TRACT II:

BEING a tract of land situated in the Levi Dixon Survey, Abstract Number 380, in the City of Dallas, Dallas County, Texas, same being a tract of land as described by deed to Jack Apperson and wife, Lois Apperson, as recorded in Volume 86189, Page 6457, Deed Records of Denton County, Texas (D.R.D.C.T.), and being a tract of land as described by deed to Jack L. Apperson, as recorded in Volume 84177, Page 2370, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the easternmost corner of the herein described tract of land, same being a north corner of a tract of land as described by deed to Prestige Gram Venture, LLC, as recorded in Instrument Number (Inst. No.) 201600256410, D.R.D.C.T., and being in the southwest line of a road known as S Central Expressway (a variable width right-of-way);

THENCE South 66 degrees 41 minutes 42 seconds West, with a northwest line of said Prestige Gram Venture tract, a distance of 129.69 feet to a 1/2 inch iron rod found for corner, same being in an interior ell corner thereof;

THENCE North 27 degrees 29 minutes 18 seconds West, with a northeast line of said Prestige Gram Venture tract, passing at a distance of 610.15 feet a 1/2 inch iron rod found on line, same being the northernmost corner thereof, and being the east corner of a tract of land described as Tract 1 by deed to Lloyd E. Miller, as recorded in Volume 96130, Page 5867, D.R.D.C.T., and continuing partially with the northeast line of said Tract 1 for a total distance of 620.30 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner, same being the south corner of a tract of land described as Tract 2 by deed to Lloyd E. Miller, as recorded in Volume 96130, Page 5867, D.R.D.C.T.;

THENCE North 59 degrees 36 minutes 42 seconds East, with the southeast line of said Tract 2, a distance of 119.54 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner, same being the east corner thereof, and being in the southwest line of said S Central Expressway;

THENCE with the southwest line of said S Central Expressway the following four (4) courses and distances:

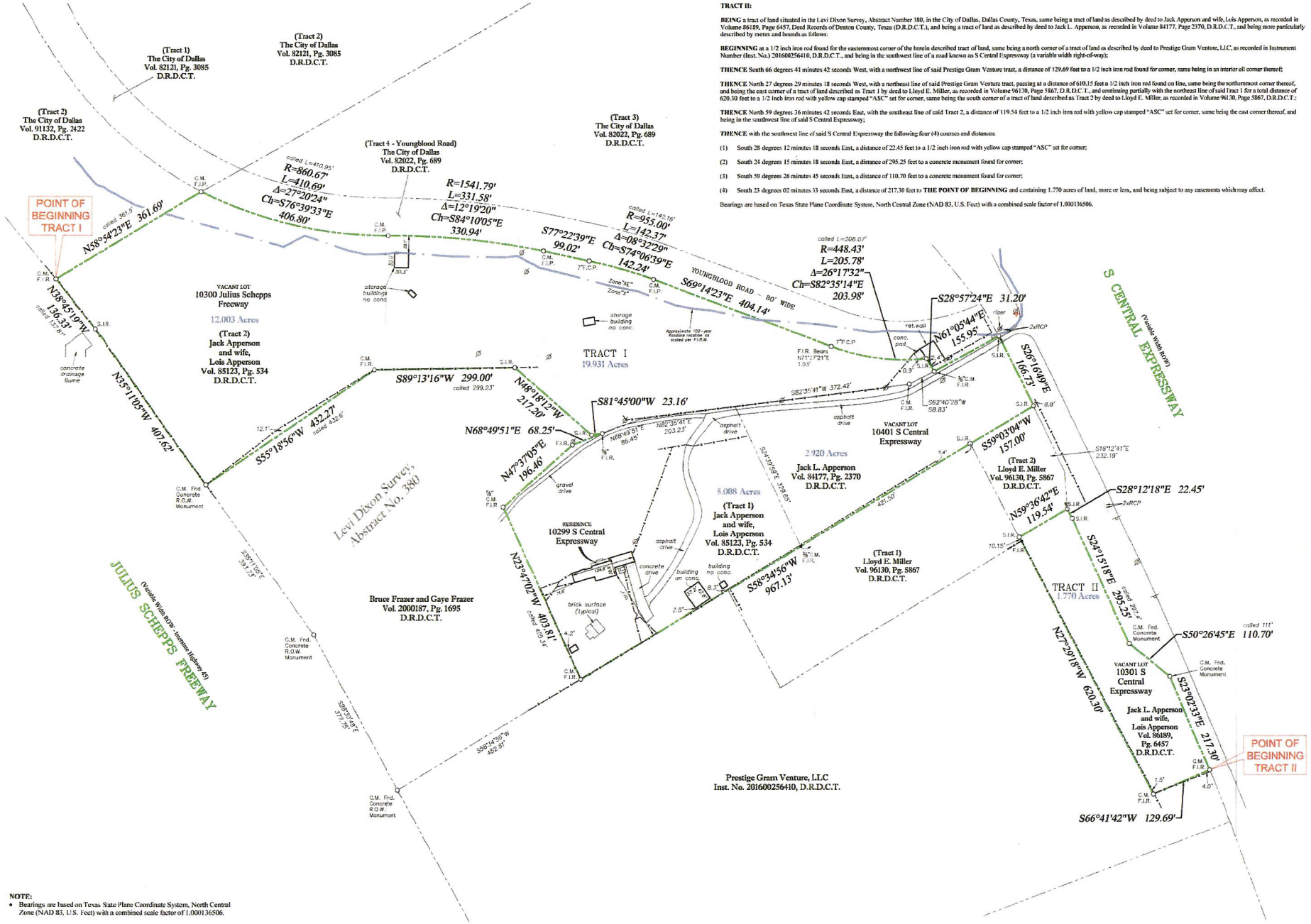
(1) South 28 degrees 12 minutes 18 seconds East, a distance of 22.45 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner;

(2) South 24 degrees 15 minutes 18 seconds East, a distance of 295.25 feet to a concrete monument found for corner;

(3) South 50 degrees 26 minutes 45 seconds East, a distance of 110.70 feet to a concrete monument found for corner;

(4) South 23 degrees 02 minutes 33 seconds East, a distance of 217.30 feet to **THE POINT OF BEGINNING** and containing 1.770 acres of land, more or less, and being subject to any easements which may affect.

Bearings are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.000136506.



NOTE:

- Bearings are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.000136506.

10300 Julius Schepps Freeway and
10299, 10401, & 10301 S Central Expressway
Dallas, Texas

The undersigned have/has received and reviewed a copy of this survey.

X. _____

X. _____

X. _____

Date: _____

Note: This survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

100 0 100 200 300

SCALE 1" = 100'

LEGEND

	FENCE		WATER METER
	OVERHEAD UTILITY		WATER VALVE
	POWER POLE		IRRIGATION CONTROL VALVE
	LIGHT POLE		NUMBER OF PARKING SPACES
	GUY WIRE(S)		GAS METER
F.I.R.	FOUND IRON ROD		BOLLARD
S.I.R.	SET IRON ROD		CONCRETE
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT		EDGE OF ASPHALT
F.C.P.	FENCE CORNER POST		CONTOUR AREA
F.I.P.	FOUND IRON PIPE		
	FIRE HYDRANT		
	SANITARY SEWER CLEAN-OUT		
	SANITARY SEWER MANHOLE		
	STORM SEWER MANHOLE		

NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED.
ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"

SURVEYORS CERTIFICATION: The undersigned does hereby certify to Jack Apperson (G.F. No. N/A) that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

FLOOD NOTE: It is my opinion that the property described hereon is partially within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480171 0511 L, present effective date of map, July 07, 2014, herein property situated within Zone "X" (Unshaded) and Zone "AE".