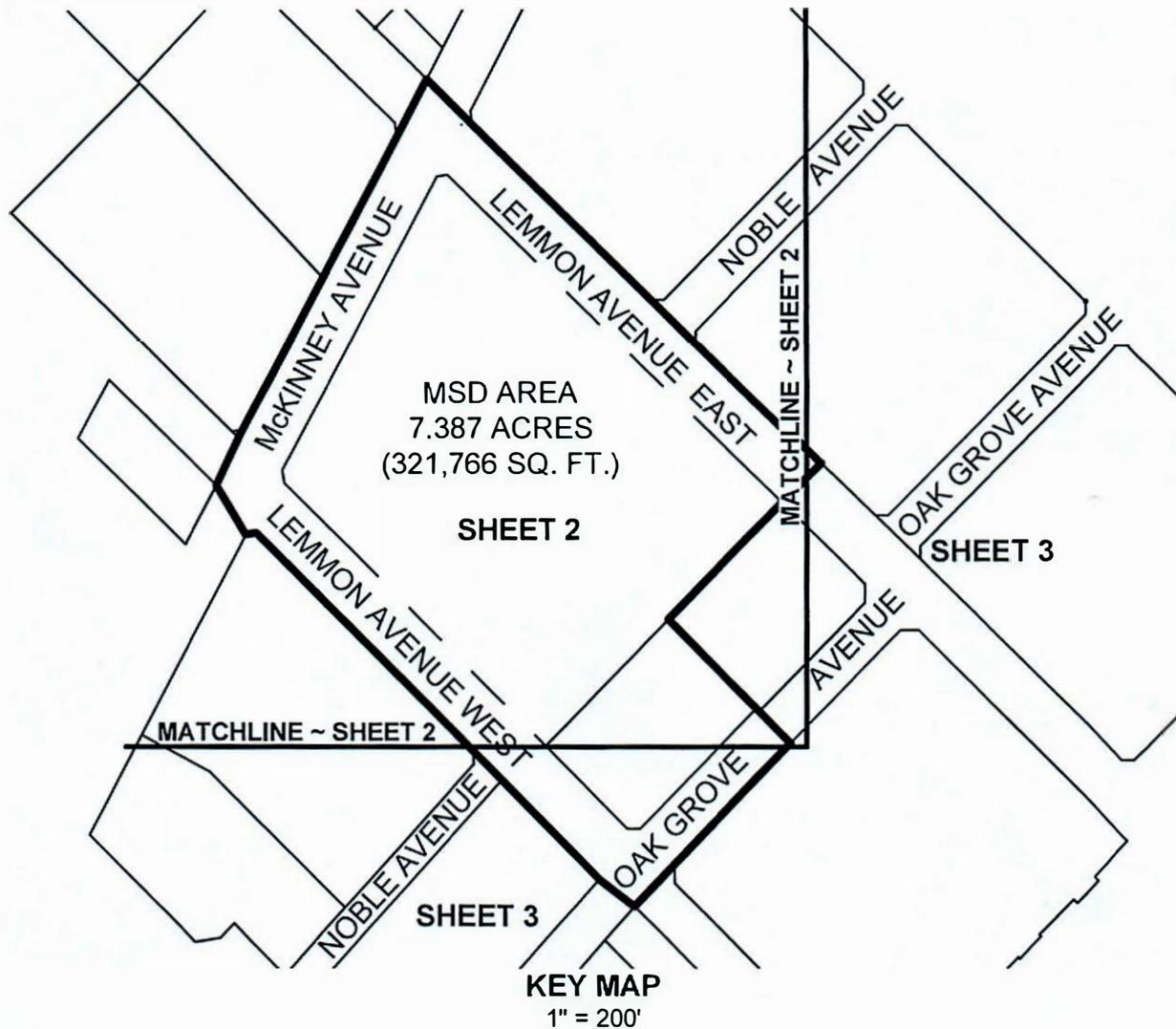


SHEET INDEX

| | |
|---------|-------------------------------------|
| Sheet 1 | Key Map |
| Sheet 2 | Exhibit (1 of 2) |
| Sheet 3 | Exhibit (2 of 2) |
| Sheet 4 | Description |
| Sheet 5 | Description (Continued) |
| Sheet 6 | Description (Continued); Line Table |

ABBREVIATION LEGEND

| ABBR. | DEFINITION |
|--------------|--|
| CC# | County Clerk's Instrument no. |
| IRF | Iron rod found |
| CIRF | Iron rod found with cap |
| CIRS | Iron rod set w/cap stamped "W.A.I. 5714" |
| CM | Controlling Monument |
| MAG | Mag-nail set with washer stamped "W.A.I. 5714" |
| MAG FD | Mag-nail found |
| PKF | PK nail found |
| PKS | PK nail set |
| XCF | "X" cut in concrete found |
| XCS | "X" cut in concrete set |
| D.R.D.C.T. | Deed Records, Dallas County, Texas |
| O.P.R.D.C.T. | Official Public Records, Dallas County, Texas |
| Vol. | Volume |
| Pg. | Page |



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090 (972) 490-7099 FAX

Texas Engineers Registration No. 89
 Texas Surveyors No. 10086500 Expires 12-31-21
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Scale : 1" = 200'

Date : 04.09.20

Dwg. File : 47716-MSD

Project No. : 47716.00



MSD EXHIBIT
 7.387 ACRES
 (321,766 SQ. FT.)

TERRACON
 8901 JOHN W. CARPENTER
 FREEWAY
 DALLAS, TEXAS 75247

SHEET
1
OF
6

ABBREVIATION LEGEND

| ABBR. | DEFINITION |
|--------------|--|
| CC# | County Clerk's Instrument no. |
| IRF | Iron rod found |
| CIRF | Iron rod found with cap |
| CIRS | Iron rod set w/cap stamped "W.A.I. 5714" |
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| D.R.D.C.T. | Deed Records, Dallas County, Texas |
| O.P.R.D.C.T. | Official Public Records, Dallas County, Texas |
| Vol. | Volume |
| Pg. | Page |

CPPOLLACK WEST VILLAGE
3636 OWNER, L.P.
CC #201700153693
O.P.R.D.C.T.

LOT 1A, BLOCK A977
CITYPLACE WEST, SECTION D-4
VOL. 2003171, PG. 0029
D.R.D.C.T.

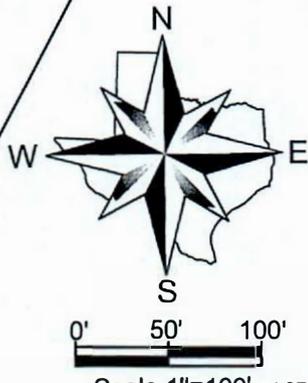
NOBLE AVENUE
(VARIABLE WIDTH
RIGHT-OF-WAY)

LOT 1A, BLOCK 3/974
BRYSON NOBLE LLC
CC #201400324342
O.P.R.D.C.T.

NAD 83 (GRID)
N=6,980,542.309
E=2,491,738.105

NAD 83 (GRID)
N=6,980,493.543
E=2,491,787.989

NAD 83 (GRID)
N=6,980,386.899
E=2,491,897.223



J. GRIGSBY SURVEY
ABSTRACT NO. 495

LOT 1A, BLOCK 10A/637
LEMMON-OAK GROVE ADDITION
VOL. 93176, PG. 1922
D.R.D.C.T.

PAN COASTAL LIMITED PARTNERSHIP
VOL. 89047, PG. 3101
D.R.D.C.T.

MSD AREA
7.387 ACRES
(321,766 SQ. FT.)

NAD 83 (GRID)
N=6,980,184.235
E=2,491,756.728

LOT 2, BLOCK 10A/637
MESSINA ADDITION
VOL. 88238, PG. 0407
D.R.D.C.T.

LOT 1B, BLOCK 10A/637
LEMMON-OAK GROVE ADDITION
VOL. 93176, PG. 1922
D.R.D.C.T.
PAN COASTAL LIMITED PARTNERSHIP
VOL. 89047, PG. 3101; D.R.D.C.T.

LOT 4A, BLOCK 978
MCKINNEY / LEMMON / COLE ADDITION
CC #201500068275
O.P.R.D.C.T.

RP TOWN & COUNTRY SC, L.P.
CC #201000036846
O.P.R.D.C.T.

LOT 1A, BLOCK 978
LEMMON / MCKINNEY RETAIL
VOL. 97077, PG. 1972
D.R.D.C.T.

3501 MCKINNEY, LTD.
VOL. 96060, PG. 3440
D.R.D.C.T.

NAD 83 (GRID)
N=6,980,387.332
E=2,491,272.794

NAD 83 (GRID)
N=6,980,333.412
E=2,491,248.131

AJM-LEMMON, LLC
CC #201700296878
O.P.R.D.C.T.

POINT OF BEGINNING

NAD 83 (GRID)
N=6,980,277.892
E=2,491,281.171

LOT 8A, BLOCK 11/971
PAN COASTAL ADDITION
VOL. 99100, PG. 00015
D.R.D.C.T.

WALGREEN CO.
VOL. 99125, PG. 4953
D.R.D.C.T.

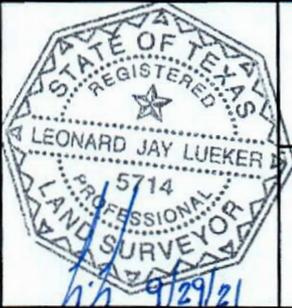
NAD 83 (GRID)
N=6,980,120.082
E=2,491,454.368

N 45°19'04" W
116.08'



Texas Engineers Registration No. 89
Texas Surveyors No. 10086500 Expires 12-31-21
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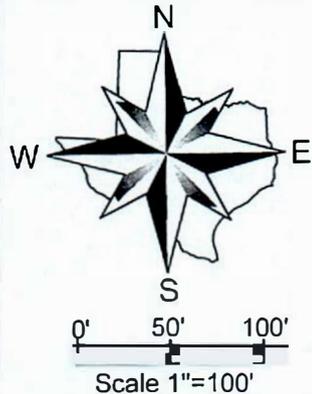
Scale: 1" = 100'
Date: 04.09.20
Dwg. File: 47716-MSD
Project No.: 47716.00



MSD EXHIBIT
7.387 ACRES
(321,766 SQ. FT.)

TERRACON
8901 JOHN W. CARPENTER
FREEWAY
DALLAS, TEXAS 75247

SHEET
2
OF
6



J. GRIGSBY SURVEY
ABSTRACT NO. 495

NAD 83 (GRID)
N=6,980,542.309
E=2,491,738.105

NAD 83 (GRID)
N=6,980,493.543
E=2,491,787.989

NAD 83 (GRID)
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NAD 83 (GRID)
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E=2,491,898.599

NAD 83 (GRID)
N=6,980,358.742
E=2,491,929.113

NAD 83 (GRID)
N=6,980,184.235
E=2,491,756.728

NAD 83 (GRID)
N=6,980,047.422
E=2,491,894.663

NAD 83 (GRID)
N=6,980,005.939
E=2,491,853.797

NAD 83 (GRID)
N=6,980,006.429
E=2,491,568.779

NAD 83 (GRID)
N=6,979,913.296
E=2,491,763.313

NAD 83 (GRID)
N=6,979,896.776
E=2,491,678.598

NAD 83 (GRID)
N=6,979,866.803
E=2,491,718.158

LOT 1A, BLOCK 10A/637
LEMMON-OAK GROVE ADDITION
VOL. 93176, PG. 1922
D.R.D.C.T.
PAN COASTAL LIMITED PARTNERSHIP
VOL. 89047, PG. 3101
D.R.D.C.T.
MSD AREA
7.387 ACRES
(321,766 SQ. FT.)

LOT 1B, BLOCK 10A/637
LEMMON-OAK GROVE ADDITION
VOL. 93176, PG. 1922
D.R.D.C.T.
PAN COASTAL LIMITED PARTNERSHIP
VOL. 89047, PG. 3101; D.R.D.C.T.

LOT 8A
BLOCK 11/971
LEMMON AVENUE WEST
(VARIABLE WIDTH RIGHT-OF-WAY)
LOT 8B, BLOCK 971
LEON OAK GROVE ADDITION
CC #201700122062
O.P.R.D.C.T.
LOT 3B, BLOCK 971
LEON OAK GROVE ADDITION
CC #201700329041
O.P.R.D.C.T.

LOT 2, BLOCK 10A/637
MESSINA ADDITION
VOL. 88238, PG. 0407
D.R.D.C.T.

LOT 1A, BLOCK 3/974
BRYSON NOBLE LLC
CC #201400324342
O.P.R.D.C.T.
CITYPLACE WEST ADDITION PHASE ONE
VOL. 2002117, PG. 0013
D.R.D.C.T.

LOT 1B, BLK 1/639
CITYPLACE WEST NO. 4
CC #201300417846
O.P.R.D.C.T.

LOT 4E, BLOCK 1/634
JLB-CWS LEMMON ADDITION
CC #201300280550
O.P.R.D.C.T.
THE NORTHWESTERN
MUTUAL LIFE INSURANCE COMPANY
CC #201500342452
O.P.R.D.C.T.

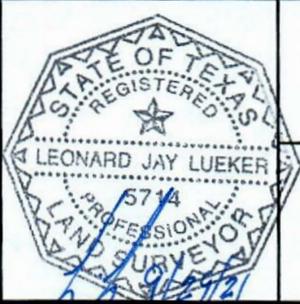
ANTONETTI & VEGA, L.T.D.
VOL. 2000171, PG. 6386
O.P.R.D.C.T.

| ABBR. | DEFINITION |
|--------------|--|
| CC# | County Clerk's Instrument no. |
| IRF | Iron rod found |
| CIRF | Iron rod found with cap |
| CIRS | Iron rod set w/cap stamped "W.A.I. 5714" |
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| MAG | Mag-nail set |
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| Vol. | Volume |
| Pg. | Page |

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 493-7090 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10086600 Expires 12-31-21
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Scale: 1" = 100'
Date: 04.09.20
Dwg. File: 47716-MSD
Project No.: 47716.00



MSD EXHIBIT
7.387 ACRES
(321,766 SQ. FT.)
TERRACON
8901 JOHN W. CARPENTER
FREEWAY
DALLAS, TEXAS 75247

SHEET
3
OF
6

MSD DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 321,766 square foot (7.387 acres) tract of land situated in the J. GRIGSBY SURVEY, ABSTRACT NO. 495, in the City of Dallas, Dallas County, Texas, and being a portion of McKinney Avenue, a 60-foot right-of-way, a portion of Lemmon Avenue East, a variable width right-of-way, a portion of Lemmon Avenue West, variable width right-of-way, a portion of Oak Grove Avenue, a variable width right-of-way, all of Lot 1A and Lot 1B, Block 10A/637, Lemmon-Oak Grove Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 93176, Page 1922, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner (NAD 83 Grid - N=6,980,277.892, E=2,491,281.171) at the West end of a corner clip at the intersection of the Southeast right-of-way of said McKinney Avenue and the Southwest right-of-way of said Lemmon Avenue West, said point also being the Northwest corner of Lot 8A, Block 11/971, Pan Coastal Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99100, Page 0015, Deed Records, Dallas County, Texas;

THENCE North 30 deg 45 min 25 sec West, departing said corner clip, over and across the right-of-way of said McKinney Avenue, a distance of 64.61 feet to a point for corner (NAD 83 Grid - N=6,980,333.412, E=2,491,248.131);

THENCE North 24 deg 34 min 44 sec East, over and across said Lemmon Avenue West, a distance of 59.29 feet to a point for the South corner of Lot 1A, Block 978, Lemmon/McKinney Retail, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 97077, Page 1972, Deed Records, Dallas County, Texas (NAD 83 Grid - N=6,980,387.332, E=2,491,272.794), said point being the intersection of the Northwest right-of-way of said McKinney Avenue and the Northeast right-of-way of said Lemmon Avenue West;

THENCE North 27 deg 54 min 52 sec East, along the Northwest right-of-way of said McKinney Avenue and the Southeast line of said Lot 1A, a distance of 203.80 feet to a point for the Northeast corner of said Lot 1A (NAD 83 Grid - N=6,980,567.419, E=2,491,368.203) from which a 1/2-inch iron rod with red plastic cap stamped "WAI" found bears South 27 deg 55 min 58 sec West, a distance of 0.30 feet, said point being the most Southerly corner of Lot 4A, Block 978, McKinney/Lemmon/Cole Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500068275, Official Public Records, Dallas County, Texas, and being on the Northwest right-of-way of said McKinney Avenue;

THENCE North 27 deg 48 min 50 sec East, along the Northwest right-of-way of said McKinney Avenue and the Southeast line of said Lot 4A, Block 978, and over and across a portion of the right-of-way of Lemmon Avenue East, a variable width right-of-way, a distance of 250.49 feet to a point for corner (NAD 83 Grid - N=6,980,788.971, E=2,491,485.082) at the intersection of the Northwest right-of-way of said McKinney Avenue and the Northeast right-of-way of said Lemmon Avenue East;

THENCE South 45 deg 43 min 45 sec East, over and across the right-of-way of said McKinney Avenue, passing the South end of a corner clip at the intersection of the Southeast right-of-way of said McKinney Avenue, with the Northeast right-of-way of said Lemmon Avenue East, a total distance of 353.36 feet to a point for corner (NAD 83 Grid - N=6,980,542.309, E=2,491,738.105) at the West end of a corner clip at the intersection of the Northeast right-of-way of said Lemmon Avenue East and the Northwest right-of-way of Noble Avenue, a variable width right-of-way, and being a South corner of said Lot 1A;

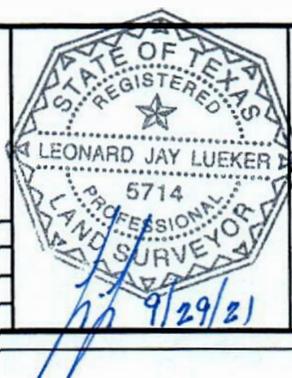
(Continued on Sheet 5)

W Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 450-7020
 DALLAS, TEXAS 75230 (972) 450-7099 FAX

Texas Engineers Registration No. 89
 Texas Surveyors No. 10086800 Expires 12-31-20
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Scale: N/A
 Date: 04.09.20
 Dwg. File: 47716-MSD
 Project No.: 47716.00



MSD EXHIBIT
 7.387 ACRES
 (321,766 SQ. FT.)

TERRACON
 8901 JOHN W. CARPENTER
 FREEWAY
 DALLAS, TEXAS 75247

SHEET
4
OF
6

MSD DESCRIPTION (Continued from Sheet 4)

THENCE South 45 deg 39 min 00 sec East, departing said corner clip and over and across the right-of-way of said Noble Avenue, a distance of 69.76 feet to a point for corner (NAD 83 Grid - N=6,980,493.543, E=2,491,787.989), from which an "X" cut in concrete found bears South 64 deg 22 min 32 sec East, a distance of 0.23 feet, said point being the Southerly end of a corner clip at the intersection of said Northeast right-of-way and the Southeast right-of-way of said Noble Avenue, and being a Westerly corner of Lot 1A, Block 3/974, Bryson Noble LLC, recorded in Instrument No. 201400324342, Official Public Records, Dallas County, Texas;

THENCE South 45 deg 41 min 14 sec East, along said Northeast right-of-way and the Southwest line of said Lot 1A, Block 3/974, a distance of 152.66 feet to a point for corner (NAD 83 Grid - N=6,980,386.899, E=2,491,897.223);

THENCE North 44 deg 35 min 59 sec East, continuing along said common line, a distance of 1.96 feet to a point for corner (NAD 83 Grid - N=6,980,388.295, E=2,491,898.599);

THENCE South 45 deg 54 min 59 sec East, continuing along said common line, a distance of 42.48 feet to a point for corner (NAD 83 Grid - N=6,980,358.742, E=2,491,929.113);

THENCE South 44 deg 38 min 59 sec West, departing the Southwest line of said Lot 1A, Block 3/974 and over and across the right-of-way of said Lemmon Avenue East and along the Northwest line of Lot 2, Block 10A/637, Messina Addition, an addition to the City of Dallas Dallas County, Texas, according to the plat thereof recorded in Volume 88238, Page 0407, Deed Records, Dallas County, Texas, a distance of 245.29 feet to a point for corner (NAD 83 Grid - N=6,980,184.235, E=2,491,756.728), said point being the most Westerly corner of said Lot 2 and the most Northerly corner of said Lot 1B, Block 10A/637, Lemmon-Oak Grove Addition;

THENCE South 45 deg 14 min 02 sec East, departing the Northwest line of said Lot 2 and along the Southwest line of said Lot 2 and the Northeast line of said Lot 1B, over and across the right-of-way of said Oak Grove Avenue, a distance of 194.28 feet to a point for corner (NAD 83 Grid - N=6,980,047.422, E=2,491,894.663) on the Southeast right-of-way of said Oak Grove Avenue and the Northwest line of Lot 4E, Block 1/634, JLB-CWS Lemmon Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201300280550, Official Public Records, Dallas County, Texas;

THENCE South 44 deg 34 min 16 sec West, along the Southeast right-of-way of said Oak Grove Avenue and the Northwest line of Lot 4E, Block 1/634, a distance of 58.23 feet to a point for corner (NAD 83 Grid - N=6,980,005.939, E=2,491,853.797);

THENCE South 44 deg 19 min 28 sec West, continuing the Southeast right-of-way of said Oak Grove Avenue and the Northwest line of Lot 4E, Block 1/634, a distance of 129.50 feet to a point for corner (NAD 83 Grid - N=6,979,913.296, E=2,491,763.313), said point being the North end of a corner clip at the intersection of the Southeast right-of-way of said Oak Grove Avenue and the Northeast right-of-way of said Lemmon Avenue West, said point also being a West corner of said Lot 4E;

THENCE South 44 deg 09 min 50 sec West, departing said corner clip and over, across the right-of-way of said Lemmon Avenue West, a distance of 64.81 feet to a point for corner on the Southwest right-of-way of said Lemmon Avenue West (NAD 83 Grid - N=6,979,866.803, E=2,491,718.158), said point being the North corner of a tract of land as described in deed to Antonetti & Vega, Ltd., recorded in Volume 2000177, Page 6366, Deed Records, Dallas County, Texas;

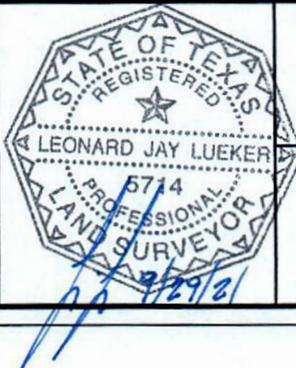
(Continued on Sheet 6)



6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090 (972) 490-7099 FAX

Texas Engineers Registration No. 89
Texas Surveyors No. 10086600 Expires 12-31-21
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Scale: N/A
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(321,766 SQ. FT.)
TERRACON
8901 JOHN W. CARPENTER
FREEWAY
DALLAS, TEXAS 75247

**SHEET
5
OF
6**

MSD DESCRIPTION (Continued from Sheet 5)

THENCE North 52 deg 51 min 02 sec West, departing the Southeast right-of-way of said Oak Grove Avenue and over and across the right-of-way of said Oak Grove Avenue, a distance of 49.63 feet to a point for corner (NAD 83 Grid - N=6,979,896.776, E=2,491,678.598) on the Southwest right-of-way of said Lemmon Avenue West and being the East corner of Lot 3B, Block 971, Leon Oak Grove Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700122062, Official Public Records, Dallas County, Texas;

THENCE North 45 deg 02 min 35 sec West, departing the Northwest right-of-way of said Oak Grove Avenue and along the Southwest right-of-way of said Lemmon Avenue West and the Northeast line of said Lot 3B, a distance of 155.19 feet to a point for corner (NAD 83 Grid - N=6,980,006.429, E=2,491,568.779), said point being the intersection of the Southwest right-of-way of said Lemmon Avenue West and the Southeast right-of-way of Noble Avenue, a 35-foot right-of-way, said point also being the North corner of said Lot 3B;

THENCE North 44 deg 51 min 47 sec West, departing the Southeast right-of-way of said Noble Avenue, over and across said Noble Avenue, a distance of 45.19 feet to an "X" cut in concrete found for corner (NAD 83 Grid - N=6,980,038.460, E=2,491,536.901), said "X" cut being at the North end of a corner clip at the intersection of the Southwest right-of-way of said Lemmon Avenue West and the Northwest right-of-way of said Noble Avenue and being an Easterly corner of said Lot 8A, Block 11/971;

THENCE North 45 deg 19 min 04 sec West, departing said corner clip, along the Southwest right-of-way of said Lemmon Avenue West and the Northeast line of said Lot 8A, a distance of 116.08 feet to a point for corner (NAD 83 Grid - N=6,980,120.082, E=2,491,454.368);

THENCE North 45 deg 19 min 10 sec West, continuing along the Southwest right-of-way of said Lemmon Avenue West and the Northeast line of said Lot 8A, a distance of 227.00 feet to an "X" cut in concrete found for corner (NAD 83 Grid - N=6,980,279.697, E=2,491,292.962) at the Easterly end of said corner clip at the intersection of the Southwest right-of-way of said Lemmon Avenue West and the Southeast right-of-way of said McKinney Avenue, said "X" cut also being a Northerly of said Lot 8A;

THENCE South 81 deg 17 min 47 sec West, along said corner clip, a distance of 11.93 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 321,766 square feet or 7.387 acres of land, more or less.

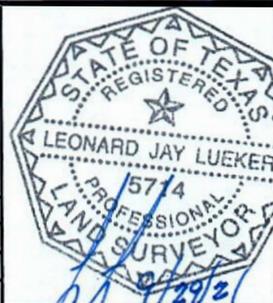
Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 26th day of June, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network. (Grid to Surface factor used: 1.000136506)

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N30°45'25"W | 64.61' |
| L2 | N24°34'44"E | 59.29' |
| L3 | S45°39'00"E | 69.76' |
| L4 | N44°35'59"E | 1.96' |
| L5 | S45°54'59"E | 42.48' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L6 | S44°34'16"W | 58.23' |
| L7 | S44°09'50"W | 64.81' |
| L8 | N52°51'02"W | 49.63' |
| L9 | N44°51'47"W | 45.19' |
| L10 | S81°17'47"W | 11.93' |

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 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 4750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75220 (972) 450-7090 (972) 450-7099 FAX
 Texas Engineers Registration No. 89
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SHEET
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6