METES AND BOUNDS DESCRIPTION

BEING a 0.801 acre tract of land situated in the T. B. Ketner Survey, Abstract Number 952, Palo Pinto County, Texas, in the City of Mineral Wells, being all of Lot 2, Block 1 Wal-Mart Supercenter Addition, an addition to the City of Mineral Wells according to the plat recorded in Volume 9, Page 9, Slide 581, Plat Records of Palo Pinto County, Texas, said 0.801 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc, Inc." found in the westerly right-of-way line of F. M. 1821 (a variable width right-of-way) for the northeasterly corner of said Lot 2, Block 1;

THENCE with the westerly right-of-way line of F. M. 1821 South 00° 33' 15" East a distance of 191.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc, Inc." set for the southeasterly corner of said Lot 2;

THENCE departing the westerly right-of-way line of F. M. 1821, South 89° 20' 02" West a distance of 183.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc, Inc." set for the southwesterly corner of Lot 2;

THENCE North 00° 39' 58" West a distance of 166.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc, Inc." set for corner;

THENCE North 44° 20' 02" East a distance of 35.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc, Inc." set for corner;

THENCE North 89° 20' 02" East a distance of 159.34 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.801 acres (34,888 square feet) of land.

General Notes:

1. The Basis of bearing for this survey is the Texas Coordinate System of 1983, North Central Zone, obtained by taking measurements at the USGS Monuments T-1170 and S-1170.

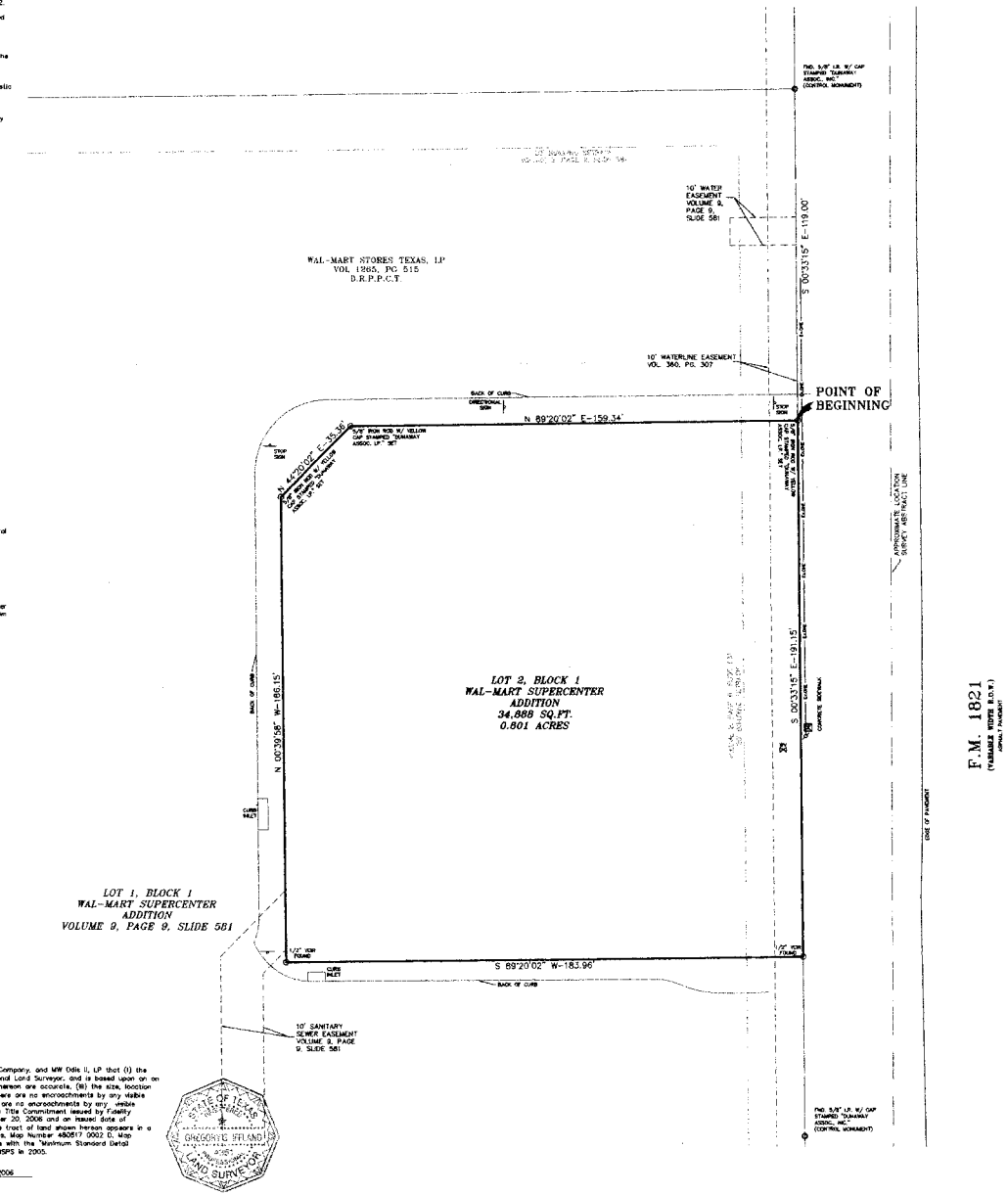
2. According to the Flood Insurance Rate Maps for City of Mineral Wells, Palo Pinto and Parker Counties, Texas and Incorporated Areas, Panels 2 and 3 of 5, Map Number 480517 0002 D and 480517 0003 D, Maps Revised June 2, 1995, the subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.

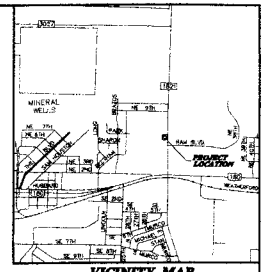
3. This survey was prepared in association with Commitments for Title Insurance issued by Fidelity National Title Insurance Company, GF File No. 06-02-11419-RF, effective date October 20, 2006, issued November 1, 2006. The easements, rights-of-way and other matters shown hereon are according to Schedule B of said Commitments. The surveyor has not abstracted the property.

The following are from Schedule B of said Commitments:

10. Ten foot (10') Waterline Easement described in the instrument, recorded in Volume 360, Page 307, Deed Records of Palo Pinto County, Texas, and as shown on Plat recorded in Volume 9, Page 9, Plat Records of Palo Pinto County, Texas, is shown hereon.

11. 20 foot (20') building setback lines, ten foot (10') water easement, as shown on Plat recorded in Volume 9, Page 9, Plat Records of Palo Pinto County, Texas, is shown hereon.





The undersigned hereby certifies to Wal-Mart Stores Texas, LP, Fidelity National Title Insurance Company, and MW Odle II, LP that (i) the survey ("the survey") as shown hereon, was prepared by the undersigned, a Registered Professional Land Surveyor, and is based upon an on the ground survey; (ii) the survey and the information, including bearings and distances shown hereon are accurate; (iii) the size, location of any visible buildings, visible structures and visible improvements are as shown hereon; (iv) there are no encroachments by any visible improvements located on adjacent property onto the premises unless shown hereon; (v) there are no encroachments by any visible improvements located on the premises onto adjacent property or an easement as outline in the Title Commitment issued by Fidelity National Title Insurance Company, GF Number 06-02-11419-RF, with an effective date of October 20, 2006 and an issued date of November 1, 2006 unless shown hereon (vi) the premises have access to public roads; (vii) The tract of land shown hereon appears in a Flood Hazard Area, Zone : X according to the Flood Insurance Rate Maps for City of Mineral Wells, Map Number 480517 0002 D, Map Effective Date June 2, 1995; (viii) that this map or plat and the survey is 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.

Gregory S. Hollis
Registered Professional Land Surveyor No. 4351

NOVEMBER 28, 2006
Date

STATE OF TEXAS
GREGORIE HOLLIS
4351
REGISTERED
PROFESSIONAL
LAND SURVEYOR

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other that those addressed above or does not bear an original signature and seal of the Surveyor.

BOUNDARY SURVEY
OF
LOT 2, BLOCK 1
WAL-MART SUPERCENTER ADDITION

being part of a 26.153 acre tract of land
Wal-Mart Stores Texas, L.P., Vol. 1265, Pg. 515, Deeds Records, Palo Pinto County, Texas
and being part of the T. B. Ketner Survey, Abstract No. 952, City of Mineral Wells, Palo Pinto County, Texas.

November 27, 2006

Dunaway Associates, Inc. | Engineers Planners Surveyors Landscape Architects

NOVEMBER 28, 2006

JOB NO. 2006292