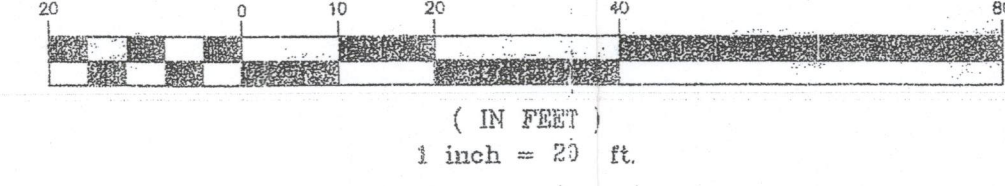


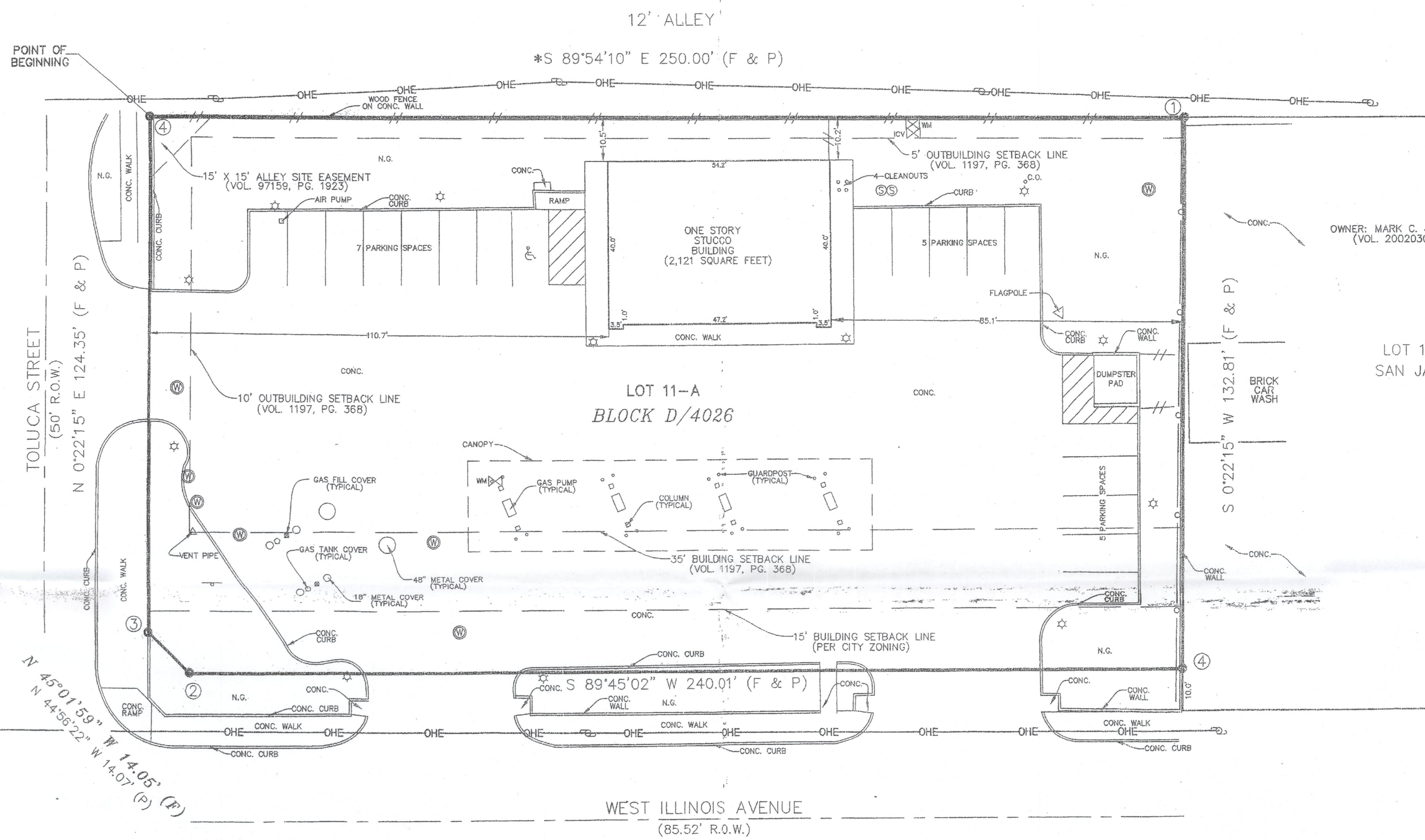
LOCATION MAP  
NOT TO SCALE

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X, AN AREA OF MINIMAL FLOODING OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48133C (DALLAS) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 23, 2001 AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED APRIL 22, 2002 TO THE NATIONAL FLOOD INSURANCE PROGRAM (1-800-658-4829), WE HAVE LEARNED THAT THIS COMMUNITY DOES PARTICIPATE IN THIS PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRAPHIC SCALE



- LEGEND:
- ① = FOUND IRON BAR
  - ② = SET 1/2" IRON BAR WITH ORANGE CAP MARKED SINCLAIR & ASSOCIATES
  - ③ = SET CHISELED "X" IN CONCRETE
  - ④ = SET NAIL IN CONCRETE
- VOL. PG. = DALLAS COUNTY PLAT RECORDS
- VOL. PG. = DALLAS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- (F) = FIELD BEARING
  - (P) = PLAT BEARING
  - = CHAIN LINK FENCE
  - || = WOOD FENCE
  - ⊗ = WATER METER
  - ⊕ = IRRIGATION CONTROL VALVE
  - ⊙ = MONITOR WELL
  - ⊕ = SANITARY SEWER MANHOLE
  - ⊕ = POWER POLE
  - OHE = OVERHEAD ELECTRIC
  - CONC. = CONCRETE
  - N.G. = NATURAL GROUND
  - ☆ = LIGHT POST
  - ⊕ = SIGN POST
  - ⊕ = HANDICAP PARKING SPACE
  - C.C. = COUNTY CLERK'S
  - NO. = NUMBER
  - VOL. = VOLUME
  - PG. = PAGE
  - ft. = FEET
  - C.O. = CLEAN OUT
  - R.O.W. = RIGHT-OF-WAY
- \* REFERENCE BEARING FROM SUBDIVISION PLAT (SEE TITLE) ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.



OWNER: MARK C. & SUZANNE KRIN  
(VOL. 2002030, PG. 5706)

LOT 16, BLOCK D  
SAN JACINTO LAWN

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

0.765 acres being all of Lot 11-A, Block D/4026, Exter Estates, City of Dallas as shown by plat of record in Volume 97159 at page 1923 of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a nail set in concrete at the point of intersection of the east right-of-way line of Toluca Street and the south margin line of a 12-foot wide alley, Block D, San Jacinto Lawn as shown by plat of record in Volume 4 at page 259 of the Deed Records of Dallas County, Texas; the northwest corner of Lot 11-A, Block D/4026, Exter Estates, City of Dallas as shown by plat of record in Volume 97159 at page 1923 of the Map Records of Dallas County, Texas, for the northwest corner of this tract;

Thence S 89°54'10" E with the south margin line of said 12-foot wide alley and the north boundary line of said Lot 11-A a distance of 250.00 feet to an iron bar found set in the ground, the northeast corner of said Lot 11-A and the northwest corner of Lot 16, Said Block D, for the northeast corner of this tract;

Thence S 0°22'15" W with the east boundary line of said Lot 11-A and the west boundary line of said Lot 16 a distance of 132.81 feet to a nail set in concrete in the north right-of-way line of West Illinois Avenue, the southeast corner of said Lot 11-A, for the southeast corner of this tract;

Thence S 89°45'02" W with the north right-of-way line of West Illinois Avenue and the south boundary line of said Lot 11-A a distance of 240.01 feet to an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the ground at the point of intersection of the north right-of-way line of West Illinois Avenue and the cut-back right-of-way line joining the north right-of-way line of West Illinois Avenue and the east right-of-way line of Toluca Street, the southwest corner of said Lot 11-A, for the southwest corner of this tract;

Thence N 45°01'59" W with said cut-back right-of-way line and the southwest boundary line of said Lot 11-A a distance of 14.05 feet to an "x" chiseled in concrete at the point of intersection of said cut-back right-of-way line and the east right-of-way line of Toluca Street, a southwest corner of said Lot 11-A, for a southwest corner of this tract;

Thence N 0°22'15" E with the east right-of-way line of Toluca Street and the west boundary line of said Lot 11-A a distance of 124.35 feet to the point of beginning.

Containing 0.765 acres (33,341 square feet) of land, more or less.

AREA: 0.765 ACRES  
(33,341 SQUARE FEET)

SITE DEVELOPMENT STANDARDS AS PER THE CITY OF DALLAS PLANNING & ZONING (214) 948-4480

- ZONED CR; COMMERCIAL RETAIL
- MAXIMUM BUILDING HEIGHT = 54' FEET, OR 4 STORIES.
- 1 PARKING SPACE PER 200 SQUARE FEET OF BUILDING SPACE AND 2 SPACES PER GASOLINE PUMP.
- 15' FRONT BUILDING SETBACK LINE.
- BUILDING SIZE = 2,121 SQUARE FEET
- 17 REGULAR PARKING SPACES
- 1 HANDICAP PARKING SPACE
- 18 TOTAL PARKING SPACES

STATE OF TEXAS  
COUNTY OF DALLAS

WE, SINCLAIR & ASSOCIATES, INC., CERTIFY TO: WRCC ENERGY PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND TETCO, INC.:

THIS IS TO CERTIFY 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 ALTA AND NSPS IN 2005, AND INCLUDES ITEMS NO. 1, 2, 3, 4, 8, 9, 10, 11(A), 13, 14, 16, 17 AND 18 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 DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

LEMUEL T. SINCLAIR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: JUNE 20, 2004  
REVISED: JULY 2, 2004  
UPDATE: APRIL 8, 2009  
REVISED: APRIL 6, 2011  
REVISED: APRIL 12, 2011

ALTA/ACSM LAND TITLE SURVEY OF  
0.765 ACRES BEING  
ALL OF LOT 11-A, BLOCK D/4026  
EXTER ESTATES  
(VOLUME 97159, PAGE 1923 MAP RECORDS)  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

112046

28311

VOL. 97159, PG. 1923, MAP	RECORDS SUBDIVISION PLAT (APPLIES AND AFFECTS)
VOL. 2004130, PG. 14764	REAL PROPERTY RECORDS MAINTENANCE EASEMENT (APPLIES AND AFFECTS)
VOL. 2004130, PG. 14753	REAL PROPERTY RECORDS WARRANTY DEED (APPLIES AND AFFECTS)
VOL. 1197, PG. 368	DEED RECORDS RESTRICTIVE COVENANTS (APPLIES AND AFFECTS)
VOL. 1225, PG. 578	DEED RECORDS RESTRICTIVE COVENANTS (APPLIES AND AFFECTS)
VOL. 1701, PG. 826	DEED RECORDS RESTRICTIVE COVENANTS (APPLIES AND AFFECTS)

BUYER: WRCC ENERGY PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 225 WEST ILLINOIS AVENUE

G.F. NO. 09R00067 AD

DRAWN BY: MTS CREW CHIEF: RLC

APPROVED BY  
CITY COUNCIL  
AUG 10 2011  
Acting City Secretary

Specific Use Permit  
No. 1832

Approved  
City Plan Commission  
June 2, 2011



SINCLAIR & ASSOCIATES, INC.  
3201 CHERRY HILLS SUITE A101  
SAN ANTONIO, TEXAS 78239  
210-341-6118

JOB NUMBER: S-200922037  
REFERENCE NUMBER: S-200415114  
TETCO NO. 868

2150-216  
21019