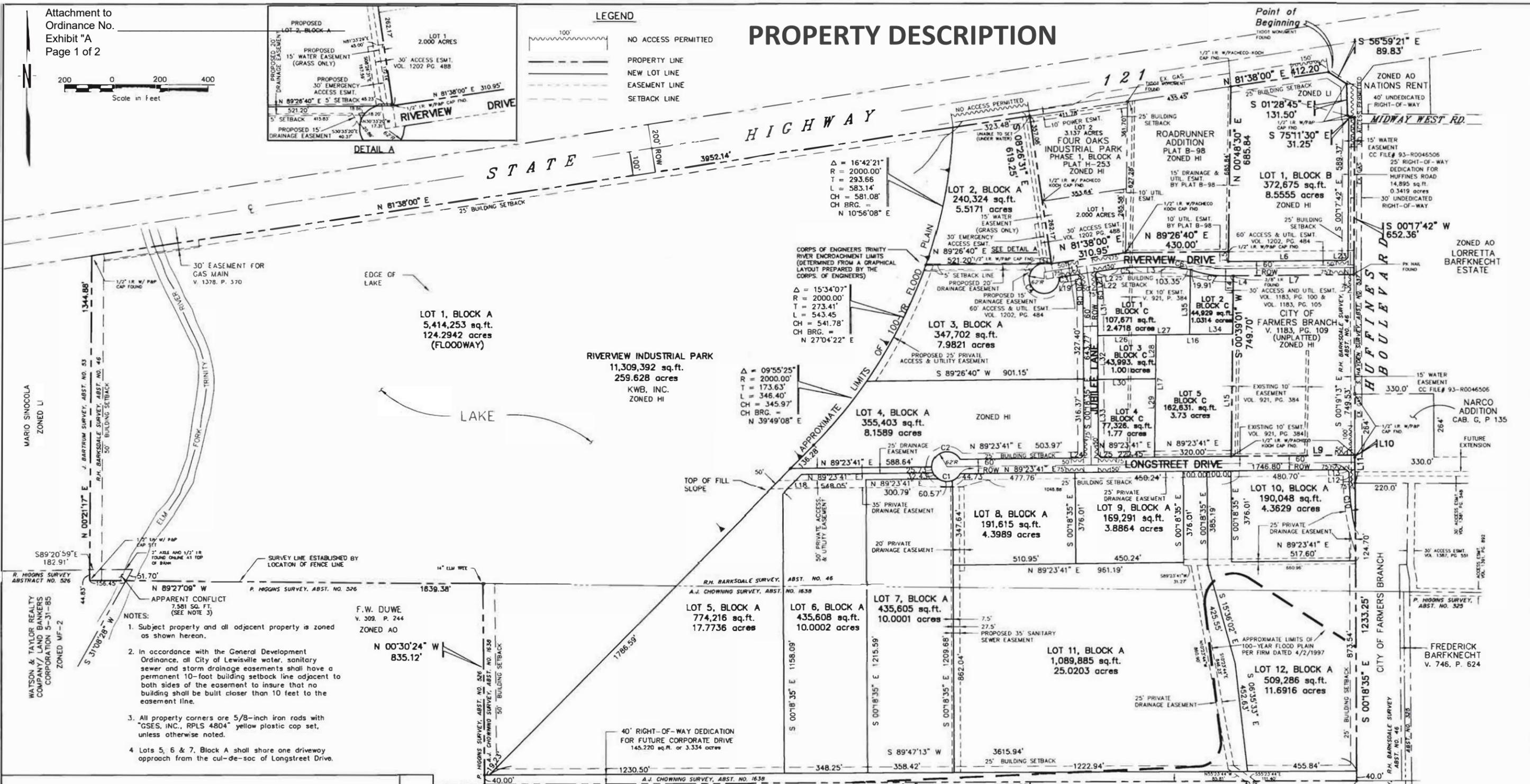


LEGEND

- NO ACCESS PERMITTED
- PROPERTY LINE
- NEW LOT LINE
- EASEMENT LINE
- SETBACK LINE

PROPERTY DESCRIPTION



- NOTES:
- Subject property and all adjacent property is zoned as shown herein.
 - In accordance with the General Development Ordinance, all City of Lewisville water, sanitary sewer and storm drainage easements shall have a permanent 10-foot building setback line adjacent to both sides of the easement to insure that no building shall be built closer than 10 feet to the easement line.
 - All property corners are 5/8-inch iron rods with "GSES, INC., RPLS 4804" yellow plastic cap set, unless otherwise noted.
 - Lots 5, 6 & 7, Block A shall share one driveway approach from the cul-de-sac of Longstreet Drive.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 81°38'00" E	68.52'
L2	N 81°38'00" E	88.41'
L3	N 89°26'40" E	129.61'
L4	S 89°23'41" W	20.43'
L5	S 00°48'30" W	40.52'
L6	S 89°23'41" W	487.16'
L7	S 89°23'41" W	502.60'
L8	S 00°39'01" W	749.70'
L9	N 89°23'41" E	505.30'
L10	S 00°19'13" E	10.00'
L11	S 00°25'18" E	106.29'
L12	S 00°36'19" E	38.00'
L13	S 45°36'19" E	16.97'
L14	S 00°39'01" W	241.35'
L15	S 00°39'01" W	508.35'
L16	N 89°23'41" E	320.00'
L17	N 00°39'01" E	508.35'
L18	N 44°46'50" E	14.07'
L19	S 53°22'00" E	16.97'
L20	S 08°22'00" E	38.00'

CITY OF FARMERS BRANCH ZONED AO

LINE TABLE

LINE	BEARING	LENGTH
L21	S 08°22'00" E	38.00'
L22	N 36°38'00" E	16.47'
L23	S 44°50'41" W	16.84'
L24	N 44°32'33" W	16.93'
L25	S 45°27'27" E	17.01'
L26	N 89°23'41" E	243.02'
L27	N 89°23'41" E	382.98'
L28	S 00°39'01" W	182.21'
L29	S 00°39'01" W	326.14'
L30	N 89°23'41" E	239.97'
L31	S 00°25'18" E	147.16'
L32	S 00°18'35" E	182.17'
L33	S 00°18'35" E	314.00'
L34	N 89°23'41" E	180.04'
L35	S 00°39'01" W	268.73'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	151°03'41"	62.00	240.27	163.46	120.07	S 76°08'10" E
C2	151°03'41"	62.00	240.27	163.46	120.07	S 74°55'32" W
C3	79°46'59"	10.00	8.36	13.92	12.83	S 41°44'35" W
C4	267°35'33"	62.00	64.66	289.56	89.50	S 44°21'05" E
C5	07°48'40"	500.00	34.14	68.16	68.11	S 85°32'20" W
C6	17°39'23"	400.00	62.12	123.26	122.78	N 81°43'39" W
C7	17°42'22"	460.00	71.65	142.15	141.59	S 81°45'08" E
C8	08°03'25"	420.00	29.58	59.06	59.01	N 04°20'18" W
C9	08°03'25"	480.00	33.80	67.50	67.44	N 04°20'18" W
C10	13°22'43"	870.00	102.04	203.14	202.68	S 07°17'40" E

FINAL PLAT OF RIVERVIEW INDUSTRIAL PARK LOTS 1-12, BLOCK A, LOT 1, BLOCK B AND LOTS 1-5, BLOCK C 259.628 ACRE TRACT

ZONED "HI" AND "U" OUT OF THE R. H. BARKSDALE SURVEY AND ABSTRACT NO. 48 A.J. CHOWNING SURVEY AND ABSTRACT NO. 1638 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Gonzalez & Schneeberg engineers - surveyors

8500 Greenville Avenue Suite 685, Dallas, Texas 75208 (214) 891-1680 Fax: (214) 891-1637

SCALE: 1" = 200' DATE: NOVEMBER, 2000 PROJ. NO.: 3117-00-03-10 DWG. NO.: 3117-FINAL/DWG

Filed for Record in: DENTON COUNTY, TX CYNTHIA MITCHELL, COUNTY CLERK

On Feb 13 2001 At 9:04am

Receipt #: 6745 Recording: 78.00 Doc/Inst: 6.00 Doc/Inst: 2001-00012731 Doc/Type: PLA Deputy - Jennifer

WHEREAS, KWB, INC. is the owner of a 259,628 acre tract of land out of the R. H. Barksdale Survey, Abstract No. 46, and the A. J. Chowning Survey, Abstract No. 1638, in the City of Lewisville, Denton County, Texas; said tract being comprised of a 125,867 acre tract of land conveyed to KWB, INC. by deed recorded in Volume 3124, Page 559, Deed Records, Denton County, Texas and a 133,7608 acre tract of land conveyed to KWB, INC. by deed recorded in Volume 3405, Page 485, Deed Records, Denton County, Texas; said 259,628 acre tract being more particularly described as follows:

BEGINNING, at a Texas State Department of Highways and Public Transportation Monument Found at the west end of a right-of-way corner clip at the intersection of the south right-of-way line of State Highway 121 (200 foot right-of-way) and the west right of way line of Huffines Boulevard (variable width right-of-way),

THENCE, South 56 degrees, 59 minutes, 21 seconds East, with said right-of-way corner clip, a distance of 89.83 feet to a 1/2-inch iron rod with "Powell B Powell" cap found for corner of the east end of said corner clip;

THENCE, South 01 degrees, 28 minutes, 45 seconds East, with said west right-of-way line of Huffines Boulevard, a distance of 131.50 feet to a 1/2-inch iron rod with "Powell B Powell" cap found for corner;

THENCE, South 75 degrees, 11 minutes, 30 seconds East, a distance of 31.25 feet to a 1/2-inch iron rod with "Powell B Powell" cap found for corner; said point being in the common survey line between the referenced Barksdale Survey and the S. Hayden Survey, Abstract No. 537; said point also being in the west line of Huffines Boulevard 130 foot undedicated right-of-way of this point;

THENCE, South 00 degrees, 17 minutes, 42 seconds West, with said common survey line, at a distance of 25.36 feet passing the northwest corner of a tract of land described in deed from Lemelo Barthnecht to C. W. Foote recorded in Volume 1307, Page 739, Denton County Deed Records, continuing with said common survey line and the west line of said C. W. Foote tract, in all, a distance of 65236 feet to a "PK" nail with shiner found for corner; said point being the northeast corner of a tract of land described in deed to the City of Farmers Branch, recorded in Volume 1183, Page 109, Denton County, Deed Records;

THENCE, South 89 degrees, 23 minutes, 41 seconds West, with the north line of said City of Farmers Branch tract, a distance of 502.60 feet to a 3/8-inch iron rod found for corner at the northwest corner of said City of Farmers Branch tract;

THENCE, South 00 degrees 39 minutes 01 seconds West, with a west line of said City of Farmers Branch tract, a distance of 749.70 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner of the southwest corner of said City of Farmers Branch tract;

THENCE, North 89 degrees, 23 minutes, 41 seconds East, with the south line of said City of Farmers Branch tract, a distance of 545.30 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner of the southeast corner of said City of Farmers Branch tract; said point being in said common survey line; said point also being in the west line of the Narco Addition, an addition to Denton County, Texas, as recorded in Cabinet 6, Page 135 Denton County Plat Records;

THENCE, South 00 degrees, 19 minutes, 13 seconds East, with said west line of the Narco Addition, and said common survey line, a distance of 10.00 feet to a 1/2-inch iron rod with "Powell B Powell" cap found at an angle point of the southwest corners of said Narco Addition;

THENCE, South 00 degrees, 25 minutes, 18 seconds E, continuing with said common survey line, a distance of 106.29 feet to a 1/2-inch iron rod with "Powell B Powell" cap found for corner of the northernmost northwest corner of a tract of land described in deed to the Town of Highland Park, recorded in Volume 551, Page 136, Denton County Deed Records;

THENCE, South 00 degrees, 18 minutes, 35 seconds East, with a west line of said Town of Highland Park tract, and continuing with said survey line, passing the southeast corner of said Barksdale Survey and the southwest corner of said Hayden survey, and the north line of the referenced Chowning Survey, in all a distance of 1,233.25 feet to a 5/8-inch iron rod found at an interior corner of said Town of Highland Park tract; said point being in the south line of said Chowning Survey and the north line of the P. O' Leary Survey, Abstract No. 974;

THENCE, South 89 degrees, 47 minutes, 13 seconds West, with a north line of said Town of Highland Park tract and said common survey line, a distance of 3,635.03 feet to a 1/2-inch iron rod found for corner in the east line of a tract of land described in deed to F. W. Duwe recorded in Volume 309, Page 244 Denton County Deed Records, said point being the southwest corner of said Chowning survey and the northwest corner of said O' Leary survey, said point being in the east line of the P. Higgins Survey, Abstract No. 526;

THENCE, North 00 degrees, 30 minutes, 24 seconds West, with said common survey line and said east line of the Duwe tract, a distance of 835.12 feet to a 1/4-inch Elm found at the northwest corner of said Chowning Survey, the northeast corner of said Duwe tract;

THENCE, North 89 degrees 27 minutes 09 seconds West, generally along the line of a fence, with the north line of said F. W. Duwe tract, and with the common line between said P. Higgins Survey, and said R.H. Barksdale Survey, a distance of 1639.38 feet to a 1/2-inch iron rod with "Powell B Powell" cap found for corner; said point being the southeast corner of said J. Bartrum Survey, as defined by the line of said fence;

THENCE, North 00 degrees 21 minutes 17 seconds East, generally along the line of a fence, with the west line of said R. H. Barksdale Survey and the east line of said J. Bartrum Survey, and with the east line of said Watson B Taylor Realty Company Trustee tract, a distance of 1344.88 feet to a 1/2-inch iron rod with "Powell B Powell" cap found for corner on said south right-of-way line of State Highway 121;

THENCE, North 81 degrees 38 minutes 00 seconds East, with said south right-of-way line of State Highway 121, a distance of 3952.14 feet to a point for the northwest corner of Four Oaks Industrial Park, Phase 1, an addition to the City of Lewisville, Texas, according to the plat recorded in Plat Book H-253, Plat Records, Denton County, Texas;

THENCE, South 08 degrees 26 minutes 31 seconds East, with the west line of said Four Oaks Industrial Park, a distance of 619.25 feet to a 1/2-inch iron rod with "Powell B Powell" cap found for corner of the southwest corner of said Four Oaks Industrial Park;

THENCE, North 81 degrees 38 minutes 00 seconds East, with the south line of said Four Oaks Industrial Park, a distance of 310.95 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner of the southeast corner of said Four Oaks Industrial Park and the southwest corner of the Roodrunner Addition, an addition to the City of Lewisville, as recorded in Plat Book B-98, Plat Records, Denton County, Texas;

THENCE, North 89 degrees 26 minutes 40 seconds East, with the south line of said Roodrunner Addition, a distance of 430.00 feet to a 1/2-inch iron rod with "Powell B Powell" cap found for the southeast corner of said Roodrunner Addition;

THENCE, North 00 degrees, 48 minutes, 30 seconds East, with the east line of said Roodrunner Addition, a distance of 685.84 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point being in said south right-of-way line of State Highway 121;

THENCE, North 81 degrees, 38 minutes 00 seconds East, with said south line of State Highway 121, a distance of 412.20 feet to the POINT OF BEGINNING.

CONTAINING, 11,309,392 square feet, or 259,628 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KWB, INC., through the undersigned authority, does hereby adopt this plat designating the herein above described property as RIVERVIEW INDUSTRIAL PARK, LOTS 1-12, BLOCK A, LOT 1, BLOCK B and LOTS 1-5, BLOCK C, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon; and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinbefore, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

Michael H. Vaughn
by KWB, INC.

MICHAEL H. VAUGHN, Chief Financial Officer

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Michael H. Vaughn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of said company for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS our hand and seal of office this 2nd day of February, 2001.

Notary Public in and for the State of Texas
My commission expires: 3-11-2001

SURVEYORS CERTIFICATE

I, Robert W. Schneeberg, a Registered Professional Surveyor, of the State of Texas, having plotted the subdivision as shown hereon from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made under my supervision.

Robert W. Schneeberg
Registered Professional Land Surveyor No. 4804



All Variances (if any) from the General Development Ordinance Approved by City Council.

Bryan L. Webb, Chairman
Date 02-06-2001
Planning & Zoning Commission, City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the RIVERVIEW INDUSTRIAL PARK to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 6th day of FEB, 2001, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness by hand this 9th day of February 2001.

Marilyn Hendrix
Marilyn Hendrix, City Secretary
TRMC/CMC
City of Lewisville, Texas

FINAL PLAT OF LOTS 1-12, BLOCK A, LOT 1, BLOCK B AND LOTS 1-5, BLOCK C RIVERVIEW INDUSTRIAL PARK 259.628 ACRE TRACT ZONED "H1" AND "L1" OUT OF THE R. H. BARKSDALE SURVEY AND ABSTRACT NO. 48 A.J. CHOWNING SURVEY AND ABSTRACT NO. 1638 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER: KWB, INC. c/o MR. MICHAEL H. VAUGHN 20 EAST 5TH STREET, SUITE 1100 TULSA, OKLAHOMA 74103

Gonzalez & Schneeberg engineers - surveyors 8500 Greenville Avenue Suite 888, Dallas, Texas 75208 (214) 801-1480 Fax: (214) 891-1437

Table with recording information: Filed for Record in Denton County, TX; On Feb 13 2001; Receipt #: 6745; Recording #: 78; Doc/Mgmt #: 6; Doc/Map #: 2001-0012731; Doc/Type: PLA; Deputy: Jennifer