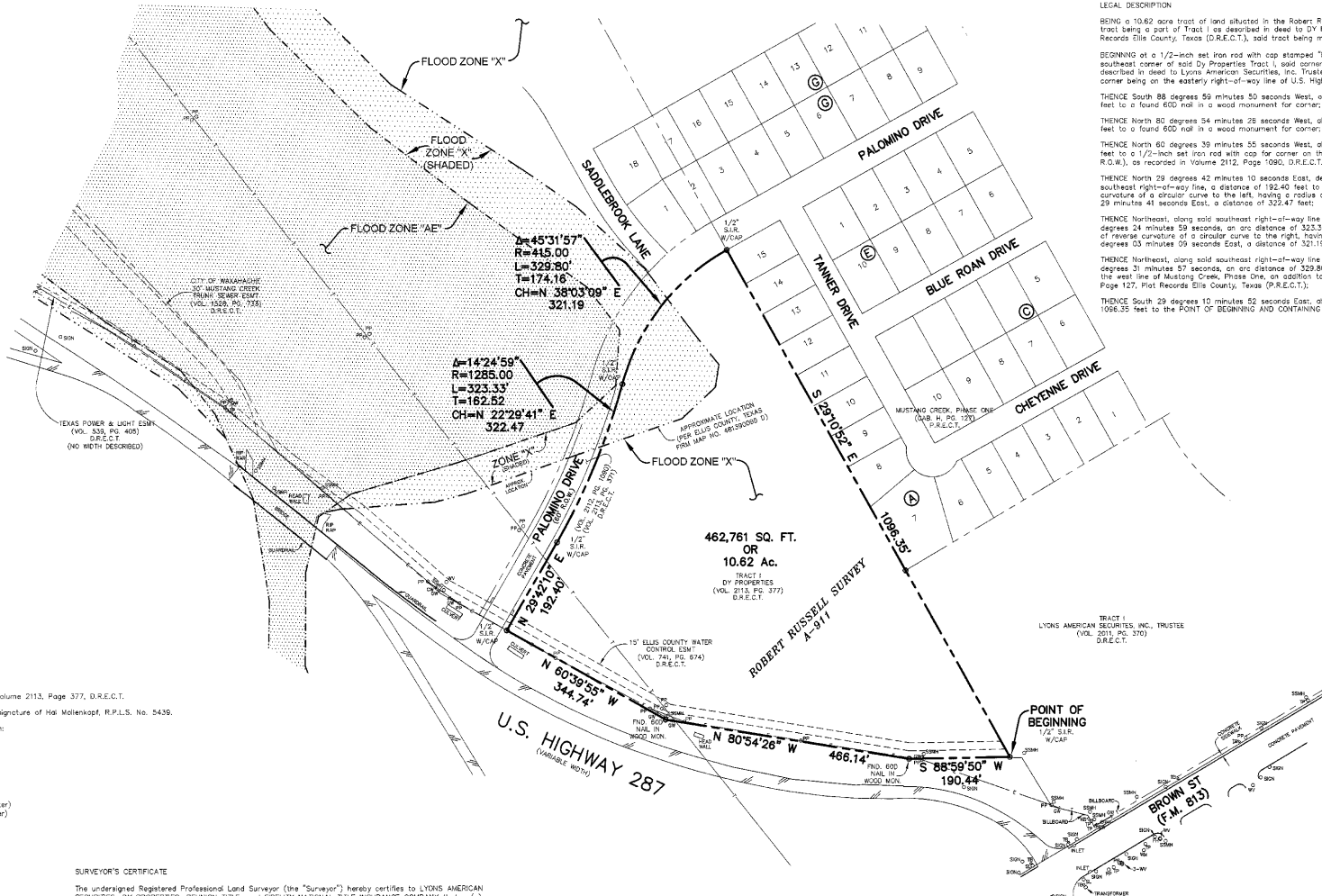
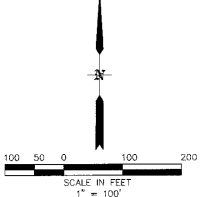


VICINITY MAP
N.T.S.



LEGAL DESCRIPTION

BEING a 10.62 acre tract of land situated in the Robert Russell Survey, Abstract No. 911, Ellis County, Texas, said tract being a part of Tract I as described in deed to DY Properties, as recorded in Volume 2113, Page 377, Deed Records Ellis County, Texas (D.R.E.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with cap stamped "RPLS 8433" (hereinafter referred to as "with cap") for the southeast corner of said DY Properties Tract I, said corner being on the west line of a tract (Tract I) of land described in deed to Lyons American Securities, Inc. Trustee, as recorded in Volume 2011, Page 370, D.R.E.C.T., said corner being on the easterly right-of-way line of U.S. Highway 287 (variable width).

THENCE South 88 degrees 59 minutes 50 seconds West, along said easterly right-of-way line, a distance of 190.44 feet to a found 600 nail in a wood monument for corner;

THENCE North 80 degrees 34 minutes 26 seconds West, along said easterly right-of-way line, a distance of 466.14 feet to a found 600 nail in a wood monument for corner;

THENCE North 60 degrees 39 minutes 55 seconds West, along said easterly right-of-way line, a distance of 344.74 feet to a 1/2-inch set iron rod with cap for corner on the southeast right-of-way line, of Palomino Drive (60' R.O.W.), as recorded in Volume 2112, Page 1090, D.R.E.C.T.;

THENCE North 29 degrees 42 minutes 10 seconds East, departing said easterly right-of-way line and along said southeast right-of-way line, a distance of 192.40 feet to a 1/2-inch set iron rod with cap for the point of curvature of a circular curve to the left, having a radius of 1285.00 feet and whose chord bears North 22 degrees 29 minutes 41 seconds East, a distance of 322.47 feet;

THENCE Northeast, along said southeast right-of-way line and said curve to the left, through a central angle of 14 degrees 24 minutes 59 seconds, an arc distance of 323.35 feet to a 1/2-inch set iron rod with cap for the point of reverse curvature of a circular curve to the right, having a radius of 415.00 feet and whose chord bears North 38 degrees 03 minutes 09 seconds East, a distance of 321.19 feet;

THENCE Northeast, along said southeast right-of-way line and said curve to the right, through a central angle of 45 degrees 31 minutes 57 seconds, an arc distance of 328.60 feet to a 1/2-inch set iron rod with cap for corner on the west line of Mustang Creek, Phase One, on addition to the City of Waxahachie, Texas, as recorded in Cabinet H, Page 127, Plat Records Ellis County, Texas (P.R.E.C.T.);

THENCE South 23 degrees 10 minutes 52 seconds East, along the west line of said Mustang Creek, a distance of 106.35 feet to the POINT OF BEGINNING AND CONTAINING 462,761 square feet or 10.62 acres of land more or less.

- Notes:**
- Bearings based on deed to DY Properties, as recorded in Volume 2113, Page 377, D.R.E.C.T.
 - This survey is only valid if the print has original seal and signature of Hal Mollenkopf, R.P.L.S. No. 5439.
 - Unable to locate the following with the recorded description:
 - Volume 338, Page 616 (T.P. & L)
 - Volume 460, Page 384 (T.P. & L)
 - The subject property is not affected by the following:
 - Volume 1676, Page 1016 (T.P. & L)
 - Volume 1689, Page 1105 (City of Waxahachie)
 - Volume 2033, Page 1568 (Waxahachie Towne Center)
 - Volume 2034, Page 633 (Waxahachie Towne Center)
 - Volume 1828, Page 733 (City of Waxahachie)

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to LYONS AMERICAN SECURITIES, DY PROPERTIES, REUNION TITLE, and FIDELITY NATIONAL TITLE INSURANCE COMPANY that (a) this plot of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property (the "Property") described in the field notes on this plot of survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable encroachments on to the Property or observable encroachments thereon, there are no observable improvements on the Property, there are no observable easements or rights-of-way either burdening or benefiting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the Property has open access to and from a public roadway; (f) recorded easements listed in Title Commitment OF No. 00-8737-R have been labeled and distated hereon, unless otherwise noted; (g) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (1999) for a Category 1A, Condition II, Urban Survey; (h) by graphical plotting, the parcel described hereon lies within Zone "X" (shaded), and Zone "X" (unshaded) as delineated on the Ellis County, Texas Incorporated Areas, Flood Insurance Rate Map, Map Number 481390002B, dated January 20, 1999, as published by the Federal Emergency Management Agency. Zone "X" (shaded) is defined as "Areas of 500-year flood; area of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood." Zone "X" (unshaded) is defined as "Areas determined to be outside 500-year floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source.

LEGEND	
S/I/R	SET IRON ROD WITH CAP RPLS 8433
F/R	FINDING IRON ROD
PO	POWER POLE
GW	GUY WIRE
WM	WATER METER
WM	WATER METER
PH	FIRE HYDRANT
WD	WATER DRAIN
TR	TRUNK BOX
SDM	SANITARY SEWER MANHOLE
TL	TELEPHONE TELESTAL
SL	SIGNAL LIGHT
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY TEXAS
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY TEXAS
—	EDGE OF ASPHALT
—	OVERHEAD ELECTRIC LINE
—	ELECTRICAL TRANSMISSION LINE

Hal Mollenkopf
 Hal Mollenkopf
 Registered Professional Land Surveyor
 State of Texas, No. 5439

BOUNDARY SURVEY
 OF
10.62 ACRES
 SITUATED IN THE
 ROBERT RUSSELL SURVEY, ABST. NO. 911
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
 FOR
LYONS AMERICAN SECURITIES
 MOLLENKOPF LAND SURVEYING
 SURVEYING & MAPPING
 102 S. WINDY
 WAXAHACHIE, TX 76090
 (817) 544-0024 (817) 544-0025 FAX