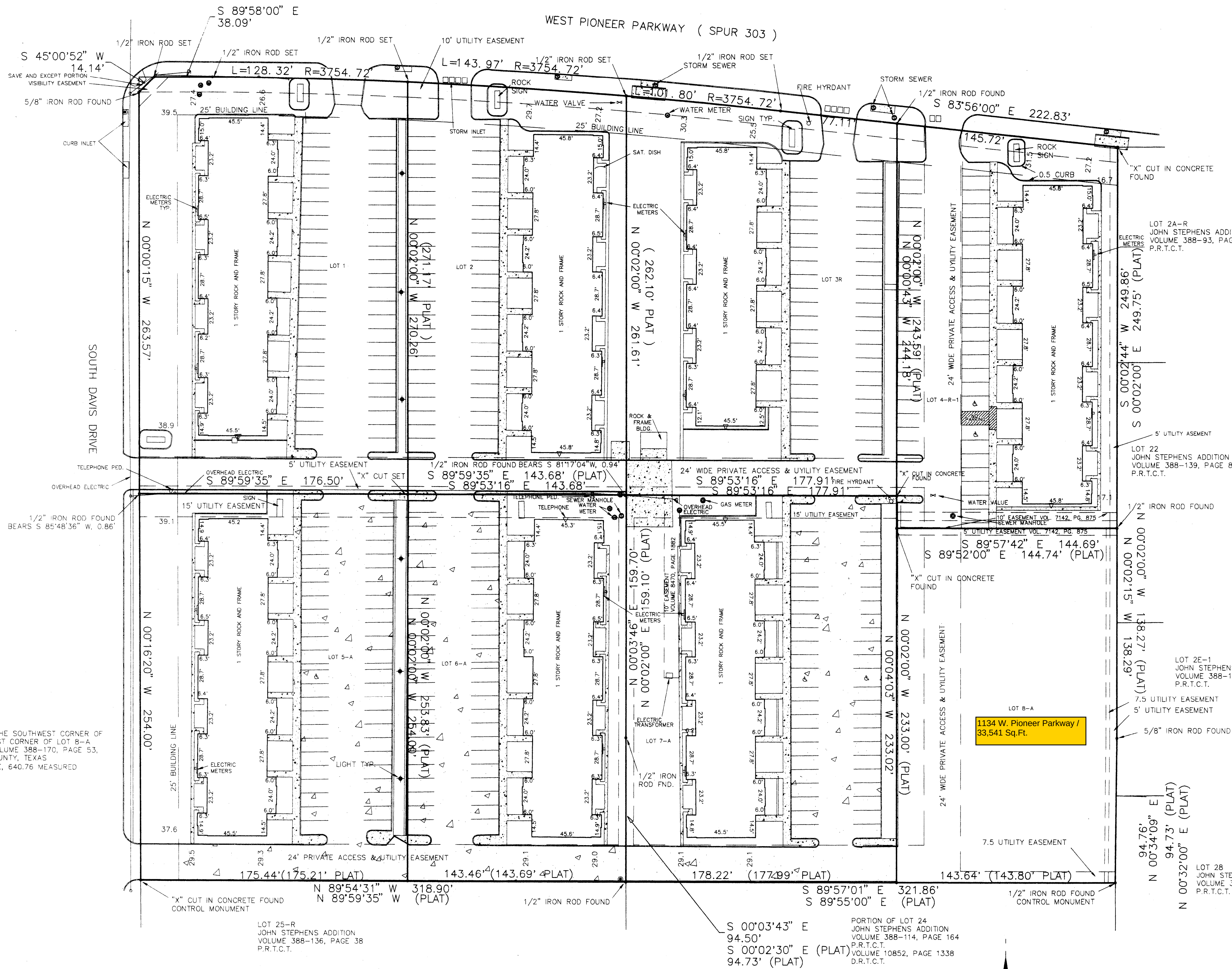
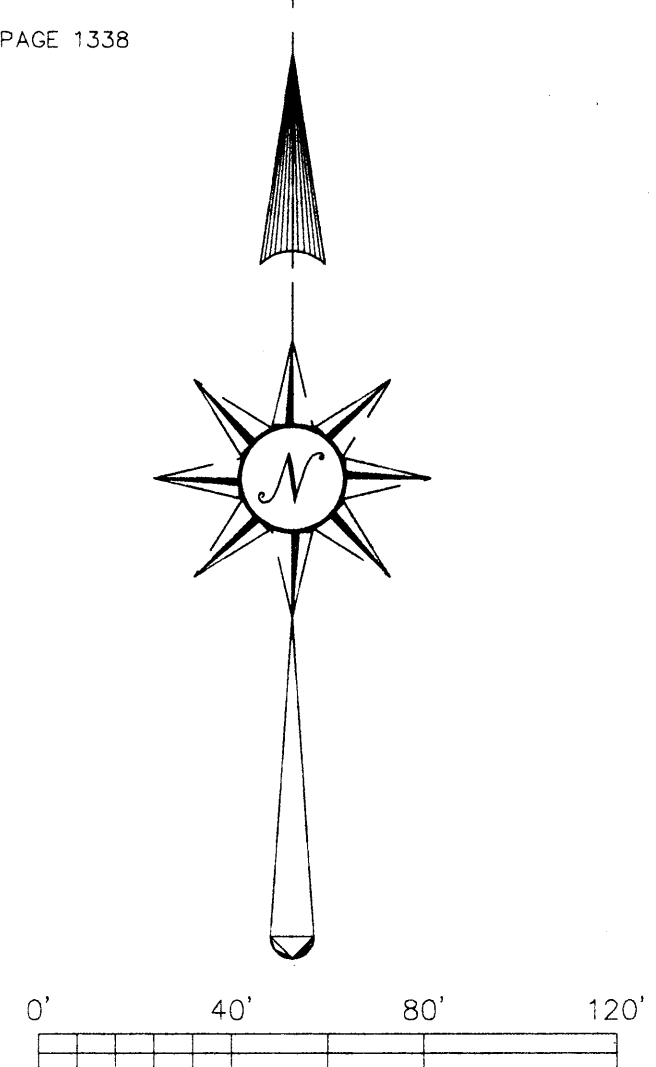




THE UNDERSIGNED HEREBY CERTIFIES TO WILLIAM L. SMITH, AND ITS SUCCESSORS AND ASSIGNS, AND FFC EQUITY HOLDINGS, L.P. AND ALAMO TITLE INSURANCE COMPANY AS FOLLOWS: (i) THAT THIS PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY OF THE SUBJECT PROPERTY ON AUGUST 18 AND 19, 2005; (ii) THAT THIS PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY AND THE LOCATIONS AND DIMENSIONS OF ALL THE STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ADJUTING SAID PROPERTY; (iii) THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES OF THE SUBJECT PROPERTY ARE ACCURATELY SHOWN AS THE SAME WERE SITUATED ON THE DATE SUCH INSTRUMENT SURVEY WAS CONDUCTED; (iv) THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON THE SUBJECT PROPERTY, NOR FROM THE SUBJECT PROPERTY ONTO ADJOINING PREMISES, UNLESS SHOWN HEREON; (v) THAT NO BUILDINGS OR STRUCTURES LOCATED ON THE SUBJECT PROPERTY ENCROACH UPON ANY APPLICABLE BUILDING RESTRICTION SETBACK LINES, IF ANY, OR UTILITY OR ACCESS EASEMENT, UNLESS SHOWN HEREON; (vi) THAT ALL EASEMENTS AND RIGHTS-OF-WAY WHICH ARE APPURTENANT TO OR BURDEN THE SUBJECT PROPERTY AND ARE EITHER (A) REFERRED TO IN THE TITLE COMMITMENT ISSUED BY THE TITLE AGENT FOR THE SUBJECT PROPERTY WITH AN ISSUE DATE OF AUGUST 01, 2005 OR (B) APPARENT FROM A VISUAL INSPECTION OF THE SUBJECT PROPERTY, ARE DELINEATED HEREON; (vii) THAT (A) NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA EXCEPT AS SHOWN HEREON AND (B) IF SO SHOWN, THIS PLAT OF SURVEY CORRECTLY DEPICTS THE LOCATION AND DIMENSIONS OF SUCH PORTION OF THE SUBJECT PROPERTY AND INDICATES THE ZONE DESIGNATION FOR EACH SPECIAL FLOOD HAZARD AREA IN WHICH ANY PART OF THE SUBJECT PROPERTY IS LOCATED; (viii) ACCESS TO AND EGRESS FROM THE SUBJECT PROPERTY AND THE IMPROVEMENTS AND STRUCTURES LOCATED THEREON AND ADJACENT PUBLIC STREETS OR ROADS ARE PROVIDED VIA THE MEANS INDICATED HEREON; AND (ix) MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE IN THE LOCATION INDICATED HEREON.



AGREEMENT AND EASEMENT FOR UNDERGROUND SERVICE LATERAL TRACT 2, LOT 2, SUBJECT TO VOLUME 2545, PAGE 722 TRACT 4, LOT 3-R, SUBJECT TO VOLUME 6953, PAGE 2387 TRACT 5, LOT 4-R-1, SUBJECT TO VOLUME 7137, PAGE 1238 TRACT 6, LOT 5-A, SUBJECT TO VOLUME 7616, PAGE 808 TRACT 7, LOT 6-A, SUBJECT TO VOLUME 8050, PAGE 924



TRACT 1:

LOT 1 OF PIONEER PLAZA, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-103, PAGE 279, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SAVE AND EXCEPT THE FOLLOWING TRACT OF LAND:

BEING A 50 SQUARE FEET OF LAND, MORE OR LESS OUT OF LOT 1, PIONEER PLAZA ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 38-103, PAGE 279, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH LOT 1 WAS CONVEYED TO ROBERT SULLINS BY DEED DATED JANUARY 19, 1978 AND RECORDED IN VOLUME 6411, PAGE 227 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, WHICH 50 SQUARE FEET OF LAND, MORE OR LESS, ARE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 74.80 FEET SOUTHERLY OF AND AT RIGHT ANGLES TO CENTERLINE SURVEY STATION 388+43.26 OF SPUR HIGHWAY 303, SAID POINT BEING N 00°07'00" W, A DISTANCE OF 263.57 FEET FROM THE INTERSECTION OF THE EAST LINE OF SOUTH DAVIS DRIVE AND THE SOUTH LINE OF LOT 1 OF THE PIONEER PLAZA ADDITION AS RECORDED IN VOLUME 388-103, PAGE 279, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS:

THENCE N 00°07'00" W, A DISTANCE OF 10.00 FEET ALONG THE EAST LINE OF SOUTH DAVIS DRIVE TO A POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SPUR HIGHWAY 303 TO A POINT;

THENCE S 89°39'00" E, A DISTANCE OF 10.00 FEET ALONG THE EXISTING RIGHT-OF-WAY OF SPUR HIGHWAY 303 TO A POINT;

THENCE S 45°07'00" W, A DISTANCE OF 14.09 FEET ALONG THE PROPOSED RIGHT-OF-WAY TO THE POINT OF BEGINNING.

TRACT 2:

LOT 2 OF PIONEER PLAZA, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-103, PAGE 279, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

TRACT 3:

LOT 7-A, PIONEER PLAZA, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-170, PAGE 53, PLAT RECORDS OF TARRANT COUNTY, TEXAS

TRACT 4:

LOT 3-R, PIONEER PLAZA, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-129, PAGE 43, PLAT RECORDS OF TARRANT COUNTY, TEXAS

TRACT 5:

LOT 4-R-1, PIONEER PLAZA, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-140, PAGE 67 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

TRACT 6:

LOT 5-A AND 6-A, PIONEER PLAZA, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-170, PAGE 53, PLAT RECORDS OF TARRANT COUNTY, TEXAS

TRACT 7:

LOT 8-A, PIONEER PLAZA, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-170, PAGE 53, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

TITLE CO.	ALAMO
GF. NO.	05-022093
MORTGAGE CO.	FFC EQUITY HOLDINGS, L.P.
BORROWER	
JOB NO.	050374
DATE	09/02/05

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 48439C 0453 H DATED AUGUST 2, 1995

T.D. DISHEROON
REGISTERED PROFESSIONAL LAND SURVEYOR
6717 CALMONT AVENUE
FORT WORTH, TEXAS 76166
PHONE 817-731-0567 FAX 817-732-2014

