

PROPERTY DESCRIPTION

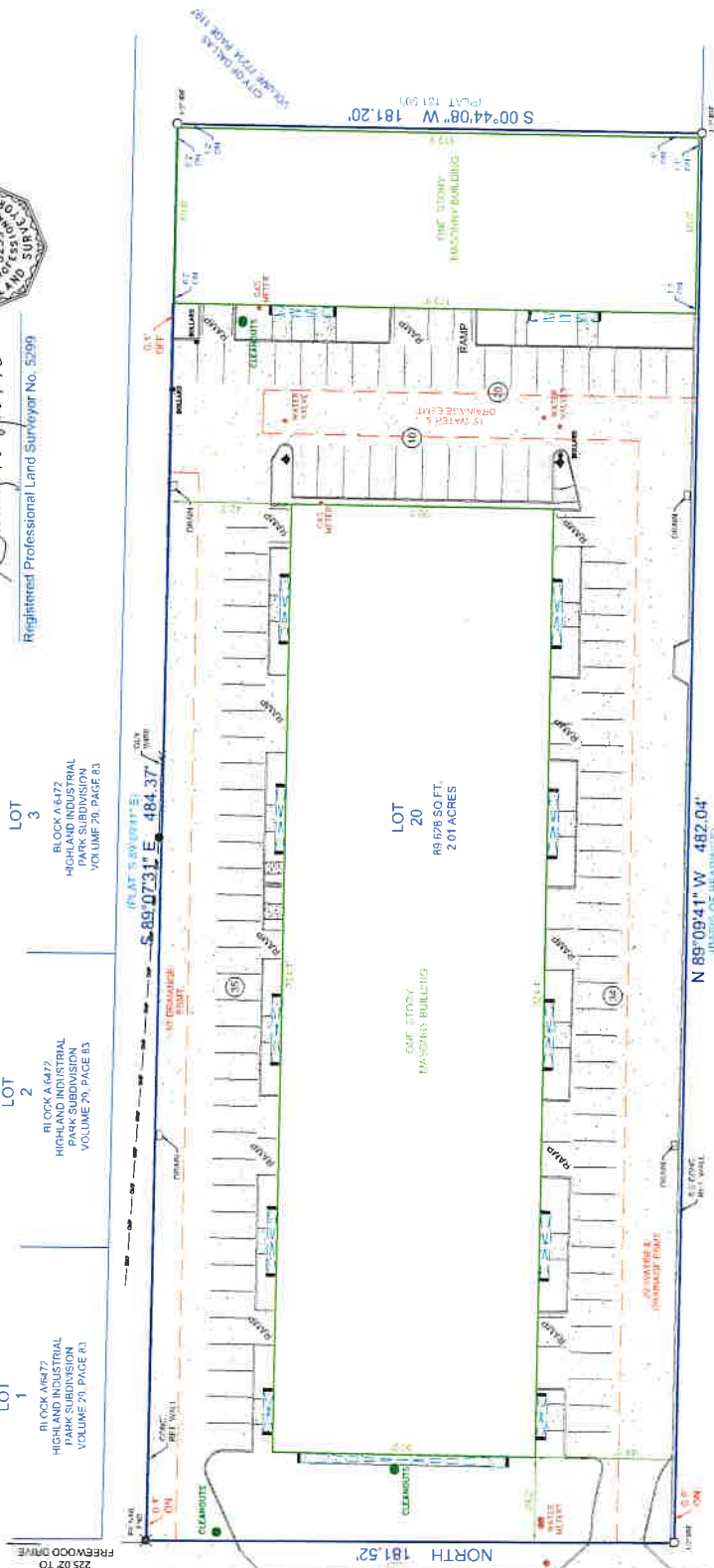
Being Lot 20, Block 6472, of the M2ST Addition, an Addition to the City of Dallas, Texas, according to the plat recorded in Volume 84243, Page 2373, of the Real Property Records, Dallas County, Texas.



LOT 1  
BLOCK 6472  
HIGHLAND INDUSTRIAL  
PARK SUBDIVISION  
VOLUME 79, PAGE 83

LOT 2  
BLOCK 6472  
HIGHLAND INDUSTRIAL  
PARK SUBDIVISION  
VOLUME 79, PAGE 83

LOT 3  
BLOCK 6472  
HIGHLAND INDUSTRIAL  
PARK SUBDIVISION  
VOLUME 79, PAGE 83



10' ALLEY

SURVEYOR'S CERTIFICATE

TO: L-35 Star Partners I, L.T.D., Fidelity National Title Insurance Company and Lawyers Title Company

I hereby certify that on the 22nd day of June, 2012, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on this survey, there are no encroachments upon this subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Shady Trail, same being paved, dedicated public right(s)-of-way maintained by the City of Dallas, which abut(s) the subject property, and is (are) physically open and being used.

All required building set back lines on the subject property are located as shown on this survey. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition I Survey.



*Gary E. Johnson*  
Rightlisted Professional Land Surveyor No. 5299

REVISIONS	
No.	Revisions/Issue Date

**LEGEND**

**BOUNDARIES**

- Survey Boundary
- Right of Way
- Block Boundary
- Section Boundary
- Water Boundary
- Other Boundary

**UTILITIES**

- Water
- Gas
- Electric
- Sanitary Sewer
- Storm Sewer
- Other

**CONSTRUCTION**

- Foundation
- Foundation Wall
- Foundation Footing
- Foundation Slab
- Foundation Beam
- Foundation Column
- Foundation Wall
- Foundation Slab
- Foundation Beam
- Foundation Column

**GENERAL NOTES**

1) According to the F.I.R.M. No. 48113C0310J, the subject property lies in Zone AE and does lie within a Flood Prone Hazard Area.

2) Easements are based on plat recorded in Volume 84243, Page 2473, Real Property Records, Dallas County, Texas.

**TEXAS HERITAGE SURVEYING, LLC**

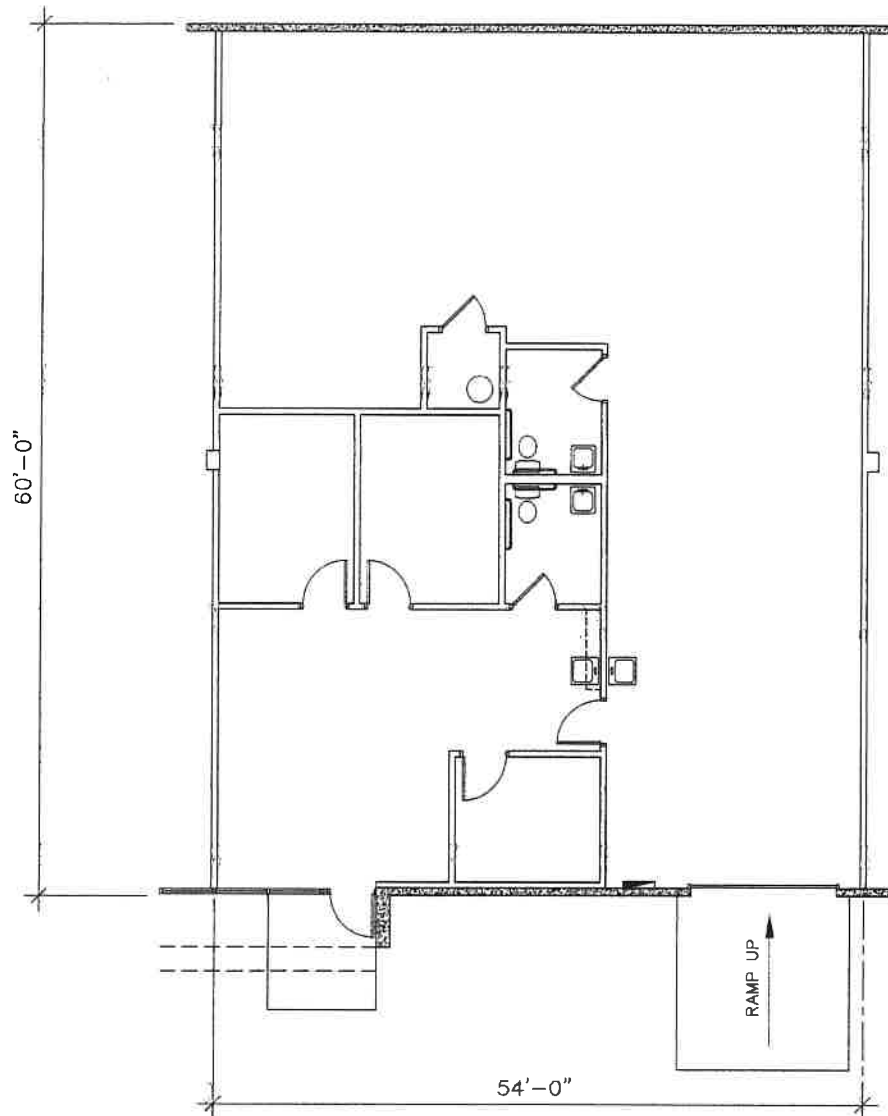
10610 Atlantic Drive, Suite 104, Dallas, TX 75244  
Office 214 340-9700 Fax 214 340-9710  
tshsurveying.com

Category 1A, Condition I Survey  
LOT 20, BLOCK 6472 OF  
M2ST ADDITION  
10606 SHADY TRAIL  
DALLAS, DALLAS COUNTY, TEXAS.

Scale: 1" = 30'

Survey No. 1201473-1  
Drawn By: MC  
Date: 6-22-12

ACCEPTED BY \_\_\_\_\_ DATE: \_\_\_\_\_



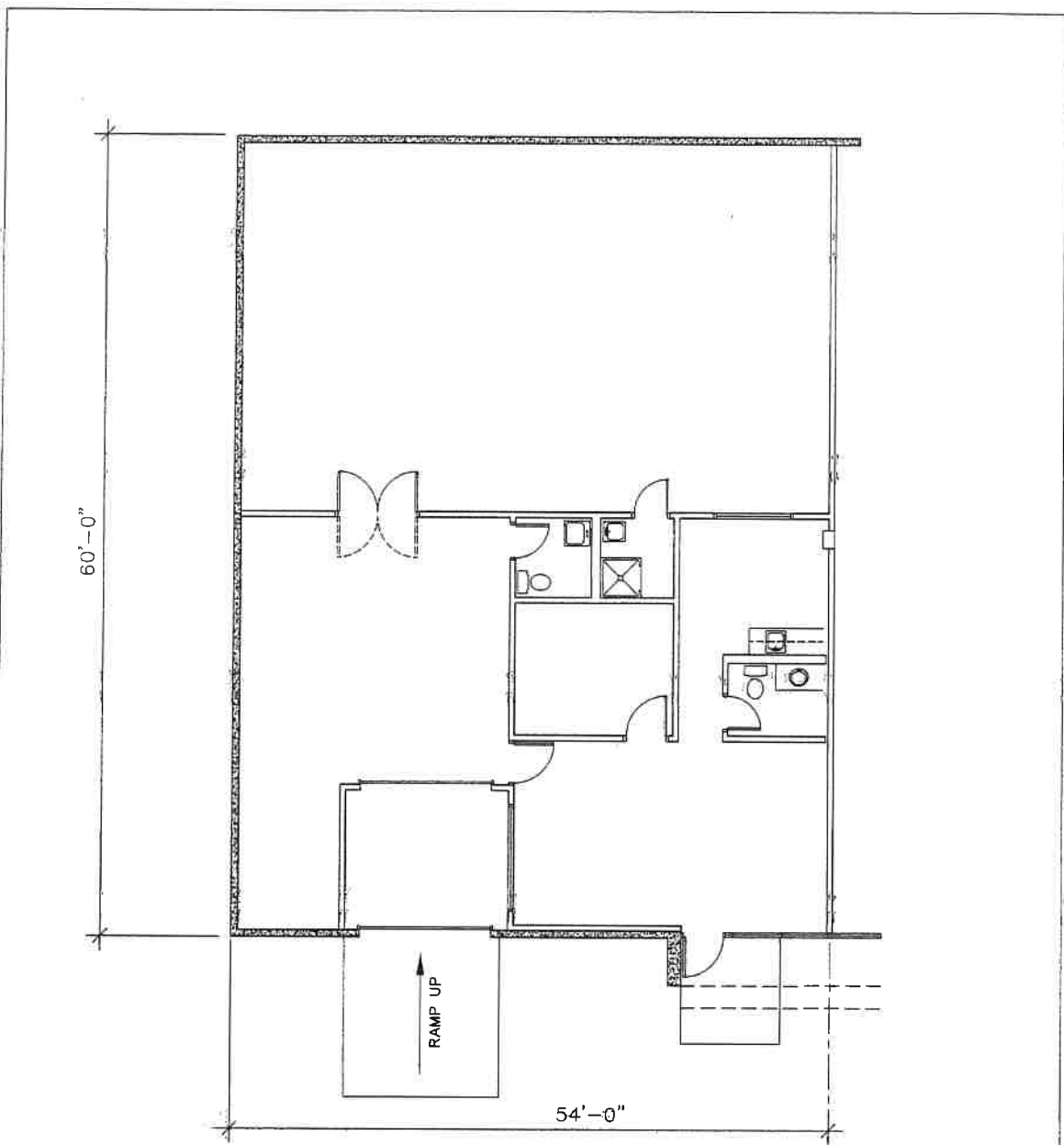
**A FLOOR PLAN**  
SCALE : 1/8" = 1'0"

**10606 SHADY TRAIL  
SUITE #21  
DALLAS, TX**

**BUILDING SUMMARY**

<b>OFFICE</b>	<b>945 SF</b>
<b>WAREHOUSE</b>	<b>1,755 SF</b>
<b>TOTAL</b>	<b>2,700 SF</b>

NOTE:  
ELEVATIONS OF ALL UNITS ARE FROM AN ELEVATION OF 100.0'  
TO AN ELEVATION OF 120.0' BASED UPON A FINISHED FLOOR  
ELEVATION OF 100.0' AT GROUND LEVEL



**A FLOOR PLAN**  
SCALE : 1/8" = 1'0"

**10606 SHADY TRAIL  
SUITE #22  
DALLAS, TX**

**BUILDING SUMMARY**

<b>OFFICE</b>	<b>773 SF</b>
<b>WAREHOUSE</b>	<b>1,927 SF</b>
<b>TOTAL</b>	<b>2,700 SF</b>

NOTE:  
ELEVATIONS OF ALL UNITS ARE FROM AN ELEVATION OF 100.0'  
TO AN ELEVATION OF 120.0' BASED UPON A FINISHED FLOOR  
ELEVATION OF 100.0' AT GROUND LEVEL