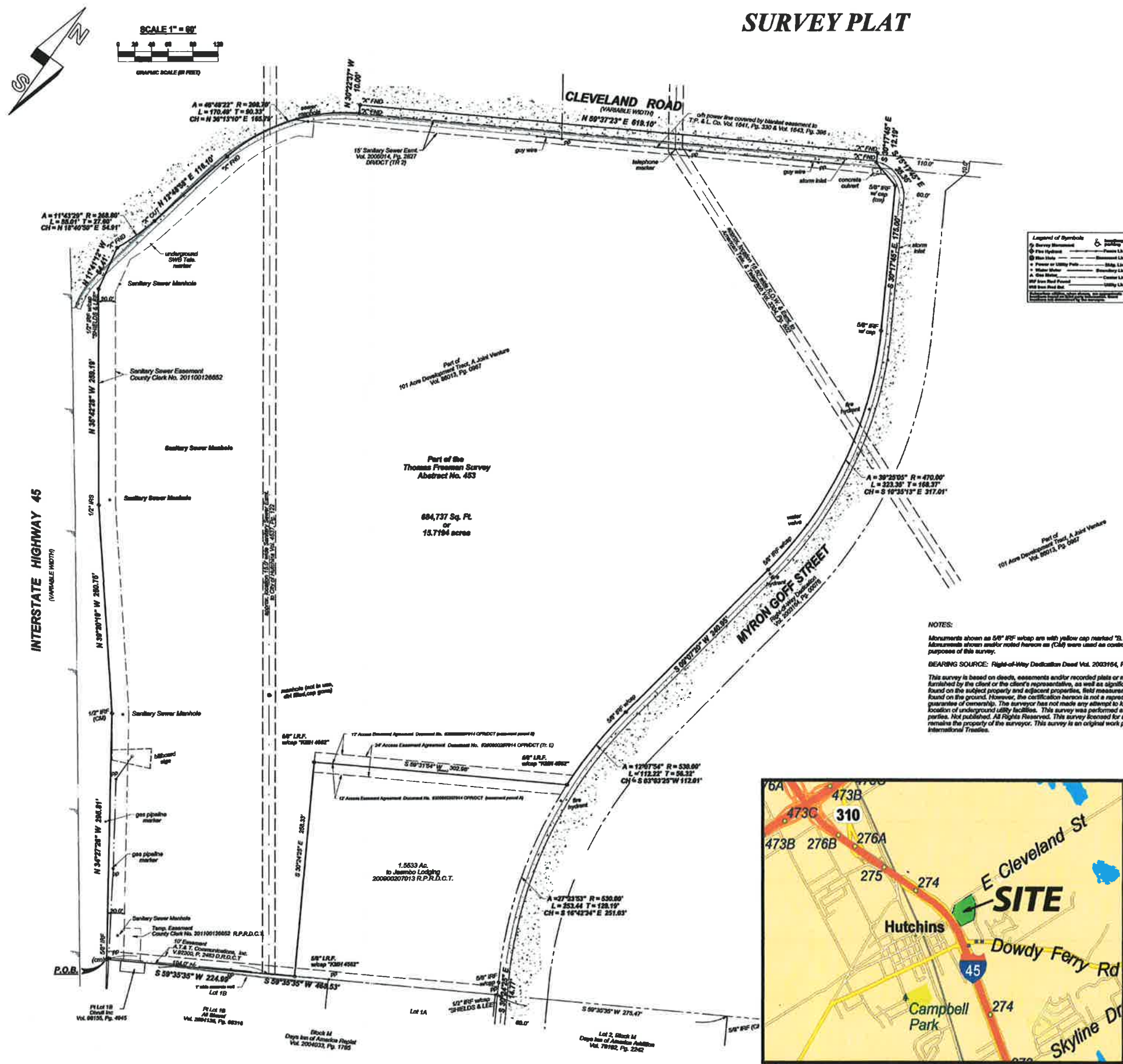


SURVEY PLAT

**PROPERTY DESCRIPTION**

BEING a 15.7194 acre tract of land situated in the Thomas Freeman Survey, Abstract No. 453, Dallas County, Texas, and being part of that certain tract of land conveyed to 101 Acre Development Trust, A Joint Venture by Deed recorded in Volume 88913, Page 0067, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the northeast line of Interstate Highway 45 (variable width) at the southwest corner of and 101 Acre Development tract, same being the northwest corner of Lot 53, Block 14 of Deyn Inn of America Resort, an Addition to the City of Hutchins, Texas, according to the Map thereof recorded in Volume 2004033, Page 1785, Deed Records, Dallas County, Texas:

THENCE along the northeast line of Interstate Highway 45 the following courses and distances

North 34 degrees 27 minutes 26 seconds West, a distance of 295.81 feet to a 1/2 inch iron rod found for corner.

North 39 degrees 20 minutes 19 seconds West, a distance of 250.75 feet to a 1/2 inch iron rod with yellow plastic cap marked "SHIELDS & LEE" found for corner;

North 35 degrees 42 minutes 28 seconds West, a distance 239.19 feet to a 1/2 inch iron rod with yellow plastic cap marked "SHIELDS & LEE" found for corner.

North 11 degrees 41 minutes 12 seconds West, a distance of 54.41 feet to an "X" found in concrete at the intersection of said railroad line with the westerly line of Cleveland Road (visible well), and being in a two-tangent curve in the left having a central angle of 11 degrees 43 minutes 29 seconds and a radius of 202.89 feet;

THENCE along the easterly line of Cleveland Road the following courses and distances:

Northeast along said curve to the left having a chord bearing North 18 degrees 40 minutes 50 seconds East, an arc distance of 55.01 feet to a 1/2 inch iron found at the end of said curve for corner;

North 12 degrees 48 minutes 58 seconds East, a distance of 116.10 feet to an "X" found in concrete at the beginning of a curve to the right having a central angle of 46 degrees 46 minutes 22 seconds and a radius of 308.70 feet;

Northeast along said curve to the right having a chord bearing North 36 degrees 13 minutes 10 seconds East, on an arc distance of 170.48 feet to an "X" found in concrete at the east of said curve and an offset in said southeasterly line;

North 30 degrees 22 minutes 37 seconds West, a distance of 10.00 feet to an "X" found in concrete for corner;

North 59 degrees 37 minutes 23 seconds East, a distance of 619.10 feet to an "X" found in concrete for corner;

THENCE South 30 degrees 17 minutes 45 seconds East bearing said southeast line of Cleveland Road, and passing the northwest corner of that certain tract of land conveyed to the City of Hitchcock by Right-of-Way Dedication Deed recorded in Volume 2003164, Page 00078, Deed Records, Dallas County, Texas, at a distance of 2.19 feet, and continuing for a total distance of 12.19 feet to an "X" found in concrete for corner;

THENCE along the westerly line of said City of Hutchins tract the following courses and distances:

South 75 degrees 17 minutes 45 seconds East, a distance of 33.35 feet to a 5/8 inch iron rod with yellow cap marked "B.G. & T." found for corner;

South 30 degrees 17 minutes 45 seconds East, a distance of 175.00 feet to a 5/8 inch iron rod with yellow cap marked "B.G. & T." found at the beginning of a curve to the right having a central angle of 38 degrees 25 minutes 05 seconds and a radius of 470.00 feet;

Southeast along said curve to the right having a chord bearing South 10 degrees 35 minutes 13 seconds, an arc distance of 323.95 feet to a 5/8 inch iron rod with yellow cap marked "B.G.&T." found at the end of said curve:

South 09 degrees 07 minutes 20 seconds West, a distance of 240.93 feet to a 5/8 inch iron rod found at the beginning of a curve to the left having a central angle of 39 degrees 31 minutes 45 seconds and a radius of 533.00 feet;

Southeast along said curve to the left having a chord bearing South 03 degrees 03 minutes 25 seconds East, on a distance of 112.22 feet to a 5/8 inch iron rod found with cap marked "QJMH 4532" at the most northerly corner of a 1.5533 acre tract of land conveyed to Janssco Lodging by said 101 Acre Development Trust, A Joint Venture, by instrument 2009000207013. Real Property Records, Dallas County, Texas.

THENCE South 59 degrees 31 minutes 54 seconds West, leaving said westerly line of City of Hutchins tract, along the northwesterly line of said Jeannette Lodrigos tract, a distance of 322.89 feet to a 5/8 inch iron rod found with cap marked "TOMH 4532";

THENCE South 30 degree 24 minutes 25 seconds East, with the northerly line of line of said Jeanette Lodging tract, a distance of 259.33 feet to a 5/8 inch iron rod found with cap marked T384 4532 to the northerly line of said Days Inn of America Parcel recorded in Volume 2004033, Page 1783, Deed Records, Dallas County, Texas;

THENCE South 86 degrees 35 minutes 35 seconds West along the westerly line of said Days Inn of America Parcel, a distance of 224.98 feet to the PLACE OF BEGINNING and containing 694.737 square feet or 15.7194 acres of land, more or less.

SURVEYORS CERTIFICATE

TO: Myron W. Gulf, 101 Acre Development Tract, a Texas joint venture and Steward Title Guaranty Company File No. 128130061

I, W.R. Lee, Registered Professional Land Surveyor No. 2036, do hereby certify that (i) the plat shown hereon accurately represents the results of a survey made on the ground. (ii) The survey was conducted by the surveyor or under his direction and supervision and conforms to the "Minimum Professional and Technical Standards" as currently established by the Texas Board of Professional Land Surveying. (iii) All monuments shown hereon actually exist and their location and type of material are as shown hereon. (iv) Visible and apparent improvements to the property found on the ground are as shown hereon. (v) Except as shown hereon, there were no visible and apparent encroachments into and across property lines or improvements or easement property. (vi) Except as shown hereon, there were no visible and apparent protrusions found across property lines by improvements on the subject property. (vii) Visible and apparent evidence of the use of subject property by others, sometimes called visible and apparent easements, (if any) found on the ground is as shown hereon. (viii) The property is contiguous to or has common lines with the streets and areas where shown hereon and has physical access to the streets or roads where shown hereon. (ix) The area shown within the boundaries described hereon is correct. (x) All platted building setbacks (if any) are located as shown hereon. Building lines as established by zoning ordinances are not specifically addressed by the surveyor (in the case for compliance of existing improvements or the case for future development contact local governing authority for then current requirements). (xi) Visible and apparent surface indications on the property of utility facilities are as shown hereon. The existence and/or location of underground utility facilities if shown are derived from third party information. These locations are considered approximate and the surveyor has not verified their location and or existence. (xii) Pinking spaces when distinctively marked on the ground and number of pinking spaces on the subject property are as shown and/or noted hereon. (xiii) This survey correctly reflects those items as shown on Schedule "B" in Stewart Title Guaranty Company's Commitment of Title Insurance GF No. 126130061, effective date April 14, 2013, to the extent they are addressable by the surveyor.

W.R. Lee
Registered Professional Land Surveyor No. 2038

Survey Dated: November 8, 2005; UPDATE: March 10, 2009, UPDATE June 11, 2013, rev. June 12, 2013, Rev. June 26, 2013

 By graphical plotting the property as shown hereon is not located in a designated flood hazard area, Zone A (area of 100 year flood plain) as shown in Community Panel 48113C0514K of the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM), map effective date August 4, 2004.
This property is located in Zone "X".

SHIELDS & LEE
SURVEYORS

**15.7194 Acres situated in the
Thomas Freeman Survey, Abstract No. 453
City of Hutchins, Dallas County, Texas**

Job No. X28557