

**ITEMS CORRESPONDING TO SCHEDULE B-II**

- 10d Easement granted by J. R. Forbes and Mollie Forbes to Gulf Pipe Line Company and Gulf Production Company, dated 01/24/1927, filed 02/03/1927, recorded in Volume 960, Page 275, Real Property Records, Tarrant County, Texas. This item does not apply or affect the subject property.
- 10e Easement granted by Arthur C. Hibish and Ada M. Hibish to Texas Power and Light Company, dated 05/03/1939, filed 07/18/1939, recorded in Volume 1403, Page 188, Real Property Records, Tarrant County, Texas. This item does not apply or affect the subject property.
- 10f Terms, provisions, and conditions of lease between Kinco Creme Colleyville, LP, as Lessor, and Colleyville Creme De La Creme, LP, as Lessee, dated 02/01/2006, as evidenced by instrument filed 02/07/2006, recorded in ccr D206037126, Real Property Records, Tarrant County, Texas. As affected by Non-Disburavon, Atornment and Subordination Agreement filed 02/07/2006, recorded in ccr D206037129, Real Property Records, Tarrant County, Texas. Not a survey item.
- 10g Right of first offer to purchase as evidenced by Memorandum of Lease filed 02/07/2006, recorded in ccr D206037126, Real Property Records, Tarrant County, Texas. Not a survey item.
- 10h The following easements and/or building lines, as shown on plat recorded in Cabinet A, Slide 6874, Plat Records, Tarrant County, Texas:  
40' building line;  
access and fire lane easement;  
drainage and utility easements;  
open space green belt easement;  
variable width building line.  
These items do apply and affect and are shown.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

N. North	AC-Air Conditioner	• Bollard
S. South	CO-Clean Out	⬆ Fire Hydrant
E. East	EB-Electric Box	⬆ Flag
W. West	GI-Grate Inlet	⊗ Light Pole
° Degrees	GM-Gas Meter	⊕ Power Pole
' Feet or Minutes	GT-Grease Trap	⊕ Sign
'' Inches or Seconds	IRF-Iron Rod Found	⊕ Sanitary Sewer
Sq. Square	MB-Mail Box	⊕ Water Valve
Fl. Feet	MSN-Monument Sign	⊕ Overhang
Vol. Volume	OE-Overhead Electric	
Pg. Page	TRA-Transformer	
	WM-Water Meter	
	WVL-Water Vault	
		--- ROW/Adjoining Boundary
		--- Boundary
		--- Easement
		--- Wooden Fence
		X Wire Fence
		□ Wrought Iron Fence

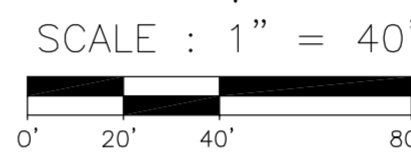
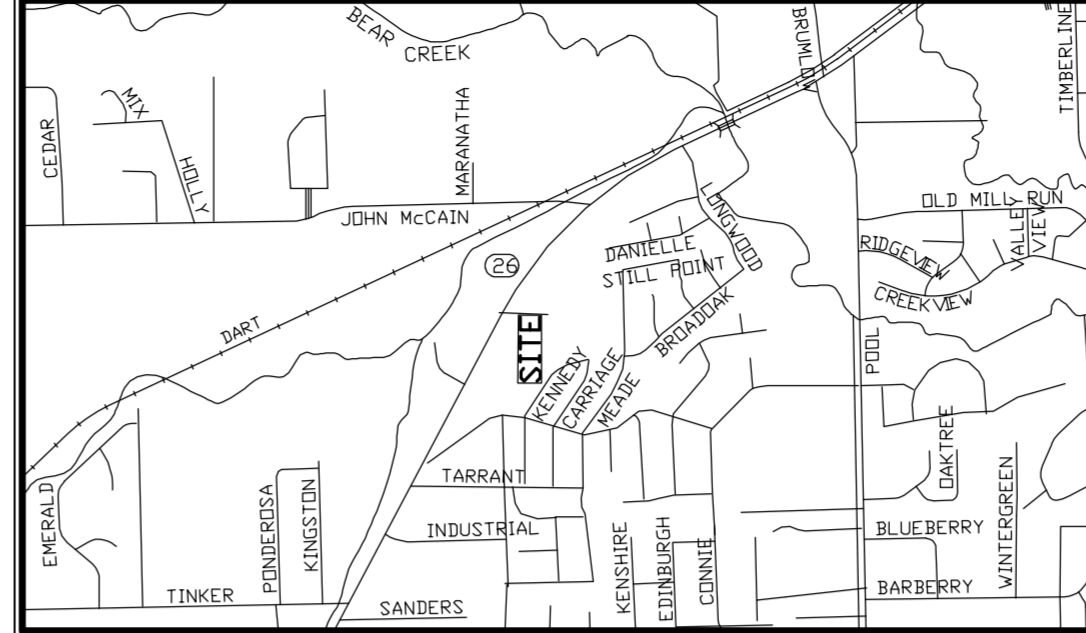
**ZONING INFORMATION**

The site is classified "CC-2" Shopping Center District  
Jurisdiction: City of Colleyville, Texas  
Building Set-Back Requirements  
Front-40 feet  
Side-15 feet  
Rear-10 feet  
Height and Floor Space Area Restrictions  
Maximum Building Height-2 Stories/35 feet  
Maximum Lot Coverage (Building)-60%  
Zoning information provided by The Planning & Zoning Resource Corporation, PZR Site No. 72516-3 dated December 23, 2013-Draft.

**Total Parking**

- 52 Regular Parking Spaces
- 2 Handicap Spaces
- 54 Total Spaces

**VICINITY MAP - NOT TO SCALE**



**MISCELLANEOUS NOTES**

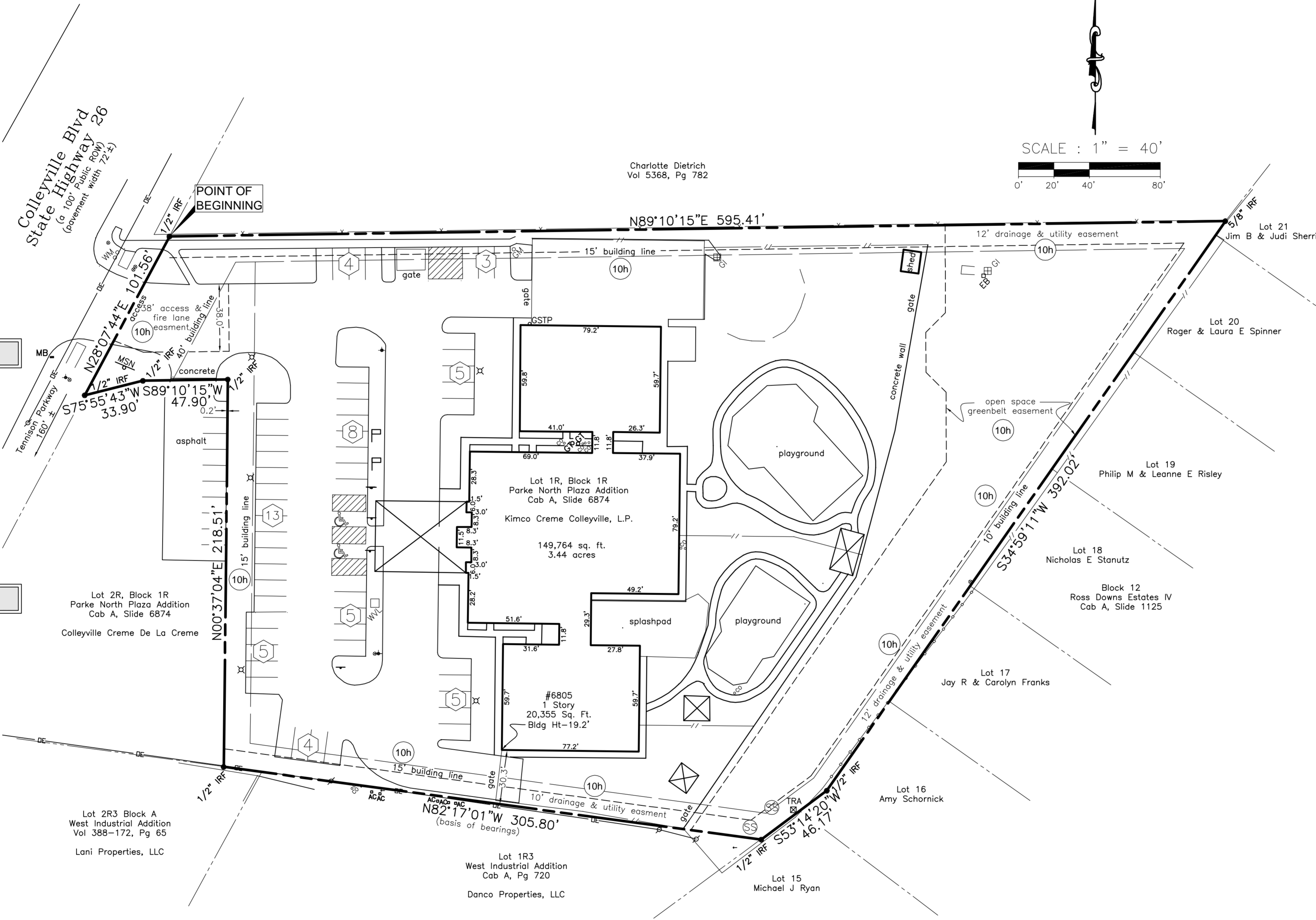
- MN1 Bearings are based on the southerly line of Lot 1R, Block 1R, Parke North Plaza, an Addition to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 6874, Deed Records of Tarrant County, Texas.
- MN2 Utilities shown herein are based on above ground observations only.
- MN3 At the time this survey was performed, no observable evidence of changes in street right-of-way lines, either completed or proposed and available from the controlling jurisdiction; street or sidewalk construction or repairs; location of cemeteries and burial grounds; earth moving, building construction or building additions or the site being used as a solid waste dump, sump or sanitary landfill were found; no wetlands have been delineated and no off-site easements or servitudes were shown on Title Commitment.
- MN4 The property has direct access and abuts to Colleyville Boulevard as shown.
- MN5 The address of "6805" was observed on the building as shown.
- MN6 Surveyor has Professional Liability Insurance in the amount of \$2,000,000 General Liability/\$1,000,000 Professional Liability.

**SIGNIFICANT OBSERVATIONS**

A None

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480950, MAP NUMBER 4843C0095K WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009 AND DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



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**RECORD DESCRIPTION**

BEING a tract of land situated in the City of Colleyville, Tarrant County, Texas, being Lot 1R, Block 1R, Parke North Plaza, an Addition to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 6874, Deed Records of Tarrant County, Texas, and being more particularly described as follows:  
BEGINNING at a 1/2 inch iron rod found in the easterly R.O.W. line of Colleyville Boulevard (State Highway No. 26) for the Northwest corner of tract being described, said point being the Northwest corner of said Lot 1R, Block 1R, Parke North Plaza and being a point in the South line of a tract of land as described in deed recorded in Volume 5368, Page 782, Deed Records, Tarrant County, Texas;  
THENCE North 89 degrees 10 minutes 15 seconds East 595.41 feet along the South line of said tract of land, as described in deed recorded in Volume 5368, Page 782, to a 5/8 inch iron rod found for the Northeast corner of tract being described;  
THENCE South 34 degrees 59 minutes 11 seconds West 392.02 feet to a capped iron rod found for corner, said point being an angle point located in Lot 16, Block 12 Ross Downs Estates IV, an addition to the City of Colleyville, Tarrant County, Texas according to plat recorded in Cabinet A, Slide 1125, Plat Records, Tarrant County, Texas;  
THENCE South 53 degrees 14 minutes 20 seconds West 46.17 feet along the westerly line of Lots 15 and 16, Block 12, Ross Downs Estates IV, to an addition to the City of Colleyville, Tarrant County, Texas, according to Plat recorded in Cabinet A, Slide 720, Plat Records, Tarrant County, Texas;  
THENCE North 82 degrees 17 minutes 01 second West 305.80 feet along the North line of said Lot 1R3 and Lot 2R, Block A, West Industrial Addition, to a 1/2 inch iron rod found for the Southeast corner of tract being described, said point also being the Southeast corner of Lot 2R, Block 1R, Parke North Plaza, an addition to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 6874, Deed Records of Tarrant County, Texas;  
THENCE North 0 degrees 37 minutes 04 seconds East 218.51 feet along the East line of said Lot 2R, Block 1R to a 1/2 inch iron rod found, said point being the Northeast corner of said Lot 2R, Block 1R;  
THENCE South 89 degrees 10 minutes 15 seconds West 47.90 feet along the North line of said Lot 2R, Block 1R to a 1/2 inch iron rod found;  
THENCE South 75 degrees 55 minutes 43 seconds West 33.90 feet along the North line of said Lot 2R, Block 1R to a 1/2 inch iron rod found, said point being in the Easterly R.O.W. line of said Colleyville Boulevard and being the Northwest corner of said Lot 2R, Block 1R;  
THENCE North 28 degrees 07 minutes 44 seconds East 101.56 feet along the Easterly R.O.W. line of said Colleyville Boulevard to the point of beginning and containing 149,714 square feet or 3.44 acres of land, more or less.  
Description AS-SURVEYED and as shown on Title Commitment by First American Title Insurance Company, Commitment No. NCS-643200-2, effective November 18, 2013.

**ALTA/ACSM LAND TITLE SURVEY**

**Creme de la Creme Project**  
B&C Project No. 201303039\_002  
6805 Colleyville Boulevard, Colleyville, TX

Based upon Title Commitment of No. NCS-643200-2 of First American Title Insurance Company bearing an effective date of November 18, 2013

**Surveyor's Certification**

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation, as Nominee for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, IN ITS CAPACITY AS TRUSTEE, FOR THE REGISTERED HOLDERS OF BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES, INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PWR12, its successors and/or assigns; TX14 Colleyville LLC, a Delaware limited liability company; First American Title Insurance Company and Bock & Clark corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 20a and 21 (in the amount of \$2,000,000 General Liability/\$1,000,000 Professional Liability) of Table A thereof. The field work was completed on December 26, 2013.

Larry G. Ferguson  
Registration No. 5632  
In the State of Texas  
Date of Survey: 02-25-2014  
Date of Last Revision: 02-12-2014  
Bock & Clark NSN Project No. 201303039-2



Survey Performed By:  
**LGF LAND SURVEYING, LLC**  
Accurate Reliable Responsive  
Firm# 10148100  
3044 Old Denton Road #111-230  
Carrollton, TX 75006  
Phone: 214-289-6804  
Fax: 972-212-7294  
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**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
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