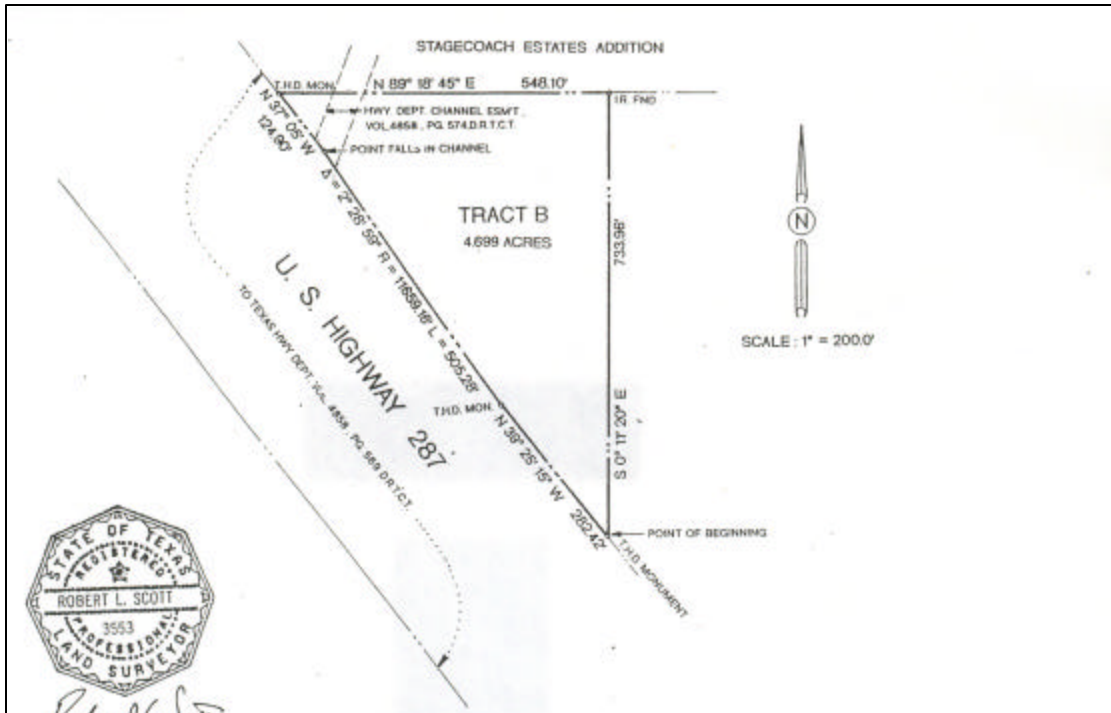


PEYCO SOUTHWEST REALTY, INC.

1703 North Peyco Drive à Arlington, Texas 76001-6798 à Metro (817) 467-6803 à Fax (817) 465-7464

4.7 ACRES ZONED "OFFICE" ARLINGTON, TEXAS

- SIZE:** 4.7 Acres
- LOCATION:** The property is located on U.S. Highway 287 in Arlington, Texas, only twenty minutes from downtown Dallas and Fort Worth, due to its being strategically centered in the middle of the Dallas/Fort Worth metroplex. (See the metro map.) Property is located ½ mile south of Interstate 20 and the new Super Wal-Mart.
- ACCESS:** Currently accessible by U.S. Highway 287 access road, the property fronts U.S. Hwy. 287 which runs south from Interstate 20 through Arlington to Mansfield.
- AIR:** The subject is thirty minutes away from the Dallas/Fort Worth International Airport, one of the world's largest passenger and cargo facilities. DFW Airport serves a rapidly growing international and domestic air traffic market. The subject is also located five minutes away from Arlington Municipal Airport which is rapidly becoming a business route into Arlington.
- ZONING:** "O", Office.
- UTILITIES:** Water – 16 inch line in access road
Sewer – 6 inch line in Homestead Road, north of subject's property Boundary, with easement already approved to our site.
- PRICE:** \$4.00/square foot
- TERMS:** Available upon request.
- ADDITIONAL INFORMATION:** Contact James L. Maibach, Jordan Foster, or Robert Rivera of Peyco Southwest Realty, Inc. (817) 467-6803 or (817) 467-6633.



Robert L. Scott
6/17/98

LEGAL DESCRIPTION

BEING a 4.699 acre tract of land situated in the J.C. Houston Survey, Abstract No. 720, Tarrant County, Texas and being a portion of that certain tract of land conveyed by John Wilson to Paul E. Yarbrough, Jr., by deed recorded in Volume 4723, Page 938, Deed Records of Tarrant County, Texas (DRTCT), and being more particularly described as follows:

BEGINNING at a concrete monument at the intersection of the northeasterly right of way (ROW) line of U.S. Highway No. 287 with the east line of said Yarbrough Tract, as shown in the deed recorded in Volume 4858, Page 569, D.R.T.C.T.;

THENCE north 39° 25' 15" west with the northeasterly ROW line of U.S. Highway 287, a distance of 282.42 feet to a concrete monument at the beginning of a curve to the left whose center bears south 55° 23' 59" west, 11,659.16 feet to center;

THENCE northwesterly along said curve and the northeasterly ROW line of said highway, 505.28 feet to the end of said curve;

THENCE north 37° 05' west with the northeasterly ROW of said highway, a distance of 124.9 feet to an iron pin in the north line of said Yarbrough tract, said point being the southwest corner of Lot 17, Block 5 of the Stagecoach Estates Addition;

THENCE north 89° 18' 45" east, a distance of 548.1 feet to an iron rod for corner;

THENCE south 0° 11' 20" east, a distance of 733.96 feet to the **POINT OF BEGINNING**, containing 4.699 acres of land, more or less.

SURVEY CERTIFICATE

The undersigned hereby certifies that the subject property was surveyed on the ground, under my supervision, on May 30, 1998, and that the survey: identifies the property by legal description, shows the corner monuments, sets forth the dimensions and total area of the property, shows the location of apparent improvements and shows existing easements and their recording information. There are no encroachments, conflicts or protrusions except as shown, and as per Federal Insurance Administration Flood Insurance Rate Map for Tarrant County, Texas, Community Panel Number 48439C0443 H dated August 2, 1995, subject property is located in Zone X, area determined to be outside the 500-year flood plain.

4.7 Acres
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