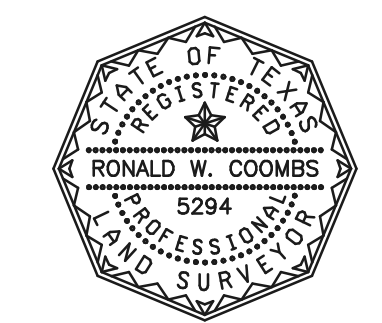


* NOTE *
ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
PLAT & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

BASES OF BEARINGS: NORTH RIGHT-OF-WAY LINE OF
PREMIER DRIVE AS SHOWN ON PLAT RECORDED IN
VOL. 99030, PG. 28, M.R.D.C.T.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET

LOT 1
LAS COLINAS BUSINESS PARK -
EIGHTH INSTALLMENT
VOL. 84161, PG. 4122
M.R.D.C.T.



SURVEYED ON THE GROUND
AUGUST 22, 2013
Ronald W. Coombs
RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

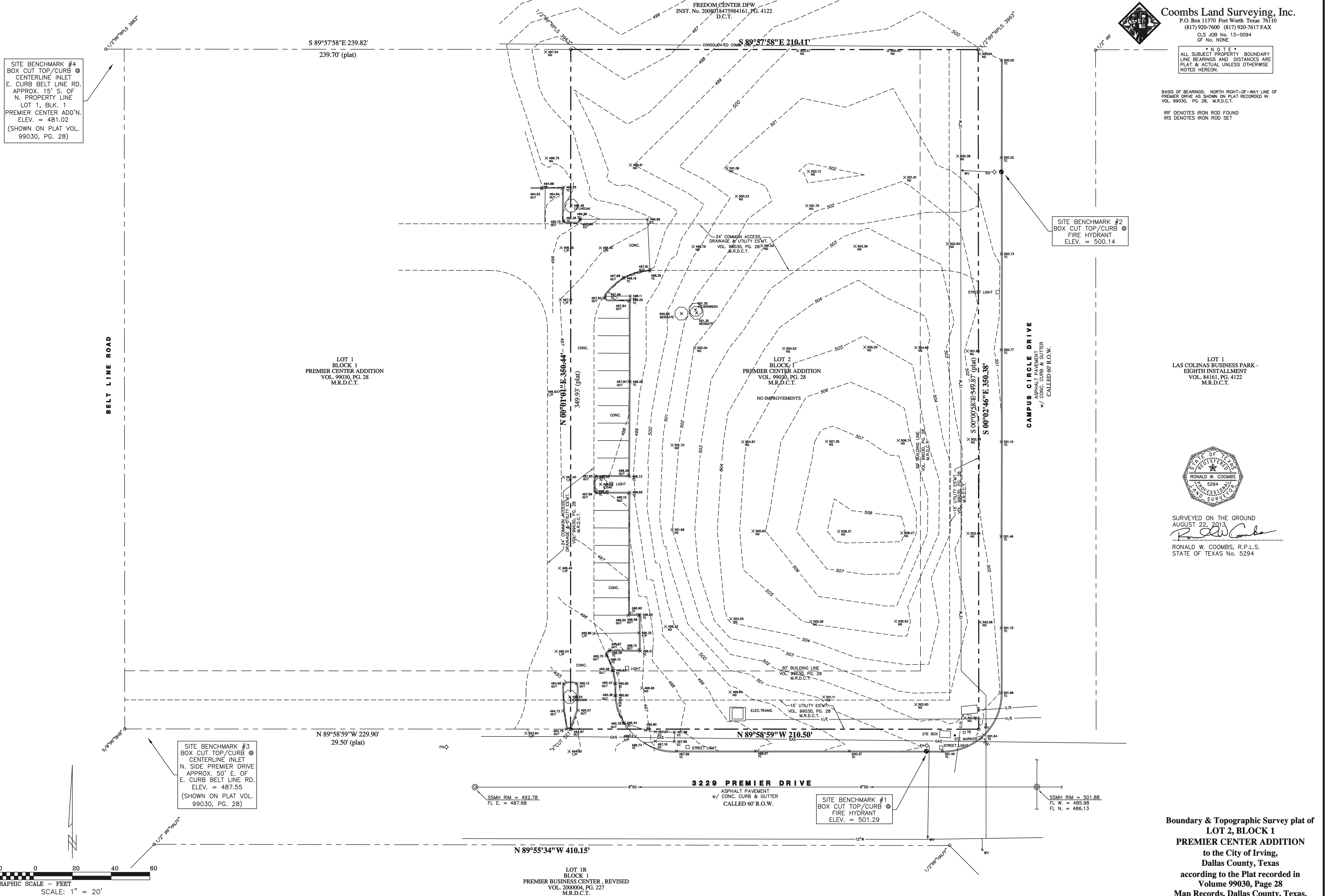
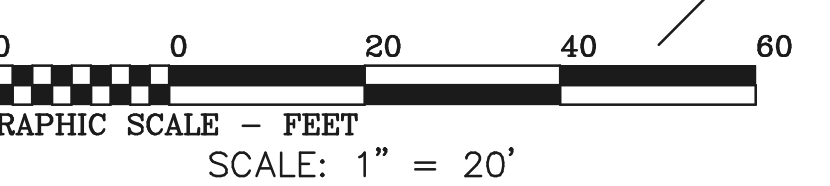
Boundary & Topographic Survey plat of
LOT 2, BLOCK 1
PREMIER CENTER ADDITION
to the City of Irving,
Dallas County, Texas
according to the Plat recorded in
Volume 99030, Page 28
Map Records, Dallas County, Texas.

SITE BENCHMARK #4
BOX CUT TOP/CURB
CENTERLINE INLET
E. CURB BELT LINE RD.
APPROX. 15' S. OF
N. PROPERTY LINE
LOT 1, BLK. 1
PREMIER CENTER ADD'N.
ELEV. = 481.02
(SHOWN ON PLAT VOL.
99030, PG. 28)

SITE BENCHMARK #2
BOX CUT TOP/CURB
FIRE HYDRANT
ELEV. = 500.14

SITE BENCHMARK #3
BOX CUT TOP/CURB
CENTERLINE INLET
N. SIDE PREMIER DRIVE
APPROX. 50' E. OF
E. CURB BELT LINE RD.
ELEV. = 487.55
(SHOWN ON PLAT VOL.
99030, PG. 28)

SITE BENCHMARK #1
BOX CUT TOP/CURB
FIRE HYDRANT
ELEV. = 501.29



LOT 1R
BLOCK 1
PREMIER BUSINESS CENTER, REVISED
VOL. 2000004, PG. 227
M.R.D.C.T.