

LEGAL DESCRIPTION

BEING A TRACT OF PARCEL OF LAND OUT OF THE ELISHA FIKE SURVEY, ABSTRACT NO. 478, AND THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO J. R. MAXFIELD, FILED AUGUST 18, 1958, AND PART OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO F. D. TRUMAN, DATED MAY 11, 1961, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID PROPERTY BEING LOCATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST LINE OF INWOOD ROAD (60' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE SULLIVAN ADDITION, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, RECORDED IN VOLUME 81245, PAGE 371 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 16° 57' 55" EAST ALONG THE WEST LINE OF SAID INWOOD ROAD, A DISTANCE OF 30.28 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 80° 45' 00" WEST, A DISTANCE OF 274.60 FEET TO A PK NAIL SET FOR CORNER;

THENCE SOUTH 09° 28' 09" EAST, A DISTANCE OF 74.99 FEET TO A POINT FOR CORNER FROM WHICH A BUILDING INTERSECTION BEARS NORTH 07° 37' 38" WEST, A DISTANCE OF 1.96 FEET, SAID CORNER BEING THE MOST EASTERN NORTHEAST CORNER OF MINIWOOD NO. 1 ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 82194, PAGE 2965 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 80° 45' 00" WEST ALONG A NORTH LINE OF SAID MINIWOOD NO. 1 ADDITION, A DISTANCE OF 225.66 FEET TO A POINT FOR CORNER AT AN INTERIOR CORNER OF SAID ADDITION FROM WHICH AN INTERIOR CORNER OF AN EXISTING BUILDING BEARS NORTH 26° 37' 51" WEST, A DISTANCE OF 1.26 FEET;

THENCE NORTH 09° 15' 00" WEST ALONG A NORTH-SOUTH LINE OF SAID ADDITION, A DISTANCE OF 57.00 FEET TO AN "X" FOUND FOR CORNER;

THENCE SOUTH 80° 48' 42" WEST ALONG A NORTH LINE OF SAID ADDITION, A DISTANCE OF 198.66 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF BELTWOOD BUSINESS PARK SECOND INSTALLMENT TO THE TOWN OF ADDISON RECORDED IN VOLUME 72054, PAGE 515 OF THE MAP RECORDS OF DALLAS COUNTY TEXAS;

THENCE NORTH 00° 03' 15" EAST SAID EAST LINE, A DISTANCE OF 268.75 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER;

THENCE 80° 45' 19" EAST, A DISTANCE OF 399.76 FEET TO A 3/8" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID SULLIVAN ADDITION;

THENCE SOUTH 17° 00' 33" EAST ALONG THE WEST LINE OF SAID SULLIVAN ADDITION, A DISTANCE OF 218.93 FEET TO AN "X" FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 80° 52' 19" EAST ALONG THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 221.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 135,236 SQUARE FEET OR 3.1046 ACRES OF LAND.

TO: D. BOHRNSTEDT, INC. DBA INWOOD SOCCER CENTER; PLANO BANK & TRUST; AND AMERICAN TITLE;

I HEREBY CERTIFY THAT ON THE DAY OF OCTOBER 10, 1996:

(a) this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of building and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location 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, (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof, and (iv) all other significant items on the subject property;

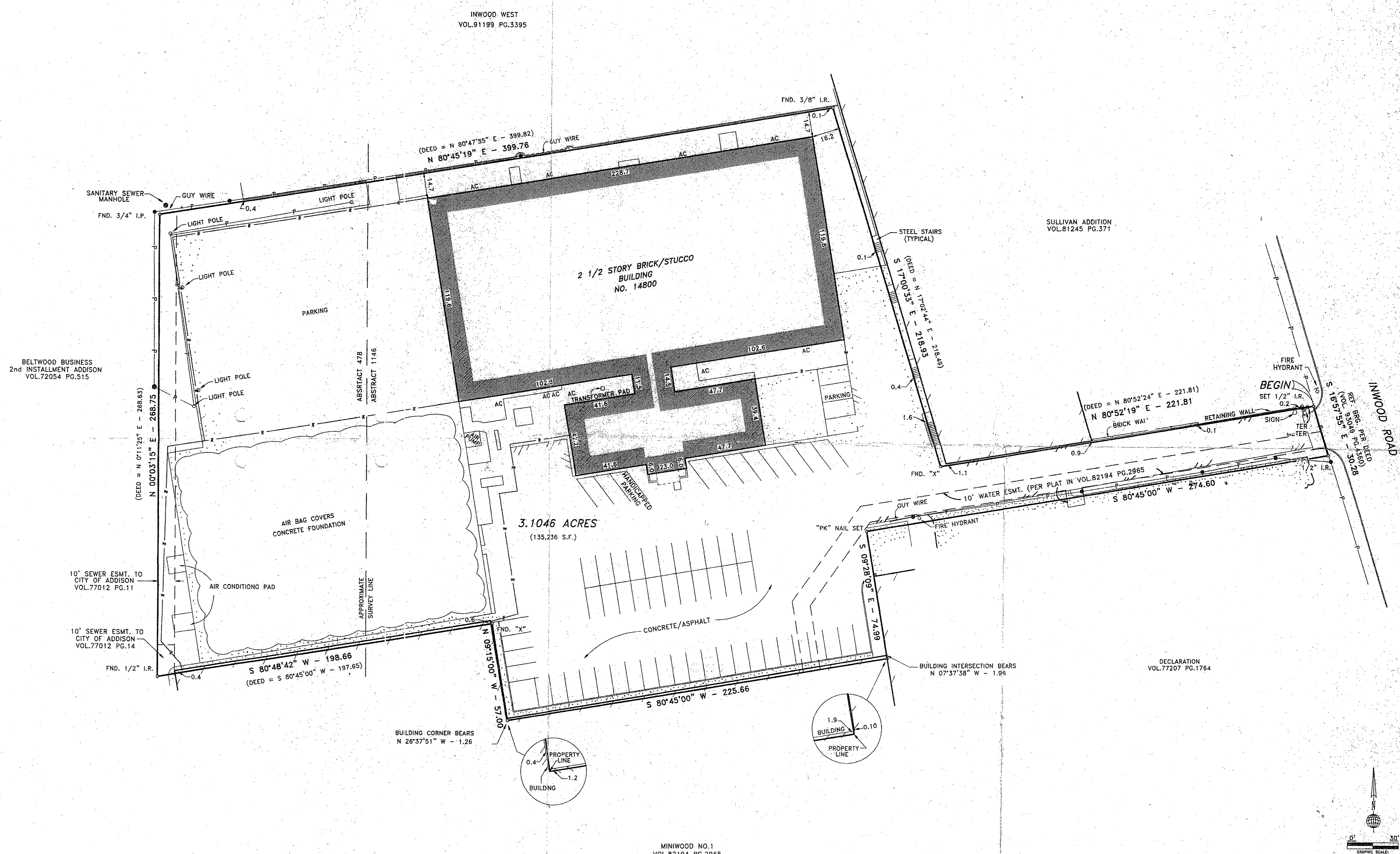
(b) except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, or (iv) conflicts or protrusions;

(c) adequate ingress to and egress from the subject property is provided by INWOOD ROAD the same being paved, dedicated public right(s)-of-ways maintained by the City of Dallas;

(d) all required building set back lines per plot on the subject property are located as shown herein;

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 481089 0005A, DATES 07-16-80, OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN FLOOD ZONE C, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE 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.

ROBERT C. MYERS
REGISTRATION NO. 3963
ROBERT C. MYERS
P.O. BOX 472797
GARLAND, TEXAS 75047
(972) 272-6287
JOB# 35355-96



BUILDING CORNER BEARS
N 26°37'51" W - 1.26

MINIWOOD NO. 1
VOL. 82194 PG. 2965

DECLARATION
VOL. 77207 PG. 1764

THIS IS TO CERTIFY THAT THE ABOVE SHOWN PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PUBLISHED IN COMMUNITY PANEL NO. 481089 0005A OF THE FLOOD INSURANCE RATE MAP, ZONE "C", MAP DATED 7-16-80.

I, ROBERT C. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AS DETERMINED BY SURVEY ON THE GROUND UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY LINES AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS, EASEMENTS, RIGHTS OR PROTRUSIONS, EXCEPT AS SHOWN ON THE ABOVE PLAT.

THIS SURVEY WAS PERFORMED FOR:
D. BOHRNSTEDT, DBA
SOCCER CENTER, PLANO BANK &
TRUST AND AMERICAN TITLE

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. D. BOHRNSTEDT, INC.

NAME: DBA INWOOD SOCCER CENTER
JOB NO. 35355
DATE: 10-11-96 (REV. 10-14-96)
GP# 414727-NC (75)
DRN. BY: JDT

ROBERT C. MYERS
REGISTRATION NO. 3963
R.P.L.S. NO. 3963

ANALYTICAL SURVEYS, INC.
P.O. BOX 2797
GARLAND, TEXAS 75047
"A PROFESSIONAL COMPANY OPERATING IN YOUR BEST INTEREST"