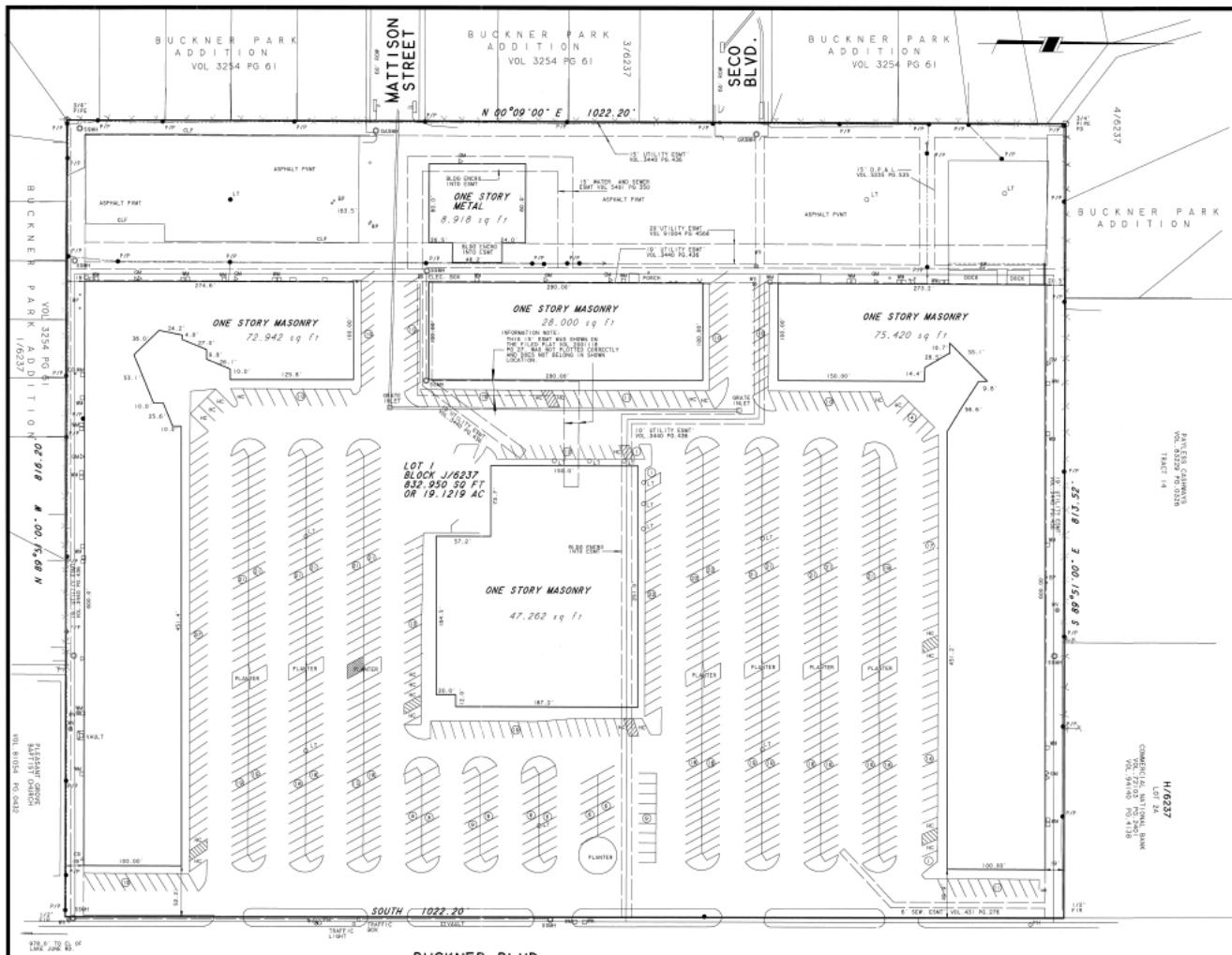

PROPERTY DESCRIPTION

BEING a tract of land situated in the R. Bruton Survey, Abstract No. 79, Dallas County, Texas, all of Lot 1, Block J/6237, PLEASANT GROVE SHOPPING CENTER NO. 2, an Addition in the City of Dallas, Texas, according to the plat thereof recorded in Volume 2001181, Page 27 of the Plat Records of Dallas County, Texas and being all of that certain tract of land conveyed to Pleasant Grove Shopping Center, Inc. by deed recorded in Volume 3512, Page 1855, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the Southeast corner of the herein described tract, said tract being in the West ROW line of Buckner Boulevard (a 100' ROW), and a called distance of 978.00 feet North of the centerline of Lake June Road;

THENCE: N 89° 51' 00" W, at 247.80 feet past an Easterly Northeast corner of Buckner Park Addition, as recorded in Volume 3254, Page 61, Deed Records of Dallas, County, Texas, continuing for a total distance of 816.20 feet to a 3/4 inch iron pipe found for corner at the Southwest corner of the herein described tract, same being a corner for Lots 21 and 22, Block L Buckner Park Addition;

THENCE: N 00° 09' 00" E, with an East line of said Addition, 1022.20 feet to a 3/4 inch iron pipe found for corner;

THENCE: S 89° 51' 00" E, at 532.01 feet past the Southwest corner of a tract of land conveyed to Commercial National Bank in Volume 72103, Page 2401 and Volume 94140, Page 4138, Deed Records, Dallas County, Texas and the Southeast corner of a tract of land conveyed to Payless Cashways in Volume 83229, Page 326, Deed Records, Dallas County, Texas, continuing for a total distance of 813.52 feet to a point for corner in the Westerly ROW line of Buckner Boulevard;

THENCE: South, with said ROW line, a distance of 1022.20 feet to the PLACE OF BEGINNING and containg 832,951 square feet or 19.1219 acres of land.

SURVEYOR'S CERTIFICATION

TO: PLEASANT GROVE SHOPPING CENTER, INC., a Texas corporation
COMERICA BANK-TEXAS, a Texas banking association
FIRST AMERICAN TITLE INSURANCE COMPANY
REPUBLIC TITLE OF TEXAS, INC. (GF No. 0418097 CR), issued August 29, 2001, with an effective date of July 6, 2001

I hereby certify that on the 23rd day of July, 2001:

a. This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance thereof from to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record for of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (iv) all other significant items on the subject property;
b. Except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, or (iv) conflicts or protrusions;
c. Adequate ingress to and egress from the subject property is provided by Buckner Boulevard, same being paved, dedicated public rights of way maintained by the City of Dallas;
d. All required building set back lines on the subject property are located as shown hereon;
e. No part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water. As of the date of this survey, the property does not lie within any known designated flood plain or flood hazard area. Said described property is located within an area having a Zone Designation of "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0185C, with a date of identification of July 2, 1991, for Community No. 480171 in Dallas County, State of Texas, which is the Flood Insurance Rate Map for the community in which said premises is situated; and
f. This survey (i) conforms to the standards promulgated by the Texas Board of Professional Land Surveying, and (ii) conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

J.L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

INFORMATION NOTES:

1. Property subject to restrictive covenants recorded in Volume 3252, Page 646, Deed Records, Dallas County, Texas. Not plottable.
2. Easement granted by Southeast Shopping Village, Incorporated to All Public Utilities, dated December 20, 1950, filed January 17, 1950, recorded in Volume 3440, Page 436, Deed Records, Dallas County, Texas. Shown on survey.
3. Property subject to easement granted by J. C. Murdoch as Administrator For S. S. Conner Estate to Dallas County Water Control & Improvement District No. 3 of Dallas County, Texas, dated July 25, 1946, filed March 14, 1951, recorded in Volume 3469, Page 588, Deed Records, Dallas County, Texas. Unable to locate due to the ambiguous description in said document.
4. Easement granted by Buckner Park Shopping Center to Dallas Power & Light Company and Southwestern Bell Telephone Company, dated November 19, 1959, filed November 25, 1959, recorded in Volume 5235, Page 575, Deed Records, Dallas County, Texas. Shown on survey.
5. Easement granted by Pleasant Grove Shopping Center to City of Dallas, dated August 12, 1960, recorded in Volume 5401, Page 350, Deed Records, Dallas County, Texas. Shown on survey.
6. Easement granted by Pleasant Grove Shopping Center to City of Dallas, dated September 18, 1964, filed October 28, 1964, recorded in Volume 431, Page 276, Deed Records, Dallas County, Texas. Shown on survey.
7. Easement granted by Pleasant Grove Shopping Center to City of Dallas, filed January 7, 1991, recorded in Volume 91004, Page 4568, Deed Records, Dallas County, Texas. Shown on survey.

LEGEND

LT LIGHT POLE
SD STORM DRAIN
FH FIRE HYDRANT
BL BUILDING LINE
CLG CLEAN OUT
FH FIRE HYDRANT
SS SANITARY SEWER
W WATER
CLF CHAIN LINK FENCE
MH MAN HOLE
T TELEPHONE
GAS GAS METER
CONC CONCRETE
RCP REINFORCED CONCRETE PIPE
FC FENCE CORNER
PT POWER & TELEPHONE
ASPH ASPHALT PAVEMENT
CONC CONCRETE PAVEMENT
P/P POWER POLE
UP UNDERGROUND POWER
GAS GAS
BP BUMPER POST
PARKING SPACES

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARING IS WEST ROW LINE OF BUCKNER BLVD AS PER DEED TO PLEASANT GROVE L.P.

REVISIONS
9-2-01
9-18-01

SURVEY

PLEASANT GROVE SHOPPING CENTER BLOCK 6237
R. BRUTON SURVEY ABSTRACT No. 79
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DR. SUITE B
MESQUITE, TEXAS 75150 - 3812
Phone (972)681-4442 Fax 681-4829

DATE : JUNE , 2001
SCALE 1" = 50'
FILE No. 03-1914

W03395