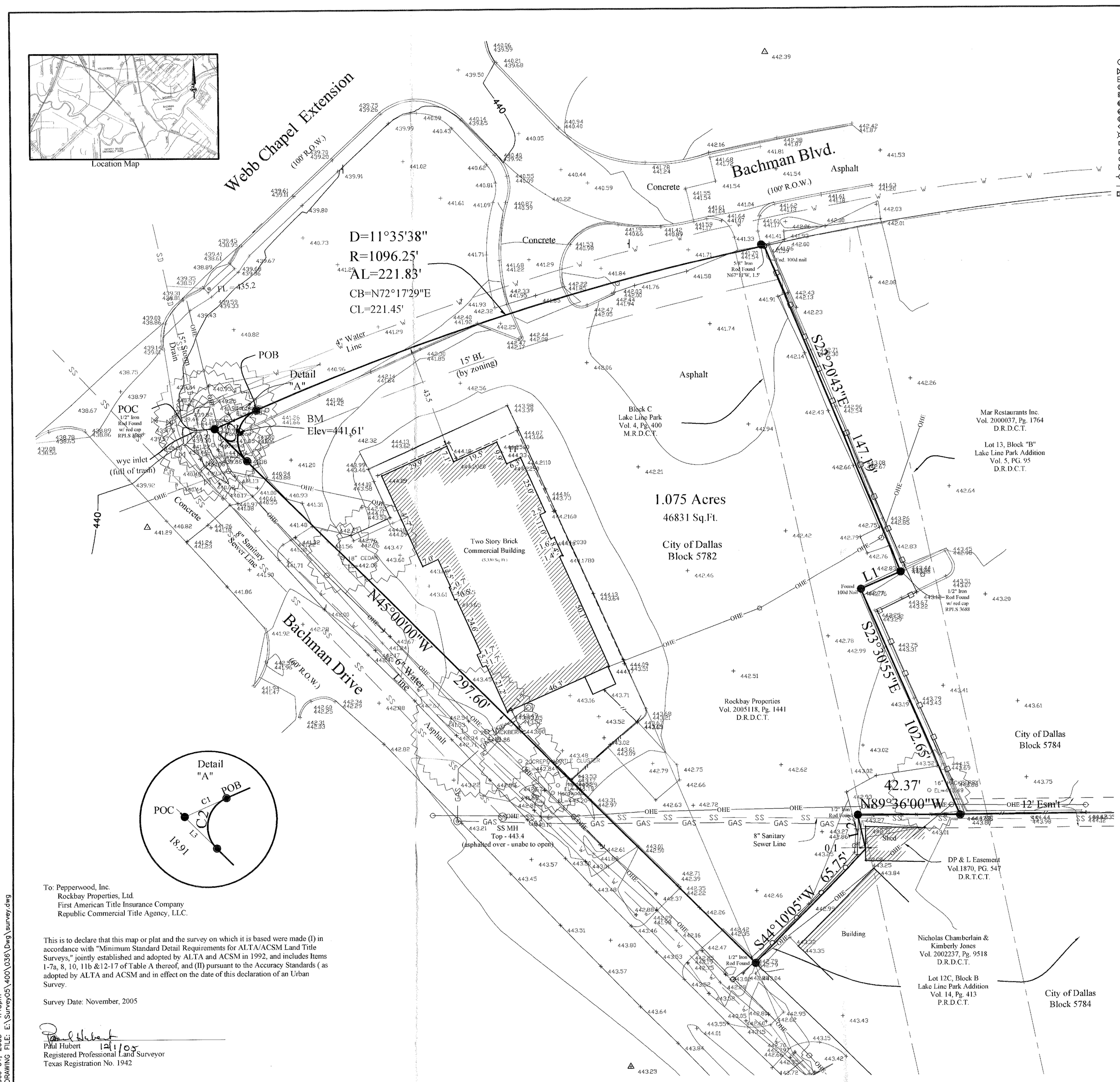

Location Map

To: Pepperwood, Inc.
Rockbay Properties, Ltd.
First American Title Insurance Company
Republic Commercial Title Agency, LLC.

This is to declare that this map or plat and the survey on which it is based were made (I) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1-7a, 8, 10, 11b &12-17 of Table A thereof, and (II) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this declaration of an Urban Survey.

Survey Date: November, 2005

Paul Hubert 12/1/05
Paul Hubert
Registered Professional Land Surveyor
Texas Registration No. 1942

Dec 01, 2005 - 4:48pm
DRAWING FILE: E:\Survey05\400\036\Dwg\survey.dwg

LEGEND

EM	Electric Meter	FF	Finish Floor
WV	Water Valve	OHE	Overhead Electric
WM	Water Meter	CBL	Cable Television
GV	Gas Valve	UT	Underground Telephone
GM	Gas Meter	UG	Underground Electric
SS	Sanitary Sewer Manhole	TYP	Typical
UM	Unknown Manhole	ET	Electric Transformer
SDM	Storm Drain Manhole	UG	Underground Gas
PP	Power Pole	S	Sewerline
LS	Light Standard	W	Water Meter
T	Telephone Riser		5/8" Iron Rod Found
A\C	A\C Unit		5/8" Iron Rod Set w/ "BHB INC" cap
ICV	Irrigation Control Valve		Asphalt
GL	Ground Light		Concrete
FH	Fire Hydrant		Wood Fence
SIGN	Sign (Typical)		Chainlink Fence
	Traffic Signal Box		Iron Pipe Fence
		BM	Temporary Benchmark
			Guy Wire

DRAWING SCALE: 1" = 20'

Metes and Bounds Description
1.075 Acres
Dickerson Parker Survey, A-1113
Dallas, Dallas County, Texas

BEING a tract of land located in the Dickerson Parker Survey, Abstract No. 1113, part of City of Dallas Block 5782 and being part of Block C, Lake Line Park Addition, an Addition to the City of Dallas as recorded in Volume 4, Page 400, Map Records Dallas County Texas (MRDCT), being the parcel described by Warranty Deed to Rockbay Properties, Ltd as recorded in Volume 2005118, Page 1441, Deed Records Dallas County Texas (DRDCT and being more particularly described by metes and bounds as follows (bearing referenced to the northeasterly right of way for Bachman Drive):

COMMENCING at a 1/2-inch iron rod with cap marked "RPLS 3688" found the easterly southeast corner for the intersection of Bachman Drive (60 ' right of way) and Bachman Boulevard (100' right of way), same being the northwesterly corner of said Block C.;

THENCE easterly with the south right of way for Bachman Boulevard and along the arc of a curve to the right, having a central angle of 00°59'40", a radius of 1096.25 feet, an arc length of 19.03 feet and a chord of North 65°59'50" East, 19.03 feet to a set 5/8-inch iron rod with cap marked "BHB INC" (set iron rod) for the POINT OF BEGINNING;

THENCE easterly continuing with the south right of way for Bachman Boulevard and along the arc of a curve to the right, having a central angle of 11°35'38", a radius of 1096.25 feet, an arc length of 221.83 feet and a chord of North 72°17'29" East, 221.45 feet to a found 100d nail, from said point a found 5/8-inch iron rod bears North 67°11' West, 1.5 feet, said point being the northwest corner for that parcel described by Special Warranty Deed with Vendor's Lien to Mars Restaurants, Inc. as recorded in Volume 2003037, Page 1764, Deed Records Dallas County Texas (DRDCT);

THENCE southerly with the line common to said parcel as follows:

South 22°20'43" East, a distance of 147.19 feet to a found 1/2-inch iron rod with cap marked "RPLS 3688",

South 66°29'05" West, a distance of 18.00 feet to a found 100d nail;

South 23°30'55" East, a distance of 102.65 feet to a set iron rod on the north line of Lot 12C, Block B, Lake Line Park Addition as recorded in Volume 14, Page 413, MRDCT;

THENCE North 89°36'00" West with said north line, a distance of 42.37 feet to a found 1/2-inch iron rod;

THENCE South 12°30'35" East, a distance of 14.95 feet to a point for corner;

THENCE South 44°10'05" West, a distance of 65.75 feet to a found 1/2-inch iron rod on the northeasterly right of way for Bachman Drive;

THENCE North 45°00'00" West with said right of way, a distance of 297.60 feet to the a set iron rod for the southerly southeast corner of Bachman Drive and Bachman Boulevard, the beginning of a curve;

THENCE along the arc of said curve to the right, having a central angle of 111°29'40", a radius of 13.00 feet an arc length of 25.30 feet and a chord of North 10°44'50" East, 21.49 feet to the POINT OF BEGINNING and containing 1.075 acres of land.

NOTES:

1. Utility information hereon is a combination of field ties and plan information, the underground portions which may not be as shown.
2. Unless otherwise noted, all corners are set 5/8-inch iron rods with cap marked "BHB INC".
3. Water line in Bachman Blvd. is shown as both a 4" and a 6" on various City of Dallas drawings.
4. By scale location of FIRM 48113C0330 J, dated August 23, 2001 this area is within an area classified as Zone "AE" with base flood elevations shown as 445.0'.
5. This survey has been prepared in conjunction with that certain commitment by Republic Commercial Title Agency, LLC, referenced by GF No. 05R23389 WR7, effective date 10-02-05 Schedule B Notes:
   Item 10a. Dallas Power & Light Comapny Electric Distribution Easement (Vol. 1870, Pg. 547 (D.R.D.C.T.) - shown and noted hereon. - affects this parcel
   Item 10b. Sanitary Sewer Line per City of Dallas Maps shown hereon - affects this parcel
6. Per information from DCAD, this parcel is comprised of two "tax parcels", both showing Zoning of "Community Retail District". Per City of Dallas Zoning information this gives the following requirements: front setback-15', side & rear-20' if adjacent to residential, no minimum all others, height- 4 story (54'), lot coverage-60 %, density-0.75overall & 0.5-office.

Benchmark:

Elevations hereon referenced to City of Dallas Water Department Monument - Std. WDBM on storm sewer inlet on the northeast corner of Ovella and Northwest Hwy. and in front of fire hydrant
Elev.= 446.13
Site BM - top of curb at northwest corner of parking area for this parcel - Elev. 441.61

NUMBER	DIRECTION	DISTANCE
L1	S66°29'05"W	18.00'
L2	S12°30'35"E	14.95'
L3	S45°00'00"E	18.91'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	00°59'40"	1096.25	19.03	N65°59'50"E	19.03
C2	111°29'40"	13.00	25.30	N10°44'50"E	21.49

Baird, Hampton & Brown, Inc.
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Grapevine Tel:(817)251-8550 Fax:(817)251-8810
P.O. Box 105035 Atlanta, GA. 30348
(770)431-7600
Philip Cochran

AMENDED	DESCRIPTION	DATE:

FIELD CREW:	DRAWN:	CHECKED:	DATE:
AM	KDS	JPH	11-11-2005

ALTA/ACSM Land Survey
1.075 Acres
Dickerson Parker Survey
A-1113
Dallas, Dallas County, Texas

BHB PROJECT NO:
2005.400.036

SHEET NO:
1 of 1

#071