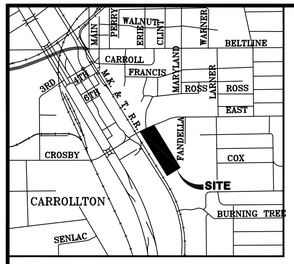


NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SPECIAL WARRANTY DEED TO DIVESCO LIMITED. A MICHIGAN CORPORATION, THEREOF RECORDED IN VOLUME 88129 AT PAGE 1024 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

2) BUILDING AREA IS BASED ON EXTERNAL AREA OF BUILDING AT GROUND LEVEL.

3.) ONLY THE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT GF NO. 4712001639 SCHEDULE B AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. ALL DOCUMENTS ARE RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

c: SOUTHWESTERN BELL EASEMENT, VOL. 1733, PG. 598, SHOWN HEREON.
d: SOUTHWESTERN BELL EASEMENT, VOL. 1708, PG. 193, SHOWN HEREON.
e: CITY OF CARROLLTON ROW, VOL. 4294, PG. 426, SHOWN HEREON.
f: CITY OF CARROLLTON EASEMENT, VOL. 72049, PG. 2341, SHOWN HEREON.
g: ROW AND PARKING, VOL. 77131, PG. 46, SHOWN HEREON.
h: MEMORANDUM OF LICENSE, VOL. 99165, PG. 3225 – BLANKET TRACT 1.
i: TEXAS POWER AND LIGHT ROW, VOL. 82240, PG. 1152 – BLANKET TRACT 1.
j: DART EASEMENT, CCF NO. 20080265068, SHOWN HEREON.

4) PER THE WEBSITE FOR THE U.S. FISH AND WILDLIFE SERVICE, THE NATIONAL WETLANDS INVENTORY MAP SHOWS NO WETLANDS FOR THE AREA SURVEYED HEREON.

5) THE PROPERTY IS CURRENTLY ZONED MF-18. FOLLOWING IS A LIST OF RESTRICTIONS ASSOCIATED WITH MF-18 ZONING AS OBTAINED FROM THE CITY OF CARROLLTON.
A) MINIMUM LOT AREA– 10,000 SQUARE FEET
B) MAXIMUM HEIGHT OF STRUCTURE– 3 STORIES NOT TO EXCEED 36 FEET.
C) MAXIMUM BUILDING COVERAGE– 40% OF TOTAL LOT AREA
D) MINIMUM DISTANCE BETWEEN– 10' DETACHED STRUCTURES
E) MINIMUM DEPTH OF FRONT SETBACK– 25'
F) MINIMUM WIDTH OF SIDE SETBACK – 20
G) MINIMUM DEPTH OF REAR SETBACK – 20
H) MINIMUM REQUIRED OFFSTREET PARKING– 2 SPACES PER UNIT
I) HANDICAP PARKING REQUIREMENTS – 301 TO 400 SPACES– 8 REQD.
401 TO 500 SPACES– 9 REQD.

6) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, AND HAVE DETERMINED THAT THIS PROPERTY LIES IN AN AREA SET OUT AS ZONE X. MAP NO. 48113C0160 J, EFFECTIVE DATE AUGUST 23, 2001, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP FOR THIS AREA.

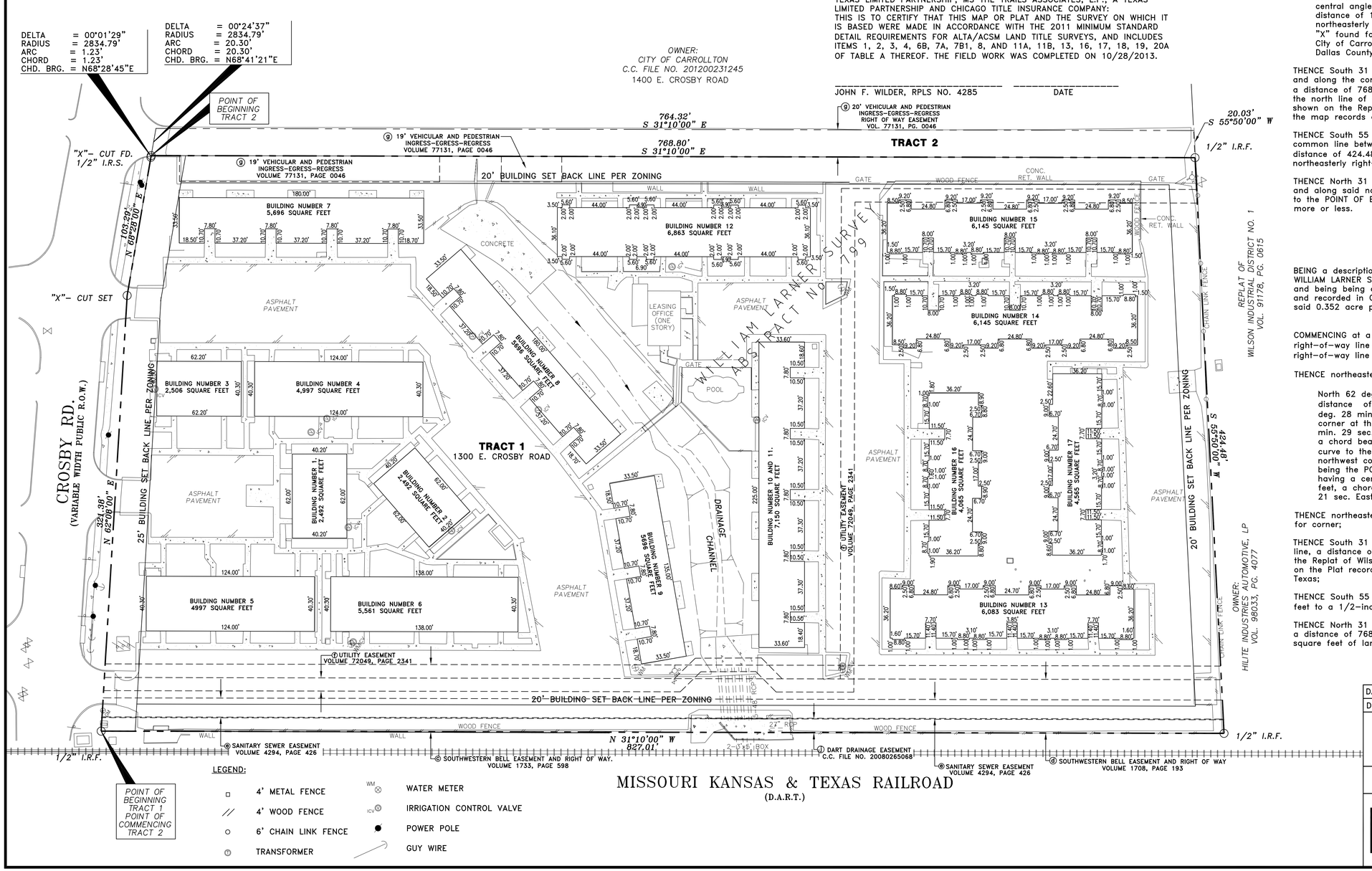
40 0 40 80
scale 1" = 40' feet

CERTIFICATION:

TO THE CITY OF CARROLLTON, S2S CROSBY CREEK ASSOCIATES, L.P., A TEXAS LIMITED PARTNERSHIP, MS THE TRAILS ASSOCIATES, L.P., A TEXAS LIMITED PARTNERSHIP AND CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B1, 8, AND 11A, 11B, 13, 16, 17, 18, 19, 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/28/2013.

_____ _____
JOHN F. WILDER, RPLS NO. 4285 DATE

NO.	DATE	REVISION	REVIEWED
1			
2			
3			



Tract 1

BEING a description of a 7.8072 acre tract of land situated in the WILLIAM LARNER SURVEY ABSTRACT NO. 799, in the City of Carrollton, Dallas County, Texas, and being all of that same tract of land conveyed to S2S Crosby Creek Associates, L.P., a Texas limited partnership, and MS The Trails Associates, L.P., a Texas limited partnership, as shown in a deed recorded in Volume 2003216 at Page 6271 of the Deed Records of Dallas County, Texas, said 7.8072 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2–inch iron rod found for corner at the intersection of the southeasterly right–of–way line of CROSBY ROAD (a variable width right–of–way) with the northeasterly right–of–way line of the MISSOURI KANSAS & TEXAS RAILROAD (a 30 foot wide right–of–way);

THENCE northeasterly along the said southeast right–of–way line of Crosby Road the following:

North 62 deg. 08 min. 00 sec. East, departing said northeast right–of–way line, a distance of 321.38 feet to a "X" cut set for corner in a concrete driveway; North 68 deg. 28 min. 00 sec. East, a distance of 103.29 feet to a 1/2–inch iron rod set for corner at the beginning of a curve to the right having a central angle of 00 deg. 01 min. 29 sec., a radius distance of 2834.79 feet, a chord distance of 1.23 feet, and a chord bearing of North 68 deg. 28 min. 45 sec. East; northeasterly along said curve to the right on arc distance of 1.23 feet to a chiseled "X" found for corner at the northwest corner of a tract of land as conveyed to City of Carrollton as shown in C.C. File No. 201200231245 of the Deed Records of Dallas County, Texas;

THENCE South 31 deg. 10 min. 00 sec. East, departing said southeasterly right–of–way line, and along the common line between said City of Carrollton tract and subject tract, a distance of 768.80 feet (Deed 767.80 feet) to a 1/2–inch iron rod found for corner on the north line of Wilson Industrial District No. 1, an addition to the City of Carrollton, as shown on the Replat of Lot 1 Block 2, thereof recorded in Volume 91178 at Page 0615 of the map records of Dallas County, Texas;

THENCE South 55 deg. 50 min. 00 sec. West, departing said common line and along the common line between said Wilson Industrial District No. 1 Replat and subject tract, a distance of 424.48 feet to a 1/2–inch iron rod found for corner on the previously said northeasterly right–of–way line of the Missouri Kansas and Texas Railroad;

THENCE North 31 deg. 10 min. 00 sec. West, departing said Wilson Industrial District tract, and along said northeasterly right–of–way line, a distance of 827.01 feet (Deed 826.01 feet) to the POINT OF BEGINNING and containing 7.8072 acres or 340,082 square feet of land more or less.

PROPERTY DESCRIPTION
Tract 2 (EASEMENT ESTATE)

BEING a description of a 0.352 acre or 15,331 square foot tract of land situated in the WILLIAM LARNER SURVEY ABSTRACT No. 799, in the City of Carrollton, Dallas County, Texas, and being being a portion of a tract of land known as deeded to the City of Carrollton and recorded in C.C. File No. 201200231245, of the Deed Records of Dallas County, Texas said 0.352 acre portion thereof being more fully described by metes and bounds as follows;

COMMENCING at a 1/2–inch iron rod found for corner at the intersection of the southeasterly right–of–way line of CROSBY ROAD (a variable width right–of–way) with the northeasterly right–of–way line of the MISSOURI KANSAS & TEXAS RAILROAD (a 30 foot wide right–of–way);

THENCE northeasterly along the said southeast right–of–way line of Crosby Road the following

North 62 deg. 08 min. 00 sec. East, departing said northeast right–of–way line, a distance of 321.38 feet to a "X"cut set for corner in a concrete driveway; North 68 deg. 28 min. 00 sec. East, a distance of 103.29 feet to a 1/2–inch iron rod set for corner at the beginning of a curve to the right having a central angle of 00 deg. 01 min. 29 sec., a radius distance of 2834.79 feet, a chord distance of 1.23 feet, and a chord bearing of North 68 deg. 28 min. 45 sec. East; northeasterly along said curve to the right a distance of 1.23 feet to a chiseled "X found for corner at the northwest corner of a tract of land as conveyed to said City of Carrollton, and being the POINT OF BEGINNING, same being the beginning of a curve to the right having a central angle of 00 deg. 24 min. 37 sec, a radius distance of 2,834.79 feet, a chord distance of 20.30 feet and a chord bearing of North 68 deg. 41 min. 21 sec. East;

THENCE northeasterly along said curve to the right an arc distance of 20.30 feet to a point for corner;

THENCE South 31 deg. 10 min. 00 sec. East, departing said south right–of–way line, a distance of 764.32 feet to a point for corner on the north line of Lot 1, Block 2 of the Replat of Wilson Industrial District No. 1 an addition to the City of Carrollton as shown on the Plat recorded in Volume 91178 at Page 0615 of the Map Records of Dallas County, Texas;

THENCE South 55 deg. 50 min. 00 sec. West, along said north line, a distance of 20.03 feet to a 1/2–inch steel rod found for corner;

THENCE North 31 deg. 10 min. 00 sec. West, departing said Wilson Industrial District No. 1, a distance of 768.80 feet to the POINT OF BEGINNING and containing 0.352 acre or 15,331 square feet of land more or less.

DATE: OCTOBER, 2013	SCALE: 1" = 40'	JOB NO.: 13–1613
DRAWN: BW2 DESIGN: BW2	REVIEWED: BW2	DWG: BDRY–SURVEY.DWG

ALTA/ACSM TITLE SURVEY OF CROSBY CREEK APARTMENTS

CITY OF CARROLLTON, TEXAS

BW2 Engineers, Inc.
1919 S. Shiloh Road
Suite 500, L.B. 27
Garland, Texas 75042
(972) 864-8200 (tel)
(972) 864-8220 (fax)

SHT. 1 OF 1

J:\13–1613\DRAWINGS\BOUNDARY–SURVEY.DWG