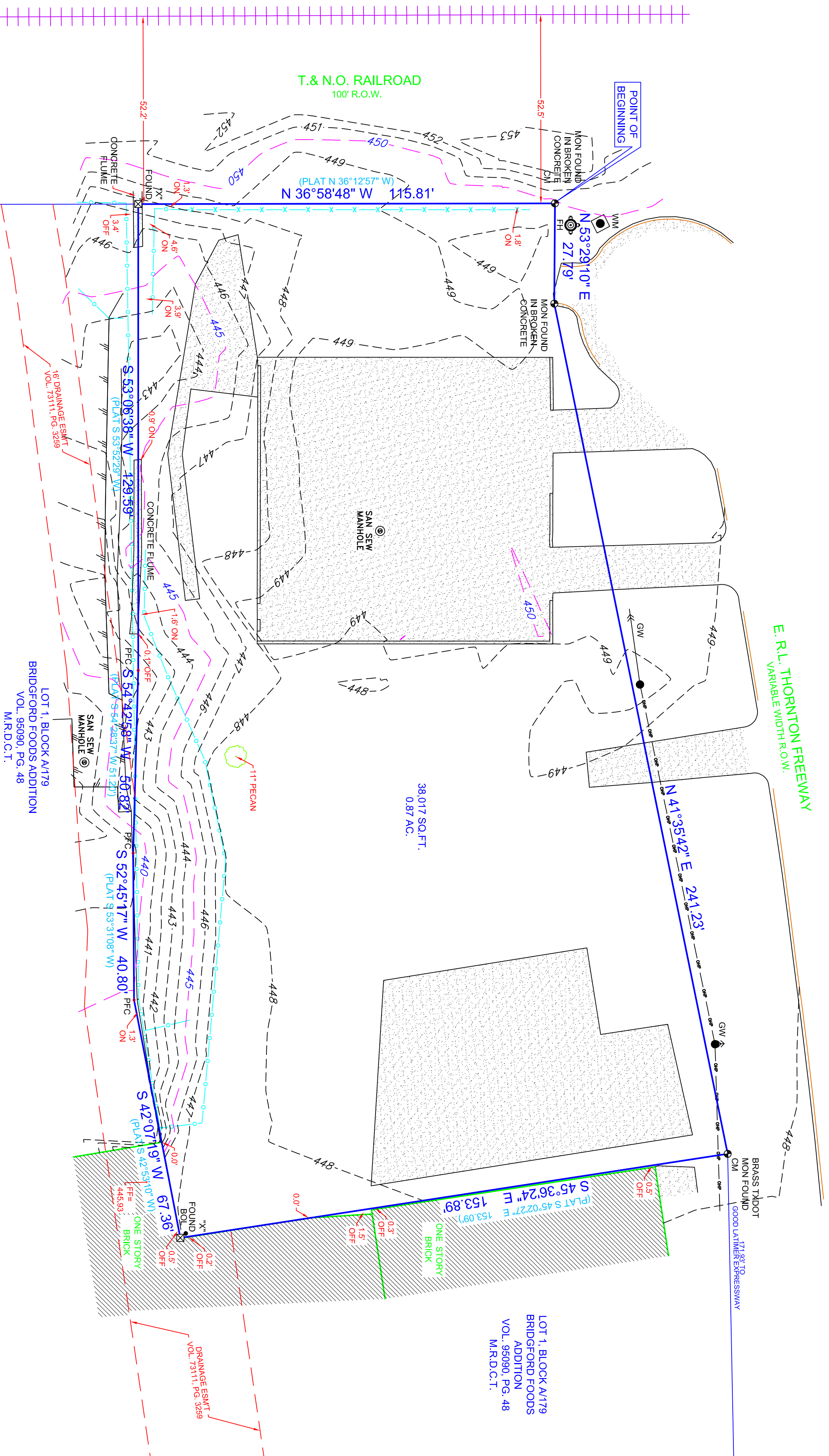
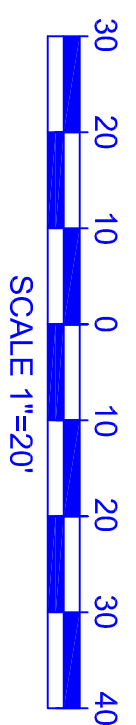
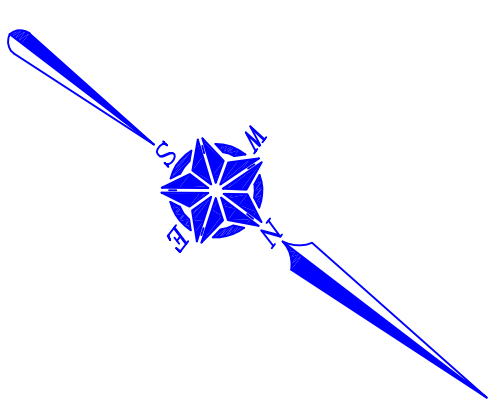


EXCEPTIONS TO THE TITLE COMMITMENT

AS PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 1400272, WITH AN EVIDENCE OF TITLE SURVEY AND AN ISSUED DATE OF DECEMBER 4, 2014.

Exception No.	Recording Information	Description of Easement	Applies to Subject Tract	Shown Graphically Survey Plat
10 d.	Vol. 1818 Pg. 154	Easement, Right of Way and/or Agreement to City of Dallas	YES	YES
10 e.	Vol. 1837 Pg. 188	Easement, Right of Way and/or Agreement to Dallas Power & Light Company	NO	NO
10 f.	Vol. 2538 Pg. 617	Easement, Right of Way and/or Agreement to Texas New Orleans Railroad Company	YES	YES
10 g.	Vol. 2538 Pg. 625	Easement, Right of Way and/or Agreement to Starn Mills	NO	NO
10 h.	Vol. 2330 Pg. 144	Easement, Right of Way and/or Agreement to City of Dallas	NO	NO
10 i.	Vol. 4982 Pg. 4	Easement, Right of Way and/or Agreement to Dallas Power & Light Company	NO	NO
10 j.	Vol. 106, Pg. 926 Pg. 39	Railroad Right of Way shown on Motley's Addition plat	YES	YES



PROPERTY DESCRIPTION

Being all of Lots 1, 2 and 3 and a strip of land lying between said Lot 1 and the Northeast line of the right-of-way of the H.&T.C. Railway, in Motley's Addition, an Addition to the City of Dallas, according to the map thereof recorded in Volume 106, Page 506, Map Records, Dallas County, Texas and being the same tract of land conveyed by Sheriff's Deed to 1889 Acquisitions LLC, recorded in Instrument No. 201300053397, Deed Records, Dallas County, Texas, and as originally conveyed to F.K. Dabney, Jesse Brim and John Massey, Jr., by Deed recorded in Volume 3058, Page 517, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an uncapped monument found in broken concrete at the West corner of said 1889 Acquisitions tract at the intersection of the Northeast right-of-way line of T.&N.O. Railroad (100 foot right-of-way) and the Southeast right-of-way line of East R.L. Thornton Freeway (variable width right-of-way);

Thence North 53 degrees 29 minutes 10 seconds East, along said Southeast right-of-way line of East R.L. Thornton Freeway, a distance of 27.79 feet to an uncapped monument found in broken concrete for corner;

Thence North 41 degrees 36 minutes 42 seconds East, along said Southeast right-of-way line of East R.L. Thornton Freeway, a distance of 241.23 feet to a brass TXDOT monument found at the most northern West corner of Lot 1, Block A/179 of Bridgford Foods Addition, an Addition to the City of Dallas, according to the map thereof recorded in Volume 95090, Page 48, Map Records, Dallas County, Texas;

Thence South 45 degrees 36 minutes 24 seconds East, a distance of 153.89 feet to an "X" cut found at an inside ell corner of said Lot 1, Block A/179;

Thence along the most southern Northwest line of said Lot 1, Block A/179, the following bearings and distances:

South 42 degrees 07 minutes 19 seconds West, a distance of 67.36 feet to a point for corner;

South 52 degrees 45 minutes 17 seconds West, a distance of 40.80 feet to a point for corner;

South 54 degrees 42 minutes 58 seconds West, a distance of 50.82 feet to a point for corner;

South 53 degrees 06 minutes 38 seconds West, a distance of 129.59 feet to an "X" cut found for corner at the most southern West corner of said Lot 1, Block A/179 and lying in said Northeast right-of-way line of T.&N.O. Railroad;

Thence North 36 degrees 58 minutes 48 seconds West, along said Northeast right-of-way line of T.&N.O. Railroad, a distance of 115.81 feet to the POINT OF BEGINNING and containing 38,017 square feet or 0.87 acre of land.

SURVEYORS CERTIFICATE

The undersigned Registered Professional Land Surveyor (Gary E. Johnson) hereby certifies to 1889 Acquisitions LLC, and Alliant National Title Insurance Company in connection with the transaction described in G.F. No. 14-04316 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 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.

REVISIONS

No.	Revision/Issue	Date

LEGEND

- PHC POINT FOR CORNER
- HANDICAPPED SPACE
- MANHOLE COVER
- PARKING SPACE
- IRON ROD FOUND
- IRON ROD SET
- WATER METER
- GW GUY WIRE
- X FOUND / SET
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH
- DECK OR CARPORT
- CONCRETE PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- OVERHEAD ELECTRIC SERVICE
- BOLLARD
- MONUMENT FOUND
- SAWTOOTH SEWER
- LIGHT POLE
- POWER POLE
- BRICK COLUMN
- A/C AIR CONDITIONING
- FIRE HYDRANT
- ELECTRIC METER

GENERAL NOTES

- 1) According to the F.L.R.M. No. 4811303045, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 2) Boundaries shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 or grid coordinate values, no scale and no projection.
- 3) City of Dallas Benchmark 46-4-1 A square is cut on radius, Southwest corner of Wall Street and Taylor Street, N 1722-151 E 2-697-319-751 Elevation: 450.523



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tjher@texas.com

BOUNDARY SURVEY
2424 EAST R.L. THORNTON FREEWAY
DALLAS, TEXAS 75226
ALL OF LOTS 1, 2 & 3, BLOCK
2/179 OF MOTLEY'S ADDITION
DALLAS COUNTY, TEXAS

Task No. 1400272-1
Drawn By CN
Date 10/20/15
Scale 1" = 20'

Gary E. Johnson
Registered Professional Land Surveyor No. 5299