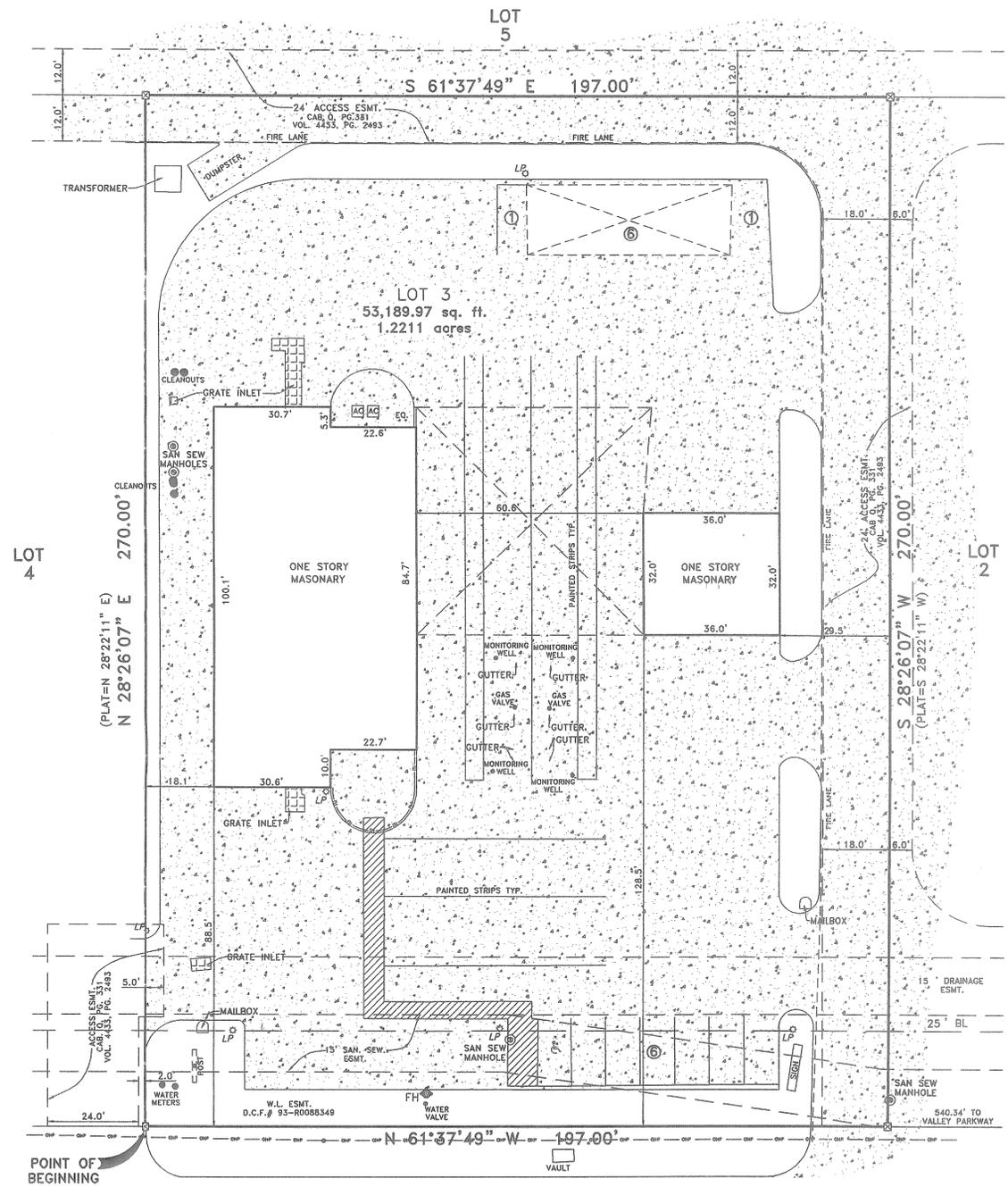


PROPERTY DESCRIPTION

TRACT I
 Being all of Lot 3, Block A of the Final Plat of The Corners at Valley Parkway Addition, an Addition to the City of Lewisville, Denton County, Texas, as recorded in Cabinet Q, Page 331 of the Plat Records of Denton County, Texas, and being the same tract of land conveyed to Oasis Car Wash by Deed recorded in County Clerk's File No. 2004-157224, be Deed Records, Denton County, Texas, and being more particularly described as follows;
 BEGINNING at an "X" set in concrete for corner, said corner lying in the Northeast line of W. F.M. 3040 (100 foot right of way) and being the South corner of Lot 4 in said addition;
 THENCE North 28 degrees 26 minutes 07 seconds East along the Southeast line of said Lot 4, a distance of 270.00 feet to an "X" found in concrete for corner, said corner lying in the Southwest line of Lot 5 in said addition;
 THENCE South 62 degrees 37 minutes 49 seconds East along the Southwest line of said Lot 5, a distance of 197.00 feet to an "X" found in concrete for corner, said corner being the North corner of Lot 2 in said addition;
 THENCE South 28 degrees 26 minutes 07 seconds West along the Northwest line of said Lot 2, a distance of 270.00 feet to an "X" set in concrete for corner, said corner lying in the Northeast line of said W. F.M. 3040;
 THENCE North 61 degrees 37 minutes 49 seconds West along the Northeast line of said W. F.M. 3040, a distance 197.00 feet to the POINT OF BEGINNING and containing 53,189.97 square feet or 1.2211 acres of land.

TRACT II
 Easement Estate created in that certain Declaration of Reciprocal Easement, Conditions and Restrictive Covenants, executed by Property Closing, Ltd., dated September 21, 1999, recorded in Volume 4433, Page 2493, Official Public Records of Real Property, Denton County, Texas.



W. F.M. 3040
 100' R.O.W.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Capital Title in connection with the transaction described in GF# 05-012520-CC. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Tigermark, Ltd., Plains Capital Bank and Capital Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in Cabinet Q, Page 331, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) 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 (Flood Insurance Rate Map No. 48121C 0545 E) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Tigermark, Ltd., Plains Capital Bank and Capital Title are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 20th day of May, 2005.

Bryan Connolly
 Bryan Connolly
 Registered Professional Land Surveyor No. 5513

ACCEPTED BY: _____ DATE: _____

NOTE: According to the F.I.R.M. in Map No. 48121C 0545 E, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
 VOL. 402, PG. 214, VOL. 347, PG. 30
 VOL. 1123, PG. 301, VOL. 1134, PG. 93
 VOL. 1724, PG. 311

NOTE: PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF DECLARATIONS OF RECIPROCAL ESMT. VOL. 4433, PG. 2493
 C.C. FILE # 99-0099281

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		LEGEND	
DATE	BY		
		○ 1/2" IRON ROD FOUND	● POWER POLE
		⊗ 3/8" IRON ROD SET	■ BRICK COLUMN
		○ 1" IRON PIPE FOUND	A/C - AIR CONDITIONING
		□ FENCE POST CORNER	— X — X — BARRIED WIRE
		⊠ "X" FOUND/SET IN CONCRETE	— / — / — IRON FENCE
		▲ UNDERGROUND ELECTRIC	— — — PIPE FENCE
		△ OVERHEAD ELECTRIC	— — — COVERED PORCH/DECK OR CARPORT
		— — — ASPHALT PAVING	— OES — OES OVERHEAD ELECTRIC SERVICE
		— — — GRAVEL/ROCK ROAD OR DRIVE	— OHP — OHP OVERHEAD POWER LINE
			— — — CONCRETE PAVING

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TEXAS LAND TITLE SURVEY
 LOT 3 OF THE CORNERS AT VALLEY PARKWAY ADDITION
 LEWISVILLE, DENTON COUNTY
 1111 W. F.M. 3040

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	05-19-05	0503474-1	05-012520-CC	R.G.