

POGUE & WOODDARD LAND SURVEYORS, INC.

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A 1.0660 ACRE TRACT OF LAND OUT OF TRACT 5, BLOCK 2 OF EAGLE INDUSTRIAL PARK, SECTION ONE, SITUATED IN THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 82192, PAGE 3472 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AS CORRECTED BY INSTRUMENT FILED JANUARY 25, 1985, RECORDED IN VOLUME 85025, PAGE 3208 REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 5 BLOCK 2 SAID POINT BEING ON THE EAST R.O.W. LINE OF FALCON DRIVE;

THENCE NORTH 03 DEGREES 35 MINUTES 04 SECONDS WEST 150.33 FEET ALONG SAID EAST R.O.W. LINE OF FALCON DRIVE TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 46 MINUTES EAST 314.58 FEET TO A 1/2" IRON ROD FOUND ON THE EAST PROPERTY LINE OF SAID TRACT 5;

THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS WEST, 150.00 FEET ALONG SAID EAST PROPERTY LINE OF A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 5;

THENCE NORTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 304.58 FEET ALONG THE SOUTH LINE OF SAID TRACT 5 TO THE POINT OF BEGINNING AND CONTAINING 46,437 SQUARE FEET OR 1.066 ACRES OF LAND, MORE OR LESS.

TRACT 2

S00°13'47"W 150.0

1/2" IRF 7.5' UTIL. ESMT. 1/2" IRF

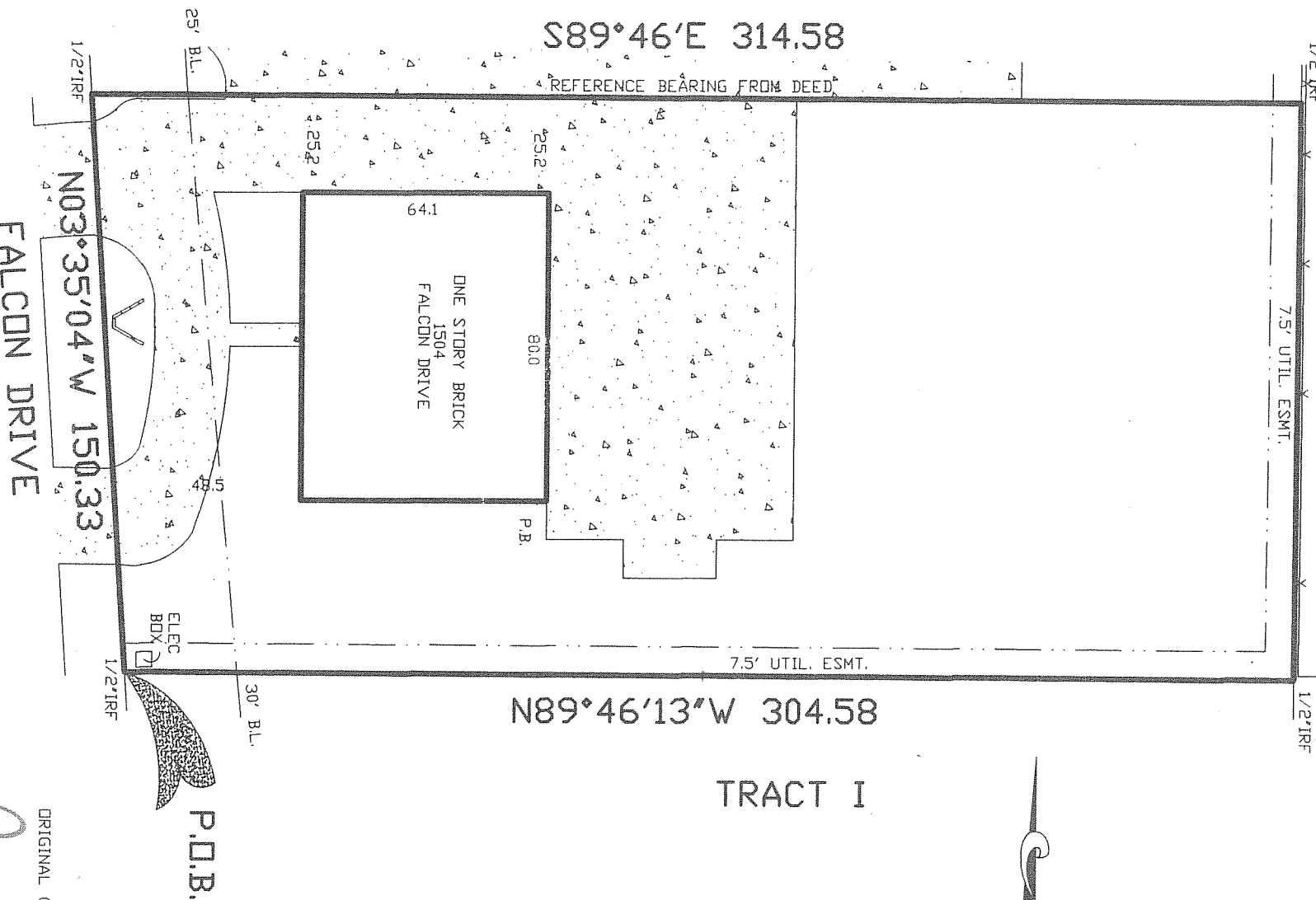
TRACT 5

S89°46'E 314.58

REFERENCE BEARING FROM DEED

N89°46'13"W 304.58

TRACT 1



THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

ORIGINAL COPIES HAVE IMPRESSION SEAL

Jim & Denise Woodard

JIMMY LYN DENISE WOODARD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5398

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SURVEYORS, INC.

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This survey was performed
EXCLUSIVELY for and in connection
with the transaction described in
OFF. No. 09-081470-de
Capital

of _____
Title Company. Use of this survey for any
other purpose or by any other parties shall
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SURVEYORS, Inc. and all other uses are
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Scale 1" = 40'
Date 9-16-09
JOB No. 8620 - 09