

LEGAL DESCRIPTION
TRACT 1

BEING a 3.743 acre tract of land situated in the E.C. Thomas Survey Abstract No. 1472, in the City of Cedar Hill, Dallas County, Texas, and being a part of that tract of land described in deed to Franklin L. and Elizabeth Crawford as recorded in Volume 41, Page 602, Deed Records of Dallas County, Texas, (D.R.D.C.T.), and part of those tracts of land described in deeds to 1382 Cedar Hill, Ltd., as recorded in Volume 96140, Page 1548, and Volume 2003218, Page 10189, both D.R.D.C.T., and being more particularly described as follows:

BEGINNING at an "X" in concrete set at the intersection of the northeast right-of-way line of Clancy Nolan Drive (60 foot wide right-of-way) and the southeasterly right-of-way line of Uptown Boulevard (variable width right-of-way):

THENCE North 49 degrees 35 minutes 58 seconds East, along the southeasterly right-of-way line of said Uptown Boulevard, a distance of 27.63 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Half Associates, Inc." (hereafter referred to as "with cap") set for the point of curvature of a tangent curve to the left with a radius of 996.00 feet and a chord bearing North 39 degrees 08 minutes 30 seconds East, a distance of 361.57 feet;

THENCE Northeasterly, continuing along said southeasterly right-of-way line and along said curve, through a central angle of 20 degrees 54 minutes 57 seconds, an arc distance of 363.59 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 58 degrees 36 minutes 43 seconds East, departing said southeasterly right-of-way line, a distance of 76.48 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 89 degrees 26 minutes 28 seconds East, a distance of 195.75 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 33 minutes 32 seconds East, passing at 23.65 feet the south line of said tract recorded in Volume 96140, Page 1548, and continuing for a total distance of 393.31 feet to a 1/2-inch iron rod with cap set for corner on the north line of a Tract of land described in deed to Haverty's Furniture Company, Inc. as recorded in Document 20060002581, D.R.D.C.T.;

THENCE North 89 degrees 56 minutes 17 seconds West, along the north line of said Haverty's tract, a distance of 404.38 feet to a PK Nail set on the northeasterly right-of-way line of Clancy Nolan Drive (a 60 foot right-of-way), being the beginning of a non-tangent curve to the left with a radius of 1030.00 feet and a chord bearing North 39 degrees 45 minutes 19 seconds West, a distance of 16.36 feet;

THENCE Northwesterly along said northeasterly right-of-way line and said curve, through a central angle of 00 degrees 54 minutes 35 seconds, an arc distance of 16.36 feet to a 1/2-inch iron rod with cap set for the point of tangency;

THENCE North 40 degrees 12 minutes 37 seconds West, continuing along said northeasterly right-of-way line, a distance of 156.93 feet to the POINT OF BEGINNING AND CONTAINING 163,044 square feet or 3.743 acres of land, more or less.

LEGAL DESCRIPTION
TRACT 2

BEING a 0.2021 acre tract of land situated in the E.C. Thomas Survey Abstract No. 1472, in the City of Cedar Hill, Dallas County, Texas, also being a part of that tract of land described in deed to Franklin L. and Elizabeth Crawford as recorded in Volume 41, Page 602, Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "X" in concrete set at the intersection of the southwesterly right-of-way line of Clancy Nolan Drive (60 foot wide right-of-way) and the southeasterly right-of-way line of said Uptown Boulevard (variable width right-of-way):

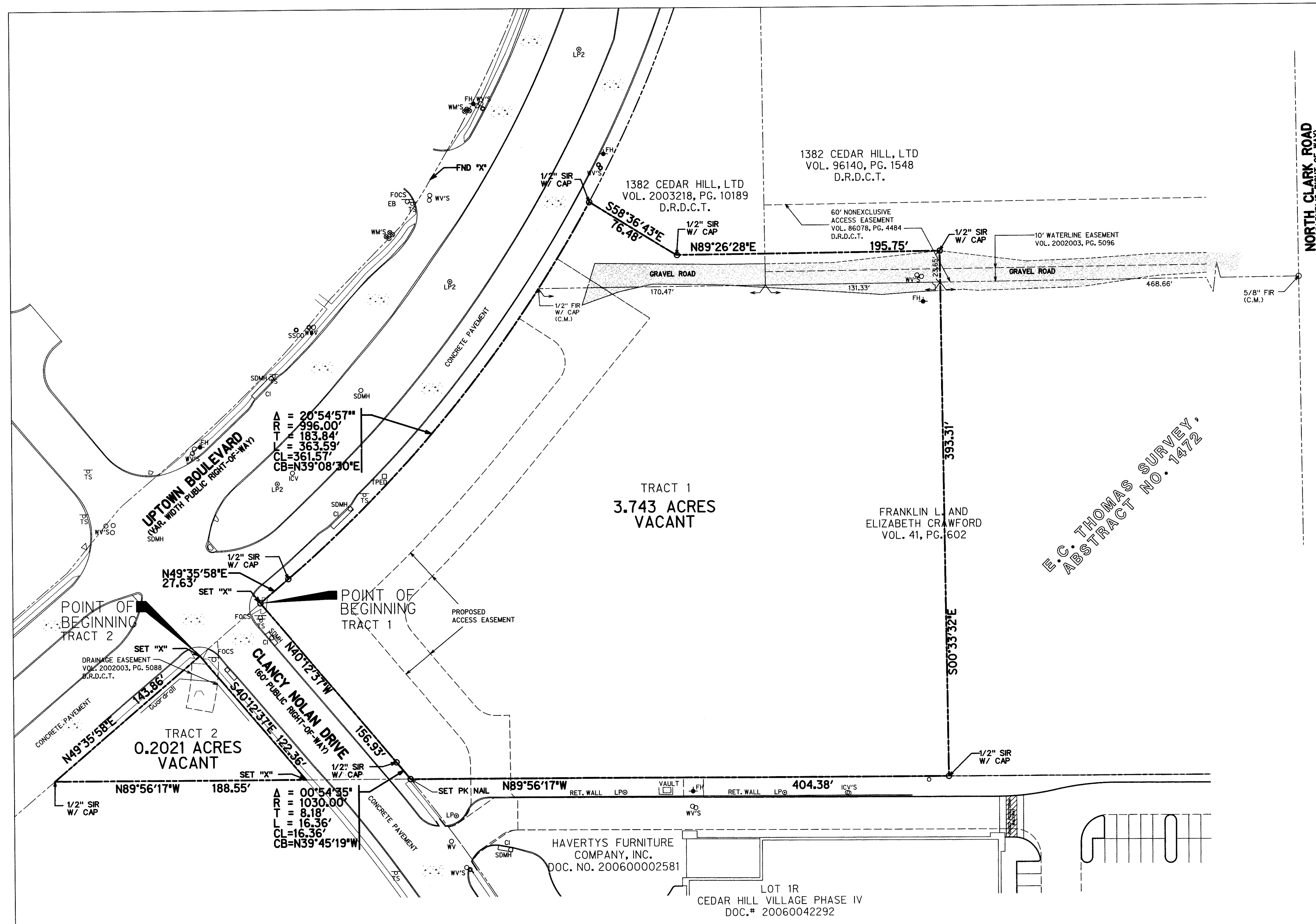
THENCE South 40 degrees 12 minutes 37 seconds East, along said southwesterly right-of-way line, a distance of 122.36 feet to an "X" cut in concrete set for corner, said point being on the south line of said Crawford tract;

THENCE North 89 degrees 56 minutes 17 seconds West, departing said southwesterly line and along the south line of said Crawford tract, a distance of 188.55 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Half Assoc., Inc." set for corner on said southeasterly line of Uptown Boulevard;

THENCE North 49 degrees 35 minutes 58 seconds East, along the southeasterly right-of-way line of said Uptown Boulevard, a distance of 143.86 feet to the POINT OF BEGINNING AND CONTAINING 8,801 square feet or 0.2021 acres of land, more or less.

TRACT 3 (Easement Estate):

Non-exclusive easement for access, ingress and egress to and from Clancy Nolan Drive, appurtenant to Tract 1, granted in Mutual Access Easement dated June 30, 2007, by and among CHTC IV, Ltd., 1382 Cedar Hill, Ltd. and Haverty Furniture Companies, Inc. to be recorded at closing.



ZONING NOTE:
The subject Property is zoned Local Retail (LR), in the Uptown Overlay District. LR zoning has the following building setback, height and bulk restrictions.

Front and Rear setback: 20 feet
Side setback: None
Maximum Lot Coverage: None
Maximum Height: Six (6) stories.

- NOTES:**
- 1) Basis of bearings is the south line of the tract of land described in deed to 1382 Cedar Hill, Ltd. as recorded in Volume 96140, Page 1548, Deed Records of Dallas County, Texas.
 - 2) The surveyor has reviewed title commitment of No. 07R04083 SJ6, prepared by First American Title Insurance Company, with an effective date of September 24, 2007 for this survey. Items listed in Schedule B therein have been plotted or noted hereon.
 - 3) The following instrument does not affect the subject property:
 - (a) Easement granted to T. P. & L. Company as recorded in Volume 82097, Page 1627 (D.R.D.C.T.). (Released in Volume 85219, Page 3006).
 - 4) The following instruments affect the subject property:
 - (a) Mineral Deed recorded in Volume 2517, Page 479 (D.R.D.C.T.) (blanket).
 - (b) Drainage Easement recorded in Volume 2002003, Page 5088 (D.R.D.C.T.) (shown on survey).
 - (c) Waterline Easement recorded in Volume 2002003, Page 5096, (D.R.D.C.T.) (shown on survey).
 - (d) Access Easement recorded in Volume 86078, Page 4484, (D.R.D.C.T.) (shown on survey).
 - 5) The Property has access to Uptown Boulevard, a public right-of-way.

SURVEYOR'S CERTIFICATE
To: The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to CHTC IV, Ltd., Regions Bank Republic Title of Texas, Inc., and First American Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors in 2005, and includes items 1-4, 5, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a) (visible utilities), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. By graphical plotting, the Property is located in Zone "X" as delineated on the Dallas County, Texas and incorporated Areas Flood Insurance Rate Map, Map Number 48113C0605 J, dated August 21, 2001, as published by the Federal Emergency Management Agency. Zone "X" is defined as "Areas determined to be outside 500-year flood plain." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

Andrew J. Shafer, October 24, 2007
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017



ALTA/ACSM LAND TITLE SURVEY
BOUNDARY SURVEY

OF A
3.743 ACRE AND 0.2021 ACRE TRACT

SITUATED IN THE
E.C. THOMAS SURVEY, ABSTRACT NO. 1472
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

FOR
SANDLER SOUTHWEST CORP.
BY

Half Associates
ENGINEERS - ARCHITECTS - SCIENTISTS - PLANNERS - SURVEYORS
3801 PARKWOOD BLVD., SUITE 500, FRISCO, TEXAS 75034 (214) 616-4570
SCALE: 1"=40' JOB/AVD: 25175 DATE: AUGUST, 2007