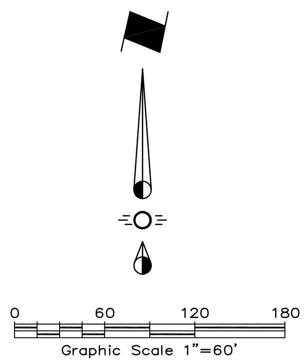

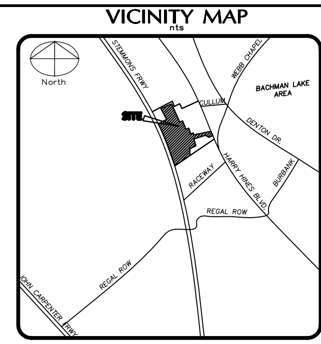

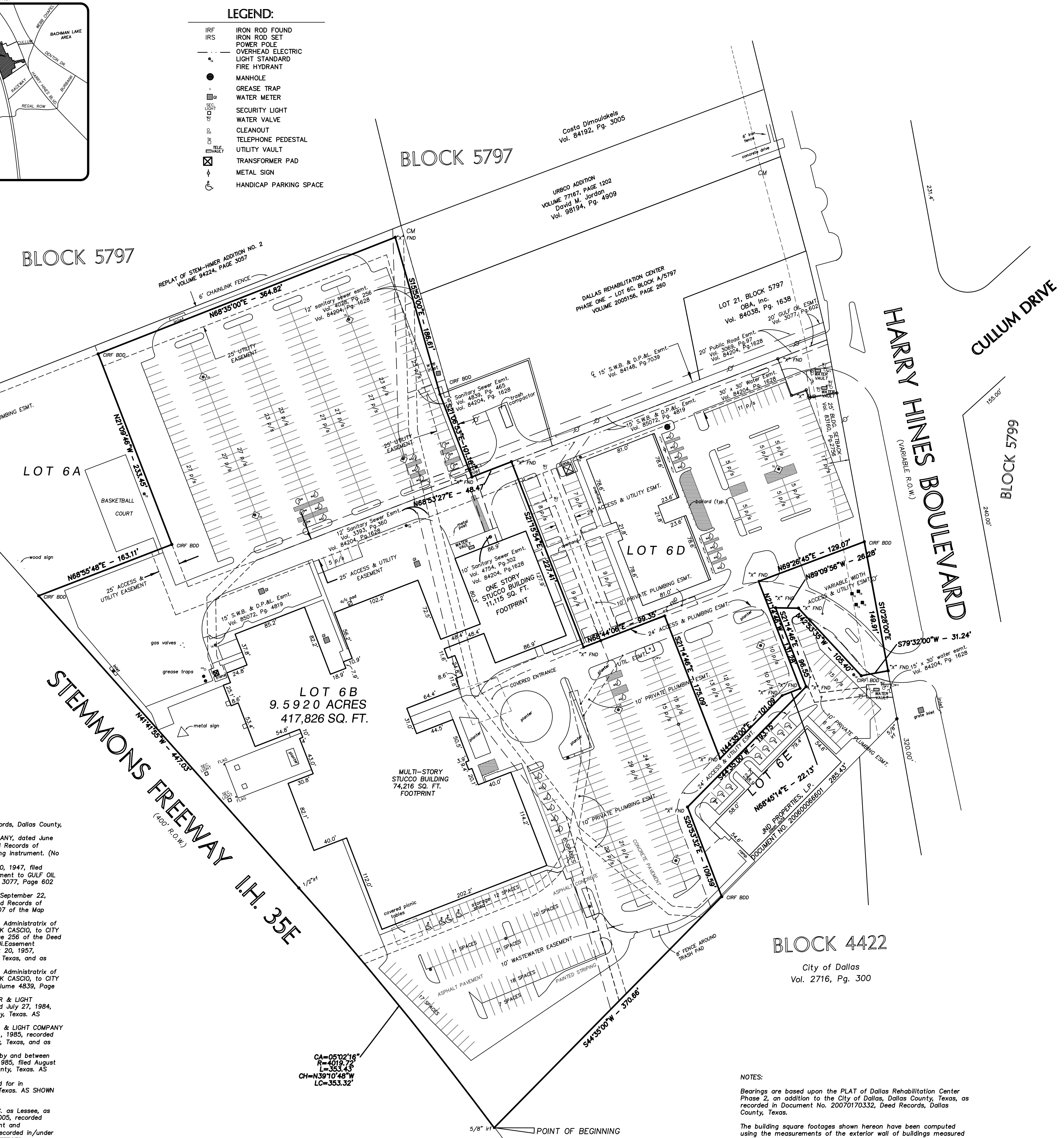

SURVEYOR'S CERTIFICATION

The undersigned Registered Professional Land Surveyor hereby certifies to DRI MEDICAL, LTD., Green River Management, L.L.C. and Lawyers Title Insurance Company, that (a) this plat of survey and the property descriptions set forth hereon are true and correct and prepared from an actual on–the–ground survey of the real property (the "Property") shown hereon; (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown hereon actually exist; (d) except as shown hereon; (i) there are no visible encroachments on the Property or protrusions therefrom, (ii) there are no visible easements or rights–of–way on the Property and (iii) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of visible improvements, if any, are correctly shown hereon, are all located within the boundaries of the Property and are set back from the Property boundary lines the distances indicated; (f) the distance from the nearest intersecting street or road is shown; (g) the Property has access to or from a public roadway; (h) all recorded easements shown in Title Commitment GF No. 1978002208 prepared by Fidelity National Title Insurance Company have been correctly located hereon; (i) the boundaries, dimensions and other details shown hereon are true and correct; (j) except as shown hereon, no portion of the Property is located in a "100–Year Flood Plain" as defined by FEMA's Flood Insurance Rate Map, Community–Panel No. 48113C0310 J, dated August 23, 2001; and (k) this plat of survey correctly represents the facts found at the time of the survey and this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a "Category 1A, Condition II Land Title Survey."

STATE OF TEXAS
REGISTERED
STANLEY RAY FELTS
4625
PROFESSIONAL
LAND SURVEYOR

Stanley Ray Felts, R.P.L.S.
Registration No. 4625

GF NO. 1978002208, Effective Date 8/04/08

The following matters from Title Commitment:

Restrictive Covenants per document filed in Volume 2003252, Page 5282, Deed Records, Dallas County, Texas, does Affect subject property.
10e. Easement executed by PAUL H. JAMISON, SR., et al, to TEXAS PIPE LINE COMPANY, dated June 26, 1942, filed July 2, 1943, recorded in/under Volume 2410, Page 619 of the Deed Records of DALLAS County, Texas. Cannot be accurately plotted by information given in recording instrument. (No physical evidence on site of pipeline entering or exiting property.)
10f. Easement executed by BURL GIBSON, et al, to THE PUBLIC, dated September 10, 1947, filed December 11, 1948, recorded in/under Volume 3069, Page 97; as affected by Easement to GULF OIL CORPORATION, dated December 10, 1948, filed January 5, 1949, recorded in Volume 3077, Page 602 of the Deed Records of DALLAS County, Texas. AS SHOWN ON SURVEY
10g. Easement executed by CHARLIE SMALLWOOD, NPH, to CITY OF DALLAS , dated September 22, 1950, filed October 16, 1950, recorded in/under Volume 3393, Page 360 of the Deed Records of DALLAS County, Texas, and as shown on plat recorded in Volume 170332, Page 2007 of the Map Records of DALLAS County, Texas. AS SHOWN ON SURVEY
10h. Easement executed by STELLA RACHEL SMALLWOOD CASCIO, Individually, and as Administratrix of the Estate of Charlie E. Smallwood, deceased, joined pro forma by my husband, NICK CASCIO, to CITY OF DALLAS, dated April 2, 1957, filed April 27, 1954, recorded in Volume 4028, Page 256 of the Deed Records of DALLAS County, Texas, and as shown on plat. AS SHOWN ON SURVEY 10i.Easement executed by S.A. WHITE, NPH, to CITY OF DALLAS, dated July 29, 1957, filed August 20, 1957, recorded in/under Volume 4754, Page 302 of the Deed Records of DALLAS County, Texas, and as shown on plat. AS SHOWN ON SURVEY
10j. Easement executed by STELLA RACHEL SMALLWOOD CASCIO, Individually, and as Administratrix of the Estate of Charlie E. Smallwood, deceased, joined pro forma by my husband, NICK CASCIO, to CITY OF DALLAS, dated December 30, 1957, filed February 3, 1958, recorded in/under Volume 4839, Page 465 of the Deed Records of DALLAS County, Texas. AS SHOWN ON SURVEY
10k. Easement executed by NATIONAL MEDICAL ENTERPRISES, INC., to DALLAS POWER & LIGHT COMPANY and SOUTHWESTERN BELL TELEPHONE COMPANY, dated June 21, 1984, filed July 27, 1984, recorded in/under Volume 84148, Page 7039 of the Deed Records of DALLAS County, Texas. AS SHOWN ON SURVEY
10l. Easement executed by NATIONAL MEDICAL ENTERPRISES, INC., to DALLAS POWER & LIGHT COMPANY and SOUTHWESTERN BELL TELEPHONE COMPANY, dated March 14, 1985, filed April 11, 1985, recorded in/under Volume 85072, Page 4819 of the Real Property Records of DALLAS County, Texas, and as shown on plat. AS SHOWN ON SURVEY
10m. Terms, conditions and stipulations contained in Easement Agreement executed by and between NME HOSPITALS, INC., and HEALTH CARE PROPERTY INVESTORS, INC., dated July 1, 1985, filed August 2, 1985, recorded in Volume 85151, Page 1324 of the Deed Records of DALLAS County, Texas. AS SHOWN ON SURVEY
10n. Twenty–five (25) building setback line, along the East property line, as provided for in Restrictions recorded in Volume 83160, Page 2756, Deed Records, DALLAS County, Texas. AS SHOWN ON SURVEY
10o. Terms, provisions and conditions of Lease Agreement by and between DRI MEDICAL, LTD. as Lessor and SALESMANSHIP CLUB YOUTH AND FAMILY CENTERS, INC. as Lessee, as evidenced by Memorandum of Lease, dated October 18, 2005, filed December 22, 2005, recorded in/under County Clerk's No. 200503637973; as affected by Subordination, Attornment and Non–Disturbance Agreement dated September 19, 2005, filed December 22, 2005, recorded in/under County Clerk's No. 200503637975 of the Deed Records of DALLAS County, Texas. AFFECTS
10p. All easements and right of way lines as shown on plat recorded in Document No. 20070170332, D.R.D.C.T.
10q. Terms, conditions and stipulations contained in Easement Agreement executed by and between DRI Medical, Ltd., and JND Properties, L.P., dated May 21, 2008, filed June 9, 2008, recorded in/under Instrument No. 20080188680 of the Real Property Records of DALLAS County, Texas. AFFECTS

NOTES:

Bearings are based upon the PLAT of Dallas Rehabilitation Center Phase 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Document No. 20070170332, Deed Records, Dallas County, Texas.

The building square footages shown hereon have been computed using the measurements of the exterior wall of buildings measured at ground level.

All easements and rights of way shown hereon are by the PLAT of Dallas Rehabilitation Center Phase 2, unless otherwise specified.

PROPERTY DESCRIPTION

BEING a tract of land situated in the D. Parker Survey, Abstract No. 1113, and being all of Lot 6B, Block A/5797, of Dallas Rehabilitation Center Phase 2, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Document No. 20070170332, Deed Records, Dallas County, Texas, said tract being conveyed to DRI Medical Ltd., by deed recorded in Volume 2003252, Page 5282, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner at the southwest corner of said Lot 6B, said conrer also being the beginning of a curve to the left having a central angle of 05°02'16", a radius of 4019.72 feet, and a chord which bears N39°10'48"W, 353.32 feet;

THENCE along said curve to the left an arc distance of 353.43 feet to a 1/2" iron rod found for corner;

THENCE N41°41'55"W, a distance of 447.03 feet to a capped iron rod found for corner at the northwest corner of said Lot 6B and the soutwest corner of Lot 6A of the aforementioned Dallas Rehabilitation Center Phase 2 Additiion;

THENCE along the common line of said Lot 6B and Lot 6A the following:

N68°55'48"E, 163.11 feet to a capped iron rod found for corner;

N21°09'46"W, 233.45 feet to a capped iron found for corner;

N68°35'00"E, 364.82 feet to an "x" found for corner;

S15°55'00"E, 186.61 feet to a capped iron rod found for corner at the intersection of the aforementioned Lot 6B, 6A and Lot 6D of the aforementioned Dallas Rehabilitation Center Addition;

THENCE along the common line of said Lot 6B and Lot 6D the following:

S21°06'53"E, 101.18 feet to an "x" found for corner;

N68°53'27"E, 48.47 feet to an "x" found for corner;

S21°15'54"E, 227.41 feet to an "x" found for corner;

N68°44'06"E, 99.35 feet to an "x" found for corner;

S21°14'46"E, 175.09 feet to an "x" found for corner;

N44°35'00"E, 101.09 feet to an "x" found for corner;

N68°45'14"E, 22.13 feet to an "x" found for corner;

N21°14'46"W, 131.28 feet to an "x" found for corner;

N69°26'45"E, 129.07 feet to a capped iron rod found for corner in the west line of Harry Hines Boulevard (variable width R.O.W.);

THENCE S10°28'00"E, along said west line, a distance of 149.91 feet to an "x" found for corner at the north corner of said Lot 6B and Lot 6E of the aforementioned Dallas Rehabilitation Center Addition;

THENCE, departing said west line of Harry Hines Boulevard and along the common line of said Lot 6B and said Lot 6E the following;

S79°32'00"W, 31.24 feet to a capped iron rod found for corner;

N42°53'35"W, 105.40 feet to an "x" found for corner;

N89°09'56"W, 26.28 feet to an "x" found for corner;

S21°14'46"E, 96.55 feet to an "x" found for corner;

S44°35'00"W, 193.15 feet to an "x" found for corner;

S20°53'32"E, 109.59 feet to a capped iron rod found for corner at the common south corner of said Lot 6B and Lot 6E;

THENCE S44°35'00"W, along the south line of said Lot 6B, a distance of 370.66 feet to the POINT OF BEGINNING and containing 417,826 square feet, or 9.5920 acres of land, more or less.

revised 10/1/08

AS-BUILT SURVEY

9713 HARRY HINES BOULEVARD
LOT 6B, BLOCK A/5797
DALLAS, TEXAS

BROCKETTE · DAVIS · DRAKE , inc.
consulting engineers
Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas,Texas 75204
(214)824–3647, fax (214) 824–7064

CHECKED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SF	JL	9/16/08	1"=60'	TC	C08128AB	C03330