

VICINITY MAP  
N.T.S.

**FIELDNOTE DESCRIPTION OF**

A 1,433 ACRE TRACT OF LAND OUT OF AND PART OF THE JAMES SMITH SURVEY NO. 200, SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 72,243 ACRE TRACT CONVEYED TO 740/3097 LIMITED PARTNERSHIP BY DEEDS OF RECORD IN VOLUME 620, PAGE 69; VOLUME 620, PAGE 73; VOLUME 620, PAGE 77; VOLUME 620, PAGE 81; AND VOLUME 620, PAGE 85 OF THE ROCKWALL COUNTY DEED RECORDS, SAID 1,433 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1 1/4 INCH IRON PIPE FOUND IN THE EASTERLY LINE OF INTERSTATE HIGHWAY NO. 30, FOR THE NORTHERNMOST CORNER OF THE REMAINDER OF SAID 72,243 ACRES, SAME BEING THE NORTHWESTERLY CORNER OF LOT 1 BLOCK A TRIBBEY ADDITION, A SUBDIVISION OF RECORD IN CABINET C, PAGE 117 OF THE ROCKWALL COUNTY DEED RECORDS, FOR THE NORTHERNMOST CORNER HEREOF;

THENCE, S44°06'41"E, ALONG THE NORTHEASTERLY LINE OF THE REMAINDER OF SAID 72,243 ACRES, SAME BEING THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 306.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER HEREOF, AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 1 BEARS S44°06'41"E, A DISTANCE OF 469.79 FEET;

THENCE, LEAVING THE SOUTHWESTERLY LINE OF SAID LOT 1, OVER AND ACROSS THE REMAINDER OF SAID 72,243 ACRES, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

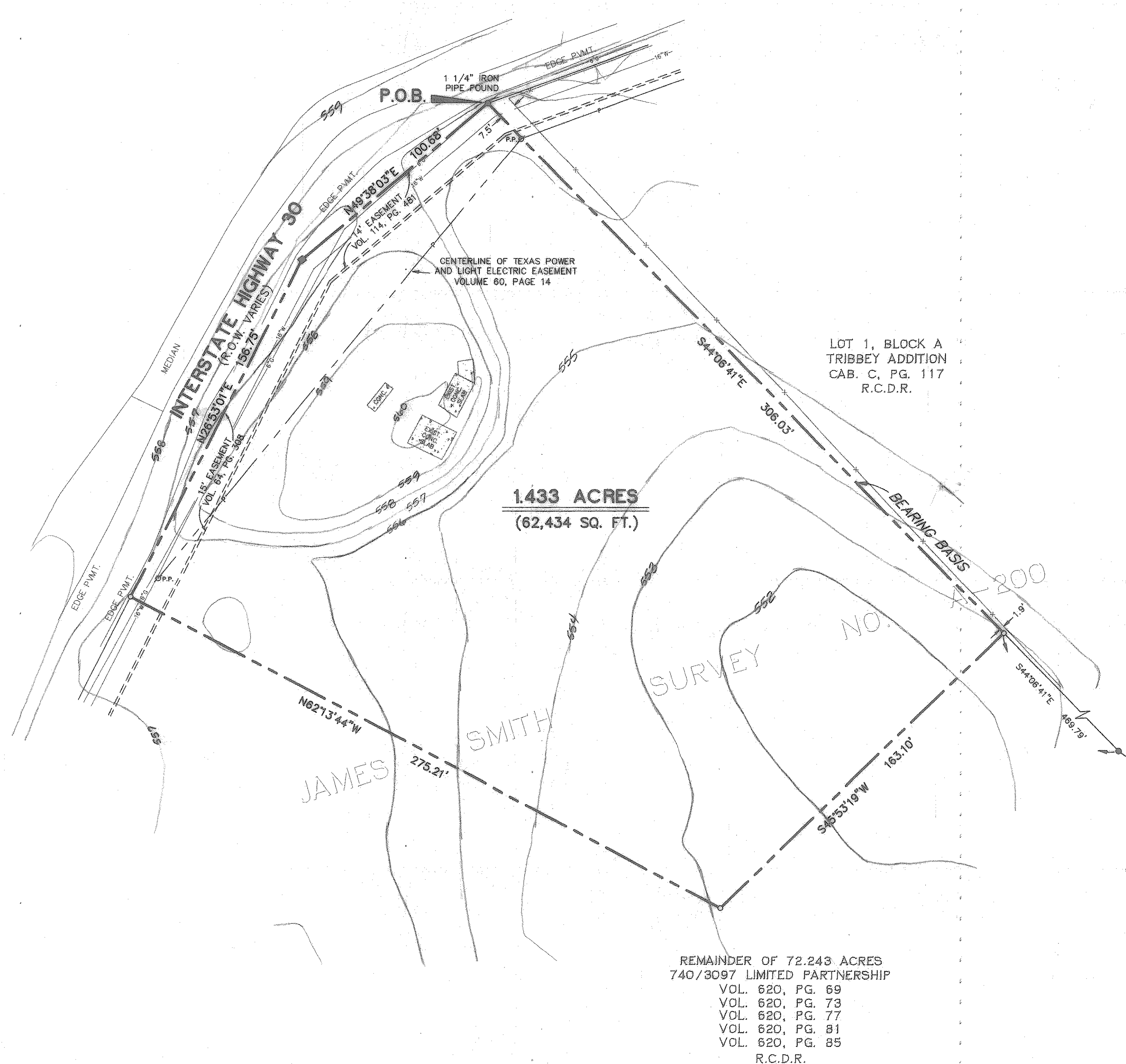
- 1) S45°53'19"W, A DISTANCE OF 163.10 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHERNMOST CORNER HEREOF;
- 2) N62°13'44"W, A DISTANCE OF 275.21 FEET TO A 1/2 INCH IRON ROD SET IN THE EASTERLY LINE OF INTERSTATE HIGHWAY NO. 30, SAME BEING THE NORTHWESTERLY LINE OF THE REMAINDER OF SAID 72,243 ACRES, FOR THE WESTERNMOST CORNER HEREOF;

THENCE, ALONG THE EASTERLY LINE OF INTERSTATE HIGHWAY NO. 30, SAME BEING THE NORTHWESTERLY LINE OF THE REMAINDER OF SAID 72,243 ACRES, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N28°53'01"E, A DISTANCE OF 156.75 FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT;
- 2) N49°38'03"E, A DISTANCE OF 100.68 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,433 ACRES OF LAND, MORE OR LESS WITHIN THESE METES AND BOUNDS.

**GENERAL NOTES:**

- 1) ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL OR EMBOSSED SEAL WILL BE CONSIDERED A "VALID" COPY. BURY & PITTMAN WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) THE BEARING BASIS OF THE SURVEY SHOWN HEREON, IS THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO 740/3097 LIMITED PARTNERSHIP BY DEEDS OF RECORD IN VOLUME 620, PAGE 69; VOLUME 620, PAGE 73; VOLUME 620, PAGE 77; VOLUME 620, PAGE 81; AND VOLUME 620, PAGE 85 AS FOUND MONUMENTED ON THE GROUND AT THE TIME OF THIS SURVEY.
- 4) ACCORDANCE WITH STANDARDS AND SPECIFICATIONS SET FORTH IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE THE PROBABLE ERROR IN SQUARE FEET FOR THE SIZE OF THIS TRACT OF LAND SURVEYED UNDER CATEGORY 1A, CONDITION II SPECIFICATIONS IS PLUS OR MINUS 6 SQUARE FEET.
- 5) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON, AND IS IDENTIFIED AS BURY & PITTMAN FIELDNOTE FILE NO. F. N. NO. D94-003(PTR).

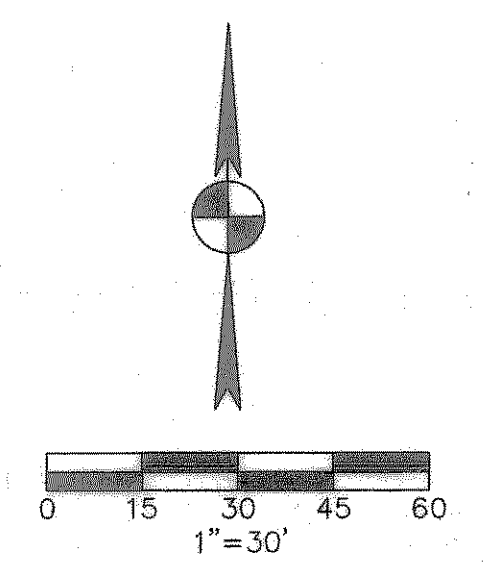


1,433 ACRES  
(62,434 SQ. FT.)

REMAINDER OF 72,243 ACRES  
740/3097 LIMITED PARTNERSHIP  
VOL. 620, PG. 69  
VOL. 620, PG. 73  
VOL. 620, PG. 77  
VOL. 620, PG. 81  
VOL. 620, PG. 85  
R.C.D.R.

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET
  - CONCRETE MONUMENT FOUND
- P.O.B. POINT OF BEGINNING  
R.C.D.R. ROCKWALL COUNTY DEED RECORDS



**TITLE COMMITMENT NOTE:**

THE SURVEY SHOWN HEREON, WAS PREPARED IN CONJUNCTION WITH SAFECO LAND TITLE OF DALLAS TITLE COMMITMENT G.F. NO. D094-175366, EFFECTIVE DATE SEPTEMBER 06, 1994, AND IS SUBJECT TO THE STATE OF FACTS CONTAINED THEREIN, AND RELISTED BELOW:

**SCHEDULE "B"**

- 1) RESTRICTIVE COVENANTS VOL. 606, PG. 221 — SUBJECT TO. VOL. 859, PG. 98 — SUBJECT TO.
- 9a) EASEMENT TO TEXAS POWER AND LIGHT COMPANY VOL. 33, PG. 442 — UNABLE TO LOCATE.
- 9b) EASEMENT TO TEXAS POWER AND LIGHT COMPANY VOL. 60, PG. 14 — SUBJECT TO, AS SHOWN.
- 9c) EASEMENT GRANTED TO RCH WATER SUPPLY CORP. VOL. 64, PG. 308 — SUBJECT TO, AS SHOWN.
- 9d) EASEMENT GRANTED TO CITY OF ROCKWALL VOL. 114, PG. 481 — SUBJECT TO, AS SHOWN.

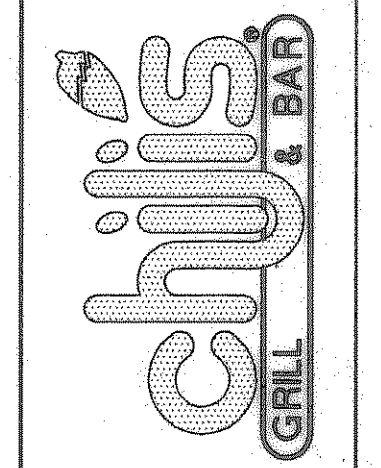
**CERTIFICATION:**

THE UNDERSIGNED HEREBY CERTIFIES TO BRINKER TEXAS, L.P.; CITICORP LEASING CORP., INC. AS AGENT FOR PACIFIC INDUSTRIAL PROPERTIES HOLDINGS, INC.; 740/3097 LIMITED PARTNERSHIP; SAFECO LAND TITLE OF DALLAS; AND CHICAGO TITLE INSURANCE COMPANY THAT A SURVEY WAS MADE ON THE GROUND DURING AUGUST, 1994, UNDER THE UNDERSIGNED'S SUPERVISION AND THIS PLAT CORRECTLY SHOWS, ON THE BASIS OF A FIELD SURVEY AND THE FIELD NOTES OF SAID SURVEY: (I) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE HEREIN DESCRIBED LAND (INCLUDING THE POSITION OF THE POINT OF BEGINNING) AND THE BOUNDARY LINES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON, (II) CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES, IMPROVEMENTS, AND OTHER VISIBLE ITEMS ON THE LAND AND THE RELATION OF ALL SUCH BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS TO THE PROPERTY LINES OF THE LAND; (III) SHOWS THAT THE LAND IS NOT LOCATED IN A FLOOD PLAIN, FLOOD-PRONE AREA OR FLOOD HAZARDOUS AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #88047 0005 G AND (IV) CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, DRIVEWAYS OR OTHER CUTS ON THE CURBS ALONG ANY STREET UPON WHICH THE LAND ABUTS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE LAND ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED); AND EXCEPT AS CLEARLY SHOWN AND IDENTIFIED AS SUCH, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS AND, EXCEPT AS CLEARLY SHOWN AND IDENTIFIED AS SUCH, THERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, DRAINAGE DITCHES, POWER LINES, ROADWAYS OR PARTY WALLS, AND, EXCEPT AS CLEARLY SHOWN AND IDENTIFIED AS SUCH, THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS AND, EXCEPT AS CLEARLY SHOWN AND IDENTIFIED AS SUCH, THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; AND SUBJECT PROPERTY ADJOINS AND ABUTS A PUBLICLY DEDICATED ROAD AND THAT ALL BUILDING SET BACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON. THE SURVEY REFLECTS BOUNDARY LINES OF THE HEREIN DESCRIBED LAND WHICH "CLOSE" BY ENGINEERING CALCULATIONS, WITH MONUMENTS PLACED AT ALL MAJOR CORNERS OF THE PROPERTY, UNLESS MARKED OR REFERENCED BY AN EXISTING MONUMENT OR WITNESS TO THE CORNER, AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN.

John T. Blunoski  
DATE 10/31/94  
JOHN T. BLUNOSKI, RPLS  
TEXAS REGISTRATION NUMBER 4998  
BURY & PITTMAN, INC.  
3345 BEE CAVES ROAD #200  
AUSTIN, TEXAS 78746

**TITLE SURVEY**

OF A 1,433 ACRE TRACT OF LAND OUT OF THE JAMES SMITH SURVEY NO. A-200 SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF THAT 72,243 ACRE TRACT OF RECORD IN VOL. 620, PG. 69; VOL. 620, PG. 73; VOL. 620, PG. 77; AND VOL. 620, PG. 85 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.



Scale: 1"=30'  
Date: 10/27/94  
Disk:  
Drawn by: P.T.R.  
Xref: NONE  
File: H:\3002\05\002051.DWG  
Approved by: J.T.B.  
Project No.: 3002-05-00

SHEET  
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NO.	REVISION	BY	DATE

**Bury & Pittman**  
Consulting Engineers and Surveyors  
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