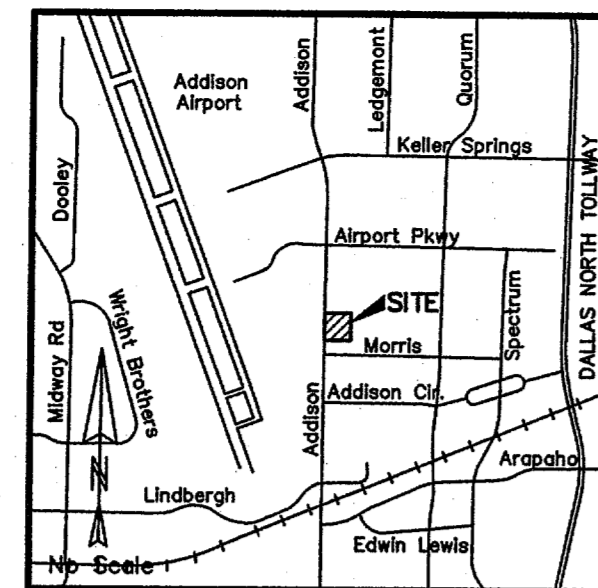


LEGEND

| | |
|-----|-----------------------|
| FIR | Found Iron Rod |
| SIR | Set Iron Rod |
| UP | Utility Pole |
| CO | Cleanout |
| A | Anchor |
| FH | Fire Hydrant |
| WM | Water Meter |
| WV | Water Valve |
| SS | Sanitary Sewer |
| SD | Storm Drain |
| SG | Switch Gear |
| TV | Television Vault |
| ET | Electric Transformer |
| () | No. of Parking Spaces |
| () | Calls per deed |



VICINITY MAP

- NOTES**
- 1) The property described hereon is affected by an easement to Texas Power & Light Company as recorded in Volume 2281, Page 618, Deed Records of Dallas County, Texas.
 - 2) The bearing basis for this survey is a bearing of bearing of N 00°00'00" E for the east line of Addison Road as indicated in the deed to D. A. Cody as recorded in volume 71165, Page 2799, Deed Records of Dallas County, Texas.

LEGAL DESCRIPTION

BEING a 76,215 square feet or a 1.7497 acre tract of land situated in the G. W. Fisher Survey, Abstract No. 482, City of Addison, Dallas County, Texas, and being all of a called 0.7509 acre tract of land conveyed to Crossroads Aviation by deed recorded in Volume 67044, Page 213, Deed Records of Dallas County, Texas and all of a called 1.00 acre tract of land conveyed to D. A. Cody by deed recorded in Volume 71165, Page 2799, Deed Records of Dallas County, Texas, and being more particularly described as follows (the bearing basis for this description is a bearing of N 00°00'00" E for the east line of Addison Road as indicated in the said deed to D. A. Cody):

BEGINNING at a set 5/8 inch iron rod for a corner in the east line of Addison Road (a variable width right of way), said point being the northwest corner of the said Crossroads Aviation, Inc. tract and said point being a called distance of 568.34 feet from the intersection of the east line of Addison Road with the south line of Airport Parkway (a 50 foot right of way);

THENCE, S 88°59'03" E, departing the east line of Addison Road and with the north line of the Crossroads Aviation, Inc. tract, passing at a distance of 12.0 feet a found "x" cut on concrete pavement at the southwest corner of Lot 1, Block A of Shepherd Addition as recorded in Volume 97214, Page 4261, Deed Records of Dallas County, Texas, continuing in all a distance of 300.40 feet to a set 5/8 inch iron rod for a corner, said point being the northeast corner of the said Crossroads Aviation, Inc. tract and in the west line of a called 4.676 acre tract of land conveyed to Fairfield Addison Circle by deed recorded in County Clerk Instrument No. 200600426816, Deed Records of Dallas County, Texas;

THENCE, S 00°00'00" W, with the east line of the Crossroads Aviation, Inc. tract, passing at a distance of 108.75 feet the southeast corner of the said Crossroads Aviation, Inc. tract and the northeast corner of the said D. A. Cody tract, passing at a distance of 138.31 feet the northwest corner of Lot 1, Block B of Addison Circle Phase 3 as recorded in Volume 97189, Page 1039, Deed Records of Dallas County, Texas, continuing in all a distance of 253.75 feet to a set 5/8 inch iron rod for a corner, said point being the southeast corner of the said D. A. Cody tract and the northeast corner of a called 0.50 acre tract of land conveyed to Braco Mirror Glass, Inc. by deed recorded in Volume 79020, Page 875, Deed Records of Dallas County, Texas;

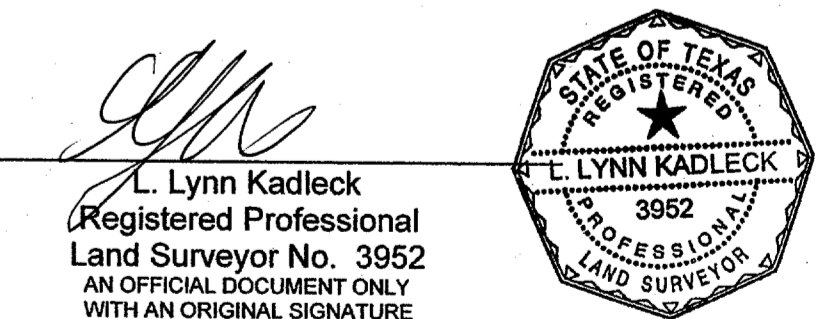
THENCE, N 88°59'03" W, with the south line of the said D. A. Cody tract, a distance of 300.40 feet to a set 5/8 inch iron rod for a corner in the east line of Addison Road;

THENCE, N 00°00'00" E, with the east line of Addison Road, passing at a distance of 145.00 feet the northwest corner of the said D. A. Cody tract and the Southwest corner of the said Crossroads Aviation, Inc. tract, continuing in all a distance of 253.75 feet to the Point of beginning.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to: D. A. CODY, CROSSROADS AVIATION, INC. and LANDAMERICA COMMONWEALTH TITLE OF DALLAS as agent for COMMONWEALTH LAND TITLE INSURANCE COMPANY that this Survey (i) substantially complies with the current Texas Society Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey; (ii) was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines and dimensions and the area of the land indicated hereon; (iii) correctly shows the location of visible perimeter improvements on the subject property; (iv) correctly shows the location of all alleys, streets, roads, rights of way, easements and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book and page indicated), to the extent such matters can be located; (v) correctly shows the location of all streets and roads providing visible access to the subject property; (vi) except as shown on the Survey, there are no visible easements and rights-of-way, there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other visible improvements, and there are no visible encroachments on the subject property by buildings, structures or other visible improvements situated on adjoining premises; and (vii) the subject property lies in Zone X (areas determined to be outside the 500 year flood plain) according to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48113C0180 J dated August 23, 2001.

Dated: June 10, 2008
GF No.: 2258000070
Job No.: 2985



**LAND TITLE SURVEY
1.7497 ACRE TRACT
G. W. FISHER SURVEY, ABSTRACT NO. 482
ADDISON, DALLAS COUNTY, TEXAS**

PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
555 Republic Drive, Suite 115, Plano, TX
(972) 881-0771 75074

