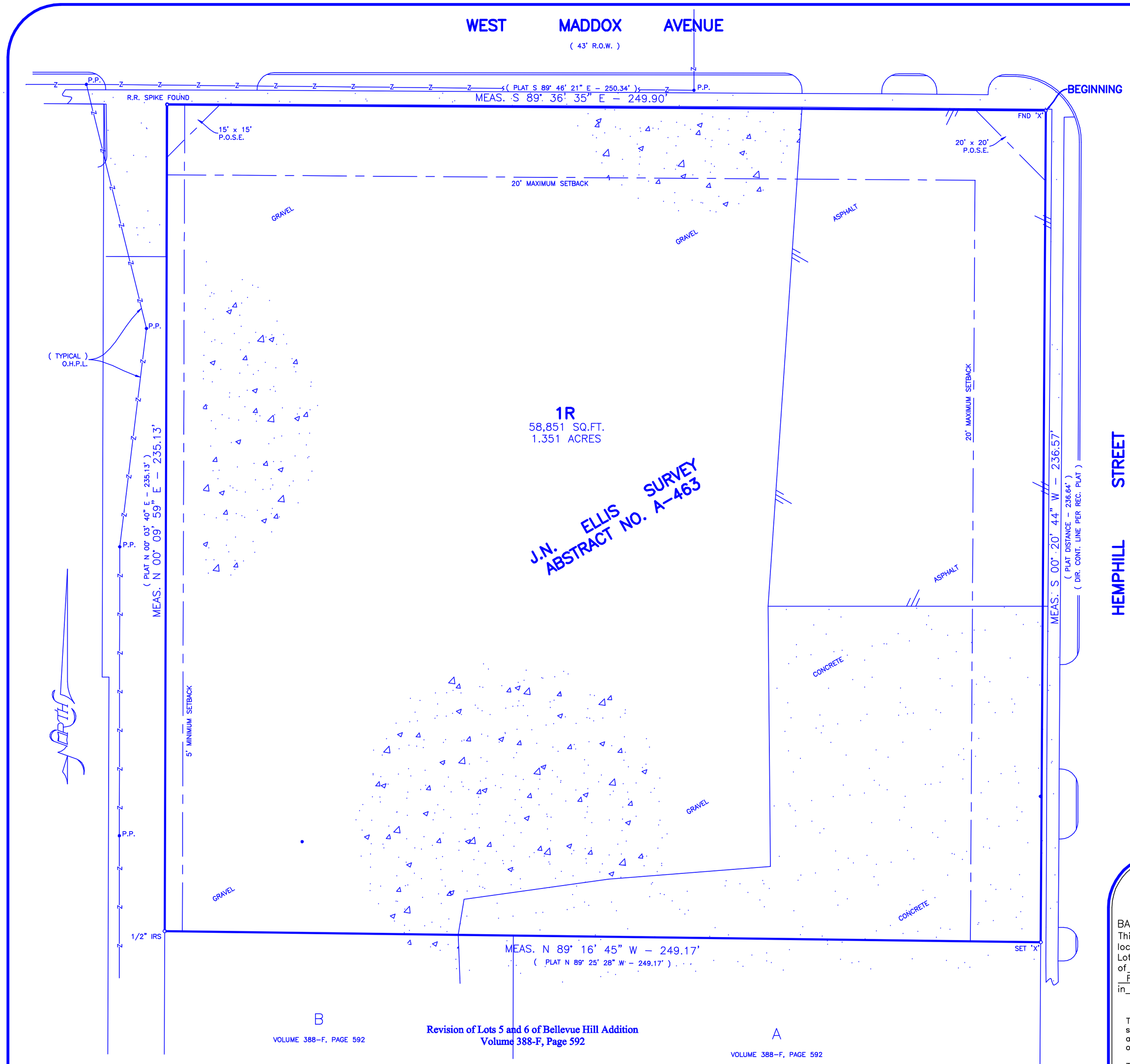

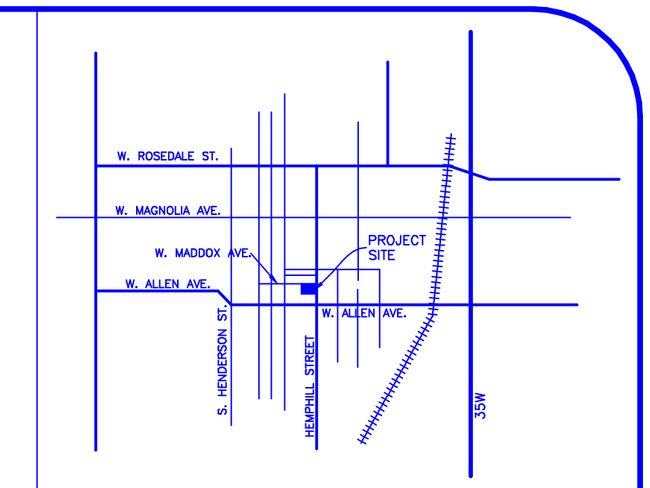

VICINITY MAP: N.T.S.

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING Lot 1R, Block S of the Replat of Lots 1,2,3 and 4, Block S of Bellevue Hill Addition, an addition to the City of Forth Worth, Texas according to the plat thereof recorded in Cabinet A, Slide 9178 of the Plat Records of Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' found for corner at the Northeast corner of said Lot 1R, being the intersection with the South Right of Way line of West Maddox Avenue (43 foot Right of Way) and the West line of Hemphill Street (80 foot Right of Way);

THENCE South 00 degrees 20 minutes 44 seconds West, a distance of 236.57 feet to an 'X' set for corner, said point being the Northeast corner of Lot A, Block S of the Revision of Lots 5 and 6 of Bellevue Hill Addition, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Volume 388-F, Page 592 of the Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 16 minutes 45 seconds West, a distance of 249.17 feet to a ½ inch iron rod set for corner, said point being in the East Right of Way line of an alley, and being the Northwest corner of Lot B of said Bellevue Hill Addition recorded in Volume 388-F, Page 592;

THENCE North 00 degrees 09 minutes 59 seconds East, a distance of 235.13 feet to a railroad spike found for corner, said point being the Northwest corner of said Lot 1R and being in the said South Right of Way line of West Maddox Avenue;

THENCE South 89 degrees 36 minutes 35 seconds East, a distance of 249.90 feet to the PLACE OF BEGINNING and containing 58,851 square feet or 1.351 acres of land.

Certified to Mannan Properties, Inc., a Texas corporation, Piedmont Partners, L.P., a Texas limited partnership and/or its assigns and Commonwealth Land Title Insurance Company, a Pennsylvania corporation.

The undersigned Barry Rhodes hereby certifies that (a) the survey plat dated August 2, 2006, prepared by the undersigned, of that certain tract of land consisting of 58,851 square feet, and 1.351 acres, in the City of Fort Worth, County of Tarrant, State of Texas, and the metes and bounds property description set forth thereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "property") shown thereon; (b) this map or plat and the survey on which it is based were substantially made in accordance with the "Minimum Standard Detail Requirements for ALTA/CSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 6, 8-11, 13-14, 16-18 of Table A thereof, (c) pursuant to the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) the Relative Positional Accuracy of this survey does not exceed that which is specified therein in my professional opinion as a land surveyor registered in the State of Texas; (d) such survey was conducted by the Surveyor or under his supervision; (e) all monuments shown thereon actually exist, and the location and type of material thereof are correctly shown; (f) the location of all streets, roads, highways and easements as provided are as shown thereon; (g) except as shown thereon, there are no visible encroachments onto the Property or visible protrusions therefrom, there are no improvements on the Property, there are no visible easements or rights-of-way on the Property, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (h) the distance from the nearest intersecting is as shown; (i) the boundaries, dimensions and other details shown thereon are true and correct.

EXECUTED this 6th day of August, 2006.

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C 0405 J ZONE X 8-23-2001

Signature
Printed Name: Barry Rhodes
R.P.L.S. No. 3691

SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1616 HEMPHILL STREET, in the city of FORT WORTH Texas. Lot No. 1R, Block No. S of the Replat of Lots 1,2,3 and 4, Block S of BELLEVUE HILL ADDITION, an addition to the City of FORT WORTH, TARRANT COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET A at SLIDE 9178 of the PLAT records of TARRANT COUNTY, TEXAS.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 08-02-2006
G. F. No.: 2211002086
Job no.: 78689
Drawn by: CM-JB

7509 PENNRIDGE CIRCLE
ROWLETT TEXAS 75088
PHONE 972-475-8940
FAX 972-475-9036

TITLE AND ABSTRACTING WORK FURNISHED BY PIEDMONT CAPITAL

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR PIEDMONT CAPITAL

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THERE RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.