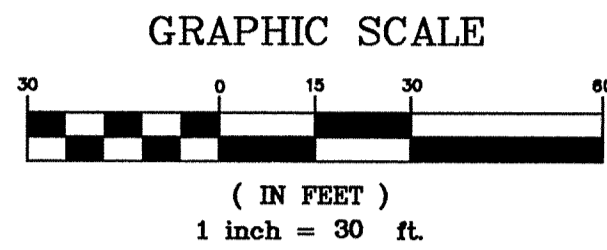
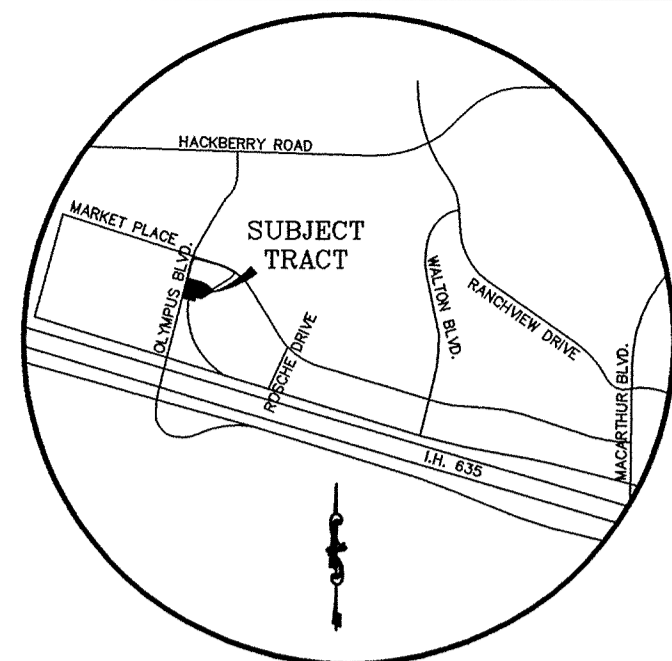


- LEGEND**
- IRB IRON ROD SET
 - IRF IRON ROD FOUND
 - "X" X FOUND IN CONCRETE
 - BL BUILDING LINE SETBACK
 - ROW RIGHT-OF-WAY
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT



LEGAL DESCRIPTION

BEING a parcel of land in the City of Irving, Dallas County, Texas, being a part of the SAMUEL LAYTON SURVEY, ABSTRACT No. 784, and being all of Lot 1A-2, Block A, Market Place Shopping Center, 2nd Revision, an addition to the City of Irving as recorded in Document Number 200600235743, Dallas County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the west corner of said Lot 1A-2, said point being in the southeast line of Olympus Boulevard (a variable width right-of-way);

THENCE North 15 degrees 08 minutes 58 seconds East, 186.79 feet along the northwest line of said Lot 1A-2 and the southeast line Olympus Boulevard to a "X" in concrete found for corner, said point being the west corner of Lot 1A-1, Block A, of said Market Place Shopping Center, 2nd Revision;

THENCE along the northeast line of said Lot 1A-2 and the southwest line of said Lot 1A-1 as follows:
 South 74 degrees 54 minutes 43 seconds East, 131.61 feet to a "X" in concrete found for corner;
 Southeasterly, 128.95 feet along a curve to the right having a central angle of 37 degrees 25 minutes 41 seconds, a radius of 197.40 feet, a tangent of 66.87 feet, whose chord bears South 56 degrees 08 minutes 45 seconds East, 126.67 feet to a "X" in concrete found for corner;
 North 57 degrees 45 minutes 01 seconds East, 3.03 feet to a "X" in concrete found for corner, said point being in the northwest line of Lot 1B, Block A, Market Place Shopping Center, 1st Revision, an addition to the City of Irving as recorded in Document Number 200600083541, Dallas County Deed Records;

THENCE South 34 degrees 46 minutes 15 seconds East, 17.79 feet a "X" in concrete found at the east corner of said Lot 1A-2, said point being in the northwest line of said Lot 1B;

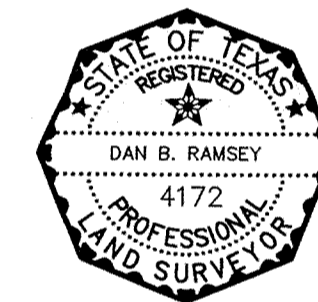
THENCE along the southeast line of said Lot 1A-2 and the northwest line of said Lot 1B as follows:
 South 57 degrees 47 minutes 41 seconds West, 135.26 feet to a one-half inch iron rod found for corner;
 North 74 degrees 35 minutes 28 seconds West, 54.42 feet to a one-half inch iron rod found for corner;
 South 15 degrees 17 minutes 53 seconds West, 37.83 feet to a one-half inch iron rod found at the south corner of said Lot 1A-2;

THENCE North 74 degrees 51 minutes 24 seconds West, 121.09 feet along the southwest line of said Lot 1A-2 to the POINT OF BEGINNING and containing 37,657 square feet or 0.864 acres of land.

SURVEY CERTIFICATION

This is to certify to RAI Restaurants, Inc., Hunter LBJ, LP, a Texas limited partnership, Hunter A, LLC, a Texas limited liability company, First American Title Insurance Company, and Republic Title of Texas, Inc., as Title Insurer, (collectively, the "Certification Parties") that this map or plat and the survey on which it is based were 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, and include optional items 1, 2, 4 (in square feet or acres), 6, 8, 10, 11 (b), 16, 17, 18, and if buildings are located on the land, optional items 7(a), 7(b)(1), 7(b)(2) and 9 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the maximum Relative Positional Accuracy resulting from the measurements made on the survey does not exceed the Allowable Relative Positional Accuracy for Measurements Controlling Land Boundaries on ALTA/ACSM Land Title Surveys (0.07 feet or 20 mm + 50 ppm). The undersigned additionally certifies that (a) this survey was made on the ground under my supervision; (b) I have received and examined a copy of the Title Insurance Commitment No. 06R1802 WRO issued by the Title insurer as well as a copy of each instrument listed therein, and the subject land and each tract or parcel thereof described in this survey is the same land as described in the Title Commitment; (c) if the subject land consists of two or more tracts or parcels having common boundaries, those tracts and parcels are contiguous along the common boundaries; (d) this survey correctly shows all matters of record (and to the extent they can be located, their location and dimensions) of which I have been advised affecting the subject land according to the legal description of such matters (with instrument, book and page number indicated); (e) except as shown on this survey, no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 4813C0165 J, dated August 23, 2001, which such map panel covers the area in which the subject land is situated and this survey correctly indicates the zone designation of any area as being in the 100-year Flood Plain or "flood prone area"; (f) to the best of my knowledge, this survey shows the relation of and distance of all substantial, visible buildings, sidewalks and other improvements to easements and setback lines; and (g) to the best of my knowledge, except as shown on this survey, neither the subject land nor any tract or parcels thereof serves any adjoining land for drainage, utilities, or ingress or egress.

Dan B. Ramsey, R.L.S. No. 4172



EASEMENT NOTES:

- The easements listed below are referenced to First American Title Insurance Company Commitment GF No. 06R1802 WRO, effective date 05/23/2006. All easements are filed in the Deed Records of Dallas County, Texas.
- d) Subject tract is subject to terms and conditions of Ordinance No. 71-100, entitled Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, filed September 2, 1982, recorded in Volume 82173, Page 178, Real Property Records of Dallas County, Texas.
 - e) Easement granted by Olympus/Rosche Joint Venture to City of Irving, filed 07/07/1999, recorded in Volume 99132, Page 3096, Real Property Records of Dallas County, Texas does not affect subject property.
 - f) Easement granted by Olympus/Rosche Joint Venture to City of Irving, filed 07/07/1999, recorded in Volume 99132, Page 3102, Real Property Records of Dallas County, Texas does not affect subject property.
 - g) Easement granted by Olympus/Rosche Joint Venture to City of Irving, filed 07/07/1999, recorded in Volume 99132, Page 3114, Real Property Records of Dallas County, Texas does not affect subject property.
 - h) Easement granted by Olympus/Rosche Joint Venture to City of Irving, filed 07/07/1999, recorded in Volume 99132, Page 3183, Real Property Records of Dallas County, Texas does not affect subject property.
 - i) Easement granted by Olympus/Rosche Joint Venture to City of Irving, filed 07/07/1999, recorded in Volume 99132, Page 3212, Real Property Records of Dallas County, Texas does affect subject property.
 - j) Subject property is a part of the tracts of land described in Declaration of Covenants recorded in Volume 2000058, Page 827, Real Property Records of Dallas County, Texas. Amendment filed 12/21/2004, recorded in Volume 2004245, Page 8494, Real Property Records, Dallas County, Texas. Assignment of Declarant's Rights filed 12/21/2004, recorded in Volume 2004245, Page 8529, Real Property Records, Dallas County, Texas.
 - k) Terms, provisions and conditions of covenants and restrictions for maintenance of private fire lane, fire line and fire hydrant easement filed 07/27/2005, recorded in Volume 2005146, Page 2407, Real Property Records of Dallas County, Texas does affect subject property.
 - l) Building lines and easements as shown on the plat cc# 200600083540, Map Records of Dallas County, Texas does not affect subject property.
 - m) Building lines and easements shown on the plat cc# 200600083541, Map Records of Dallas County, Texas does affect subject property.
 - n) Terms, provisions, conditions, and easements contained in Easement Agreement filed 01/25/2006, cc# 200600028785, Real Property Records of Dallas County, Texas does affect subject property.
 - o) Terms, provisions, conditions, and easements contained in Declaration of Easements, covenants, and restrictions for Hunter Plaza West filed 03/17/2006, cc# 200600099544, Real Property Records of Dallas County, Texas does not affect subject property.
 - p) Terms, provisions, conditions, and easements contained in parking agreement filed 05/01/2006, cc# 200600158636, Real Property Records of Dallas County, Texas does affect subject property.

GENERAL NOTES:
1. No buildings exist on this site.

FLOOD STATEMENT:
According to Community Panel No. 4813C0165 J, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

		<p>Jones & Boyd, Inc. 17090 Dallas Parkway, Suite 200 Dallas, Texas 75248 972.248.7676 office 972.248.1414 fax www.jones-boyd.com</p>	<ul style="list-style-type: none"> ■ Engineering ■ Surveying ■ Planning ■ Landscape Architecture ■ Construction Management 	ALTA/ACSM LAND TITLE SURVEY 0.864 ACRES		PROJECT NO. HNT014E
				SAMUEL LAYTON SURVEY, ABSTRACT NO. 784		SHEET NO. 1 OF 1
				CITY OF IRVING DALLAS COUNTY, TEXAS		DATE JUNE 6 2006
1.	UPDATE BOUNDARY SURVEY	MWH	7/17/06			
NO.		BY	DATE			

Plotted by: mharp Plot Date: 7/17/2006 1:31 PM
Drawing: H:\Projects\HNT014E.dwg LOT SURVEYS\HNT014E_LOT 1A-2_BLK A.dwg Saved By: mharp Save Time: 7/17/2006 1:30 PM