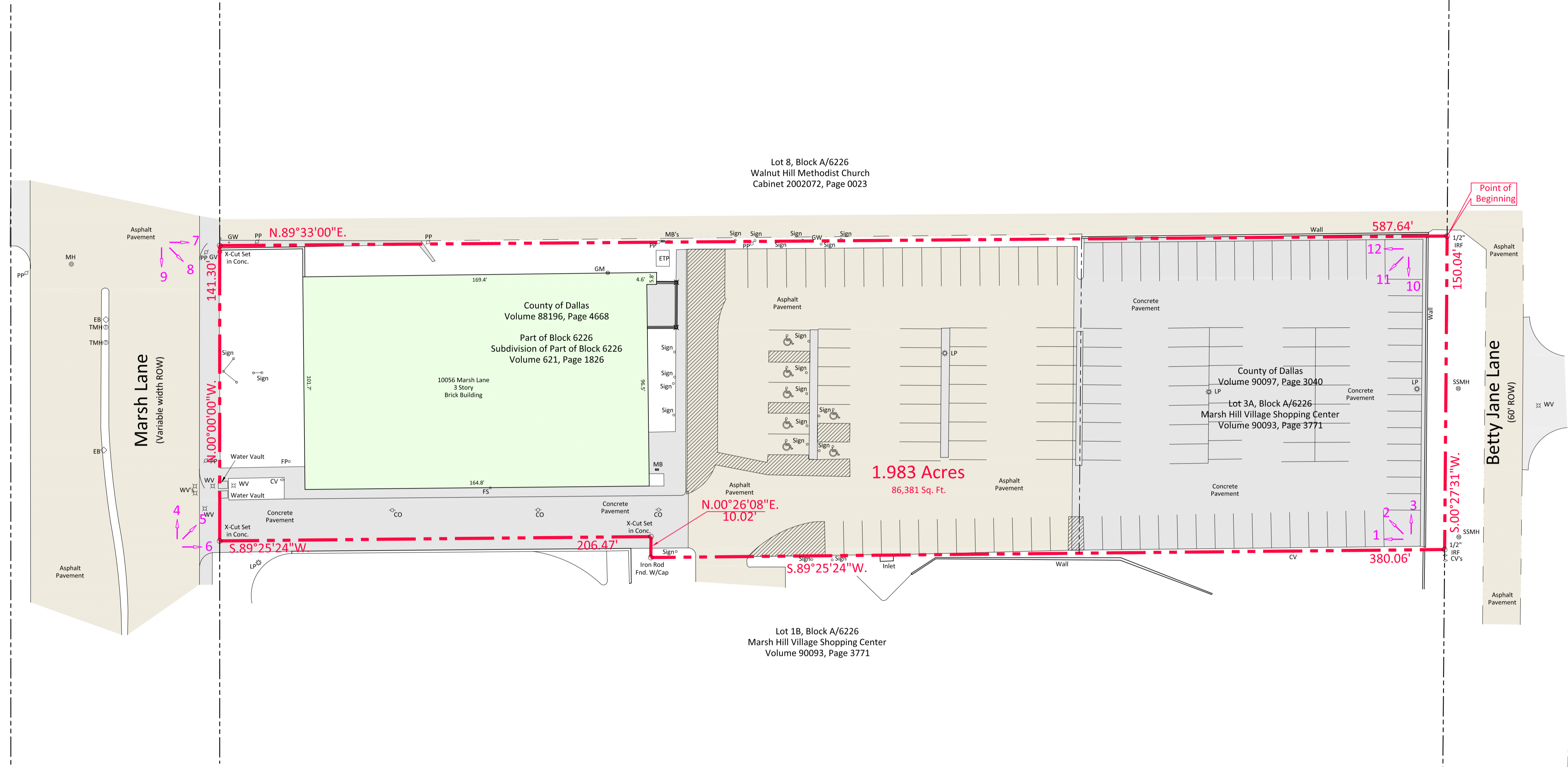


LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
PP	Power Pole
GW	Guy Wire
FH	Fire Hydrant
WV	Water Valve
WM	Water Meter
SSMH	Sanitary Sewer Manhole
LP	Light Pole
GM	Gas Meter
TV	Cable TV
TP	Telephone Pedestal
TSB	Traffic Signal Box
SP	Signal Pole
CV	Control Valve
CO	Cleanout
DRDCT	Deed Records Dallas County, Texas
PRDCT	Plat Records Dallas County, Texas
RPRDCT	Real Property Records Dallas County, Texas
OPRDCT	Official Public Records Dallas County, Texas



PROPERTY DESCRIPTION

BEING a 1.983 acre tract of land situated in the Benjamin Merrell Survey Abstract No. 933, City of Dallas, Dallas County, Texas and being a portion of the land described in a deed to the County of Dallas recorded in Volume 88196, Page 4668, Deed Records Dallas County, Texas (DRDCT) and all of Lot 3A, Block A/6226 of Marsh Hill Village Shopping Center an addition to the City of Dallas according to the plat recorded in Volume 90093, Page 3771 (DRDCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of Betty Jane Lane a 60 feet wide right of way, being the northeast corner of said Lot 3A and the southeast corner of Lot 8, Block A/6226 of Walnut Hill Methodist Church an addition to the City of Dallas according to the plat recorded in Volume 2002072, Page 23, Plat Records Dallas County, Texas (PRDCT);

THENCE along the west line of said Betty Jane Lane, SOUTH 00°27'31" WEST a distance of 150.04 feet to a 1/2 inch iron rod found for corner at the southwest corner of said Lot 3A;

THENCE along the south line of said Lot 3A, SOUTH 89°25'24" WEST a distance of 380.06 feet to an iron rod found with cap for corner;

THENCE NORTH 00°26'08" EAST a distance of 10.02 feet to an x-cut in concrete set for corner;

THENCE SOUTH 89°25'24" WEST a distance of 206.47 feet to an x-cut in concrete set for corner in the east line of Marsh Lane a variable width right of way;

THENCE along the west line of said Marsh Lane, NORTH 00°00'00" WEST a distance of 141.30 feet to an x-cut in concrete set for corner at the southwest corner of said Lot 8;

THENCE along the south line of said Lot 8, NORTH 89°33'00" EAST a distance of 587.64 feet to the POINT OF BEGINNING;

CONTAINING 1.983 acres or 86,381 square feet of land more or less.

Surveyor's Certification

To:

I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that an on the ground survey of the property shown was made under my supervision and that this map correctly represents the facts found at the time of survey and that this survey conforms to the current Minimum Standard Detail Requirements for a Category 1A, Condition II, Land Title Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas" 2006 Revised Eleventh Edition prepared by the Texas Society of Professional Surveyors.

Dated the ____ day of _____.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

CURRENT TITLE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY; THEREFORE, IT IS POSSIBLE THAT ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.



GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the plat of Marsh Hill Village Shopping Center recorded in Volume 90093, Page 3771, Plat Records Dallas County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48113C0190K, dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

LAND TITLE SURVEY
1.983 ACRES

BENJAMIN MERRELL SURVEY ABSTRACT NO. 933
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Client: CBRE
2100 MCKINNEY AVE., SUITE 700
DALLAS, TEXAS 75201 214-979-6333

Scale: 1" = 30'	Checked By: A.J. Bedford
Date: 04-27-16	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: CBRE 10056 Marsh 5-27-16
Drawn By: Spradling/Elam	Job No. 186-045
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Sheet: 1
Of: 1

Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200