



PROPERTY DESCRIPTION

TRACT I

BEING a tract of land situated in the James Hughes Survey, Abstract No. 645, part of City Blocks 8019 and 8020, City of Dallas, Dallas County, Texas and being part of that certain tract of land conveyed to R.L.R. Investments, LLC by deed recorded in Volume 2000225, Page 1398, Deed Records, Dallas County, Texas and being more particularly described as follows: COMMENCING at a 1/2 inch iron rod found at the most Northerly visibility corner of the intersection of the Southwest ROW line of Walton Walker Boulevard (State Highway Loop 12) (a variable ROW) with the West ROW line of Duncanville Road (a variable ROW, at this point); THENCE: N 36° 21' 11" W, along the Southwest ROW line of Walton Walker Boulevard and the Northeast line of said R.L.R. Investments tract, a distance of 1122.66 feet to a point at the beginning of a curve to the right, having a central angle of 04° 35' 59", a radius of 5815.58 feet and a chord bearing N 34° 08' 48" W, a distance of 471.82 feet; THENCE: along the Southwest ROW line of Walton Walker Boulevard, the Northeast ROW line of said R.L.R. Investments tract and said curve to the right, an arc distance of 471.95 feet to a nail found in wood marker; THENCE: N 31° 37' 50" W, along the Southwest ROW line of Walton Walker Boulevard and the Northeast ROW line of said R.L.R. Investments tract, a distance of 19.18 feet to a 5/8 inch iron rod set at the TRUE PLACE OF BEGINNING; THENCE: S 56° 49' 16" W, departing the Southwest ROW line of Walton Walker Boulevard and the Northeast line of said R.L.R. Investments tract, a distance of 565.95 feet to a 3-inch aluminum disk stamped "R. L. BUSINESS PARK RPLS 2509" found; THENCE: S 19° 10' 12" W, a distance of 283.59 feet to a 3-inch aluminum disk stamped "R. L. BUSINESS PARK RPLS 2509" found; THENCE: N 79° 48' 01" E, a distance of 433.00 feet to a 3-inch aluminum disk stamped "R. L. BUSINESS PARK RPLS 2509" found; THENCE: S 19° 10' 17" W, a distance of 95.85 feet to a 3-inch aluminum disk stamped "R. L. BUSINESS PARK RPLS 2509" found; THENCE: N 79° 48' 01" E, a distance of 289.31 feet to a 3-inch aluminum disk stamped "R. L. BUSINESS PARK RPLS 2509" found in the East ROW line of Ledbetter Drive (a 100' ROW); THENCE: along the East ROW line of Ledbetter Drive, the West line of said R.L.R. Investments tract and said curve to the left, an arc distance of 100.20 feet to a 5/8 inch iron rod found; THENCE: N 03° 05' 53" E, along the East ROW line of Ledbetter Drive and the West line of said R.L.R. Investments tract, a distance of 1498.70 feet to a 5/8 inch iron rod found for corner at the Southwest corner of a tract of land conveyed to Lawayne Matthis by deed recorded in Volume 2000070, Page 3591, Deed Records, Dallas County, Texas, said iron rod also being at the Northwest corner of said R.L.R. Investments tract; THENCE: S 86° 54' 52" E, along the common line of said Matthis tract and said R.L.R. Investments tract, a distance of 452.83 feet to a 1/2 inch iron rod found with cap stamped "RPS 2509"; THENCE: N 02° 51' 00" E, along the common line of said Matthis tract and said R.L.R. Investments tract, a distance of 41.52 feet to a 1/2 inch iron rod found with cap stamped "RPS 2509" in the Southwest ROW line of Walton Walker Boulevard and the Northeast line of said R.L.R. Investments tract; THENCE: S 39° 40' 20" E, along the Southwest ROW line of Walton Walker Boulevard and the Northeast line of said R.L.R. Investments tract, a distance of 517.44 feet to a 1/2 inch iron rod found with cap stamped "RPS 2509"; THENCE: S 31° 58' 50" E, along the Southwest ROW line of Walton Walker Boulevard and the Northeast line of said R.L.R. Investments tract, a distance of 398.65 feet to a 1/2 inch iron rod found with cap stamped "RPS 2509"; THENCE: S 39° 40' 20" E, along the Southwest ROW line of Walton Walker Boulevard and the Northeast line of said R.L.R. Investments tract, a distance of 100.98 feet to a 1/2 inch iron rod found with cap stamped "RPS 2509"; THENCE: S 31° 37' 50" E, along the Southwest ROW line of Walton Walker Boulevard and the Northeast line of said R.L.R. Investments tract, a distance of 318.31 feet to the TRUE PLACE OF BEGINNING and containing 33.2256 acres of land.

SURVEYOR'S CERTIFICATION AS TO TRACT I ONLY

TO: R. L. R. INVESTMENTS, L.L.C., an Ohio limited liability company (As to Tract I)
 NEW TEXAS AUTO AUCTION SERVICES, L.P.
 CHICAGO TITLE INSURANCE COMPANY
 NORTH AMERICAN TITLE COMPANY (GF No. 02010268)

The undersigned does hereby certify that this plat correctly shows a survey made this day under my personal supervision, on the ground of the property described hereon, and that the size, location and type of buildings hereon are as shown hereon and set back from the property lines the distances indicated and that there are no discrepancies, conflicts, boundary line conflicts, encroachments or overlapping of improvements onto adjoining property, encroachments or overlapping of improvements on adjoining property onto subject property, party walls, protrusions, fences, evidence of abandoned fences, ponds, creeks, streams or rivers, except as shown hereon, and that all visible easements and rights of way, or easements and rights of way which have been made known to me are shown hereon, and that said property has access to and from a dedicated roadway, this property does not lie within any known designated flood plain or flood hazard area. Said described property is located within an area having a Zone Designation of "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0401, dated August 23, 2001, for Community No. 480171, in Dallas County, State of Texas, which is the Flood Insurance Rate Map for the community in which said premises is situated. The area of the property shown on this plat is correct. The survey exceeds the Minimum Standard Detail Requirements of Land Title Surveys jointly established and adopted by ALTA and ACSM.

August 30, 2002

J. L. LANE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509

INFORMATION NOTES:

- Property subject to restrictive covenants recorded in Volume 85073, Page 2029, Deed Records, Dallas County, Texas.
- Easement and Right of Way from Thelma Painter and husband, Clarence Painter to The Texas Pipe Line Company, dated October 9, 1947, filed October 25, 1947, recorded in Volume 2896, Page 40, Deed Records, Dallas County, Texas. Does not affect subject property.
- Property subject to limitation of abutter's rights of direct access to Loop 12 (Walton Walker Boulevard) by reason of the subject property abutting a controlled access highway facility as evidenced by Right of Way deed to the State of Texas, dated January 30, 1969, recorded in Volume 69050, Page 1116, Deed Records, Dallas County, Texas, and by a previous conveyance or taking by the State of Texas.
- Easement and Right of Way from Alan J. Jones Investments, Inc., Trustee to Dallas Power & Light Company, dated November 19, 1973, recorded in Volume 73229, Page 749, Deed Records, Dallas County, Texas. (Tract I) Not located on subject property.
- Easement and Right of Way from Clarence Painter and Thelma Oleta Painter, Trustees to Dallas Power & Light Company, dated February 21, 1974, filed February 21, 1974, recorded in Volume 74038, Page 905, Deed Records, Dallas County, Texas. Not located on subject property.
- Easement and Right of Way from Thelma O. Painter to the City of Dallas, dated January 20, 1982, filed May 17, 1982, recorded in Volume 82096, Page 572, Deed Records, Dallas County, Texas. Does not affect subject property.
- Property subject to restrictive provisions and obligations of the Surface Drainage, Water Retention and Channel Easements and Related Covenants between IIA, Inc. and Dalho Corporation, dated December 23, 1987, filed January 5, 1988, recorded in Volume 88002, Page 5514, Deed Records, Dallas County, Texas. Not located on subject property.
- Easement and Right of Way from W. A. Merrifield to American Telephone & Telegraph Company, dated July 26, 1926, filed March 12, 1927, recorded in Volume 1387, Page 539, Deed Records, Dallas County, Texas. Property subject to blanket-type easement.
- Easement and Right of Way from Dallas Power & Light Company to County of Dallas, dated June 25, 1961, filed July 16, 1961, recorded in Volume 81138, Page 2738, Deed Records, Dallas County, Texas. Does not affect subject property.

REVISED	SURVEY	33.2256 ACRES
10-2-02		
10-03-02	PART OF 82.089 ACRE TRACT IN BLOCKS 8019 AND 8020 JAMES HUGHES SURVEY, ABSTRACT No.645 CITY OF DALLAS, DALLAS COUNTY, TEXAS	
LANE'S SOUTHWEST SURVEYING INC.		
2717 MOTLEY DR SUITE B		
MESQUITE, TEXAS 75150 - 3812		
Phone (972) 681-4442 Fax 681-4829		
DATE : AUGUST, 2002		
SCALE 1" = 200'		
FI LE No. D3-2088		

BASIS OF BEARING:
 WEST LINE OF DUNCANVILLE RD
 VOL.2000225 PG.1398

OWNER: R.L.R. INVESTMENTS, LLC
 600 GILLIAN ROAD
 WILMINGTON, OHIO 75177

TRACT II (Access Easement)

BEING a tract of land situated in the James Hughes Survey, Abstract No. 645, part of City Blocks 8019 and 8020, City of Dallas, Dallas County, Texas and being part of that certain tract of land conveyed to R.L.R. Investments, LLC by deed recorded in Volume 2000225, Page 1398, Deed Records, Dallas County, Texas and being more particularly described as follows: BEGINNING at a point for corner in the South line of said R.L.R. Investments tract and the North line of two tracts of land conveyed to Dallas Power & Light Company (DP & L) by deeds recorded in Volume 2006, Page 276 and Volume 2009, Page 53, Deed Records, Dallas County, Texas, said point being N 70° 49' 43" W, a distance of 2307.10 feet from a 1/2 inch iron rod found in the West ROW line of Duncanville Road (a variable ROW); THENCE: N 70° 49' 43" W, along the common line of said R.L.R. Investments tract and said DP & L tract, a distance of 70.00 feet to a point for corner; THENCE: N 19° 10' 17" E, departing said common line, a distance of 523.96 feet to a point for corner; THENCE: S 79° 48' 01" E, a distance of 63.45 feet to a 3-inch aluminum disk stamped "R. L. BUSINESS PARK RPLS 2509" set for corner; THENCE: N 19° 10' 17" E, a distance of 95.87 feet to a 3-inch aluminum disk stamped "R. L. BUSINESS PARK RPLS 2509" set for corner; THENCE: S 79° 48' 01" E, a distance of 7.37 feet to a point for corner; THENCE: S 19° 10' 17" W, a distance of 630.45 feet to the PLACE OF BEGINNING and containing 0.867 acres of land.

TRACT III (Access Easement)

BEING a 7000 square feet tract of land situated in the James Hughes Survey, Abstract No. 645, being part of City Blocks 8019 and 8020 and being part of two tracts of land conveyed to Dallas Power & Light Company (DP & L) by deeds recorded in Volume 2006, Page 276 and Volume 2009, Page 53, Deed Records, Dallas County, Texas and being more particularly described as follows: BEGINNING at a point for corner in the Northeast line of said DP & L tract and the Southwest line of a tract of land conveyed to R.L.R. Investments by deed recorded in Volume 2000225, Page 1398, Deed Records, Dallas County, Texas, said point being N 70° 49' 43" W, a distance of 2307.10 feet from a 1/2 inch iron rod found in the West ROW line of Duncanville Road (a variable ROW); THENCE: S 19° 10' 17" W, departing the Northeast line of said DP & L tract and the Southwest line of said R.L.R. Investments tract, a distance of 100.00 feet to a point for corner in the Southwest line of said DP & L tract; THENCE: N 70° 49' 43" W, along the Southwest line of said DP & L tract, a distance of 70.00 feet to a point for corner; THENCE: N 19° 10' 17" E, departing the Southwest line of said DP & L tract, a distance of 100.00 feet to a point for corner in the Northeast line of said DP & L tract and the Southwest line of said R.L.R. Investments tract; THENCE: S 70° 49' 43" E, along the Northeast line of said DP & L tract, a distance of 70.00 feet to the TRUE PLACE OF BEGINNING and containing 7000 square feet or 0.161 acres of land.

A=0709'09"
 R=802.68'
 L=100.20'
 Ch=N 06°37'41" E
 100.14'

A=20°00'10"
 R=1005.00'
 L=350.86'
 Ch=N 30°42'42" E
 349.02'

LINE TABLE

L1 - N 79°48'01" W 289.31'
 L2 - S 19°10'17" W 95.85'
 L3 - N 76°37'14" W 433.00'
 L4 - S 19°10'12" W 283.59'
 L5 - S 56°49'16" W 565.95'

L6 - S 65°53'27" E 271.74'
 L7 - S 30°17'59" E 358.30'
 L8 - S 73°50'35" E 214.62'
 L9 - S 36°21'10" E 260.39'
 L10 - N 53°38'49" E 198.00'
 L11 - N 36°21'11" W 230.00'
 L12 - N 35°56'28" W 278.07'

LEGEND:
 ALL 3" BRASS DISKS SET
 ARE STAMPED WITH "R.L.
 BUSINESS PARK ADDN.
 RPLS 2509" SET ON
 CONCRETE

