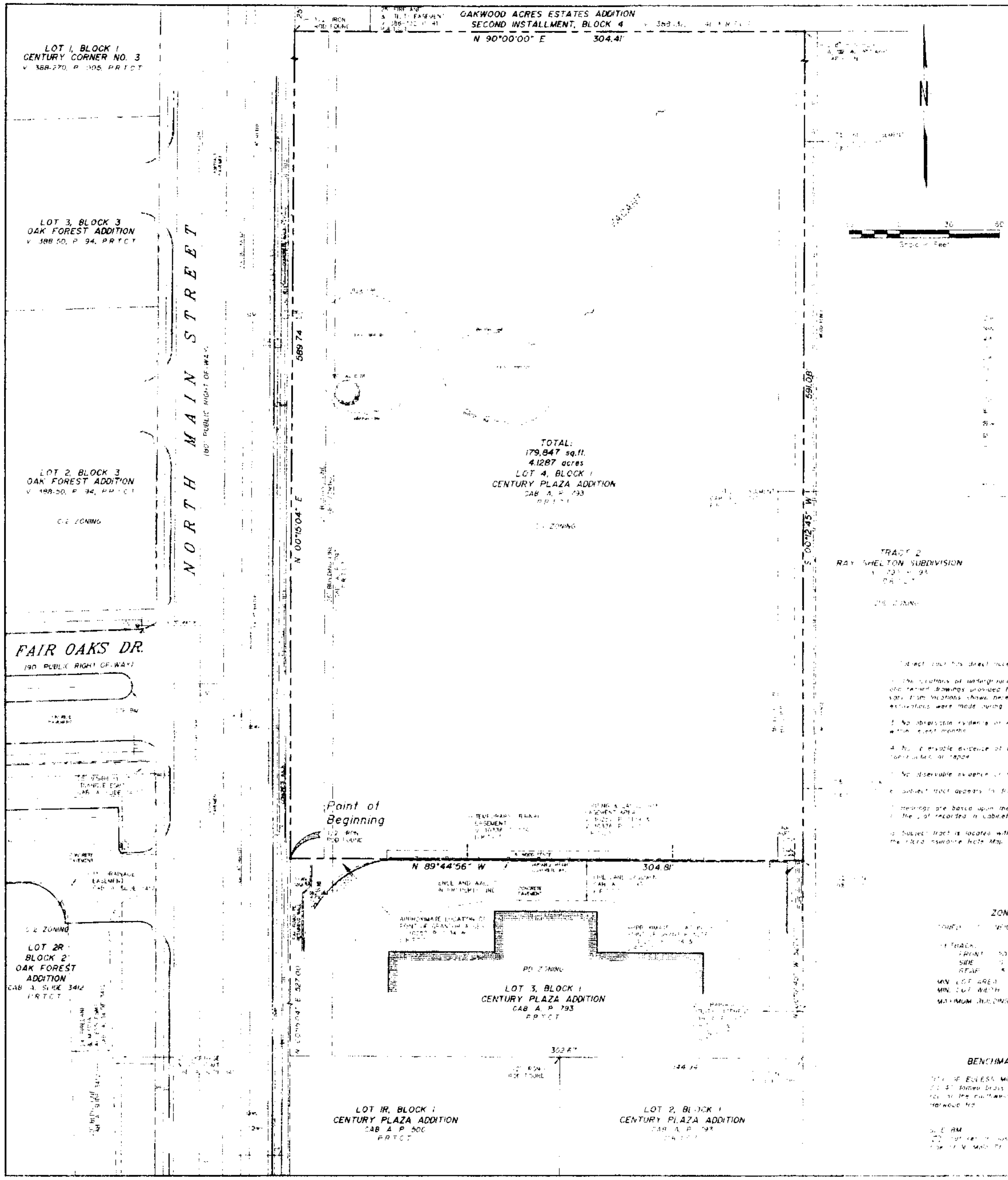

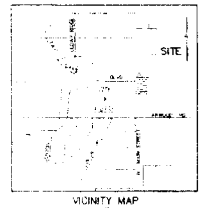

PROPERTY DESCRIPTION

WHEREAS, Euless Main and Harwood Associates are the owners of a 4.1287 acre tract of land situated in the B. F. Crowley Survey, Abstract No. 320, City of Euless, Tarrant County, Texas and being all of Lot 4, Block 1, Century Plaza Addition, an addition to the City of Euless according to the plat thereof recorded in Cabinet A, Page 793, Plat Records, Tarrant County Texas, said 4.1287 acre tract being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said Lot 4, Block 1, said point also being the northwest corner of Lot 3, Block 1 of said Century Plaza Addition, said point also being on the east right-of-way line of North Main Street (80 feet wide);

THENCE, North 00 degrees 15 minutes 04 seconds East, with said east right-of-way line, a distance of 589.74 feet to a 1/2 inch iron rod found at the northwest corner of said Lot 4, Block 1, said point also being the southwest corner of Block 4, Oakwood Acres Estates Addition, Second Installment, an addition to the City of Euless according to the plat thereof recorded in Volume 388-132, Page 41, Plat Records, Tarrant County, Texas;

THENCE, North 90 degrees 00 minutes 00 seconds East, leaving the said east right-of-way line, a distance of 304.41 feet to a 5/8-inch iron rod with "GSES, INC. RPLS 4604" cap found at the northeast corner of said Lot 4, Block 1, said point also being the northwest corner of Tract 2, Ray Shelton Subdivision, an addition to the City of Euless according to the plat thereof recorded in Volume 1729, Page 93 Deed Records, Tarrant County, Texas;

THENCE, South 00 degrees 12 minutes 45 seconds West leaving the south line of said Block 4, a distance of 591.08 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 4, Block 1, said point also being the northeast corner of said Lot 3, Block 1;

THENCE, North 89 degrees 44 minutes 56 seconds West, leaving the west line of said Tract 2 and with the south line of said Lot 4, Block 1, a distance of 304.81 feet to the POINT OF BEGINNING;

CONTAINING 179,847 square feet or 4.1287 acres of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify to GOODWILL INDUSTRIES OF FORT WORTH, THE FROST NATIONAL BANK, WINSTEAD SECHREST & MINICK P.C., TITLE TEXAS, INC. and LAWYERS TITLE INSURANCE CORPORATION, that (a) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) the subject Property described in this survey is the same land as described in the title commitment described below; (d) this survey and the information, courses and distances shown on the survey are correct; (e) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property and that all buildings and improvements are within the boundary lines and applicable set back lines of the subject Property; (f) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights of way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (g) except as shown, there are no visible (1) improvements, easements, right-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts (2) party walls or encroachments onto adjoining premises, streets, or alleys by any of said buildings, structures, or other improvements, (3) encroachments onto the subject Property by buildings, structures, or other improvements adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject Property; (h) the distance from the nearest intersecting street or road is as shown hereon; (i) the subject Property abuts a dedicated public street or road as shown hereon; (j) all utility services required for the operation of the subject Property either enter the subject Property through adjoining public streets, or this survey shows the point of entry and location of any utilities that pass through are located on the adjoining premises; (k) any discharge into streams, rivers or other conveyance system is shown on this survey; (l) if the subject Property consists of two or more parcels having common boundaries, those parcels are contiguous along the common boundaries; (m) except as shown, no part of the Property is located in a 100 year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel No. 48439C0330H dated August 2, 1995 which such map panel covers the area in which the Property is situated and this survey correctly indicates the zone designation of any areas as being in the 100 year Flood Plain or "flood prone area"; (n) no portion of the subject Property lies within a delineated wetlands area under federal, state or local law policy; (o) the subject Property does not serve any adjoining premises for drainage, utilities, or ingress or egress, and (p) the record description of the subject Property forms a mathematically closed figure. The undersigned has received and examined a copy of Title Insurance Commitment No. 2004-300965 issued by the Title insurer for the Property as well as a copy of each instrument listed therein, and the location of any matter shown thereon, to the extent it can be located, has been shown on this survey.

PRELIMINARY-FOR REVIEW ONLY

Robert A. Schneeberg, Tx. RPLS No. 4804
Gonzalez & Schneeberg Engineers & Surveyors, Inc.
660 N. Central Expressway, Suite 250
Plano, Texas 75074
(972) 516-8855 fax (972)516-8901
GSES No. 5113
Date: August 31, 2004

GENERAL NOTES

1. Subject tract has direct access to Main St. a public right of way.

2. The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

3. No observable evidence of earth moving work, building construction, or building additions within recent months.

4. No observable evidence of any changes in street right of ways or recent street or sidewalk construction or repair.

5. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.

6. Subject tract appears to front onto public right of way.

7. Bearings are based upon the west line of Lot 4, Block 1, Century Plaza Addition, according to the plat recorded in Cabinet A, Page 793.

8. Subject tract is located within Zone X, areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 48439C 0330H, dated August 2, 1995.

NOTES REGARDING SCHEDULE "B" EXCEPTIONS

1. Restrictive covenants recorded in Volume 10336, Page 1401, D.R.T.C.T. affect the subject tract but are not plotted hereon as they are blanket in nature.

10a. 20' building setback line shown on survey dated August 31, 2004 and prepared Robert A. Schneeberg, R.P.L.S. No. 4804 affects the subject and is plotted hereon.

10b. 25' building setback line and 5' utility easement recorded in Cab. A, Page 793, P.R.T.C.T. affect the subject tract and are plotted here hereon.

10c. Easement recorded in Volume 6521, Page 373, D.R.T.C.T. does not affect the subject tract.

10d. Temporary slope easement recorded in Volume 6412, Page 227, D.R.T.C.T. no longer affects the subject tract as it was abandoned by plat recorded in Cabinet A, Page 793, P.R.T.C.T.

10e. Airport zoning ordinance No. 71-100 recorded in Volume 7349, Page 1106, D.R.T.C.T. affects the subject tract but is not plotted hereon as it is blanket in nature.

10f. Perpetual maintenance agreement recorded in Volume 10336, Page 1401, D.R.T.C.T. affects the subject tract and easement is plotted hereon.

10g. Easements recorded in Volume 10257, Page 1134, D.R.T.C.T. affect the subject tract and are plotted hereon.

10h. Temporary drainage easement recorded in Volume 10336, Page 1392, D.R.T.C.T. affects the subject tract and is plotted hereon.

ZONING NOTES:

ZONED: C-2 NEIGHBORHOOD BUSINESS DISTRICT

SETBACKS:
FRONT: 50
SIDE: 0
REAR: 5

MIN. LOT AREA: NONE
MIN. LOT WIDTH: NONE
MAXIMUM BUILDING HEIGHT: 35

BENCHMARKS

CITY OF EULESS MONUMENT 519
A 4" domed brass disk in concrete on the north side of the curb near the corner of N. Main St. and Harwood Rd.
ELEV. 598.939

SITE BM
Cut square on the nose of median at Fair Oaks, west of N. Main St.
ELEV. 603.00

SURVEY PLAT

OF A

4.1287 ACRE TRACT

BEING

LOT 4, BLOCK 1
CENTURY PLAZA ADDITION
IN THE
B. F. CROWLEY SURVEY, ABSTRACT NO. 320
CITY OF EULESS, DALLAS TARRANT, TEXAS

Gonzalez & Schneeberg
engineers • surveyors
660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax (972) 516-8901

NO.	DATE	REVISION	SCALE	DATE	PROJ. NO.	DWG. NO.
			1" = 30'	OCTOBER, 2008	5113	5511SNEW