

LEGAL DESCRIPTION

BEING Lot 3, Block D, NORTHLAKE 635 BUSINESS PARK, an addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in Volume 98147, Page 2 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING at an "X" cut in concrete found, at the Northwest corner of said Lot 3, lying in the South right-of-way line of Wrangler Drive (a 60 foot wide public right-of-way), and Said Point of Beginning lying in the East boundary line of the Tract of land conveyed to Coppell Independent School District by the deed recorded in Volume 80018, Page 2693 of the Deed Records of Dallas County, Texas;

THENCE N 89° 59' 35" E 258.06 feet, along the North boundary line of said Lot 3, and the South right-of-way line of said Wrangler Drive, to an "X" cut in concrete found, at the intersection of a corner clip for the West right-of-way line of Crestside Drive;

THENCE along the East boundary line of said Lot 3, and the West right-of-way line of said Crestside Drive, as follows:

1. S 44° 45' 12" E 21.11 feet, along said corner clip to a 1/2" iron rod found;
2. S 00° 30' 00" W 457.42 feet, to a 1/2" iron rod found, at the Southeast corner of said Lot 3;

THENCE N 89° 30' 00" W 271.02 feet, departing said right-of-way line, and running along the South boundary line of said Lot 3, to a 1/2" iron rod found, at the Southwest corner of said Lot 3, lying in the East boundary line of the aforesaid Coppell Independent School District Tract;

THENCE N 00° 15' 11" E 470.00 feet, along the West boundary line of said Lot 3, and the East boundary line of said Independent School District Tract, to THE PLACE OF BEGINNING, containing 2.940 acres (128,072 square feet) of land.

EASEMENT NOTES

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF LAWYERS TITLE INSURANCE CORPORATION, TITLE COMMITMENT OF NO. C005-307818 DATED: MARCH 2, 2005

LAWYERS TITLE ITEM NO. 10

- THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE MAP RECORDED IN VOLUME 98147, PAGE 2, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

BUILDING SETBACK LINES LOCATED THIRTY (30) FEET OVER THE NORTH AND EAST PROPERTY LINES.

BUILDING SETBACK LINES LOCATED TEN (10) FEET OVER THE SOUTH AND WEST PROPERTY LINES.

A SIDEWALK EASEMENT, 7 FEET IN WIDTH, OVER THE NORTH PROPERTY LINES.

A UTILITY EASEMENT, 15 FEET IN WIDTH, OVER THE WEST PROPERTY LINES.

A SIGHT EASEMENT OVER THE NORTHEAST CORNER OF THE PROPERTY.

A PARKING LOT LINE RESTRICTION EASEMENT, 10 FEET IN WIDTH, OVER THE NORTH PROPERTY LINES.

A DRAINAGE EASEMENT, 7.5 FEET IN WIDTH, OVER THE SOUTH PROPERTY LINES.

- THE TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS, OPTIONS, AND LIEN FOR ASSESSMENTS AS SET OUT IN THE DECLARATION RECORDED IN VOLUME 85140, PAGE 1830; VOLUME 95248, PAGE 543; VOLUME 97181, PAGE 1816; VOLUME 2000042, PAGE 4120, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON.

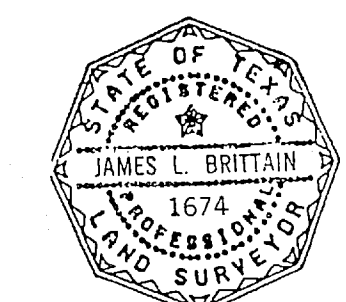
- THE MAINTENANCE CHARGE AND/OR SPECIAL ASSESSMENTS PAYABLE TO NORTHLAKE 635 BUSINESS PARK, AS SET OUT IN THE DECLARATION RECORDED IN VOLUME 85140, PAGE 1830, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON.

- THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN LEASE AGREEMENT BETWEEN ASG HARRISON NIKOR, LTD., AS LESSOR, AND COPPELL FAMILY YMCA, AS LESSEE, DATED SEPTEMBER 15, 1993, A MEMORANDUM OF WHICH WAS FILED OCTOBER 12, 1993, RECORDED IN VOLUME 93198, PAGE 5024, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON.

- THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THE MAP RECORDED IN VOLUME 85140, PAGE 1830, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

BUILDING SETBACK LINES LOCATED FIVE (5) FEET ON THE PROPERTY.

**SURVEY MAP**  
 OF  
**LOT 3, BLOCK D**  
**NORTHLAKE 635**  
**BUSINESS PARK**  
 AN ADDITION TO THE CITY OF COPPELL,  
 DALLAS, COUNTY, TEXAS, ACCORDING TO  
 THE PLAT RECORDED IN VOLUME 98147, PAGE  
 2, OF THE DEED RECORDS OF DALLAS,  
 COUNTY, TEXAS



CERTIFICATION

The undersigned, being a registered surveyor of the State of Texas certifies to BASELINE INVESTMENTS, LLC, and LAWYERS TITLE INSURANCE CORPORATION, as follows:

1. This map or plat and Survey on which it is based were made in accordance with, and meets the requirement of, the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997 and meets the accuracy requirements for a Class A Survey, as defined therein, including items 1,2,3,4,6,7,8,9,10 and 11 from Table A of the Requirements.

2. The survey was made on the ground on April 20, 2005, by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location, size and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, including all setback and yard lines, and any other matters situated on the subject property.

3. The buildings, structures and improvements shown constitute all of the improvements on said property, all are within the boundary lines of the property, and all improvements are set back from the property lines the distances indicated.

4. The record description of the subject property forms a mathematically closed figure.

5. Except as shown on the survey and noted in the "Notes" section, there are no party walls or rights of way of which the undersigned has been advised.

6. Except as shown on the survey and noted in the "Notes" section, there are no party walls and no observable above ground encroachments (i) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (ii) by the improvements on any adjoining properties, streets or alleys upon the subject property.

7. The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the Commitment for Title Insurance Number Commitment No. C005-307818 dated March 2, 2005, issued by Lawyers Title Insurance Corporation with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located.

8. The subject property has direct access to and from a duly dedicated and accepted public street or highway as shown herein.

9. The subject property does not serve any adjoining property for drainage, structural support or ingress or egress, and the location of all storm drainage systems for the collection and disposal of all roof and surface drainage is shown.

10. The location of all utility lines servicing the property is shown, and all utility lines either enter the premises through adjoining public streets, or the point of entry and location of any utilities which pass through or are located on adjoining private land is shown.

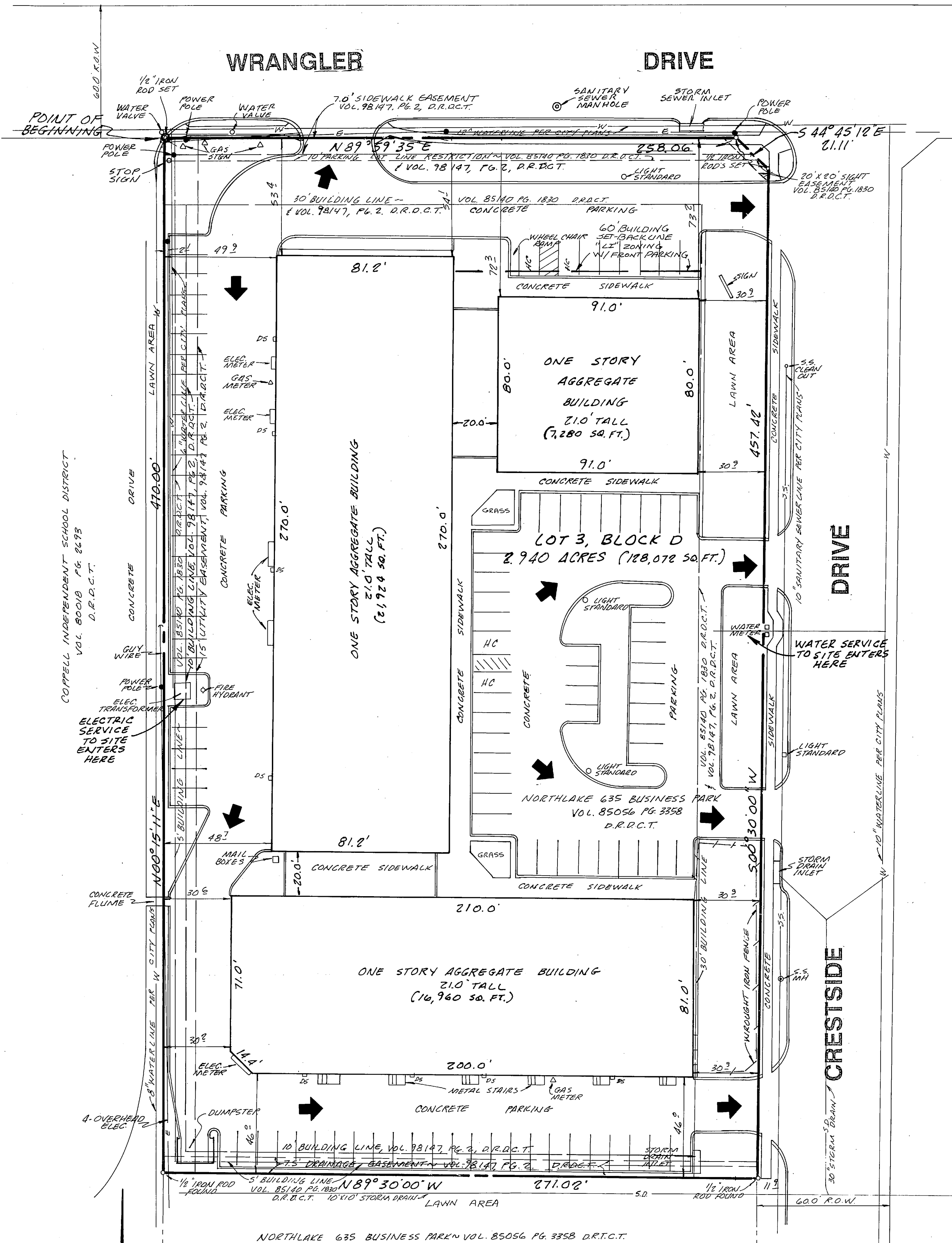
11. No portion of the subject property described herein lies within any flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Map."

The parties listed above, and their successors and assigns, are entitled to rely on the survey and this Certificate as being true and accurate.

DATED: APRIL 20, 2005

*James L. Brittain*  
 JAMES L. BRITTAIN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 STATE OF TEXAS NO. 1674

**WRANGLER DRIVE**

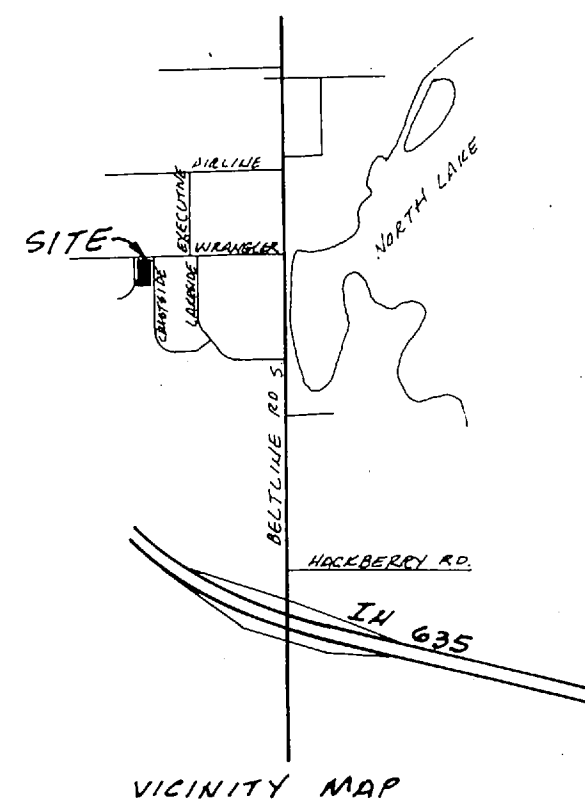


**PARKING SPACE NOTE**  
 THERE ARE 100 REGULAR PARKING SPACES AND 4 HANDICAPPED PARKING SPACES ON THE TRACT OF LAND SHOWN HEREON.

**FLOOD ZONE NOTE**  
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, COMMUNITY-PANEL NUMBER 480170 0010 D, MAP REVISED OCTOBER 16, 1991.

- LEGEND**
- AC = AIR CONDITIONING PAD
  - LS = LIGHT STANDARD
  - RR TIE = RAILROAD TIE WALL
  - CP = COVERED PORCH
  - MH = MANHOLE
  - SS MH = SANITARY SEWER MANHOLE
  - SD MH = STORM SEWER MANHOLE
  - DW = WATER VALVE
  - WM = WATER METER
  - FH = FIRE HYDRANT
  - PP = POWER POLE
  - TBOX = TELEPHONE RISER BOX
  - SS CO = SANITARY SEWER CLEAN-OUT
  - GM = GAS METER
  - ⊕ = HANDICAPPED PARKING SPACE
  - E— = OVERHEAD ELECTRIC LINE
  - T— = OVERHEAD TELEPHONE LINE
  - TV— = OVERHEAD CABLE TV LINE
  - ⊥ = ELECTRIC METER/SERVICE
  - ⊥ = TELEPHONE JUNCTION BOX
  - ⊥ = ELECTRIC TRANSFORMER PAD
  - TSB = TRAFFIC SIGNAL BOX
  - TSP = TRAFFIC SIGNAL POLE

➔ = DIRECTION OF SURFACE DRAINAGE  
 DS = ROOF DRAIN (DOWN SPILT)



ZONING NOTE

THE TRACT OF LAND SHOWN HEREON IS ZONED "LI" (LIGHT INDUSTRIAL) AND REQUIRES A MINIMUM FRONT YARD BUILDING SET-BACK DISTANCE OF (30')THIRTY FEET, AND A MINIMUM REAR YARD BUILDING SET-BACK DISTANCE OF (10)TEN FEET.

THIS "LI" ZONED SITE REQUIRES A SITE-PLAN APPROVAL FOR CONSTRUCTION, BUILDING PERMIT, AND OCCUPANCY PERMIT.

THIS ZONING ALLOWS A MAXIMUM COVERAGE OF THE LOT BY THE BUILDING OF 50%. THIS BUILDING COVERS 36% OF THE LOT. ALSO, THE NUMBER OF REQUIRED PARKING SPACES WERE ESTABLISHED BY THE APPROVED SITE-PLAN.

SCALE 1"=30'