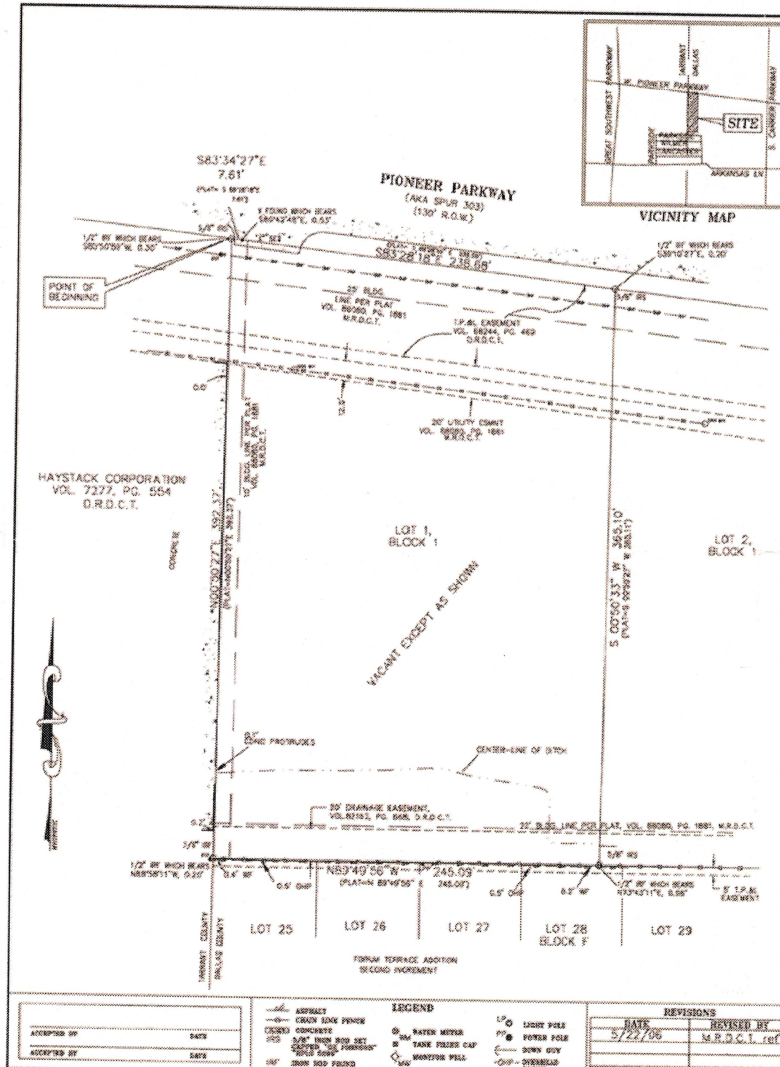


SURVEY - TRACT 2

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TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that persons under my direction have, this date, made an on-the-ground survey of the property located at: 3201 PIONEER PARKWAY in the City of Grand Prairie, Dallas County, Texas, said property more completely described as follows:

BEING A TRACT OF LAND SITUATED IN THE W. FRUIT SURVEY, ABSTRACT NO. 1727, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.678 ACRES TRACT OF LAND CONVEYED TO JAMES WEEMS BY DEED RECORDED IN VOLUME 8420A, PAGE 4631, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING NOW KNOWN AS LOT 1, BLOCK 1 OF THE WEEMS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86009, PAGE 1601, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEEMS ADDITION, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE HAYSTACK CORPORATION BY DEED RECORDED IN VOLUME 7277, PAGE 554, D.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID WEEMS ADDITION, AND LYING ON THE SOUTH R.O.W. LINE OF PIONEER PARKWAY, AKA SPUR 303, A 120' R.O.W., A 4-8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "GE JOHNSON RPLS 5290" (TYPICAL JOHNSON CAPPED ROD) FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 80°50'59" W, 0.30';

THENCE, WITH THE SOUTH R.O.W. OF PIONEER PARKWAY, SOUTH 85° 34' 27" EAST 5.61 FEET TO AN "X" CUT FOUND IN CONCRETE, FROM WHICH AN "X" CUT FOUND IN CONCRETE BEARS S 89°42'48" E, 0.53';

THENCE, CONTINUING WITH SAID R.O.W., SOUTH 85° 08' 18" EAST, 234.69 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID WEEMS ADDITION, AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A TYPICAL JOHNSON CAPPED ROD FOUND FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 39°10'27" E, 0.30';

THENCE SOUTH 09° 55' 33" WEST, DEPARTING SAID R.O.W., AND WITH THE WEST LINE OF LOT 2, BLOCK 1, 365.10 FEET TO THE NORTH LINE OF FORUM TERRACE, AND ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80018, PAGE 1943, P.R.D.C.T., A TYPICAL JOHNSON CAPPED ROD FOUND FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 70°45'11" E, 0.66';

THENCE NORTH 09° 49' 40" WEST, WITH THE NORTH LINE OF SAID FORUM TERRACE ADDITION, 245.09 FEET TO THE SOUTHWEST CORNER OF SAID WEEMS ADDITION, THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, AND THE SOUTHEAST CORNER OF SAID HAYSTACK CORPORATION TRACT, A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 09° 50' 27" EAST (BASES OF BEARINGS), DEPARTING SAID FORUM TERRACE ADDITION, AND WITH THE EAST LINE OF SAID HAYSTACK CORPORATION TRACT, 382.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.1308 ACRES OR 92,819.31 SQUARE FEET OF LAND.

I, Gary E. Johnson, Texas Registered Professional Land Surveyor No. 5290, do hereby certify to Bank of the Ozarks, Hong Kail, Millennium Realty Investors, Inc., First American Title Insurance Company, and Republic Title of Texas, Inc., its undersigned, and parties insured under C.F. No. 06092560514, that the survey plat hereon: a) is in accordance with the T.S.P.S. Standards and Specifications for a Category 1A, Condition 1 Land Title Survey; b) was prepared from an actual on-the-ground survey of the real property shown hereon; c) was conducted by me and under my supervision; d) all measurements shown hereon actually exist and the location and materials are correctly shown; e) except as shown hereon, there are no encroachments onto the property or prelates therefrom; there are no improvements on the property, there are no visible easements or right-of-ways, and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; f) there are no improvements on the property other than shown; g) the distance to the nearest intersecting street is shown; h) the property has access to a public roadway; i) all recorded easements and other exceptions as shown on the referenced Commitment for Title Insurance have been plotted or addressed hereon; j) shows all platted setbacks lines; k) shows the boundary dimensions and other details and are true and correct; l) the property is not located in a 100 year flood plain or in an identified flood prone area as reflected on the F.E.M.A. Flood Insurance Rate Map for Dallas County, Texas, Map No. 48150C435K, dated 05/16/05, The Property lies in Zone "X", m) the street address of the property is 3201 W. Pioneer Frey.

GARY E. JOHNSON, R.P.L.S., No. 5290
DATE 05/22/06

- 1.) THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
- a.) 7' PA & CO. EASEMENT VOL. 88244, PG. 489 AND AS SHOWN ON PLAT (SHOWN), R.P.R.D.C.T.
 - b.) EASEMENT TO CITY OF GRAND PRAIRIE, VOL. 81162, PG. 688, R.P.R.D.C.T., AND AS SHOWN ON PLAT (SHOWN)
 - c.) EASEMENT TO CITY OF GRAND PRAIRIE, VOL. 81162, PG. 688, R.P.R.D.C.T., AND AS SHOWN ON PLAT (SHOWN)
 - d.) TERMS AND CONDITIONS CONTAINED IN LETTER AGREEMENT TO THE CITY OF GRAND PRAIRIE, TEXAS, VOL. 88162, PG. 1554, R.P.R.D.C.T.
 - e.) TERMS AND PROVISIONS CONTAINED IN DEEDS, VOL. 88259, PG. 317, R.P.R.D.C.T.

JOHNSON LAND SURVEYING
10156 SHADYVIEW DRIVE
DALLAS, TEXAS 75238
PHONE: (214) 536-9853
FAX: (214) 342-1776

TITLE SURVEY

LOT 1, BLOCK 1

WEEMS ADDITION

CITY OF GRAND PRAIRIE,

DALLAS COUNTY, TEXAS

SCALE	DATE	JOB NAME	C.F. NO.	DRAWN
1"=40'	05/12/06	PIONEER	06092560514	dl