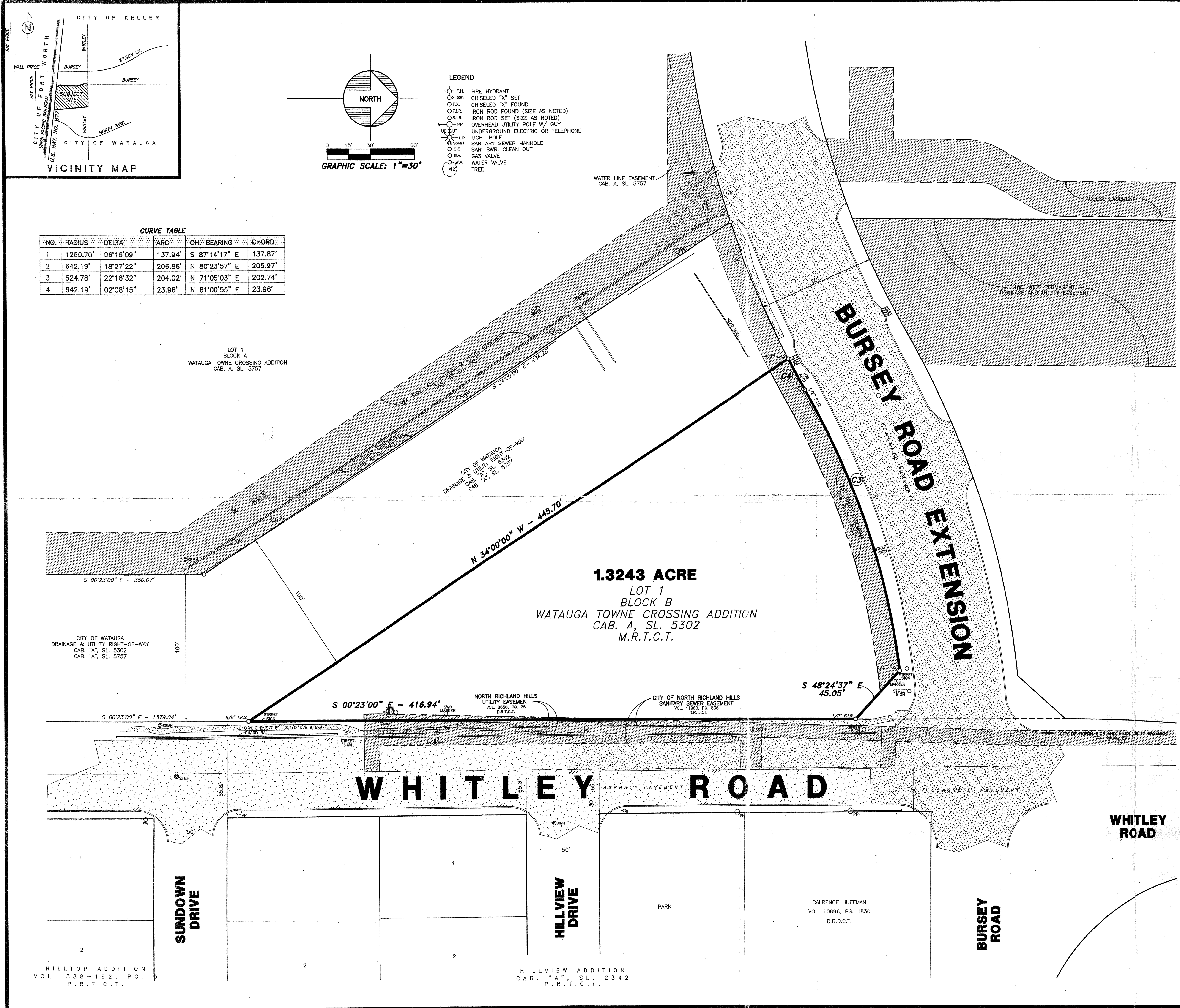


- LEGEND**
- F.H. FIRE HYDRANT
 - X SET CHISELED "X" SET
 - X FOUND CHISELED "X" FOUND
 - O.F.R. IRON ROD FOUND (SIZE AS NOTED)
 - O.B.R. IRON ROD SET (SIZE AS NOTED)
 - PP OVERHEAD UTILITY POLE W/ GUY
 - UE UNDERGROUND ELECTRIC OR TELEPHONE
 - LP LIGHT POLE
 - SMH SANITARY SEWER MANHOLE
 - SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - TREE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
1	1280.70'	06°16'09"	137.94'	S 87°14'17" E	137.87'
2	642.19'	18°27'22"	206.86'	N 80°23'57" E	205.97'
3	524.78'	22°16'32"	204.02'	N 71°05'03" E	202.74'
4	642.19'	02°08'15"	23.96'	N 61°00'55" E	23.96'

LOT 1
BLOCK A
WATAUGA TOWNE CROSSING ADDITION
CAB. A, SL. 5757



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING PROPERTY DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF WATAUGA, TARRANT COUNTY, TEXAS AND BEING KNOWN AS LOT 1, BLOCK B OF WATAUGA TOWNE CROSSING ADDITION, AN ADDITION TO THE CITY OF WATAUGA, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN CABINET A, SLIDE 5302 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND CONTAINING 1.3243 ACRES OF LAND, MORE OR LESS.

- NOTES:**
- The survey shown hereon was prepared with benefit of Commonwealth Land Title Insurance Company - Commitment For Title Insurance OF No. 2228002155, effective date September 7, 2007; and according to Items in Schedule B, "Exceptions From Coverage", the Property is subject to the following:
- Easement executed by J.R. White and Evalena White, to Texas Electric Service Company, dated October 11, 1938, recorded in/under Volume 1296, Page 114 of the Real Property Records of Tarrant County, Texas. (No evidence found for this easement on the ground)
 - Easement executed by M.A. Blubaugh, to the City of North Richland Hills, dated July 7, 1986, recorded in/under Volume 8658, Page 25 of the Real Property Records of Tarrant County, Texas. (As shown on survey)
 - Sanitary Sewer Easement executed by Federal Deposit Insurance Corporation, to the City of North Richland Hills, dated March 29, 1995, recorded in/under Volume 11890, Page 538 of the Real Property Records of Tarrant County, Texas and as shown on plat recorded in Cabinet A, Slide 5302, of the Plat Records of Tarrant County, Texas. (Lies within Whitley Road as shown on survey)
 - Terms, conditions, and stipulations contained in Operation and Easement Agreement dated June 30, 1999, recorded in/under Volume 13895, Page 197, of the Real Property Records of Tarrant County, Texas.
 - Terms, conditions and stipulations contained in Assumption and Acknowledgment Agreement dated June 30, 1999, recorded in/under Volume 13895, Page 185 of the Real Property Records of Tarrant County, Texas.
 - Utility Easement on width along the North property line as shown on plat recorded in Cabinet A, Slide 5302 of the map Records of Tarrant County, Texas. (As shown on survey)

CERTIFICATION

To: Today Realty Advisors, Watauga Towne Crossing, L.P. and Commonwealth Land Title Insurance Company;

I hereby certify that on the 5th day of October, 2007:

- this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and area of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof;
- except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, or (ii) conflicts or protrusions;
- adequate ingress to and egress from the subject property is provided by Bursey Road Extension and Whitley Road, the same being a paved, dedicated public right of way maintained by the City of Watauga;
- all platted building set back lines on the subject property are located as shown hereon or noted hereon;
- no part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water; and
- this boundary survey (i) substantially conforms to the current standards promulgated by the Texas Board of Professional Land Surveying (ii) conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey; and (iii) is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1997 and meets the accuracy requirements of an Urban Survey, with accuracy and precision tolerance requirements of the state in which the subject property is located.
- improvements located on the subject property are as shown hereon.

David Petree
Registered Professional Land Surveyor No. 1890

ALTA/ACSM LAND TITLE SURVEY

1.3243 ACRE

LOT 1 - BLOCK B

WATAUGA TOWNE CROSSING ADDITION

CITY OF WATAUGA, TARRANT COUNTY, TEXAS

BY: DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890
DALLAS, TEXAS 75229
(214) 358-4500

DATE: OCTOBER 05, 2007
SCALE: 1" = 30'

HILLTOP ADDITION
VOL. 388-192, PG. 5
P.R.T.C.T.

HILLVIEW ADDITION
CAB. "A", SL. 2342
P.R.T.C.T.

CALRENCE HUFFMAN
VOL. 10896, PG. 1830
D.R.D.C.T.

BURSEY LOT 1 BLK B