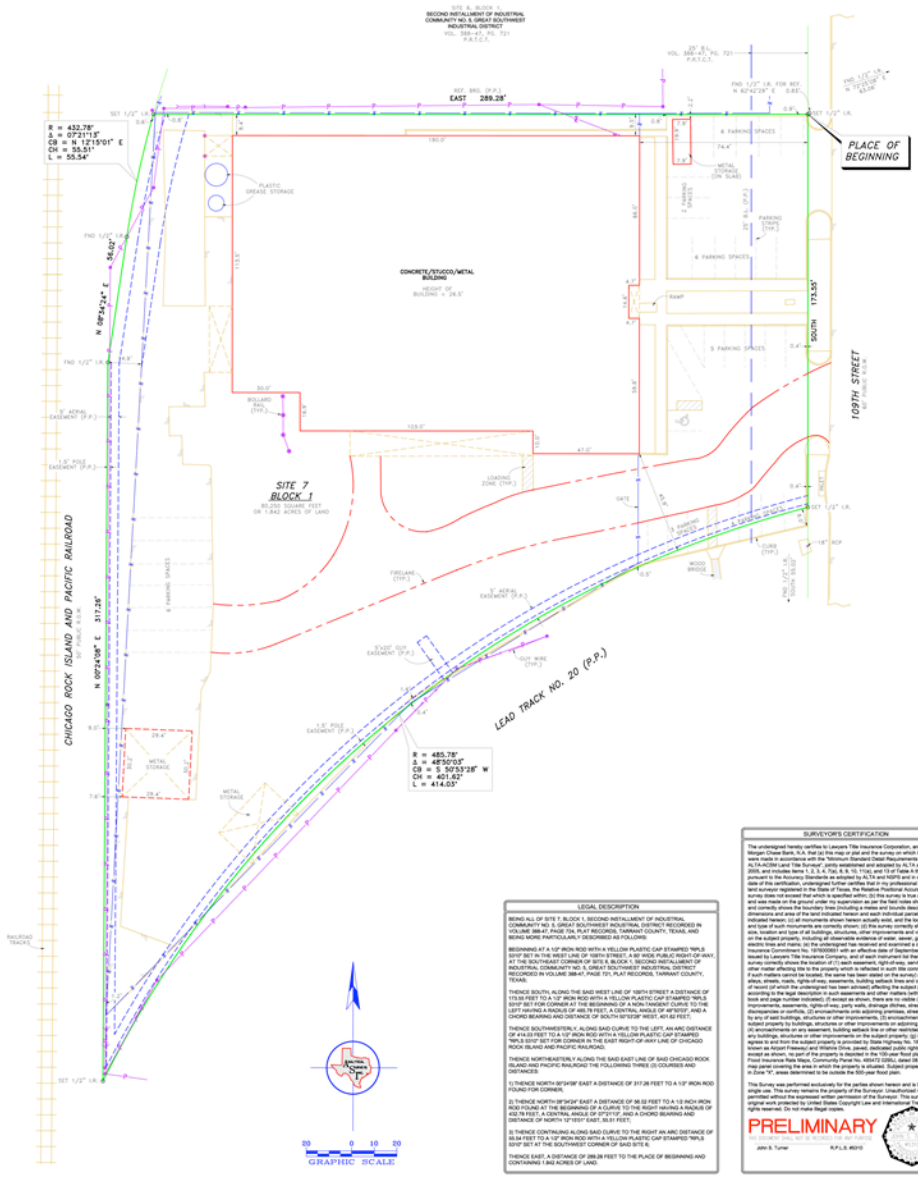
ALTA/ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION

BEING ALL OF SITE 7, BLOCK 1, SECOND INSTALLMENT OF INDUSTRIAL COMMUNITY NO. 5, GREAT SOUTHWEST INDUSTRIAL DISTRICT RECORDED IN VOLUME 388-47, PAGE 724, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE WEST LINE OF 109TH STREET, A 60' WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF SITE 6, BLOCK 1, SECOND INSTALLMENT OF INDUSTRIAL COMMUNITY NO. 5, GREAT SOUTHWEST INDUSTRIAL DISTRICT RECORDED IN VOLUME 388-47, PAGE 721, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH, ALONG THE SAID WEST LINE OF 109TH STREET A DISTANCE OF 173.55 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 485.78 FEET, A CENTRAL ANGLE OF 48°50'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°53'28" WEST, 401.62 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 414.03 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET FOR CORNER, THE EAST RIGHT-OF-WAY LINE OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD;

THENCE NORTHWESTERLY ALONG THE SAID EAST LINE OF SAID CHICAGO ROCK ISLAND AND PACIFIC RAILROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) THENCE NORTH 00°24'08" EAST A DISTANCE OF 317.28 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

2) THENCE NORTH 00°34'24" EAST A DISTANCE OF 56.02 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 432.78 FEET, A CENTRAL ANGLE OF 07°21'13", AND A CHORD BEARING AND DISTANCE OF NORTH 12°15'01" EAST, 55.51 FEET;

3) THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 55.54 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE SOUTHWEST CORNER OF SAID SITE 6;

THENCE EAST, A DISTANCE OF 289.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.842 ACRES OF LAND.

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to Lawyers Title Insurance Corporation, and J.P. Morgan Chase Bank, N.A. that (a) this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA-ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), and 13 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified within; (b) this survey is true and correct and was made on the ground under my supervision and accurately shows the location and correctly shows the area, including easier and bounds descriptions and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (c) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (d) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject property, including all observable evidence of water, sewer, gas and electric lines and mains; (e) the undersigned has received and examined a copy of Title Insurance Commitment No. 1876000661 with an effective date of September 22, 2008, and Title Insurance Commitment Amendment No. 1876000661 and (f) to the extent this survey correctly shows the location of (1) each easement, right-of-way, servitude and other matter affecting title to the property which is reflected in such title commitment (or, if such matters cannot be located, the same has been stated on the survey) and (2) all alleys, streets, roads, rights-of-way, easements, building setback lines 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 numbers, if applicable, shown hereon); (g) this survey shows all of the (1) improvements, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts, (2) encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, (3) encroachments onto the subject property by buildings, structures or other improvements on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject property; (g) ingress and egress to and from the subject property is provided by State Highway No. 183 (also known as Airport Freeway) and Williams Drive, paved, dedicated public rights-of-way; (h) the property is not in a Flood Hazard Area, according to the Federal Emergency Flood Insurance Rate Maps, Community Panel No. 48439 C0205J, dated 08-23-01, such map panel covering the area in which the property is situated. Subject property is located in Zone "X", areas determined to be outside the 500-year flood plain.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies.

PRELIMINARY

THIS DRAWING IS NOT A REPRESENTATION OF A SURVEY

John S. Turner R.P.L.S. #5310

NOTES

1) All corners labeled as SET 1/2" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" set for corner.
2) (P.P.) indicates that Building Lines, Easements, Rights-of-Way, etc., as shown on this survey are per plat referenced in Legal Description hereon.
3) All boundary dimensions shown hereon are per plat unless otherwise noted.
4) The property shown here is subject to an Airport Zoning Ordinance No. 71-100 dated December 16, 1971 recorded in Volume 7349, Page 1106.

ADDRESS: 1609 109TH STREET

LEGEND

	POWER POLE		COVERED AREA
	GAS METER		BUILDING LINE
	WATER METER		EASEMENT LINE
	POWERLINE		BRICK COLUMN
	OVERHEAD SERVICE LINE		TRANSFORMER AND PAD
	WOOD FENCE		ASPHALT SURFACE
	CHAIN LINE FENCE		CONCRETE
	WIRE FENCE		GRAVEL
	HANDICAP PARKING	RCP	REINFORCED CONCRETE PIPE

1609 109TH STREET
GRAND PRAIRIE, TEXAS 75050

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