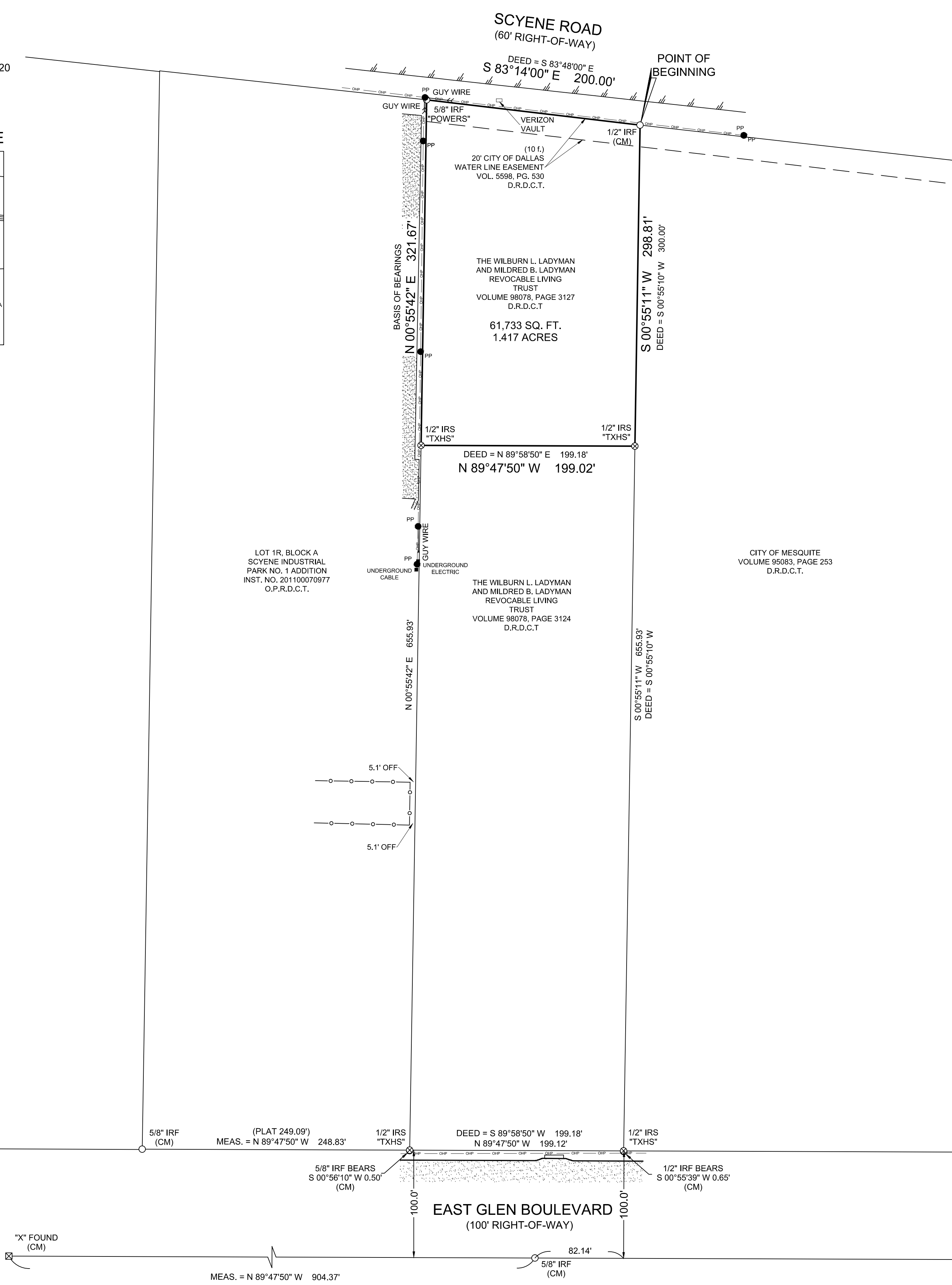
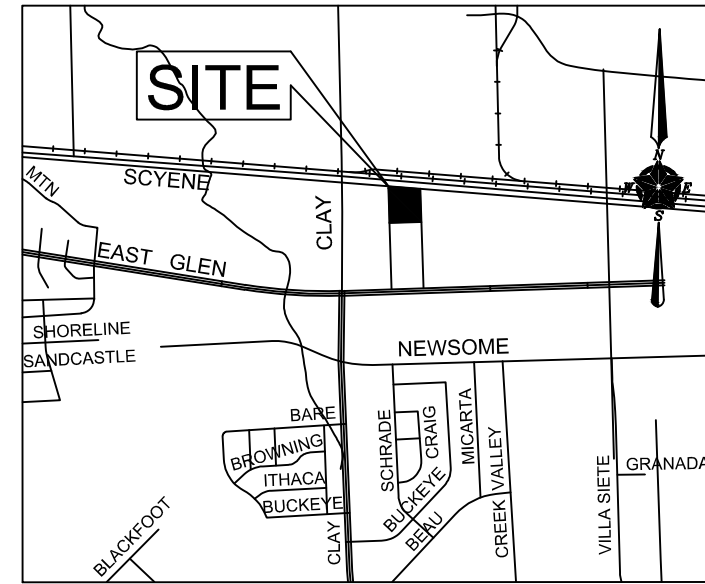


VICINITY MAP - NOT TO SCALE



PROPERTY DESCRIPTION

BEING tract of land out of the Thomas J. Sewell Survey, Abstract 1359, Dallas County, Texas and being part of a 26.45 acre tract of land conveyed to the Wilburn L. Ladyman and Mildred B. Ladyman Revocable Living Trust By Special Warranty Deed Recorded in Volume 98078, Page 3127, Deed Records of Dallas County, Texas and being more Particularly described as follows:

BEGINNING at an 1/2 inch iron rod found for corner lying on the South right-of-way line Scyene Road (60 foot right-of-way) and being the Northeast corner of said Wilburn tract and also being Northwest corner of a tract of land conveyed to the City of Mesquite by General Warranty Deed in lieu of foreclosure recorded in Volume 95083, Page 253, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 55 minutes 11 seconds West, along the East line of said Ladyman tract and along the West line of said City of Mesquite tract, a distance of 298.81 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the East line of said City of Mesquite tract;

THENCE North 89 degrees 47 minutes 50 seconds West, over and across said Ladyman tract, a distance of 199.02 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the East line of Lot 1R, Block A, Scyene Industrial Park No. 1 Addition, an addition to the City of Mesquite, Dallas County, Texas according to the Plat thereof recorded in Instrument No. 201100070977, Official Public Records, Dallas County, Texas

THENCE North 00 degrees 55 minutes 42 seconds East, (Basis of Bearings) along the West line of said Ladyman tract, and along the East line of said Lot 1R, Block A, a distance of 321.67 feet to a 5/8 inch iron rod with cap stamped "POWERS" found for corner lying on the South right-of-way line of said Scyene Road;

THENCE South 83 degrees 14 minutes 00 seconds East, along the South right-of-way line of said Scyene road, a distance of 200.00 feet to the POINT OF BEGINNING and containing 61,733 square feet or 1.417 acres of land.

EXCEPTIONS TO THE TITLE COMMITMENT

AS PROVIDED BY LAWYER TITLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. LT-1978-1900781600888-EP WITH AN EFFECTIVE DATE OF MAY 18, 2016 AND AN ISSUED DATE OF JUNE 3, 2016.

| Exception No. | Recording Information | DESCRIPTION OF EASEMENT | Applies to Subject tract | Shown Graphically on Attached Survey Plat |
|---------------|-----------------------|-------------------------------------|--------------------------|---|
| 10 f. | Vol 5598 Pg. 530 | City of Dallas Water line Easement. | YES | YES |

SURVEYOR'S CERTIFICATE

Certify To: Carlos Palacio; Lawyer Title Company; and Fidelity National Title Insurance Company, in connection with the transaction referenced in GF No. LT-1978-1900781600888-EP

I hereby certify that on the 9th day of June 2016, 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 Scyene Road, same being a paved, dedicated public right-of-way maintained by The City of Mesquite, which abuts the subject property, and is 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. R. January
 Registered Professional Land Surveyor No. 5382
 State of Texas

| REVISIONS | | |
|-----------|----------------|------|
| No. | Revision/Issue | Date |
| | | |
| | | |
| | | |

| LEGEND | |
|--|-----------------------------------|
| (HC) HANDICAPPED SPACE | (S) SANITARY SEWER MANHOLE COVER |
| (P) PARKING SPACE | (L) LIGHT POLE |
| (I) IRON ROD FOUND | (P) POWER POLE |
| (X) IRON ROD SET "TXHS" | (B) BRICK COLUMN |
| (P) IRON PIPE FOUND | (A) AC AIR CONDITIONING |
| (F) FENCE POST CORNER | (F) FIRE HYDRANT |
| (X) "X" FOUND / SET | (E) ELECTRIC METER |
| | (G) GAS METER |
| (//) ASPHALT PAVING | (C) CHAIN LINK FENCE |
| (-O-O-) WOOD FENCE (CENTER POST) | (-X-X-) WIRE FENCE |
| (- - -) IRON FENCE | (- - -) PIPE FENCE |
| (- - -) COVERED PORCH, DECK OR CARPORT | (- - -) CONCRETE PAVING |
| (- - -) GRAVEL/ROCK ROAD OR DRIVE | (- - -) OVERHEAD ELECTRIC SERVICE |
| (- - -) OES | (- - -) OVERHEAD POWER LINE |
| (- - -) OHP | (- - -) SANITARY SEWER LINE |
| (- - -) SS | |

GENERAL NOTES

1) According to the F.I.R.M. No. 48113C0395K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) Bearings are Based on the East line of Scyene Industrial Park No. 1 Addition recorded in Instrument No. 201100070977 of the Official Public Records, Dallas County, Texas.

TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300

CATEGORY 1A CONDITION II
 3000 E. SCYENE ROAD
 THOMAS J. SEWELL SURVEY, ABSTRACT 1359
 CITY OF MESQUITE
 DALLAS COUNTY, TEXAS

| | |
|-----------------------|--|
| Task No. 1601874-1 | |
| Drawn By JWR | |
| Date 6/13/2016 | |
| Scale 1"=60" | |