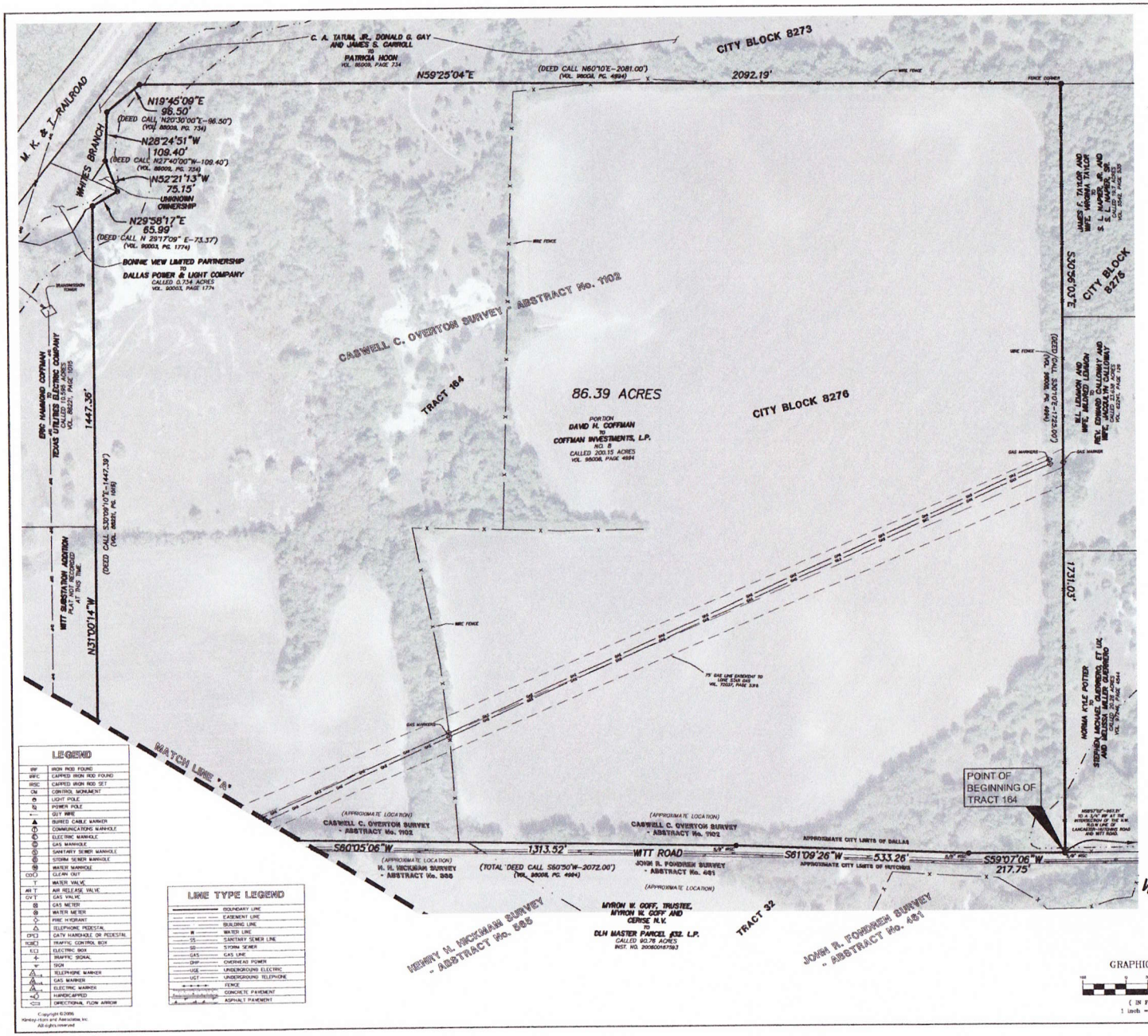

METES AND BOUNDS

Tract 164
86.39 Acres
Caswell C. Overton Survey, Abstract No. 1102
City of Dallas, Dallas County, Texas

BEING a tract of land situated in the Caswell C. Overton Survey, Abstract Number 1102, Block 8276 of the City of Dallas, Dallas County, Texas, and being a portion of a called 200.15 acre tract of land (No. 8) described in a Special Warranty Deed from David H. Coffman to Coffman Investments, L.P., recorded in Volume 96008, Page 4994 of the Deed Records of Dallas County, Texas (hereinafter referred to as DRDCT), with the herein described tract of land being further described as field on the ground by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set (herein after referred to as 5/8-inch iron rod set) in the north line of Witt Road for the southeast common corner of said called 200.15 acre tract and a called 25.26 acre tract described in a Warranty Deed from Norma Kyle Potter to Stephen Michael Guerrero, et ux, and Melissa Miller Guerrero, recorded in Volume 97345, Page 4844 - DRDCT, from which said point, a 3/4-inch iron rod found for the southeast corner of said Guerrero tract in the north line of Witt road and the west line of Lancaster-Hutchins Road bears North 58°57'02" East, a distance of 857.21 feet;

THENCE along the north line of Witt Road the following courses and distances:

South 59°07'06" West, a distance of **217.75 feet** to a 5/8-inch iron rod set for corner;

South 61°09'26" West, a distance of **533.26 feet** to a 5/8-inch iron rod set for corner;

South 60°05'06" West, a distance of **1313.52 feet** to a 5/8-inch iron rod set for corner;

THENCE South 05°51'44" West, departing the north line of Witt road, a distance of **25.38 feet** to a 5/8-inch iron rod found for the northwest corner of a called 90.78 acre tract (Tract 32) of land described in a Special Warranty Deed from Myron W. Goff, Trustee, Myron W. Goff and Cerise N.V. to DLH Master Parcel #32 L.P., recorded in Instrument Number 20080018793 of the Official Public Records of Dallas County Texas;

THENCE South 35°26'25" West, along the centerline of Witt Road, a distance of **123.84 feet** to a PK Nail found for the east corner of a called 10.595 acre tract described in a Warranty Deed from Eric Hammond Coffman to Texas Utilities Electric Company, recorded in Volume 88221, Page 1915 - DRDCT;

THENCE North 31°00'14" West, along the northeast line of said Texas Utilities Electric Company Tract, a distance of **1447.36 feet** to a point in the centerline of Whites Branch for the north corner of said tract and being in an east line of a called 0.734 acre tract described in a Special Warranty Deed from Bonnie View Limited Partnership to Dallas Power & Light Company, recorded in Volume 90003, Page 1774 - DRDCT;

THENCE North 29°58'17" East, along Whites Branch and an east line of said Dallas Power & Light Company tract, a distance of **85.99 feet** to a point for the north corner of said tract;

THENCE North 52°21'13" West, along the centerline of Whites Branch, a distance of **75.15 feet** to a point for a corner of a tract of land described in a Warranty Deed from C. A. Tatum, Jr., Donald G. Gay and James S. Carroll to Patricia Hoon, described in Volume 86008, Page 734 - DRDCT;

THENCE along Whites Branch and said Hoon tract, the following courses and distances:

North 28°24'51" West, a distance of **109.40 feet** to a point for corner;

North 19°45'09" East, a distance of **96.50 feet** to a point for corner;

THENCE North 59°25'04" East, departing said Branch, along the southeast line of said Hoon tract and generally with a fence for part of the way, a distance of **2092.19 feet** to a fence corner for the northwest corner of a called 19.7 acre tract described in a Warranty Deed from James F. Taylor and wife, Virginia Taylor to S.L. Napier, Jr. and B.L. Napier, Sr., recorded in Volume 5542, Page 105 - DRDCT;

THENCE South 30°56'00" East, along a fence and the southwest line of said Napier Tract, a called 23.638 acre tract described in a Warranty Deed from W.L. Lemmon and Mildred Lemmon to Rev. Edward Calloway and wife, Janquelyn Calloway, recorded in Volume 92141, Page 126 - DRDCT, and then aforementioned Guerrero tract, passing a fence post at a distance of **1731.03 feet** to the **POINT OF BEGINNING** and containing 86.39 acres, more or less.

Bearing system based upon the Texas Coordinate System of 1983 (Grid Azimuth)

TO: Allen Development of Texas, LLC, a Delaware limited liability company
DLH Master Parcel 8 161-164, L.P., a Delaware limited partnership
DLH Master Parcel 8 161-164, GenPar, LLC, a Delaware limited liability company
Lawyers Title Insurance Company
Coffman Investments, L.P.
Diane Coffman Garvin
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1,2,3,4,6, 13, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Surveyed: June 2006
Preliminary Issue: June 29, 2006
Issued: July 28, 2006
Revised: August 30, 2006

STATE OF TEXAS REGISTERED MARK C. WILLIAMS 5481 PROFESSIONAL LAND SURVEYOR

Mark C. Williams
Registered Professional Land Surveyor #5481
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Dallas, Texas 75251
(972) 770-1300

LEGEND

IRF	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRSC	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
BCM	BURIED CABLE MARKER
CMH	COMMUNICATIONS MANHOLE
EMH	ELECTRIC MANHOLE
GMH	GAS MANHOLE
SMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
WMH	WATER MANHOLE
COC	CLEAN OUT
WV	WATER VALVE
AR	AIR RELEASE VALVE
GV	GAS VALVE
GM	GAS METER
WM	WATER METER
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
CPED	CATV HANDHOLE OR PEDESTAL
TCB	TRAFFIC CONTROL BOX
ELEC	ELECTRIC BOX
TS	TRAFFIC SIGNAL
SN	SIGN
TM	TELEPHONE MARKER
GM	GAS MARKER
EM	ELECTRIC MARKER
HC	HANDICAPPED
	DIRECTIONAL FLOW ARROW

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER
GAS	GAS LINE
OHP	OVERHEAD POWER
UGE	UNDERGROUND ELECTRIC
UCT	UNDERGROUND TELEPHONE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

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86.39 ACRES

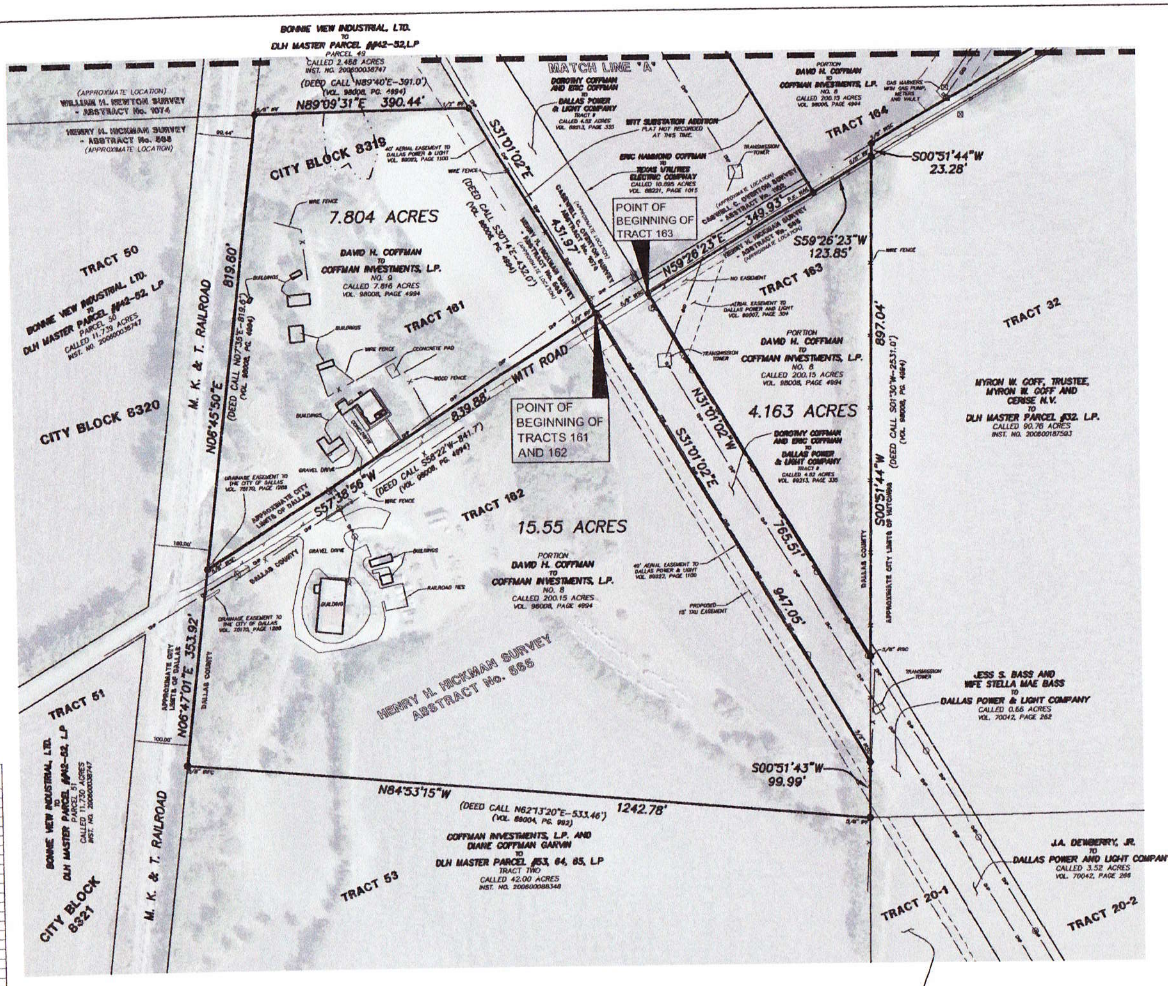
HENRY M. HICKMAN SURVEY, ABSTRACT NO. 565,
CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS AND CITY OF HUTCHINS
DALLAS COUNTY, TEXAS

ALTA/ACSM LAND TITLE SURVEY

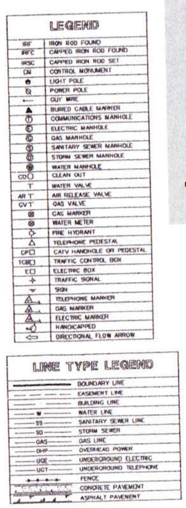
TRACTS 161-164

Date: 06-28-06
Drawn by: PJG
Designed by: KHA
Checked by: CM
Approved by: MCW
Project No. 64011017

SHEET 2 OF 2



DALLAS COUNTY DEVELOPMENT TRACT NO. 5 TO DLH MASTER PARCEL #20, L.P. TRACT 1 (#20-1) CALLED 14.51 ACRES INST. NO. 200600054966



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NOTES:

This survey has been prepared with the use of a Commitment for Title Insurance as prepared for Stewart Title Guaranty Company, Commitment No. 06302498 effective date May 8, 2006.

1.) Schedule "B" item;

b. Easement and/or Right of Way from K.L. White to Texas Power and Light Company, dated 4/4/28, filed 5/17/28, recorded in Volume 1484, Page 319, Real Property Records, Dallas County, Texas, appears not to affect the tracts to the best of the surveyors knowledge and belief.

c. Easement and/or Right of Way from Mrs. Minnie W. Strain to Texas Power and Light Company, dated 2/18/28, filed 5/17/28, recorded in Volume 1484, Page 320, Real Property Records, Dallas County, Texas, appears not to affect the tracts to the best of the surveyors knowledge and belief.

d. Easement and/or Right of Way from T.M. Santry to Texas Power and Light Company, dated 1/10/42, filed 2/7/42, recorded in Volume 2340, Page 273, Real Property Records, Dallas County, Texas, appears not to affect the tracts to the best of the surveyors knowledge and belief.

e. Easement from Dorothy H. Coffman and Eric Hammond Coffman to the City of Dallas, by instrument dated 7/22/75, filed 8/26/75, recorded in Volume 75170, Page 1288, Real Property Records, Dallas County, Texas, appears to affect tracts 161 and 162 to the best of the surveyors knowledge and belief and is shown hereon.

f. Easement from Eric Hammond Coffman, individ. and as Indep. Executor of the Estate of Dorothy H. Coffman to Dallas Power & Light Company, by instrument dated 12/30/85, filed 2/2/89, recorded in Volume 89022, Page 1100, Real Property Records, Dallas County, Texas, appears to affect tracts 161 and 162 to the best of the surveyors knowledge and belief and is shown hereon.

g. Easement from Eric Hammond Coffman, individ. and as Indep. Executor of the Estate of Dorothy Hopkins Coffman to Dallas Power & Light Company, by instrument dated 12/15/89, filed 1/10/90, recorded in Volume 90007, Page 304, Real Property Records, Dallas County, Texas, appears to affect tract 163 to the best of the surveyors knowledge and belief and is shown hereon.

2.) This property is zoned "A" - Agricultural per City of Dallas Zoning Map.

3.) According to Community Panel No. 48113C0655J Dated August 23, 2001 and 48113C0513K dated August 4, 2004, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone "AE" and "X", within a special flood hazard area inundated by 100-year flood. 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 flood statement shall not create liability on the part of the surveyor.

4.) Aerial image is for general representation purposes only. It may not be dimensionally accurate and may not reflect actual site conditions on the date of this survey.

5.) The surveyor did not abstract the subject property.

6.) Dallas Central Appraisal District lists this tract as having an address of:
Tract 161 #4725 Witt Road
Tract 162 # 4720 Witt Road
Tract 163 # 5000 Witt Road
Tract 164 # 5001 Witt Road

7.) Named streets shown hereon appear to be traveled by the general public.

METES AND BOUNDS
Tract 161
7.804 Acres
Henry H. Hickman Survey, Abstract No. 565
City of Dallas, Dallas County, Texas

BEING a tract of land situated in the Henry H. Hickman Survey, Abstract No. 565, Block 8319 of the City of Dallas, Dallas County, Texas, and being all of a called 7.816 acre tract (No. 9) of land described in a Special Warranty Deed from David H. Coffman to Coffman Investments, L.P., recorded in Volume 98008, Page 4994 of the Deed Records of Dallas County, Texas (hereinafter referred to as DRDCT), with the herein described tract of land being further described as held on the ground by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the north line of Witt Road, in the west line of a called 4.52 acre tract of land (Tract II) described in Deed from Dorothy Coffman and Eric Coffman to Dallas Power & Light Company, recorded in Volume 69213, Page 335 - DRDCT;

THENCE South 57°38'56" West, along the north side of Witt Road and the south line of Tract 161, a distance of **839.88 feet** to a 5/8-inch iron rod with "KHA" cap set (herein after referred to as 5/8-inch iron rod set) in the east line of the M.K.&T. Railroad wide right of way;

THENCE North 06°45'50" East, along the east line of said right of way, a distance of **819.60 feet** to a 5/8-inch iron rod found for the southwest corner of Parcel 49, a called 2.458 acre tract of land described in a Special Warranty Deed from Bonnie View Industrial, LTD. to DLH Master Parcel ##42-52, L.P., recorded in Instrument Number 200600038747 of the Official Public Records of Dallas County, Texas (hereinafter referred to as OPRDCT);

THENCE North 89°09'31" East, along the south line of Parcel 49, a distance of **390.44 feet** to a 1/2-inch iron rod found in the west line of said Dallas Power & Light Company tract;

THENCE South 31°01'02" East, along the west line of said Dallas Power & Light Company tract, a distance of **431.97 feet** to the **POINT OF BEGINNING** and containing 7.804 acres, more or less.

Bearing system based upon the Texas Coordinate System of 1983 (Grid Azimuth)

METES AND BOUNDS
Tract 162
15.55 Acres
Henry H. Hickman Survey, Abstract No. 565
Dallas County, Texas

BEING a tract of land situated in the Henry H. Hickman Survey, Abstract No. 565, Dallas County, Texas, and being a portion of a called 200.15 acre tract of land (No. 8) described in a Special Warranty Deed from David H. Coffman to Coffman Investments, L.P., recorded in Volume 98008, Page 4994 of the Deed Records of Dallas County, Texas (hereinafter referred to as DRDCT), with the herein described tract of land being further described as held on the ground by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the north line of Witt Road, in the west line of a called 4.52 acre tract of land (Tract II) described in Deed from Dorothy Coffman and Eric Coffman to Dallas Power & Light Company, recorded in Volume 69213, Page 335 - DRDCT and being the east corner a called 7.816 acre tract (No. 9) of land (hereinafter referred to as Tract 161) described in a Special Warranty Deed from David H. Coffman to Coffman Investments, L.P., recorded in Volume 98008, Page 4994 - DRDCT;

THENCE South 31°01'02" East, along the west line of Tract II, a distance of **947.05 feet** to a 5/8-inch iron rod with "KHA" cap set (herein after referred to as 5/8-inch iron rod set) in the west line of a called 0.66 acre tract of land described in a Warranty Deed from Jess S. Bass and Wife Stella Mae Bass to Dallas Power & Light Company, recorded in Volume 70042, Page 262 - DRDCT;

THENCE South 00°51'43" West, along the west line of said 0.66 acre Dallas Power & Light Company tract, a distance of **99.99 feet** to an iron rod found for the north common corner of a called 14.51 acre tract of land (Tract 1 (#20-1)) described in a Special Warranty Deed from Dallas County Development Tract No. 5 to DLH Master Parcel #20, L.P., recorded in Instrument Number 200600054966 of the Official Public Records of Dallas County, Texas (hereinafter referred to as OPRDCT) and a called 42.00 acre tract of land (Tract Two) described in a Special Warranty Deed from Coffman Investments, L.P. and Diane Coffman Gravin to DLH Master Parcel ##53, 64, 65, L.P., recorded in Instrument Number 200600086348 - OPRDCT;

THENCE North 84°53'15" West, along the north line of said DLH Master Parcel ##53, 64, 65, L.P. tract, a distance of **1242.78 feet** to a 5/8-inch iron rod found in the east line of the M.K.&T. Railroad right of way;

THENCE North 06°47'01" East, along said Railroad right of way, a distance of **353.92 feet** to a 5/8-inch iron rod set in the north line of Witt Road for the southwest corner of Tract 161;

THENCE North 57°38'56" East, along the north line of Witt Road and the south line of Tract 161, a distance of **839.88 feet** to the **POINT OF BEGINNING** and containing 15.55 acres, more or less.

Bearing system based upon the Texas Coordinate System of 1983 (Grid Azimuth)

METES AND BOUNDS
Tract 163
4.163 Acres
Henry H. Hickman Survey, Abstract No. 565
Dallas County, Texas

BEING a tract of land situated in the Henry H. Hickman Survey, Abstract No. 565, Dallas County, Texas, and being a portion of a called 200.15 acre tract of land (No. 8) described in a Special Warranty Deed from David H. Coffman to Coffman Investments, L.P., recorded in Volume 98008, Page 4994 of the Deed Records of Dallas County, Texas (hereinafter referred to as DRDCT), with the herein described tract of land being further described as held on the ground by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set (herein after referred to as 5/8-inch iron rod set) in the centerline of Witt Road, the east line of a called 4.52 acre tract of land (Tract II) described in Deed from Dorothy Coffman and Eric Coffman to Dallas Power & Light Company, recorded in Volume 69213, Page 335 - DRDCT, and the south corner of a called 10.595 acre tract described in a Warranty Deed from Eric Hammond Coffman to Texas Utilities Electric Company, recorded in Volume 88221, Page 1015 - DRDCT;

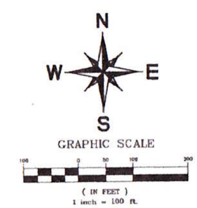
THENCE North 59°26'23" East, along the centerline of Witt Road and the south line of said Texas Utilities Electric Company tract, a distance of **349.93 feet** to a PK Nail found for the east corner of said tract;

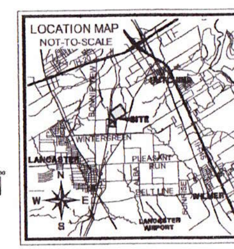
THENCE North 59°26'23" East, along the centerline of Witt Road, a distance of **123.85 feet** to a 5/8-inch iron rod found in the east line of a called 90.76 acre tract (Tract 32) of land described in Special Warranty Deed from Myron W. Goff, Trustee, Myron W. Goff and Cerise N.V. to DLH Master Parcel #23, L.P., recorded in Instrument Number 200600187593 of the Official Public Records of Dallas County, Texas;

THENCE South 00°51'44" West, along the west line of Tract 32, passing its southwest corner and the northwest corner of a called 0.66 acre tract of land described in a Warranty Deed from Jess S. Bass and Wife Stella Mae Bass to Dallas Power & Light Company, recorded in Volume 70042, Page 262 - DRDCT, at a distance of 871.35 feet, continuing along the west line of said Dallas Power & Light tract for a total distance of **897.04 feet** to a 5/8-inch iron rod set for the northerly southeast corner of aforementioned Dallas Power & Light Company Tract II;

THENCE North 31°01'02" West, along the east line of said Dallas Power & Light Company Tract II, a distance of **765.51 feet** to the **POINT OF BEGINNING** and containing 4.163 acres, more or less.

Bearing system based upon the Texas Coordinate System of 1983 (Grid Azimuth)





TRACTS 161-164

Date: 06-28-06	SHEET 1 OF 2
Drawn by: PJG	
Designed by: KHA	
Checked by: CM	
Approved by: MCW	
Project No. 64011017	

ALTA/ACSM LAND TITLE SURVEY

27.517 ACRES

HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565,
CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS AND CITY OF HUTCHINS
DALLAS COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
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