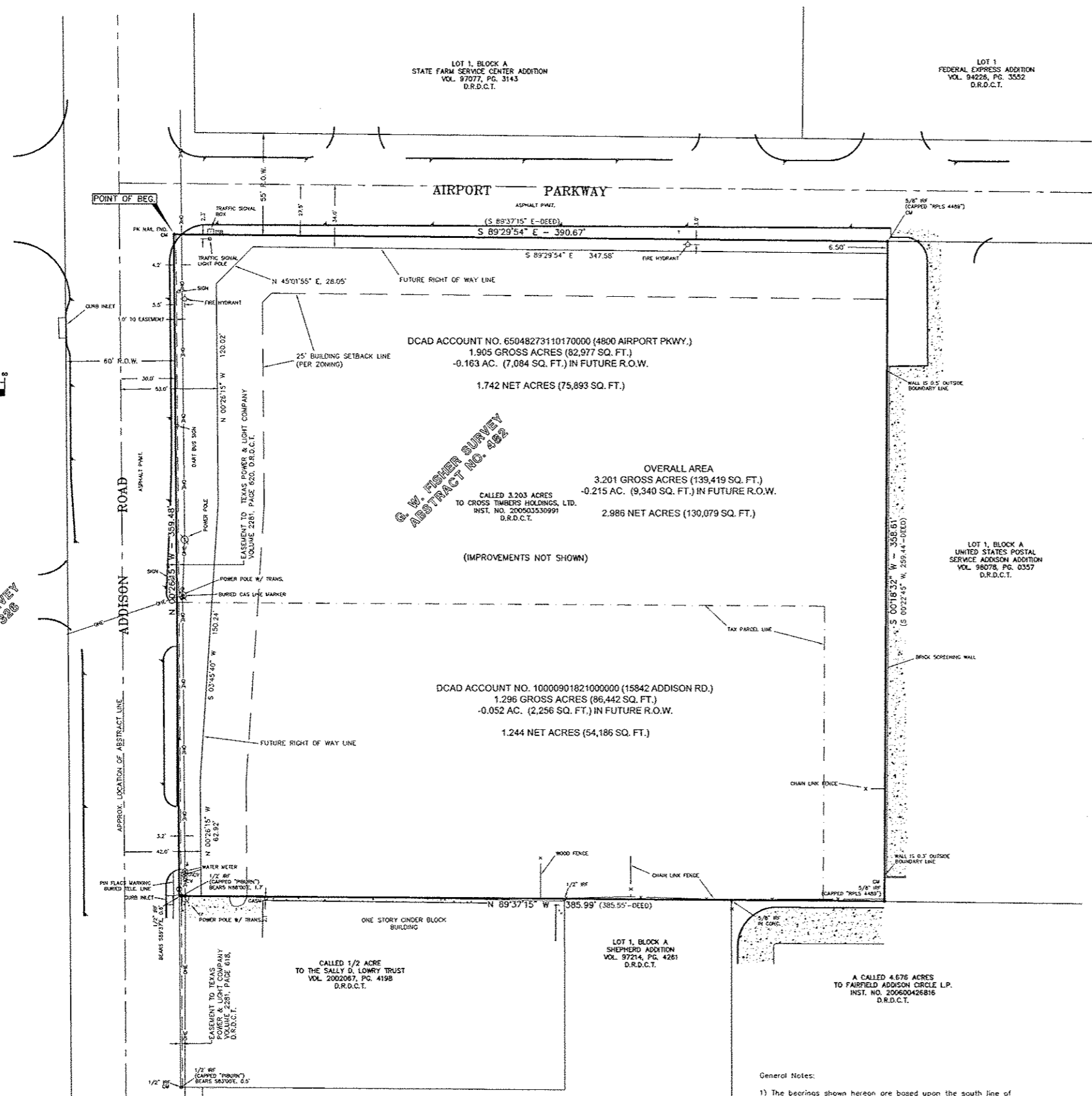


EDWARD COOK SURVEY
ABSTRACT NO. 326

ADDISON AIRPORT
VOL. 2005131, PG. 0082
D.D.C.T.



LOT 1, BLOCK A
STATE FARM SERVICE CENTER ADDITION
VOL. 97077, PG. 3143
D.R.D.C.T.

LOT 1
FEDERAL EXPRESS ADDITION
VOL. 94226, PG. 3552
D.R.D.C.T.

AIRPORT PARKWAY

POINT OF BEG.

DCAD ACCOUNT NO. 65048273110170000 (4800 AIRPORT PKWY.)
1.905 GROSS ACRES (82,977 SQ. FT.)
-0.163 AC. (7,084 SQ. FT.) IN FUTURE R.O.W.
1.742 NET ACRES (75,893 SQ. FT.)

OVERALL AREA
3.201 GROSS ACRES (139,419 SQ. FT.)
-0.215 AC. (9,340 SQ. FT.) IN FUTURE R.O.W.
2.986 NET ACRES (130,079 SQ. FT.)

G. W. FISHER SURVEY
ABSTRACT NO. 482
CALLED 3.203 ACRES
TO CROSS TIMBERS HOLDINGS, LTD.
INST. NO. 200603530991
D.R.D.C.T.

DCAD ACCOUNT NO. 10000901821000000 (15842 ADDISON RD.)
1.296 GROSS ACRES (86,442 SQ. FT.)
-0.052 AC. (2,256 SQ. FT.) IN FUTURE R.O.W.
1.244 NET ACRES (54,186 SQ. FT.)

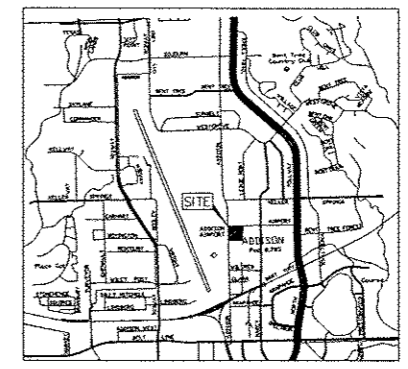
CALLLED 1/2 ACRE
TO THE SALLY D. LOWRY TRUST
VOL. 2002067, PG. 4198
D.R.D.C.T.

LOT 1, BLOCK A
SHEPHERD ADDITION
VOL. 97214, PG. 4261
D.R.D.C.T.

A CALLED 4.676 ACRES
TO FAIRFIELD ADDISON CIRCLE L.P.
INST. NO. 200600426816
D.R.D.C.T.

FLOOD STATEMENT: As stated on Community Panel No. 48113C0180 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Federal Emergency Management Agency, Federal Insurance Administration, this property appears to be within Flood Zone X, which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- General Notes:
- The bearings shown hereon are based upon the south line of a called 3.203 acre tract of land conveyed to Cross Timbers Holdings, Ltd., recorded in Instrument No. 200503530991, Deed Records, Dallas County, Texas, said bearing being North 89°37'15" West.
 - "CM" indicates Controlling Monuments.
 - This survey has been prepared without the benefit of a current commitment for title insurance. Other easements or restrictions may apply.
 - Internal improvements are not shown per client request.



VICINITY MAP
n.l.s.

Description of Property Surveyed:

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, and being all of a called 3.203 acre tract of land conveyed to Cross Timbers Holdings, Ltd., as evidenced in a Special Warranty Deed recorded in Instrument No. 200503530991, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows (bearings based upon the south line of said 3.203 acre tract, said bearing being North 89°37'15" West):

BEGINNING at a PK nail found for the intersection of the east right of way line of Addison Road (a called 60' wide right of way) with the south right of way line of Airport Parkway (a called 55' wide right of way), some being the northwest corner of said 3.203 acre tract;

THENCE South 89°29'54" East (called South 89°37'15" East), along the south right of way line of said Airport Parkway and the north line of said 3.203 acre tract, a distance of 390.67 feet to a 5/8-inch "RPLS 4489" capped iron rod found for the northeast corner of said 3.203 acre tract, some being the northwest corner of Lot 1, Block A of United States Postal Service Addition, Addison, an Addition to the Town of Addison, Texas, according to the Map or Plat thereof recorded in Volume 98078, Page 0357, D.R.D.C.T.;

THENCE South 00°18'32" West (called South 00°22'45" West), along the east line of said 3.203 acre tract and the west line of said Lot 1, Block A, a distance of 358.61 feet (called 259.44 feet) to a 5/8-inch "RPLS 4489" capped iron rod found for the southeast corner of said 3.203 acre tract and the southwest corner of said Lot 1, Block A;

THENCE North 89°37'15" West, along the south line of said 3.203 acre tract, a distance of 385.99 feet (called 385.55 feet) to the southwest corner of said 3.203 acre tract, some being on the east right of way line of aforesaid Addison Road, from said corner, a found 5/8-inch "Piburn and Partners" capped iron rod bears North 88°00' East, 1.7 feet, also, a found 1/2-inch iron rod bears South 89°37' East, 0.6 feet;

THENCE North 00°26'15" West, along the west line of said 3.203 acre tract and the east right of way line of said Addison Road, a distance of 359.48 feet to the POINT OF BEGINNING and containing 3.201 acres (139,419 square feet) of land, more or less.

Zoning Note:

Per the Town of Addison, the subject tract is zoned C-2 (Commercial-2) District. The following are as noted in the Town of Addison Zoning Ordinance:

Section 2. Height regulations.
No building shall exceed six standard stories in height unless additional height is set back from the street lines one foot for each two feet of height above each six story limit. Height of structures is further limited by the airport zoning ordinance.

Section 3. Area regulations.
1. Front yard:
(A) The minimum required front yard is 25 feet, such distance shall be measured from the property line.
(B) If a lot runs from one street to another and has double frontage, a required front yard must be provided on both streets, such distance shall be measured from the property line.

2. Side yard:
(A) Except as provided below, there is no minimum required side yard.
(B) On a corner lot, a minimum required side yard of 25 feet must be provided on the side street, such distance shall be measured from the property line.
(C) If a lot in this district abuts an apartment district, a minimum required side yard of ten feet must be provided. If a corner lot in this district abuts an apartment district, a minimum required side yard of 25 feet must be provided on the side street.

3. Rear yard:
(A) Except as provided below, there is no minimum required rear yard.
(B) If a rear lot line in this district abuts an apartment district, a minimum required rear yard of ten feet must be provided.

Surveyor's Certificate

To: Cross Timbers Holdings, Ltd.,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 10, 11(a) (along perimeter of subject tract) and 17 of Table A thereof, Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Survey: 12/11/2007
Revised: 07/08/2010

By: Kimley-Horn and Associates, Inc.
Michael B. Marx 7/9/10
Michael B. Marx, RPLS 5181



No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 259-3820

3.201 ACRES
G. W. FISHER SURVEY, ABST. 482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

ALTA/ACSM
LAND TITLE SURVEY

Scale: 1" = 30'

Designed by: KHA	Scale: 1" = 30'
Drawn by: MBM	
Checked by: KHA	
Date: 07/08/2010	
Project No. 068531012	

SHEET