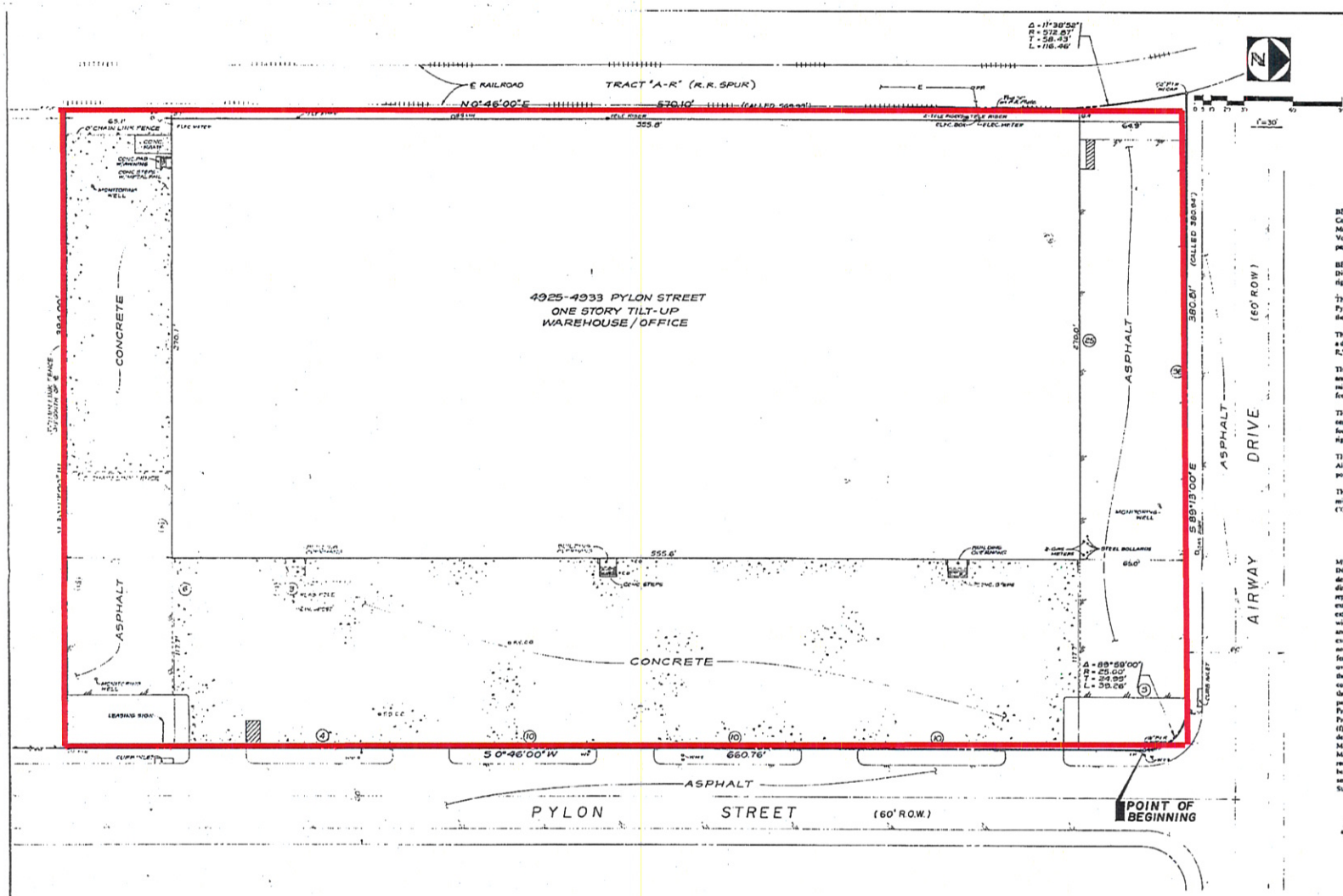

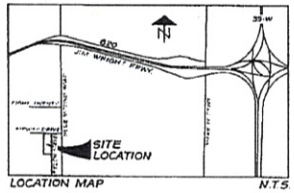

LOCATION MAP N.T.S.

FIELD NOTES

BEING a tract of land situated in the City of Fort Worth and being out of the S.A. & M.G. R.R. Company Survey, Abstract No. 1464, Tarrant County, Texas, and being all of Lot 1, Block 2, Meacham 3 Way Center, an addition to the City of Fort Worth according to the replat recorded in Volume 388-121, Page 31 of the Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") in the west right-of-way line of Pylon Street (60' feet right-of-way);

THENCE South 00 degrees 46 minutes 00 seconds West, along said west right-of-way line of Pylon Street, a distance of 660.76 feet to a 3/4-inch found iron rod for a corner, said corner being the southeast corner of Lot 1, Block 2;

THENCE North 89 degrees 13 minutes 00 seconds West, along the south line of Lot 1, Block 2, a distance of 394.00 feet to 5/8-inch found iron rod for a corner on the said east line of Tract "A-R," Block 2, said corner being the southwest corner of Lot 1, Block 2;

THENCE North 00 degrees 46 minutes 00 seconds East, along the said east line of Tract "A-R" and the west line of Lot 1, a distance of 570.10 feet (called 569.93 feet) to a found "X" cut in a railroad plate at the point of curvature on a circular curve to the left having a radius of 572.87 feet;

THENCE Northerly, along said curve to the left following the west line of Lot 1 through a central angle of 11 degrees 38 minutes 52 seconds, an arc distance of 116.46 feet to a 1/2-inch found iron rod with cap for a corner, in the south right-of-way line of Airway Drive (60' foot right-of-way), said corner being the northwest corner of Lot 1, Block 2;

THENCE South 89 degrees 13 minutes 00 seconds East, along the south right-of-way line of Airway Drive, a distance of 380.01 feet (called 380.04 feet) to a found "X" cut in concrete for a point of curvature on a circular curve to the right having a radius of 25.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 89 degrees 59 minutes 00 seconds, an arc distance of 39.26 feet to the POINT OF BEGINNING AND CONTAINING 270,101 square feet or 6.200 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, Andrew J. Shafer, Registered Professional Land Surveyor No. 5017, hereby certify to MPCC, INC., PYLON INVESTMENT VENTURE, and COMMONWEALTH LAND TITLE INSURANCE COMPANY that (a) the within plat of survey (the "Survey") of the within described premises (the "Property") was made on the ground of the Property by me or under my direct supervision on the date shown below; (b) the Survey is a true, correct and accurate representation of the Property and correctly shows (1) the courses and measured distances of the exterior property lines of the Property, (2) the total number of acres of land contained within the exterior property lines of the Property, (3) the scale of the Survey, (4) the North direction, (5) the width of all highways, streets, roads, alleys or other public thoroughfares abutting the Property and (6) the location of all structures and other visible improvements situated on the Property; (c) except as expressly shown, located and affirmatively identified as such on the Survey, there are no visible or apparent discrepancies, conflicts, encroachments, overlapping of improvements, fences, evidences of abandoned fences, lakes, ponds, creeks, streams, rivers, easements, overlapping of easements, rights-of-way, highways, streets, roads, alleys, or other public thoroughfares on or adjacent to the Property; (d) all exceptions to locatable recorded instruments contained in Schedule B of the Commitment for Title Insurance GF No. 971108250, issued by the Title Company, as agent for the Title Insurer, are as shown on the Survey by volume and page number of recording; (e) there are no gaps, gores or intervening strips of land between the Property and any highways, streets, roads, alleys, or other public thoroughfares abutting the Property, or between the Property and any easements or rights-of-way adjacent to the Property; (f) by graphical plotting this tract of land does not lie within the 100-year flood plain as delineated on the Tarrant County, Texas and Incorporated Areas, Flood Insurance Rate Map Map Number 48439C0289 H, dated August 2, 1995, as published by the Federal Emergency Management Agency; (g) except as shown hereon, there are no setback lines reflected on any recorded plat which affect the Property; and (h) the Survey, to the best of our knowledge and belief, correctly represents the facts found at the time of survey and that the professional services rendered hereby conform to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey.

ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017

Dec. 15, 1997

LEGEND:

1/2" S.I.R. W/ CAP	1/2" SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "A.H. HALFF ASSOC."
F.I.R.	FOUND IRON PIPE
F.C.P.	FOUND CAP
W.I.R.	WATER VALVE
F.H.	FIRE HYDRANT
F.C.	FLOW LINE
S.S.MH	SANITARY SEWER CLEANOUT
(19)	NUMBER REFERENCE SPACES

NOTES:
1) THIS TRACT OF LAND SUBJECT TO RESTRICTIONS, CALLED OUT IN VOL. 6517, PG. 828 DEED RECORDS OF TARRANT COUNTY, TEXAS.

2) THIS TRACT OF LAND NOT AFFECTED BY THE FOLLOWING EASEMENTS: SINCLAIR REFINING CO VOL. 1443, PG. 138 (D.R.T.C.T.)
LONE STAR GAS VOL. 2282, PG. 343 (D.R.T.C.T.)
LONE STAR GAS VOL. 2998, PG. 866 (D.R.T.C.T.)

3) BASIS OF BEARING IS LOT 1, BLOCK 2, MEACHAM 3 WAY CENTER, REPLAT, AS RECORDED IN VOL. 388-121, PG. 31, R.R.T.C.T.

IMPROVEMENT SURVEY

4925-4933 PYLON STREET
ALL OF LOT 1, BLOCK 2
REPLAT OF
MEACHAM 3 WAY CENTER ADDITION
SITUATED IN THE
S.A. & M.G. R.R. SURVEY, ABST. NO. 1464
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
FOR
THE BELMONT GROUP

HALFF ASSOCIATES, INC.-ENGINEERS
8616 NORTHWEST PLANO DRIVE, DALLAS, TX. 75225

SCALE: 1" = 30' AVO 16729 DEC. 1997
REF. AVO 13760