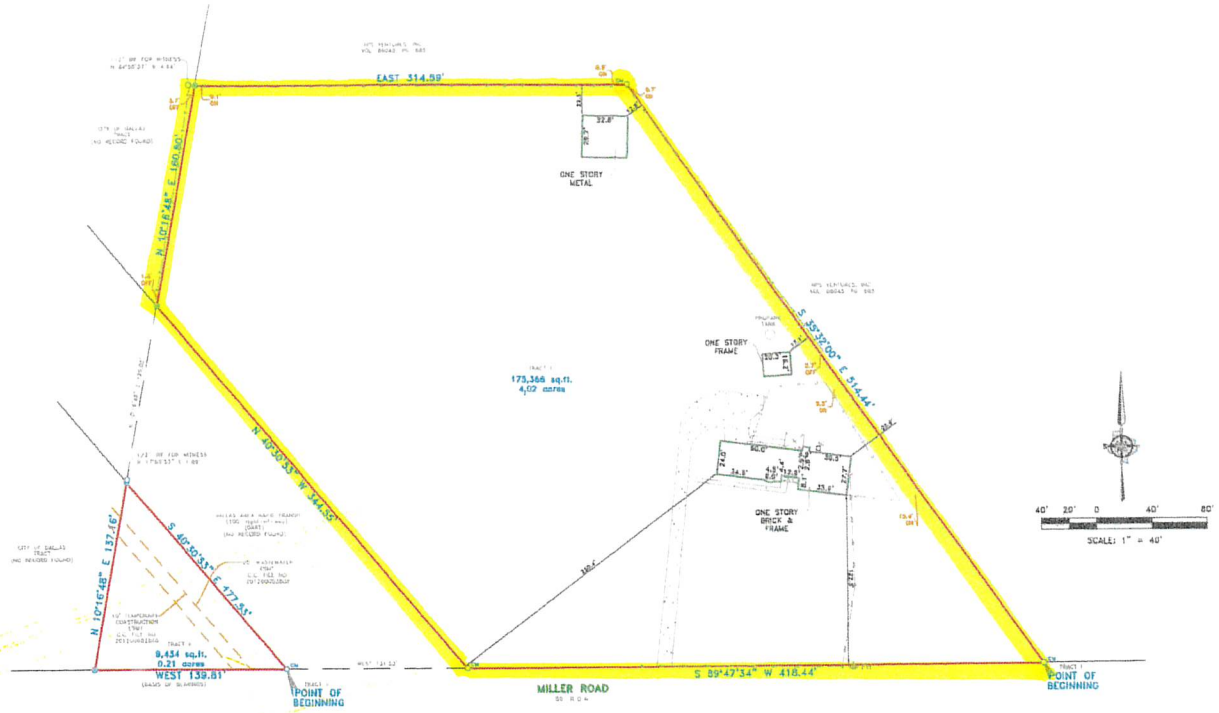
For Reference Only



6917 Miller Road

TRACT I

Being a 4.02 acre tract of land being situated in the J. Hobbs Survey, Abstract Number 571, Dallas County, Texas, same being that tract of land conveyed to Charles Wayne Camp and wife, Ona Kay Camp, by deed recorded in Volume 91235, Page 4509, Deed Records, Dallas County, Texas (Tract A and B), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to RPS Ventures, Inc., by deed recorded in Volume 86045, Page 665, Deed Records, Dallas County, Texas and being along the North line of Miller Road (80 foot right-of-way);

THENCE South 89 degrees 47 minutes 34 seconds West, along the North line of said Miller Road, a distance of 418.44 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Dallas Area Rapid Transit (100 foot right-of-way) (DART)(no record found);

THENCE North 40 degrees 30 minutes 53 seconds West, along the Northeast line of said DART tract, a distance of 344.55 feet to a 1/2 inch iron rod set for corner, said corner being on the Southeast line of City of Dallas tract (no record found);

THENCE North 10 degrees 16 minutes 48 seconds East, along the Southeast line a distance of 180.80 feet to a 1/2 inch iron rod set for corner, said corner being the most Northerly Southwest corner of said RPS Ventures, Inc., tract, from which a 1/2 inch iron rod bears North 84 degrees 58 minutes 57 seconds West, a distance of 4.94 feet for witness;

THENCE East, along the most Northerly South line of said RPS Ventures, Inc., a distance of 314.59 feet to a 5/8 inch iron rod found for corner;

THENCE South 35 degrees 32 minutes 00 seconds East, along the most Easterly West line of said RPS Ventures, Inc., a distance of 314.44 feet to the POINT OF BEGINNING and containing 175,366 square feet or 4.02 acres of land.

TRACT II

Being a 0.21 acre tract of land being situated int he J. Hobbs Survey, Abstract Number 571, Dallas County, Texas, same being that tract of land conveyed to Charles Wayne Camp and wife, Ona Kay Camp, by deed recorded in Volume 91235, Page 4509, Deed Records, Dallas County, Texas (Tract C), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the North line of Miller Road (80 foot right-of-way) and being Southwest corner of the Dallas Area Rapid Transit (100 foot right-of-way)(DART)(no record found);

THENCE West, along the North line of said Miller Road, a distance of 139.81 feet to a concrete monument found for corner, said corner being along the East line of the City of Dallas Tract, (no record found);

THENCE North 10 degrees 16 minutes 48 seconds East, along the East line of said City of Dallas tract, a distance of 137.16 feet to a 1/2 inch iron rod set for corner, said corner being along the Southwest line of said Dart tract, from which a 1/2 inch iron rod found bears North 17 degrees 55 minutes 53 seconds East, a distance of 1.89 feet for witness;

THENCE South 40 degrees 30 minutes 53 seconds East, along the Southwest line of said Dart tract, a distance of 177.53 feet to the POINT OF BEGINNING and containing 9,434 square feet or 0.21 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Thomas W. Mauk hereby certifies to Dave Hall and Allegiance Title, in connection with the transaction described in G.F. 1446478-100H that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of October, 2014

Thomas W. Mauk
Registered Professional Land Surveyor No. 5119

NOTES:
1.) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

2.) BEARINGS ARE BASED UPON DEED RECORDED IN VOLUME 91235, PG. 4509.

Allegiance Title Company

NOTE: According to the F.I.R.M. in Map No. 48085C0590 J this property does lie in Zone X and does not lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE DATE MONTH DAY

REVISIONS		
DATE	BY	NOTES

LEGEND

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10165800
www.cbgsurvey.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40"	10/21/14	1412124	1446478-100H	BN

~~4.23 ACRES~~

J. HOBBS SURVEY, ABSTRACT NO. 571

DALLAS COUNTY, TEXAS

6917 MILLER ROAD