

Walnut Business Park  
BLOCK 2/6512

Walnut Place, First Addition  
BLOCK 1/6512

100' DALLAS POWER & LIGHT CO. R.O.W.

1.0257 Acres

I.H. 35-E

POINT OF BEGINNING  
D.P. & L. Co. R.O.W.

111°57'00" W 180.63'

S 89°46'00" W 436.40'  
N 89°46'00" E 436.40'

4 STORY STUCCO

LOT 1A BLOCK 3/6512

S 89°57'00" W 365.96'

POINT OF BEGINNING

S 0°03'00" E 90.00'

Lot 2

Δ = 134°24'55"  
R = 50.00'  
T = 118.99'  
L = 117.30'

Δ = 11°33'41"  
R = 20.00'  
T = 2.02'  
L = 4.03'

Tangent Bearing = S 44°27'55" E

**FIELD NOTES**

Being a tract of land situated in the City of Dallas, Dallas County, Texas out of the E.M. Hunt Survey - Abstract 590; and being all of Lot 1A of the Replat of Part of Lot 1 in Block 3/6512 of Walnut - Stemmons Industrial Park III, an addition to the City of Dallas as recorded in Volume 86246, Page 2640 of the Map Records of Dallas County, Texas; and being more particularly described as follows:

**BEGINNING** at an iron rod for corner in the westerly line of Composite Drive (60 feet wide); said rod being in a northerly direction along said westerly line of Composite Drive a distance of 479.42 feet from its intersection with the northerly line of Walnut Hill Lane (100 feet wide);

**THENCE** South 89°57'00" West a distance of 365.96 feet to an iron rod for corner in the easterly line of Interstate Highway 35E;

**THENCE** North 11°57'00" West along said easterly line of Interstate Highway 35E a distance of 180.63 feet to an iron rod for corner;

**THENCE** North 89°46'00" East along the southerly line of a 100 foot wide Dallas Power and Light Company right-of-way a distance of 436.40 feet to an iron rod for corner;

**THENCE** South 00°03'00" East along the most northerly-westerly line of Lot 2 in Block 3/6512 a distance of 90.00 feet to an iron rod for corner in the northerly terminus of said Composite Drive;

**THENCE** in a westerly and southerly direction along the westerly line of Composite Drive and along a curve to the left whose tangent bears South 89°57'00" West, and having a radius of 50.00 feet, a central angle of 134°24'55", and an arc length of 117.30 feet to a chisel mark at the end of said curve to the left and the beginning of a curve to the right;

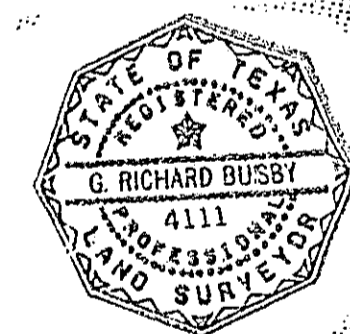
**THENCE** in a southeasterly direction continuing along said westerly line of Composite Drive and along said curve to the right whose tangent bears South 44°27'55" East, and having a radius of 20.00 feet, a central angle of 11°33'41", and an arc length of 4.03 feet to the POINT OF BEGINNING and containing 70,480 square feet, more or less, or 1.6180 acres.

To Drury Inns, Inc., Drury Hotels Corp., Drury Funding Corp., Sun Life Insurance Company of America, Bradford National Life Insurance Company, the Cincinnati Life Insurance Company, Lamar Life Insurance Company, Lutheran Church Missouri Synod Foundation, Western Farm Bureau Life Insurance Company, Dixie National Life Insurance Company, Commonwealth Land Title Insurance Company and Fitch Investors Services, Inc:

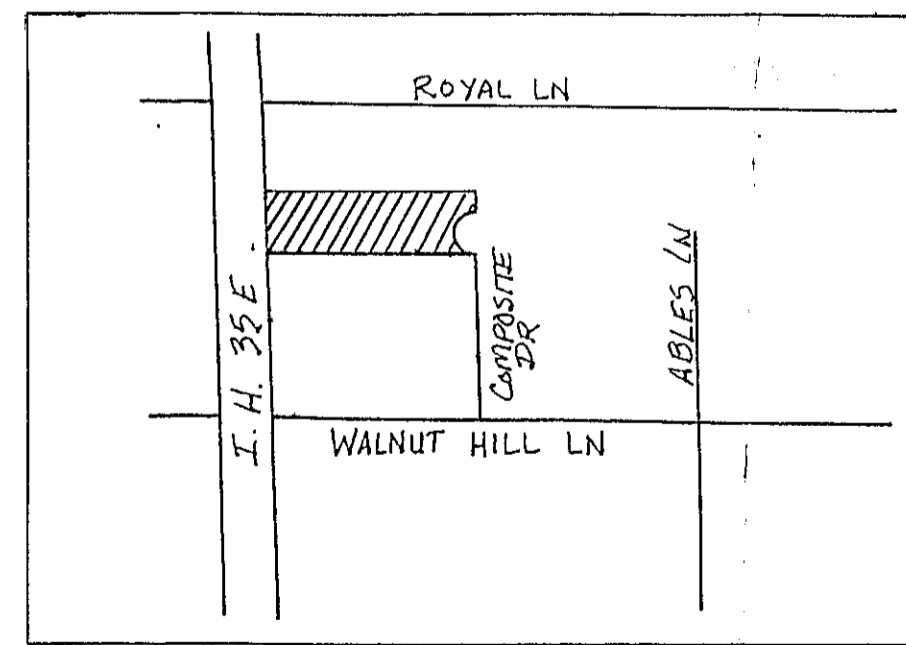
This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 8, 9, 10, 11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey.

June 19, 1998  
Date

G. Richard Busby, RPLS 4311



Subject Property does not lie within the 100 year FEMA Flood Plain per FEMA City of Dallas Map, Community Panel No. 480171-0050D, Revised July 2, 1991.



VICINITY MAP NOT TO SCALE

15' Front Building Set-Back Is Required, as per Dallas Building Zoning Codes.

Terms and Conditions as Recorded in the Following Volumes and Pages Do Affect This Property.

- Vol. 79241 Pg. 741
- Vol. 83071 Pg. 302
- Vol. 80017 Pg. 1704
- Vol. 86237 Pg. 1418

HANDICAP PARKING 5 SPACES  
REGULAR PARKING 105 SPACES  
TOTAL PARKING 110 SPACES

CONTROLLING MONUMENTS: IRON RODS FOUND AT THE NORTHEAST AND NORTHWEST CORNERS OF LOT 1, BLOCK 3/6512, WALNUT-STEMMONS INDUSTRIAL PARK III VOL. 79077 PG. 694

BASIS OF BEARINGS: THE NORTH LINE OF LOT 1, BLOCK 3/6512, WALNUT-STEMMONS INDUSTRIAL PARK III VOL. 79077 PG. 694

- Property Line
- Centerline
- Edge of Concrete
- Easement line
- Building line
- Light standard
- 18" x 18" Stucco Column
- 14" x 14" Brick Column

WALNUT HILL LANE

1-31-94 Revised  
6-19-98 UPDATED

REVISION	
NO.	DATE
5/2/85	Original Survey (2/26)
10/13/86	As-built (24/8)
10/21/84	Flood Plain Statement
5/10/91	Update
6/10/91	Revised
4/18/91	Revised
11/10/92	Updated
12-1-93	Revised

**RAYMOND L. GOODSON JR., INC.**  
CONSULTING ENGINEERS

SUITE 600, BLDG. 1 10540 N. CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75231 214/758-9100

**SURVEY**  
LOT 1A, BLOCK 3/6512  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Scale: 1" = 30' Date: OCT. 13, 1998  
Job No. 5123 Notes Blk. File File No. 19.413-W/1