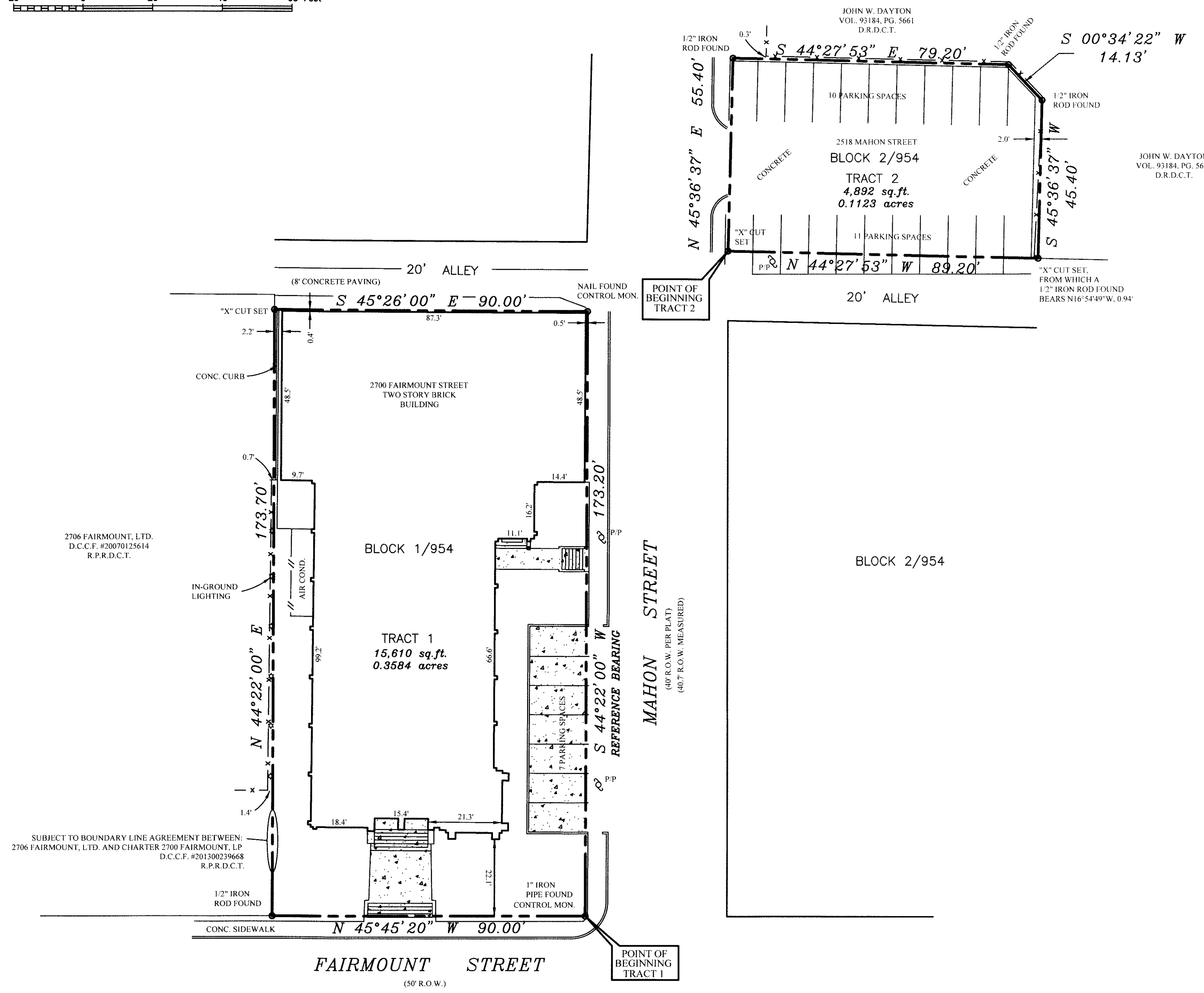


0 20 40 60 Feet



Tract 1, Legal Description:

Being a tract of land located in Block 1/954, Official City Number, in the City of Dallas, Texas, being part of Mahon's Homestead Addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 90, Page 610 of the Deed Records of Dallas County, Texas, and being that same tract of land as described in Deed to Pinehurst/Fairmount Partners, L.P. as recorded in Volume 93113, Page 542, said Deed Records, and being described more particularly as follows:

Beginning at a 1" iron pipe found at the intersection of the northeast line of Fairmount Street with the northwest line of Mahon Street, being the most southerly corner of said Pinehurst/Fairmount Partners tract;

Thence North 45 deg. 45 min. 20 sec. West, along the northeast line of Fairmount Street, a distance of 90.00 feet to a 1/2" iron rod found for corner;

Thence North 44 deg. 22 min. East, along the common boundary line as described in a boundary line agreement between 2706 Fairmount, Ltd. and Charter 2700 Fairmount, LP as recorded in Dallas County Clerk's File No. 201300239668, Real Property Records of Dallas County, Texas, a distance of 173.70 feet to a "X" cut set in concrete for corner on the southwest line, as occupied, of the 20 foot wide alley in said block;

Thence South 45 deg. 26 min. East along the southwest line of said alley, a distance of 90.00 feet to a nail found in concrete for corner on the northwest line of Mahon Street;

Thence North 44 deg. 22 min. West, along the northwest line of Mahon Street, a distance of 173.20 feet to the place of beginning, and containing 15,610 square feet of land.

**Bearings based on Northwest line of Mahon Street as shown in deed to Pinehurst/Fairmount Partners, L.P. recorded in Volume 93113, Page 542, Deed Records, Dallas County, Texas.

Tract 2, Legal Description:

Being a tract of land located in Block 2/954, Official City Number, in the City of Dallas, Texas, and being that same tract of land as described in Deed to Pinehurst/Fairmount Partners, L.P. as recorded in Volume 93185, Page 843, Deed Records, Dallas County, Texas, and being described more particularly as follows:

Beginning at a "X" cut set in concrete at the intersection of the southeast line of Mahon Street, with the northeast line of the 20.00 foot wide Alley in said Block, said beginning point being 175.00 feet South 45 deg. 36 min. 37 sec. West from the intersection of said southeast line of Mahon Street with the southwest line of Routh Street;

Thence North 45 deg. 36 min. 37 sec. East, along the southeast line of Mahon Street, a distance of 55.40 feet to a 1/2" iron rod found for corner;

Thence South 44 deg. 27 min. 53 sec. East, parallel with said Alley line and said line of Routh Street, a distance of 79.20 feet to a 1/2" iron rod found for corner;

Thence South 00 deg. 34 min. 22 sec. West, a distance of 14.13 feet to a 1/2" iron rod found for corner;

Thence South 45 deg. 36 min. 37 sec. West, parallel with said line of Mahon Street, a distance of 45.40 feet to an "X" cut set for corner on the northeast line of said Alley, from which a 1/2" iron rod found bears North 16 deg. 54 min. 49 sec. West, 0.94 feet;

Thence North 44 deg. 27 min. 53 sec. West, along said Alley line, a distance of 89.20 feet to the place of beginning, and containing 4,892 square feet of land.

**Bearings based on Northwest line of Mahon Street as shown in deed to Pinehurst/Fairmount Partners, L.P. recorded in Volume 93113, Page 542, Deed Records, Dallas County, Texas.

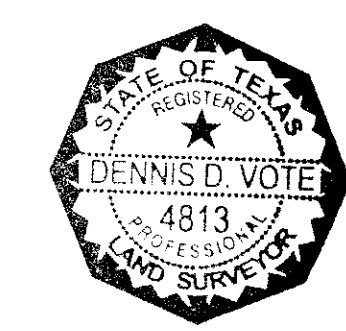
SURVEYORS CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

TO: CHARTER 2700 FAIRMOUNT, L.P., a Texas limited partnership
FAIRMOUNT CHURCH, LLC
BENCHMARK TITLE, LLC GF #PL 13-13018
FIDELITY NATIONAL TITLE INSURANCE COMPANY
JPMORGAN CHASE BANK, N.A.

I hereby certify to the above parties that on the 21st day of August, 2013: (a) this survey was made on the ground per the field notes shown on this survey and correctly shows; (i) the boundaries and areas of the subject property and the size, location and type of buildings, and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of records (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property; and (iv) all other significant items on the subject property; (b) except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, or (iv) conflicts or protrusions; (c) adequate ingress to and egress from the subject property is provided by Fairmount Street and Mahon Street, the same being paved, dedicated public rights-of-way maintained by the City of Dallas; (d) all required platted building set back lines on the Property are located as shown hereon; (e) no part of the subject property lies within a flood plain or flood prone area or flood way of any body of water; (f) the metes and bounds description of the Property as shown on this survey forms a mathematically closed figure; and (g) this survey and the professional service rendered in connection herewith conforms in all respects to the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1-A, Condition II Survey. I expressly understand and agree that the ABOVE listed parties are entitled to rely on this plat and survey as being true and accurate in all respects and upon this Certificate as being true and accurate.

EXECUTED this 21ST day of August, 2013.



Dennis D. Vote
DENNIS D. VOTE, Registered Professional Land Surveyor, #4813
VOTEX SURVEYING COMPANY, 4548 Tuscan Drive
Plano, Texas 75093-7042, (972) 964-0858 Fax: (972) 964-3604
Email: dennisvote@tx.rr.com

LAND TITLE SURVEY
TRACT 1 15,610 SQ. FT. **TRACT 2 4,892 SQ. FT.**
IN THE
MAHON'S SUBDIVISION OF HOMESTEAD ADDITION
IN BLOCKS 1/954 AND 2/954
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE: 1"=20' DATE: JANUARY 11, 2000
REVISED AND UPDATED: APRIL 5, 2000
REVISED: JUNE 13, 2000
REVISED AND UPDATED: JULY 24, 2000
REVISED AND UPDATED: JULY 19, 2001
REVISED AND UPDATED: APRIL 21, 2004
REVISED AND UPDATED: APRIL 23, 2009
REVISED AND UPDATED: AUGUST 21, 2013

PROJECT NO. 99178-F

FLOOD STATEMENT:
THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480171 0345 J, MAP EFFECTIVE: AUGUST 23, 2001, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.