

NUMBER	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C-1	542.00'	76.72'	08°06'35"	N81°51'17"W	76.65'
C-2	458.00'	64.83'	08°06'35"	N81°51'16"W	64.77'
C-3	1323.24'	228.48'	09°53'36"	N26°31'25"E	228.20'

- LEGEND**
- ◆ ...FIRE HYDRANT
 - ⊕ ...WATER/GATE VALVE
 - ⊕ ...WATER METER
 - ⊕ ...GAS METER
 - ⊕ ...SANITARY SEWER CLEAN OUT
 - ⊕ ...SANITARY SEWER MANHOLE
 - ⊕ ...STORM DRAIN MANHOLE
 - ⊕ ...LIGHT STANDARD
 - ⊕ ...SIGN
 - ...TREE OR BUSH
 - ...OVERHEAD UTILITY LINES
 - x- ...FENCE

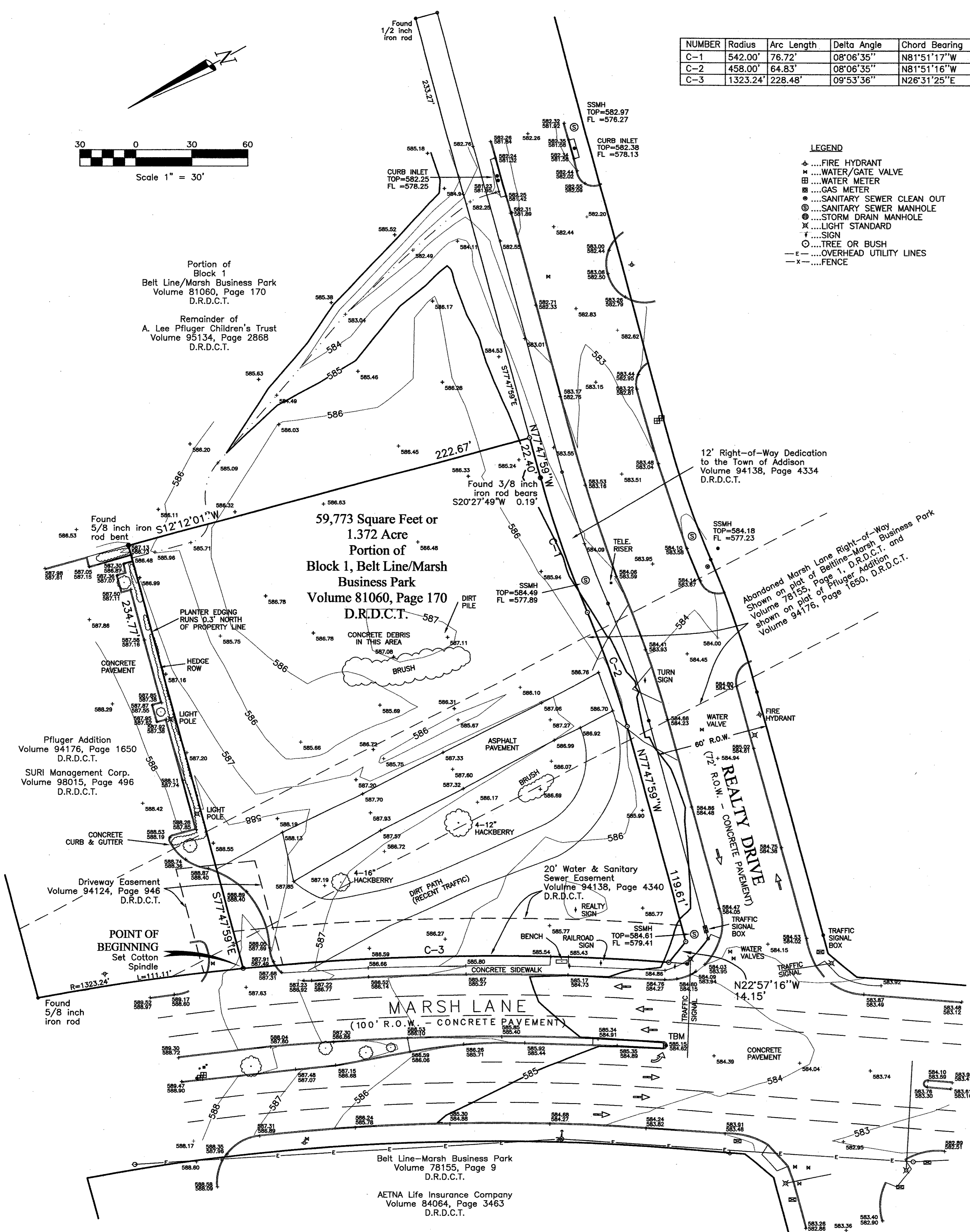
NOTES:

- This survey was performed with the benefit of a title report provided by Stewart Title Guaranty Company, GF No. 00300748, effective February 25, 2000, issued March 9, 2000. No other research, other than that provided by Stewart Title Guaranty Company was performed, therefore easements, agreements, and/or other documents may exist that affect the subject property.
 - Easement and/or right of way from J.E. Bush to City of Dallas, recorded in Volume 5306, Page 329 of the Deed Records of Dallas County, Texas does not affect the subject property.
 - Easement and/or right of way from Bellline/Marsh, Ltd. as recorded in Volume 80006, Page 717 of the Deed Records of Dallas County, Texas does not affect the subject property.
 - The subject property lies entirely within ZONE C - Areas of minimal flooding. (No shading) as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for the City of Addison, Texas, Dallas County, Community Panel Number 481089 0005 A, effective July 16, 1980.
 - The basis of bearings for this survey is the South line of Pfluger Addition as recorded in Volume 94176, Page 650 of the Deed Records of Dallas County, Texas. (NORTH 77°47'59" WEST)
 - All property corners are set 5/8 inch capped iron rods ("BHB INC") unless noted otherwise.
- BENCHMARK:**
- Square cut on the centerline of a curb inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elevation = 585.21'
- TBM**
- Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane. (Shown on drawing) Elevation = 585.15'

LEGAL DESCRIPTION

Being a tract of land situated in the City of Addison, Dallas County, Texas and being a portion of Block 1, Belt Line/Marsh Business Park as recorded in Volume 81060, Page 170 of the Deed Records of Dallas County, Texas, said tract also being a portion of a parcel of land deeded to A. Lee Pfluger Children's Trust as recorded in Volume 95134, Page 2868, said tract of land being described by metes and bounds as follows:

- BEGINNING** at a set cotton spindle at the southwest corner of Pfluger Addition as recorded in Volume 94176, Page 1650 of said Deed Records, said set cotton spindle being on the East right-of-way line of Marsh Lane, a 100 foot right-of-way;
- THENCE** SOUTH 77 degrees 47 minutes 59 seconds EAST, departing the East right-of-way line of said Marsh Lane and along the South line of said Pfluger Addition, a distance of 234.77 feet to a found 5/8 inch iron rod bent, being at the southeast corner of said Pfluger Addition;
- THENCE** SOUTH 12 degrees 12 minutes 01 seconds WEST, departing the South line of said Pfluger Addition, a distance of 222.67 feet to a set 5/8 inch capped iron rod ("BHB INC"), said set 5/8 inch capped iron rod ("BHB INC"), being on the North line of a 12 foot right-of-way dedication to the Town of Addison as recorded in Volume 94138, Page 4334 of said Deed Records, from said set 5/8 inch capped iron rod ("BHB INC"), a found 1/2 inch iron rod at the southeast corner of said A. Lee Pfluger Children's Trust parcel, bears SOUTH 77 degrees 47 minutes 59 seconds EAST, a distance of 233.27 feet;
- THENCE** NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 22.40 feet to a point at the beginning of a curve, concave southerly, having a radius of 542.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 17 seconds WEST, and a chord distance of 76.65 feet, from said point a found 3/8 inch iron rod bears SOUTH 20 degrees 27 minutes 49 seconds WEST, a distance of 0.19 feet;
- THENCE** Westerly, along said curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 76.72 feet to a set 5/8 inch capped iron rod ("BHB INC") at the beginning of a reverse curve, concave northerly, having a radius 458.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 16 seconds WEST, and a chord distance of 64.77 feet;
- THENCE** Westerly, along said reverse curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 64.83 feet to a set 5/8 inch capped iron rod ("BHB INC");
- THENCE** NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 119.61 feet to a set 5/8 inch capped iron rod ("BHB INC");
- THENCE** NORTH 22 degrees 57 minutes 16 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 14.15 feet to a set 5/8 inch capped iron rod ("BHB INC") on the East right-of-way line of said Marsh Lane, said set 5/8 inch capped iron rod ("BHB INC") also being at the beginning of a curve, concave westerly, having a radius of 1323.24 feet, a delta angle of 09 degrees 53 minutes 36 seconds, a chord bearing of NORTH 26 degrees 31 minutes 25 seconds EAST, and a chord distance of 228.20 feet;
- THENCE** Northerly, along said curve and along the East right-of-way line of said Marsh Lane, an arc length of 228.48 feet to the POINT OF BEGINNING, containing 59,773 square feet or 1.372 acre.



I, Daniel H. Joslin, a Registered Professional Land Surveyor in the State of Texas, hereby states to Mesquite Creek Development, Inc. and Stewart Title Guaranty Company to the best of my knowledge and belief that this survey is true and correct, was made on the ground under my supervision as per shown and correctly shows the boundary lines and dimensions of the land indicated hereon and as per the attached legal description; this survey shows the size, location and type of all visible buildings, structures and other visible improvements on the subject property; this survey shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines per plat and other matters of record of which I have been advised. Except as shown hereon; there are no visible above ground encroachments onto the property or protrusions therefrom and there are no visible discrepancies or conflicts at the date this survey was prepared.

Daniel H. Joslin
R. P. L. S. No. 4749

Date: April 6, 2000
Revised April 13, 2000 to change surveyor's certification.
Field inspection November 7, 2000 indicates no change.
Updated November 14, 2000 to change surveyor's certification.

RaceTrac Petroleum, Inc.
300 Technology Court
Smyrna, Georgia 30082
Phone: 770.433.8888
Contact: Mitch Nutter, Engineering Project Manager

Baird, Hampton & Brown, Inc.
Engineering & Surveying
308 W. 7th St., 5th Fl., Fort Worth, TX 76102
Tel: 817.338-1277 Fax: 817.338-2045 E-mail: baird@bhb.com

NO.	FIELD CREW:	DRAWN:	CHECKED:	DATE:	REVISIONS	
					DATE	DESCRIPTION
	DH AM	JPH	DHU	04/06/2000		

BOUNDARY & TOPOGRAPHIC SURVEY

Portion of Block 1

Belt Line/Marsh Business Park

City of Addison, Dallas County, Texas

BHB PROJECT NO:
2000.015.000

SHEET NO:
1 of 1