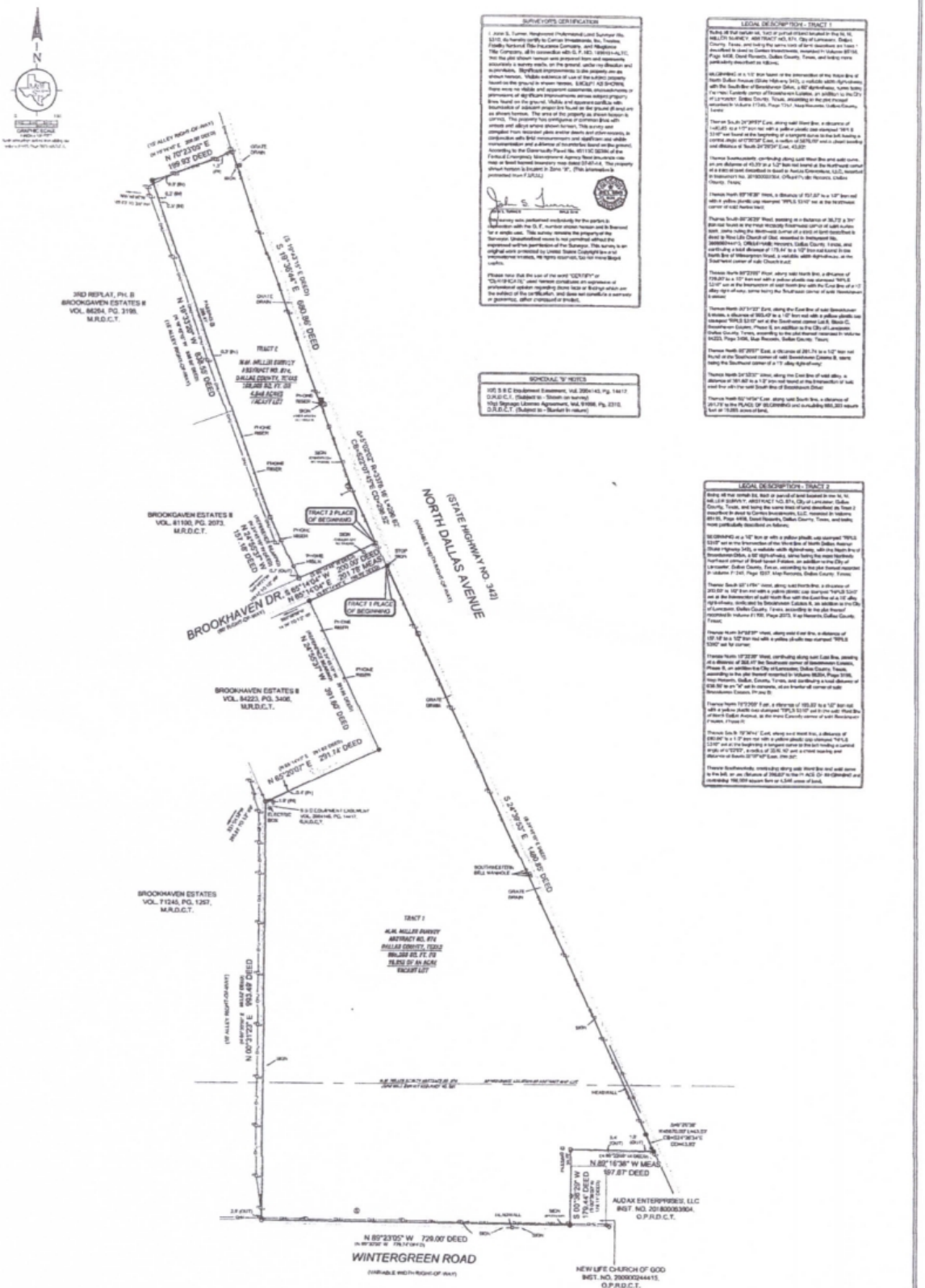
SURVEY PLAT



SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Carrian Investments, Inc., Trustee, Fidelity National Title Insurance Company, and Magellone Title Company, all in connection with G. F. NO. 1899101-ALTC, that the plat shown hereon was prepared from and represents accurately a survey made on the ground, under my direction and supervision. Significant improvements in the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon, EXCEPT AS SHOWN. There were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent property are found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. This property has contiguous or common lines with owners and adjoin where shown hereon. This survey was compiled from recorded plans and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Dallas County Flood Ins. 48113C 0635K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 07-07-14, This property shown hereon is located in Zone "X". (This information is promoted from F.I.R.M.)

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is limited to a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. See not more than 4 copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used herein constitutes an expression of 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.

SCHEDULE "B" NOTES

(18) S B C Encroachment Easement, Vol. 2004143, Pg. 14412 D.R.E.C.T. (Subject to - Shown on survey)
(20g) Signage Licenses Agreement, Vol. 91008, Pg. 2310, D.R.E.C.T. (Subject to - Blanket in nature)

LEGAL DESCRIPTION - TRACT 1

Being all that certain lot, tract or parcel of land situated in the M. M. MILLER SURVEY, ABSTRACT NO. 874, City of Lancaster, Dallas County, Texas, and being the same tract of land described as Tract 2 described in deed to Carrian Investments, LLC, recorded in Volume 89155, Page 4458, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the intersection of the West line of North Dallas Avenue (State Highway 342), a variable width right-of-way with the South line of Brookhaven Drive, a 60' right-of-way, same being the Northeast corner of Brookhaven Estates, an addition to the City of Lancaster, Dallas County, Texas, according to the plat thereof recorded in Volume 77245, Page 1257, Map Records, Dallas County, Texas;

Thence South 24°36'25" East, along said West line, a distance of 1,080.95 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for the beginning of a tangent curve to the left having a central angle of 0°35'39" East, a radius of 5676.65' and a chord bearing and distance of South 24°19'04" East, 43.20';

Thence Southeasterly, continuing along said West line and said curve, an arc distance of 43.20' to a 1/2" iron rod found at the Northeast corner of a 0.651 acre tract described in deed to Audax Enterprises, LLC, recorded in Instrument No. 201800353904, Official Public Records, Dallas County, Texas;

Thence North 89°16'36" West, a distance of 197.87' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northeast corner of said Audax tract;

Thence South 00°36'20" West, passing at a distance of 36.72' a 3/4" iron rod found at the most Westerly Northeast corner of said Audax tract, same being the Northwest corner of a 2.000 of land described in deed to New Life Church of God, recorded in Instrument No. 200900244415, Official Public Records, Dallas County, Texas, and continuing a total distance of 179.44' to a 1/2" iron rod found in the North line of Wintergreen Road, a variable width right-of-way, at the Southwest corner of said Church tract;

Thence North 89°23'05" West, along said North line, a distance of 729.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Intersection of said North line with the East line of a 15' alley right-of-way, same being the Southeast corner of said Brookhaven Estates II, vacate;

Thence North 00°31'22" East, along the East line of said Brookhaven Estates, a distance of 993.49' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner Lot 8, Block C, Brookhaven Estates, Phase II, an addition to the City of Lancaster, Dallas County, Texas, according to the plat thereof recorded in Volume 84223, Page 3406, Map Records, Dallas County, Texas;

Thence North 89°28'07" East, a distance of 291.74' to a 1/2" iron rod found at the Southeast corner of said Brookhaven Estates II, same being the Southwest corner of a 15' alley right-of-way;

Thence North 24°36'25" West, along the East line of said alley, a distance of 391.66' to a 1/2" iron rod found at the Intersection of said east line with the said South line of Brookhaven Drive;

Thence North 80°14'04" East, along said South line, a distance of 201.73' to the PLACE OF BEGINNING and containing 880,283 square feet or 19.665 acres of land.

LEGAL DESCRIPTION - TRACT 2

Being all that certain lot, tract or parcel of land located in the M. M. MILLER SURVEY, ABSTRACT NO. 874, City of Lancaster, Dallas County, Texas, and being the same tract of land described as Tract 2 described in deed to Carrian Investments, LLC, recorded in Volume 89155, Page 4458, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron at with a yellow plastic cap stamped "RPLS 5310" set at the Intersection of the West line of North Dallas Avenue (State Highway 342), a variable width right-of-way, with the North line of Brookhaven Drive, a 60' right-of-way, same being the most Northerly Northeast corner of Brad Haven Estates, an addition to the City of Lancaster, Dallas County, Texas, according to the plat thereof recorded in Volume F 340, Page 1207, Map Records, Dallas County, Texas;

Thence South 65°11'59" West, along said North line, a distance of 201.50' to 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Intersection of said North line with the East line of a 15' alley right-of-way, dedicated by Brookhaven Estates II, an addition to the City of Lancaster, Dallas County, Texas, according to the plat thereof recorded in Volume F1100, Page 2073, Map Records, Dallas County, Texas;

Thence North 24°36'25" West, along said East line, a distance of 197.16' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 19°23'35" West, continuing along said East line, passing at a distance of 302.07' the Southeast corner of Brookhaven Estates, Phase II, an addition to the City of Lancaster, Dallas County, Texas, according to the plat thereof recorded in Volume 86264, Page 3198, Map Records, Dallas County, Texas, and continuing a total distance of 536.50' to an "X" set in concrete, at an Interior ell corner of said Brookhaven Estates, Ph two II;

Thence North 13°13'55" East, a distance of 185.83' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said West line of North Dallas Avenue, at the more Easterly corner of said Brookhaven Estates, Phase II;

Thence South 19°36'54" East, along said West line, a distance of 680.86' to a 1.3" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the beginning of a tangent curve to the left having a central angle of 0°35'39", a radius of 5676.10' and a chord bearing and distance of South 20°19'45" East, 294.20';

Thence Southeasterly, continuing along said West line and said curve to the left, an arc distance of 294.67' to the PLACE OF BEGINNING and containing 196,559 square feet or 4.546 acres of land.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

2925 & 2855 N. DALLAS AVENUE

LANCASTER, TEXAS

A&W SURVEYORS, INC.