

TOWN OF ADDISON, TEXAS

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS
AUTHORIZING THE USE OF EMINENT DOMAIN TO ACQUIRE THE NECESSARY
INTEREST IN CERTAIN REAL PROPERTY FOR THE PUBLIC USE OF MAKING
IMPROVEMENTS TO BELT LINE ROAD**

WHEREAS, the Town of Addison, Texas (the "City") by Resolution R14-003 adopted on or about March 13, 2014 authorized the City Manager to acquire, through voluntary agreements with property owners, those interests in certain real property necessary to improve Belt Line Road by, among other things, causing overhead utility lines located along Belt Line Road between Marsh Lane to Midway Road to be placed underground, enhancing the streetscape, and making the public sidewalks more pedestrian friendly (the "Project"); and

WHEREAS, the City Manager has undertaken that effort to voluntarily acquire the property interests for the project, but has been unable to acquire all of the interests in real property necessary to proceed with the Project; and

WHEREAS, the Project cannot be successfully completed without acquiring all necessary real property interests in the properties herein after described, and

WHEREAS, it may become necessary to institute eminent domain proceedings to acquire those real property interests necessary for the Project where such interests cannot be voluntarily acquired; and

WHEREAS, the properties from which certain property interests are required for the Project, and the legal descriptions of the property interests required for the Project are set forth in Exhibit "A" attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. There is a public need for, and the public welfare, safety, and convenience will be served by the improvement of Belt Line Road by, among other things causing overhead utility lines located along Belt Line Road from Marsh Lane to Midway Road to be placed underground, enhancing the streetscape, and making public sidewalks more pedestrian friendly.

Section 2. It is in the best interest of the Town of Addison, and it is necessary to acquire fee simple title, and/or permanent easements, in, over and across the properties set forth in Exhibit "A" attached hereto, with the legal description of the property interests to be acquired also being described more particularly in Exhibit "A".

Section 3. The use of eminent domain is hereby authorized to acquire the real property interests necessary for the completion of the project as set forth in Exhibit "A" attached hereto.

Section 4. The City Manager is authorized to retain the legal services of Gay, McCall, Isaacks, Gordon & Roberts, P.C., and to employ such appraisers, and other professionals as is deemed necessary to proceed with eminent domain proceedings related to the Project.

Section 5. This Resolution is intended to include all units of property to be acquired through the use of eminent domain for the Project.

PASSED AND APPROVED by the City of Council of the Town of Addison, Texas this ____ day of November, 2014.

Todd Meier, Mayor

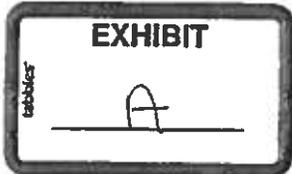
ATTEST:

By: _____
Matt McCombs, City Secretary

APPROVED AS TO FORM:

By: _____
John Hill, City Attorney

Parcel	Owner	Prop Address	Extent of Acquisition																	
1R	Beltline/Merah, Ltd.	3701 Belt Line Rd	Fee Simple																	
2E & 2R	7-Eleven, Inc.	3710 Belt Line Rd	Fee Simple & Utility Easement																	
6E	AP Plaza 07 A, LLC & AP Plaza 07 B, LLC	3711 Belt Line Rd	Utility Easement																	
8E	Portfolio Addison Town Center Retail, L.P.	3740 Belt Line Rd	Utility Easement																	
8E	Portfolio Addison Town Center Retail, L.P.	3770 Belt Line Rd	Utility Easement																	
9E	Chick-Fil-A, Inc.	3781 Belt Line Rd	Utility Easement																	
10E & 10R	Beltline Investments, LLC	3790 Belt Line Rd	Fee Simple & Utility Easement																	
11E & 11R	Archland Property 11, L.P.	3795 Belt Line Rd	Fee Simple & Utility Easement																	
12E pts 1 & 2, 12R	John McKenzie	3825 Belt Line Rd	Fee Simple & Utility Easement																	
14R	Spirit Master Fund'ng, LLC	3820 Belt Line Rd	Fee Simple																	
16E & 16R	IStar Bowling Centers I LP & Business/Beltline L.P.	3906 Belt Line Rd	Fee Simple & Utility Easement																	
17R	Ashton Dallas Residential L.L.C.	1 Commercial Drive	Fee Simple																	
18E & 18R	Mohammed L Jetpuri and Farida Yasmin Jetpuri, Co-Trustees	3885 Belt Line Rd	Fee Simple & Utility Easement																	
20R	PEG Office, LLC	3939 Belt Line Rd	Fee Simple																	
21E	Ashton Dallas Residential L.L.C.	18 Sugar Tree Way	Utility Easement																	
25R	ARI Forum, LLC	4002 Belt Line Rd	Fee Simple																	
26R	VNC, Inc.	4005 Belt Line Rd	Fee Simple																	
27E & 27R	P.H.C.G. Investments	4020 Belt Line Rd	Fee Simple & Utility Easement																	
28E	MS Sub Beltline, LLC	4007 Belt Line Rd	Utility Easement																	
29E	MS Sub Beltline, LLC	4015 Belt Line Rd	Utility Easement																	
30E	P.H.C.G. Investments	4020 Belt Line Rd	Utility Easement																	
31E	Garwell Limited Partnership	4018 Belt Line Rd	Utility Easement																	
32E	Pete H. Pappas, Trustee	4050 Belt Line Rd	Utility Easement																	
35E & 35R	Pete H. Pappas, Trustee	4060 Belt Line Rd	Fee Simple & Utility Easement																	
38/33-34-36E/R	RPI Beltline Square, Ltd.	404t Belt Line Rd	Fee Simple & Utility Easement																	
38R	4080 BLR, Ltd.	4080 Belt Line Rd	Fee Simple																	
39R	4101 Belt Line, Ltd.	4101 Belt Line Rd	Fee Simple																	
42E	Sem's Real Estate Business Trust	4150 Belt Line Rd	Utility Easement																	
43/44E	Beltline Realty Partners, Ltd. & Rutter & Wilbanks Corporation, Trustee	4135 Belt Line Rd	Utility Easement																	
45E	4180 Belt Line, Ltd.	4180 Belt Line Rd	Utility Easement																	
46E	Merrifield No. 1 Limited Partnership	4151 Belt Line Rd	Utility Easement																	
10/29/2014			31																	



PARCEL 1R
0.0075 ACRE (326 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 2 MARSH/BELT LINE SHOPPING CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 326 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 2 of MARSH/BELT LINE SHOPPING CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 2000124, Page 04596 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Beltline/Marsh, Ltd, as recorded in Volume 2001196, Page 07657, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with "RPLS 3688" cap for the most westerly southwest corner of said Lot 2 at the northwest corner of a corner clip for the intersection of the east right-of-line of Marsh Lane (120 feet wide) with the north right-of-way line of Belt Line Road (right-of-way width varies);

THENCE North 00 degrees 35 minutes 19 seconds West, with the common east right-of-way line of said Marsh Lane and the west line of said Lot 2, a distance of 14.57 feet to a set "X" cut in concrete for corner at the intersection of the proposed right-of-way line with said common line;

THENCE South 45 degrees 26 minutes 36 seconds East, departing said common line, over and across said Lot 2, with said proposed right-of-way line, a distance of 42.53 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" for the intersection of said proposed right-of-way line with the common north right-of-way line of said Belt Line Road and the south line of said Lot 2;

THENCE South 89 degrees 42 minutes 08 seconds West, departing said proposed right-of-way line, with said common line, a distance of 13.94 feet to a 1/2-inch found iron rod with "RPLS 3688" cap for the most easterly southwest corner of said Lot 2 and the southeast corner of said corner clip;

THENCE North 46 degrees 35 minutes 15 seconds West, with said corner clip, a distance of 22.33 feet to the POINT OF BEGINNING and containing 0.0075 of an acre (326 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 2E
0.0069 ACRE (299 SQUARE FOOT)
EASEMENT OUT OF
LOT 1, BLOCK 1 OF EXWEN ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 299 square foot tract of land situated in the T.L. CHENOWETH SURVEY, Abstract Number 273, Town of Addison, Dallas County, Texas, being part of Lot 1, Block 1 of EXWEN ADDITION, an addition to the Town of Addison, Texas as recorded in Volume 96154, Page 02844 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to 7-Eleven, Inc., as recorded in Instrument Number 201200013306, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at the most northerly northwest corner of said Lot 2, said corner being the northwest corner of a corner clip for the intersection of the east right-of-way line of Marsh Lane (a 120 foot wide right-of-way) with the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 89 degrees 37 minutes 20 seconds East, with said north line of Lot 1 and said south right-of-way line of Belt Line Road, a distance of 119.25 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING;

THENCE North 89 degrees 37 minutes 20 seconds East, continuing with said south right-of-way line of Belt Line Road and said north line of Lot 1, a distance of 15.00 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 00 degrees 00 minutes 00 seconds West, departing north line of Lot 1 and said south right-of-way line of Belt Line Road, a distance of 19.96 feet to a set PK Nail for corner;

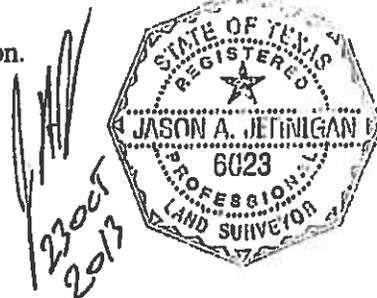
THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 15.00 feet to a set PK Nail for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 19.87 feet to the POINT OF BEGINNING and containing 0.0069 of an acre (299 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 2R
0.0099 ACRE (433 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 1, BLOCK 1 OF EXWEN ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 433 square foot tract of land situated in the T.L. CHENOWETH SURVEY, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 1, Block 1 of EXWEN ADDITION, an addition to the Town of Addison, Texas, as recorded in Volume 96154, Page 02844 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to 7-Eleven, Inc., as recorded in Instrument Number 201200013306, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for the most northerly northwest corner of said Lot 1 at the northwest corner of a corner clip for the intersection of the south right-of-way line of Belt Line Road (variable width right-of-way) with the east right-of-way line of Marsh Lane (120-foot wide right-of-way);

THENCE North 89 degrees 37 minutes 20 seconds East, with the common south right-of-way line of said Belt Line Road and the north line of said Lot 1, a distance of 19.66 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner at the intersection of said common line with the proposed right-of-way line;

THENCE South 44 degrees 44 minutes 22 seconds West, departing said common line, over and across said Lot 1, with said proposed right-of-way line, a distance of 35.30 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 00 degrees 33 minutes 19 seconds East, continuing with said proposed right-of-way line and over and across said Lot 1, a distance of 14.16 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 89 degrees 26 minutes 41 seconds West, continuing with said proposed right-of-way line and over and across said Lot 1, a distance of 4.91 feet to a 1/2-inch set iron rod with cap for corner at the intersection of the common east right-of-way line of said Marsh Lane and the west line of said Lot 1 with said proposed right-of-way line;

THENCE North 00 degrees 33 minutes 19 seconds West, with said common line, a distance of 25.21 feet to a point for the southwest corner of said corner clip and the most westerly northwest corner of said Lot 1, and from which point a 1/2-inch found iron rod with red "2026" cap (damaged) bears South 66 degrees West 0.3 of a foot;

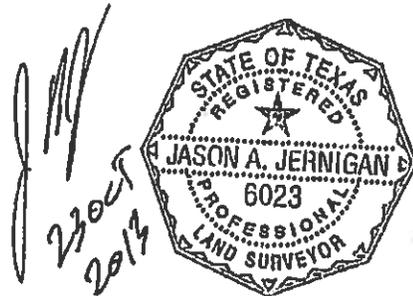
PARCEL 2R
0.0099 ACRE (433 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 1, BLOCK 1 OF EXWEN ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 36 degrees 13 minutes 17 seconds East, with said corner clip, a distance of 17.28 feet to the POINT OF BEGINNING and containing 0.0099 of an acre (433 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 5E
0.0250 ACRE (1,091 SQUARE FOOT)
EASEMENT
OUT OF
LOT 3 OF MARSH/BELT LINE SHOPPING CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 1,091 square foot tract of land situated in the T.L. CHENOWETH SURVEY, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 3 of MARSH/BELT LINE SHOPPING CENTER, an addition to the Town of Addison, Texas, recorded in Volume 2000124, Page 04596 of the Deed Records of Dallas County, Texas, said tract also being part of that tract of land described in deed to AP Plaza 07 A, LLC, as to an undivided interest of 83.90%, and AP Plaza 07 B, LLC, as to an undivided interest of 16.10%, as recorded in Instrument Number 20070080574 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point for the southwest corner of said Lot 3 on the east line of Lot 2 of said MARSH/BELT LINE SHOPPING CENTER and on the north right-of-way line of Belt Line Road (variable width right-of-way);

THENCE North 89 degrees 42 minutes 08 seconds East, with the common north right-of-way line of said Belt Line Road and the south line of said Lot 3, a distance of 60.18 feet to a point (unable to set) for the POINT OF BEGINNING at the southwest corner of the proposed easement;

THENCE North 00 degrees 17 minutes 52 seconds West, departing said common line, over and across said Lot 3, with the west line of said proposed easement, a distance of 47.31 feet to a set "X" cut in concrete for the northwest corner of said proposed easement;

THENCE North 89 degrees 42 minutes 08 seconds East, continuing over and across said Lot 3 and with the north line of said proposed easement, a distance of 23.06 feet to a set "X" cut in concrete for the northeast corner of said proposed easement;

THENCE South 00 degrees 17 minutes 52 seconds East, continuing over and across said Lot 3 and with the east line of said proposed easement, a distance of 47.31 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" for the southeast corner of said proposed easement on the north right-of-way line of said Belt Line Road;

PARCEL 5E
0.0250 ACRE (1,091 SQUARE FOOT)
EASEMENT
OUT OF
LOT 3 OF MARSH/BELT LINE SHOPPING CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 89 degrees 42 minutes 08 seconds West, with the north right-of-way line of said Belt Line Road and with south line of said Lot 3, a distance of 23.06 feet to the POINT OF BEGINNING and containing 0.0250 of an acre (1,091 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.

JAJ
27 Oct
2013



PARCEL 6E
0.0151 ACRE (656 SQUARE FOOT)
EASEMENT
OUT OF
LOT 1, BLOCK D OF
LOTS 1 & 3, BLOCK D, LOTS 1-19, BLOCK A,
LOTS 1-6, BLOCK B, LOTS 1-18, BLOCK C,
LOT 2, BLOCK D, LOT 4, BLOCK D
ADDISON TOWN CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 656 square foot tract of land situated in the T.L. CHENOWETH SURVEY, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 1, Block D of LOTS 1 & 3, BLOCK D, LOTS 1-19, BLOCK A, LOTS 1-6, BLOCK B, LOTS 1-18, BLOCK C, LOT 2, BLOCK D, LOT 4, BLOCK D, ADDISON TOWN CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 93237, Page 3840 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described as Tract 1 in deed to Portfolio Addison Town Center Retail, L.P., as recorded in Volume 2004250, Page 05256, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod with "RPLS 1890" cap for the northwest corner of said Lot 1 and for the most northerly northeast corner of Lot 3A, Block D of LOTS 3A, 3B, 3C-1, 4R-1 AND 5, BLOCK D OF ADDISON TOWN CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 94176, Page 01630, D.R.D.C.T., on the south right-of-way line of Belt Line Road (variable width right-of-way);

THENCE North 89 degrees 37 minutes 20 seconds East, with the common south right-of-way line of said Belt Line Road and with the north line of said Lot 1, a distance of 18.54 feet to a 5/8-inch found iron rod with "RPLS 1890" cap for corner;

THENCE North 89 degrees 28 minutes 18 seconds East, continuing with said common line, a distance of 5.79 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the northeast corner of the proposed easement;

THENCE South 15 degrees 34 minutes 44 seconds West, departing said common line, over and across said Lot 1, with the east line of said proposed easement, a distance of 15.76 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 00 degrees 22 minutes 40 seconds East, continuing with the east line of said proposed easement and over and across said Lot 1, a distance of 16.09 feet to a 1/2-inch set iron rod with easement cap for the southeast corner of said proposed easement;

PARCEL 6E
0.0151 ACRE (656 SQUARE FOOT)
EASEMENT
OUT OF
LOT 1, BLOCK D OF
LOTS 1 & 3, BLOCK D, LOTS 1-19, BLOCK A,
LOTS 1-6, BLOCK B, LOTS 1-18, BLOCK C,
LOT 2, BLOCK D, LOT 4, BLOCK D
ADDISON TOWN CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

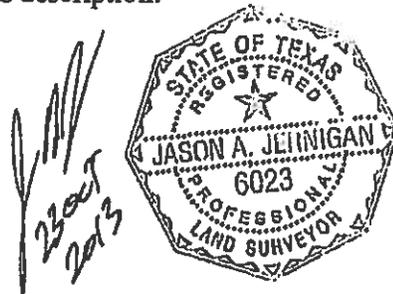
THENCE North 90 degrees 00 minutes 00 seconds West, continuing over and across said Lot 1 and with the south line of said proposed easement, a distance of 20.00 feet to a 1/2-inch set iron rod with easement cap for the southwest corner of said proposed easement on the common west line of said Lot 1 and on an east line of said Lot 3A;

THENCE North 00 degrees 22 minutes 40 seconds West, with said common line, a distance of 31.09 feet to the POINT OF BEGINNING and containing 0.0151 of an acre (656 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 8E
0.0134 ACRE (585 SQUARE FOOT)
EASEMENT
OUT OF
LOT 3B, BLOCK D OF
LOTS 3A, 3B, 3C-1, 4R-1 AND 5, BLOCK D
OF ADDISON TOWN CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 585 square foot tract of land situated in the T.L. CHENOWETH SURVEY, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 3B, Block D of LOTS 3A, 3B, 3C-1, 4R-1 AND 5, BLOCK D OF ADDISON TOWN CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 94176, Page 01630 of the Deed Records of Dallas County, Texas, said tract also being part of that tract of land described as Tract II in deed to Portfolio Addison Town Center Retail, L.P., as recorded in Volume 2004250, Page 05256, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for the most northerly northeast corner of said Lot 3B on the west line of Lot 2, Block D of REPLAT OF LOT 2, BLOCK D, ADDISON TOWN CENTER, an addition to the Town of Addison, Texas, as recorded in Instrument Number 200600182964 of the Official Public Records of Dallas County, Texas, on the south right-of-way line of Belt Line Road (variable width right-of-way), and from which point a 5/8-inch found iron rod with damaged yellow cap bears South 70 degrees East 0.2 of a foot;

THENCE South 00 degrees 29 minutes 51 seconds East, with the common west line of said Lot 2 and with the most northerly east line of said Lot 3B, a distance of 24.88 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" for the southeast corner of said proposed easement;

THENCE North 66 degrees 24 minutes 36 seconds West, departing said common line, over and across said Lot 3B, with the southwest line of said proposed easement, a distance of 34.50 feet to a set PK nail with washer stamped "HALFF" for corner;

THENCE North 22 degrees 20 minutes 37 seconds West, continuing over and across said Lot 3B, with the west line of said proposed easement, a distance of 11.63 feet to a set "X" cut in concrete for corner on the common south right-of-way line of said Belt Line Road and the north line of said Lot 3B;

PARCEL 8E
0.0134 ACRE (585 SQUARE FOOT)
EASEMENT
OUT OF
LOT 3B, BLOCK D OF
LOTS 3A, 3B, 3C-1, 4R-1 AND 5, BLOCK D
OF ADDISON TOWN CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 89 degrees 30 minutes 09 seconds East, with said common line, a distance of 35.82 feet to the POINT OF BEGINNING and containing 0.0134 of an acre (585 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 9E
0.0168 ACRE (731 SQUARE FOOT)
EASEMENT
OUT OF
CHICK-FIL-A ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 731 square foot tract of land situated in the T.L. CHENOWETH SURVEY, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of CHICK-FIL-A ADDITION, an addition to the Town of Addison, Texas, as recorded in Volume 94249, Page 03638 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Chick-Fil-A, Inc. as recorded in Volume 94184, Page 03288, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a found "X" cut in concrete for the northwest corner of said CHICK-FIL-A ADDITION and an "ell" corner of Lot 1 of MARSH/BELT LINE SHOPPING CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 2000124, Page 04596, D.R.D.C.T., and from which point a found "X" cut in concrete bears North 63 degrees West 0.3 of a foot;

THENCE South 00 degrees 22 minutes 49 seconds East, with the common west line of said CHICK-FIL-A ADDITION and the most southerly east line of said Lot 1, a distance of 254.01 feet to a point for corner on the north right-of-way line of Belt Line Road (variable width right-of-way);

THENCE North 89 degrees 37 minutes 19 seconds East, departing said common line, with the north right-of-way line of said Belt Line Road, a distance of 13.12 feet to a set "X" cut in concrete for the southwest of the proposed easement and for the POINT OF BEGINNING;

THENCE North 00 degrees 03 minutes 46 seconds East, departing the north right-of-way line of said Belt Line Road, over and across said CHICK-FIL-A ADDITION, with the west line of said proposed easement, a distance of 37.58 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the northwest corner of said proposed easement;

THENCE North 90 degrees 00 minutes 00 seconds East, continuing over and across said CHICK-FIL-A ADDITION and with the north line of said proposed easement, a distance of 20.00 feet to a set "X" cut in concrete for the northeast corner of said proposed easement;

THENCE South 00 degree 04 minutes 24 seconds West, continuing over and across said CHICK-FIL-A ADDITION and with the east line of said proposed easement, a distance of 16.52 feet to a set crow's foot cut in concrete for corner;

PARCEL 9E
0.0168 ACRE (731 SQUARE FOOT)
EASEMENT
OUT OF
CHICK-FIL-A ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 05 degrees 00 minutes 03 seconds West, continuing over and across said CHICK-FIL-A ADDITION and with the east line of said proposed easement, a distance of 21.02 feet to a 1/2-inch set iron rod with easement cap for the southeast corner of said proposed easement on the north right-of-way line of said Belt Line Road;

THENCE South 89 degrees 37 minutes 19 seconds West, with the north right-of-way line of said Belt Line Road, a distance of 18.19 feet to the POINT OF BEGINNING and containing 0.0168 of an acre (731 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 10E
0.0222 ACRE (968 SQUARE FOOT)
EASEMENT
OUT OF
LOT 2, BLOCK D REPLAT OF LOT 2, BLOCK D
ADDISON TOWN CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 968 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 2, Block D of REPLAT OF LOT 2, BLOCK D, ADDISON TOWN CENTER, an addition to the Town of Addison, Texas, as recorded in Instrument Number 200600182964 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract also being part of that tract of land described as Tract 1 in deed to Beltline Investments, LLC, as recorded in Instrument Number 201200363674, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Lot 2 on the south right-of-way line of Belt Line Road (variable width right-of-way), and from which point a 1/2-inch found iron rod bears South 60 degrees West 0.3 of a foot;

THENCE North 89 degrees 30 minutes 09 seconds East, with the common south right-of-way line of said Belt Line Road and the north line of said Lot 2, a distance of 32.39 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the northeast corner of the proposed easement;

THENCE South 00 degrees 00 minutes 00 seconds East, departing said common line, over and across said Lot 2, with the east line of said proposed easement, a distance of 30.15 feet to a 1/2-inch set iron rod with easement cap for the southeast corner of said proposed easement;

THENCE North 90 degrees 00 minutes 00 seconds West, continuing over and across said Lot 2 and with the south line of said proposed easement, a distance of 32.13 feet to a 1/2-inch set iron rod with easement cap for the southwest corner of said proposed easement on the west line of said Lot 2 and the east line of Lot 3B, Block D of LOTS 3A, 3B, 3C-1, 4R-1 AND 5, BLOCK D OF ADDISON TOWN CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 94176, Page 01630 of the Deed Records of Dallas County, Texas;

PARCEL 10E
0.0222 ACRE (968 SQUARE FOOT)
EASEMENT
OUT OF
LOT 2, BLOCK D REPLAT OF LOT 2, BLOCK D
ADDISON TOWN CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 00 degrees 29 minutes 51 seconds West, with the west line of said Lot 2 and the east line of said Lot 3B, at a distance of 24.87 feet passing the northeast corner of said Lot 3B from which a 5/8-inch found iron rod with illegible yellow cap bears South 70 degrees East 0.2 of a foot, continuing with the west line of said Lot 2, in all a total distance of 29.87 feet to the POINT OF BEGINNING and containing 0.0222 of an acre (968 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 10R
0.0104 ACRE (454 SQUARE FOOT)
RIGHT-OF-WAY
OUT OF
LOT 2, BLOCK D REPLAT OF LOT 2, BLOCK D
ADDISON TOWN CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 454 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 2, Block D of REPLAT OF LOT 2, BLOCK D, ADDISON TOWN CENTER, an addition to the Town of Addison, Texas, as recorded in Instrument Number 200600182964 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract also being part of that tract of land described in deed to Beltline Investments, LLC, as recorded in Instrument Number 201200363674, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 5/8-inch found iron rod with "RPLS 1890" cap for the southeast corner of said Lot 2 on the west line of a 37 foot wide Public Access Easement recorded in Volume 94176, Page 1630 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 29 minutes 51 seconds West, with the east line of said Lot 2 and the west line of said 37 foot wide Public Access Easement, a distance of 172.50 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for the POINT OF BEGINNING;

THENCE North 45 degrees 29 minutes 51 seconds West, departing said east line of Lot 2 and said west line of said 37 foot wide Public Access Easement, a distance of 56.57 feet to a set "X" cut in concrete on the north line of said Lot 2 and the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 89 degrees 30 minutes 09 seconds East, with said north line of Lot 2 and said south right-of-way line of Belt Line Road, a distance of 10.61 feet to a point for a corner;

THENCE South 51 degrees 47 minutes 15 seconds East, departing said north line of Lot 2 and said south right-of-way line of Belt Line Road, a distance of 37.66 feet to a point for corner on said east line of Lot 2 and said west line of said 37 foot wide Public Access Easement, and from which point a 1/2-inch found iron rod bears North 71 degrees East 0.4 feet;

PARCEL 10R
0.0104 ACRE (454 SQUARE FOOT)
RIGHT-OF-WAY
OUT OF
LOT 2, BLOCK D REPLAT OF LOT 2, BLOCK D
ADDISON TOWN CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 00 degrees 29 minutes 51 seconds East, with said east line of Lot 2 and said west line of said 37 foot wide Public Access Easement, a distance of 16.45 feet to the POINT OF BEGINNING and containing 0.0104 of an acre (454 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 11E
0.0326 ACRE (1,422 SQUARE FOOT)
EASEMENT
OUT OF
LOT 4, BLOCK 2 OF
BELT LINE/MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 1,422 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 4, Block 2 of BELT LINE/MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 98026, Page 0020 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Archland Property II LP, as recorded in Volume 2004124, Page 08935, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point for the northeast corner of said Lot 4 and the southeast corner of Lot 1 of MARSH/BELT LINE SHOPPING CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 2000124, Page 04596, D.R.D.C.T., on the west right-of-way line of Business Avenue (60-foot wide right-of-way), and from which point a 5/8-inch found iron rod bears North 87 degrees West 0.3 of a foot;

THENCE South 00 degrees 23 minutes 40 seconds East, with the common east line of said Lot 4 and the west right-of-way line of said Business Avenue, a distance of 197.86 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the northeast corner of the proposed easement and for the POINT OF BEGINNING;

THENCE South 00 degrees 23 minutes 40 seconds East, continuing with said common line, a distance of 31.01 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 46 degrees 04 minutes 09 seconds West, departing said common line, over and across said Lot 4, with the southeast line of said proposed easement, a distance of 41.38 feet to a 1/2-inch set iron rod with cap for corner on the north right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 83 degrees 22 minutes 48 seconds West, with the north right-of-way line of said Belt Line Road, a distance of 7.14 feet to a 1/2-inch set iron rod with easement cap for the southwest corner of said proposed easement;

THENCE North 00 degrees 03 minutes 44 seconds East, departing the north right-of-way line of said Belt Line Road, over and across said Lot 4, with the west line of said proposed easement, a distance of 28.08 feet to a set "X" cut in concrete for corner;

PARCEL 11E
0.0326 ACRE (1,422 SQUARE FOOT)
EASEMENT
OUT OF
LOT 4, BLOCK 2 OF
BELT LINE/MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 46 degrees 04 minutes 20 seconds East, continuing over and across said Lot 4 and with the west line of said proposed easement, a distance of 20.14 feet to a set "X" cut in concrete for corner;

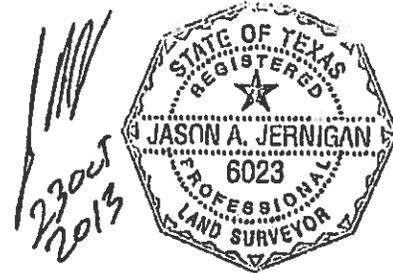
THENCE North 00 degrees 00 minutes 00 seconds East, continuing over and across said Lot 4 and with the west line of said proposed easement, a distance of 16.85 feet to a set "X" cut in concrete for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, continuing over and across said Lot 4 and with the north line of said proposed easement, a distance of 22.14 feet to the POINT OF BEGINNING and containing 0.0326 of an acre (1,422 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 11R
0.0093 ACRE (403 SQUARE FOOT)
RIGHT-OF-WAY
OUT OF
LOT 4, BLOCK 2 OF BELT LINE/MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 403 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 4, Block 2 of BELT LINE/MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 98026, Page 0020 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Archland Property II LP, as recorded in Volume 2004124, Page 08935, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point for the northeast corner of said Lot 4 and the southeast corner of Lot 1 of MARSH/BELT LINE SHOPPING CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 2000124, Page 04596, D.R.D.C.T., on the west right-of-way line of Business Avenue (60-foot wide right-of-way), and from which point a 5/8-inch found iron rod bears North 87 degrees West 0.3 of a foot;

THENCE South 00 degrees 23 minutes 40 seconds East, with the common east line of said Lot 4 and the west right-of-way line of said Business Avenue, a distance of 228.87 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the POINT OF BEGINNING and for the northeast corner of a proposed corner clip for the intersection of the proposed west right-of-way line of said Business Avenue with the proposed north right-of-way line of Belt Line Road;

THENCE South 00 degrees 23 minutes 40 seconds East, continuing with said common line, a distance of 18.71 feet to a point for the northeast corner of a corner clip for the intersection of the existing west right-of-way line of said Business Avenue and existing north right-of-way line of Belt Line Road (right-of-way width varies), and from which point a 1/2-inch found iron rod bears South 00 degrees 23 minutes 40 seconds East 0.6 of a foot;

THENCE South 43 degrees 20 minutes 46 seconds West, with said existing corner clip, a distance of 15.80 feet to a point for corner on the existing north right-of-way line of said Belt Line Road;

THENCE South 89 degrees 37 minutes 11 seconds West, with the common existing north right-of-way line of said Belt Line Road and the south line of said Lot 4, a distance of 5.95 feet to a point corner;

THENCE North 83 degrees 22 minutes 48 seconds West, continuing with said common line, a distance of 13.23 feet to a 1/2-inch set iron rod with cap for the southwest corner of said proposed right-of-way corner clip;

PARCEL 11R
0.0093 ACRE (403 SQUARE FOOT)
RIGHT-OF-WAY
OUT OF
LOT 4, BLOCK 2 OF BELT LINE/MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 46 degrees 04 minutes 09 seconds East, departing said common line, over and across said Lot 4, with said proposed right-of-way corner clip, a distance of 41.38 feet to the POINT OF BEGINNING and containing 0.0093 of an acre (403 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



**PARCEL 12E Part 1
0.0065 ACRE (284 SQUARE FOOT)
EASEMENT OUT OF
LOT A, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

BEING a 284 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot A, Block 3 of A REPLAT OF LOT A & D, REPLAT OF THE FINAL REPLAT OF BLOCK 3, BELT LINE MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 95082, Page 3750 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to John McKenzie as recorded in Instrument Number 201300133110 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point for the common northwest corner of said Lot D and the northeast corner of Lot A, Block 3 of said REPLAT OF BLOCK 3, BELTLINE MARSH BUSINESS PARK, and from which point a 1/2-inch found iron rod with "RPLS 2509" cap bears South 89 degrees 37 minutes 11 seconds West a distance of 0.36 feet and a 1/2-inch found iron rod bears North 35 degrees West a distance of 0.4 feet;

THENCE South 00 degrees 23 minutes 40 seconds East, with the common west line of said Lot D and the east line of said Lot A, a distance of 425.75 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING;

THENCE North 90 degrees 00 minutes 00 seconds East, departing said west line of Lot D and said east line of Lot A, a distance of 19.01 feet to a set "X" cut in concrete for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 15.00 feet to a set "X" cut in concrete for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 18.91 feet to a 1/2-inch set iron rod with easement cap for corner on said west line of Lot D and said east line of Lot A;

PARCEL 12E Part 1
0.0065 ACRE (284 SQUARE FOOT)
EASEMENT OUT OF
LOT A, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 00 degrees 23 minutes 40 seconds West, with said west line of Lot D and said east line of Lot A, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.0065 of an acre (284 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



**PARCEL 12E Part 2
0.0151 ACRE (656 SQUARE FOOT)
EASEMENT
OUT OF
LOT A, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

BEING a 656 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot A, Block 3 of A REPLAT OF LOT A & D, REPLAT OF THE FINAL REPLAT OF BLOCK 3, BELT LINE MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 95082, Page 3750 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to John McKenzie as recorded in Instrument Number 201300133110 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point for the southeast corner of said Lot A and the southwest corner of Lot B, Block 3 of REPLAT OF BLOCK 3, BELTLINE MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 94238, Page 1663, D.R.D.C.T., on the north right-of-way line of Belt Line Road (variable width right-of-way), and from which point a 1/2-inch found iron rod with "RPLS 2509" cap bears South 89 degrees 37 minutes 11 seconds West 1.45 feet;

THENCE South 89 degrees 37 minutes 11 seconds West, with the common north right-of-way line of said Belt line Road and the south line of said Lot A, a distance of 4.69 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING and for the southeast corner of the proposed easement;

THENCE South 89 degrees 37 minutes 11 seconds West, continuing with common line, a distance of 20.00 feet to a set "X" cut in concrete for the southwest corner of said proposed easement;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said common line, over and across said Lot A, with the west line of said proposed easement, a distance of 32.87 feet to a set "X" cut in concrete for the northwest corner of said proposed easement;

THENCE North 90 degrees 00 minutes 00 seconds East, continuing over and across said Lot A and with the north line of said proposed easement, a distance of 20.00 feet to a 1/2-inch set iron rod with easement cap for the northeast corner of said proposed easement;

PARCEL 12E Part 2
0.0151 ACRE (656 SQUARE FOOT)
EASEMENT
OUT OF
LOT A, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 00 degrees 00 minutes 00 seconds East, continuing over and across said Lot A and with the east line of said proposed easement, a distance of 32.74 feet to the POINT OF BEGINNING and containing 0.0151 of an acre (656 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.

JAG
12/2007
2013



PARCEL 12R
0.0029 ACRE (128 SQUARE FOOT)
RIGHT-OF-WAY
OUT OF LOT A, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 128 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot A, Block 3 of A REPLAT OF LOT A & D, REPLAT OF THE FINAL REPLAT OF BLOCK 3, BELT LINE MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 95082, Page 3750 of the Deed Records of Dallas County, Texas, said tract also being part of that tract of land described in deed to John McKenzie as recorded in Instrument Number 201300133110 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point for the southwest corner of Lot D, Block 3 of said A REPLAT OF LOT A & D, REPLAT OF THE FINAL REPLAT OF BLOCK 3, BELT LINE MARSH BUSINESS PARK addition, said point also being the intersection of the north right-of-way line of Belt Line Road (a variable width right-of-way) with the east right-of-way line of Business Avenue (a 60-foot wide right-of-way);

THENCE North 89 degrees 37 minutes 11 seconds East, with the north right-of-way line of said Belt Line Road, a distance of 14.00 feet to the southwest corner of said Lot A for the POINT OF BEGINNING;

THENCE North 00 degrees 23 minutes 40 seconds West, departing the north right-of-way line of said Belt Line Road, with the west line of said Lot A, a distance of 16.01 feet to 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 45 degrees 23 minutes 14 seconds East, departing said west line, over and across said Lot A, a distance of 22.64 feet to a 1/2-inch set iron rod with cap for corner on the north right-of-way line of said Belt Line Road;

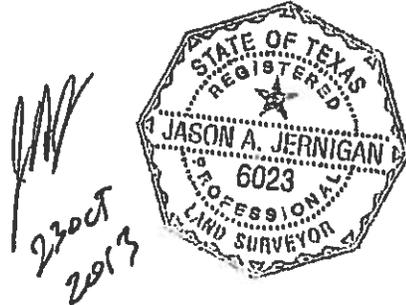
PARCEL 12R
0.0029 ACRE (128 SQUARE FOOT)
RIGHT-OF-WAY
OUT OF LOT A, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 89 degrees 37 minutes 11 seconds West, with the north right-of-way line of said Belt Line Road, a distance of 16.00 feet to the POINT OF BEGINNING and containing 0.0029 of an acre (128 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 14R
0.0184 ACRE (800 S.F.)
RIGHT OF WAY
OUT OF LOT 1-R, BLOCK A OF
PRINTEMPS ADDITION NO. 2
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING an 800 square foot tract of land situated in the T.L. Chenoweth, Abstract Number 273, Town of Addison, Dallas County, Texas, being part of Lot 1-R, Block A, PRINTEMPS ADDITION NO. 2, an addition to the Town of Addison, Texas, as recorded in Volume 92162, Page 2251 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Spirit Master Funding LLC as recorded in Document Number 200600277480 of the Official Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot-1R on the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 89 degrees 30 minutes 09 seconds East, with said south right-of-way line of said Belt Line Road and said north line of Lot 1-R, a distance of 40.00 feet to a set "X" cut in concrete for corner;

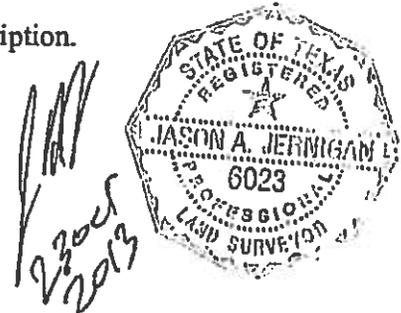
THENCE South 44 degrees 30 minutes 09 seconds West, departing said south right-of-way line of Belt Line Road and said north line of Lot 1-R, a distance of 56.57 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for corner on the west line of said Lot 1-R;

THENCE North 00 degrees 29 minutes 51 seconds West, with said west line of said Lot 1-R, at a distance of 24.00 feet passing a found "X" cut in concrete, continuing with said west line of Lot 1-R, in all a total distance of 40.00 feet to the POINT OF BEGINNING and containing 0.0184 of an acre (800 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 16E
0.0028 ACRE (120 SQUARE FOOT)
EASEMENT
OUT OF
LOT D, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LNE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 120 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot D, Block 3, A REPLAT OF LOT A & D, REPLAT OF THE FINAL REPLAT OF BLOCK 3, BELT LINE MARSH BUSINESS PARK, an addition to the Town of Addison recorded in Volume 95082, Page 3750, of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to iSTAR BOWLING CENTERS I LP., as recorded in Volume 2004046, Page 07851, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point for the common northwest corner of said Lot D and the northeast corner of Lot A, Block 3 of said REPLAT OF BLOCK 3, BELTLINE MARSH BUSINESS PARK from which a 1/2-inch found iron rod with cap stamped "RPLS 2509" bears South 89 degrees 37 minutes 11 seconds West a distance of 0.36 feet and a 1/2-inch found iron rod bears North 35 degrees 18 minutes 21 seconds West, a distance of 0.4 feet;

THENCE South 00 degrees 23 minutes 40 seconds East, with the common west line of said Lot D and the east line of said Lot A, a distance of 425.75 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING;

THENCE South 00 degrees 23 minutes 40 seconds East, continuing with the common west line of said Lot D and the east line of said Lot A, a distance of 15.00 feet to a 1/2-inch set iron rod with esmt cap;

THENCE South 90 degrees 00 minutes 00 seconds West, departing said common west line of said Lot D and said east line of Lot A and over and across said Lot D, a distance of 2.26 feet to a 1/2-inch set iron rod with esmt cap;

THENCE North 45 degrees 23 minutes 14 seconds West, continuing over and across said Lot D, a distance of 10.95 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" on the common east line of Business Avenue (60-foot wide right-of-way) and the west line of said Lot D;

THENCE North 00 degrees 23 minutes 40 seconds West, with the common east line of said Business Avenue and the west line of said Lot D, a distance of 7.31 feet to a 1/2-inch set iron rod with esmt cap;

PARCEL 16E
0.0028 ACRE (120 SQUARE FOOT)
EASEMENT
OUT OF
LOT D, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LNE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 90 degrees 00 minutes 00 seconds East, departing the east line of said Business Avenue and the west line of said Lot D, a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.0028 of an acre (120 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.

PAC
27 Oct
2013



PARCEL 16R
0.0074 ACRE (322 SQUARE FOOT)
RIGHT-OF-WAY
OUT OF LOT D, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 322 square foot tract of land situated in the T. L. Chcnoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot D, Block 3 of A REPLAT OF LOT A & D, REPLAT OF THE FINAL REPLAT OF BLOCK 3, BELT LINE MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 95082, Page 3750, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to iStar Bowling Centers, LLP, as recorded in Volume 2004046, Page 07851, D.R.D.C.T., said tract also being part of that 4-foot by 20-foot tract of land not described in said deed recorded in Volume 2004046, Page 07851, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for the southwest corner of said Lot D at the intersection of the east right-of-way line of Business Avenue (a 60-foot wide right-of-way) with the north right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 00 degrees 23 minutes 40 seconds West, with the common west line of said Lot D and the east right-of-way line of said Business Avenue, a distance of 30.00 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 45 degrees 23 minutes 14 seconds East, departing said common line, over and across said Lot D, a distance of 19.80 feet to a 1/2-inch set iron rod with cap for corner on the common line between said Lot D and Lot A of said A REPLAT OF LOT A & D, REPLAT OF THE FINAL REPLAT OF BLOCK 3, BELT LINE MARSH BUSINESS PARK addition;

THENCE South 00 degrees 23 minutes 40 seconds East, with said common line, a distance of 16.00 feet to a point for the common south corner of said Lot D and said Lot A on the north right-of-way line of said Belt Line Road;

PARCEL 16R
0.0074 ACRE (322 SQUARE FOOT)
RIGHT-OF-WAY
OUT OF LOT D, BLOCK 3 OF
A REPLAT OF LOT A & D, REPLAT OF
THE FINAL REPLAT OF BLOCK 3,
BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 89 degrees 37 minute 11 seconds West, with the south line of said Lot D and with the north right-of-way line of said Belt Line Road, a distance of 14.00 to the POINT OF BEGINNING and containing 0.0074 of an acre (322 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 17R
0.0102 ACRE (444 SQUARE FOOT)
RIGHT OF WAY
OUT OF LOT 1, BLOCK E
ASBURY CIRCLE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 444 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, City of Addison, Dallas County, Texas and being part of Lot 1, Block E of ASBURY CIRCLE, an addition to the Town of Addison, Texas, as recorded in Instrument Number 200900017267 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract also being part of that tract of land described in deed to Ashton Dallas Residential LLC, as recorded in Instrument No. 20060025898, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a found "X" cut in concrete for the northeast corner of said Lot 1 at the intersection of the south right-of-way line of Belt Line Road (a variable width right-of-way) with the west right-of-way line of Commercial Drive (a variable width right-of-way) as shown on said ASBURY CIRCLE addition;

THENCE South 09 degrees 56 minutes 55 seconds East, with the common line of said west right-of-way line of Commercial Drive and the east line of said Lot 1, a distance of 30.00 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 50 degrees 13 minutes 22 seconds West, departing said common line, a distance of 45.78 feet to a 1/2-inch set iron rod with cap for corner on said south right-of-way line of Belt Line Road;

THENCE North 89 degrees 30 minutes 11 seconds East, with the common right-of-way line of said Belt Line Road and the north line of said Lot 1, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.0102 of an acre (444 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 18E
0.0118 ACRE (513 SQUARE FOOT)
EASEMENT
OUT OF
LOT C, BLOCK 3
REPLAT OF BLOCK 3 BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 513 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, being part of Lot C, Block 3, REPLAT OF BLOCK 3 BELTLINE MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 94238, Page 1663 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Mohammed I Jetpuri, as recorded in Volume 2002249, Page 11242, D.R.D.C.T. and being more particularly described as follows:

COMMENCING at the south common corner of said Lot C and Lot B, Block 3 of said Beltline Marsh Business Park addition on the north right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE South 88 degrees 39 minutes 18 seconds East, along the common south line of said Lot C and said north right-of-way line of Belt Line Road, a distance of 19.42 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said common line, a distance of 20.53 feet to a 1/2-inch set iron rod with easement cap corner;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 24.22 feet to a 1/2-inch set iron rod with easement cap for corner on the west line of a Drainage and Utility Easement recorded in said Volume 94238, Page 1663, D.R.D.C.T.;

THENCE South 02 degrees 17 minutes 22 seconds East, along said west line of said Drainage and Utility Easement, a distance of 21.09 feet to a 1/2-inch set iron rod with easement cap for corner on said common south line of said Lot C and said north right-of-way line of Belt Line Road, said corner also being on a non-tangent circular curve to the right having a radius of 1,849.00 feet, whose chord bears South 88 degrees 01 minute 48 seconds West, a distance of 0.84 feet;

THENCE Westerly, along said common south line of said Lot C and said north right-of-way line of Belt Line Road and along said curve, through a central angle of 00 degrees 01 minute 33 seconds, an arc distance of 0.84 feet to a 1/2-inch set iron rod with easement cap for corner;

PARCEL 18E
0.0118 ACRE (513 SQUARE FOOT)
EASEMENT
OUT OF
LOT C, BLOCK 3
REPLAT OF BLOCK 3 BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 88 degrees 39 minutes 18 seconds West, continuing along said common south line of said Lot C and said north right-of-way line of Belt Line Road, a distance of 24.23 feet to the POINT OF BEGINNING and containing 0.0118 of an acre (513 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distances are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 18R
0.0103 ACRE (449 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT C, BLOCK 3
REPLAT OF BLOCK 3 BELT LINE MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 449 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, being part of Lot C, Block 3, REPLAT OF BLOCK 3 BELTLINE MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 94238, Page 1663 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Mohammed I Jetpuri, as recorded in Volume 2002249, Page 11242, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at the southeast corner of said Lot C for the intersection of the north right-of-way line of Belt Line Road (a variable width right-of-way) and the west right-of-way line of Commercial Drive (a 60 foot wide right-of-way) as dedicated by BELT LINE/MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 81060, Page 170, D.R.D.C.T., said corner also being the beginning of a non-tangent circular curve to the right having a radius of 1,849.00 feet, whose chord bears South 84 degrees 01 minute 23 seconds West, a distance of 30.00 feet;

THENCE Southwesterly, along the common north right-of-way line of said Belt Line Road and the south line of said Lot C and along said curve, through a central angle of 00 degrees 55 minutes 47 seconds, an arc distance of 30.00 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 41 degrees 48 minutes 50 seconds East departing said common north right-of-way line of said Belt Line Road and the south line of said Lot, a distance of 44.44 feet to a 1/2-inch set iron rod with cap for corner on the east line of said Lot C and said west right-of-way line of Commercial Drive;

THENCE South 00 degrees 23 minutes 40 seconds East continuing with said west right-of-way line of Commercial Drive and said east line of Lot C, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.0103 of an acre (449 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 20R
0.0091 ACRE (397 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 1, BLOCK 1 OF
BELT LINE - MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 397 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, being part of Lot 1, Block 1, BELT LINE - MARSH BUSINESS PARK, an addition to the Town of Addison, Texas, as recorded in Volume 84186, Page 0137, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described as "Tract 3" in deed to PEG Office, LLC., as recorded in Instrument Number 201300031784 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with "HENNESSE" cap for the most northerly southwest corner of said Lot 1 and the most northerly corner of a corner clip for the intersection of the east right-of-way line of Commercial Drive (a variable width right-of-way) as dedicated by BELT LINE/MARSH BUSINESS PARK, an addition to the Town of Addison recorded in Volume 81060, Page 170, D.R.D.C.T. and the north right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 00 degrees 23 minutes 40 seconds West, with said east right-of-way line of Commercial Drive and the west line of said Lot 1, a distance of 20.01 feet to a 1/2-inch set iron rod with yellow cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 49 degrees 33 minutes 44 seconds East, departing said east right-of-way line of Commercial Drive and said west line of Lot 1, a distance of 39.23 feet to a 1/2-inch set iron rod with cap for corner on said north right-of-way line of Belt Line Road and the south line of said Lot 1, said corner also being on a non-tangent circular curve to the right having a radius of 1,860.00 feet, whose chord bears South 81 degrees 06 minutes 58 seconds West, a distance of 20.01 feet;

THENCE Westerly, with said north right-of-way of Belt Line Road and said south line of Lot 1 and with said curve, through a central angle of 00 degrees 36 minutes 59 seconds, an arc distance of 20.01 feet to a point for the most southerly corner of the aforementioned corner clip from which a 5/8-inch found iron rod bears South 33 degrees West, a distance of 0.3 feet;

PARCEL 20R
0.0091 ACRE (397 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 1, BLOCK 1 OF
BELT LINE - MARSH BUSINESS PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 49 degrees 24 minutes 29 seconds West, along said corner clip, a distance of 13.11 feet to the POINT OF BEGINNING and containing 0.0091 of an acre (397 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 21E
0.0344 ACRE (1,499 SQUARE FOOT)
EASEMENT OUT OF
LOT 16, BLOCK B OF
ASBURY CIRCLE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 1,499 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 16, Block B of ASBURY CIRCLE, an addition to the Town of Addison, Texas, as recorded in Instrument Number 200900017267 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract also being part of that tract of land described in deed to Ashton Dallas Residential L.L.C. as recorded in Instrument Number 200600258982, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with "DAA" cap for the northwest corner of said Lot 16 on the south right-of-way line of Belt Line Road (a variable width right-of-way), said corner also being the beginning of a non-tangent circular curve to the left having a radius of 1,960.00 feet and a chord that bears North 79 degrees 18 minutes 43 seconds East a distance of 14.62 feet;

THENCE Easterly, with said south right-of-way line of Belt Line Road and with the north line of said Lot 16 and with said curve, through the central angle of 00 degrees 25 minutes 39 seconds, an arc distance of 14.62 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING, said point also being on a circular curve to the left having a radius of 1,960.00 feet and a chord that bears North 78 degrees 48 minutes 16 seconds East a distance of 20.09 feet;

THENCE Easterly, with the south right-of-way line of said Belt Line Road and the north line of said Lot 16 and with said curve, through a central angle of 00 degrees 35 minutes 14 seconds, an arc distance of 20.09 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 16 degrees 36 minutes 41 seconds East, departing the south right-of-way line of said Belt Line Road and the north line of said Lot 16, a distance of 17.93 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE North 77 degrees 13 minutes 04 seconds East, a distance of 18.78 feet to a 1/2-inch set iron rod with easement cap corner;

THENCE South 12 degrees 46 minutes 56 seconds East, a distance of 30.06 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 77 degrees 22 minutes 09 seconds West, a distance of 36.82 feet to a 1/2-inch set iron rod with easement cap for corner;

PARCEL 21E
0.0344 ACRE (1,499 SQUARE FOOT)
EASEMENT OUT OF
LOT 16, BLOCK B OF
ASBURY CIRCLE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 16 degrees 36 minutes 41 seconds West, a distance of 48.52 feet to the POINT OF BEGINNING and containing 0.0344 of an acre (1,499 square feet) of land, more or less.

Notes:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

This metes & bounds description is accompanied by a survey exhibit of even date.

*30 OCT
2013*



PARCEL 25R
0.0104 AC. (451 SQUARE FOOT)
RIGHT OF WAY
OUT OF
SAC/BELTLINE ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 451 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, being part of SAC/BELTLINE ADDITION, an addition to the Town of Addison, Texas, as recorded in Volume 84013, Page 3322, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Ari Forum LLC, as recorded in Instrument Number 20070287673, of the Official Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of said SAC/BELTLINE ADDITION at the intersection of the west right-of-way line of Surveyor's Boulevard (a variable width right-of-way) and the south right-of-way line of Belt Line Road (a variable width right-of-way) from which a found "X" cut in concrete bears North 66 degrees East 1.5 feet;

THENCE South 24 degrees 55 minutes 09 seconds East, with the common west right-of-way line of said Surveyor's Boulevard and the east line of said SAC/BELTLINE ADDITION, a distance of 30.00 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

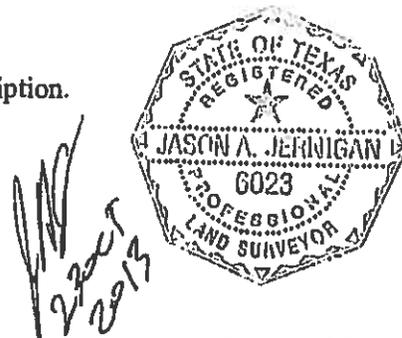
THENCE North 70 degrees 35 minutes 40 seconds West, departing said west right-of-way line of Surveyor's Boulevard and said east line of SAC/BELTLINE ADDITION, a distance of 41.92 feet to a 1/2-inch set iron rod with cap for corner on said south right-of-way line of Belt Line Road and the north line of said SAC/BELTLINE ADDITION, said corner being on a non-tangent circular curve to the right having a radius of 1,860.00 feet, whose chord bears North 63 degrees 43 minutes 48 seconds East, a distance of 30.00 feet;

THENCE Northeasterly, along said south right-of-way line of Belt Line Road and said north line of SAC/BELTLINE ADDITION and along said curve, through a central angle of 00 degrees 55 minutes 27 seconds, an arc distance of 30.00 feet to the POINT OF BEGINNING and containing 0.0104 of an acre (451 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 26R
0.0074 ACRE (324 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 1 OF WATSON SUBDIVISION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING A 324 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 1 of WATSON SUBDIVISION, an addition to the Town of Addison, Texas, as recorded in Volume 79063, Page 2188 of the Deed Records, Dallas County, Texas (D.R.D.C.T.) said tract also being part of that tract of land described in deed to VNC, INC., as recorded in Volume 2004074, Page 64, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for the most northerly southwest corner of said Lot 1, said corner also being the most northerly corner of a corner clip for the intersection of the east right-of-way line of Surveyor's Boulevard (a variable width right-of-way) as dedicated by DEDICATION PLAT OF SURVEYOR BOULEVARD IN ADDISON WEST INDUSTRIAL PARK, an addition to the Town of Addison, Texas, as recorded in Volume 72121, Page 2467, D.R.D.C.T., and the north right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 00 degrees 22 minutes 12 seconds West, with said east right-of-way line of Surveyor's Boulevard and with the west line of said Lot 1, a distance of 11.94 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 56 degrees 40 minutes 20 seconds East, departing said east right-of-way line of Surveyor's Boulevard and said west line of said Lot 1, a distance of 44.39 feet to a 1/2-inch set iron rod with cap for corner on said north right-of-way line of Belt Line Road and on the south line of said Lot 1, said corner also being on a circular curve to the left having a radius of 1,960.08 feet, whose chord bears South 67 degrees 29 minutes 33 seconds West, a distance of 8.06 feet;

THENCE Southwesterly, with said north right-of-way line of Belt Line Road, with said south line of Lot 1 and with said curve, through a central angle of 00 degrees 14 minutes 08 seconds, an arc distance of 8.06 feet to a point for the most southerly southwest corner of said Lot 1, and the most southerly corner of the aforementioned corner clip;

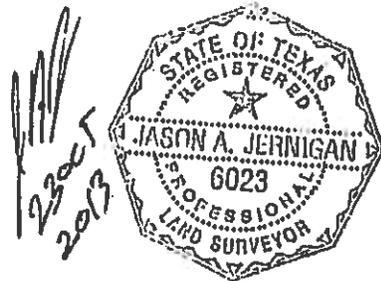
PARCEL 26R
0.0074 ACRE (324 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 1 OF WATSON SUBDIVISION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 62 degrees 17 minutes 12 seconds West, along said corner clip, a distance of 33.39 feet to the POINT OF BEGINNING and containing 0.0074 of an acre (324 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 27E
0.0819 ACRE (3,570 SQUARE FOOT)
UTILITY EASEMENT
OUT OF
LOT 1A OF BELTLINE-SURVEYOR VILLAGE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 3,570 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 1A of BELTLINE-SURVEYOR VILLAGE, an addition to the Town of Addison, Texas, as recorded in Volume 2004114, Page 00058, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to P.H.C.G. Investments as recorded in Volume 94067, Page 5798, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a set PK nail with shiner for the northeast corner of said Lot 1A, said corner also being on the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE South 19 degrees 52 minutes 29 seconds East, with the common east line of said Lot 1A and the west line of Lot 2A of said BELTLINE-SURVEYOR VILLAGE, a distance of 15.03 feet to a set "X" cut in concrete for corner, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,834.00 feet, chord that bears South 70 degrees 11 minutes 58 seconds West, a distance of 220.60 feet;

THENCE Westerly, departing said common line and with said curve and over and across said Lot 1A, through a central angle of 06 degrees 53 minutes 45 seconds, an arc distance of 220.73 feet to a 1/2-inch set iron rod with yellow cap stamped "HALFF" (hereinafter referred to as "with cap") for corner on the proposed southeast corner clip for the intersection of said south right-of-way line of Belt Line Road with the east right-of-way line of Surveyor's Boulevard (a variable width right-of-way);

THENCE North 24 degrees 56 minutes 05 seconds East, with said corner clip, a distance of 35.25 feet to a found "X" cut in concrete for the north corner of said corner clip, said corner being on said south right-of-way line of Belt Line Road;

THENCE North 74 degrees 47 minutes 22 seconds East, with said south right-of-way line of Belt Line Road, a distance of 84.03 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of curvature of a non-tangent circular curve to the right having a radius of 1,849.00 feet, chord that bears North 71 degrees 52 minutes 56 seconds East, a distance of 112.05 feet;

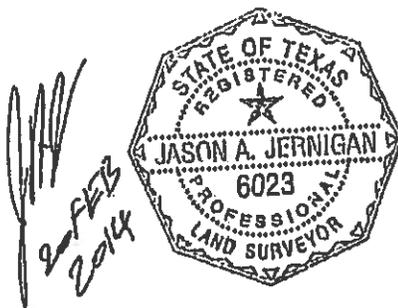
THENCE Easterly, continuing with said south right-of-way line of Belt Line Road and with said curve, through a central angle of 03 degrees 28 minutes 22 seconds, an arc distance of 112.07 feet to the POINT OF BEGINNING AND CONTAINING 0.0819 of an acre (3,570 square feet) of land, more or less.

PARCEL 27E
0.0819 ACRE (3,570 SQUARE FOOT)
UTILITY EASEMENT
OUT OF
LOT 1A OF BELTLINE-SURVEYOR VILLAGE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 27R
0.0118 ACRE (512 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 1A OF BELTLINE-SURVEYOR VILLAGE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 512 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 1A, BELTLINE-SURVEYOR VILLAGE, an addition to the Town of Addison, Texas, as recorded in Volume 2004114, Page 00058, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to P.H.C.G. Investments as recorded in Volume 94067, Page 5798, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a the most northerly northwest corner of said Lot 1A, said corner also being the most northerly corner of a corner clip for the intersection of the south right-of-way line of Belt Line Road (a variable width right-of-way) with the east right-of-way line of Surveyor's Boulevard (a variable width right-of-way);

THENCE North 74 degrees 47 minutes 22 seconds East, with the said south right-of-way line of Belt Line Road and the north line of said Lot 1A, a distance of 17.69 feet to set "X" cut in concrete for corner;

THENCE South 24 degrees 56 minutes 05 seconds West, departing said south right-of-way line of Belt Line Road and said north line of Lot 1A, a distance of 51.58 feet to a set "X" cut in concrete for corner on said east right-of-way line of Surveyor's Boulevard and on the west line of said Lot 1A;

THENCE North 24 degrees 55 minutes 12 seconds West, with said east right-of-way line of Surveyor's Boulevard and said west line of Lot 1A, a distance of 14.86 feet to a point for the most southerly northwest corner of said Lot 1A and the southerly corner of the aforementioned corner clip;

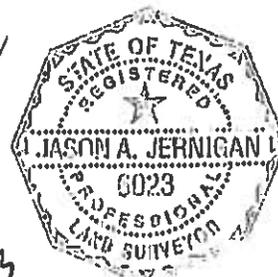
THENCE North 20 degrees 53 minutes 06 seconds East, with said corner clip, a distance of 30.67 feet to the POINT OF BEGINNING and containing 0.0118 of an acre (512 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.

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2304
2013



PARCEL 28E
0.0438AC. (1,906 S.F.)
EASEMENT OUT OF LOT 2
WATSON AND TAYLOR SUBDIVISION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 1,906 square foot tract of land situated in the D. Meyers Survey, Abstract Number 923 and the T.L. Chenoweth Survey, Abstract Number 273 Town of Addison, Dallas County, Texas, and being part of Lot 2, WATSON AND TAYLOR SUBDIVISION, an addition to the Town of Addison as recorded in Volume 78082, Page 0899, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described as Tract 1 in deed to MS Sub Beltline, LLC, as recorded in Document No. 201300099958, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point on the north right-of-way line of Belt Line Road (a variable width right-of-way) and for the common southwest corner of said Lot 2 and the southeast corner of Lot 1 of WATSON SUBDIVISION, an addition to the Town of Addison as recorded in Volume 79063, Page 2188, D.R.D.C.T., from which a 1/2-inch found iron rod bears South 78 degrees West 0.60 of a foot;

THENCE North 00 degrees 43 minutes 42 seconds West, with the common west line of said Lot 2 and the east line of said Lot 1, a distance of 10.43 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for corner, said corner being the point of curvature of a non-tangent circular curve to the right having a radius of 1,970.08 feet and a chord that bears North 75 degrees 29 minutes 44 seconds East a distance of 190.48 feet;

THENCE Northeasterly, departing said common line, over and across said Lot 2 and with said curve, through a central angle of 05 degrees 32 minutes 31 seconds, an arc distance of 190.55 feet to a 1/2-inch set iron rod with easement cap for corner on the common east line of said Lot 2 and the west line of Lot 1 of said WATSON AND TAYLOR SUBDIVISION;

THENCE South 00 degrees 43 minutes 42 seconds East, with said common line, a distance of 10.19 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for the common southeast corner of said Lot 2 and the southwest corner of said Lot 1 of WATSON AND TAYLOR SUBDIVISION, said corner being on the north right-of-way line of said Belt Line Road, said corner also being the point of curvature of a non-tangent circular curve to the left having a radius of 1,960.08 feet and a chord that bears South 75 degrees 25 minutes 25 seconds West a distance of 190.54 feet;

PARCEL 28E
0.0438AC. (1,906 S.F.)
EASEMENT OUT OF LOT 2
WATSON AND TAYLOR SUBDIVISION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

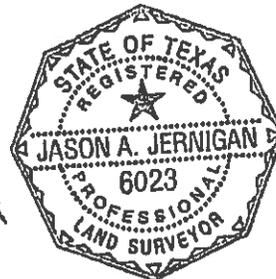
THENCE Southwesterly, with the north right-of-way line of said Belt Line Road and with said curve, through a central angle of 05 degrees 34 minutes 19 seconds, an arc distance of 190.61 feet to the POINT OF BEGINNING and containing 0.0438 of an acre (1,906 square feet) of land, more or less.

Notes:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

This metes & bounds description is accompanied by a survey exhibit of even date.

J.A.J.
02 APR
2014



PARCEL 29E
0.0093 AC. (406 S.F.)
EASEMENT OUT OF LOT 1
WATSON AND TAYLOR SUBDIVISION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 406 square foot tract of land situated in the D. Meyers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being part of Lot 1, WATSON AND TAYLOR SUBDIVISION, an addition to the Town of Addison, as recorded in Volume 78082, Page 0899, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described as Tract 2 in deed to MS Sub Beltline, LLC, as recorded in Document Number 201300099958 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point on the north right-of-way line of Belt Line Road (variable width right-of-way) for the most southerly southeast corner of said Lot 1 and the southwest corner of Lot 4-A of AVIS LUBE, an addition to the Town of Addison, as recorded in Volume 88229, Page 517, D.R.D.C.T., said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,960.08 feet and a chord that bears South 78 degrees 48 minutes 10 seconds West a distance of 40.58 feet, and from which point a 1/2-inch found iron rod bears North 00 degrees 43 minutes 42 seconds 0.15 of a foot;

THENCE Southwesterly, with the north right-of-way line of said Belt Line Road and with the south line of said Lot 1 and with said curve, through a central angle of 01 degree 11 minutes 10 seconds, an arc distance of 40.58 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for the common southeast corner of Lot 2 of said WATSON AND TAYLOR SUBDIVISION and a southwest corner of said Lot 1;

THENCE North 00 degrees 43 minutes 42 seconds West, departing said north right-of-way line of Belt Line Road and with the common line of said Lot 1 and Lot 2 of said WATSON AND TAYLOR SUBDIVISION, a distance of 10.19 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" for corner, said corner being the point of curvature of a non-tangent circular curve to the right having a radius of 1,970.08 feet and a chord that bears North 78 degrees 51 minutes 23 seconds East a distance of 40.57 feet;

THENCE Northeasterly, departing said common line, over and across said Lot 1 and with said curve, through a central angle of 01 degree 10 minutes 48 seconds, an arc distance of 40.57 feet to a point (unable to set) for corner on the east line of said Lot 1 and on the west line of said Lot 4-A;

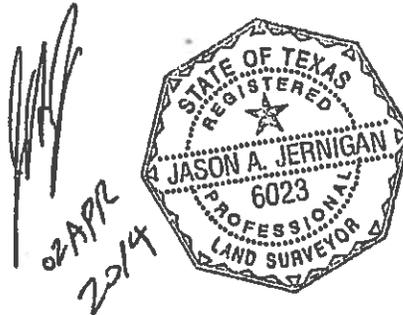
PARCEL 29E
0.0093 AC. (406 S.F.)
EASEMENT OUT OF LOT 1
WATSON AND TAYLOR SUBDIVISION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 00 degrees 43 minutes 42 seconds East, with said east line of Lot 1 and with said west line of Lot 4-A, a distance of 10.15 feet to the POINT OF BEGINNING and containing 0.0093 of an acre (406 square feet) of land, more or less.

Notes:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

This metes & bounds description is accompanied by a survey exhibit of even date.



PARCEL 30E
0.1353 ACRE (5,894 SQUARE FOOT)
EASEMENT
OUT OF
LOT 2A, BLOCK 1 OF
BELTLINE-SURVEYOR VILLAGE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 5,894 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 2A, Block 1 of BELTLINE-SURVEYOR VILLAGE, an addition to the Town of Addison, Texas, as recorded in Volume 2004114, Page 00058, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to P.H.C.G. INVESTMENTS as recorded in Volume 94067, Page 5798, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod for the common northeast corner of said Lot 2A and the northwest corner of MERCADO JUAREZ, an addition to the Town of Addison, Texas, as recorded in Volume 88172, Page 1066, D.R.D.C.T., said corner being on the south right-of-way line of Belt Line Road (a variable width right-of-way):

THENCE South 00 degrees 12 minutes 39 seconds East, with the common east line of said Lot 2A and the west line of said MERCADO JUAREZ addition, a distance of 20.20 feet to a set "X" cut in concrete for corner, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,840.00 feet and a chord that bears South 78 degrees 25 minutes 55 seconds West a distance of 210.60 feet:

THENCE Westerly, departing said common line and over and across said Lot 2A and with said curve, through a central angle of 06 degrees 33 minutes 42 seconds, an arc distance of 210.72 feet to a point (not monumented) for corner:

THENCE South 15 degrees 15 minutes 22 seconds East, continuing over and across said Lot 2A, a distance of 27.97 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" for corner;

THENCE South 74 degrees 44 minutes 38 seconds West, continuing over and across said Lot 2A, a distance of 34.38 feet to a set crow's foot in concrete for corner on the east line of 24-foot wide Access Easement as recorded in Volume 2004114, Page 00058, D.R.D.C.T.;

THENCE North 19 degrees 52 minutes 29 seconds West, continuing over and across said Lot 2A and with said east line of 24-foot wide Access Easement, a distance of 27.95 feet to a point (not monumented) for corner, said corner being the point of curvature of a non-tangent circular curve to the right having a radius of 1,840.00 feet and a chord that bears South 73 degrees 49 minutes 24 seconds West a distance of 12.03 feet;

THENCE Westerly, departing said east line of 24-foot Access Easement, over and across said Lot 2A and with said curve, through a central angle of 00 degrees 22 minutes 28 seconds, an arc distance of 12.03 feet to a set "X" cut in concrete for corner on the common west line of said Lot 2A and the east line of Lot 1A of said BELTLINE-SURVEYOR VILLAGE:

PARCEL 30E
0.1353 ACRE (5,894 SQUARE FOOT)
EASEMENT
OUT OF
LOT 2A, BLOCK 1 OF
BELTLINE-SURVEYOR VILLAGE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 19 degrees 52 minutes 29 seconds West, with said common line, a distance of 9.02 feet to a set PK nail with shiner for the common northwest corner of said Lot 2A and the northeast corner of said Lot 1A, said corner being on said south right-of-way line of Belt Line Road, said corner also being the point of curvature of a non-tangent circular curve to the right having a radius of 1,849.00 feet and a chord that bears North 74 degrees 06 minutes 46 seconds East a distance of 31.89 feet:

THENCE Northeasterly, with said south right-of-way line of Belt Line Road and with said curve, through a central angle of 00 degrees 59 minutes 17 seconds, an arc distance of 31.89 feet to a 1/2-inch set iron rod with yellow cap stamped "HALFF" (hereinafter referred to as "with cap") for an interior "ell" corner of said Lot 2A:

THENCE North 15 degrees 23 minutes 35 seconds West, with a jog in said south right-of-way line of Belt Line Road and said north line of Lot 2A, a distance of 11.00 feet to a 1/2-inch set iron rod with cap for corner, said corner being on a non-tangent circular curve to the right having a radius of 1,860.00 feet and a chord that bears North 78 degrees 12 minutes 13 seconds East a distance of 233.36 feet:

THENCE Easterly, with said south right-of-way line of Belt Line Road and with said curve, through a central angle of 07 degrees 11 minutes 35 seconds, an arc distance of 233.51 feet to the POINT OF BEGINNING and containing 0.1353 of an acre (5,894 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distances are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.

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03 APR
2014



PARCEL 31E
0.0231 ACRE (1,006 SQUARE FOOT)
EASEMENT
OUT OF LOT 4A
AVIS LUBE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 1,006 square foot tract of land situated in the D. MYERS SURVEY, Abstract Number 923, Town of Addison, Dallas County, Texas, and being part of Lot 4A of AVIS LUBE, an addition to the Town of Addison, Texas, as recorded in Volume 88229, Page 517, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Garwell Limited Partnership as recorded in Instrument No. 200600409715, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north right-of-way line of Belt Line Road (a variable width right-of-way) for the southeast corner of said Lot 4-A, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,960.08 feet and a chord that bears South 80 degrees 52 minutes 01 second West a distance of 100.64 feet, and from which point a 1/2-inch found iron rod bears North 10 degrees West 0.4 of a foot;

THENCE Southwesterly, with said north right-of-way line of Belt Line Road and with said curve, through a central angle of 02 degrees 56 minutes 31 seconds, an arc distance of 100.65 feet to a point for the southwest corner of said Lot 4-A and the southeast corner of Lot 1 of WATSON AND TAYLOR SUBDIVISION, an addition to the Town of Addison, Texas, as recorded in Volume 78082, Page 0899, D.R.D.C.T., and from which point a 1/2-inch found iron rod bears North 00 degrees 43 minutes 42 seconds West 0.15 of a foot;

THENCE North 00 degrees 43 minutes 42 seconds West, departing said north right-of-way line of Belt Line Road, with the west line of said Lot 4-A and with the east line of said Lot 1, a distance of 10.15 feet to a point (unable to set) for corner, said corner being the point of curvature of a non-tangent circular curve to the right having a radius of 1,970.08 feet and a chord that bears North 80 degrees 54 minutes 36 seconds East a distance of 100.63 feet;

THENCE Northeasterly, departing said west line of Lot 4-A and said east line of Lot 1, over and across said Lot 4-A and with said curve, through a central angle of 02 degrees 55 minutes 37 seconds, an arc distance of 100.64 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" for corner on the east line of said Lot 4-A;

PARCEL 31E
0.0231 ACRE (1,006 SQUARE FOOT)
EASEMENT
OUT OF LOT 4A
AVIS LUBE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 00 degrees 41 minutes 09 seconds East, with said cast line of Lot 4-A, a distance of 10.07 feet to the POINT OF BEGINNING and containing 0.0231 of an acre (1,006 square feet) of land, more or less;

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 32E
0.0812 ACRE (3.536 SQUARE FOOT)
UTILITY EASEMENT
OUT OF
MERCADO JUAREZ
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 3,536 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of MERCADO JUAREZ, an addition to the Town of Addison, Texas, as recorded in Volume 88172, Page 1066, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to PETE H. PAPPAS, TURSTEE as recorded in Volume 2001249, Page 14586, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with "BRITTAN" cap for the northeast corner of said MERCADO JUAREZ addition, said corner being on the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE South 00 degrees 12 minutes 39 seconds East, with the east line of said MERCADO JUAREZ addition, a distance of 20.02 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" for corner, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,840.00 feet, chord that bears South 84 degrees 27 minutes 57 seconds West, a distance of 176.77 feet;

THENCE Westerly, departing said east line and over and across said MERCADO JUAREZ addition, and with said curve, through a central angle of 05 degrees 30 minutes 23 seconds, an arc distance of 176.83 feet to a set "X" in concrete for corner on the common west line of said MERCADO JUAREZ addition and the east line of Lot 2A of BELTLINE-SURVEYOR VILLAGE, an addition to the Town of Addison, Texas, as recorded in Volume 2004114, Page 00058, D.R.D.C.T.;

THENCE North 00 degrees 12 minutes 39 seconds West, with said common line, a distance of 20.20 feet to a 1/2-inch found iron rod for the common northwest corner of said MERCADO JUAREZ addition and the northeast corner of said Lot 2A, and said corner being on said south right-of-way line of Belt Line Road, and also being the point of curvature of a non-tangent circular curve to the right having a radius of 1,860.00 feet, chord that bears North 84 degrees 31 minutes 25 seconds East, a distance of 176.75 feet;

THENCE Easterly, with said south right-of-way line of Belt Line Road and with said curve, through a central angle of 05 degrees 26 minutes 48 seconds, an arc distance of 176.82 feet to the POINT OF BEGINNING AND CONTAINING 0.0812 of an acre (3.536 square feet) of land, more or less.

PARCEL 32E
0.0812 ACRE (3,536 SQUARE FOOT)
UTILITY EASEMENT
OUT OF
MERCADO JUAREZ
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 33-34-36E
0.1291 ACRE (5,624 SQUARE FOOT)
EASEMENT
OUT OF
Lot 4 of WATSON AND TAYLOR SUBDIVISION NO. 2
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING A 5,624 square foot tract of land situated in the D. Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being part of Lot 4 of WATSON AND TAYLOR SUBDIVISION NO. 2, an addition to the Town of Addison, as recorded in Volume 79180, Page 888 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to RPI Beltline Square, Ltd., as recorded in Instrument Number 201300007953 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for southeast corner of Lot 4-A of Avis Lube, an addition to the Town of Addison as recorded in Volume 88229, Page 517 of the D.R.D.C.T. said corner being on the north right-of-way line of Belt Line Road (a variable width right-of-way), and from which point a 1/2-inch found iron rod bears North 10 degrees West 0.4 of a foot:

THENCE North 00 degrees 41 minutes 09 seconds West, with the east line of said Lot 4-A, a distance of 10.07 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for corner, said corner being the point of curvature of a non-tangent circular curve to the right having a radius of 1,970.08 feet and a chord that bears North 86 degrees 07 minutes 06 seconds East a distance of 257.35 feet;

THENCE Northeasterly, departing said east line of Lot 4-A, over and across said Lot 4 and with said curve, through a central angle of 07 degrees 29 minutes 23 seconds, an arc distance of 257.53 feet to a 1/2-inch set iron rod with easement cap for the point of tangency;

THENCE North 89 degrees 51 minutes 48 seconds East, continuing over and across said Lot 4, a distance of 63.30 feet to a set "X" cut in concrete for corner;

THENCE North 00 degrees 20 minutes 05 seconds West, continuing over and across said Lot 4, a distance of 18.35 feet to a set PK nail with shiner stamped "HALFF" (hereinafter referred to as "with shiner") for corner;

THENCE North 44 degrees 39 minutes 55 seconds East, continuing over and across said Lot 4, a distance of 29.32 feet to a set PK nail with shiner for corner;

THENCE North 00 degrees 18 minutes 11 seconds West, continuing over and across said Lot 4, a distance of 19.81 feet to a set PK nail with shiner for corner;

THENCE Due East, continuing over and across said Lot 4, a distance of 30.05 feet to a 1/2-inch set iron rod with easement cap for corner on the west right-of-way line of Runyon Road (a 60 foot wide right-of-way):

PARCEL 33-34-36E
0.1291 ACRE (5,624 SQUARE FOOT)
EASEMENT
OUT OF
Lot 4 of WATSON AND TAYLOR SUBDIVISION NO. 2
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 00 degrees 06 minutes 34 seconds East, with the west right-of-way line of said Runyon Road, a distance of 38.89 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for corner;

THENCE South 44 degrees 52 minutes 37 seconds West, departing said west right-of-way line, over and across said Lot 4, a distance of 42.44 feet to a 1/2-inch set iron rod with yellow cap stamped "HALFF" for corner on said north right-of-way line of Belt Line Road and on the south line of said Lot 4;

THENCE South 89 degrees 51 minutes 48 seconds West, with said north right-of-way line of Belt Line Road and said south line of Lot 4, a distance of 83.86 feet to a 1/2-inch found iron rod for the point of curvature of a tangent circular curve to the left having a radius of 1,960.08 feet and a chord that bears South 86 degrees 06 minutes 02 seconds West a distance of 257.26 feet;

THENCE Westerly, continuing with said north right-of-way line of Belt Line Road and with said south line of Lot 4 and with said curve, through a central angle of 07 degrees 31 minutes 32 seconds, an arc distance of 257.44 feet to the POINT OF BEGINNING and containing 0.1291 of an acre (5,624 square feet) of land, more or less.

Notes:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

This metes & bounds description is accompanied by a survey exhibit of even date.

[Handwritten Signature]
02 APR
2014



PARCEL 35E
0.0273 ACRE (1,187 SQUARE FOOT)
EASEMENT OUT OF LOT 3 OF
REPLAT LOT 2R AND LOT 3 BELT LINE CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 1,187 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 3 of REPLAT LOT 2R AND LOT 3 BELT LINE CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 97060, Page 3189, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Pete H Pappas, Trustee, as recorded in Volume 2001249, Page 15486, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with "PACHECO" cap for the northeast corner of said Lot 3 on the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE South 89 degrees 53 minutes 27 seconds West, with said south right-of-way line of Belt Line Road and with the north line of said Lot 3, a distance of 18.62 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING;

THENCE South 45 degrees 06 minutes 33 seconds East, departing said south right-of-way line of Belt Line Road and said north line of Lot 3, a distance of 21.21 feet to a 1/2-inch set iron rod with easement cap for corner on the west line of a 10-foot wide utility easement as recorded in Volume 92145, Page 3641, D.R.D.C.T.;

THENCE South 00 degrees 06 minutes 33 seconds East, with said west line of a 10-foot wide Utility easement, a distance of 16.35 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 89 degrees 53 minutes 27 seconds West, departing said west line of a 10-foot wide Utility easement, a distance of 41.46 feet to a set "X" cut in concrete for corner;

THENCE North 00 degrees 06 minutes 33 seconds West, a distance of 31.35 feet to a 1/2-inch set iron rod with easement cap for corner on said north line of Lot 3 and said south right-of-way line of Belt Line Road;

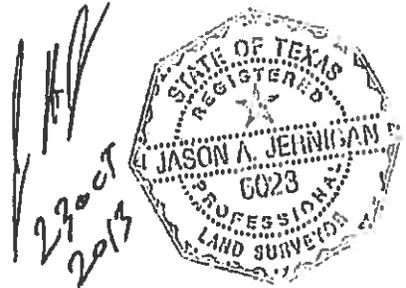
PARCEL 35E
0.0273 ACRE (1,187 SQUARE FOOT)
EASEMENT OUT OF LOT 3 OF
REPLAT LOT 2R AND LOT 3 BELT LINE CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 89 degrees 53 minutes 27 seconds East, with said south right-of-way line of Belt Line Road and with said north line of Lot 3, a distance of 26.46 feet to the POINT OF BEGINNING and containing 0.0273 of an acre (1,187 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distances are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 35R
0.0063 ACRE (275 SQUARE FEET)
RIGHT OF WAY
OUT OF LOT 3
OF
REPLAT OF LOT 2R AND LOT 3
BELT LINE CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 275 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 3 of REPLAT LOT 2R AND LOT 3 BELT LINE CENTER, an addition to the Town of Addison, Texas, as recorded in Volume 97060, Page 3189 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Pete H Pappas, Trustee, as recorded in Volume 2001249, Page 1548, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at 1/2-inch found iron rod with "PACHECO" cap for the northeast corner of said Lot 3 on the south right-of-way line of Belt Line Road (a variable width right-of-way), said corner also being the beginning of a non-tangent circular curve to the right having a radius of 30.00 feet, whose chord bears South 19 degrees 08 minutes 44 seconds East, a distance of 19.57 feet;

THENCE Southerly, with said south right-of-way line of Belt Line Road and with the east line of said Lot 3 and with said curve, through a central angle of 38 degrees 04 minutes 23 seconds, an arc distance of 19.94 feet to a 1/2-inch found iron rod with cap stamped "PACHECO" for the tangency;

THENCE South 00 degrees 06 minutes 33 seconds East, departing said south right-of-way line of Belt Line Road, with said east line of Lot 3 and the west line of Lot 2A, Block a of REPLAT LOT 2A BLOCK 1, BELT LINE CENTRE, an addition to the Town of Addison, Texas, as recorded in Volume 97243, Page 00001, D.R.D.C.T., and with the west line of an Access Easement as recorded in Volume 92009, Page 3611, D.R.D.C.T., a distance of 6.50 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 45 degrees 06 minutes 33 seconds West, departing said east line of Lot 3 and said west line of Lot 2A and said west Access Easement line, a distance of 35.36 feet to a 1/2-inch set iron rod with cap for corner on said south right-of-way line of Belt Line Road and the north line of said Lot 3;

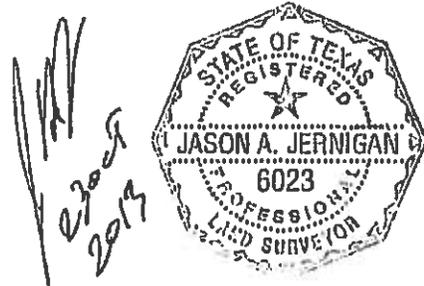
PARCEL 35R
0.0063 ACRE (275 SQUARE FEET)
RIGHT OF WAY
OUT OF LOT 3
OF
REPLAT OF LOT 2R AND LOT 3
BELT LINE CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 89 degrees 53 minutes 27 seconds East, with said south right-of-way line of Belt Line Road and with said north line of Lot 3, a distance of 18.62 feet to the POINT OF BEGINNING and containing 0.0063 of an acre (275 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 36R
0.0103 ACRE (450 SQUARE FOOT)
RIGHT OF WAY
OUT OF
Lot 4 of WATSON AND TAYLOR SUBDIVISION NO. 2
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 450 square foot tract of land situated in the D. Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being part of Lot 4 of WATSON AND TAYLOR SUBDIVISION NO. 2, an addition to the Town of Addison, Texas, as recorded in Volume 79180, Page 888 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to RPI Beltline Square, Ltd. as recorded in Instrument Number 201300007953 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found "X" cut in concrete for the southeast corner of said Lot 4 at the intersection of the north right-of-way line of Belt Line Road (a variable width right-of-way) with the west right-of-way line of Runyon Road (a 60-foot wide right-of-way as dedicated by ADDISON WEST DRIVE & RUNYON ROAD, an addition to the Town of Addison, Texas, as recorded in Volume 78202, Page 879, D.R.D.C.T.);

THENCE South 89 degrees 51 minutes 48 seconds West, with said north right-of-way line of Belt Line Road and with the south line of said Lot 4, a distance of 30.00 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

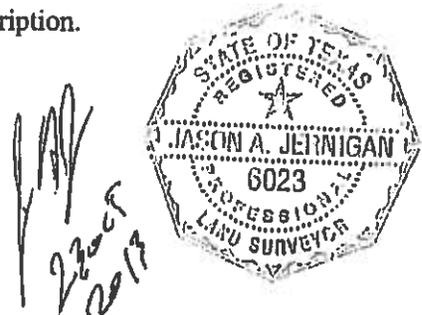
THENCE North 44 degrees 52 minutes 37 seconds East, departing said north right-of-way line of Belt Line Road and said south line of Lot 4, a distance of 42.44 feet to a 1/2-inch set iron rod with cap for corner on said west right-of-way line of Runyon Road and on the east line of said Lot 4;

THENCE South 00 degrees 06 minutes 34 seconds East, with said west right-of-way line of Runyon Road and with said east line of Lot 4, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.0103 of an acre (450 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 38R
0.0180 ACRE (783 SQUARE FEET)
RIGHT OF WAY
OUT OF
LOT 1 OF
AMENDED FINAL PLAT OF BELT LINE CENTER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 783 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, being part of Lot 1, Block 1 of AMENDED FINAL PLAT OF BELT LINE CENTRE, an addition to the Town of Addison, Texas, as recorded in Volume 92193, Page 1795 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), also being part of that tract of land described in deed to 4080 BLR, LTD, as recorded in Instrument Number 201000247792 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the north line of said Lot 1 with the east line of an Access Easement recorded in Volume 92009, Page 3611 ,D.R.D.C.T., said corner also being on the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 89 degrees 53 minutes 27 seconds East, with said north line of Lot 1 and said south right-of-way line of Belt Line Road, a distance of 34.51 feet to a point for corner (unable to set);

THENCE South 47 degrees 16 minutes 28 seconds West, departing said south right-of-way line of Belt Line Road and said north line of Lot 1, a distance of 57.90 feet to a set PK Nail with shiner for corner on said east line of said Access Easement;

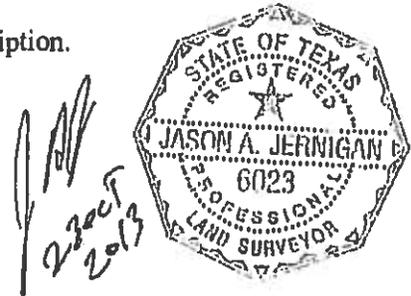
THENCE North 00 degrees 06 minutes 33 seconds West, with said east line of said Access Easement, a distance of 18.70 feet to a point for corner at the beginning of a tangent circular curve to the right having a radius of 30.00 feet, whose chord bears North 21 degrees 26 minutes 35 seconds East, a distance of 22.04 feet;

THENCE Northerly, continuing with said east line of said Access Easement and with said curve, through a central angle of 43 degrees 06 minutes 17 seconds, an arc distance of 22.57 feet to the POINT OF BEGINNING and containing 0.0180 of an acre (783 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 39R
0.0072 ACRE (313 SQUARE FOOT)
RIGHT OF WAY
OUT OF
DUNCAN'S ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 313 square foot tract of land situated in the D. Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, being part of DUNCAN'S ADDITION, an addition to the Town of Addison, Texas, as recorded in Volume 79058, Page 1912 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to 4101 Belt Line, Ltd. as recorded in Instrument Number 201200259545 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southwest corner of said DUNCAN'S ADDITION at the intersection of the north right-of-way line of Belt Line Road (a variable width right-of-way) with the east right-of-way line of Runyon Road (a 60-foot wide right-of-way as dedicated by ADDISON WEST DRIVE & RUNYON ROAD, an addition to the Town of Addison recorded in Volume 78202, Page 879, D.R.D.C.T.), and from which point a found "X" cut in concrete bears North 89 degrees 51 minutes 48 seconds East a distance of 0.78 feet;

THENCE North 00 degrees 06 minutes 34 seconds West, with said east right-of-way line of Runyon Road and with the west line of said DUNCAN'S ADDITION, a distance of 25.00 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

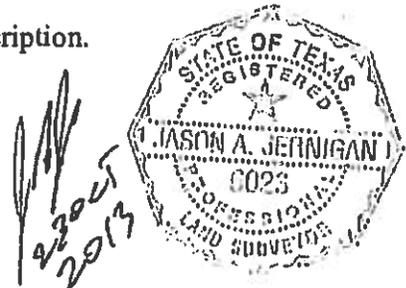
THENCE South 45 degrees 07 minutes 23 seconds East, departing said east right-of-way line of Runyon Road and said west line of DUNCAN'S ADDITION, a distance of 35.35 feet to a 1/2-inch set iron rod with cap for corner on said north right-of-way line of Belt Line Road and on the south line of said DUNCAN'S ADDITION;

THENCE South 89 degrees 51 minutes 48 seconds West, with said north right-of-way line of Belt Line Road and with said south line of DUNCAN'S ADDITION, a distance of 25.00 feet to the POINT OF BEGINNING and containing 0.0072 of an acre (313 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 42E
0.0321 ACRE (1,400 SQUARE FOOT)
EASEMENT OUT OF LOT 1, BLOCK A OF
SAM'S CLUB ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 1,400 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 1, Block A of SAM'S CLUB ADDITION, an addition to the Town of Addison, Texas, as recorded in Volume 92109, Page 3687 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to WAL-MART STORES, INC. as recorded in Volume 92010, Page 0780, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a found "X" cut in concrete for the northeast corner of Lot 4, Block A of said SAM'S CLUB ADDITION on the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE South 00 degrees 33 minutes 56 seconds East, with the east line of said Lot 4 and with the south right-of-way line of said Belt Line Road, a distance of 14.84 feet to a point for the most northerly northwest corner of said Lot 1;

THENCE South 89 degrees 56 minutes 33 seconds East, departing the east line of said Lot 4, with the common north line of said Lot 1 and the south right-of-way line of said Belt Line Road, a distance of 88.54 feet a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING;

THENCE South 89 degrees 56 minutes 33 seconds East, continuing with said common line, a distance of 35.01 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 00 degrees 00 minutes 00 seconds West, departing said common line, over and across said Lot 1, a distance of 39.97 feet to a point (unable to set) for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, continuing over and across said Lot 1, a distance of 35.01 feet to a point (unable to set) for corner;

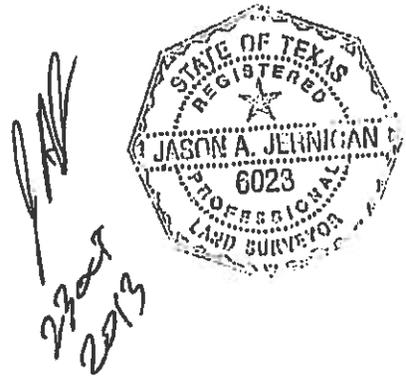
PARCEL 42E
0.0321 ACRE (1,400 SQUARE FOOT)
EASEMENT OUT OF LOT 1, BLOCK A OF
SAM'S CLUB ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 00 degrees 00 minutes 00 seconds East, continuing over and across said Lot 1, a distance of 40.00 feet to the POINT OF BEGINNING and containing 0.0321 of an acre (1,400 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 43/44E
0.3391 ACRE (14,773 S.F.)
EASEMENT
OUT OF LOT 3 AND LOT 3A, OF
ADDISON WEST INDUSTRIAL PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 0.3391 acre tract of land situated in the W.H. WITT SURVEY, Abstract Number 1609, and the D. MYERS SURVEY Abstract Number 923, Town of Addison, Dallas County, Texas, being part of Lot 3 and Lot 3A, ADDISON WEST INDUSTRIAL PARK, an addition to the Town of Addison, Texas, as recorded in Volume 93212, Page 6350 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to TCI Beltline, Inc, as recorded in Volume 99130, Page 05133, D.R.D.C.T., and being part of that tract of land described in deed to Beltline Realty Partners, Ltd and Rutter and Wilbanks Corporation, as recorded in Volume 2004109, Page 1532, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 3/4-inch found iron pipe for the southwest corner of said Lot 3 and the southeast corner of that tract of land described in deed to OVP Hospitality, Inc, as recorded in Instrument No. 201000218288 of the Official Public Records of Dallas County, Texas, said corner also being on the north right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 00 degrees 20 minutes 12 seconds West, departing said north right-of-way line of Belt Line Road and with the west line of said Lot 3 and the east line of said OVP Hospitality tract, a distance of 23.96 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for corner;

THENCE North 89 degrees 59 minutes 37 seconds East, departing said west line of Lot 3 and said east line of OVP Hospitality tract, a distance of 426.38 feet to a set "X" cut in concrete for corner;

THENCE North 00 degrees 11 minutes 36 seconds East, a distance of 19.76 feet to a set "X" cut in concrete for corner;

THENCE South 89 degrees 52 minutes 30 seconds East, a distance of 47.56 feet to a set "X" cut in concrete for corner;

THENCE South 00 degrees 02 minutes 48 seconds West, a distance of 19.70 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 89 degrees 57 minutes 12 seconds East, a distance of 251.72 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, distance of 11.29 feet to a set crow's foot in concrete for corner;

PARCEL 43/44E
0.3391 ACRE (14,773 S.F.)
EASEMENT
OUT OF LOT 3 AND LOT 3A, OF
ADDISON WEST INDUSTRIAL PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 90 degrees 00 minutes 00 seconds East, a distance of 20.48 feet to a set "X" cut in concrete for corner on the common east line of said Lot 3A and the west line of Lot 2 of GOFF ADDITION, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 3044, D.R.D.C.T.;

THENCE South 00 degrees 08 minutes 12 seconds East, with the common east line of said Lot 3A and the west line of said Lot 2, a distance of 33.28 feet to a found "X" cut in concrete for the southeast corner of said Lot 3A on said north right-of-way line of Belt Line Road;

THENCE South 89 degrees 52 minutes 03 seconds West, with said north right-of-way line of Belt Line Road and the south line of Lot 3A, a distance of 30.15 feet to a 1/2-inch found iron rod with "RPLS 4613" cap for corner;

THENCE North 83 degrees 51 minutes 41 seconds West, continuing with said north right-of-way line of said Belt Line Road and said south line of Lot 3A, a distance of 100.11 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 89 degrees 51 minutes 48 seconds West, continuing with said north right-of-way line of said Belt Line Road and said south line of Lot 3A, passing at a distance of 56.34 feet the south common corner of said Lot 3A and Lot 3, continuing with said south line of Lot 3 and said north right-of-way line of Belt Line Road, in all a total distance of 150.00 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 00 degrees 08 minutes 12 seconds East, continuing said the north right-of-way line of said Belt Line Road and said south line of Lot 3, a distance of 10.94 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 89 degrees 51 minutes 48 seconds West, continuing with said north right-of-way line of said Belt Line Road and said south line of Lot 3, a distance of 40.32 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE North 00 degrees 11 minutes 36 seconds East, departing said north right-of-way line of said Belt Line Road and said south line of Lot 3, a distance of 2.99 feet to a set "X" cut in concrete for corner;

THENCE North 89 degrees 59 minutes 19 seconds West, a distance of 401.75 feet to a set "X" cut in concrete for corner;

THENCE South 00 degrees 17 minutes 14 seconds East, a distance of 4.03 feet to a 1/2-inch set iron rod with easement cap for corner on said north right-of-way line of Belt Line Road and said south line of Lot 3;

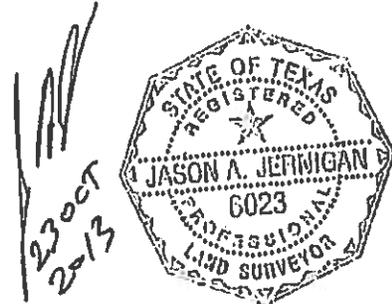
PARCEL 43/44E
0.3391 ACRE (14,773 S.F.)
EASEMENT
OUT OF LOT 3 AND LOT 3A, OF
ADDISON WEST INDUSTRIAL PARK
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 89 degrees 51 minutes 48 seconds West, continuing with said north right-of-way line of said Belt Line Road and said south line of Lot 3, a distance of 24.44 feet the POINT OF BEGINNING and containing 0.3391 of an acre (14,773 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 45E
0.0213 ACRE (929 SQUARE FOOT)
EASEMENT OUT OF LOT 2, BLOCK A OF
SAM'S CLUB ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 929 square foot tract of land situated in the T.L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 2, Block A of SAM'S CLUB ADDITION, an addition to the Town of Addison, Texas, as recorded in Volume 92109, Page 3687 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to 4180 Belt Line, Ltd. as recorded in Volume 2002016, Page 09535, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 5/8-inch found iron rod with "RPLS 5199" cap for the northeast corner of Lot 2 on the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 89 degrees 56 minutes 33 seconds West, a distance of 27.62 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap" for the POINT OF BEGINNING;

THENCE South 00 degrees 00 minutes 00 seconds West, departing the south right-of-way line of said Belt Line Road, over and across said Lot 2, a distance of 26.23 feet to a set "X" cut in concrete for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, continuing over and across said Lot 2, a distance of 35.40 feet to a set "X" cut in concrete for corner;

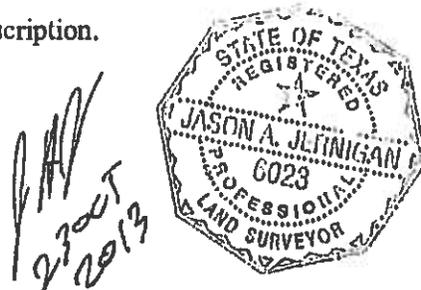
THENCE North 00 degrees 00 minutes 00 seconds East, continuing over and across said Lot 2, a distance of 26.26 feet to a 1/2-inch set iron rod with easement cap for a corner on the south right-of-way line of said Belt Line Road;

THENCE South 89 degrees 56 minutes 33 seconds East, with the south right-of-way line of said Belt Line Road, a distance of 35.40 feet to the POINT OF BEGINNING and containing 0.0213 of an acre (929 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



PARCEL 46E
0.0503 AC. (2,193 S.F.)
EASEMENT OUT OF LOT 2,
GOFF ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING a 2,193 square foot tract of land situated in the W. H. WITT SURVEY, Abstract Number 1609, Town of Addison, Dallas County, Texas, being part of Lot 2, GOFF ADDITION, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 3044 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also being part of that tract of land described in deed to Merrifield No. 1 Limited Partnership as recorded in Volume 2003074, Page 06052, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a set "X" cut in concrete for the southwest corner of said Lot 2, said corner being on the east line of Lot 3A of Addison West Industrial Park, an addition to the Town of Addison, Texas, as recorded in Volume 93212, Page 6350, D.R.D.C.T., and on the north right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 00 degrees 08 minutes 12 seconds West, departing said north right-of-way line of Belt Line Road and with the common west line of said Lot 2 and said east line of Lot 3A, a distance of 32.00 feet to a set "X" cut in concrete for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, departing said common west line of said Lot 2 and said east line of Lot 3A, a distance of 21.52 feet to a set "X" cut in concrete for corner;

THENCE South 00 degrees 03 minutes 39 seconds East, a distance of 11.33 feet to a set "X" cut in concrete for corner;

THENCE South 89 degrees 57 minutes 12 seconds East, a distance of 76.10 feet to a set "X" cut in concrete for corner;

THENCE South 31 degrees 06 minutes 39 seconds East, a distance of 4.66 feet to a set "X" cut in concrete on the common east line of Lot 2 and the west line of Lot 1 of said GOFF ADDITION;

THENCE South 00 degrees 08 minutes 12 seconds East, with said common east line of Lot 2 and said west line of Lot 1, a distance of 14.88 feet to a set "X" cut in concrete for the south common corner of said Lot 2 and Lot 1, said corner also being on said north right-of-way line of Belt Line Road;

THENCE South 89 degrees 41 minutes 59 seconds West, with the common south line of said Lot 2 and said north right-of-way line of Belt Line Road, a distance of 39.93 feet to a point for corner from which a 1/2-inch found iron rod with "ABA" cap bears North 64 degrees West, a distance of 1.3 feet;

PARCEL 46E
0.0503 AC. (2,193 S.F.)
EASEMENT OUT OF LOT 2,
GOFF ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE South 88 degrees 32 minutes 42 seconds West, continuing with said common south line of said Lot 2 and said north right-of-way line of Belt Line Road, a distance of 60.09 feet to the POINT OF BEGINNING and containing 0.0503 of an acre (2,193 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.

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23 OCT
2013

