

PLACE OF BEGINNING

KIRNWOOD DRIVE  
(56' PUBLIC R.O.W.)  
CONCRETE PAVEMENT WITH CURB AND GUTTER  
VOL. 87158, PG. 2500  
P.R.D.C.T.

N89°10'30"E  
50.00'

\*FIELD NOTES\*

BEING A TRACT OF LAND LOCATED IN THE JEPHTHA MAY SURVEY, ABSTRACT No. 860, IN THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO RONDA LAYNE PEEK RECORDED IN VOLUME 92129, PAGE 1831, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF KIRNWOOD DRIVE (56 FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF LOT 1, RAMSAY HOSPITAL ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97095, PAGE 1589, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.),

THENCE N 89°10'30" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF KIRNWOOD DRIVE, 113.21 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID RAMSAY HOSPITAL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 87232, PAGE 2267, M.R.D.C.T.,

THENCE S 00°35'21" E, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF KIRNWOOD DRIVE, ALONG THE WEST LINE OF SAID RAMSAY HOSPITAL ADDITION, 350.00 FEET TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID RAMSAY HOSPITAL ADDITION,

THENCE N 89°10'30" E, ALONG THE SOUTH LINE OF SAID RAMSAY ADDITION, 469.57 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID RAMSAY HOSPITAL ADDITION,

THENCE N 00°35'21" W, ALONG THE EAST LINE OF SAID RAMSAY ADDITION, 350.00 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID RAMSAY HOSPITAL ADDITION, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID KIRNWOOD DRIVE,

THENCE N 89°10'30" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID KIRNWOOD DRIVE, 50.00 FEET TO A POINT, BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PRA PRESTON, L.P., ACCORDING TO THE DEED RECORDED IN VOLUME 2004153, PAGE 8035, D.R.D.C.T., AND FROM WHICH A 1" IRON ROD FOUND BEARS S 89°10'30" W,

THENCE S 00°40'19" E, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID KIRNWOOD DRIVE, 916.87 FEET TO A POINT, BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE PARKS AT WESTMORELAND SENIOR HOUSING, L.P. RECORDED IN VOLUME 2000138, PAGE 3657, D.R.D.C.T. FROM WHICH A 1/2" IRON ROD FOUND BEARS N 00°40'19" W, 0.38 FEET, AND A 1/2" IRON ROD FOUND BEARS S 75°42'53" W, 1.60 FEET,

THENCE S 89°16'53" W, ALONG THE NORTH LINE OF SAID PARKS AT WESTMORELAND TRACT, 633.66 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC.", BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, THE COURTYARD AT KIRNWOOD,

THENCE N 00°36'59" E, ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK A, THE COURTYARD AT KIRNWOOD ADDITION, 915.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.547 ACRES (415,858 SQUARE FEET) OF LAND.

\*NOTES\*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 4813C0470 J, AND MAP No. 4813C0490 J, MAP REVISED AUGUST 23, 2001, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDAED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP", IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. ALL 1/2" IRON RODS SET WITH CAP STAMPED "WIER & ASSOC., INC." UNLESS OTHERWISE NOTED.

5. ALL BEARINGS CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, NAD 83, UTILIZING THE CITY OF DESOTO MONUMENTS GP/MON #14, GP/MON #17, AND GP/MON #18.

6. THIS SURVEY WAS PREPARED WITH BENEFIT OF A CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY ALAMO TITLE INSURANCE, GF No. ALDAL75-AT0000005050, EFFECTIVE DATE JULY 11, 2007, ISSUED DATE AUGUST 7, 2007.

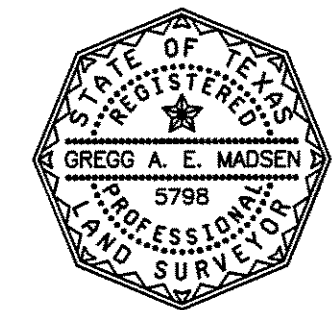
7. THE UTILITY EASEMENT SS#1 GRANTED BY INTEGRATED HEALTH RESOURCES INTERNATIONAL, INC. TO THE CITY OF DESOTO RECORDED IN VOLUME 87191, PAGE 1529, D.R.D.C.T., DOES NOT AFFECT THE SUBJECT TRACT.

SURVEYORS STATEMENT

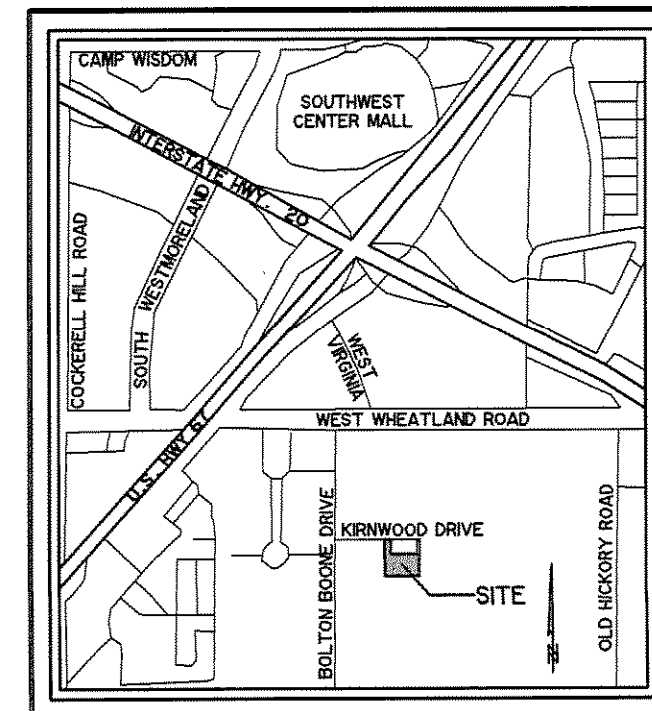
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I STATE TO RONDA LAYNE PEEK, BARON FUNDING, LLC, AND ALAMO TITLE COMPANY, THAT AS A RESULT OF A SURVEY MADE "ON THE GROUND" TO THE NORMAL STANDARD OF CARE OF REGISTERED PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF TEXAS, I FIND THAT THE LINES AND DIMENSIONS OF THE PROPERTY ARE AS INDICATED ON THIS MAP, THE SIZE, LOCATION, AND TYPE OF BUILDING IMPROVEMENTS ARE AS SHOWN, THE IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS INDICATED.

SURVEYED ON THE GROUND  
JANUARY 29TH, 2008

*Gregg A. E. Madsen*  
GREGG A. E. MADSEN, R.P.L.S.  
STATE OF TEXAS No. 5798



VICINITY MAP



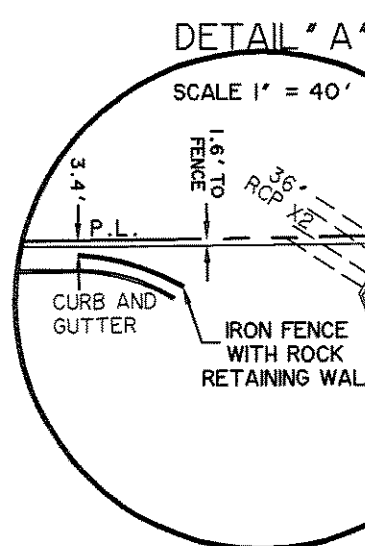
NOT TO SCALE

\*LEGEND\*

AP	ASPHALT PAVEMENT	LI	LINE IDENTIFIED IN LINE TABLE
B/B	BACK OF CURB TO BACK OF CURB DIMENSION	LP	LIGHT POLE
B/C	DIMENSION TO BACK OF CURB	PP	POWER POLE WITH TRANSFORMER
CI	CURB INLET	PPT	POWER POLE WITH TRANSFORMER
CM	CONTROLLING MONUMENT	RCP	CONCRETE STORM DRAIN PIPE
CMP	CORRUGATED METAL STORM DRAIN PIPE	SDMH	STORM DRAIN MANHOLE
CONC.	CONCRETE	SHD	SPRINKLER HEAD
CPD	CABLE PEDESTAL	SN	SIGN
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
EAP	EDGE OF ASPHALT PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SWBT	SOUTH WESTERN BELL TELEPHONE
FO	FIBER OPTIC CABLE	TPD	TELEPHONE PEDESTAL
GM	GAS METER	TSP	TRAFFIC SIGNAL POLE
GMH	GAS MANHOLE	WM	WATER METER
GTS	GAS TEST STATION	WV	WATER VALVE
GUY	GUY WIRE	OE	OVERHEAD ELECTRIC LINE
HW	CONCRETE HEADWALL	W	WATER LINE
ICV	IRRIGATION CONTROL VALVE	SS	SANITARY SEWER LINE
IRF	IRON ROD FOUND	FO	FIBER OPTIC LINE
IRS	IRON ROD SET	UT	UNDERGROUND TELEPHONE
		OT	OVERHEAD TELEPHONE
		G	UNDERGROUND GAS

9.547 ACRES  
(415,858 SQ. FT.)

JEPHTHA MAY SURVEY  
ABSTRACT No. 860



THE PARKS AT WESTMORELAND SENIOR HOUSING, L.P.  
VOL. 2000138, PG. 3657 D.R.D.C.T.

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REVISIONS	DATE	BY

BOUNDARY SURVEY  
9.547 ACRES OF LAND  
LOCATED IN THE JEPHTHA MAY SURVEY, ABSTRACT No. 860.  
CITY OF DESOTO, DALLAS COUNTY, TEXAS.

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