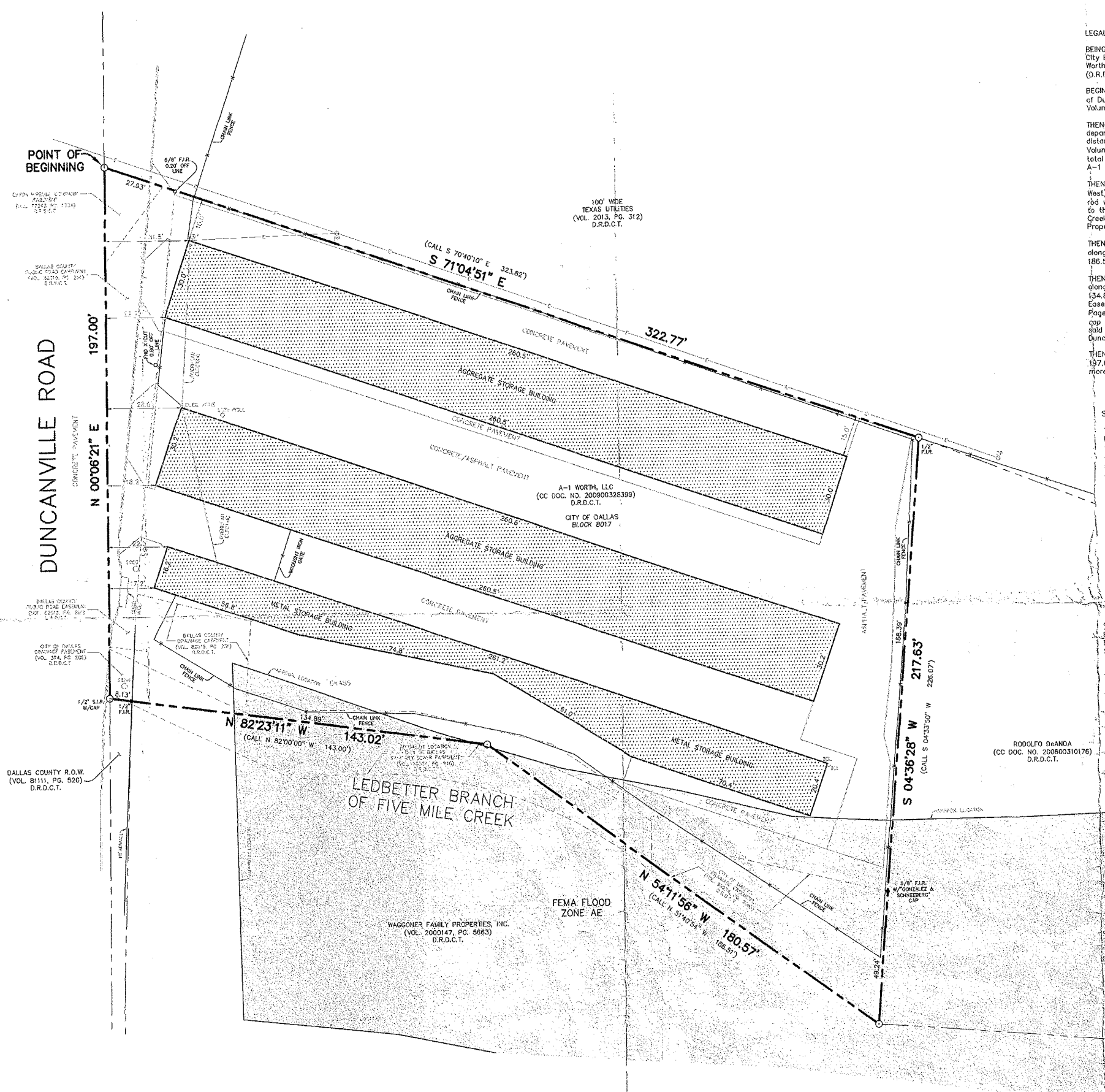
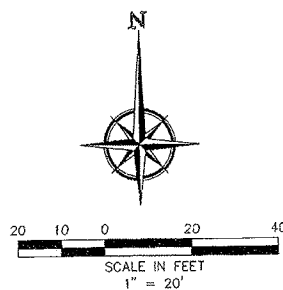


VICINITY MAP
N.T.S.



LEGAL DESCRIPTION

BEING a 1.294 acre tract of land situated in the William H. Pearson Survey, Abstract No. 1127, City of Dallas, City Block 8017, Dallas County, Texas, said tract being all of a tract of land described in deed to A-1 Worth, LLC, as recorded in County Clerk Document No. 200900328399, Deed Records Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at the northwest corner of said A-1 Worth tract, said corner being on the east right-of-way line of Duncanville Road, said corner being on the south line of a 100' wide Texas Utilities tract, as recorded in Volume 2013, Page 312, D.R.D.C.T.;

THENCE South 71 degrees 04 minutes 51 seconds East (call South 70 degrees 40 minutes 10 seconds East), departing said east right-of-way line and along the north line of said A-1 Worth tract, passing at a distance of 27.93 feet the northeast corner of a Dallas County Public Road Easement, as recorded in Volume 82019, Page 251, D.R.D.C.T., from which a 5/8" found iron rod is 0.20 feet off line, continuing a total distance of 322.77 feet (call 323.82 feet) to a 1/2" found iron rod for the northeast corner of said A-1 Worth tract;

THENCE South 04 degrees 36 minutes 28 seconds West (call South 04 degrees 33 minutes 50 seconds West), along the east line of said A-1 Worth tract, passing at a distance of 188.39 feet a 5/8" found iron rod with cap stamped "Gonzalez & Schneberg", continuing a total distance of 217.53 feet (call 228.07 feet) to the southeast corner of said A-1 Worth tract, said corner being within Ledbetter Branch of Five Mile Creek, said corner being on the north line of a tract of land described in deed to Waggoner Family Properties, Inc., as recorded in Volume 2000147, Page 5663, D.R.D.C.T.;

THENCE North 54 degrees 11 minutes 56 seconds West (call North 51 degrees 40 minutes 54 seconds West), along the north line of said Waggoner Family tract and said Ledbetter Branch, a distance of 180.57 feet (call 186.51 feet) to a point for corner;

THENCE North 82 degrees 23 minutes 11 seconds West (call North 82 degrees 00 minutes 00 seconds West), along the north line of said Waggoner Family tract and said Ledbetter Branch, passing at a distance of 134.89 feet a 1/2" found iron rod for the southeast corner of the aforementioned Dallas County Public Road Easement, said corner being the northeast corner of a Dallas County R.O.W. deed, recorded in Volume 81111, Page 320, D.R.D.C.T., continuing a total distance of 143.02 feet (call 143.00) to a 1/2" set iron rod with cap stamped "RPLS 5439" for the southwest corner of said A-1 Worth tract and the northwest corner of said Dallas County R.O.W. deed, said corner being on the east right-of-way line of the aforementioned Duncanville Road;

THENCE North 00 degrees 06 minutes 21 seconds East, along said east right-of-way line, a distance of 197.00 feet to the POINT OF BEGINNING AND CONTAINING 56,345 feet or 1.294 acres (call 1.31 acres) of land more or less.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to WKG ENTERPRISES, LTD.; A-1 WORTH, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY and REPUBLIC TITLE OF TEXAS, INC. that (i) the plat of survey and the Property description are true and correct and prepared from an actual on-the-ground survey of the Property, (ii) the survey was conducted by the Surveyor, or under his supervision, (iii) all monuments are correct as to their location, type and size, and that all monuments actually exist, (iv) the size, location and type of improvements are as shown on the Survey, and all improvements are located within the boundaries of the Property and set back from the Property lines the distances indicated thereon, (v) recorded easements listed in Title Commitment OF No. 10R00770 SJS have been labeled and plotted hereon, unless otherwise noted, (vi) by graphical plotting, the parcels described hereon lies within Zone "X" and Zone "AE" as delineated on the Dallas County, Texas and incorporated Areas Flood Insurance Rate Map, Map 48113C0450J, dated August 23, 2001, as published by the Federal Emergency Management Agency. Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone "AE" is defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flood. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled in any given year. The Special Flood Hazard Area is the area subject to flooding by 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. Base flood elevations determined." The Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source.

Hal Mollenkopf
Hal Mollenkopf
Registered Professional Land Surveyor
State of Texas, No. 5439



RODOLFO DeANDA
(CC DOC. NO. 200800310176)
D.R.D.C.T.

IMPROVEMENT SURVEY
OF
1.294 ACRES
SITUATED IN THE
WILLIAM H. PEARSON SURVEY, ABST. NO. 1127
CITY OF DALLAS, CITY BLOCK 8017
DALLAS COUNTY, TEXAS
FOR
A-1 WORTH, LLC
BY
MOLLENKOPF LAND SURVEYING
SURVEYING & MAPPING
1216 N. CENTRAL EXPRESSWAY, STE. 203-B
MCKINNEY, TX 75070
(214) 544-3334 (214) 544-3336 FAX

LEGEND	
F.I.R.	FOUND IRON ROD
S.I.R.	SET IRON ROD
W/CAP	WITH CAP STAMPED "RPLS 5439"
PP	POWER POLE
BOL	BOLLARD
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
EM	ELECTRIC METER
WM	WATER METER
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
-C-	OVERHEAD ELECTRIC LINE
-F-	FENCE

- Notes:
1. Basis of bearings being North 00 degrees 06 minutes 21 seconds East, along the east right-of-way line of Duncanville Road, as described in deed to A-1 Worth, LLC, as recorded in County Clerk Document No. 200900328399, D.R.D.C.T.
 2. This survey is only valid if the print has original seal and signature of Hal Mollenkopf, R.P.L.S. No. 5439.
 3. Unable to locate Magnolia Gas Company Easement recorded in Volume 1387, Page 441, D.R.D.C.T.
 4. The subject property is not affected by City of Dallas Easement recorded in Volume 71123, Page 1570, D.R.D.C.T.