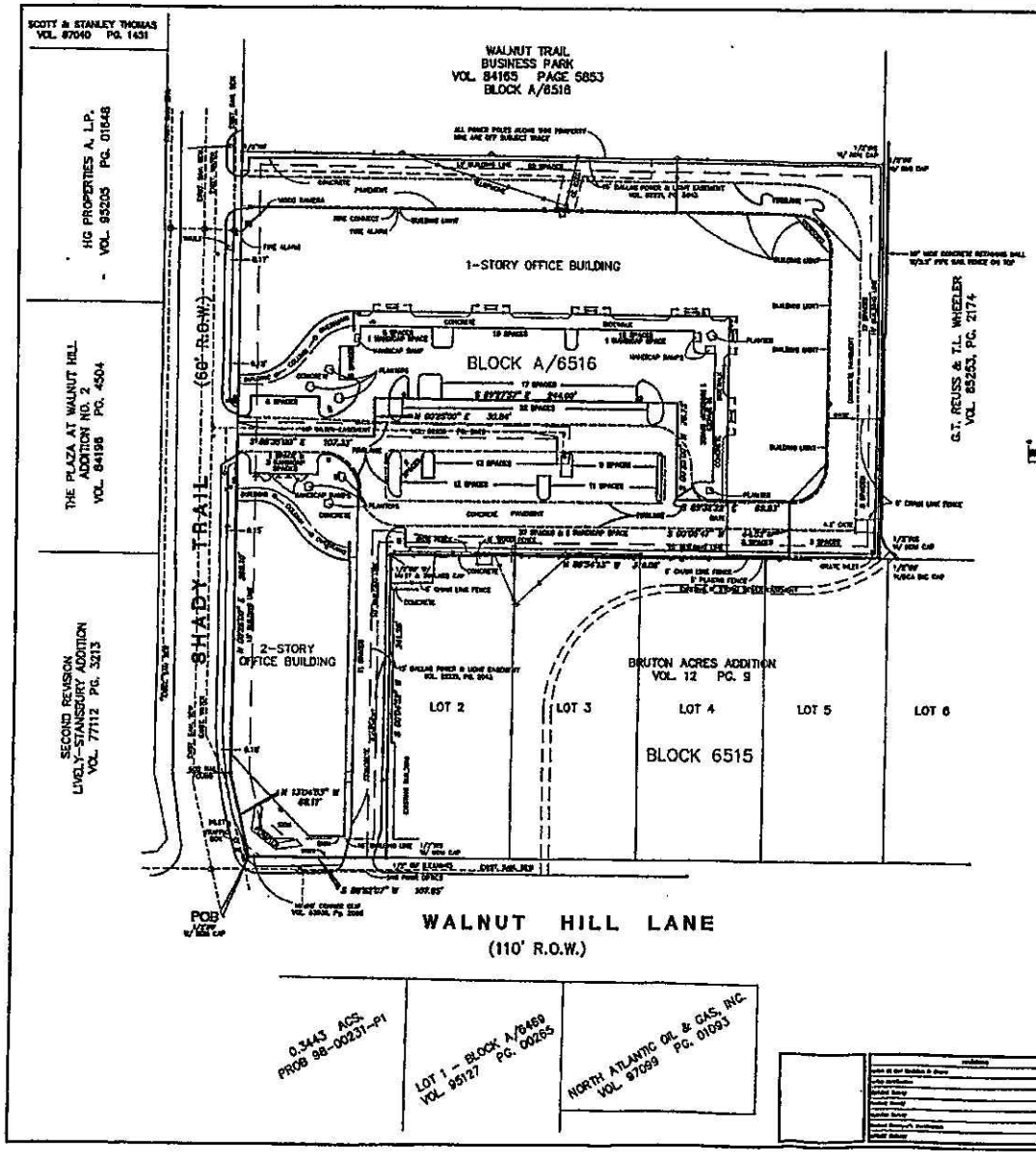

GRAPHIC SCALE

LEGEND

PROPERTY DESCRIPTION

BEING that certain tract of land situated in the William Moonshaw Survey, Abstract Number 948, City of Dallas, Dallas County, Texas and being a portion of Lot 5A, Block A/6516, The Plaza at Walnut Hill, an addition to the City of Dallas as recorded in Volume 82038, Page 2089, Plat Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with NCM cap found at the intersection of the easterly right-of-way line of Shady Trail (60' right-of-way) and the northerly right-of-way line of Walnut Hill Lane (110' right-of-way), said iron rod being the southwest corner of said Lot 5A;

THENCE North 13°04'53" West, with the west line of said Shady Trail also being the west line of said Lot 5A, a distance of 88.11 feet to a 800 nail found for corner;

THENCE North 00°23'00" East, with the west line of said Shady Trail also being the west line of said Lot 5A, a distance of 205.10 feet;

THENCE South 89°35'00" East, crossing said Lot 5A, a distance of 107.33 feet;

THENCE North 00°23'00" East, a distance of 30.54 feet;

THENCE South 88°27'57" East, a distance of 244.00 feet;

THENCE South 00°25'00" West, a distance of 78.73 feet;

THENCE South 89°32'22" East, a distance of 88.83 feet;

THENCE South 00°05'47" West, a distance of 44.52 feet to the south line of said Lot 5A also being the north line of Lot 5, Block 6515, Bruton Acres Addition, an addition to the City of Dallas as recorded in Volume 12, Page 9, Plat Records, Dallas County, Texas;

THENCE North 89°54'13" West, with the south line of said Lot 5A also being the north line of said Bruton Acres Addition, a distance of 319.00 feet to a 1/2 inch iron rod with MUTT & ZOLLARS cap found for an interior off corner of said Lot 5A also being the northwest corner of Lot 2, Block 6515 of said Bruton Acres Addition;

THENCE South 00°04'52" West, with the west line of said Lot 2 also being an east line of said Lot 5A, a distance of 241.25 feet to a 1/2 inch iron rod with NCM cap set for corner in the north right-of-way line of the aforementioned Walnut Hill Lane, from whence a 1/2 inch iron rod found leaning bears N 37°12'27" W, a distance of 0.34 feet;

THENCE South 89°52'07" West, with the north right-of-way line of said Walnut Hill Lane, a distance of 107.85 feet to the POINT OF BEGINNING and containing 1.6803 acres (or 73,194 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE

I, Cindy Hone, Registered Professional Land Surveyor, do hereby certify that I have made a careful and accurate survey of the above described property and that the plat shown hereon is a true, correct and accurate representation of the property as determined by survey. There are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.

Cindy Hone, RPLS
Cindy Hone, R.P.L.S.
Registered Professional Land Surveyor #3867

NOTES

The use of the word "Certify", "Certificate" and/or "Certification" as reflected hereon constitutes a professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings for this survey is from the plat of The Plaza at Walnut Hill recorded in Volume 82038, Page 2089, Plat Records, Dallas County, Texas.

The subject tract is located in Zone K (Areas determined to be outside 500-year floodplain.) according to the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map Number 4811300170 J with an effective date of August 23, 2001.

Title Commitment for this survey provided by Stewart Title Guaranty Company, File Number 500193 with an effective date of October 9, 2007, issued November 6, 2007.

Schedule B – Item 10b – A water easement ten (10) feet wide as set forth in instrument recorded in Volume 82038, Page 2089, Plat Records, Dallas County, Texas affects the subject tract as shown hereon.

Schedule B – Item 10c – Easement and right-of-way from J.D. Sims & Co. to Dallas Power & Light Company recorded in Volume 82221, Page 5043, Deed Records, Dallas County, Texas does not affects the subject.

NDM NATHAN D. MAIER CONSULTING ENGINEERS, INC.

LAND TITLE SURVEY
A PORTION OF LOT 5A, BLOCK A/6516
THE PLAZA AT WALNUT HILL
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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