

ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1°38'	434.00'	139.08'	70.14'	138.48'	S 50°23'00"W

BEARING	DISTANCE
8°42'47"W	83.50'
0°00'00"E	37.95'
0°00'00"E	59.00'
0°00'00"E	40.52'
9°47'34"W	75.00'
1°12'11"W	46.26'

6.510 ACRES
CONTINENTAL MORTGAGE
VOL. 96220, PG. 4607, DRDCT
S 89°43'26"E 525.00'

MUSTANG BROOKHAVEN SC, LTD
VOL. 94129, PG. III, D.R.D.C.T

9.472 ACRES
SP LONE STAR I, L.P.
VOL. 98144, PG. 6647, DRDCT

THE PIER
VOL. 77233, PG. 1043
DRDCT

LEGAL DESCRIPTION

Being 329,517 square feet or 7.5647 acre tract of land situated in the Noah Good No. 520, Town of Addison, Dallas County, Texas and being all of a tract of land for Garden Oaks Associates, L. P. by deed recorded in Volume 94076, Page 3740, Deed F County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for a corner in the northwest line of Brook (a 100 foot right of way) said point being north-west with the northwest line of Brook a distance of 1,541.7 feet from the intersection of the northwest line of Brook with the east line of Marsh Lane (a 100 foot right of way), said point the southeast corner acre tract of land conveyed to SP Lone Star I, L.P. by deed recorded in Volume 98 Deed Records of Dallas County, Texas;

THENCE, the following courses with the west and south line of the said Garden Oaks P. tract and the east and north line of the said SP Lone Star I, L.P. tract:

- N 48°42'47"W, a distance of 83.50 feet to a found 1/2 inch iron rod for a corner;
- N 41°12'11"E, a distance of 191.58 feet to a found PK nail for a corner;
- N 00°16'34"E, a distance of 193.93 feet to a found PK nail for a corner;
- N 89°47'34"W, a distance of 373.00 feet to a found PK nail for a corner;
- N 00°00'00"E, a distance of 37.95 feet to a found PK nail for a corner;
- N 89°47'34"W, a distance of 155.00 feet to a found PK nail for a corner;
- N 00°00'00"E, a distance of 59.00 feet to a found PK nail for a corner;
- N 89°47'34"W, a distance of 216.00 feet to a found PK nail for a corner;
- S 00°00'00"E, a distance of 40.52 feet to a found PK nail for a corner;
- N 89°47'34"W, a distance of 75.00 feet to a found 1/2 inch iron rod for a being in the east line of Brookhaven Village Shopping Center, an addition to Addison, Texas according to the map thereof recorded in Volume 86225, I Records of Dallas County, Texas;

THENCE, N 00°00'00"E, with the west line of the said Garden Oaks Associates, L. east line of the said Brookhaven Village Shopping Center, a distance of 210.52 feet on concrete for a corner, said point being the northwest corner of the said Garden L. P. tract and in the south line of a tract of land conveyed to Mustang Brookhaven recorded in Volume 94129, Page 111, Deed Records of Dallas County, Texas;

THENCE, S 89°48'09"E, with the north line of the said Garden Oaks Associates, L. south line of the said Mustang Brookhaven SC, Ltd. tract, a distance 369.35 feet to iron rod for a corner;

THENCE, N 00°16'34"E, with the west line of the said Garden Oaks Associates, L. east line of the said Mustang Brookhaven SC, Ltd. tract, a distance of 168.05 feet to iron rod for a corner, said point being the northeast corner of the said Garden Oaks Associa in the west line of the Pier, an addition to the Town of Addison, Texas according to r recorded in Volume 77233, Page 1043, Deed Records of Dallas County, Texas;

THENCE, S 89°43'26"E, with the north line of the said Garden Oaks Associates, L. south line of the said Continental Mortgage tract, a distance of 525.00 feet to a found for a corner, said point being the northeast corner of the said Garden Oaks Associa in the west line of the Pier, an addition to the Town of Addison, Texas according to r recorded in Volume 77233, Page 1043, Deed Records of Dallas County, Texas;

THENCE, S 00°16'34"W, with the east line of the said Garden Oaks Associates, L. west line of the said The Pier, a distance of 704.21 feet to a found 1/2 inch iron rod northwest line of Brookhaven Club Drive, said point lying in a curve to the left with 18°21'38", a radius of 434.00 feet, a chord bearing of S 50°23'00"W and a chord c feet;

THENCE, Southwesterly, with the northwest line of Brookhaven Club Drive and a distance of 139.08 feet to a found 1/2 inch iron rod at the point of tangency;

THENCE, S 41°12'11"W, continuing with northwest line of Brookhaven Club Drive 46.26 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE

I hereby certify to GARDEN OAKS ASSOCIATES, L. P., AVI RON, Trustee, TE TITLE COMPANY, COMMERCE LAND TITLE, INC. and TITLE RESOURC COMPANY, as of the date shown below, as follows:

(a) An accurate, "as built" on the ground instrument survey ("the Survey") of the pr in the above legal description ("the Property"), was conducted under my supervision and the information, courses and distances shown thereon are correct; (c) all monuments the Survey actually existed at the time of the Survey and the locations, sizes and there of are correctly shown; (d) except as shown hereon, the title lines descr description and the lines of actual possession of the Property (as evidenced by phy: Survey and all are within the boundary lines and building setback lines per zoning; on the Survey; (f) the Property has direct access by visible driveway connectio Survey to Brookhaven Club Drive which is a dedicated public right of way; (g) observation, there are no visible easements, rights of way, old highways or aband or driveways affecting the Property, other than those shown on the Survey; (h) ex the Survey, there are no visible improvements thereon and there are no visible affecting the Property; (i) except as shown on the Survey, there are no visible discre shortages in area or boundary line conflicts; (j) all recorded easements and other under Schedule "B" Exceptions From Coverage, Items 8 (A) through (H) in Title Re Company's Commitment for Title Insurance No. 120-99-1351, dated June 15, correctly plotted on the Survey, to the extent that the easements and other exceptor (k) except as shown on the Survey, there are no visible party walls, encroachment in the above legal description ("the Property"), upon any easements, rights of way or visible improvements located on adjacent land upon the Property; (m) the Survey s of any visible utility lines, wires and poles on the Property; (n) the Property descr same property described in the Dallas County Appraisal District's property re purposes for Account Number 65052026510390000; and (o) The Property lies in minimal flooding) according to the F.E.M.A. Flood Insurance Rate Map Com 481089 0005A, dated July 16, 1990.

This Survey is made in accordance with the "Minimum Standard Detail F ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and AC includes Items 1, 2, 3, 4, 6 (setback lines per zoning only), 8, 9, 10, 11 (visible uti 13 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALT in effect on the date of this certification) of an Urban Survey.

Dated: February 3, 1994
GF No.: T-349823-C
Job No.: 1833U

Lynn Kadleck
Registered Professional
Land Surveyor No. 3952
AN OFFICIAL DOCUMENT ONLY
WITH ORIGINAL SIGNATURE

UPDATED AND RE-CERTIFIED: August 3, 1999.

PROJECT NAME: GARDEN OAKS A
PROJECT ADDRESS: 4005 BROOK

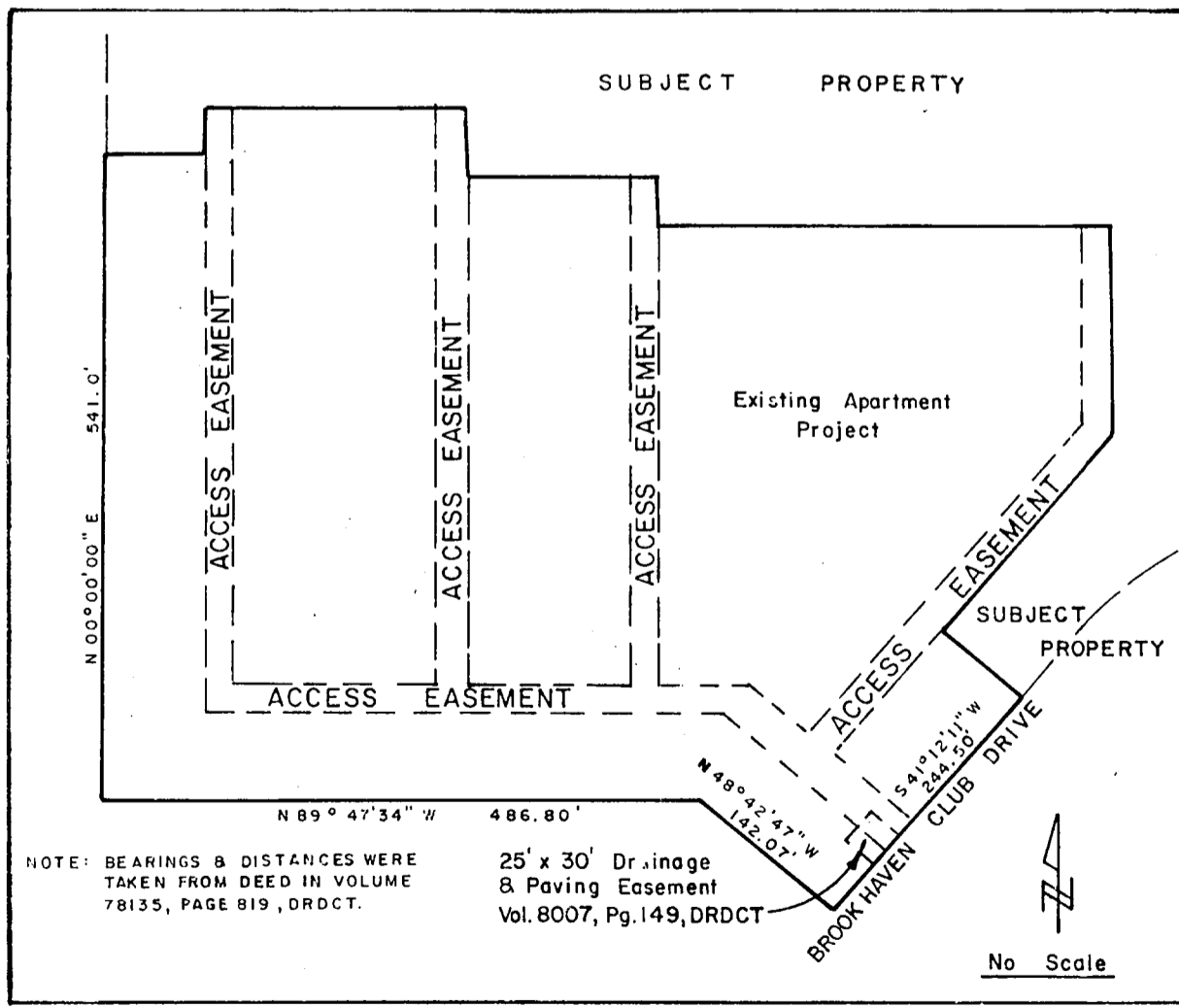
ALTA/ACSM LAND TITLE
7.5647 ACRE T
NOAH GOOD SURVEY, ABSTRA
ADDISON, DALLAS COUNT
PREPARED FOR
GARDEN OAKS LTD
PREPARED BY

KADLECK & ASSO
ENGINEERING PLANNING
5336 Alpha Rd., Suite 5.00
(214) 702-0771

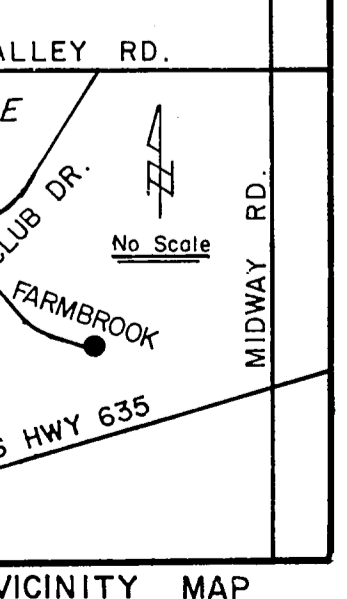
- LEGEND
- Found Iron Rod
 - Set Iron Rod
 - Utility Pole
 - Light Pole
 - Anchor
 - Electric Meter
 - Electric Transformer
 - Sanitary Sewer
 - Manhole
 - Water Valve
 - Fire Hydrant
 - Water Meter
 - Gas Meter
 - Telephone Vault
 - Wood Fence (4' and 6')
 - Chain Link Fence (4' and 6')
 - 5" Wrought Iron Fence
 - Air Conditioner
 - No. of Parking Spaces
 - Handicap Parking Space
 - Telephone Pedestal
 - Metal Stairs

NOTES

- The property described hereon is affected by the following as recorded in the noted Volume and Page of the Deed Records of Dallas County, Texas:
 - Easement for electric distribution and telephone lines to Texas Power & Light Company in Volume 77204, Page 1474. No width specified.
 - Easement for electric distribution and telephone lines to Texas Power & Light Company in Volume 77204, Page 1476. No width specified.
 - 30 foot access easement to Haco Properties, Inc. in Volume 76124, Page 273.
 - Access easement from Joy Corporation in Volume 75245, Page 651. Located on adjoining property for the benefit of property described hereon.
 - Drainage easement to City of Addison in Volume 80007, Page 149. Said easement is located partially within the easement parcel described in 1d above.
- The property described hereon may be affected by the following as recorded in the noted Volume and Page of the Deed Records of Dallas County, Texas (said easements cannot be specifically located based on the description in the documents):
 - Easement and right of way to Texas Power & Light Company in Volume 4741, Page 303.
 - Easement and right of way to Texas Power & Light Company in Volume 1896, Page 336 and as amended by Partially Release of Easement in Volume 73189, Page 757.
 - Easement and right of way to Texas Power & Light Company in Volume 4741, Page 304.
- There are fire hydrants, water valves, electrical transformers and aerial utility lines, telephone vaults and sanitary sewer manholes located throughout the property which indicate the possibility of easements.
- Unless otherwise indicated, all buildings are two story brick veneer. Typical buildings are shown as A, B, C, D and E. The letter refers to the typical building. See typical building for building dimensions, patios, fences and other items typical for each building.



DETAIL ACCESS EASEMENT BENEFITS SUBJECT PROPERTY VOL. 75245, PG. 651 DRDCT



VICINITY MAP

