VOTEX SURVEYING COMPANY 4548 Tuscany Drive Plano, Texas 75093-7042 Ph. (972) 964-0858

NOTE: THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480174 0170 J, MAP EFFECTIVE: AUGUST 23, 2001, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

30 0 30 60 120 feet

NOTE: THE UTILITIES ENTER THE PREMISES THROUGH A PUBLIC ROAD OR RECORDED EASEMENTS

PER CITY APPROVED CONCEPT AND SITE PLAN
DATED JULY 2, 1999:
ZONING: PD-77
USE: OFFICE/ RETAIL
MAXIMUM BUILDING HEIGHT: 22 FEET

ZONING DENSITY:

BUILDING AREA	28,805 SQ. FT.
FLOOR AREA RATIO (FAR)	.309-1
LOT COVERAGE	30.97 %

REQUIRED PARKING:

OFFICE	21,005 SQ. FT.	70 SPACES	(1 / 300 SQ. FT.)
RETAIL	7,800 SQ. FT.	39 SPACES	(1 / 200 SQ. FT.)
TOTAL REQUIRED:		109 SPACES	

EXISTING PARKING AVAILABLE: (TYPICAL SIZE 9' x 18')

REGULAR	111 SPACES
HANDICAPPED	4 SPACES
OFF-SITE	84 SPACES
TOTAL	199 SPACES

BUILDING SETBACK REQUIREMENTS:

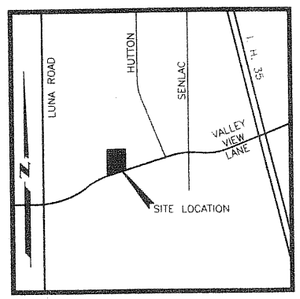
FRONT YARD	50'
SIDE YARD	NONE
REAR YARD	NONE

LEGEND

(66)	PARKING SPACES
DS	DART SIGN
EM	ELECTRIC METER
HS	HANDICAPPED SIGN
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER
PP	POWER POLE
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
AV	ACCESS VAULT
1/2" I.R.S.	IRON ROD SET WITH YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"
"X" FND.	"X" CUT FOUND IN CONCRETE

BEARING SOURCE

THE NORTHEAST LINE OF LOT 3, BLOCK A (S 00° 24' 14" W) AS SHOWN BY THE PLAT RECORDED IN VOLUME 2000092, PAGE 1977, OF THE PLAT RECORDS, DALLAS COUNTY, TEXAS.

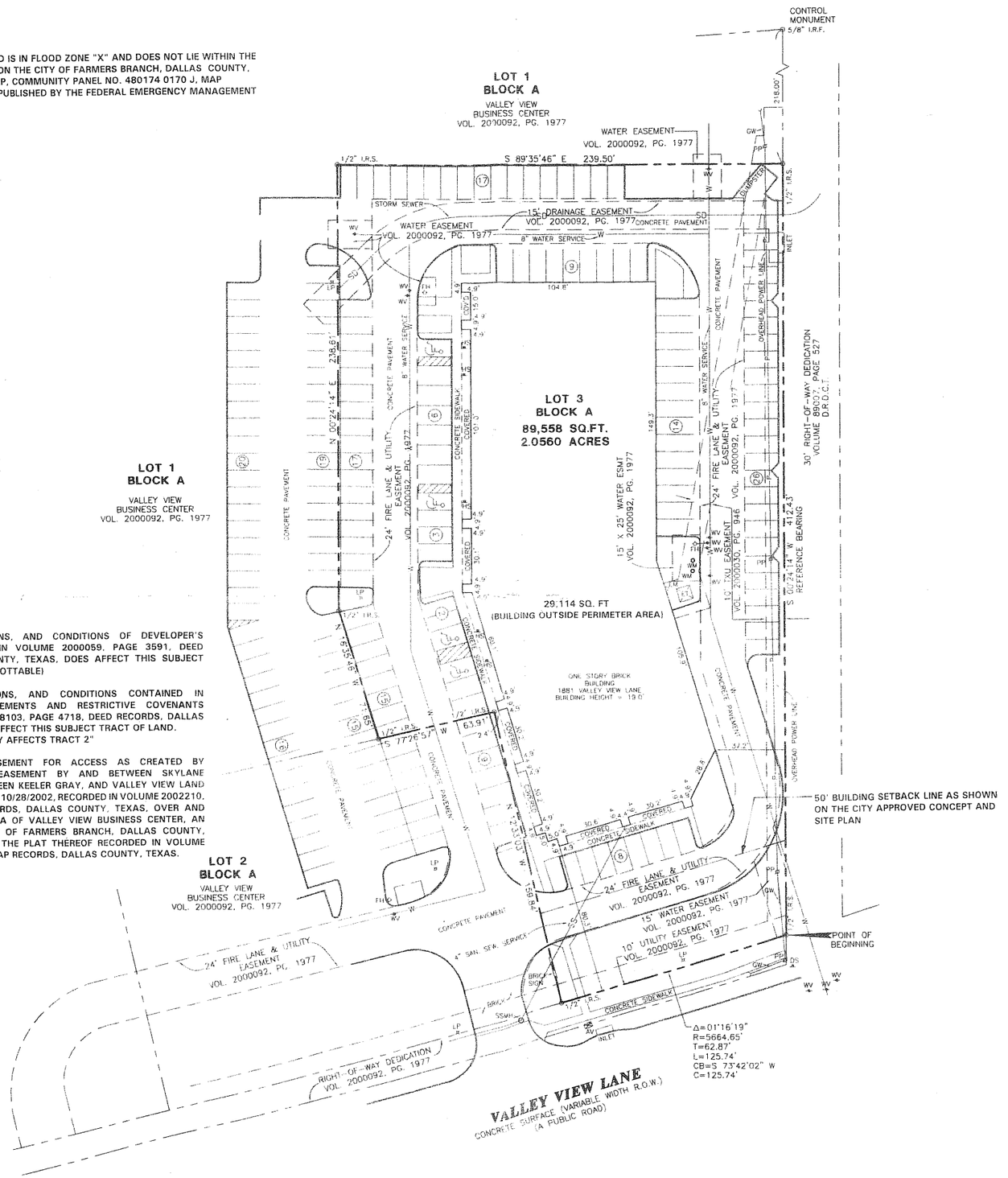


LOCATION MAP
N.T.S.

NOTE
THE TERMS, PROVISIONS, AND CONDITIONS OF DEVELOPER'S CONTRACT RECORDED IN VOLUME 2000059, PAGE 3591, DEED RECORDS, DALLAS COUNTY, TEXAS, DOES AFFECT THIS SUBJECT TRACT OF LAND. (NOT PLOTTABLE)

THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN VOLUME 98103, PAGE 4718, DEED RECORDS, DALLAS COUNTY, TEXAS, DOES AFFECT THIS SUBJECT TRACT OF LAND. (NOT PLOTTABLE) "ONLY AFFECTS TRACT 2"

A NON-EXCLUSIVE EASEMENT FOR ACCESS AS CREATED BY RECIPROCAL ACCESS EASEMENT BY AND BETWEEN SKYLANE PARTNERS, LTD., KATHLEEN KEELER GRAY, AND VALLEY VIEW LAND PARTNERSHIP, LTD. FILED 10/28/2002, RECORDED IN VOLUME 2002210, PAGE 9196, DEED RECORDS, DALLAS COUNTY, TEXAS, OVER AND ACROSS LOT 1, BLOCK A OF VALLEY VIEW BUSINESS CENTER, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2000092, PAGE 1977, MAP RECORDS, DALLAS COUNTY, TEXAS. (NOT PLOTTABLE)



LEGAL DESCRIPTION
89,558 SQ. FT. / 2.0560 ACRES
TRACT 1

BEING a 2.0560 acre tract of land situated in the FRANCES MILLER SURVEY, ABSTRACT NO. 926, Dallas County, Texas and being all of Lot 3, Block A of Valley View Business Center, an addition to the City of Farmers Branch, Dallas County, Texas according to the plat thereof recorded in Volume 2000092, Page 1977, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the northwesterly right-of-way line of Valley View Lane (a variable width R.O.W.) with the westerly right-of-way line of a 30 foot wide right-of-way dedication recorded in Volume 89007, Page 527 Deed Records, Dallas County, Texas and being the southeast corner of said Lot 3 and being in a non-tangent curve to the right having a central angle of 01 deg. 16 min. 19 sec., a radius of 5,664.65 feet and a chord which bears S 73 deg. 42 min. 02 sec. W, a distance of 125.74 feet;

THENCE southwesterly, along the northwesterly right-of-way line of said Valley View Lane and along the said curve, an arc distance of 125.74 feet to a 1/2" iron rod set for corner and being the south most southwest corner of said Lot 3;

THENCE N 12 deg. 33 min. 03 sec. W, a distance of 159.84 feet to a 1/2" iron rod set for corner;

THENCE S 77 deg. 26 min. 57 sec. W, a distance of 63.91 feet to a 1/2" iron rod set for corner and being the west most southwest corner of said Lot 3;

THENCE N 16 deg. 35 min. 46 sec. W, a distance of 71.65 feet to a 1/2" iron rod set for corner;

THENCE N 00 deg. 24 min. 14 sec. E, a distance of 238.61 feet to a 1/2" iron rod set for corner and being the northwest corner of said Lot 3;

THENCE S 89 deg. 35 min. 46 sec. E, a distance of 239.50 feet to a 1/2" iron rod set for corner and being in the west line of said 30 foot wide right-of-way and being the northwest corner of said Lot 3;

THENCE S 00 deg. 24 min. 14 sec. W, along the west line of said 30 foot wide right-of-way, a distance of 412.43 feet to the POINT OF BEGINNING and containing 89,558 sq. ft. or 2.0560 acres of land.

LEGAL DESCRIPTION
TRACT 2

BEING non-exclusive easements for parking, access, landscaping and utilities as created by Declaration of Easements and Restrictive Covenants by and between GNB Technologies Inc. and The Landon Company, Trustee, filed 05/28/1998, recorded in Volume 98103, Page 4718, Deed Records, Dallas County, Texas, over and across Lot 2, Block A of Valley View Business Center, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2000092, Page 1977, Map Records, Dallas County, Texas.

LEGAL DESCRIPTION
TRACT 3

BEING a non-exclusive easement for access as created by Reciprocal Access Easement Agreement by and between Skylane Partners, Ltd., Kathleen Keeler Gray, and Valley View Land Partnership, Ltd., filed 10/28/2002, recorded in Volume 2002210, Page 9196, Deed Records, Dallas County, Texas, over and across Lot 1, Block A of Valley View Business Center, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2000092, Page 1977, Map Records, Dallas County, Texas.

SURVEYORS CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

TO:	KATHLEEN KEELER GRAY	"Seller"
	SKYLANE PARTNERS, LTD., a Texas limited partnership	"Purchaser"
	REPUBLIC TITLE OF TEXAS, INC.	"Title Company"
	FIRST AMERICAN TITLE INSURANCE COMPANY	"Underwriter"
	LASALLE BANK NATIONAL ASSOCIATION and its successors and assigns	"Lender"
	RUBIN, EHRLICH & BUCKLEY, P.C.	"Attorney"

I, DENNIS D. VOTE, Registered Professional Land Surveyor, hereby certify to the above that (a) this plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 1999; meets the accuracy requirements of an Urban Survey, as defined therein; and includes items 1,2,3,4,6,7,8,9,10,11,13,14,15 and 16 of Table A thereof, and (b) this plat of survey and the property description set forth hereon ("Property") was prepared by me, a Registered Professional Land Surveyor in the State of Texas and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the Information, courses and distances shown on the survey are correct, (2) the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated, (3) the Property is contiguous to, and has access to and from Valley View Lane, a public roadway, (4) there are no easements or encroachments (including utility lines) affecting the Property other than as shown and depicted on this survey, (5) there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property, (6) there are no encroachments of any improvements on adjoining property onto the Property, (7) all recorded easements and other exceptions, as noted in the First American Title Insurance Company's Commitment for Title Insurance No. GF# 02R15600 SJ3, Effective Date: July 31, 2002, and issued August 22, 2002, have been correctly platted hereon; (8) all zoning and use classifications are shown thereon, (9) the Property constitutes one contiguous parcel without gaps or gores, and (10) the Property is not located in a 100-Year Flood Plain or in an identified "Flood Prone Area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel No. 480174 0170 J, Map Effective: August 23, 2001, which such map parcel covers the area in which the property is situated and (11) there are no mobile home pads located on the Property.

EXECUTED this 8TH day of November, 2002.

Dennis D. Vote
DENNIS D. VOTE, Registered Professional Land Surveyor, #4813
VOTEX SURVEYING COMPANY, 4548 Tuscany Drive
Plano, Texas 75093, (972) 964-0858 Fax: (972) 964-3604

STATE OF TEXAS REGISTERED DENNIS D. VOTE 4813 PROFESSIONAL LAND SURVEYOR

ALTA / ACSM LAND TITLE SURVEY
1881 VALLEY VIEW LANE
AS-BUILT SURVEY
2.0560 ACRES
OUT OF THE
FRANCIS MILLER SURVEY, ABSTRACT NO. 926
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

SCALE: 1"=30' DATE: OCTOBER 24, 2002
REVISED: NOVEMBER 6, 2002
REVISED: NOVEMBER 8, 2002

PROJECT NO. 22061