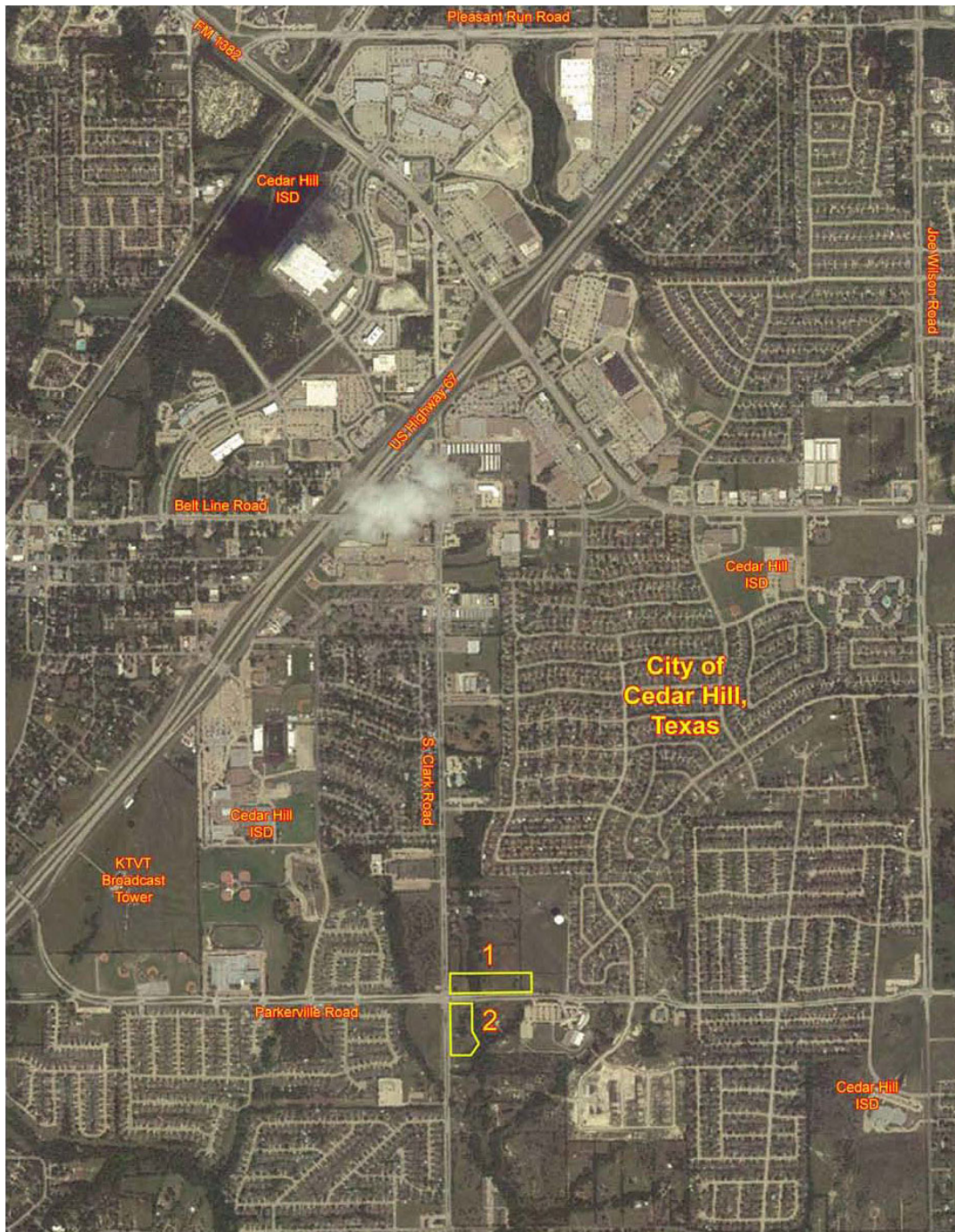
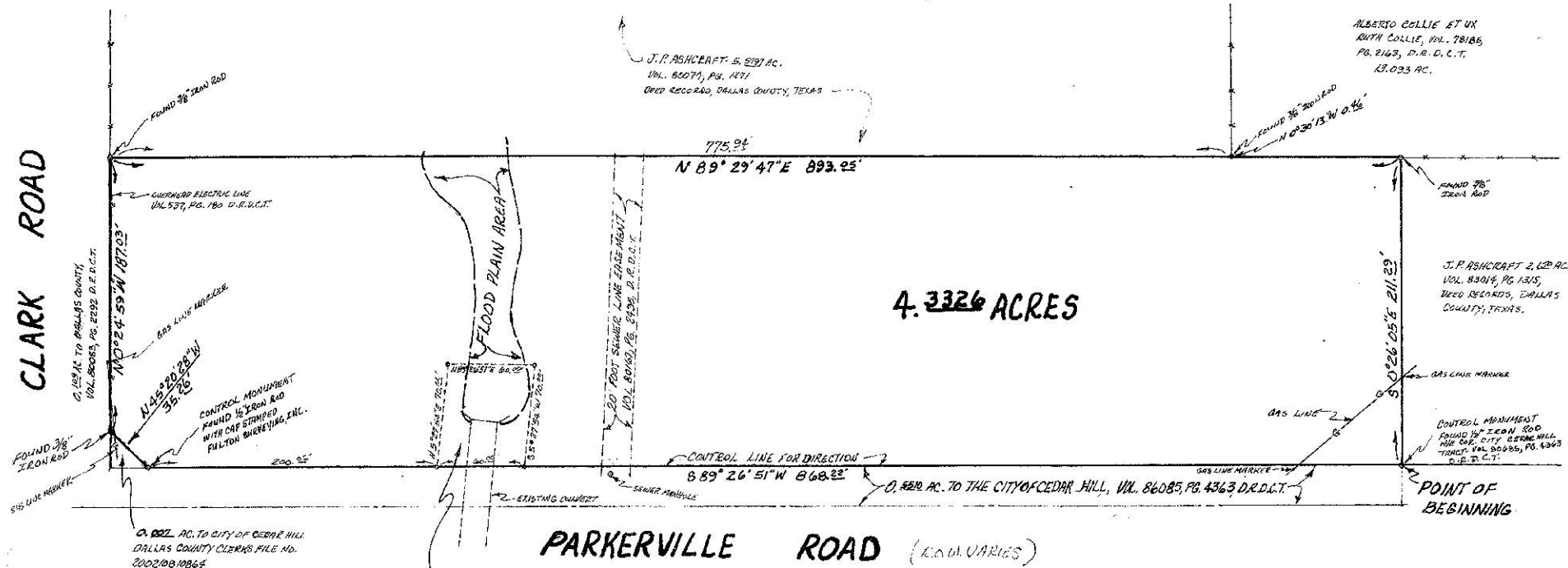


	Tract 1	Tract 2
Size	4.33 acres	3.99 acres
Zoning	Neighborhood Services	Local Retail
Utilities	All Available	All Available
Frontage	187 feet on S. Clark Road 868 feet on Parkerville Road	588 feet on S. Clark Road 256 feet on Parkerville Road
Price	\$600,000	\$1,000,000
Owner	Lyons American Securities, Inc.	
Broker	Timothy Lyons, 972-938-2600, tim@lyonsamerican.com	



CLARK ROAD



PARKERVILLE ROAD (ROAD VARIES)

4.3326 ACRES

NOTE: THE EASEMENT TO TEXAS POWER AND LIGHT CO. RECORDED IN VOL. 2895, PG. 152, D.R.D.C.T. IS UNDELETABLE.

NOTE: EASEMENTS TO LONG STAR GAS CO. IN VOL. 1269, PG. 267 AND VOL. 1009, PG. 4 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS ARE ANNUITY EASEMENTS THEREFORE IT CAN'T BE DETERMINED WHICH EASEMENT COUNTER EACH LINE. LOCATIONS OF MARKERS FOUND ARE SHOWN HEREIN WITH POSSIBLE ROUTE.

NOTE: FLOOD PLAIN AREA SHOWN HEREIN BASED ON FEMA MAP, COMMUNITY PANEL NO. 4813 LOG65, EFFECTIVE DATE AUGUST 23, 2001.

DRAINAGE EASEMENT TO THE CITY OF CEDAR HILL RECORDED IN VOL. 86085, PG. 4364, D.R.D.C.T. IS IN BEARING AND IS TO BE REVISED AND RE-RECORDED TO REFLECT DIMENSIONS SHOWN HEREIN.

PROPERTY DESCRIPTION

BEING a 4.3326 acre tract of land out of the WILLIAM COOMBS SURVEY, ABSTRACT NO. 304, Dallas County, Texas, a portion of the tract of land described in the deed to R J S - T C, a limited partnership, recorded in Volume 85191, Page 5271 of the Deed Records of Dallas County, Texas, said property located in the City of Cedar Hill, Texas and being described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the East line of said tract, said point being the Northeast corner of a 0.5510 acre tract of land conveyed to the City of Cedar Hill for street right of way, recorded in Volume 86085, Page 4363 of the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 26 minutes 51 seconds West with the North line of said 0.5510 acre tract, (Control Line For Direction), a distance of 868.22 feet to a 1/2 inch iron rod with a cap stamped Fulton Surveying, Inc., found at the Southeast corner of a 0.007 acre tract of land described in the deed to the City of Cedar Hill recorded in Dallas County Clerks File No. 200210810864, for corner;

THENCE North 45 degrees 20 minutes 28 seconds West with the Northeasterly line of said tract 35.26 feet, (Deed North 45 degrees 07 minutes 23 seconds West 35.13 feet), to a 3/8 inch iron rod found for the Northwest corner of said tract;

THENCE North 0 degrees 24 minutes 59 seconds West with the East line of Clark Road 187.03 feet to a 3/8 inch iron rod found at a fence corner in the North line of said R J S - T C tract and South line of the J. P. Ashcraft tract recorded in Volume 80074, Page 1271 of the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 29 minutes 47 seconds East, at 775.94 feet a 3/8 inch iron rod bears North 0 degrees 30 minutes 13 seconds West 0.46 feet at the Southeast corner of said Ashcraft Tract and the Southwest corner of the Alberto Collie et ux Ruth Collie Tract recorded in Volume 78185, Page 2163 of the Deed Records of Dallas County, Texas, in all 893.05 feet to a 3/8 inch iron rod found at a fence corner for the Northeast corner of said R J S - T C tract;

THENCE South 0 degrees 26 minutes 05 seconds East with the East line of said tract and the West line of the J. P. Ashcraft Tract recorded in Volume 83014, Page 1315 of said deed records, a distance of 211.29 feet to the POINT OF BEGINNING and containing 4.3326 acres of land more or less.

PLAT OF A 4.3326 ACRE TRACT OF LAND OUT OF THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 304, DALLAS COUNTY, TEXAS.

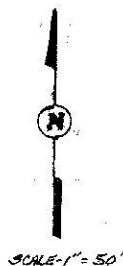
Prepared from a survey made on the ground by me during the months of September and October, 2009.

E. H. Carruth Oct 7, 2009
E. H. CARRUTH, REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1829



GF #09R32537

E. H. CARRUTH, RPLS
603 CARENTH RD.
GRANDPRAIRIE, TEXAS 76066
PH 817-679-1267
CELL 817-706-1533



$\Delta = 01^{\circ}51'28''$
 $R = 970.0$
 $L = 31.45$
 Chord - $S 78^{\circ}25'39''E$
 31.45

$S 02^{\circ}09'25''W \sim 576.04$

$\Delta = 12^{\circ}39'32''$
 $R = 890.2$
 $L = 196.68$
 Chord - $S 83^{\circ}49'32''E$
 196.28

13.253 ACRES

PARKERVILLE (Boulevard) ROAD

$N 89^{\circ}50'40''E \sim 800.61$

$N 89^{\circ}26'58''W \sim 982.64$

UNDERGROUND PETROLEUM PIPE LINE

SAN SEW MAN HOLE

$N 00^{\circ}00'21''E$
 130.88
 $N 15^{\circ}01'55''W$
 147.47

$N 16^{\circ}53'50''E$
 41.07
 $N 33^{\circ}24'45''W$
 140.32

$N 18^{\circ}53'42''W$
 76.23

$N 37^{\circ}32'29''E$
 64.02
 $N 59^{\circ}31'22''E$
 77.82

PER FEMA
 ZONE A3

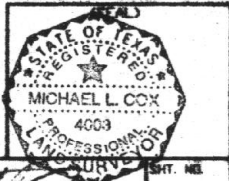
3.98 Acres

$S 00^{\circ}54'38''E \sim 588.22$

CLARK ROAD

This plat is a true, correct, and accurate representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being indicated on the plat, the size and location of existing improvements are as shown. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS EXCEPT AS SHOWN.

This survey was performed in connection with the transaction described in G.F. No. _____ of _____ Title Company.



SCALE: 1"=100'	SURVEYOR MICHAEL L. COX, INC.	SHT. NO. 2 OF 2
DATE: 05-03-01	LAND SURVEYOR, R.P.L.S. 4003 202 YEADE STREET CELANO HILL, TEXAS 75824 PH. 972/226-7048 FX. 972/226-7048	
DWG. NO.: 17858	MICHAEL L. COX R.P.L.S. 4003	
APPROVED BY: MLC		