

PROPERTY DESCRIPTION

TRACT 1: Lot 1R, Block 1 of Hanover Park Addition, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 98096, Page 120, Map Records, Dallas County, Texas.

TRACT 2: Easement rights created pursuant to Reciprocal Easement Agreement dated 2/12/2003 between Intervest-Parkway, LTD., and One Hanover Park Limited Partnership filed 2/12/2003, recorded in Volume 2003029, Page 3579, Real Property Records, Dallas County, Texas.

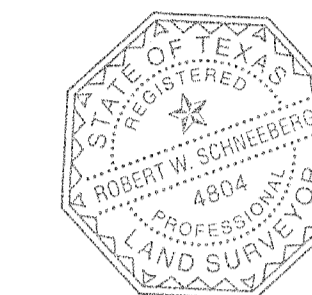
SURVEYOR'S CERTIFICATION

To: Sundown Permian LP.; LT Parkway Land, Ltd., a Texas limited partnership; and 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 the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(i), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 20 and 21 of Table A thereof. The fieldwork was completed on May 28, 2018.

Date of Plat or Map: May 29, 2018

Robert W. Schneeberg, Texas R.P.L.S. No. 4804, Gonzalez & Schneeberg, Engineers & Surveyors, Inc., 2100 Lakeside Boulevard, Suite 200, Richardson, Texas 75082, Phone (972) 516-8855, email: robert.schneeberg@gss-engineers.com, GSES 4874-18-05-21, Date: May 28, 2018, Date of Last Revision: June 8, 2018



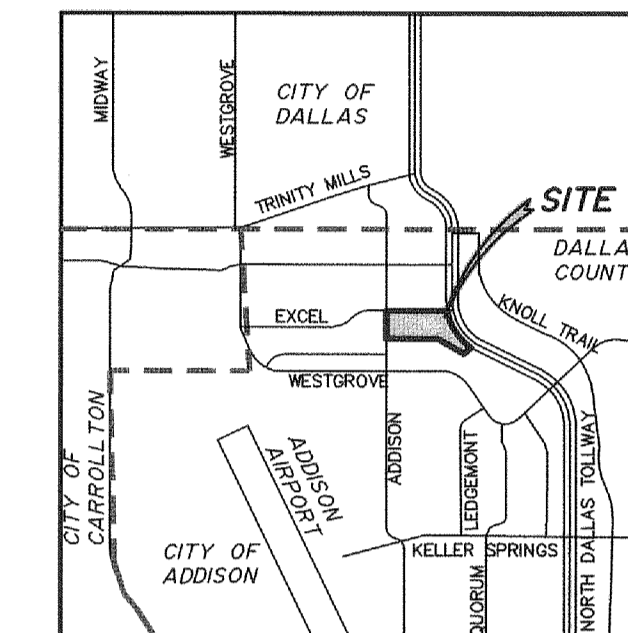
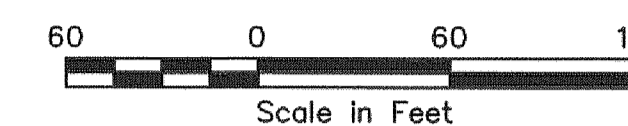
The property described and shown hereon is the same property described in Stewart Title Guaranty Company Title Commitment File No. 17000220170, effective date March 29, 2018 issued April 11, 2018.

GENERAL NOTES

- 1. Bearing system for this survey are based upon the east line of Addison Road, bearing North 00 degrees 21 minutes 56 seconds West, as shown on plat referenced hereon.
2. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title commitment provided by Stewart Title Guaranty Company, File No. 17000220170, effective date March 29, 2018, issued April 11, 2018.
3. Subject tract has direct access to Dallas North Tollway, Excel Parkway and Addison Road, all public rights-of-way.
4. All utilities appear to enter subject tract via public right-of-way.
5. By graphic plotting only, subject tract is located in Zone "X", areas outside of a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 4813C 018K, dated July 7, 2014.
6. There is no observable evidence of earth moving work, building construction or building additions within recent months.
7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
8. There is no observable evidence of recent street or sidewalk construction or repairs.
9. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Subject tract appears to drain into a public right-of-way.
11. No evidence of cemeteries, burial grounds or isolated gravesites.
12. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were found at the time of the survey. No observed evidence of waterways on the property.
13. Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
14. There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
15. The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot;
16. The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record;
17. Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

LEGEND

- POWER POLE
WATER METER
WATER VALVE
LIGHT STANDARD
TRANSFORMER
FIRE HYDRANT
CLEANOUT
IRRIGATION CONTROL VALVE
JUNCTION BOX
WATER VAULT
GAS METER
GAS VALVE
METAL SIGN
POWER POLE ANCHOR
SANITARY SEWER MANHOLE
OVERHEAD POWER LINE
FENCE



LOT 1, BLOCK 1 BENT TREE BANK TOWER ADDITION NO. 2 V. 8612, P. 161 M.R.D.C.T.

EXCEL PARKWAY (80' PUBLIC RIGHT-OF-WAY)

EXCEL TELECOMMUNICATIONS HOLDINGS INC. V. 96008, P. 34 D.R.D.C.T.

ADDISON ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

25' BUILDING LINE V. 97118, P. 3018 & V. 98096, P. 120 M.R.D.C.T.

24' DRAINAGE & UTILITY EASEMENT V. 97118, P. 3018 & V. 98096, P. 120 M.R.D.C.T.

TEXAS UTILITIES ELECTRIC COMPANY V. 96062, P. 1038 D.R.D.C.T.

LOT 1, BLOCK 1 BENT TREE OAKS ADDITION V. 78004, P. 007 M.R.D.C.T.

4815 WESTGROVE WILLMAX BT OAKS, LP INST. NO. 20160024046 O.P.R.D.C.T.

TRACT 1 505,603 sq.ft. 11.6070 acres LOT 1R, BLOCK 1 HANOVER PARK ADDITION V. 98096, P. 120 M.R.D.C.T.

ZONING NOTES: ZONED: "PD" Planned Development (Ord. 097-013) SETBACKS: Per Site Plan FRONT YARD: 1bd SIDE YARD: 1bd REAR YARD: 1bd BUILDING HEIGHT: 120' or 12 stories PARKING PROVIDED: Vacant Source of Information: www.addisontexas.net

ENCROACHMENT NOTE: 1. Wall protrudes into lot along the southwest line of subject tract. (Refer also to Schedule "B" item 6g.)

- NOTES REGARDING SCHEDULE B EXCEPTIONS: 1. Restrictive Covenants recorded in/under Volume 96184, Page 1596, Real Property Records, Dallas County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature. 6b. Easements and building setback lines as shown on plat recorded in/under Volume 98096, Page 120, Map/Plat Records, Dallas County, Texas, as follows affect the subject tract and are plotted hereon: 25' building setback line; 24' drainage and utility easement; 15' water easement and 10' drainage easement 6c. Reciprocal Easement Agreement between Intervest-Parkway, Ltd. and One Hanover Park Limited Partnership, recorded in Volume 2003029, Page 3579, Real Property Records, Dallas County, Texas affects the subject tract and the common access line is plotted hereon on the southeast line of Lot 1R. 6d. Easement to Texas Utilities Electric Company, recorded in Volume 96062, Page 1038, Real Property Records, Dallas County, Texas, and as shown on plat recorded in Volume 98096, Page 120, Map Records, Dallas County, Texas affects the subject tract and is plotted hereon. 6e. Easement to Brazos Electric Power Cooperative Inc., recorded in Volume 4687, Page 461, Real Property Records, Dallas County, Texas cannot be located from the legal description contained therein. No evidence of this easement was observed on the date of this survey. 6f. Easement to The City of Addison, Texas, recorded in Volume 78136, Page 1083, Real Property Records, Dallas County, Texas affects the subject tract and is plotted hereon. 6g. Terms, conditions, provisions and stipulations of Agreement Regarding Fence Encroachment and Maintenance, by and between LT Parkway Land, Ltd. and Bent Tree Oaks Properties, Ltd., recorded in/under Clerk's File No. 200900109195, Real Property Records, Dallas County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature.

Table with columns: NO., DATE, REVISION, SCALE (1" = 60'), DATE (MAY, 2018), PROJ. NO. (4874-18-05-21), and DWG. NO. (54874-02.dwg)

ALTA/NSPS LAND TITLE SURVEY OF A 11.6070 ACRE TRACT BEING ALL OF LOT 1R, BLOCK 1 HANOVER PARK ADDITION AN ADDITION TO THE CITY OF ADDISON WILLIAM LOMAX SURVEY, ABSTRACT NO. 792 CITY OF ADDISON, DALLAS COUNTY, TEXAS

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