

Building Parking - 98 spaces  
Designated for Escape Room - 49

Date: April 1, 1994

SITUATED in the State of Texas, County of Dallas and the City of Farmers Branch, being part of the Elaha Fike Survey, Abstract No. 476, being part of Block B of Metropolitan business Park, Section One, an addition to the City of Farmers Branch as recorded in Volume 68194, Page 1210 of the Map Records of Dallas County, being the survey of a 12.8980 acre tract of land as described and recorded in Volume 92216, Page 4177 and Volume 92231, Page 0139, respectively, of the Deed Records of Dallas County, said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set marking the southwest corner of said premises and also marking the intersection of the east right-of-way line of Midway Road with the North right-of-way line of Alpha Road, said beginning corner also being the south-west of said Block B;

THENCE with the east right-of-way line of Midway Road and the west line of Block B, North 00° 25' 00" East, 1,206.80 feet to a 1/2-inch iron rod set marking the northwest corner of premises, said corner also marking the intersection of the east right-of-way line of Midway Road with the south right-of-way line of Sigma Road;

THENCE with the most northerly north line of said premises and the south right-of-way line of Sigma Road as follows:  
South 89° 34' 32" East, 149.87 feet to a 1/2 inch iron rod found marking the beginning of a curve to the left ;  
Northeasterly along said curve having a central angle of 45° 00' 00" with a radius of 271.42 feet, for an arc distance of 213.17 feet (Chord-North 87° 55' 28" East, 207.74 feet) to a p.k. nail found marking the end of said curve;  
North 45° 25' 28" East, 46.67 feet to a 1/2 inch iron rod found marking the most northerly northeast corner of said premises;

THENCE with an east line of said premises, South 69° 35' 33" West, 491.44 feet to a p.k. nail set in a concrete curb and South 00° 26' 32" West, 399.86 feet to a 1/2-inch iron rod set for corner;

THENCE with a north line of said premises, S89° 35' 33" East, 240.41 feet to a 1/2-inch iron rod found for corner in the West right-of-way line of Gamma Road and in the East line of Block B, said corner being the most easterly northeast corner of said premises;

THENCE with the west right-of-way line of Gamma Road, the east line of Block B, and the most easterly line of said premises, South 00° 26' 32" West, 423.79 feet to a p.k. nail found marking the southeast corner of Block B and said premises, said corner also marking the intersection of the west right-of-way line of Gamma Road with the North right-of-way line of Alpha Road;

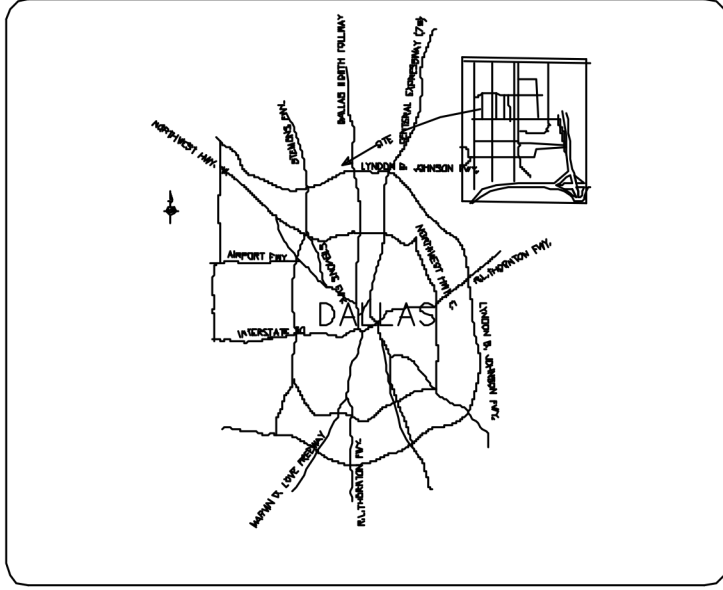
THENCE with the south line of Block B and said premises, and the North right-of-way line of Alpha Road, North 89° 58' 28" West, 615.00 feet to the place of beginning and containing 561,837 square feet or 12.898 acres of land.

NOTE:

This drawing was made with information from a survey drawn by ROOME SURVEYING, INC. dated 2/22/93 (revised) by F.E. Benenderfer, Jr., a Registered Professional Land Surveyor. This drawing was made for the benefit and use of Capitol Development Company, and is not a legally binding document.

Total Acres: 12.8980 Acres  
Building Area: 170,789 Sq. Ft.

SITE PLAN  
SCALE: 1" = 50'-0"



Architect:	HW/LE
Drawn by:	RB
Checked by:	
Project Number:	06.11.02
Date Created:	SFE
File Name:	
Scale:	1" = 50'-0"

SHEET

1 of 19

MIDWAY BUSINESS PARK  
SITE PLAN

13612 MIDWAY ROAD, SUITE 400  
DALLAS, TEXAS 75244-4321

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REVISIONS  
06.11.02 REVISED BLDG NOS & SF