

PROPERTY DESCRIPTION

Tract 1  
Fee Simple  
Being all of Lot 1, Block 1, Taste of Italy, an Addition in the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 2002144, Page 1832, Official Public Records, Dallas County, Texas.

Tract 2  
Easement Estate  
EASEMENT ESTATE as created in that certain Declaration of Easements and Restrictions dated September 19, 1997, filed September 23, 1997, recorded in Volume 970185, Page 4295, Official Public Records, Dallas County, Texas.

Tract 3  
Easement Estate  
EASEMENT ESTATE as created in that certain Declaration of Covenants and Reciprocal Easement Agreement dated February 14, 1997, filed February 21, 1997, recorded in Volume 97036, Page 1940, Official Public Records, Dallas County, Texas, between Creekside Retail, Ltd. and Epiqd-Shiloh Square, LP.

SURVEYOR'S CERTIFICATE

TO: Siciliano's, Inc., a Texas corporation  
Frost Bank, a Texas state bank  
Fidelity National Title Insurance Company  
Bridge Title Company LLC


I hereby certify that on the 30th day of January, 2013, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights of way and 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, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Clearview Drive and Buckingham Road, some being paved, dedicated public rights of way maintained by City of Garland, which abut the subject property, and are physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

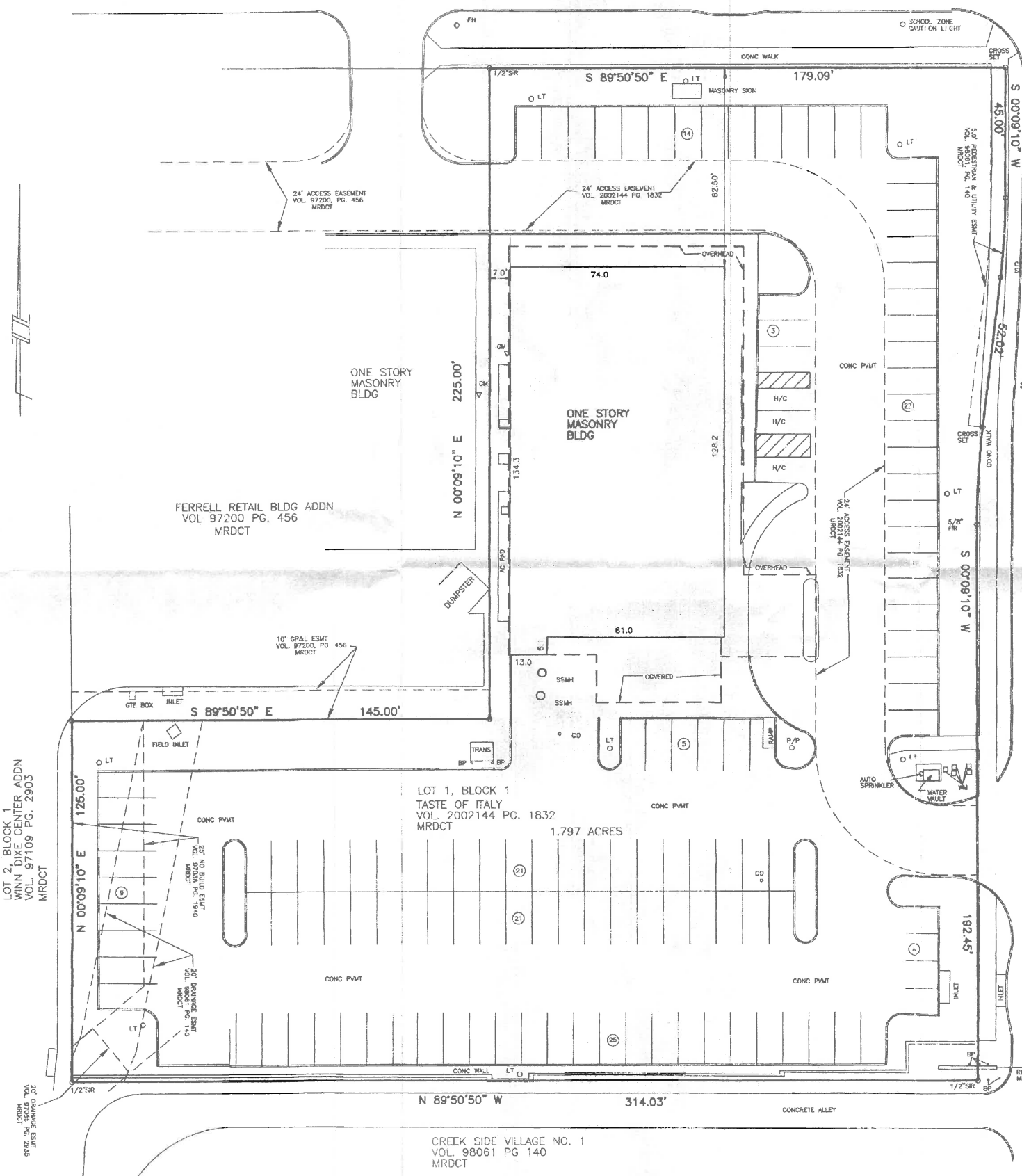
J. L. LANE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509



- Schedule B, Exceptions from Coverage, as shown on Bridge Title Company, LLC, OF No. 12460, dated effective December 26, 2012.
- 10a. Easement for drainage granted to City of Garland, by Creekside Retail, Ltd., a Texas limited partnership, by instrument dated March 19, 1997, filed March 20, 1997, recorded in Volume 97055, Page 2935, Official Public Records, Dallas County, Texas. Shown on survey.
- 10f. The following easements as shown by Plat recorded in Volume 2002144, Page 1832, Official Public Records, Dallas County, Texas. Shown on survey:
- a. No Built Easement recorded in Volume 97036, Page 1940
  - b. 20' Drainage Easement
  - c. 5' Pedestrian and Utility Easement
  - d. 24' Public Access Easement
- 10g. Property subject to terms, provisions and conditions of Declaration of Easements and Restrictions, dated September 19, 1997, filed September 23, 1997, recorded in Volume 97185, Page 4295, Official Public Records, Dallas County, Texas. Blanket description. Not platable.
- 10h. Property subject to terms, provisions and conditions of that certain Declaration of Covenants and Reciprocal Easement Agreement executed by and between Creekside Retail, Ltd. and Epiqd-Shiloh Square, LP, dated February 14, 1997, filed February 21, 1997, recorded in Volume 97036, Page 1940, Official Public Records, Dallas County, Texas. Blanket description. Not platable.

BUCKINGHAM ROAD (120' PUBLIC ROW) (CONC PAVT)

CLEARVIEW DR.



A=7'00'00"  
R=225'00"  
L=27.49'  
CB=503°39'10"W  
CD=27.47'

A=7'00'02"  
R=275'00"  
L=33.60'  
CB=503°39'09"W  
CD=33.58'

LEGEND

- LI LIGHT POLE
- STORM DRAIN
- FI FIRE LANE
- WATER METER
- SOLID NO LINE
- CLEAN OUT
- PIE FITTINGS
- SANITARY SEWER
- WATER
- CHAIN LINK FENCE
- MAN HOLE
- TELEPHONE
- GAS METER
- FOUND IRON ROD
- SET IRON ROD
- FENCE CORNER
- POWER & TELEPHONE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- POWER POLE
- UNDERGROUND POWER
- GAS
- BUSHER POLE
- PARKING SPACES
- TRANS

REVISIONS	SURVEY	AS BUILT
	BEING ALL OF LOT 1, BLOCK 1 TASTE OF ITALY ADDITION CITY OF GARLAND, DALLAS COUNTY, TEXAS	
	LANE'S SOUTHWEST SURVEYING INC. 2717 MOTLEY DR. SUITE B MESQUITE, TEXAS 75150 PH 972-881-4442	DATE: JAN. 2013 SCALE 1" = 20' FILE No. 03-2051-AS-BUILT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARING IS THE SOUTH ROW LINE OF BUCKINGHAM RD. PER PLAT OF TASTE OF ITALY AS RECORDED IN VOL. 2002144 PG. 1832