



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the following described property:

TRACT I

BEING all that certain lot, tract or parcel of land situated in the Town of Addison, Dallas County, Texas and being known as Lot 2 of Block 1 of the EXWEN ADDITION, an addition to the Town of Addison, Texas according to the plat thereof as recorded in Volume 96154, Page 2844 of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "pk" nail found in asphalt for corner at the Northeast corner of said Lot 2, Block 1, EXWEN ADDITION, same being an angle point in the South line of Beltline Road, a 111 foot wide right-of-way at this point, and being on the West line of Lot 3A of Block D of the ADDISON TOWN CENTER ADDITION, an addition to the Town of Addison according to the plat thereof as recorded in Volume 94176, Page 1630 of the Map Records of Dallas County, Texas, and from which an "x" found in concrete at the Northwest corner of said Lot 3A, Block D, same being an angle point in the South line of said Beltline Road, bears NORTH 01° 06' 45" EAST, a distance of 11.00 feet;

THENCE departing said Beltline Road, along and with the common line of said Lot 2, Block 1 and said Lot 3A, Block D, SOUTH 01° 06' 45" WEST (Bearing Basis), a distance of 241.35 feet to a "pk" nail found for corner at the Southeast corner of said Lot 2 and an interior corner of said Lot 3A;

THENCE along and with the common line of said Lot 2, Block 1 and said Lot 3A, Block D, NORTH 88° 53' 15" WEST, a distance of 153.66 feet to an "x" found in a concrete curb at the Southwest corner of said Lot 2 and the Southeast corner of Lot 1 of Block 1 of said EXWEN ADDITION;

THENCE departing said Lot 3A, Block D, along and with the common line of said Lot 2 and Lot 1 of Block 1 of said EXWEN ADDITION, NORTH 01° 06' 49" EAST, a distance of 241.35 feet to a 5/8" iron rod set for corner at the Northwest corner of said Lot 2, same being the Northeast corner of said Lot 1 and being on the South line of aforesaid Beltline Road;

THENCE departing said Lot 1, along and with the common line of said Beltline Road and said Lot 2, Block 1, SOUTH 88° 53' 15" EAST, a distance of 153.65 feet to the POINT OR PLACE OF BEGINNING and CONTAINING 0.8513 ACRES or 37,084 SQUARE FEET OF LAND, more or less.

CERTIFICATION

The plot hereon is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations, and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distances from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts or protrusions, except as shown.

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 1890

AS BUILT
DATE 13 Jun 98

TOPOGRAPHIC SURVEY

LOT 2 - BLOCK 1

EXWEN ADDITION

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BY: DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500

DATE: MAY 07, 1997
SCALE: 1" = 20'

C-2

- LEGEND**
- F.H. FIRE HYDRANT
 - X SET CHISELED "X" SET
 - X FOUND CHISELED "X" FOUND
 - F.I.R. IRON ROD FOUND (SIZE AS NOTED)
 - S.I.R. IRON ROD SET (SIZE AS NOTED)
 - U.P. OVERHEAD UTILITY POLE W/ GUY
 - U.E. UNDERGROUND ELECTRIC OR TELEPHONE
 - L.P. LIGHT POLE
 - S.M. SANITARY SEWER MANHOLE
 - C.O. SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T. TREE

FLOOD NOTE:

The property shown hereon lies in a "special flood hazard area", according to flood notes shown by plat of Addison Town Center, an addition to the City of Addison according to the plat thereof recorded in Volume 93237, Page 3840, Dallas County Map Records.

APPROX. LIMITS OF FULLY DEVELOPED CONDITIONS 100 YEAR FLOOD PLAIN VOLUME 93237, PAGE 3840

LOT 3A - BLOCK D TOWN CENTER ADDITION VOL. 94176, PG. 1630, D.R.D.C.T.