

Being a tract of land situated in the James McLaughlin Survey, Abstract No. 845, Dallas County, furthermore being a part of Block 7940, also being a part of that tract of land conveyed to Asset 1250 Mockingbird LP, Marsden Inv LLC Etal, and Down Corner by Special Warranty Deed, recorded in Instrument Number 201500053010 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the northwest corner of the herein described tract, some being the southwest corner of a tract of land conveyed to Quicktrip Corporation by Special Warranty Deed, recorded in Instrument Number 20150002459 (O.P.R.D.C.T.);

THENCE N 50°39'09" E, along the northwest line of the herein described tract, a distance of 329.10 feet to a pk nail with washer found for corner;

THENCE S 38°54'30" E, departing the northwest line of the herein described tract, passing at a distance of 47.45 feet a 5/8-inch iron rod found for the inner ell corner of the herein described tract, said iron being the northwest corner of a tract of land conveyed to 7929 Brookriver LP by Warranty Deed, recorded in Instrument Number 200600302459 of the Deed Records, Dallas County, Texas (O.P.R.D.C.T.), continuing for a total distance of 410.03 feet to a 1/2" steel rod found for the northeast corner of said tract, recorded in Volume 2003007, Page 714 (O.R.D.C.T.);

THENCE S 51°04'09" W, departing the southern line of said 7929 Brookriver LP tract and along the northerly line of said Pegasus Villas tract, a distance of 180.84 feet to a "x" cut in concrete found for corner;

THENCE N 38°54'15" W, continuing along the northerly line of said Pegasus Villas tract, a distance of 82.27 feet to a point for corner from which bears a pk nail found;

THENCE S 50°59'28" W, a distance of 147.86 feet to an "x" cut found for corner; THENCE N 39°04'37" W, a distance of 133.64 feet to the POINT OF BEGINNING, containing 59,172 square feet or 1.3584 acres of land, more or less.

SCHEDULE "B" ITEMS

The following are listed under Item 10 of the Schedule B in the Commitment for Title Insurance as issued by Stewart Title Guaranty Company.  
 GF No.: 840362  
 Effective Date: February 11, 2018  
 Issue Date: February 26, 2018

10b. Easement, Right of Way and/or Agreement by and between Stemmons Plaza Acquisitions, L.P. and Asset 1250 Mockingbird LP, et al, by instrument dated 03/13/2015, recorded in Under Clerk's File No. 201500063009, Real Property Records, Dallas County, Texas, as affected by Amendment to Easement and Agreement to Repaid, filed 11/12/2015, recorded in Under Clerk's File No. 20150002459, Real Property Records, Dallas County, Texas, SHOW ON SURVEY.

10c. Subject to the Order Adopting Airport Zoning Regulations of the Dallas-Fort Worth Regional Airport, Ordinance No. 71-100, imposed by the Joint Airport Zoning Board of the Dallas-Fort Worth Regional Airport, filed 9/2/1982, recorded in Under Volume 82173, Page 178, Real Property Records, Dallas County, Texas. BLANKET IN NATURE.

Surveyor's Certificate

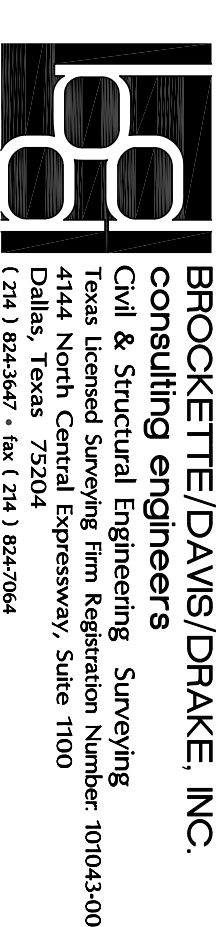
To: ASSET 1250 MOCKINGBIRD LP, MARSDEN INV, LLC ETAL and DOWN CORNER  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Items 2, 3, 4, 6(a), 8, 9, 13, 14 and 16 of Table A thereof. The fieldwork was completed on February 12, 2018.

Date of Survey: 02/16/2018  
 By: Brockett/Davis/Drake, Inc.

Stoney Roy Falls, RPLS 4625

ALTANS/SPS LAND TITLE SURVEY

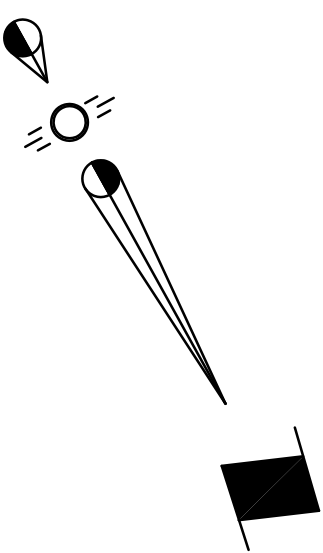
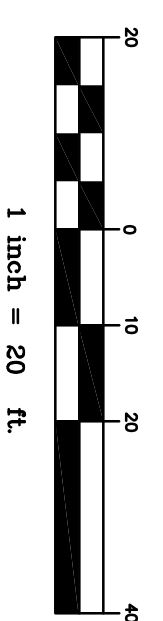
7200 N. STEMMONS FREEMWAY  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS



CHECKED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SRF	SJD	02/02/18	1"=10'	DG/WJ	C18018	1 OF 1

Block 7940

QUICKTRIP CORPORATION  
 INST. NO. 201500302459  
 O.P.R.D.C.T.



LEGEND

0" x 0" ROD	IRON ROD FOUND
0" x 1" ROD	IRON ROD FOUND
1" x 1" ROD	IRON ROD FOUND
1" x 1/2" ROD	IRON ROD FOUND
1/2" x 1" ROD	IRON ROD FOUND
1/2" x 1/2" ROD	IRON ROD FOUND
1/4" x 1" ROD	IRON ROD FOUND
1/4" x 1/2" ROD	IRON ROD FOUND
1/4" x 1/4" ROD	IRON ROD FOUND
1/8" x 1" ROD	IRON ROD FOUND
1/8" x 1/2" ROD	IRON ROD FOUND
1/8" x 1/4" ROD	IRON ROD FOUND
1/8" x 1/8" ROD	IRON ROD FOUND
1/16" x 1" ROD	IRON ROD FOUND
1/16" x 1/2" ROD	IRON ROD FOUND
1/16" x 1/4" ROD	IRON ROD FOUND
1/16" x 1/8" ROD	IRON ROD FOUND
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1/2251799864853248" x 1" ROD	IRON ROD FOUND
1/2251799864853248" x 1/2" ROD	IRON ROD FOUND