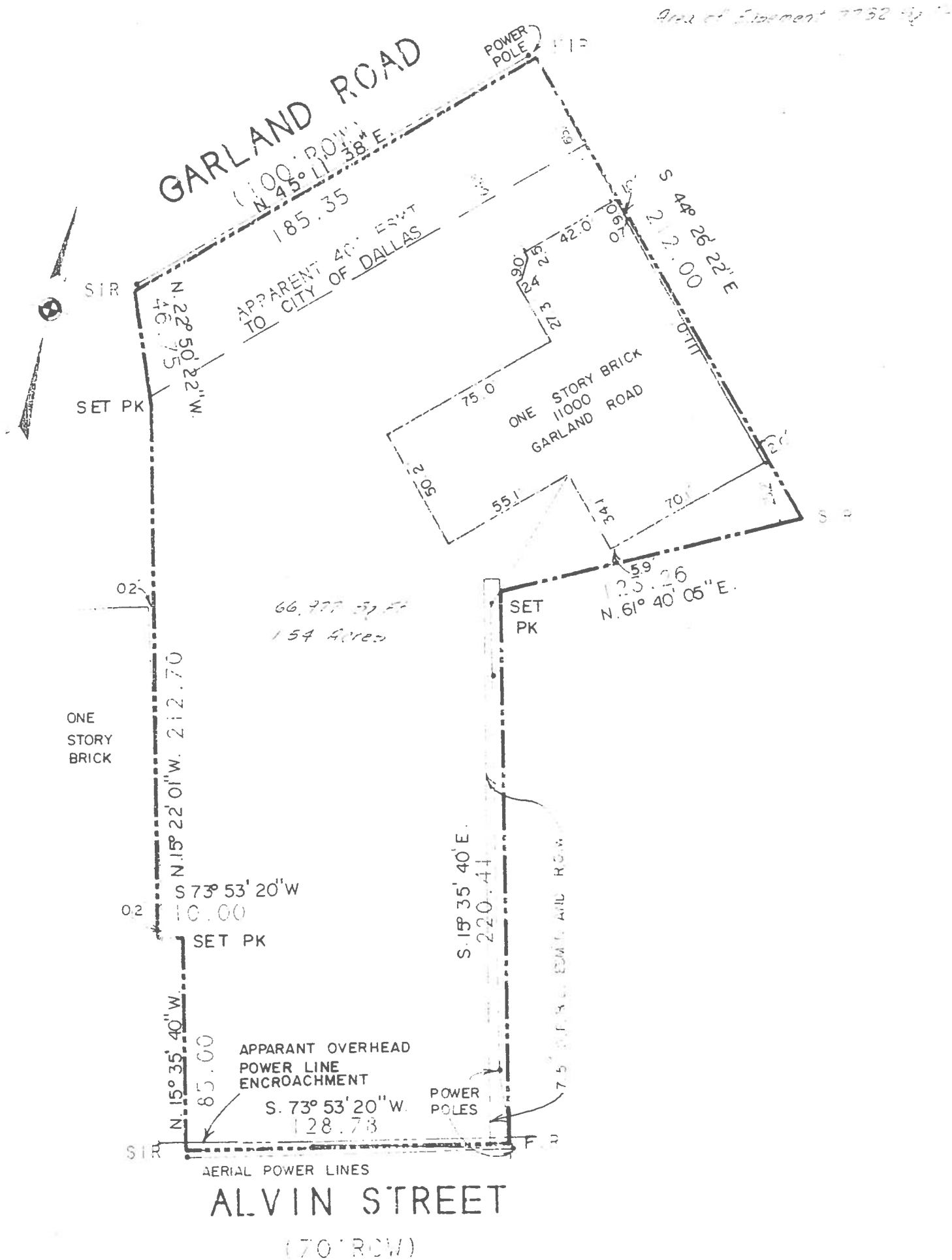


SURVEY EXHIBIT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at
11000 GARLAND ROAD, in the City of DALLAS, Texas,
 Lot No. _____, Block No. _____, City Block No. 5361 of
BELLESHIRE PLACE ADDITION an addition to the City of
DALLAS, Texas, according to the _____ recorded in Volume _____
 Page _____ Records, DALLAS County, Texas.

NOTE: RECORD BOUNDARY AND EASEMENT INFORMATION
 TAKEN FROM ABSTRACT PERFORMED BY
 SOUTHWEST LAND TITLE CO GF NO H312551



FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps for the City of DALLAS, Texas, the above property DOES NOT lie within a 100 year Flood Zone Area. Map Date: 3-16-83. PANEL NO. 480171 0105C ZONE C.

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATION FOR CATEGORY 3 CONDITION III SURVEY.

NOT FOR CONSTRUCTION

Date: 7-19-91
 Job No: 94259
 Scale: 1" = 50'
 Drawn by: BRS

By: David M. Henderson
 David M. Henderson, Registered Public Surveyor No. 4489



BENCHMARK SURVEYS
 DAVID HENDERSON, INC.
 13099 Goldmark Drive, Suite 440
 Dallas, Texas 75240 (214) 680-3037

PROPERTY DESCRIPTION

GARLAND ROAD

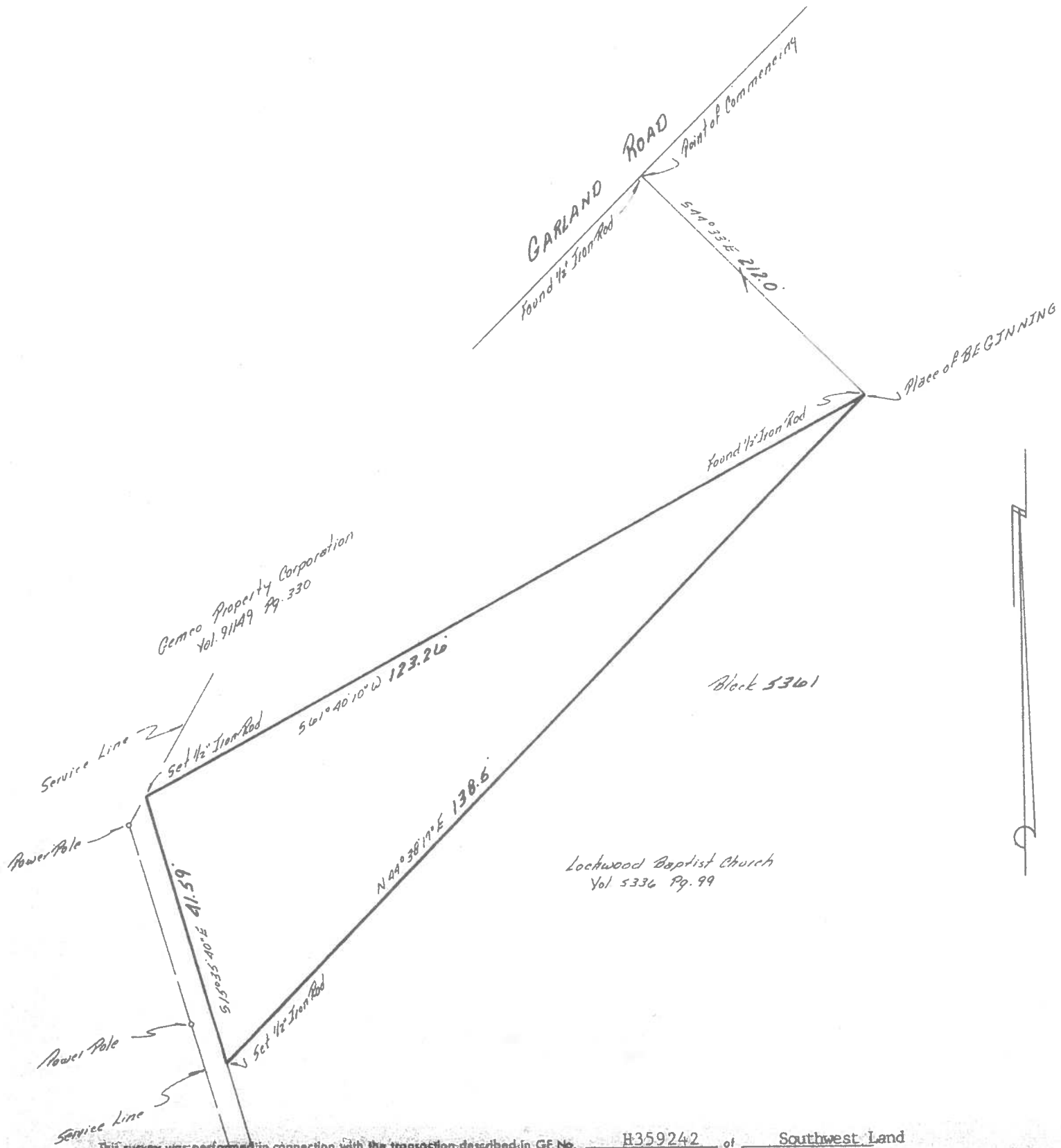
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located in City Block 5361, out of the **MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1002**, in the City of Dallas, Dallas County, Texas, being a part of a tract conveyed to Trustees of Lochwood Baptist Church in Deed recorded in Volume 5336, Page 99 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for corner on the Southeast line of Garland Road, said point being the most Northerly corner of a tract of land conveyed to Gemco Property Corporation by deed recorded in Volume 91149 at page 330, of the Deed Records of Dallas County, Texas; **THENCE** South 44 degrees 33 minutes East along a Northeast line of said Gemco Property Corporation tract, a distance of 212.0 feet to a 1/2 inch iron rod found for corner, said point being the Place of BEGINNING;

THENCE South 61 degrees 40 minutes 10 seconds West, along a Southerly line of said Gemco Property Corporation tract, same being a Northerly line of said Lochwood Baptist Church tract, a distance of 123.26 feet to a 1/2 inch iron set for corner;

THENCE South 15 degrees 35 minutes 40 seconds East along an Easterly line of said Gemco Property Corporation tract, same being a Westerly line of said Lochwood Baptist Church tract, a distance of 41.59 feet to a 1/2 inch iron rod set for corner;

THENCE North 44 degrees 38 minutes 17 seconds East, a distance of 138.5 feet to the Place of BEGINNING and containing 2500.0 square feet, more or less.



This survey was performed in connection with the transaction described in GF No. H359242 of Southwest Land Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The plat hereon is a true, exact and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record; the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts or protrusions.

Scale: 1" = 20'	W.O. No. 3850
Date: 4-19-94	Inv. No. 3850

By Kenneth A. Fox
 KENNETH A. FOX
 Registered Professional Land Surveyor, Dallas, Texas
 LAND SURVEYORS, INC.
 10720 MILLER ROAD, SUITE 211, DALLAS, TX 75238
 (214) 348-6100

