

Former Dry Cleaning Facility

5422 Redfield Street and 2231 - 2241 Butler Street
Dallas, TX 75235

Inquiry Number: 4202681.7
February 11, 2015

EDR Environmental Lien and AUL Search

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

5422 Redfield Street and 2231 - 2241 Butler Street
Former Dry Cleaning Facility
Dallas, TX 75235

RESEARCH SOURCE

Source 1:
Dallas County Clerk
Dallas, TX

PROPERTY INFORMATION

Deed 1:

Type of Deed: Special Warranty Deed
Title is vested in: DALLAS SERVICES
Title received from: REDFIELD INVESTMENT LP
Deed Dated: 2/18/2014
Deed Recorded: 2/19/2014
Book: NA
Page: NA
Volume: NA
Instrument: 201400039961
Docket: NA
Land Record Comments:
Miscellaneous Comments:

Legal Description: See Exhibit

Legal Current Owner: DALLAS SERVICES

Parcel # / Property Identifier: 00000430414000000, 00000430417000000, 00000430432000000

Comments: See Exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

EDR Environmental Lien and AUL Search

OTHER ACTIVITY AND USE LIMITATIONS (AULS)

AULs: Found Not Found

If found:

1st Party: NA
2nd Party: NA
Dated: 3/11/2009
Recorded: 4/23/2009
Book: NA
Page: NA
Docket: NA
Volume: NA
Instrument: 200900115691
Comments:
Miscellaneous Comments:

If found:

1st Party: NA
2nd Party: NA
Dated: 3/11/2009
Recorded: 6/10/2009
Book: NA
Page: NA
Docket: NA
Volume: NA
Instrument: 200900166529
Comments:
Miscellaneous Comments:

Deed Exhibit 1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF#1002-76178-RTT CR8

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

That **Redfield Investment, L.P., a Texas limited partnership**

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and the further consideration of the execution and delivery by

Dallas Services, a Texas non-profit corporation

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter) of one certain note of even date herewith in the principal sum of **ONE MILLION FIVE HUNDRED THOUSAND and NO/100 DOLLARS (\$1,500,000.00)**, payable to the order of **VERITEX COMMUNITY BANK**, as therein provided, it having advanced said sum at the special instance and request of Grantee as part of the purchase price for the property conveyed hereby, and it shall be and the same hereby is subrogated to all of the rights, titles, liens and equities of said Grantor securing the payment of said note as fully as if it were Grantor herein, and in addition to the first and superior vendor's lien retained herein, said note is additionally secured by a deed of trust of even date herewith to **James N. Miller**, Trustee(s), upon the property conveyed hereby, and by these presents does Grant, Sell and Convey, unto the said Grantee, all that certain property described as follows:

Being a tract of land out of the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and being a part of City Block 5754, City of Dallas, Dallas County, Texas and being more particularly described on Exhibit A attached hereto.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to property taxes for the current year and subsequent years, the payment of which Grantee assumes, and those permitted exceptions listed on Exhibit B attached hereto and made a part hereof for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, except as to the Permitted Exceptions, when the claim is by, through or under Grantor, but not otherwise.

But it is expressly agreed and stipulated that the aforesaid Vendor's Lien is retained and reserved in favor of the payee in said note against the Property until the above-described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

EXECUTED TO BE EFFECTIVE THE 18th DAY OF February, 2014

Redfield Investment, L.P., a Texas limited partnership

By: Redfield Investments GP, LLC

Its: General Partner

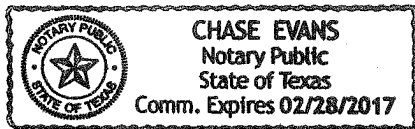
By: 
Chuck Howley, Manager

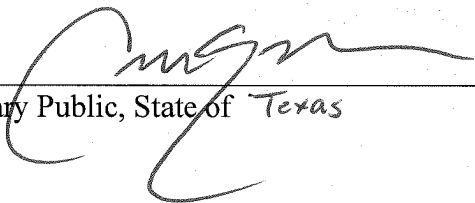
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Chuck Howley [check one] ___ known to me or proved to me through PL (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in their capacity as Manager of Redfield Investments GP, LLC, as General Partner of **Redfield Investment, L.P., a Texas limited partnership**

Given under my hand and seal of office this 18th day of February, 2014.





Notary Public, State of Texas

GRANTEE'S ADDRESS:

Dallas Services, a Texas non-profit corporation
4242 Office Parkway
Dallas, Texas 75204

Exhibit A

Being a tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, in the City of Dallas, Dallas County, Texas, and a part of City Block 5754, City of Dallas, Dallas County, being that same tract of land conveyed to Redfield Investment, L.P. (Tract 2) by Special Warranty Deed recorded in Instrument No. 200600260394, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" set for corner, said point being in the intersection of the Northwest line of Butler Street (a 50 foot right-of-way) and the Northeast line of Redfield Street (a 50 foot right-of-way);

Thence North 44 degrees 34 minutes 00 seconds West along said Redfield Street, a distance of 375.00 feet to a cotton spindle found for corner, said point being the most Western South corner of a tract of land conveyed to Dallas County Hospital District dba Parkland Health & Hospital System by Trustee's Deed recorded in Instrument No. 201000311236, Official Public Records, Dallas County, Texas;

Thence North 45 degrees 12 minutes 57 seconds East along the Southeast line of said Dallas County Hospital District tract, a distance of 281.20 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" set for corner, said point being an interior ell corner of said Dallas County Hospital District tract;

Thence South 44 degrees 34 minutes 00 seconds East along the Southwest line of said Dallas County Hospital District tract, a distance of 375.00 feet to an "X" set for corner, said point being the most Eastern South corner of said Dallas County Hospital District tract, and being in the Northwest line of aforementioned Butler Street;

Thence South 45 degrees 12 minutes 57 seconds West along the Northwest line of said Butler Street, a distance of 281.20 feet to the Point of Beginning and containing 105,449 square feet or 2.42 acres of land.

Exhibit B

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
2. Easement granted by Chuck Howley Uniform Rental Inc. to Dallas Power & Light Company, filed 07/24/1981, recorded in Volume 81144, Page 658, Real Property Records, Dallas County, Texas.
3. Easement granted by Rental Uniform Service Inc. to Southwestern Bell Telephone Company, filed 03/08/2001, recorded in Volume 2001047, Page 7182, Real Property Records, Dallas County, Texas.
4. Voluntary Cleanup Program Final Certificate of Completion dated 03/11/2009, filed 04/23/2009, under cc# 200900115691, Real Property Records, Dallas County, Texas, and refiled 06/10/2009, under cc# 200900166529, Real Property Records, Dallas County, Texas.

Return to: Tracy Shanks
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/19/2014 02:12:49 PM
\$42.00
201400039961**



ACTIVITY AND USE LIMITATIONS (AULS) EXHIBITS

48
941



CT

200900166529

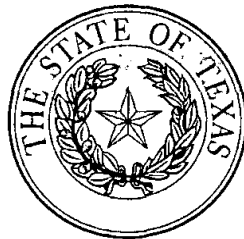
10 PGS

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CT

200900115691

9 PGS



VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION

This Final Certificate of Completion (Certificate) applies to the tract of land described in Exhibit "A", attached hereto and incorporated herein by reference. This Certificate and the related protection described herein apply solely to releases at the tract of land described in Exhibit "A" prior to the execution date of this Certificate. This Certificate shall be a covenant that runs with the land.

As provided in Section 361.609 of the Texas Health and Safety Code:

I, Brent Wade, Director of the Remediation Division, TCEQ, certify as follows:

Response actions have been completed for VCP No. 2069 as of January 26, 2009, for the tract of land described in Exhibit "A" so that the tract is acceptable for residential land use.

This certification is based on the Affidavit of Completion of Response Action (Exhibit "B") and on additional site information in TCEQ files and is reliant upon a Municipal Setting Designation that has been certified by the TCEQ under Section 361.807 of the Health and Safety Code for this tract of land to prohibit use of groundwater. The Municipal Setting Designation Certificate is included as Exhibit "C", attached hereto and incorporated herein by reference.

The following persons are qualified to obtain the protection from liability described in Section 361.610 of the Texas Health and Safety Code:

- 1) An applicant who on the date of submittal of an application to the Voluntary Cleanup Program was not a responsible party under Sections 361.271 or 361.275(g) of the Texas Health and Safety Code; and
- 2) All persons (e.g., future owners, future lessees, future operators and lenders) who on the date of issuance of this Certificate were not responsible parties under Sections 361.271 or 361.275(g) of the Texas Health and Safety Code.

Further information concerning this matter may be found at the TCEQ Central File Room in Building E, Room 103, 12100 Park 35 Circle, Austin, Texas 78753 under Voluntary Cleanup Program No. 2069.

EXECUTED this 11th day of March, 2009

Brent Wade, Director
Remediation Division

STATE OF TEXAS
TRAVIS COUNTY

BEFORE ME, on this the 11th day of MARCH, personally appeared Brent Wade, Director of the Remediation Division of the Texas Commission on Environmental Quality, known to me to be a representative of said commission whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of MARCH, 2009

SUZANNE SEBEK
Notary Public, State of Texas
My Commission Expires
MAY 19, 2009

Notary Public in and for the State of Texas

EXHIBIT "B"
Affidavit of Completion of Response Actions

BEFORE ME, the undersigned authority, on this day personally appeared Chuck Howley, as an authorized representative of Redfield Investments, LP, known to me to be the person whose name is subscribed below who being by me first duly sworn, upon their oath, stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

Redfield Investments, LP has completed response actions (if necessary) pursuant to Chapter 361, Subchapter S, Texas Health and Safety Code, at the tract of land described in Exhibit "A" to this certificate that pertains to Former RUS Facility (Site), VCP No. 2069 located at 5422 Redfield Street, Dallas, Dallas County, Texas. The Site was owned by Redfield Investments, LP at the time the application to participate in the Voluntary Cleanup Program was filed. The Applicant has submitted and received approval from the Texas Commission on Environmental Quality (TCEQ) Remediation Division on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the site consistent with accepted industry standards to identify all hazardous substances, waste and contaminated media of regulatory concern. The response actions for the site have achieved standards acceptable for residential land use as determined by the TCEQ.

The response actions substantially eliminated present or future risk to public health and safety and to the environment from releases and threatened releases of hazardous substances and/or contaminants at or from the site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation or knowing failure to disclose material information. Further information concerning the response action at this site may be found in the final report at the central office of the TCEQ under VCP No. 2069.

The preceding is true and correct to the best of my knowledge and belief.

Received
FEB 02 2009
TCEQ
Remediation Division
12595221

Applicant

Chuck Howley
(Signature)

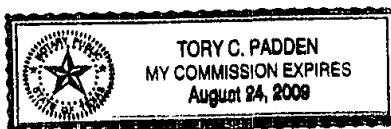
Chuck Howley
(Printed Name)

Partner
(Title)

STATE OF Texas
COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 26 day of January 2009, to which witness my hand and seal of office.

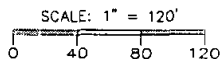
Notary Public in and for the State of



Tory C. Padden

SURVEY EXHIBIT
PT. BLOCK 5754
 Redfield Street and Butler Street
 City of Dallas, Dallas County, Texas

2.421 acres



BLOCK 5754

C. GRIGSBY SURVEY A1533

CALLLED 6.09 ACRES
 REDFIELD-BUTLER, L.P.
 Instr. #200503538001
 LIMITED WARRANTY DEED
 O.P.R.D.C.T.

BUTLER ST.
 50' R.O.W.

LOT 1-A, BLC
 OLWSTED /
 VOL. 82179,
 N.P.C.T.
 [TRACT 3]
 FUTUREAS FAMILY L.P.
 BUTLER PARK ADDITION
 VOL. 2005-0-13, P. 03137
 S.W.D.

BLOCK A/5757

NATIONAL ACCOMMODATIONS ADDITION
 VOL. 74138, PG. 1386
 D.R.D.C.T.

CALLLED 2.444 ACRES
 BOARD OF REGENTS OF
 THE UNIVERSITY OF TEXAS SYSTEM
 Instr. #20070251548
 SPECIAL WARRANTY DEED
 O.P.R.D.C.T.

CALLLED 1.7522 ACRES
 S.V. HARDY, LP
 VOL. 2001129, PG. 2054
 SPECIAL WARRANTY DEED
 D.R.D.C.T.

CALLLED 2.421 ACRES
 TRACT 2
 REDFIELD INVESTMENT, L.P.
 Instr. #200600260394
 SPECIAL WARRANTY DEED
 O.P.R.D.C.T.

MAPLE LAWN REALTY &
 DEVELOPMENT CO'S ADDITION
 VOL. 3, PG. 191
 M.R.D.C.T.

REDFIELD ST.

P.O.B.

BLOCK 5753

GEORGE M. ILLES, JR.
 Vol. 89087, Pg. 1603
 WARRANTY DEED
 D.R.D.C.T.

CALLLED 11,583 S.F.
 BRENDA D. ARRINGTON
 Vol. 91165, Pg. 3272
 MARITAL AGREEMENT
 D.R.D.C.T.

CALLLED 1.335 AC.
 THE SALVATION ARMY
 Vol. 98096, Pg. 05589
 SPECIAL WARRANTY DEED
 D.R.D.C.T.

REDFIELD INVESTMENTS, L.P.
 Instr. #20070336418
 SPECIAL WARRANTY DEED
 O.P.R.D.C.T.

CALLLED 31,590 S.F.
 TRACT 1
 REDFIELD INVESTMENT, L.P.
 Instr. #200600260394
 O.P.R.D.C.T.

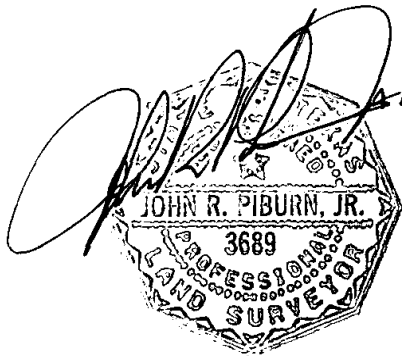
ALVIN L. GOODSTEIN
 VOL. 94107, PG. 01427
 DEED W/O WARRANTY
 D.R.D.C.T.

[REMAINDER]
 MAJORS SCIENTIFIC BOOKS, INC.
 VOL. 2004201, PG. 05257
 SPECIAL WARRANTY DEED
 D.R.D.C.T.

CRADDOCK AND
 NORSWORTHY, INC.
 Vol. 2816, Pg. 64
 WARRANTY DEED
 D.R.D.C.T.

J. A. MAJORS COMPANY
 Vol. 4471, Pg. 574
 WARRANTY DEED
 D.R.D.C.T.

BLOCK 5750
 MITCHELL
 PROBATE #70-2919-P



NOTES:

Improvements are not shown.

c.m. = controlling monument

O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 M.R.D.C.T. = Map Records, Dallas County, Texas

Bearings are based upon that certain Special Warranty Deed
 recorded as Instrument No. 200600260394, Official Public Records
 of Dallas County, Texas.

SURVEY EXHIBIT
PT. BLOCK 5754
Redfield Street and Butler Street
City of Dallas, Dallas County, Texas
2.421 acres

BEING a tract of land situated in the C. Grigsby Survey, Abstract No. 533, Dallas County, Texas, in Block 5754, Official City Number, and being all of that certain called 2.421 acre tract described to Redfield Investment, L.P. by Special Warranty Deed recorded as Instrument No. 200600260394, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the most southerly corner of said 2.421 acre tract, at the intersection of the northwest line of Butler Street (50' public R.O.W.) with the northeast line of Redfield Street (50' public R.O.W.);

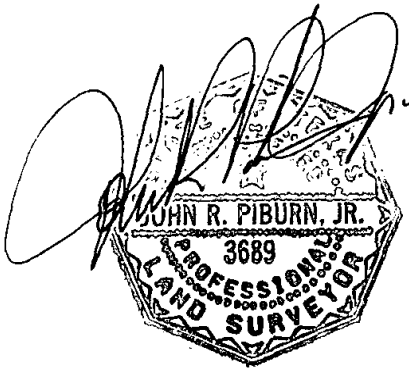
THENCE N 44°34' W along the said northeast line of Redfield Street, a distance of 375.0 feet to the most southerly corner of that certain called 1.7522 acres described to S.V. Hardy, LP by Special Warranty Deed recorded in Volume 2001129, Page 2054, Deed Records, Dallas County, Texas;

THENCE N 45°00' E departing the said northeast line of Redfield Street and along the southeast line of said 1.7522 acre tract, a distance of 281.2 feet to the southwest line of that certain called 6.09 acres described to Redfield-Butler, L.P. by Limited Warranty Deed recorded as Instrument No. 200503538001, Official Public Records, Dallas County, Texas;

THENCE S 44°34' E along the southwest line of said 6.09 acre tract, a distance of 375.0 feet to the aforementioned northwest line of Butler Street;

THENCE S 45°00' W along the said northwest line of Butler Street, a distance of 281.2 feet to the **POINT OF BEGINNING** and containing 2.421 acres of land, more or less.

- Bearings are based upon that certain Special Warranty Deed recorded as Instrument No. 200600260394, Official Public Records, Dallas County, Texas.



PIBURN & PARTNERS, LLC
9535 FOREST LANE, SUITE 229
DALLAS, TX 75243
214-328-3500
metrosurveyor.com

January 20, 2009
Project No. 07151
Sht. 2 of 2

MSD SURVEY
BLOCKS 5753 and 5754
Redfield Street and Butler Street
City of Dallas, Dallas County, Texas
562,036 sq. ft. / 12.9026 ac.

BEING a 12.9026 acre tract of land situated in the C. Grigsby Survey, Abstract No. 533, Dallas County, Texas, in Blocks 5753 and 5754, Official City Numbers, containing Lot 8, Block 35/5754, W.G. Langley's Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 5, Page 101, Map Records, Dallas County, Texas, and containing parts of Redfield Street (50' R.O.W.) and Butler Street (50' R.O.W.), further containing the following five tracts: called 6.09 acres described to Redfield-Butler, L.P. by Limited Warranty Deed recorded as Instrument No. 200503538001, Official Public Records, Dallas County, Texas; called 2.421 acres and 31,590 square feet described to Redfield Investment, L.P. by Special Warranty Deed recorded as Instrument No. 200600260394, Official Public Records, Dallas County, Texas; called 1.7522 acres described to S.V. Hardy, LP by Special Warranty Deed recorded in Volume 2001129, Page 2054, Deed Records, Dallas County, Texas; called 0.2417 acres described to Redfield Investment, L.P. by Special Warranty Deed recorded as Instrument No. 20070336418, Official Public Records, Dallas County, Texas, said 12.9026 acre tract being more particularly described as follows:

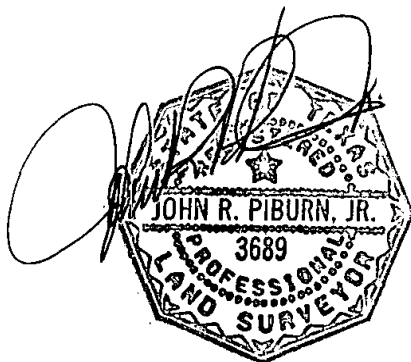
BEGINNING at the most easterly corner of said 31,590 square feet tract, also the most northerly corner of that certain tract described to Alvin L. Goodstein by Deed Without Warranty recorded in Volume 94107, Page 01427, Deed Records, Dallas County, Texas, in the southwest line of said Redfield Street and lying N45°59'33"W - 202.11 feet from the southeast line of said Butler Street;

THENCE S 43°34'27" W departing the said southwest line of Redfield Street and along the northwest line of said Goodstein tract, passing the most westerly corner thereof, also the most northerly corner of the remainder of that certain tract described to Majors Scientific Books, Inc. by Special Warranty Deed recorded in Volume 2004201, Page 05257, Deed Records, Dallas County, Texas, and continuing, along the northwest line of said remainder tract, a distance of 210.60 feet to the northeast line of that certain tract described to J.A. Majors Company by Warranty Deed recorded in Volume 4471, Page 574, Deed Records, Dallas County, Texas;

THENCE N 45°59'33" W along the northeast line of said J.A. Majors tract, passing the most northerly corner thereof, also the most easterly corner of that certain tract described to Craddock and Norsworthy, Inc. by Warranty Deed recorded in Volume 2816, Page 64, Deed Records, Dallas County, Texas, and along the northeast line thereof, passing its most northerly corner, also a re-entrant corner in the easterly line of that certain called 1.335 acre tract described to The Salvation Army by Special Warranty Deed recorded in Volume 98096, Page 05589, Deed Records, Dallas County, Texas and continuing, in all, a total distance of 200.00 feet;

THENCE N 43°34'27" E along the easterly line of said Salvation Army tract, a distance of 210.60 feet to the aforementioned southwest line of Redfield Street;

THENCE N 45°59'33" W along the said southwest line of Redfield Street, common with the northeast line of Salvation Army tract, that certain called 11,583 square feet tract described to Brenda D. Arrington by Marital Agreement recorded in Volume 91165, Page 3272, Deed Records, Dallas County, Texas, and those certain tracts described to George M. Illes, Jr. by Warranty Deed recorded in Volume 89087, Page 1603, Deed Records, Dallas County, Texas, in all, a total distance of 295.14 feet;



May 18, 2009
Project No. 07151
Sht. 1 of 3

THENCE N 43°34'52" E departing the said southwest line of Redfield Street and across said Redfield Street, passing a 1/2" iron rod found in the northeast line thereof, at the most southerly corner of National Accommodations Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 74138, Page 1386, Deed Records, Dallas County, Texas, and continuing, along the southeast line thereof and the southeast line of that certain called 12.828 acre tract described to The Board of Regents of The University of Texas System by Special Warranty Deed recorded in Volume 2004155, Page 00601, Deed Records, Dallas County, Texas, in all, a total distance of 728.33 feet to an "x" cut found at the most westerly corner of Lot 17 of aforementioned W.G. Langley's Subdivision;

THENCE S 46°08'26" E departing the southeast line of said University of Texas tract and along the southwest line of said W.G. Langley's Subdivision, a distance of 498.76 feet to the most southerly corner of Lot 9 thereof;

THENCE N 43°40'34" E along the southeast line of said Lot 9, a distance of 52.50 feet to the most westerly corner of Lot 7 of said W.G. Langley's Subdivision;

THENCE S 46°08'26" E along the southwest line of said Lot 7, passing the most southerly corner thereof in the northwest line of aforementioned Butler Street and continuing, across said Butler Street, a distance of 201.09 feet to the southwest line thereof, also the northwest line of Lot 1-A, Block 1/2373, Olmsted Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 82179, Page 462, Deed Records, Dallas County, Texas;

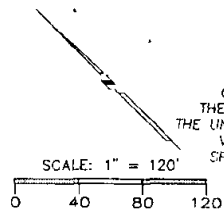
THENCE S 43°46'44" W along said southeast line of Butler Street, common with the northwest line of said Olmsted Addition, the northwest line of Lot 1-B, Block 1/2373, Butler Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 84179, Page 4295, Deed Records, Dallas County, Texas, the northwest line of Maple Lawn Realty & Development Co's Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 3, Page 191, Map Records, Dallas County, Texas, crossing Redfield Street, passing a 1/2" iron rod found at the most northerly corner of Block 5750, Official City Numbers, and continuing, along the northwest line thereof, in all, a total distance of 782.62 feet;

THENCE N 45°59'33" W departing the northwest line of said Block 5750, crossing said Butler Street, along the aforementioned southwest line of Redfield Street, also the northeast line of the aforementioned Goodstein tract, a distance of 202.11 feet to the **POINT OF BEGINNING** and containing 562,036 square feet or 12.9026 acres of land, more or less.

- Bearings are based upon State Plane Coordinates, Texas North Central Zone 4202, NAD 1983 (Conus 03)

PIBURN & PARTNERS, LLC
9535 FOREST LANE, SUITE 229
DALLAS, TX 75243
(214) 328-3500
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May 18, 2009
Project No. 07151
Sht. 2 of 3



CALLED 12.828 ACRES
THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
VOL.2004155, PG.00601
SPECIAL WARRANTY DEED
D.R.D.C.T.

MSD SURVEY
BLOCKS 5753 and 5754
Redfield Street and Butler Street
City of Dallas, Dallas County, Texas
562,036 sq. ft. / 12.9026 ac.

W.G. LANGLEY'S SUBDIVISION
VOL.5, PG.101
M.R.D.C.T.

BLOCK 35/5754
S 46°08'26" E - 498.76'

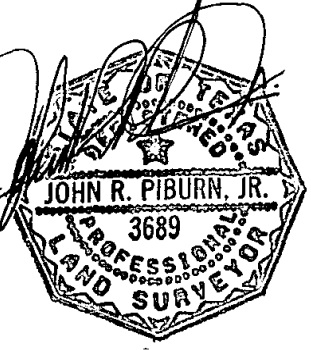
N 43°40'34" E
52.50'

S 46°08'26" E
201.09'

BLOCK 5756

CALLLED 12.828 ACRES
THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
VOL.2004155, PG.00601
SPECIAL WARRANTY DEED
D.R.D.C.T.

N 43°34'52" E - 728.33'



C. GRIGSBY SURVEY A/533

BLOCK 5754

CALLLED 6.09 ACRES
REDFIELD-BUTLER, L.P.
Instr. #200503538001
LIMITED WARRANTY DEED
O.P.R.D.C.T.

562,036 sq. ft.
12.9026 ac.

BLOCK A/5757

NATIONAL ACCOMMODATIONS ADDITION
VOL.74138, PG.1386
D.R.D.C.T.

CALLLED 2.444 ACRES
BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
Instr. #20070251548
SPECIAL WARRANTY DEED
O.P.R.D.C.T.

CALLLED 1.7522 ACRES
S.V. HARDY, LP
VOL.2001129, PG.2054
SPECIAL WARRANTY DEED
D.R.D.C.T.

CALLLED 2.421 ACRES
TRACT 2
REDFIELD INVESTMENT, L.P.
Instr. #200600260394
SPECIAL WARRANTY DEED
O.P.R.D.C.T.

REDFIELD ST.

REDFIELD ST.
50' R.O.W.

P.O.B.

GEORGE M. ILLES, JR.
Vol. 89087, Pg. 1603
WARRANTY DEED
D.R.D.C.T.

N 45°59'33" W - 295.14'

CALLLED 11,583 S.F.
BRENDA D. ARRINGTON
Vol. 91165, Pg. 3272
MARITAL AGREEMENT
D.R.D.C.T.

CALLLED 1.335 AC.
THE SALVATION ARMY
Vol. 98096, Pg. 05589
SPECIAL WARRANTY DEED
D.R.D.C.T.

N 43°34'27" E - 210.60'

REDFIELD INVESTMENTS, L.P.
Instr. #20070335418
SPECIAL WARRANTY DEED
O.P.R.D.C.T.

CALLLED 31,590 S.F.
TRACT 1
REDFIELD INVESTMENT, L.P.
Instr. #200600260394
O.P.R.D.C.T.

BLOCK 5753

N 45°59'33" W
202.11'

S 43°34'27" W
210.60'

ALVIN L. GOODSTEIN
VOL.94107, PG.01427
DEED W/O WARRANTY
D.R.D.C.T.

[REMAINDER]
MAJORS SCIENTIFIC BOOKS, INC.
VOL.2004201, PG.05257
SPECIAL WARRANTY DEED
D.R.D.C.T.

N 45°59'33" W - 200.00'

CRADDOCK AND
NORSWORTHY, INC.
Vol. 2816, Pg. 64
WARRANTY DEED
D.R.D.C.T.

J. A. MAJORS COMPANY
Vol. 4471, Pg. 574
WARRANTY DEED
D.R.D.C.T.

BUTLER ST.

BLOCK 5750
MITCHELL,
PROBATE #70-2919-P

S 43°46'44" W - 782.62'
[TRACT 3]
FUTERFAS FAMILY, L.P.
V.20050143, P.03137
S.W.D.
D.R.D.C.T.

LOT 1-A, BLOCK 1/2373
OLMSTED ADDITION
VOL.92179, PG.462
D.R.D.C.T.

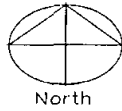
KIRK OLMSTED
PAPER COMPANY

NOTES:
c.m. = controlling monument

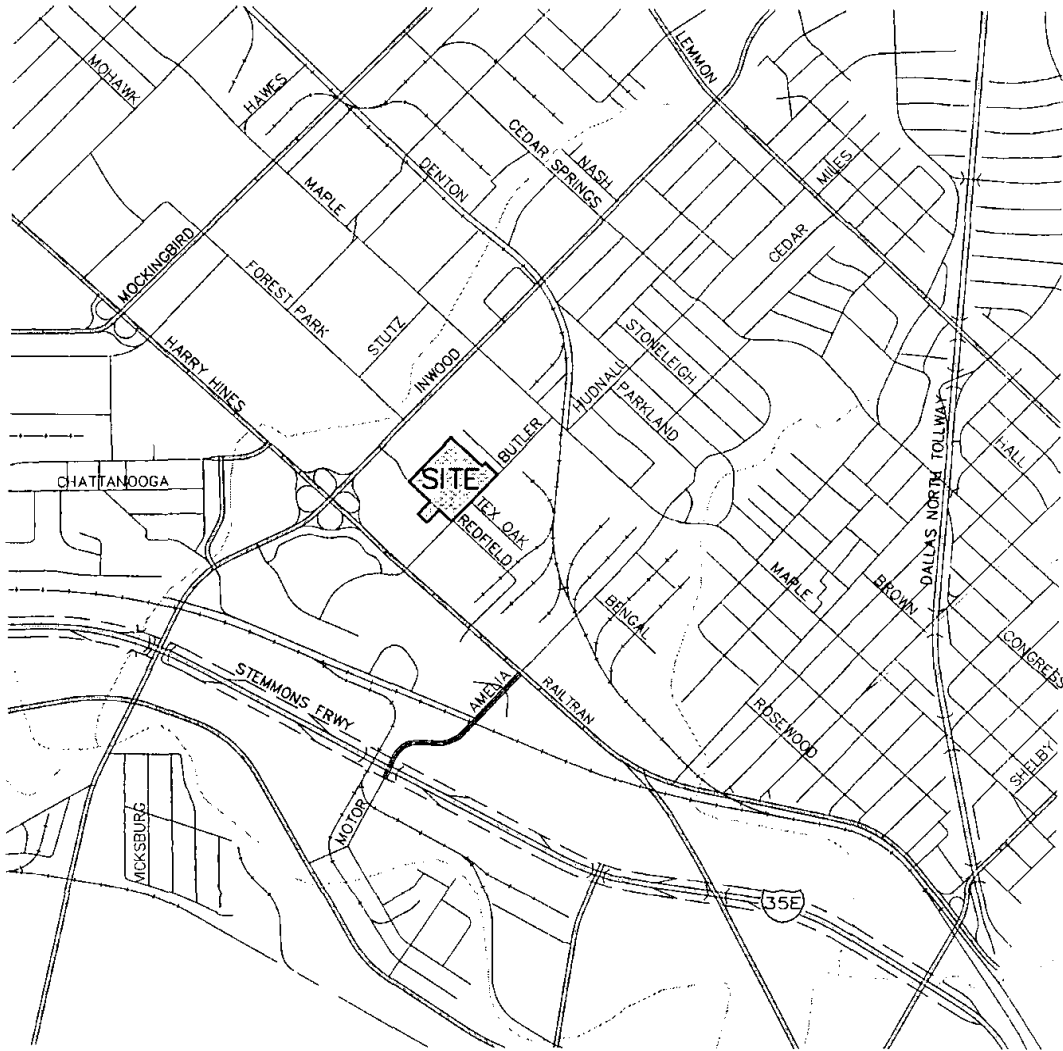
O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
Bearings are based upon State Plane Coordinates, Texas North
Central Zone 4202, NAD 1983 (Conus 03).

May 18, 2009
Project No. 07151
SHT. 3 of 3

MSD SURVEY
BLOCKS 5753 and 5754
Redfield Street and Butler Street
City of Dallas, Dallas County, Texas
562,036 sq. ft. / 12.9026 ac.



VICINITY MAP
nts



MAPSCO 34-T

PIBURN * PARTNERS, LLC
9535 Forest Lane - Suite 229
Dallas, Texas 75243
(214) 328-3500
www.metrosurveyor.com

Texas Commission on Environmental Quality



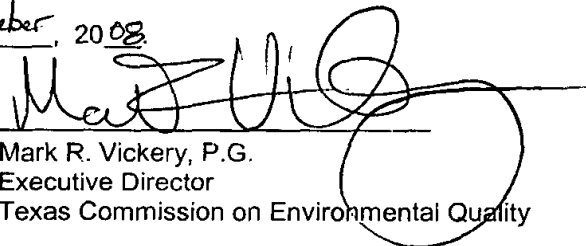
Municipal Setting Designation

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Mark R. Vickery, Executive Director of the Texas Commission on Environmental Quality certify the Municipal Setting Designation for MSD No. 77, in the City of Dallas, the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B" provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the institutional control required by Texas Health and Safety Code §361.8065 is maintained in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this 2nd day of September, 2008


Mark R. Vickery, P.G.
Executive Director
Texas Commission on Environmental Quality

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS



John F. Warren, County Clerk

Dallas County TEXAS

April 23, 2009 10:39:44 AM

FEE: \$48.00

200900115691

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, appearing to be "JFW", is written over the text.

John F. Warren, County Clerk
Dallas County TEXAS

June 10, 2009 04:40:27 PM

FEE: \$48.00

200900166529

48
941



CT

200900166529

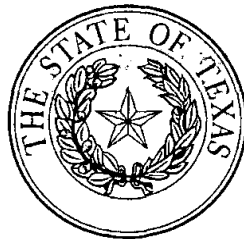
10 PGS

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CT

200900115691

9 PGS



VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION

This Final Certificate of Completion (Certificate) applies to the tract of land described in Exhibit "A", attached hereto and incorporated herein by reference. This Certificate and the related protection described herein apply solely to releases at the tract of land described in Exhibit "A" prior to the execution date of this Certificate. This Certificate shall be a covenant that runs with the land.

As provided in Section 361.609 of the Texas Health and Safety Code:

I, Brent Wade, Director of the Remediation Division, TCEQ, certify as follows:

Response actions have been completed for VCP No. 2069 as of January 26, 2009, for the tract of land described in Exhibit "A" so that the tract is acceptable for residential land use.

This certification is based on the Affidavit of Completion of Response Action (Exhibit "B") and on additional site information in TCEQ files and is reliant upon a Municipal Setting Designation that has been certified by the TCEQ under Section 361.807 of the Health and Safety Code for this tract of land to prohibit use of groundwater. The Municipal Setting Designation Certificate is included as Exhibit "C", attached hereto and incorporated herein by reference.

The following persons are qualified to obtain the protection from liability described in Section 361.610 of the Texas Health and Safety Code:

- 1) An applicant who on the date of submittal of an application to the Voluntary Cleanup Program was not a responsible party under Sections 361.271 or 361.275(g) of the Texas Health and Safety Code; and
- 2) All persons (e.g., future owners, future lessees, future operators and lenders) who on the date of issuance of this Certificate were not responsible parties under Sections 361.271 or 361.275(g) of the Texas Health and Safety Code.

Further information concerning this matter may be found at the TCEQ Central File Room in Building E, Room 103, 12100 Park 35 Circle, Austin, Texas 78753 under Voluntary Cleanup Program No. 2069.

EXECUTED this 11th day of March, 2009

Brent Wade, Director
Remediation Division

STATE OF TEXAS
TRAVIS COUNTY

BEFORE ME, on this the 11th day of MARCH, personally appeared Brent Wade, Director of the Remediation Division of the Texas Commission on Environmental Quality, known to me to be a representative of said commission whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of MARCH, 2009

SUZANNE SEBEK
Notary Public, State of Texas
My Commission Expires
MAY 19, 2009

Notary Public in and for the State of Texas

EXHIBIT "B"
Affidavit of Completion of Response Actions

BEFORE ME, the undersigned authority, on this day personally appeared Chuck Howley, as an authorized representative of Redfield Investments, LP, known to me to be the person whose name is subscribed below who being by me first duly sworn, upon their oath, stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

Redfield Investments, LP has completed response actions (if necessary) pursuant to Chapter 361, Subchapter S, Texas Health and Safety Code, at the tract of land described in Exhibit "A" to this certificate that pertains to Former RUS Facility (Site), VCP No. 2069 located at 5422 Redfield Street, Dallas, Dallas County, Texas. The Site was owned by Redfield Investments, LP at the time the application to participate in the Voluntary Cleanup Program was filed. The Applicant has submitted and received approval from the Texas Commission on Environmental Quality (TCEQ) Remediation Division on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the site consistent with accepted industry standards to identify all hazardous substances, waste and contaminated media of regulatory concern. The response actions for the site have achieved standards acceptable for residential land use as determined by the TCEQ.

The response actions substantially eliminated present or future risk to public health and safety and to the environment from releases and threatened releases of hazardous substances and/or contaminants at or from the site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation or knowing failure to disclose material information. Further information concerning the response action at this site may be found in the final report at the central office of the TCEQ under VCP No. 2069.

The preceding is true and correct to the best of my knowledge and belief.

Received
FEB 02 2009
TCEQ
Remediation Division
12595221

Applicant

Chuck Howley
(Signature)

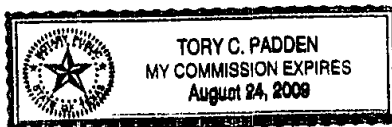
Chuck Howley
(Printed Name)

Partner
(Title)

STATE OF Texas
COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 26 day of January 2009, to which witness my hand and seal of office.

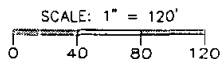
Notary Public in and for the State of



Tory C. Padden

SURVEY EXHIBIT
PT. BLOCK 5754
 Redfield Street and Butler Street
 City of Dallas, Dallas County, Texas

2.421 acres



BLOCK 5754

C. GRIGSBY SURVEY A1533

CALLLED 6.09 ACRES
 REDFIELD-BUTLER, L.P.
 Instr. #200503538001
 LIMITED WARRANTY DEED
 O.P.R.D.C.T.

BUTLER ST.
 50' R.O.W.

LOT 1-A, BLC
 OLWSTED /
 VOL. 82179,
 N.P.C.T.
 [TRACT 3]
 FUTUREAS FAMILY L.P.
 BUTLER PARK ADDITION
 VOL. 2005-01-13, P. 03137
 S.W.D.

BLOCK A/5757

NATIONAL ACCOMMODATIONS ADDITION
 VOL. 74138, PG. 1386
 D.R.D.C.T.

CALLLED 2.444 ACRES
 BOARD OF REGENTS OF
 THE UNIVERSITY OF TEXAS SYSTEM
 Instr. #20070251548
 SPECIAL WARRANTY DEED
 O.P.R.D.C.T.

CALLLED 1.7522 ACRES
 S.V. HARDY, LP
 VOL. 2001129, PG. 2054
 SPECIAL WARRANTY DEED
 D.R.D.C.T.

CALLLED 2.421 ACRES
 TRACT 2
 REDFIELD INVESTMENT, L.P.
 Instr. #200600260394
 SPECIAL WARRANTY DEED
 O.P.R.D.C.T.

MAPLE LAWN REALTY &
 DEVELOPMENT CO'S ADDITION
 VOL. 3, PG. 191
 M.R.D.C.T.

REDFIELD ST.

P.O.B.

GEORGE M. ILLES, JR.
 Vol. 89087, Pg. 1603
 WARRANTY DEED
 D.R.D.C.T.

CALLLED 11,583 S.F.
 BRENDA D. ARRINGTON
 Vol. 91165, Pg. 3272
 MARITAL AGREEMENT
 D.R.D.C.T.

CALLLED 1.335 AC.
 THE SALVATION ARMY
 Vol. 98096, Pg. 05589
 SPECIAL WARRANTY DEED
 D.R.D.C.T.

REDFIELD INVESTMENTS, L.P.
 IRLP #20070336418
 SPECIAL WARRANTY DEED
 O.P.R.D.C.T.

CALLLED 31,590 S.F.
 TRACT 1
 REDFIELD INVESTMENT, L.P.
 Instr. #200600260394
 O.P.R.D.C.T.

ALVIN L. GOODSTEIN
 VOL. 94107, PG. 01427
 DEED W/O WARRANTY
 D.R.D.C.T.

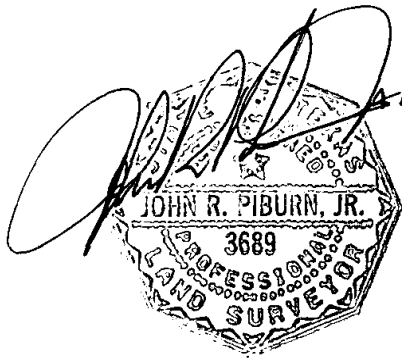
BLOCK 5753

[REMAINDER]
 MAJORS SCIENTIFIC BOOKS, INC.
 VOL. 2004201, PG. 05257
 SPECIAL WARRANTY DEED
 D.R.D.C.T.

CRADDOCK AND
 NORSWORTHY, INC.
 Vol. 2816, Pg. 64
 WARRANTY DEED
 D.R.D.C.T.

J. A. MAJORS COMPANY
 Vol. 4471, Pg. 574
 WARRANTY DEED
 D.R.D.C.T.

BLOCK 5750
 MITCHELL
 PROBATE #70-2919-P



NOTES:

Improvements are not shown.

c.m. = controlling monument

O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 M.R.D.C.T. = Map Records, Dallas County, Texas

Bearings are based upon that certain Special Warranty Deed
 recorded as Instrument No. 200600260394, Official Public Records
 of Dallas County, Texas.

SURVEY EXHIBIT
PT. BLOCK 5754
Redfield Street and Butler Street
City of Dallas, Dallas County, Texas
2.421 acres

BEING a tract of land situated in the C. Grigsby Survey, Abstract No. 533, Dallas County, Texas, in Block 5754, Official City Number, and being all of that certain called 2.421 acre tract described to Redfield Investment, L.P. by Special Warranty Deed recorded as Instrument No. 200600260394, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the most southerly corner of said 2.421 acre tract, at the intersection of the northwest line of Butler Street (50' public R.O.W.) with the northeast line of Redfield Street (50' public R.O.W.);

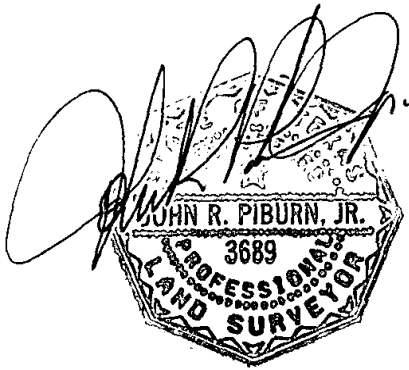
THENCE N 44°34' W along the said northeast line of Redfield Street, a distance of 375.0 feet to the most southerly corner of that certain called 1.7522 acres described to S.V. Hardy, LP by Special Warranty Deed recorded in Volume 2001129, Page 2054, Deed Records, Dallas County, Texas;

THENCE N 45°00' E departing the said northeast line of Redfield Street and along the southeast line of said 1.7522 acre tract, a distance of 281.2 feet to the southwest line of that certain called 6.09 acres described to Redfield-Butler, L.P. by Limited Warranty Deed recorded as Instrument No. 200503538001, Official Public Records, Dallas County, Texas;

THENCE S 44°34' E along the southwest line of said 6.09 acre tract, a distance of 375.0 feet to the aforementioned northwest line of Butler Street;

THENCE S 45°00' W along the said northwest line of Butler Street, a distance of 281.2 feet to the **POINT OF BEGINNING** and containing 2.421 acres of land, more or less.

- Bearings are based upon that certain Special Warranty Deed recorded as Instrument No. 200600260394, Official Public Records, Dallas County, Texas.



PIBURN & PARTNERS, LLC
9535 FOREST LANE, SUITE 229
DALLAS, TX 75243
214-328-3500
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January 20, 2009
Project No. 07151
Sht. 2 of 2

MSD SURVEY
BLOCKS 5753 and 5754
Redfield Street and Butler Street
City of Dallas, Dallas County, Texas
562,036 sq. ft. / 12.9026 ac.

BEING a 12.9026 acre tract of land situated in the C. Grigsby Survey, Abstract No. 533, Dallas County, Texas, in Blocks 5753 and 5754, Official City Numbers, containing Lot 8, Block 35/5754, W.G. Langley's Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 5, Page 101, Map Records, Dallas County, Texas, and containing parts of Redfield Street (50' R.O.W.) and Butler Street (50' R.O.W.), further containing the following five tracts: called 6.09 acres described to Redfield-Butler, L.P. by Limited Warranty Deed recorded as Instrument No. 200503538001, Official Public Records, Dallas County, Texas; called 2.421 acres and 31,590 square feet described to Redfield Investment, L.P. by Special Warranty Deed recorded as Instrument No. 200600260394, Official Public Records, Dallas County, Texas; called 1.7522 acres described to S.V. Hardy, LP by Special Warranty Deed recorded in Volume 2001129, Page 2054, Deed Records, Dallas County, Texas; called 0.2417 acres described to Redfield Investment, L.P. by Special Warranty Deed recorded as Instrument No. 20070336418, Official Public Records, Dallas County, Texas, said 12.9026 acre tract being more particularly described as follows:

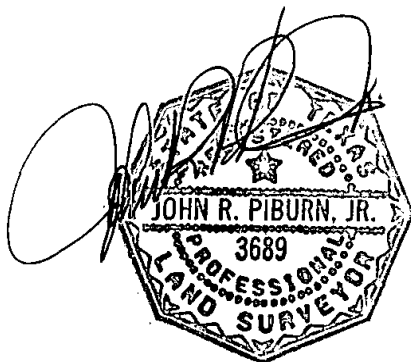
BEGINNING at the most easterly corner of said 31,590 square feet tract, also the most northerly corner of that certain tract described to Alvin L. Goodstein by Deed Without Warranty recorded in Volume 94107, Page 01427, Deed Records, Dallas County, Texas, in the southwest line of said Redfield Street and lying N45°59'33"W - 202.11 feet from the southeast line of said Butler Street;

THENCE S 43°34'27" W departing the said southwest line of Redfield Street and along the northwest line of said Goodstein tract, passing the most westerly corner thereof, also the most northerly corner of the remainder of that certain tract described to Majors Scientific Books, Inc. by Special Warranty Deed recorded in Volume 2004201, Page 05257, Deed Records, Dallas County, Texas, and continuing, along the northwest line of said remainder tract, a distance of 210.60 feet to the northeast line of that certain tract described to J.A. Majors Company by Warranty Deed recorded in Volume 4471, Page 574, Deed Records, Dallas County, Texas;

THENCE N 45°59'33" W along the northeast line of said J.A. Majors tract, passing the most northerly corner thereof, also the most easterly corner of that certain tract described to Craddock and Norsworthy, Inc. by Warranty Deed recorded in Volume 2816, Page 64, Deed Records, Dallas County, Texas, and along the northeast line thereof, passing its most northerly corner, also a re-entrant corner in the easterly line of that certain called 1.335 acre tract described to The Salvation Army by Special Warranty Deed recorded in Volume 98096, Page 05589, Deed Records, Dallas County, Texas and continuing, in all, a total distance of 200.00 feet;

THENCE N 43°34'27" E along the easterly line of said Salvation Army tract, a distance of 210.60 feet to the aforementioned southwest line of Redfield Street;

THENCE N 45°59'33" W along the said southwest line of Redfield Street, common with the northeast line of Salvation Army tract, that certain called 11,583 square feet tract described to Brenda D. Arrington by Marital Agreement recorded in Volume 91165, Page 3272, Deed Records, Dallas County, Texas, and those certain tracts described to George M. Illes, Jr. by Warranty Deed recorded in Volume 89087, Page 1603, Deed Records, Dallas County, Texas, in all, a total distance of 295.14 feet;



May 18, 2009
Project No. 07151
Sht. 1 of 3

THENCE N 43°34'52" E departing the said southwest line of Redfield Street and across said Redfield Street, passing a 1/2" iron rod found in the northeast line thereof, at the most southerly corner of National Accommodations Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 74138, Page 1386, Deed Records, Dallas County, Texas, and continuing, along the southeast line thereof and the southeast line of that certain called 12.828 acre tract described to The Board of Regents of The University of Texas System by Special Warranty Deed recorded in Volume 2004155, Page 00601, Deed Records, Dallas County, Texas, in all, a total distance of 728.33 feet to an "x" cut found at the most westerly corner of Lot 17 of aforementioned W.G. Langley's Subdivision;

THENCE S 46°08'26" E departing the southeast line of said University of Texas tract and along the southwest line of said W.G. Langley's Subdivision, a distance of 498.76 feet to the most southerly corner of Lot 9 thereof;

THENCE N 43°40'34" E along the southeast line of said Lot 9, a distance of 52.50 feet to the most westerly corner of Lot 7 of said W.G. Langley's Subdivision;

THENCE S 46°08'26" E along the southwest line of said Lot 7, passing the most southerly corner thereof in the northwest line of aforementioned Butler Street and continuing, across said Butler Street, a distance of 201.09 feet to the southwest line thereof, also the northwest line of Lot 1-A, Block 1/2373, Olmsted Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 82179, Page 462, Deed Records, Dallas County, Texas;

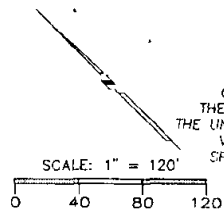
THENCE S 43°46'44" W along said southeast line of Butler Street, common with the northwest line of said Olmsted Addition, the northwest line of Lot 1-B, Block 1/2373, Butler Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 84179, Page 4295, Deed Records, Dallas County, Texas, the northwest line of Maple Lawn Realty & Development Co's Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 3, Page 191, Map Records, Dallas County, Texas, crossing Redfield Street, passing a 1/2" iron rod found at the most northerly corner of Block 5750, Official City Numbers, and continuing, along the northwest line thereof, in all, a total distance of 782.62 feet;

THENCE N 45°59'33" W departing the northwest line of said Block 5750, crossing said Butler Street, along the aforementioned southwest line of Redfield Street, also the northeast line of the aforementioned Goodstein tract, a distance of 202.11 feet to the **POINT OF BEGINNING** and containing 562,036 square feet or 12.9026 acres of land, more or less.

- Bearings are based upon State Plane Coordinates, Texas North Central Zone 4202, NAD 1983 (Conus 03)

PIBURN & PARTNERS, LLC
9535 FOREST LANE, SUITE 229
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May 18, 2009
Project No. 07151
Sht. 2 of 3



CALLED 12.828 ACRES
THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
VOL.2004155, PG.00601
SPECIAL WARRANTY DEED
D.R.D.C.T.

MSD SURVEY
BLOCKS 5753 and 5754
Redfield Street and Butler Street
City of Dallas, Dallas County, Texas
562,036 sq. ft. / 12.9026 ac.

W.G. LANGLEY'S SUBDIVISION
VOL.5, PG.101
M.R.D.C.T.

BLOCK 35/5754
S 46°08'26" E - 498.76'

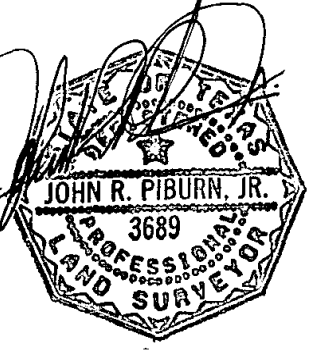
N 43°40'34" E
52.50'

S 46°08'26" E
201.09'

BLOCK 5756

CALLLED 12.828 ACRES
THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
VOL.2004155, PG.00601
SPECIAL WARRANTY DEED
D.R.D.C.T.

N 43°34'52" E - 728.33'



C. GRIGSBY SURVEY A/533

BLOCK 5754

CALLLED 6.09 ACRES
REDFIELD-BUTLER, L.P.
Instr. #200503538001
LIMITED WARRANTY DEED
O.P.R.D.C.T.

562,036 sq. ft.
12.9026 ac.

BLOCK A/5757

NATIONAL ACCOMMODATIONS ADDITION
VOL.74138, PG.1386
D.R.D.C.T.

CALLLED 2.444 ACRES
BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
Instr. #20070251548
SPECIAL WARRANTY DEED
O.P.R.D.C.T.

CALLLED 1.7522 ACRES
S.V. HARDY, LP
VOL.2001129, PG.2054
SPECIAL WARRANTY DEED
D.R.D.C.T.

CALLLED 2.421 ACRES
TRACT 2
REDFIELD INVESTMENT, L.P.
Instr. #200600260394
SPECIAL WARRANTY DEED
O.P.R.D.C.T.

REDFIELD ST.

REDFIELD ST.
50' R.O.W.

P.O.B.

REDFIELD

GEORGE M. ILLES, JR.
Vol. 89087, Pg. 1603
WARRANTY DEED
D.R.D.C.T.

N 45°59'33" W - 295.14'

CALLLED 11,583 S.F.
BRENDA D. ARRINGTON
Vol. 91165, Pg. 3272
MARITAL AGREEMENT
D.R.D.C.T.

CALLLED 1.335 AC.
THE SALVATION ARMY
Vol. 98096, Pg. 05589
SPECIAL WARRANTY DEED
D.R.D.C.T.

N 43°34'27" E - 210.60'
REDFIELD INVESTMENTS, L.P.
Instr. #20070335418
SPECIAL WARRANTY DEED
O.P.R.D.C.T.

CALLLED 31,590 S.F.
TRACT 1
REDFIELD INVESTMENT, L.P.
Instr. #200600260394
O.P.R.D.C.T.

BLOCK 5753

N 45°59'33" W
202.11'

S 43°34'27" W
210.60'

ALVIN L. GOODSTEIN
VOL.94107, PG.01427
DEED W/O WARRANTY
D.R.D.C.T.

[REMAINDER]
MAJORS SCIENTIFIC BOOKS, INC.
VOL.2004201, PG.05257
SPECIAL WARRANTY DEED
D.R.D.C.T.

N 45°59'33" W - 200.00'

BUTLER ST.

BLOCK 5750
MITCHELL,
PROBATE #70-2919-P

NOTES:
c.m. = controlling monument

O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas

Bearings are based upon State Plane Coordinates, Texas North
Central Zone 4202, NAD 1983 (Conus 03).

CRADDOCK AND
NORSWORTHY, INC.
Vol. 2816, Pg. 64
WARRANTY DEED
D.R.D.C.T.

J. A. MAJORS COMPANY
Vol. 4471, Pg. 574
WARRANTY DEED
D.R.D.C.T.

May 18, 2009
Project No. 07151
SHT. 3 of 3

KIRK OLMSTED
PAPER COMPANY

LOT 1-A, BLOCK 1/2373
OLMSTED ADDITION
VOL.92179, PG.462
D.R.D.C.T.

LOT 1-B, BLOCK 1/2373
BUTLER PARK ADDITION
VOL.84179, PG.4295
D.R.D.C.T.

S 43°46'44" W - 782.62'
[TRACT 3]
FUTERFAS FAMILY, L.P.
V.20050143, P.03137
S.W.D.
D.R.D.C.T.

*x" fnd
cm

1/2" ipf
cm

2
MAPLE LAWN REALTY &
DEVELOPMENT CO.'S ADDITION
VOL.3, PG.181
M.R.D.C.T.

3

4

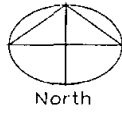
5

*x" fnd
cm

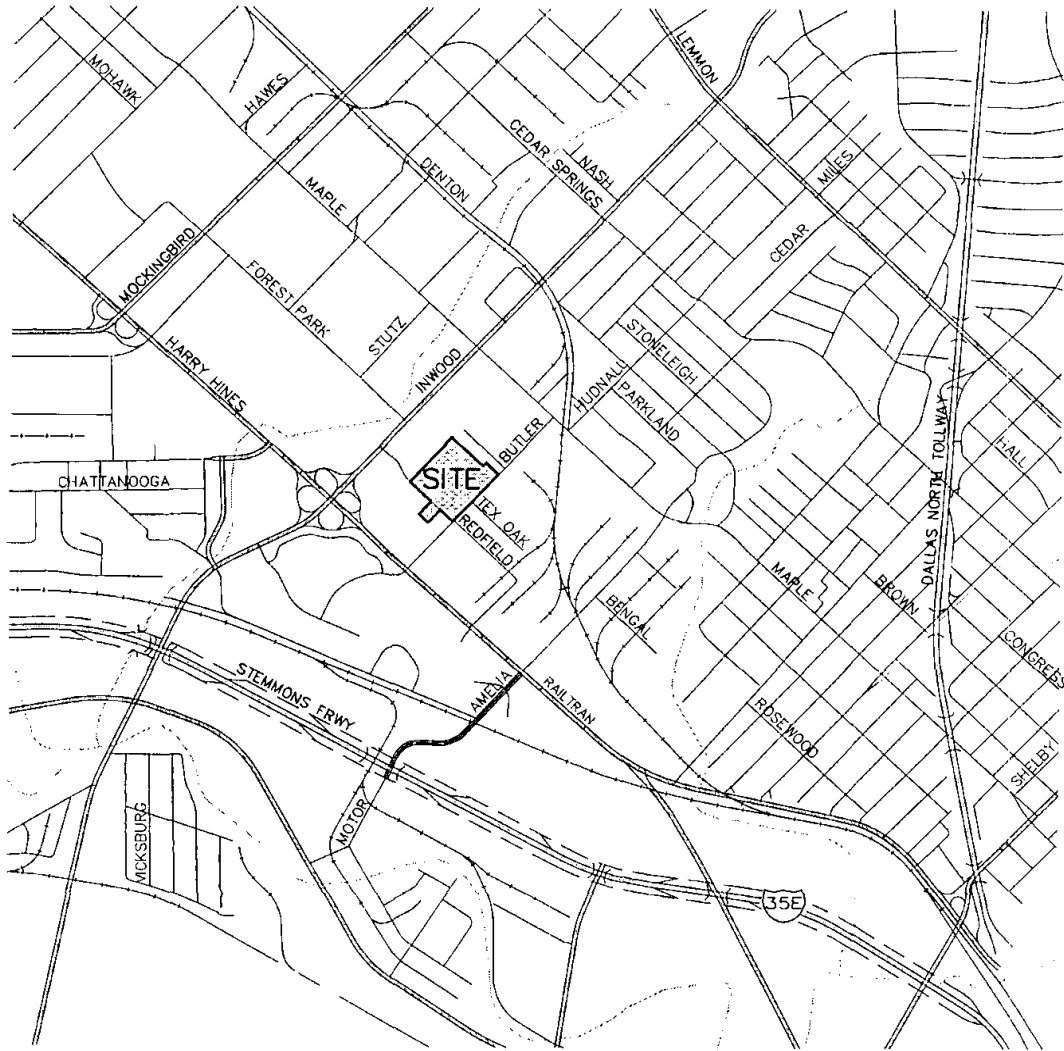
1/2" irf
cm

50' R.O.W.

MSD SURVEY
BLOCKS 5753 and 5754
Redfield Street and Butler Street
City of Dallas, Dallas County, Texas
562,036 sq. ft. / 12.9026 ac.



VICINITY MAP
nts



MAPSCO 34-T

PIBURN * PARTNERS, LLC
9535 Forest Lane - Suite 229
Dallas, Texas 75243
(214) 328-3500
www.metrosurveyor.com

Texas Commission on Environmental Quality



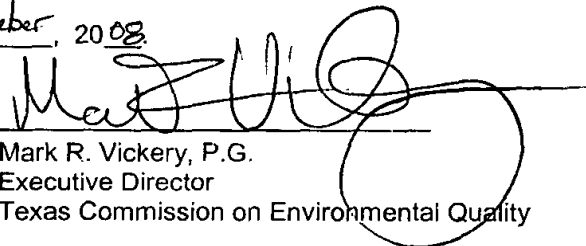
Municipal Setting Designation

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Mark R. Vickery, Executive Director of the Texas Commission on Environmental Quality certify the Municipal Setting Designation for MSD No. 77, in the City of Dallas, the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B" provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the institutional control required by Texas Health and Safety Code §361.8065 is maintained in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this 2nd day of September, 2008


Mark R. Vickery, P.G.
Executive Director
Texas Commission on Environmental Quality

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS



John F. Warren, County Clerk

Dallas County TEXAS

April 23, 2009 10:39:44 AM

FEE: \$48.00

200900115691

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, appearing to be "JFW", is written over the text.

John F. Warren, County Clerk
Dallas County TEXAS

June 10, 2009 04:40:27 PM

FEE: \$48.00

200900166529