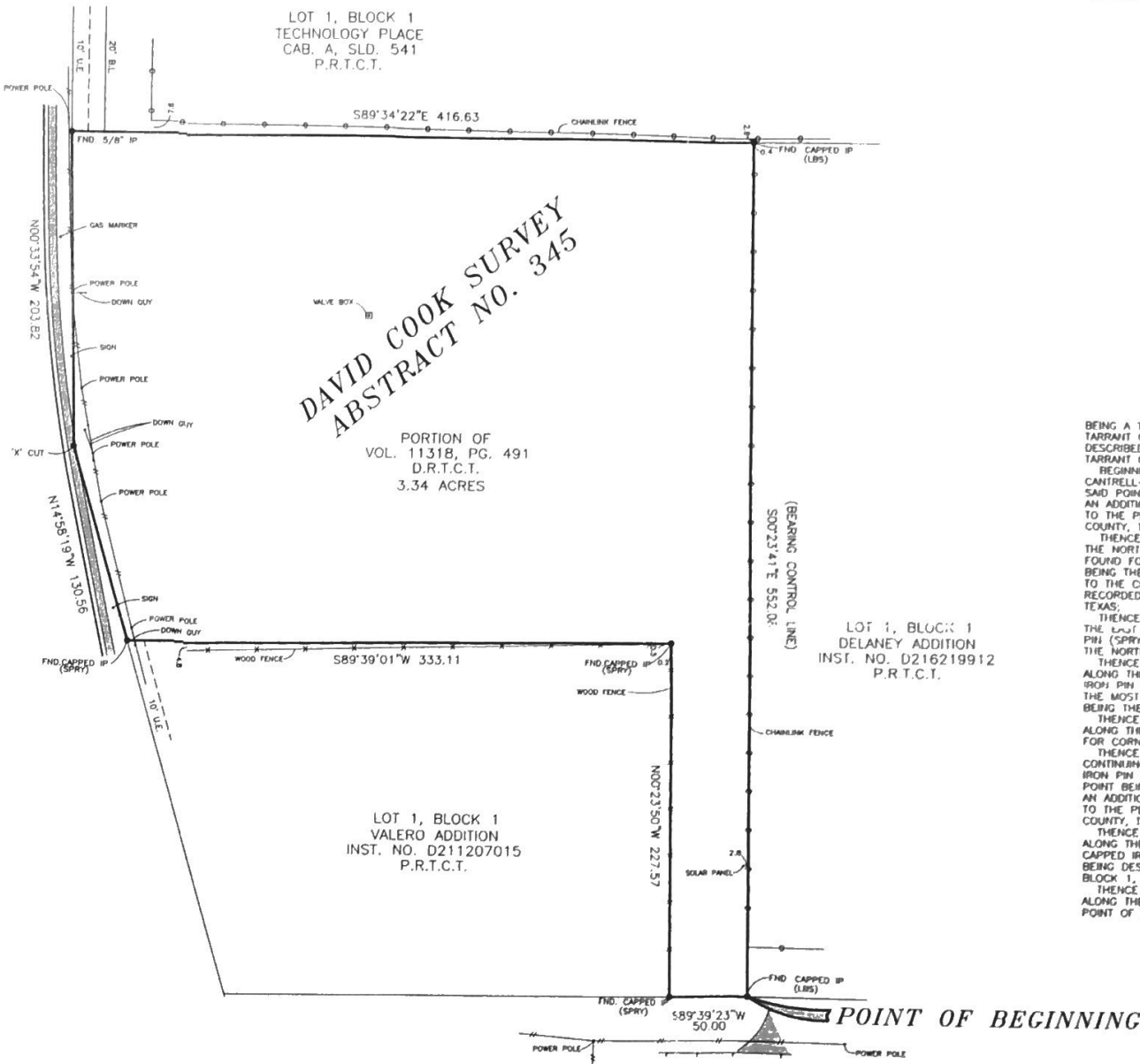
PORTION OF  
VOL. 11318, PG. 491  
D.R.T.C.T.  
3.34 ACRES

LOT 1, BLOCK 1  
DELANEY ADDITION  
INST. NO. D216219912  
P.R.T.C.T.

LOT 1, BLOCK 1  
VALERO ADDITION  
INST. NO. D211207015  
P.R.T.C.T.

BEING A TRACT OF LAND OUT OF THE DAVID COOK SURVEY, ABSTRACT NO. 345, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11318, PAGE 491, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A CAPPED IRON PIN (LBS.3946) FOUND IN THE NORTH LINE OF CANTRELL-SANSOM ROAD FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DELANEY ADDITION, AN ADDITION TO THE CITY OF BLUE MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D216219912, PLAT RECORDS, TARRANT COUNTY, TEXAS;  
THENCE SOUTH 89 DEGREES 39 MINUTES 23 SECONDS WEST 50.00 FEET ALONG THE NORTH LINE OF SAID CANTRELL-SANSOM ROAD TO A CAPPED IRON PIN (SPRY) FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, VALERO ADDITION, AN ADDITION TO THE CITY OF BLUE MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D211207015, PLAT RECORDS, TARRANT COUNTY, TEXAS;  
THENCE NORTH 00 DEGREES 23 MINUTES 50 SECONDS WEST 227.57 FEET ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, VALERO ADDITION TO A CAPPED IRON PIN (SPRY) FOUND FOR CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, VALERO ADDITION;  
THENCE SOUTH 89 DEGREES 39 MINUTES 01 SECONDS WEST 333.11 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, VALERO ADDITION TO A CAPPED IRON PIN (SPRY) FOUND IN THE EAST R.O.W. LINE OF BLUE MOUND ROAD FOR THE MOST WESTERLY SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, VALERO ADDITION;  
THENCE NORTH 14 DEGREES 58 MINUTES 19 SECONDS WEST 130.56 FEET ALONG THE EAST R.O.W. LINE OF BLUE MOUND ROAD TO AN 'X' CUT IN CONCRETE FOR CORNER OF TRACT BEING DESCRIBED;  
THENCE NORTH 00 DEGREES 33 MINUTES 54 SECONDS WEST 203.82 FEET AND CONTINUING ALONG THE EAST R.O.W. LINE OF SAID BLUE MOUND ROAD TO A 5/8" IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, TECHNOLOGY PLACE, AN ADDITION TO THE CITY OF BLUE MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS;  
THENCE SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST 416.63 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, TECHNOLOGY PLACE TO A CAPPED IRON PIN (LBS.3946) FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DELANEY ADDITION;  
THENCE SOUTH 00 DEGREES 23 MINUTES 41 SECONDS EAST 552.08 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, DELANEY ADDITION TO THE POINT OF BEGINNING AND CONTAINING 3.34 ACRES OF LAND, MORE OR LESS

Scale 1" = 50'

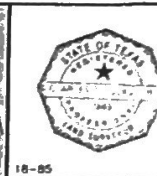


CANTRELL-SANSOM ROAD  
VARIABLE R.O.W. - ASPHALT

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

ORIGINAL COPIES ARE  
SIGNED & SEALED  
IN BLUE

- LEGEND:
- IRON PIN
  - IRON PIPE
  - △ BOIS D'ARC STAKE
  - CONCRETE MONUMENT
  - FENCE
  - POWER LINE
  - TELEPHONE LINE
  - CABLE TELEVISION
  - CONCRETE PAVING
  - ASPHALT PAVING
- STATE REGISTRATION LICENSE No 10111800



LOYD BRANSON SURVEYORS INC.  
CHARLES B. HOOKS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
1028 NORTH SYLVANIA AVENUE  
FT WORTH, TEXAS 76111  
(817) 834-3477

*Charles B. Hooks, Jr.*