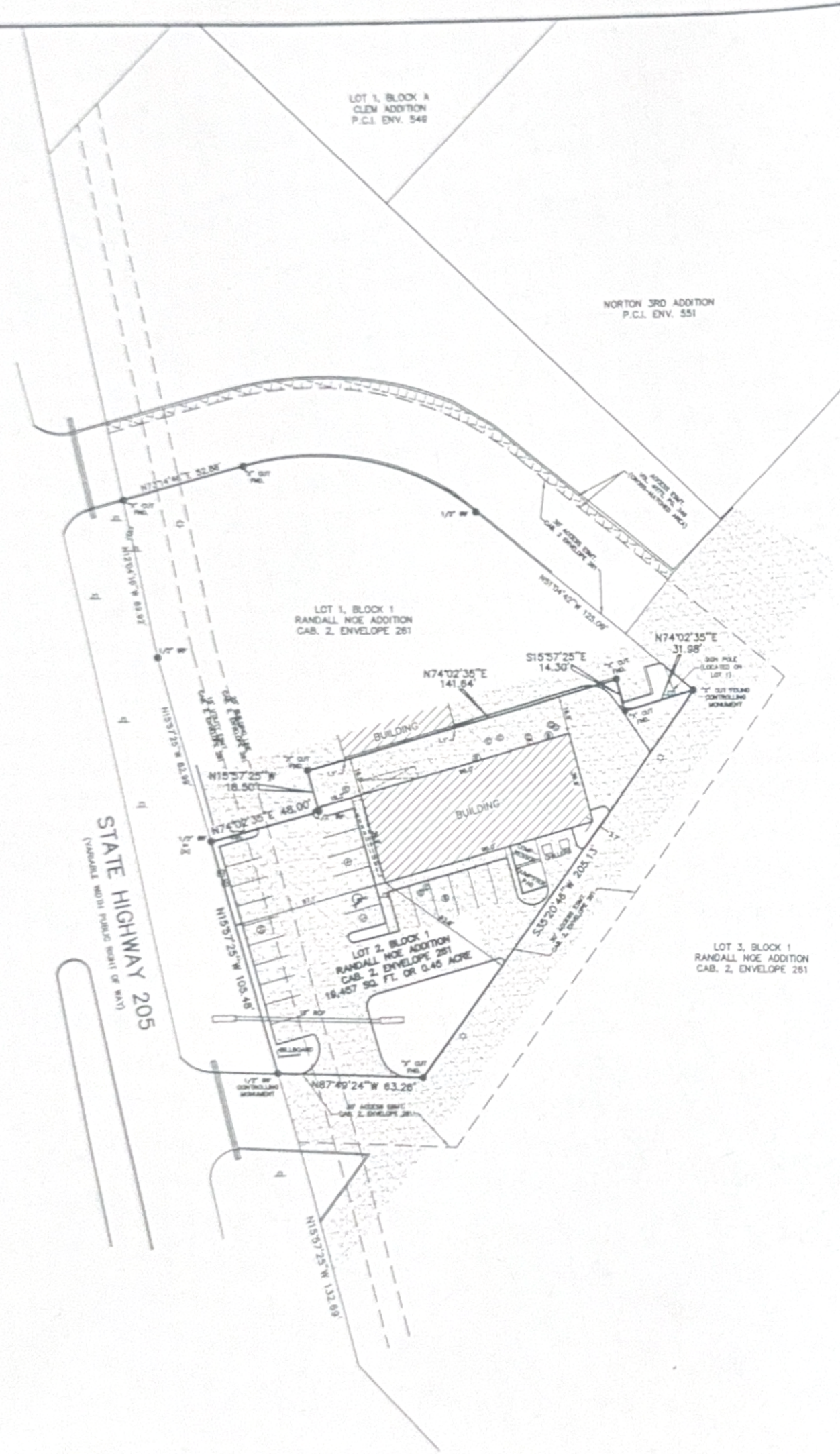

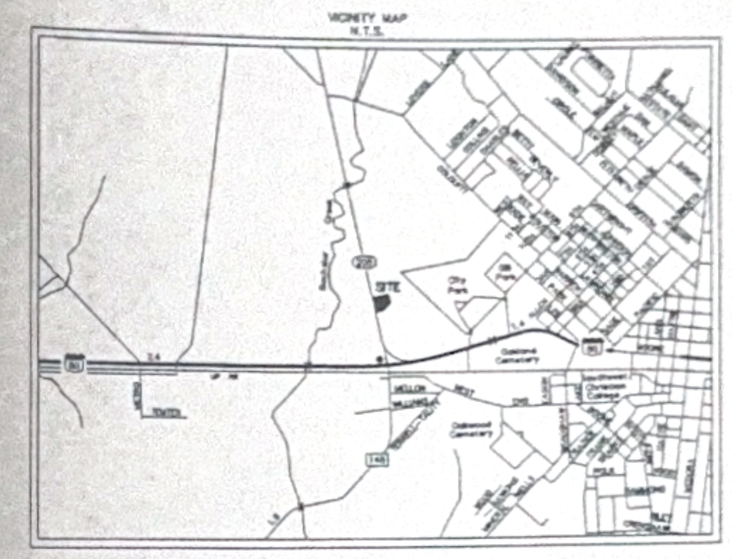

TO Rockwall Rental Properties, LP., First National Bank of Burleson, and Capital Title of Texas

This is to certify that I have, this date, made an on the ground survey of the property located at State Highway 205 in the City of Terrell, Texas, described as follows:

Being Lot 2, Block 1, of Randall Noe Addition, out of the replat of part of Block 708, revised map of Terrell, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 261, Plat Records of Kaufman County, Texas.

SCHEDULE 'B' NOTES

10e. 25 foot building line and 15 foot utility easement along the west lot line as shown on the plat recorded in Cabinet 2, Envelope 261 of the Plat Records of Kaufman County, Texas; do affect and are plotted hereon.

10f. Easement granted to Texas Power & Light Company by Thelma Ward by instrument filed January 3, 1952, recorded in Volume 351, page 274, Real Property Records, Kaufman County, Texas; property is subject to, cannot be located as written.

10g. Easement granted to Texas Power & Light Company by Isaac Williams by instrument filed June, 1959, recorded in Volume 423, Page 549, Real Property Records, Kaufman County, Texas; does not affect.

10h. Easement granted to Texas Power & Light Company by Wal-Mart Properties, Inc. by instrument filed August 20, 1979, recorded in Volume 682, Page 108, Real Property Records, Kaufman County, Texas; does not affect.

10i. Easement granted to Texas Power & Light Company by instrument filed November 29, 1982, recorded in Volume 726, Page 392, Real Property records, Kaufman County, Texas; does not affect.

10j. All terms, conditions, covenants, easements, building lines and other provisions of that instrument recorded in Volume 1381, Page 248, Real Property Records, Kaufman County, Texas, as amended by instrument recorded in Volume 4072, page 341, Real Property Records, Kaufman County, Texas, does affect, blanket in nature, cannot be plotted.

10k. Access Easement Agreement between Randall M. Noe and Beth C. Noe, WS-Terrell II, K.C. Ventures, LP and First National Bank of Burleson dated February 2, 2012, filed February 3, 2012, recorded in Volume 4072, Page 349, Real Property Records, Kaufman County, Texas; does affect and is plotted hereon (Benefitting easement).

NOTES:

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ Peiser Surveying red plastic cap
3. Basis of Bearing – Based on the West line (North 15 deg. 57 min. 25 sec. West) of Lot 2, Block 1, of Randall Noe Addition, out of the replat of part of Block 708, revised map of Terrell, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 261, Plat Records of Kaufman County, Texas.

This survey was performed in connection with the transaction described in GF No. 12-138017-RW of First National Title Insurance Company, effective date of March 23, 2012 and issued on April 30, 2012, and all subsequent commitments for information regarding encumbrances on subject property and surveyor did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The term "certify" or "certificate" as shown and used herein indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF No. 12-138017-RW) closing at the title company indicated hereon.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Kaufman County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 03/04/1998 Community Panel No. 48041600258 subject lot is located in Zone "X".

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Timothy R. Mankin
Registered Professional Land Surveyor No. 5122

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX	-X-	TYPICAL FENCE
	POWER POLE		WATER VALVE		SWG MAN HOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		BOLLARD
	S.S. MAN HOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MAN HOLE		TREE		A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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AS-BUILT SURVEY

STATE HIGHWAY 205

TERRELL, TEXAS 75160

NO.	DATE	REVISION
1.	01/21/2003	
2.	08/13/2012	UPDATE SURVEY (J.L.B.)
3.		

JOB NO.	P-1876
DATE	02/14/2003
FIELD DATE	08/07/2012
SCALE	1" = 30'
FIELD	A.S.M.
DRAWN	J.L.B.
CHECKED	T.R.M.

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SHEET 1 OF 1