

LEGAL DESCRIPTION

Being 1,564,899 square feet or 35.9251 acre tract of land situated in the S. B. Runyon Survey, Abstract No. 1199, City of Lancaster, Dallas County, Texas, said tract conveyed to Southwest State Bank by deed recorded Volume 88110, Page 1839, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod for a corner in the south line of Wheatland Road, (a 60 foot right of way), said point being called westerly, a distance of 1,243.92 feet from the intersection of the south line of Wheatland Road with the west line of Houston School Road, (a 60 foot right of way), and said point being the northwest corner of a called 15.0 acre tract of land conveyed to Eugene and Mildred Hames by deed recorded in Volume 97171, Page 2415, Deed Records of Dallas County, Texas.

THENCE, S 01°10'16" E, departing the south line of Wheatland Road and with the west line of the said 15.0 acre tract, a distance of 1,712.30 feet to a set 1/2 inch iron rod for a corner in the north line of Interstate Highway 20 (L. B. J. Freeway, a variable width right of way), and said point being the southwest corner of the said 15.0 acre tract.

THENCE, S 89°45'47" W, with the north line of Interstate Highway 20, a distance of 926.88 feet to a set 1/2 inch iron rod for a corner, said point being the southeast corner of a called 2.102 acre tract of land described in deed recorded in Volume 86140, Page 3224, Deed Records of Dallas County, Texas.

THENCE, N 00°18'18" W, departing the north line of Interstate Highway 20, passing at a called distance of 115.84 feet the southeast corner of Lot 15 of Oak Cliff Farms, an unrecorded addition, said Lot 15 conveyed to Peer, Inc. by deed recorded in Volume 74192, Page 1473, Deed Records of Dallas County, Texas, passing at a called distance of 712.44 feet the common east corner of said Lot 15 and Lot 16 of the said Oak Cliff Farms addition, said Lot 16 conveyed to C. L. Sybert by deed recorded in Volume 4625, Page 436, Deed Records of Dallas County, Texas, continuing in all a distance of 1,712.44 feet to a found 5/8 inch iron rod for a corner in the south line of Wheatland Road;

THENCE, N 89°47'10" E, with the south line of Wheatland Road, a distance of 901.00 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to: SOUTHSIDE STATE BANK, HIGHLAND PARK LAND COMPANY, FIDELITY NATIONAL TITLE AGENCY, INC. and FIDELITY NATIONAL TITLE INSURANCE COMPANY that this Survey (i) complies with the current Texas Society Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, (ii) was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines and dimensions and the area of the land indicated hereon; (iii) correctly shows the location of all buildings, structures and other visible improvements on the subject property; (iv) correctly shows the location of all alleys, streets, roads, rights of way, easements and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book and page indicated); (v) correctly shows the location of all streets and roads providing access to the subject property (vi) except as shown on the Survey, there are no visible encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other visible improvements, and there are no visible encroachments on the subject property by buildings, structures or other visible improvements situated on adjoining premises; and (vii) the subject property lies in Zone A (areas of 100 year flood, elevations not determined) and Zone C (areas of minimal flooding) according to the F.E.M.A. Flood Insurance Rate Map No. 480182 0010B dated August 3, 1981.

Dated: June 28, 1999
 GF No.: 212168-34
 Job No.: 2414

L. Lynn Kadleck
 Registered Professional
 Land Surveyor No. 3952
 AN OFFICIAL DOCUMENT ONLY
 WITH AN ORIGINAL SIGNATURE

REVISED: September 20, 1999, add FEMA flood line and Note 2 & 3.
 REVISED: September 22, 1999, correct party in certification.

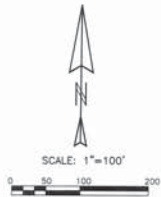
LAND TITLE SURVEY
35.9251 ACRE TRACT
 SILAS B. RUNYON SURVEY, ABSTRACT NO. 1199
 LANCASTER, DALLAS COUNTY, TEXAS

PREPARED BY
KADLECK & ASSOCIATES
 ENGINEERING PLANNING SURVEYING
 6336 Alpha Road, Suite 5, Dallas, Texas
 9727 752-0771 75240

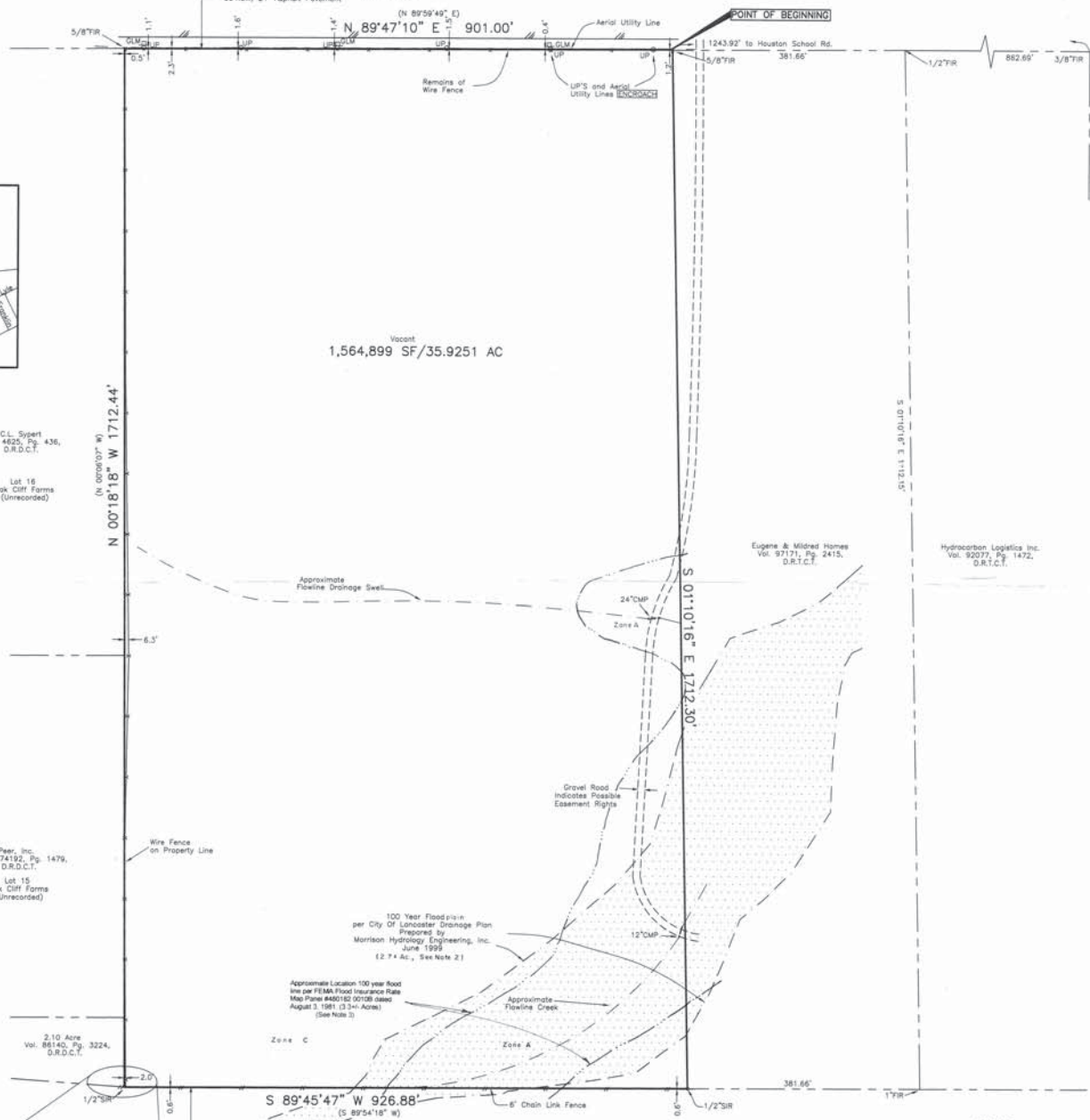
HOUSTON SCHOOL ROAD

WHEATLAND ROAD

60' ROW, 24" Asphalt Pavement

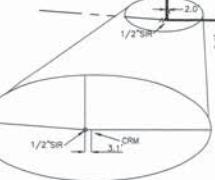


- LEGEND
- FR Found Iron Rod
 - SIR Set Iron Rod
 - UP Utility Pole
 - LP Light Pole
 - GLM Gas Line Marker
 - CLM Concrete ROW Marker
 - () Cuts per Deed



NOTES

- 1) The bearing basis for this survey is a bearing of S 01°10'16" E for the west line of a 15.0 acre tract of land described in deed to Eugene and Mildred Hames recorded in Volume 97171, Page 2415, Deed Records of Dallas County, Texas.
- 2) The 100 year floodplain shown hereon was taken from the City of Lancaster Drainage Plan prepared by Morrison Hydrology Engineering dated June 1999 and no representation is made as to the accuracy of this information.
- 3) The 100 year flood line shown hereon was scaled from the FEMA Flood Insurance Rate Map Panel No. 780182 0010B dated August 3, 1981 and no representation is made as to the accuracy of this information.



LBJ FREEWAY-HWY 635
 Variable Width ROW, Concrete Pavement

C.L. Sybert
 Vol. 4625, Pg. 436,
 D.R.D.C.T.

Lot 16
 Oak Cliff Farms
 (Unrecorded)

Peer, Inc.
 Vol. 74192, Pg. 1479,
 D.R.D.C.T.

Lot 15
 Oak Cliff Farms
 (Unrecorded)

2.10 Acre
 Vol. 86140, Pg. 3224,
 D.R.D.C.T.

100 Year Floodplain
 per City of Lancaster Drainage Plan
 Prepared by
 Morrison Hydrology Engineering, Inc.
 June 1999
 (2.74 Ac., See Note 2)

Approximate Location 100 year Flood
 line per FEMA Flood Insurance Rate
 Map Panel 480182 0010B dated
 August 3, 1981 (2.34 Acres)
 (See Note 3)

Eugene & Mildred Hames
 Vol. 97171, Pg. 2415,
 D.R.T.C.T.

Hydrocarbon Logistics Inc.
 Vol. 92077, Pg. 1472,
 D.R.T.C.T.