

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF DALLAS:

TRACT I

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE JOHN D. MERCHANT SURVEY, ABSTRACT NO. 850, DALLAS COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND CONVEYED TO RONALD E. CRAIN RECORDED IN VOLUME 98246, PAGE 5070 REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS, AND ALL OF A TRACT OF LAND CONVEYED TO RONALD E. CRAIN RECORDED IN VOLUME 2004012, PAGE 8272 REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED RPLS 5569 FOR CORNER, THE NORTH CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWEST LINE OF N. WATSON STREET AND THE SOUTHEAST LINE OF FARMERS ROAD;

THENCE SOUTH 48 DEGREES 14 MINUTES 17 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID N. WATSON STREET, A DISTANCE OF 656.07 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED RPLS 5569 FOR CORNER, SAID POINT BEING THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO RODNEY A. ASHMORE RECORDED IN INSTRUMENT NO. 20080266943 DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE SOUTH 46 DEGREES 01 MINUTES 21 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID ASHMORE TRACT, A DISTANCE OF 739.34 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED RPLS 5569 FOR CORNER, THE WEST CORNER OF SAID ASHMORE TRACT;

THENCE SOUTH 43 DEGREES 31 MINUTES 17 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID ASHMORE TRACT, A DISTANCE OF 592.38 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED RPLS 5569 FOR CORNER, THE SOUTH CORNER OF SAID ASHMORE TRACT;

THENCE NORTH 42 DEGREES 54 MINUTES 34 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID ASHMORE TRACT, A DISTANCE OF 110.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE WEST CORNER OF A TRACT OF LAND CONVEYED TO MARTHA R. VANHOOSE RECORDED IN VOLUME 82151, PAGE 1313 DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE SOUTH 46 DEGREES 35 MINUTES 48 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID VANHOOSE TRACT AND THE SOUTHWEST LINE OF THE G. T. SULLIVAN ADDITION NO. 2, RECORDED IN VOLUME 10, PAGE 279 MAP RECORDS DALLAS COUNTY, TEXAS, A DISTANCE OF 600.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE EAST CORNER OF SAID CRAIN TRACT RECORDED IN VOLUME 2004012, PAGE 8272 REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS AND HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO BESSIE LEE SOWELS RECORDED IN VOLUME 2001007, PAGE 2383 DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 31 MINUTES 33 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID CRAIN TRACT, A DISTANCE OF 189.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 46 DEGREES 34 MINUTES 03 SECONDS WEST, A DISTANCE OF 96.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45 DEGREES 40 MINUTES 54 SECONDS WEST ALONG THE MOST NORTHERLY SOUTHEAST LINE OF SAID CRAIN TRACT, A DISTANCE OF 313.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 46 DEGREES 40 MINUTES 48 SECONDS EAST, A DISTANCE OF 135.27 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SOUTHEAST LINE OF SAID JOHN D. MERCHANT SURVEY, ABSTRACT NO. 850 AND THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO VICTORY TEMPLE CHURCH OF GOD RECORDED IN VOLUME 88206, PAGE 1250 DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 19 MINUTES 12 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID CHURCH TRACT, A DISTANCE OF 239.36 FEET TO A WOOD FENCE POST FOR CORNER, THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING THE EAST CORNER OF A TRACT OF LAND CONVEYED TO JEAN A. LANDESS RECORDED IN VOLUME 84183, PAGE 0855 DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE NORTH 46 DEGREES 01 MINUTES 17 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID LANDESS TRACT, A DISTANCE OF 1892.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE WEST CORNER OF HEREIN DESCRIBED TRACT AND THE EAST CORNER OF A TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS RECORDED IN VOLUME 93113, PAGE 2153 DEED RECORDS DALLAS COUNTY, TEXAS, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWEST LINE OF SEAGO DRIVE AND THE SOUTHEAST LINE OF FARMERS ROAD;

THENCE NORTH 45 DEGREES 55 MINUTES 52 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID FARMERS ROAD, A DISTANCE OF 1365.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,700,203.587 SQUARE FEET OR 39.03 ACRES OF LAND.

TRACT II

EASEMENT RIGHTS CREATED PURSUANT TO THE WARRANTY DEED FILED JANUARY 20, 2004 RECORDED IN VOLUME 2004012, PAGE 8272 REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS;

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE JOHN D. MERCHANT SURVEY, ABSTRACT NO. 850, DALLAS COUNTY, TEXAS AND BEING A PART OF A CALLED 49.31 ACRE TRACT OF LAND DESCRIBED IN DEED TO HUI SMITH RECORDED IN VOLUME 97066, PAGE 6185 DEED RECORDS DALLAS COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE SOUTHEAST LINE OF SAID SURVEY, AT THE MOST SOUTHERLY EAST CORNER OF SAID SMITH TRACT;

THENCE SOUTH 43 DEGREES 19 MINUTES 12 SECONDS WEST ALONG THE COMMON LINE OF SAID SURVEY AND SAID SMITH TRACT, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 46 DEGREES 34 MINUTES 03 SECONDS WEST, A DISTANCE OF 18.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 31 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE EAST CORNER OF A TRACT OF LAND CONVEYED TO RONALD CRAIN RECORDED IN VOLUME 2004012, PAGE 8272 DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE SOUTH 48 DEGREES 35 MINUTES 48 SECONDS EAST, A DISTANCE OF 18.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 368.877 SQUARE FEET OR 0.008 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (REPUBLIC TITLE CO., TOT H. TRAN AND KIM-QUANH THI DO), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN OF 08829741, NG1 THAT, (A) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS DIRECTION; (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; USE OF THIS SURVEY BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED. THE PLAT HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS ARE AS INDICATED, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND.

EXECUTED THIS 13TH DAY OF OCTOBER, 2008

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



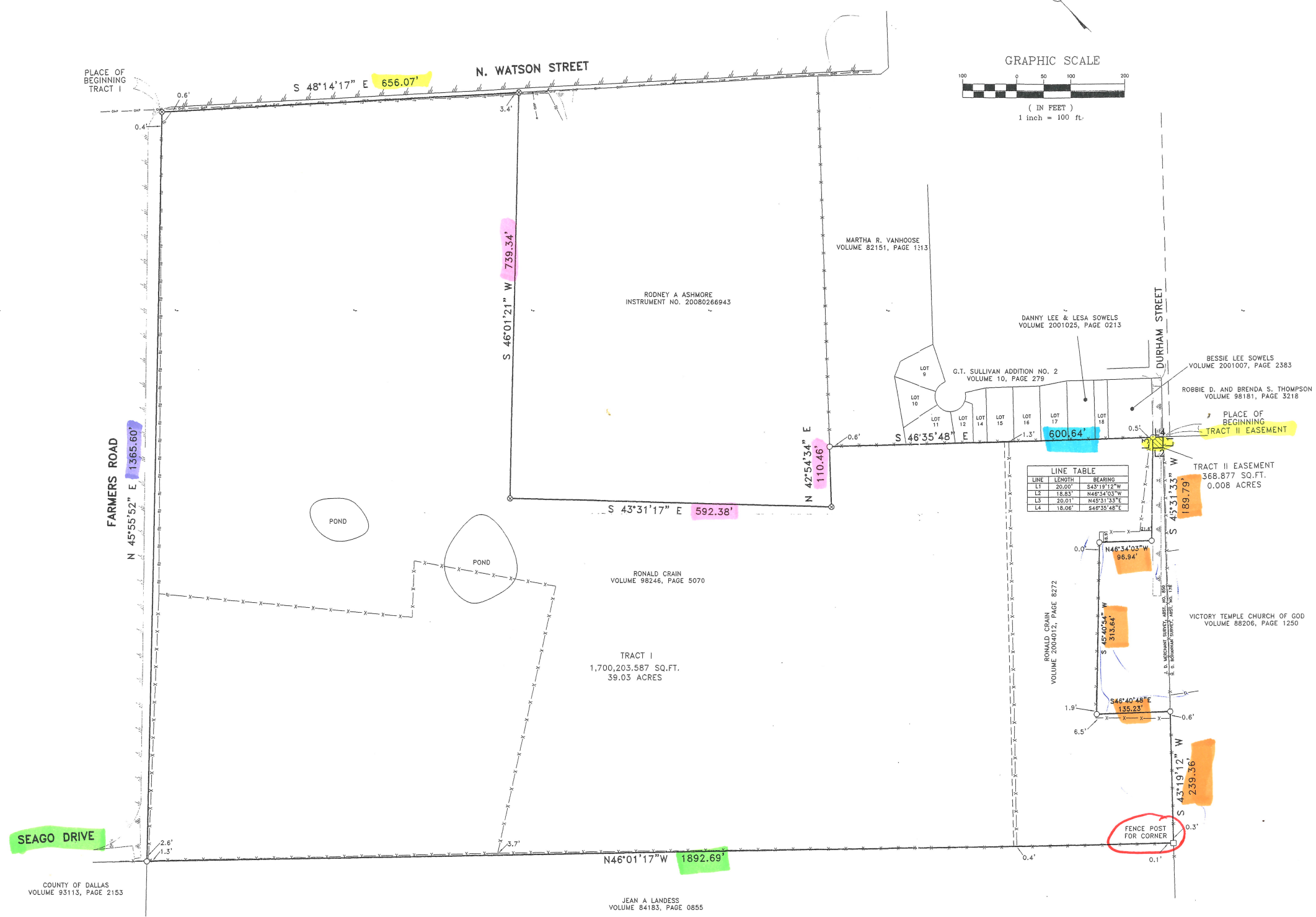
ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

BRIAN GALLIA & ASSOCIATES
8877 OAKWOOD ROAD
QUINLAN, TEXAS 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgsurveying.com

SCALE DATE JOB NO. G.F. NO. DRAWN
1"=100' 10/13/08 0801362-1 08R29741 BDG/PO

FINAL SURVEY

300 FARMERS ROAD
J. D. MERCHANT SURVEY, ABSTRACT NO. 850
DALLAS COUNTY, TEXAS



THIS SURVEY WAS PERFORMED FOR:
REPUBLIC TITLE COMPANY
NOTE: 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. THIS SURVEY IS NOT VALID WITHOUT A BLUE SEAL AND SIGNATURE.

NOTE: THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY.
VOLUME 89222, PAGE 2448
VOLUME 2000220, PAGE 1078

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48113C0545 J, THIS PROPERTY DOES LIE IN ZONE AND DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO DALLAS COUNTY BOIS D'ARC ISLAND LEVEE IMPROVEMENT DISTRICT NO. 4
VOLUME 752, PAGE 354
VOLUME 759, PAGE 11
(BLANKET)

NOTE: BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 98246, PAGE 5070

REVISIONS		LEGEND	
DATE	BY		
		1/2" IRON ROD FOUND	CHAIN LINK FENCE
		1/2" IRON ROD SET	WOOD FENCE
		1" IRON PIPE FOUND	BARBED WIRE
		AC AIR CONDITIONING	IRON FENCE
		FENCE POST CORNER	PIPE FENCE
		"X" FOUND IN CONCRETE	OVERHEAD ELECTRIC SERVICE
		UNDERGROUND ELECTRIC	OVERHEAD POWER LINE
		OVERHEAD ELECTRIC	COVERED PORCH, DECK OR CARPORT
		GRAVEL/ROCK ROAD OR DRIVE	CONCRETE PAVING
		ASPHALT PAVING	