10Ab. Easement to Dallas Pacific & South Eastern Railway Company recorded

in Volume 74, Page 449 does not affect the subject tract of land.

revised certification & added easement notes

REVISION

dbr |7-15-1

BY DATE

BEING all that parcel of land in the City of Fort Worth, Denton County, Texas, a part of the Guadalupe Cardinas Survey, Abstract Number 214, and being a part of that called 222.4838 acre tract of land described in deed to MAW River's Edge, L.P. as recorded in Clerk's Document Number 2005-11599, Denton County Deed Records, and being further described as follows:

BEGINNING at a one-half inch capped iron rod found for corner in the east line of said 222.4838 acre tract, said point being the northeast corner of River's Edge, Phase 1, an addition to the City of Fort Worth as recorded in Cabinet X, Page 380, Denton County Plat Records, said point also being in the west line of Lot 1A, Block 1, NISD Harriet Creek Ranch Elementary NO. 14 Addition, an addition to the City of Fort Worth as recorded in Volume 2009, Page 76, Denton County Plat Records;

THENCE along the north line of said River's Edge, Phase 1 as follows:

North 89 degrees 33 minutes 28 seconds West, 169.27 feet to a one—half inch capped iron rod found for corner: North 00 degrees 26 minutes 32 seconds East, 65.00 feet to a one-half inch iron rod set for

North 89 degrees 33 minutes 28 seconds West, 50.00 feet to a one-half inch iron rod found

North 00 degrees 26 minutes 32 seconds East, 110.00 feet to a one—half inch capped iron rod

found for corner North 89 degrees 33 minutes 28 seconds West, 670.00 feet to a one-half inch capped iron

rod found for corner at the northwest corner of said River's Edge, Phase 1, said point being the northeast corner of River's Edge, Phase 2, an addition to the City of Fort Worth as recorded in Cabinet Y, Page 465, Denton County Plat Records;

THENCE along the north line of said River's Edge, Phase 2 as follows:

North 89 degrees 33 minutes 28 seconds West, 984.18 feet to a one-half inch capped iron

Northwesterly, 237.70 feet with a curve to the right having a central angle of 46 degrees 10 minutes 00 seconds, a radius of 295.00 feet, a tangent of 125.73 feet, whose chord bears North 66 degrees 28 minutes 28 seconds West, 231.32 feet to a one-half inch iron rod set for corner; North 43 degrees 23 minutes 29 seconds West. 172.80 feet to a one-half inch iron rod set

South 46 degrees 36 minutes 31 seconds West, 64.86 feet to a one—half inch capped iron rod

Southwesterly, 209.50 feet with a curve to the left having a central angle of 46 degrees 10 minutes 00 seconds, a radius of 260.00 feet, a tangent of 110.81 feet, whose chord bears South 23 degrees 31 minutes 32 seconds West. 203.88 feet to a one-half inch capped iron rod found for

South 00 degrees 26 minutes 32 seconds West, 127.87 feet to a one-half inch capped iron rod found for corner:

North 89 degrees 33 minutes 28 seconds West, 170.00 feet to a one-half inch capped iron rod found for corner;

South 00 degrees 26 minutes 32 seconds West, 24.56 feet to a one-half inch iron rod set for

South 45 degrees 26 minutes 32 seconds West, 14.14 feet to a one-half inch iron rod set for

North 89 degrees 33 minutes 28 seconds West, 150.56 feet to a one-half inch iron rod set for corner at the northwest corner of said River's Edge, Phase 2, said point being in the west line of said 222.4838 acre tract, said point also being in the east line of that tract of land described as Tract 2 conveyed to Aperion Communities LLP, as recorded in Clerk's Document Number 2004-11913, Denton County Deed Records;

THENCE North 00 degrees 26 minutes 15 seconds East, 924.07 feet along the west line of said 222.4838 acre tract and the east line of said Aperion tract to a five-eights inch capped iron rod found for corner, said point being in the south line of that tract of land described to Atchison, Topeka, and Santa Fe Railway Company, now known as the Burlington, Northern and Santa Fe Railway Company (BNSF), as described in the Agreed Judgment entered April 4, 1996 in condemnation cause CV-93-00004-C, Denton County, Texas;

THENCE along the south line of said BNSF tract as described in Agreed Judgment condemnation cause CV-93-00004-C as follows:

North 45 degrees 00 minutes 11 seconds East, 1725.66 feet to a five-eight inch capped iron rod found for corner:

North 44 degrees 59 minutes 48 seconds West, 50.00 feet to a five—eight inch capped iron rod found for corner:

North 45 degrees 00 minutes 12 seconds East, 27.66 feet to a five-eight inch capped iron rod found for corner;

Northeasterly, 1551.76 feet with a curve to the right having a central angle of 15 degrees 43 minutes 24 seconds, a radius of 5654.65 feet, a tangent of 780.79 feet, whose chord bears North 52 degrees 51 minutes 54 seconds East, 1546.90 feet to a five-eights inch capped iron rod found for

South 29 degrees 16 minutes 24 seconds East, 25.00 feet to a five-eight inch capped iron rod found for corner

Northeasterly, 250.78 feet with a curve to the right having a central angle of 02 degrees 33 minutes 08 seconds, a radius of 5629.65 feet, a tangent of 125.41 feet, whose chord bears North 62 degrees 03 minutes 03 seconds East, 250.76 feet to a one-half inch capped iron rod found for corner in the east line of said 222.4838 acre tract, said point being the northwest corner of Lot 20XR, Block 11A, Private Open Space, Replat of Harriet Creek Ranch, Phase 4, an addition to the City of Fort Worth

THENCE South 00 degrees 02 minutes 17 seconds West, 596.39 feet to a one-half inch capped iron rod found for corner in the west line of Lot 42R, Block 1, Replat of Harriet Creek Ranch Phase 3, an addition to the City of Fort Worth as recorded in Cabinet W, Page 286, Denton County Plat Records;

THENCE South 00 degrees 18 minutes 33 seconds West, 1412.54 feet to a one-half inch iron rod set at the southwest corner of Cowboy Trail (a 60 foot right-of-way) as dedicated by plat Harriet Creek Ranch Phase 3, an addition to the City of Fort Worth as recorded in Cabinet V, Page 618, Denton County Plat Records, said point also being the northwest corner of Lot 22, Block 16, Park Space, Harriet Creek Ranch Phase 1, an addition to the City of Fort Worth as recorded in Cabinet U, Page 293, Denton County Plat Records;

THENCE South 00 degrees 18 minutes 33 seconds West, 470.95 feet to a five-eights inch capped iron rod found at the southwest corner of said Lot 22, Block 16, Park Space, said point being the northwest corner of said Lot 1A, Block 1;

THENCE South 00 degrees 21 minutes 31 seconds West, 764.85 feet along the west line of said Lot 1A, Block 1 to the POINT OF BEGINNING and containing 5,500,300 square feet or 126.270 acres of

SURVEY CERTIFICATION

TO: MAW River's Edge, L.P., PRV Technologies, Inc., Fidelity National Title Insurance Company and Fidelity National Title Agency, Inc.

This map and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of January, 2010 and this survey substantially complies with the current Texas Society of Professional Surveyors Standards for a Category 1A Condition II Survey.

Dan B. Ramsey, R.P.L.S./No.4172

www.bipartners.com

DAN B. RAMSEY 4172

BOUNDARY SURVEY-126.270 ACRES

GUADALUPE CARDINAS SURVEY-ABSTRACT 214

City of Fort Worth, Denton County, Texas

13, 2010

MAT02

1 OF 1