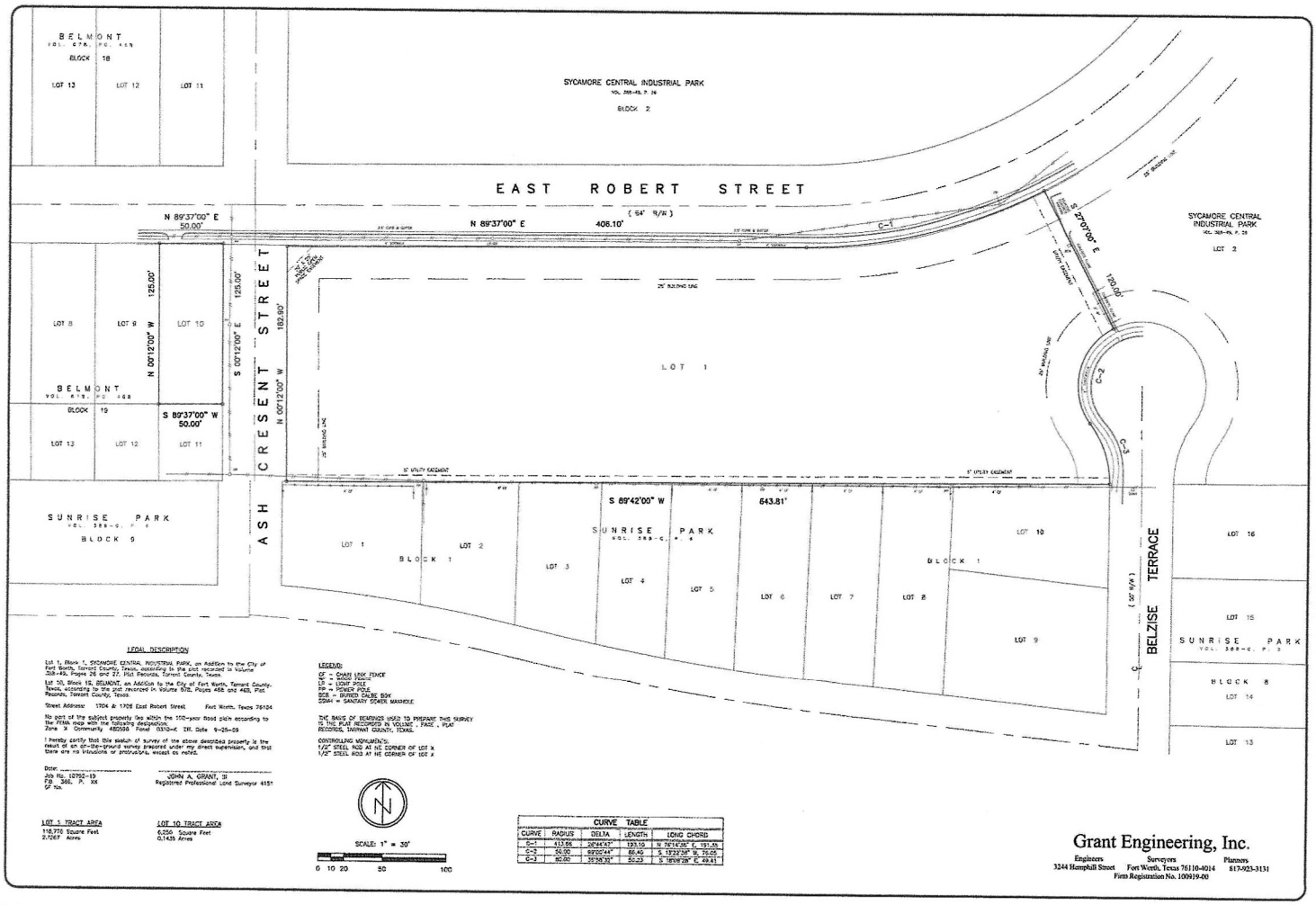

LEGAL DESCRIPTION

Lot 1, Block 1, SYCAMORE CENTRAL INDUSTRIAL PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Pages 26 and 27, Plat Records, Tarrant County, Texas.

Lot 10, Block 19, BELMONT, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 876, Pages 468 and 469, Plat Records, Tarrant County, Texas.

Street Address: 1704 & 1708 East Robert Street Fort Worth, Texas 76104

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation.
Zone X Community 480596 Panel 0310-K Eff. Date 9-25-09

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no encroachments or protrusions, except as noted.

Date: _____
Job No. 12752-19
Fld Bk. 366, P. XX
SP No.

JOHN A. GRANT, III
Registered Professional Land Surveyor 4151

LOT 1 TRACT AREA
118,770 Square Feet
2.7267 Acres

LOT 10 TRACT AREA
6,250 Square Feet
0.1435 Acres

LEGEND:
CF = CHAIN LINK FENCE
WF = WOOD FENCE
LP = LIGHT POLE
PP = POWER POLE
BCM = BURIED CABLE BOX
SSMH = SANITARY SEWER MANHOLE

THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS THE PLAT RECORDED IN VOLUME , PAGE , PLAT RECORDS, TARRANT COUNTY, TEXAS.

CONTROLLING MONUMENTS:
1/2" STEEL ROD AT NE CORNER OF LOT X
1/2" STEEL ROD AT NE CORNER OF LOT X

SCALE: 1" = 30'

0 10 20 50 100

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C-1	413.66	32°44'47"	193.10	N 76°14'26" E, 191.35
C-2	50.00	69°00'44"	60.40	S 13°22'38" W, 76.05
C-3	50.00	35°38'33"	30.23	S 18°08'28" E, 49.61

Grant Engineering, Inc.

Engineers
3244 Hemphill Street

Surveyors
Fort Worth, Texas 76110-4014
Firm Registration No. 100919-00

Planners
817-923-3131