

REVISIONS	BY
AOL OWNERSHIP 02/19/10	MSP

PRECISE LAND SURVEYING, INC.

4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149

(972) 681-7072 FAX (972) 279-1508

BOUNDARY SURVEY

2102 S. CENTRAL EXPRESSWAY

CITY OF DALLAS

DALLAS COUNTY, TEXAS

Precise Land Surveying, Inc.
 4625 EASTOVER DRIVE
 MESQUITE, TEXAS 75149

SURVEYOR JTT	DATE 02/16/09
DECK MSP	PARTY CHIEF VA
SURVEY DATE 02/13/09	DRAWING FILE F:\09-FILES\09\109-0351
MESOCO # 45-V	SCALE 1" = 30'
JOB NUMBER 109-0351	SHEET 1
1	OF 1 SHEETS

PROPERTY DESCRIPTION

Being a 1.39 acre tract of land situated in the John Grigbsy Survey, Abstract No. 495, City of Dallas Block 872, Dallas County, Texas, being all that certain tract of land described in deed to Great Dragon Trading, Inc., as recorded in Volume 2000040, Page 3855, Deed Records of Dallas County and being more particularly described by metes and bounds as follows:

BEGINNING at a found "x" in concrete at the west corner of the herein described tract, being the intersection of the northeast line of S. Central Expressway (variable width R.O.W.) and the southeast line of Corinth Street (40' R.O.W.);

THENCE North 53° 31' 00" East (bearing base from deed 2000040/3855), a distance of 197.79 feet along said southeast line to a found 1/2-inch iron rod at the north corner of this tract;

THENCE South 43° 44' 43" East, a distance of 118.60 feet;

THENCE South 35° 27' 47" East, a distance of 169.67 feet to the east corner of this tract;

THENCE South 53° 31' 00" West, passing the north corner of that certain tract of land described in deed to Commercial Metals Company, as recorded in Volume 2000144, Page 6059, said Deed Records, at a distance of 13.18 feet and continuing along the common line of said Great Dragon Trading and Commercial Metals Company tracts, passing the west corner of said Commercial Metals Company tract at an additional distance of 189.40 feet and continuing a total distance of 211.99 feet to a found 1/2-inch iron rod at the south corner of this tract, being on the aforementioned northeast line of S. Central Expressway;

THENCE North 36° 02' 20" West, a distance of 287.30 feet along said northeast line to the POINT OF BEGINNING and containing 60,313 square feet or 1.39 acres of land.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

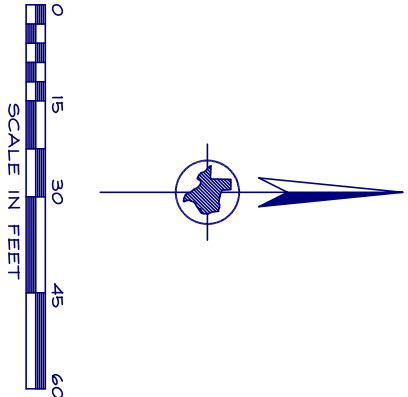
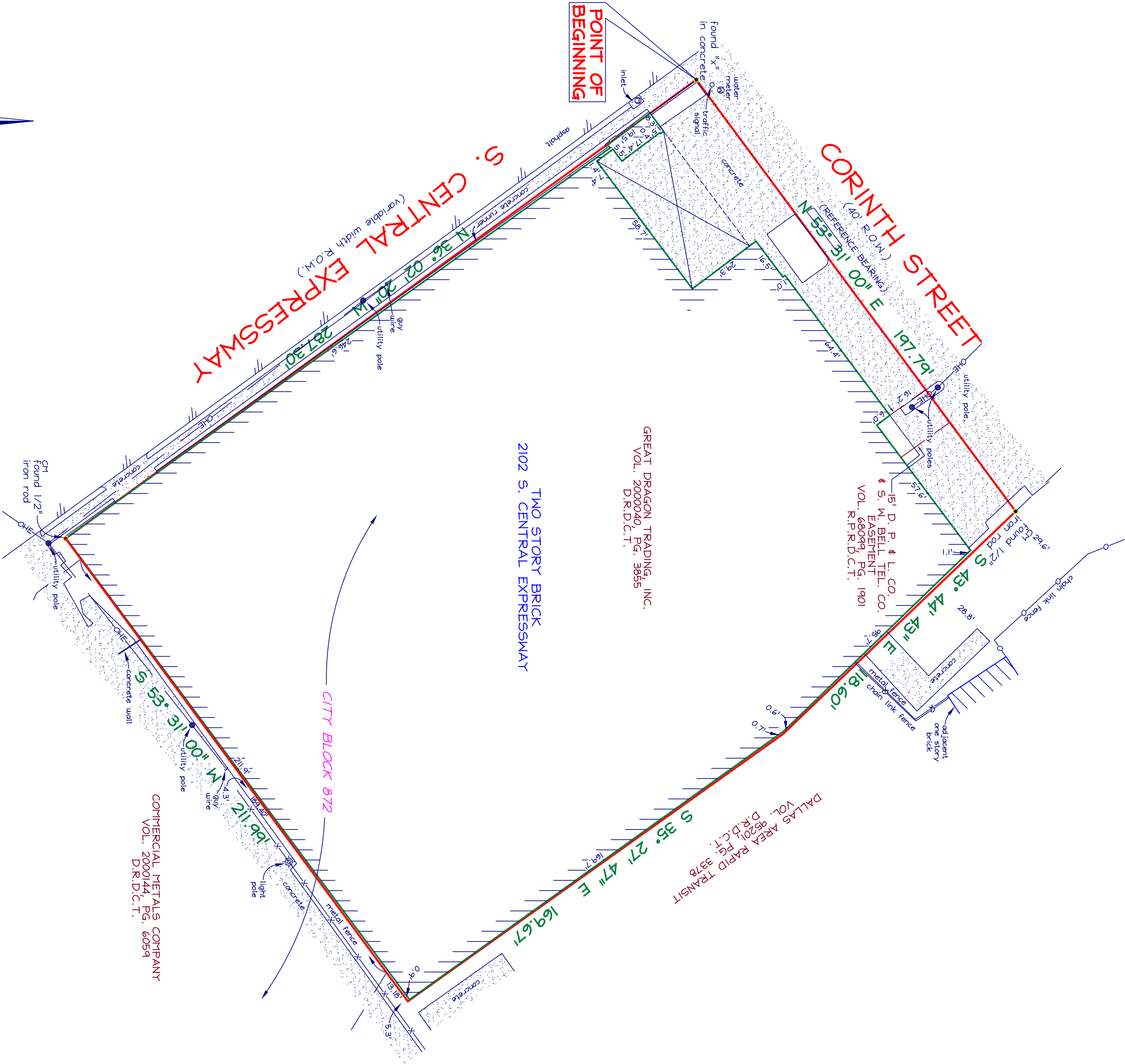
There are no visible conflicts, visible evidence of easements or rights-of-way, or provisions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 4818C0345 J, dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Mercantile Title only and this survey is made pursuant to that one certain title commitment under the GF number 081023CL, provided by the title company named hereon.

NOTES:

CM = CONTROLLING MONUMENT.

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTHWEST LINE OF THE TRACT OF LAND DESCRIBED IN VOLUME 2000040, PAGE 3855, D.R.D.C.T.



JOHN GRIGSBY SURVEY ABSTRACT NO. 495

