

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 3.688 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1057, City of Irving, Dallas County, Texas; said tract being that tract of land described as Tract A in deed to North Star Othei, Ltd., recorded in Volume 2000129, Page 2675, Deed Records of Dallas County, Texas; said 3.688 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with Pacheco Koch cap found at the intersection of the northwest line of State Highway No. 161 (S.H. 161) (a variable width right-of-way) and the east line of North Star Road (a variable width right-of-way); from said point a broken concrete highway monument found bears South 00 degrees, 22 minutes, 05 seconds East, a distance of 822.05 feet;

THENCE, North 00 degrees, 22 minutes, 05 seconds West, along the west line of said Tract A and the east line of said North Star Road, a distance of 556.50 feet to a 1/2-inch iron rod found for corner; said point being in the south line of Block 1 of Northstar Phase II, an addition to the City of Irving, as recorded in Volume 84234, Page 505, Deed Records of Dallas County, Texas;

THENCE, North 89 degrees, 48 minutes, 06 seconds East, along the said south line of Block 1 of Northstar Phase II, a distance of 579.33 feet to a 1/2-inch iron rod with Pacheco Koch cap found for corner; said point being in the said northwest line of S.H. 161; from said point a concrete highway monument found bears North 89 degrees, 48 minutes 06, seconds East, a distance of 830.85 feet;

THENCE, in a southwesterly direction with the said northwest line of S.H. 161 the following two (2) calls:

South 46 degrees, 12 minutes, 42 seconds West, a distance of 223.05 feet to a 1/2-inch iron rod with Pacheco Koch cap found for corner;

South 45 degrees, 44 minutes, 28 seconds West, a distance of 579.08 feet to the POINT OF BEGINNING;

CONTAINING, 160,666 square feet or 3.688 acres of land, more or less.

SURVEYOR'S CERTIFICATE

Prepared for the Benefit of:
Bank of the Ozarks (Lender);
North Star Othei, Ltd. (Borrower);
First American Title Insurance Company (Title Company);
Republic Title of Texas, Inc (Underwriter);

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to each of the foregoing parties that:

(a) this map or plat and the Survey on which it is based were made (i) substantially complying with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey;

(b) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon;

(c) such survey was conducted by the Surveyor, or under his supervision;

(d) all monuments shown hereon actually exist, and the location, size and type of material thereof are correctly shown;

(e) except as shown hereon, there are no encroachments onto the Property or protrusions therefrom, there are no improvements on the Property, there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts;

(f) the size, location and type of improvements are as shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distances indicated;

(g) the distance from the nearest intersecting street or road is as shown;

(h) the Property has access to and from a public roadway;

(i) all recorded easements and other exceptions, as shown on that certain Commitment for Title Insurance issued by Republic Title of Texas, Inc. GF #06R10158 WR4, dated March 25, 2006 have been correctly plotted hereon;

(j) all required set-back lines per plat or per city or other governmental requirements, of which we have knowledge are indicated hereon;

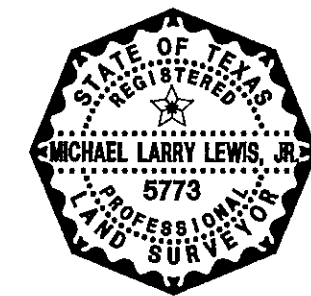
(k) the boundaries, dimensions and other details shown hereon are true and correct;

(l) Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 481302285 J, Community-Panel No. 481302, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas determined to be outside 500-year floodplain; and

(m) the street address of the property is 4100 North Star Drive.

Executed as of the 21st day of April, 2006.



Michael Larry Lewis, Jr.
Registered Professional Land Surveyor
No. 5773

NOTES

- Bearing system for this survey is based on a bearing of South 45, degrees 22, minutes 08, seconds West for the southeast line of State Highway No. 161 by deed recorded in Volume 86248, Page 6711, of the Deed Records of Dallas County, Texas.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 481302285 J, Community-Panel No. 481302, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas determined to be outside 500-year floodplain.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Republic Title of Texas, Inc. (agent for) First American Title Company (Title Company) GF No. 06R10158 WR4, issued date: May 20, 2006; effective date: March 25, 2006.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- Intentionally deleted.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Alport Zoning Ordinance No. 71-100 recorded in Volume 82173, Page 178, of the Deed Records of Dallas County, Texas affects the subject property, is blanket in nature and affects the property shown hereon.

LEGEND

- | | |
|--------|---|
| B. | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| FH | FIRE HYDRANT |
| CL | CLEANOUT |
| MH | MANHOLE |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| TEB | TELEPHONE BOX |
| FL | FLOOD LIGHT |
| FP | FLAG POLE |
| SIG | TRAFFIC SIGN |
| IRF | 1/2-INCH IRON ROD
W/ PACHICO KOCH
CAP FOUND |
| (C.M.) | CONTROLLING MONUMENT |
| --- | PROPERTY LINE |
| -X- | FENCE |
| -OHL- | OVERHEAD UTILITY LINE |

GF. No. 06R10158 WR4

NO.	DATE	REVISION
1	5/22/2006	Deleted Note 10

ALTA/ACSM LAND TITLE SURVEY
3.688 ACRE TRACT
LOCATED IN THE CITY OF IRVING, TEXAS
AND BEING OUT OF THE
MCKINNEY & WILLIAMS, ABSTRACT NO. 1057
DALLAS COUNTY, TEXAS



Pacheco Koch Consulting Engineers

8350 N CENTRAL EXPWY SUITE 1000 DALLAS, TEXAS 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CRG/AP	MLL	1"=50'	04/21/2006	2586.06-159