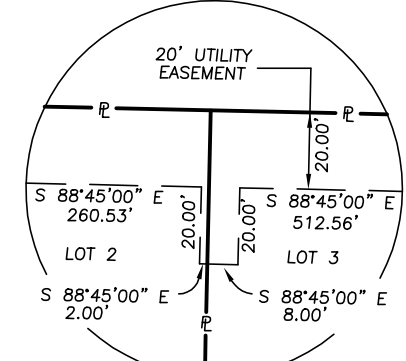


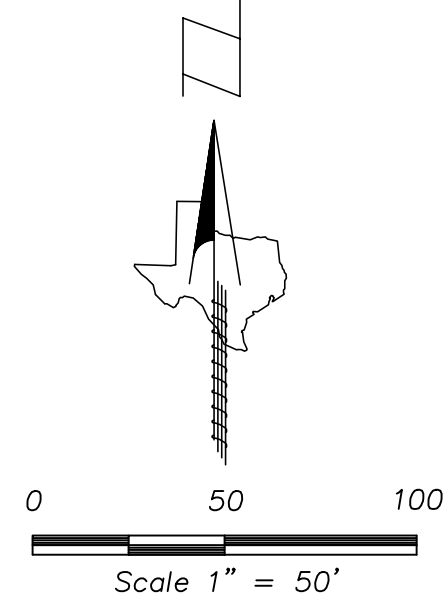
VICINITY MAP
(NOT TO SCALE)



DETAIL "A"
20' UTILITY EASEMENT
VOLUME 80058 PAGE 309

ZONED NS
NEIGHBORHOOD SERVICE

OWNER:
M. C. GOVAL
VOL. 88230, PG. 3555
D.R.D.C.T.



C-1
DELTA = 90°00'00"
RADIUS = 40.00'
ARC = 62.83'
CHORD = 56.57'
CB = N 43°45'00" W

C-2
DELTA = 90°00'00"
RADIUS = 40.00'
ARC = 62.83'
CHORD = 56.57'
CB = S 43°45'00" W

DELTA = 02°45'08"
RADIUS = 1430.90'
ARC = 93.71'
CHORD = 93.69'
CB = N 00°51'34" W

DELTA = 03°46'49"
RADIUS = 1420.29'
ARC = 93.73'
CHORD = 93.71'
CB = S 00°52'24" E

DELTA = 02°28'26"
RADIUS = 2914.79'
ARC = 125.85'
CHORD = 125.84'
CB = S 84°26'00" W

PROPERTY DESCRIPTION
BEING a description of Lot 3 in Block 11 of Lancaster Shopping Center Addition, an addition to the City of Lancaster, Dallas County, Texas, as shown on the Plot recorded in Volume 80058 at Page 309 of the Map Records of Dallas County, Texas, containing 4.954 acres of land and being a part of those same tracts or parcels of land conveyed to Lancaster Plaza, Inc., as evidenced by the Deed Recorded in Volume 99034, at Page 3268 of the Deed Records of Dallas County, Texas, situated in the Peter Hall Survey Abstract No. 634 and the A. Bledsoe Survey Abstract No. 113, and being more fully described as follows:

COMMENCING at a 1/2-inch steel rod found for corner at the intersection of the existing north right-of-way line of Pleasant Run Road (a called 100' wide right-of-way), with the existing west right-of-way line of Rogers Road (a called 80' wide right-of-way) and being the southeast corner of Lot 4 in Block 11 of said Lancaster Shopping Center Addition;

THENCE North 01 deg. 15 min. 00 sec. East, departing said Pleasant Run Road and along said west right-of-way line, a distance of 180.00 feet to a 5/8-inch steel rod found for corner and being the POINT OF BEGINNING;

THENCE North 88 deg. 45 min. 00 sec. West, departing said west right-of-way line, a distance of 175.00 feet to a chiseled "X" found for corner;

THENCE South 01 deg. 15 min. 00 sec. West, a distance of 202.03 feet to a 1/2-inch steel rod found for corner on the previously mentioned north right-of-way line of Pleasant Run Road;

THENCE South 83 deg. 11 min. 00 sec. West, at a distance of 411.07 feet to a 1/2-inch steel rod found for corner and being the south common corner between said Lot 3 and Lot 2 in said Lancaster Shopping Center Addition;

THENCE North 01 deg. 15 min. 00 sec. East, departing said north right-of-way line and along the common line between said Lots 2 and 3, a distance of 282.74 feet to a 1/2-inch steel rod found corner;

THENCE South 88 deg. 45 min. 00 sec. East, continuing along a common line between said Lots 2 and 3, a distance of 31.44 feet to a 1/2-inch steel rod found for corner;

THENCE North 01 deg. 15 min. 00 sec. East, continuing along a common line between said Lots 2 and 3, a distance of 197.00 feet to a 1/2-inch steel rod found for corner;

THENCE South 88 deg. 45 min. 00 sec. East, departing said Lot 2 and along the north line of said Lot 3, a distance of 550.56 feet to an iron bolt found for corner on the previously mentioned west right-of-way line of Rogers Road;

THENCE South 01 deg. 15 min. 00 sec. West, along the said west right-of-way line of Rogers Road, a distance of 220.00 feet to the POINT OF BEGINNING;

and containing 4.954 acres or 215,814 square feet of land more or less.

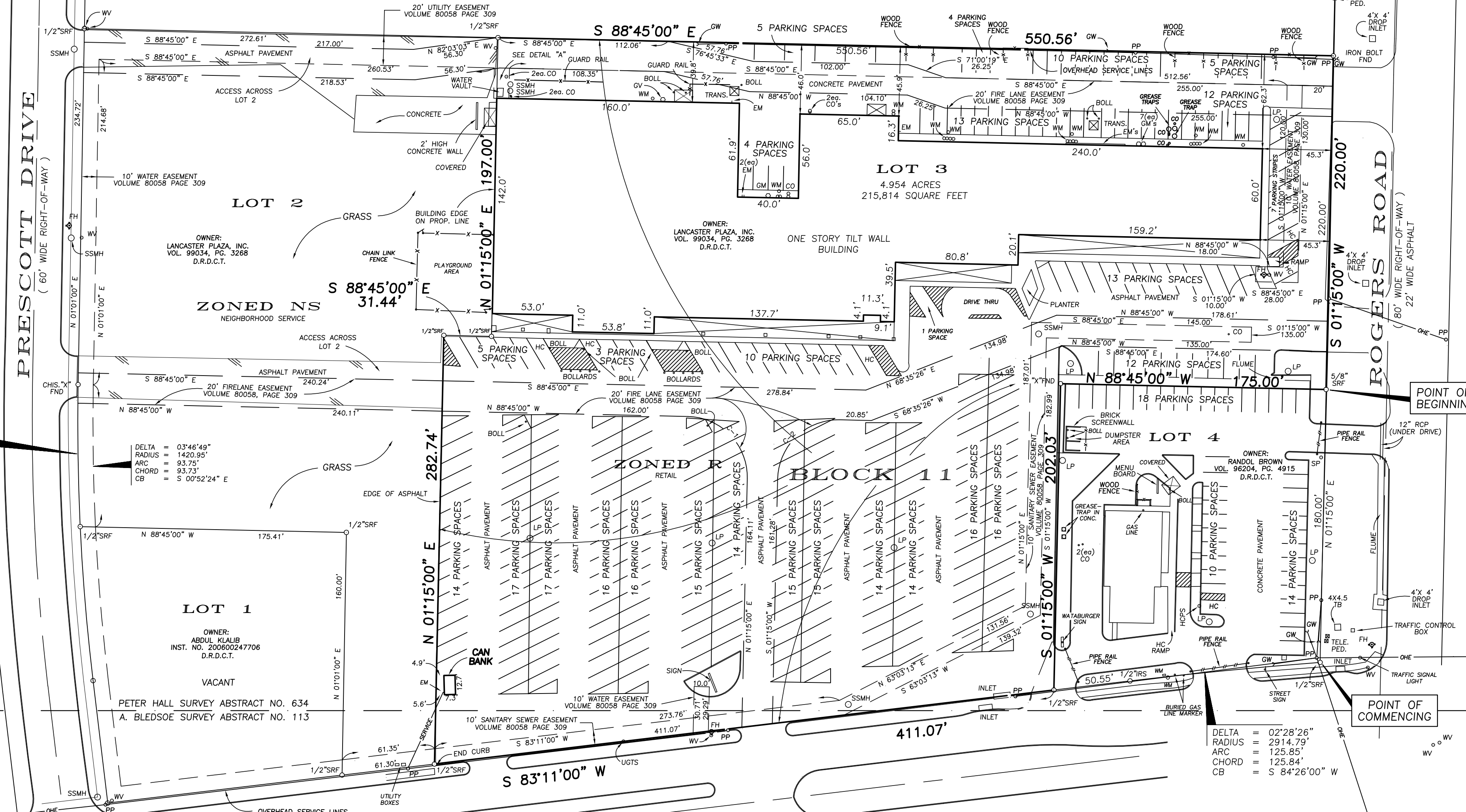
NOTES:
1) This survey was prepared with the use and benefit of the commitment for title insurance issued by Stewart Title Guaranty Company in connection with File No. 111090175, issued March 30, 2010.
2) The basis of bearings for this survey is the final plot of Lancaster Square Shopping Center, recorded in Volume 80058 at Page 309 of the deed records of Dallas County, Texas. Bearings based on the north line as shown thereon.

CERTIFICATION OF SURVEY

To: Stewart Title Guaranty Company, Bank of America, and Lancaster Plaza LP, a Texas limited partnership.

I hereby certify that this survey was actually made on the ground and is in accordance with current minimum standards for a Category "A" Condition II Survey as adopted by the Texas Society of Professional Surveyors in 1988, and unless shown otherwise, the title lines and lines of actual possession are the same and that the size, location and type of buildings are as shown, and that the visible improvements are as shown, and the distance from the building to the nearest boundary line is as shown; and to the best of my knowledge and belief there are not any encroachments affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that there are no encroachments affecting this property other than those shown;

Michael Dale Linke
Registered Professional Land Surveyor No. 4508



NOTES:
1) This survey was prepared with the use and benefit of the commitment for title insurance issued by Stewart Title Guaranty Company in connection with File No. 111090175, issued March 30, 2010.
2) The basis of bearings for this survey is the final plot of Lancaster Square Shopping Center, recorded in Volume 80058 at Page 309 of the deed records of Dallas County, Texas. Bearings based on the north line as shown thereon.

LAND TITLE SURVEY
OF
LOTS 3, BLOCK 11
LANCASTER SHOPPING CENTER
ADDITION
AN ADDITION TO THE CITY
OF LANCASTER, DALLAS COUNTY, TEXAS

CLIENT: MR. RANDY DAWSON

PRISM SURVEYS, INC.

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
P.O. BOX 181553
ARLINGTON, TEXAS 76096-1553
(817) 261-8048

LEGEND

WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING

AC	= AIR CONDITIONER	RCP	= REINFORCED CONCRETE PIPE
AD	= AREA DRAIN	RP	= REFLECTOR POST
BCM	= BURIED CABLE MARKER	RW	= RETAINING WALL
BCLM	= BURIED GAS LINE MARKER	SI	= STORM DRAIN INLET
BOLL	= METAL BOLLARD	SP	= SIGN POST
CLF	= CHAIN LINK FENCE	SS	= STREET SIGN
CO	= CLEANOUT	SSMH	= SANITARY SEWER MANHOLE
CONC	= CONCRETE	SRR	= STEEL ROD FOUND
D.R.D.C.T.	= DEED RECORDS DALLAS COUNTY, TEXAS.	RS	= REFLECTOR SIGN
EM	= ELECTRIC METER	SSW	= SOUTHWESTERN BELL TELEPHONE MANHOLE
FH	= FIRE HYDRANT	TEL	= TELEPHONE
GEN	= ELECTRIC GENERATOR	TEL PED	= TELEPHONE PEDestal
GM	= GAS METER	TP	= TELEPHONE PEDestal
GS	= GAS VALVE	TR	= TYPICAL
GV	= DOWN GUF & ANCHOR	TRANS	= TRANSFORMER
HGPS	= HANDICAP PARKING SPACE	TS	= TEXAS UTILITIES COMPANY
HPS	= HANDICAP PARKING SIGN	TXU	= UNDERGROUND TELEPHONE SIGN
IS	= LIGHT SIGN	UV	= UNDERGROUND UTILITY
LSGS	= LIGHT SIGN	WV	= WATER VALVE
LP	= LIGHT POLE	WV	= WATER VALVE
LSGS	= LIGHT SIGN	WV	= WATER VALVE
MS	= MANHOLE	WV	= WATER VALVE
MRF	= MANHOLE	WV	= WATER VALVE
M.R.D.C.T.	= MAP/PLAT RECORDS DALLAS COUNTY, TX.	WV	= WATER VALVE
PP	= POWER POLE	WV	= WATER VALVE

FLOOD STATEMENT
By graphic scaling only from the Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, no portion of this property appears in an area set out as a special flood hazard area, the property appears in Zone X (unshaded). Map Number 48130635 J, Effective Date: August 23, 2001.