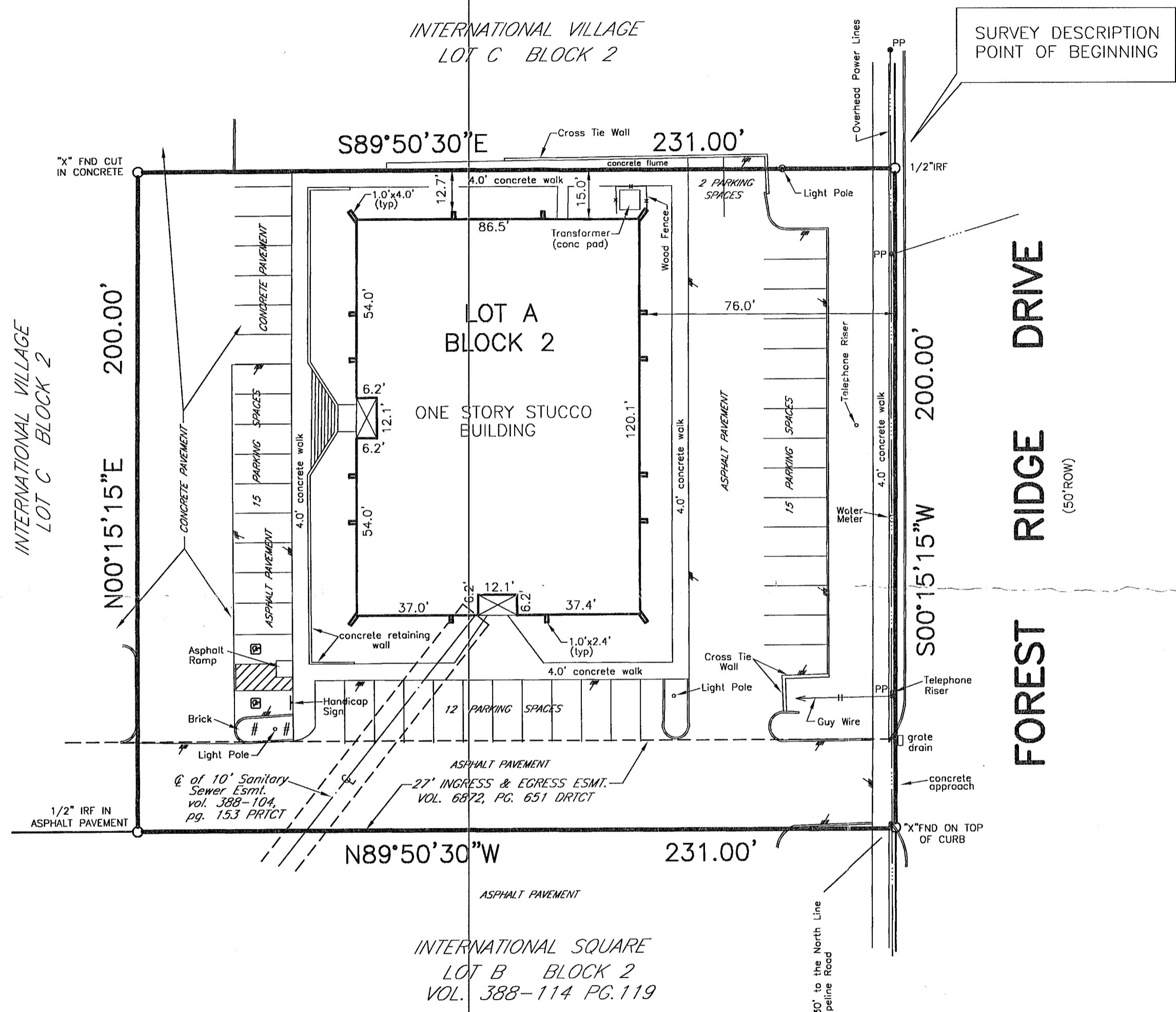


SCALE 1"=30'

INTERNATIONAL VILLAGE  
LOT C BLOCK 2



SURVEY DESCRIPTION  
POINT OF BEGINNING

SURVEY PLAT

TO THE LIENHOLDERS AND/OR THE OWNERS AND PURCHASERS OF THE PREMISES SURVEYED AND COMMONWEALTH LAND TITLE COMPANY OF FORT WORTH:

This is to certify that I have this date made an on the ground survey of the property located at 801 Forest Ridge Drive, in the City of Bedford, Texas, being more particularly described by metes and bounds as follows:

BEING All of Lot A, Block 2, INTERNATIONAL SQUARE, an Addition to the City of Bedford, Tarrant County, Texas, according to the plat recorded in Volume 388-104, Page 153, Plat Records, Tarrant County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the West Right-of-Way line of Forest Ridge Drive for the Northeast corner of said Lot A;

THENCE South 00 degrees 15 minutes 15 seconds West, along the East line of said Lot A and the said West Right-of-Way line, a distance of 200.00 feet to an "X" found in concrete for the Southeast corner of said Lot A;

THENCE North 89 degrees 50 minutes 30 seconds West, along the South line of said Lot A, a distance of 231.00 feet to a 1/2 inch iron rod found in asphalt pavement for the Southwest corner of said Lot A;

THENCE North 00 degrees 15 minutes 15 seconds East, along the West line of said Lot A, a distance of 200.00 feet to an "X" found in concrete for the Northwest corner of said Lot A;

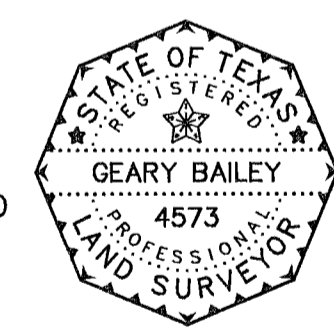
THENCE South 89 degrees 50 minutes 30 seconds East, along the North line of said Lot A, a distance of 231.00 feet to the POINT OF BEGINNING.

CONTAINING a calculated area of 1.0606 acres or 46,199.9354 square feet of land, more or less.

This survey was performed in connection with the transaction described in GF No. 253968CVO of Commonwealth Land Title Company of Fort Worth. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

FLOOD CERTIFICATE  
As determined by the FLOOD INSURANCE RATE MAPS for the City of Bedford the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 8-2-95 Community Panel No. 480585 0309H subject lot is located in Zone X.

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance incited, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown.



*Geary Bailey*  
GEARY BAILEY  
Registered Professional Land Surveyor No. 4573

DATE: April 12, 2000  
SCALE: 1" = 30'  
GF NO.: 253968CVO

NOTES:

- 1. BASIS OF BEARINGS - SUBJECT PLAT.
- 2. THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE POLICY ISSUED BY COMMONWEALTH LAND TITLE COMPANY OF FORT WORTH DATED APRIL 13, 2000 (G.F. No. 253968CVO) AS PROVIDED TO JDJR ENGINEERS & CONSULTANTS, INC.
- 3. THIS SURVEY SHALL BE CONSIDERED INVALID UNLESS IT BEARS AN ORIGINAL LIVE SIGNATURE IN BLUE INK.

LEGEND

IRF IRON ROD FOUND  
PP POWER POLE

JOB NO. 259-1-00  
FILE NO. F-182

SHEET TITLE:  
**SURVEY PLAT**  
801 FOREST RIDGE DRIVE  
BEDFORD, TEXAS

PREPARED BY:  
**JDJR ENGINEERS AND CONSULTANTS**

ENGINEERS • LAND PLANNERS • CAD DESIGNS  
2505 Texas Drive Suite 109 Irving, Texas 75062  
Tel 972-252-5357 Fax 972-273-8880

DATE: 4-12-00	DRAWN BY: JKG	SHEET NO.
SCALE: 1" = 30'	CHECKED BY: GB	1 OF 1

jdjrproj 2000 259 259-1 259-lsvy.dwg Tue Apr 18 08:24:21 2000 JDJR Engineers & Consultants, Inc - JKG