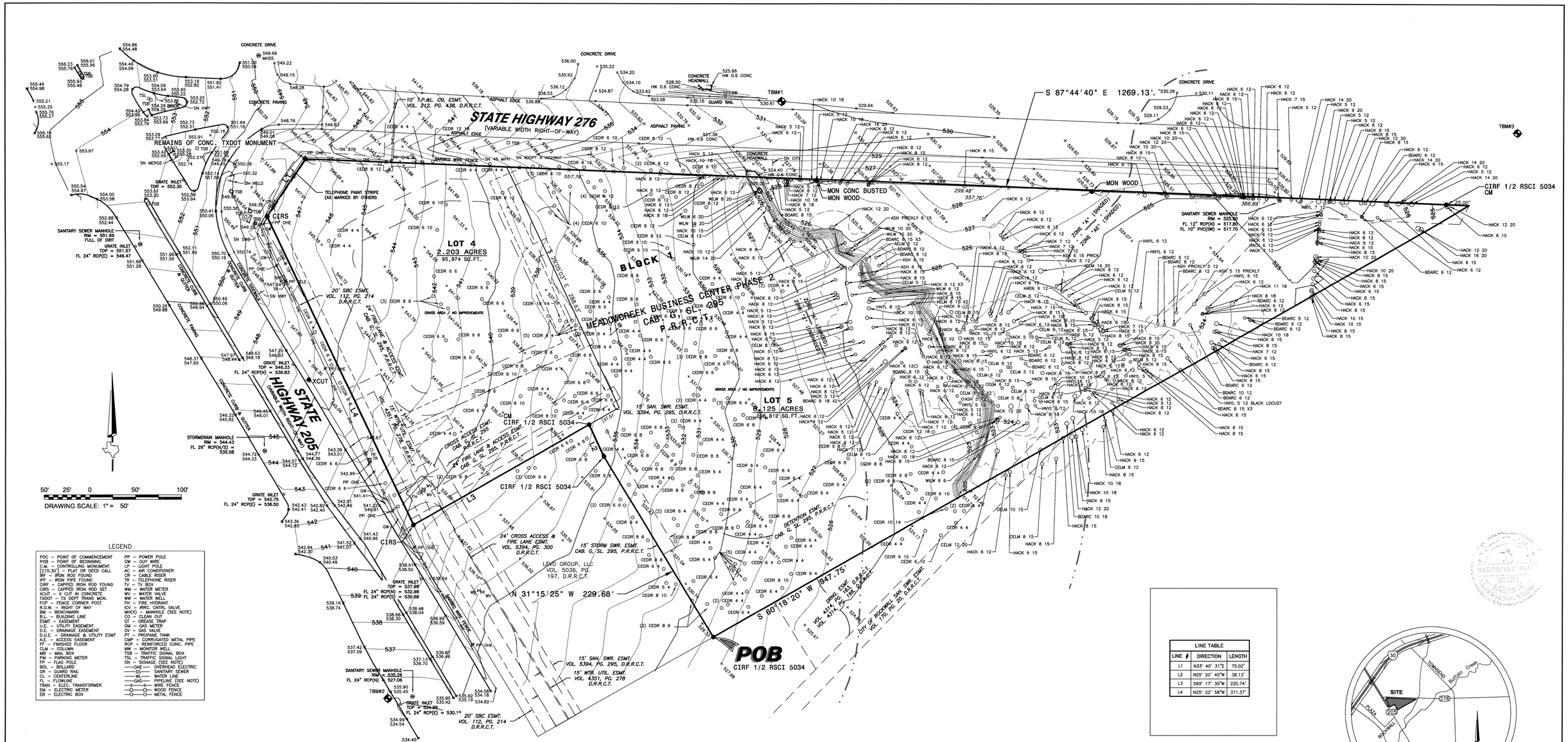


LEGEND

POC – POINT OF COMMENCEMENT	PP – POWER POLE
POB – POINT OF BEGINNING	GW – GUY WIRE
C.M. – CONTROLLING MONUMENT	LP – LIGHT POLE
[215.30"] – PLAT OR DEED CALL	AC – AIR CONDITIONER
IRF – IRON ROD FOUND	CR – CABLE RISER
IPF – IRON PIPE FOUND	TR – TELEPHONE RISER
CIRF – CAPPED IRON ROD FOUND	TV – TV BOX
CIRS – CAPPED IRON ROD SET	WM – WATER METER
XCUT – X CUT IN CONCRETE	WV – WATER VALVE
TXDOT – TX DEPT TRANS MON.	WW – WATER WELL
FCP – FENCE CORNER POST	FH – FIRE HYDRANT
R.O.W. – RIGHT OF WAY	ICV – IRRG. CNTRL VALVE
BM – BENCHMARK	MH(X) – MANHOLE (SEE NOTE)
B.L. – BUILDING LINE	CO – CLEAN OUT
ESMT – EASEMENT	GT – GREASE TRAP
U.E. – UTILITY EASEMENT	GM – GAS METER
D.E. – DRAINAGE EASEMENT	GV – GAS VALVE
D.U.E. – DRAINAGE & UTILITY ESMT	PT – PROPANE TANK
A.E. – ACCESS EASEMENT	CMP – CORRUGATED METAL PIPE
FF – FINISHED FLOOR	RCP – REINFORCED CONC. PIPE
CLM – COLUMN	MW – MONITOR WELL
MB – MAIL BOX	TSB – TRAFFIC SIGNAL BOX
PM – PARKING METER	TSL – TRAFFIC SIGNAL LIGHT
FP – FLAG POLE	SN – SIGNAGE (SEE NOTE)
BOL – BOLLARD	—OHE— OVERHEAD ELECTRIC
GR – GUARD RAIL	—SS— SANITARY SEWER
CL – CENTERLINE	—WL— WATER LINE
FL – FLOWLINE	—GAS— PIPELINE (SEE NOTE)
TRAN – ELEC. TRANSFORMER	—X—X— WIRE FENCE
EM – ELECTRIC METER	—O—O— WOOD FENCE
EB – ELECTRIC BOX	—O—O— METAL FENCE

Surveyor's Notes:

1. Basis of Bearing this survey is the NAD 83 State Plane Coordinate System - Texas North Central Zone # 4202 US feet.

2. Vertical datum, contour information and spot elevations shown are referenced to the City of Rockwall Geodetic Network. Control points used to establish datum are: R002 & R019.

BM#1
City of Rockwall Monument R002, located at the Northeast intersection of FM 549 & the North service road of I-30. Elev. = 609.394'

BM#2
City of Rockwall Monument 019, located at the Northwest intersection of Silver View & Diamond Way. Elev. = 600.687'

TBM#1
An Xcut in concrete, located on the North side of State Highway 276, approximately 735' East of the intersection of State Highway 276 and State Highway 205. Elev. = 530.26'

TBM#2
An Xcut in concrete, located on the Southwest side of State Highway 205, approximately 726' Southeast of the intersection of State Highway 276 and State Highway 205. Elev. = 535.92'

TBM#3
A Xcut/Box cut on the Easterly end of a concrete headwall, approximately 1,500 feet East of the intersection of State Highway 276 and State Highway 205. Elev. = 528.68'

4. All 'CIRS' are a 5/8-inch capped iron rod with plastic cap marked "BHB INC" unless otherwise noted.

5. Underground utility locations are a combination of visible evidence observed by the surveyor during field visits, utility maps obtained from the City, and underground utility locator (DIGGTESS) markers in place during time of survey. BHB provides no warranty as to location or the extent of underground utilities for this site.

TREE LEGEND

AELM – AMERICAN ELM	
ASH – ASH	
BDARC – BOIS D' ARC	
BOAK – BURR OAK	
BJOAK – BLACK OAK	
BRCH – BIRCH	
CATP – CATALPA	
CEDR – MOUNTAIN CEDAR	
CELM – CEDAR ELM	
CHNBRY – CHINA BERRY	
CRPM – CRAPE MYRTLE	
CTTNW – COTTONWOOD	
CYPRS – BALD CYPRESS	
DOGW – DOGWOOD	
HACK – HACKBERRY	
HNYL – HONEY LOCUST	
LOAK – LIVE OAK	
MAGN – MAGNOLIA	
MAPL – MAPLE	
MESQ – MESQUITE	
MULB – MULBERRY	
PCAN – PECAN	
PEAR – BRADFORD PEAR	
PINE – PINE (GENERIC)	
PIST – CHINESE PISTACHE	
POAK – POST OAK	
POPL – POPLAR (GENERIC)	
REDB – REDBUD	
ROAK – RED OAK	
SWTGM – SWEETGUM	
TL – TREE LINE	
WALN – WALNUT	
WILW – WILLOW	
WOAK – WHITE OAK	

TREE SYMBOL LEGEND

DIAMETER OF TRUNK
@ BREAST HEIGHT IN INCHES
TREE TYPE (COMMON NAME) — ROAK 8 12
RADIUS OF DRIP LINE IN FEET

LEGAL DESCRIPTION
LOT 4 & 5, BLOCK 1
MEADOWCREEK BUSINESS CENTER - PHASE 2
8.328 ACRES
ROCKWALL COUNTY, TEXAS

BEING all of Lots 4 & 5, Block 1, Meadowcreek Business Center Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide S, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod (stamped "RSCI 5034") found for the most Southerly South corner of Said Lot 5;

THENCE North 31°15'25" West, with the West line of said Lot 5, a distance of 229.68 feet to a 1/2-inch capped iron rod (stamped "RSCI 5034") found for corner;

THENCE North 25°20'45" West, continuing with said West line, a distance of 38.13 feet to a 1/2-inch capped iron rod (stamped "RSCI 5034") found in the South line of said Lot 4;

THENCE South 60°17'35" West, a distance of 220.74 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set in the Northeast right-of-way line of State Highway 205 (a variable width right-of-way) for the Southwest corner of said Lot 4;

THENCE North 25°22'58" West, with said Northeast right-of-way line, a distance of 371.37 feet to at a 5/8-inch capped iron rod (stamped "BHB INC") set for the Southerly end of a corner-clip at the Southeast intersection of the South right-of-way line of State Highway 276 (a variable width right-of-way) and the Northeast right-of-way line of said State Highway 205;

THENCE North 33°40'31" East, with said corner-clip, a distance of 75.02 feet to the remains of a concrete TxDOT monument for the Northerly end of said corner-clip;

THENCE South 87°44'40" East, with said South right-of-way line, passing at a distance of 1,244.13 feet, a 1/2-inch capped iron rod (stamped "RSCI 5034") found for witness corner, and continuing a total distance of 1,269.13 feet to a point for the East corner of said Lot 5;

THENCE South 60°18'20" West, leaving said South right-of-way line and with the Southeast line of said Lot 5, a distance of 947.75 feet to the **POINT OF BEGINNING** and containing 8.328 acres of land, or 362,786 square feet, more or less.

Only those easements and restrictions provided by Schedule A & B of G.F. No. 103212PTI, effective date March 29, 2010, have been reviewed and impact the subject property as detailed below:

10f. Terms and Conditions of the Plat of Meadowcreek Business Center Phase 2, recorded in Cab. G, Sl. 295, P.R.R.C.T., does affect as described.
10g. Reciprocal easement, recorded in Vol. 5350, Pg. 281, R.E.R.R.C.T., does affect as described.
10h. Terms and Conditions of the Restrictions/Reciprocal Easement Agreement/Grant of Easements, recorded in Vol. 4314, Pg. 183, R.E.R.R.C.T., does affect as described.
10i. Closing confirmation agreement, recorded in Vol. 5333, Pg. 108, R.E.R.R.C.T., does not affect.
10j. Easement and Right of Way to Texas Power and Light Co., recorded in Vol. 212, Pg. 438, R.E.R.R.C.T., does affect as shown.
10k. Easement and Right of Way to the City of Rockwall, recorded in Vol. 170, Pg. 20, R.E.R.R.C.T., does affect as shown.
10l. Easement and Right of Way to the City of Rockwall, recorded in Vol. 4351, Pg. 278, R.E.R.R.C.T., does affect as shown.

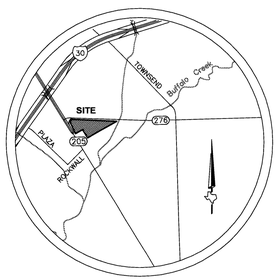
Flood Statement: I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Desoto, Dallas County, Texas, Community Number 480543, effective date September 26, 2008 and that map indicates that a portion of this property is in Non-Shaded Zone X, which is defined as "areas determined to be outside the 500-year floodplain", Shaded Zone "A", which is defined as "Special Flood Hazard Areas Inundated by 100-year Flood, no base flood elevations determined" and Shaded Zone "AE", which is defined as "the floodway is the channel of a stream", as shown on Panel 0040 L of said map.

Certification: Del Lago Ventures, Inc., Minerva Partners, Ltd., First American Title Insurance Company, Proston Title Incorporated

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2005 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, 5, 6, 7(a), (b), and (c), 8, 9, 10, 11 and 11(b), 12, 13, 14, 16, and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Douglas A. McKoy, R.P.L.S. No. 5799

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N33° 40' 31"E	75.02'
L2	N25° 20' 45"W	38.13'
L3	S60° 17' 35"W	220.74'
L4	N25° 22' 58"W	371.37'



VICINITY MAP
ROCKWALL, TEXAS
SCALE: 1" = 2000'

ALTA/ACSM SURVEY OF
LOTS 4 & 5, BLOCK 1 MEADOWCREEK BUSINESS CENTER PHASE 2
JOSEPH CADLE SURVEY, A-207
ROCKWALL COUNTY
CITY OF ROCKWALL, TEXAS

Baird, Hampton & Brown, Inc.
Engineering & Surveying
4550 S.H. 360 Suite 180, Grapevine, Texas 76051
Tel: 817.251.8550 Fax: 817.251.8810 Email: mail@bhbinc.com

Apr 14, 2010 – 4:53pm
DRAWING FILE: E:\Survey10\400\008 RT xxx Rockwall @ SEC SH 276 & SH 205\Dwg\BASE.dwg