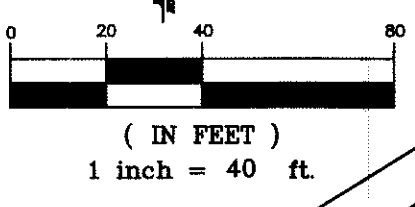
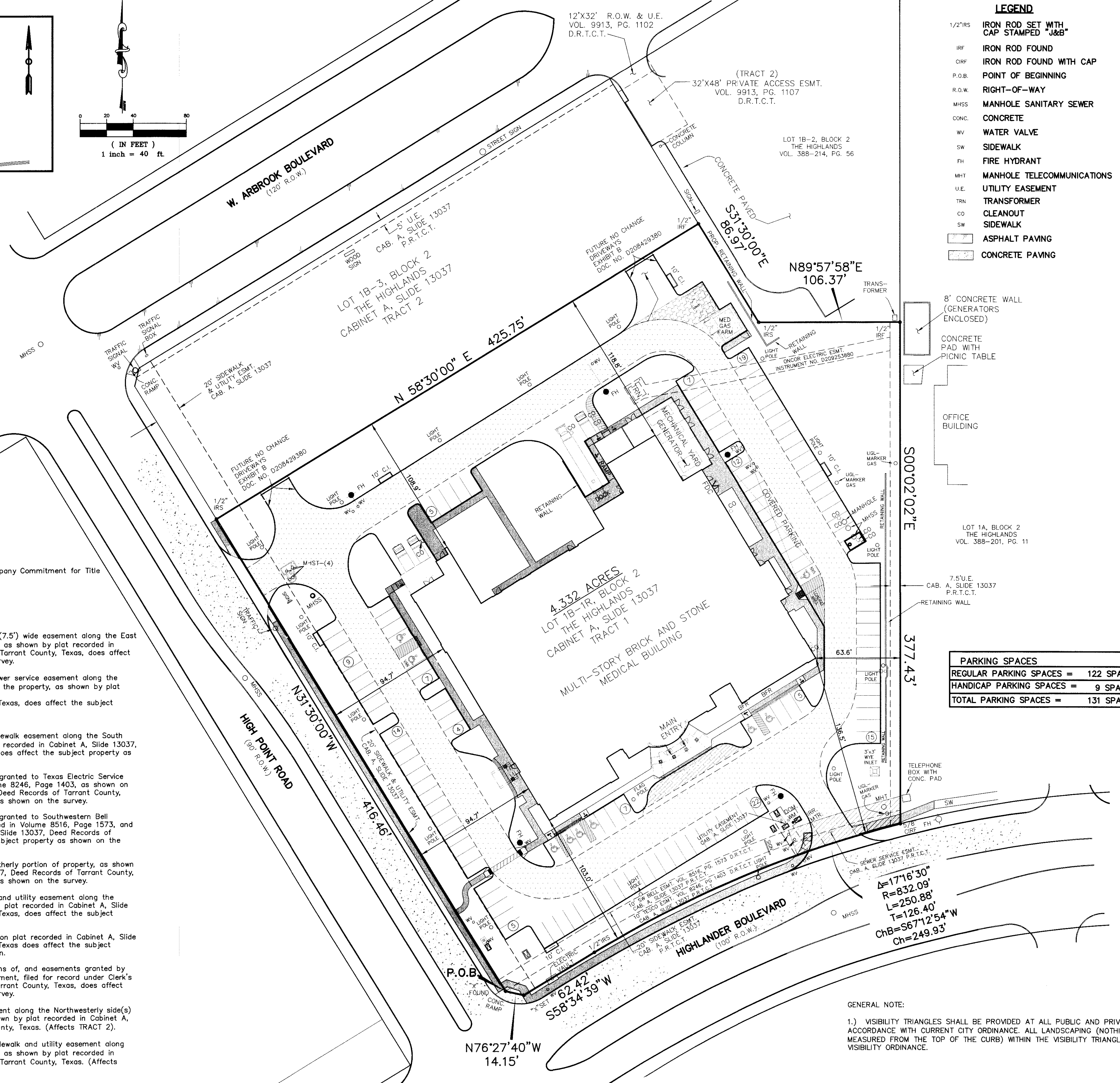


VICINITY MAP
N.T.S.



- EASEMENT NOTES:**
- Reference to Chicago Title Insurance Company Commitment for Title Insurance
 CCC No. 20801780
 Local No. 722822M
 Issued 022309
- Schedule B
- Item No. 14. A seven and one-half foot (7.5') wide easement along the East side(s) of the property for public utilities, as shown by plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas, does affect the subject property as shown on the survey.
- Item No. 15. A twenty foot (20') wide sewer service easement along the most Easterly portion of South side(s) of the property, as shown by plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas, does affect the subject property as shown on the survey.
- Item No. 16. A twenty foot (20') wide sidewalk easement along the South side(s) of the property, as shown by plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas, does affect the subject property as shown on the survey.
- Item No. 17. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 8246, Page 1403, as shown on plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas, does affect the subject property as shown on the survey.
- Item No. 18. Easement for right-of-way granted to Southwestern Bell Telephone Company by instrument recorded in Volume 8516, Page 1573, and as shown on plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas, does affect the subject property as shown on the survey.
- Item No. 22. Utility easement across southerly portion of property, as shown on plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas, does affect the subject property as shown on the survey.
- Item No. 23. Twenty-foot (20') sidewalk and utility easement along the southwest line of property as shown on plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas, does affect the subject property as shown on the survey.
- Item No. 24. Visibility Triangles as noted on plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas does affect the subject property as shown on general notes herein.
- Item No. 25. Terms, conditions, stipulations of, and easements granted by Declaration of Reciprocal Easement Agreement, filed for record under Clerk's File No. D208429380, Deed Records of Tarrant County, Texas, does affect the subject property as shown on the survey.
- Item No. 29. A five foot (5') wide easement along the Northwestern side(s) of the property for public utilities, as shown by plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas. (Affects TRACT 2).
- Item No. 30. A twenty foot (20') wide sidewalk and utility easement along the Southwesterly side(s) of the property, as shown by plat recorded in Cabinet A, Slide 13037, Deed Records of Tarrant County, Texas. (Affects TRACT 2).
- Item No. 31. Terms, conditions and stipulations contained in Ground Lease Agreement between Arbrook Properties, Ltd., L.L.P., a Texas limited partnership, and BremnerDuke-AdA Arlington Development, LP, an Indiana Limited Partnership, dated November 4, 2008, as modified by and subject to Reinstatement of and Amendment to Ground Lease dated December 29, 2008, and Ground Lessor Agreement dated March 2009, executed by Arbrook Properties, Ltd., L.L.P.
- Item No. 32. Terms, conditions and stipulations of Mutual Covenant to Maintain Private Water Lines by and between Arbrook Properties, Ltd., L.L.P. and the City of Arlington, filed for record under Clerk's File No. D209018215, Deed Records of Tarrant County, Texas, does affect the subject property.



- LEGEND**
- 1/2" IRON ROD SET WITH CAP STAMPED "J&B"
 - IRF IRON ROD FOUND
 - CRF IRON ROD FOUND WITH CAP
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - MHSS MANHOLE SANITARY SEWER
 - CONC. CONCRETE
 - WV WATER VALVE
 - SW SIDEWALK
 - FH FIRE HYDRANT
 - MHT MANHOLE TELECOMMUNICATIONS
 - U.E. UTILITY EASEMENT
 - TRN TRANSFORMER
 - CO CLEANOUT
 - SD SIDEWALK
 - ASPHALT PAVING
 - CONCRETE PAVING

LEGAL DESCRIPTION

TRACT 1

BEING all that tract of land in the City of Arlington, Tarrant County, Texas, and being a part of the JAMES W. LANE SURVEY, ABSTRACT NO. 950, and being all of Lot 1B-1R, Block 2, The Highlands, an addition to the City of Arlington, Tarrant County, Texas, as recorded in Cabinet A, Slide 13037, Tarrant County Plat Records, and being further described as follows:

BEGINNING at an "X" in concrete found in the southwest line of said Lot 1B-1R, said point also being in northeast line of High Point Road (a 90' right-of-way);

THENCE North 31 degrees 30 minutes 00 seconds East, 416.46 feet along the northeast line of High Point Road to a one-half inch iron rod set at the west corner of said Lot 1B-1R, said point being the south corner of Lot 1B-3, Block 2 of said Highlands Addition;

THENCE North 58 degrees 30 minutes 00 seconds East, 425.75 feet to a one-half inch iron rod found at the north corner of said Lot 1B-1R, said point being the east corner of said Lot 1B-3, said point also being in the west line of Lot 1B-2, Block 2, The Highlands, an addition to the City of Arlington as recorded in Volume 388-214, Page 56, Tarrant County Plat Records;

THENCE along the northeast line of said Lot 1B-1R as follows:
 South 31 degrees 30 minutes 00 seconds East, 86.97 feet to a one-half inch iron rod set at the southwest corner of said Lot 1B-2;
 North 89 degrees 57 minutes 58 seconds East, 106.37 feet to a one-half inch iron rod found at the southeast corner of said Lot 1B-2, said point being in the west line of Lot 1A, Block 2, The Highlands, an addition to the City of Arlington as recorded in Volume 388-201, Page 11, Tarrant County Plat Records;
 South 00 degrees 02 minutes 02 seconds East, 377.43 feet to a five-eighths inch iron rod with cap found at the east corner of said Lot 1B-1R, said point being the southwest corner of said Lot 1A, Block 2, said point also being in the northwest line of Highlander Boulevard (a 100' right-of-way);

THENCE along the southeast line of said Lot 1B-1R and the northwest line of Highlander Boulevard as follows:
 Southwesterly, 250.88 feet along a curve to the left having a central angle of 17 degrees 16 minutes 30 seconds, a radius of 832.09 feet, a tangent of 126.40 feet, and whose chord bears South 67 degrees 12 minutes 54 seconds West, 249.93 feet to a one-half inch iron rod set for corner;
 South 58 degrees 34 minutes 39 seconds West, 62.42 feet to a "X" in concrete set at the south corner of said Lot 1B-1R, said point being at the intersection of the northwest line of Highlander Boulevard with the northeast line of High Point Road;

THENCE North 76 degrees 27 minutes 40 seconds West, 14.15 along the southwest line of said Lot 1B-1R and the northeast line of High Point Road to the POINT OF BEGINNING and containing 188,696 square feet or 4.332 acres of land.

TRACT 2

NON-EXCLUSIVE EASEMENT ESTATE for access created by that certain Declaration of Reciprocal Easement Agreement dated November 4, 2008, filed for record on November 17, 2008 and recorded under Clerk's File No. D208429380, Deed Records of Tarrant County, Texas.

SURVEY CERTIFICATION

The undersigned, DAN B. RAMSEY (the "Surveyor") hereby certifies that (a) the survey plat dated January 18, 2010 prepared by the undersigned, of that certain tract of land consisting of 4.332 acres in the JAMES W. LANE SURVEY, Abstract Number 950, City of Arlington, Tarrant County, Texas, and the property description set forth thereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown thereon; (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown thereon actually exist, and the location and type of material thereof are correctly shown; (d) the location and lines of all streets, roads, highways and easements abutting or affecting the Property are as shown thereon, are the widths as shown, and all are located within the boundaries of the Property, (e) except as shown thereon, there are no encroachments onto the Property or protrusions there from onto any easements or property adjacent to the Property, there are no improvements on the Property, there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (f) the distance from the nearest street or road is as shown on the survey; (g) all easements affecting the Property, whether benefiting or burdening same, rights-of-way and existing utility lines whether recorded or if disclosed by a physical inspection of the Property, have been correctly platted on the survey; (h) the boundaries, dimensions, calculation of acreage of the Property, and other details shown on the survey are true and correct; (i) such survey was prepared in compliance with the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as adopted by ALTA and ACSM; (j) the location of the perimeter of the Property by courses and distances is shown on the survey; (k) any established building lines or restrictions of record are shown on the survey; (l) all buildings, structures, and improvements, whether existing or to be constructed, and any other physical matters on the ground which may adversely affect the Property or title thereto and the relationship of such buildings, structures, improvements and other physical matters by distance to the perimeter of the Property, platted building lines and street lines are shown on the survey; (m) Property has frontage on High Point Drive and Highlander Boulevard, the same being maintained by the City of Arlington, there are no intervening strips of land or gaps of any kind on the ground between the aforementioned streets and the Property which is not owned by the owner of the Property, and the Property does not serve any adjoining property for ingress or any other purpose except as shown hereon; (n) according to the Federal Emergency Management Agency's Insurance Rate Map 48439C0365 K, dated September 25, 2009, no portion of the Property is located within the 100-year flood plain; and (o) if the Property is described as being on a filed map, a legend referencing the survey to such map is set forth on the survey.

The Surveyor expressly understands and agrees that THE FROST NATIONAL BANK, BREMNER DUKE-AdA ARLINGTON DEVELOPMENT, LP, and CHICAGO TITLE INSURANCE COMPANY are entitled to rely on the above-described plat as being true and accurate in all respects and upon this Certificate as being true and accurate.

Dan B. Ramsey, R.P.L.S. No. 4172



GENERAL NOTE:

1.) VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC AND PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF THE CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.

PARKING SPACES	
REGULAR PARKING SPACES =	122 SPACES
HANDICAP PARKING SPACES =	9 SPACES
TOTAL PARKING SPACES =	131 SPACES

NO.	REVISION	BY	DATE

DESIGNED BY: DBR

DRAWN BY: MWH

CHECKED BY: DBR

16301 Quorum Drive
 Suite 200 B
 Addison, Texas 75001
 Main 972.248.7676
 Fax 972.248.1414
 www.jbipartners.com

AS-BUILT SURVEY- 4.332 ACRES		PROJECT NO.
LOT 1B-1R, BLOCK 2, THE HIGHLANDS		DRC012
JAMES W. LANE SURVEY- ABSTRACT NO. 950		SHEET NO.
City of Arlington, Tarrant County, Texas		1 OF 1
DATE		JANUARY 18, 2010