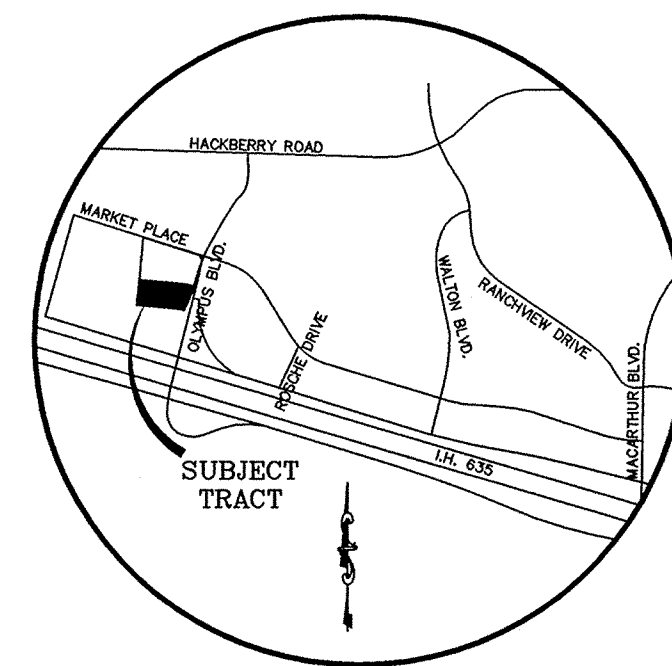
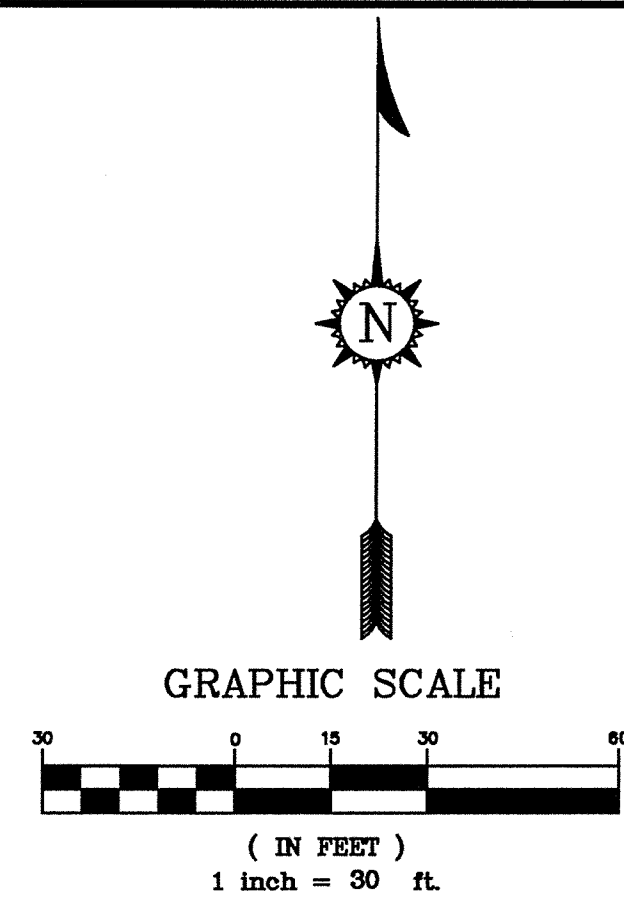


- LEGEND**
- IRS IRON ROD SET
 - BL BUILDING LINE SETBACK
 - ROW RIGHT-OF-WAY
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - SWE SIDEWALK EASEMENT
 - WE WATER EASEMENT



LOCATION MAP
SCALE: 1"=2,000'

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 3, Block A, Market Place Shopping Center Phase 2, an addition to the City of Irving as recorded in Document Number 200600083540, Dallas County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said Lot 3, said point being the southeast corner of Lot 2, Block A, of said Market Place Shopping Center Phase 2, said point being in the west line of Olympus Boulevard (a variable width right-of-way);

THENCE along the east line of said Lot 3, and along the west line of Olympus Boulevard as follows:
 South 15 degrees 08 minutes 58 seconds West, 24.52 feet to a one-half inch capped iron rod found for corner;
 Southwesterly, 76.61 feet along a curve to the right having a central angle of 08 degrees 58 minutes 02 seconds, a radius of 489.50 feet, a tangent of 38.38 feet, whose chord bears South 19 degrees 59 minutes West, 76.53 feet to a one-half inch capped iron rod found for corner;
 Southwesterly, 53.31 feet along a curve to the left having a central angle of 07 degrees 26 minutes 28 seconds, a radius of 410.50 feet, a tangent of 26.69 feet, whose chord bears South 20 degrees 23 minutes 46 seconds West, 53.27 feet to a one-half inch iron rod found at the southeast corner of said Lot 3, said point being the most easterly northeast corner of Lot 4, Block A, of said Market Place Shopping Center Phase 2;

THENCE along the south line of said Lot 3, and along the north line of said Lot 4 as follows:
 North 74 degrees 51 minutes 02 seconds West, 25.44 feet to a one-half inch iron rod found for corner;
 North 87 degrees 02 minutes 15 seconds West, 258.69 feet to a one-half inch iron rod found at the southwest corner of said Lot 3;

THENCE North 02 degrees 55 minutes 10 seconds East, at 31.91 feet passing a one-half inch iron rod found in the west line of said Lot 3, said point being in the north line of said Lot 4, said point being the southeast corner of Lot 1, Block A, of said Market Place Shopping Center Phase 2, in all a total distance of 153.03 feet to a one-half inch iron rod found at the northwest corner of said Lot 3, said point being in the east line of said Lot 1, said point also being the southwest corner of Lot 2, Block A, of said Market Place Shopping Center Phase 2;

THENCE along the north line of said Lot 3, and along the south line of said Lot 2 as follows:
 South 87 degrees 02 minutes 29 seconds East, 279.25 feet to a one-half inch iron rod found for corner;
 South 74 degrees 47 minutes 22 seconds East, 48.62 feet to the POINT OF BEGINNING and containing 47,068 square feet or 1.080 acres of land.

SURVEY CERTIFICATION

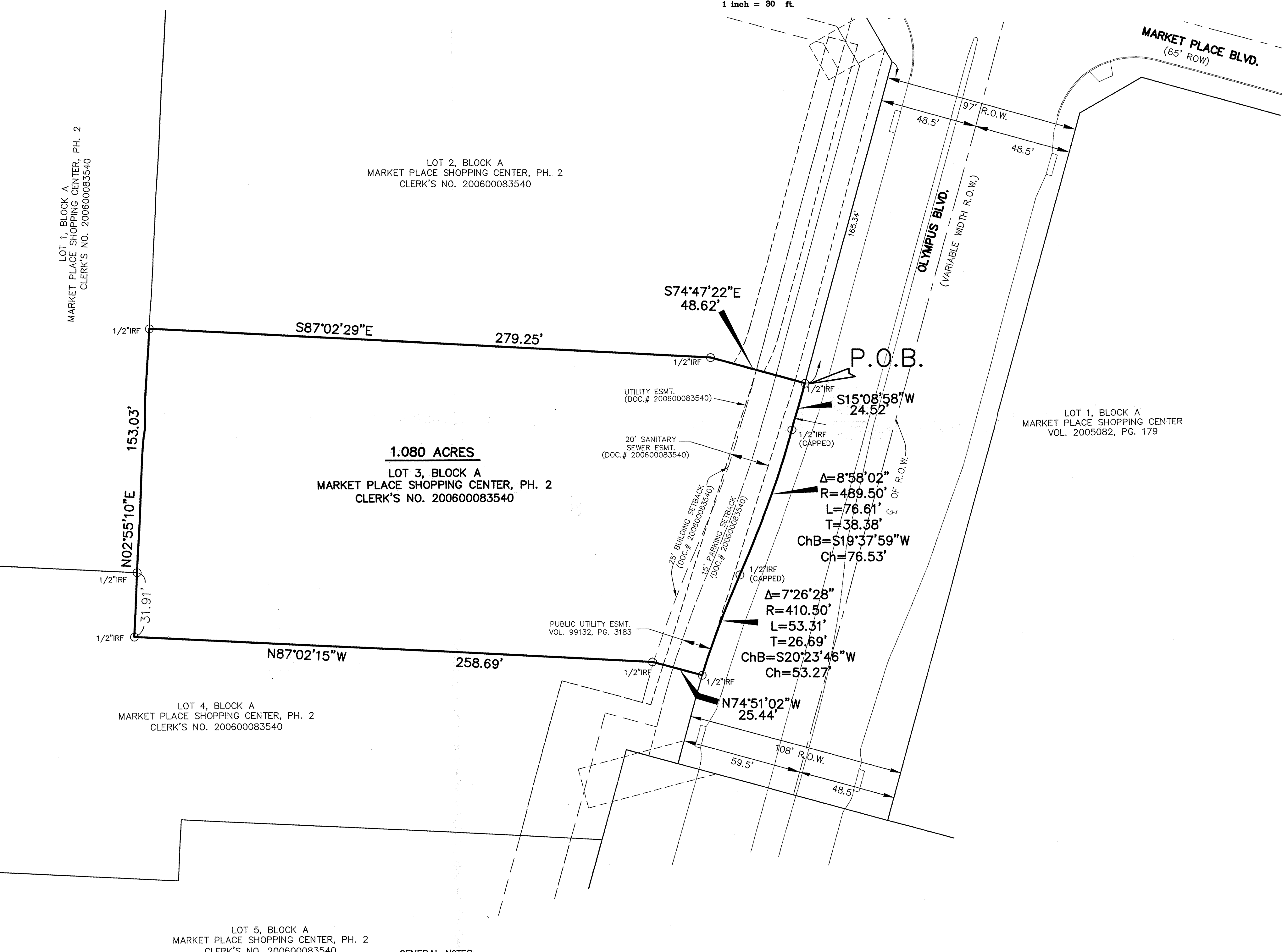
This is to certify to RAI Restaurants, Inc., Hunter LBJ, LP, a Texas limited partnership, Hunter A, LLC, a Texas limited liability company, First American Title Insurance Company, and Republic Title of Texas, Inc., as Title Insurer, (collectively, the "Certification Parties") that this map or plat and 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. 06R11802 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 48113C0165 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.P.L.S. No. 4172



EASEMENT NOTES:

- The easements listed below are referenced to First American Title Insurance Company Commitment GF No. 06R11802 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 not 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 not affect subject property.
 - l) Building lines and easements as shown on the plat cc# 200600083540, Map Records of Dallas County, Texas does affect subject property.
 - m) Building lines and easements shown on the plat cc# 200600083541, Map Records of Dallas County, Texas does not 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 not 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 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 not affect subject property.



GENERAL NOTES:

1. No buildings exist on this site.

FLOOD STATEMENT:

According to Community Panel No. 48113C0165 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.

		ALTA/ACSM LAND TITLE SURVEY 1.080 ACRES		PROJECT NO. HNT014E
17090 Dallas Parkway, Suite 200 Dallas, Texas 75248 972.248.7676 office 972.248.1414 fax www.jones-boyd.com		SAMUEL LAYTON SURVEY, ABSTRACT NO. 784		SHEET NO. 1 OF 1
		CITY OF IRVING		DATE JUNE 6 2006
		DALLAS COUNTY, TEXAS		
NO.	REVISION	BY	DATE	

Drawing: H:\Projects\HNT014E\dwg\LOT SURVEYS\X\HNT014E_LOT3_BLK_A.dwg Saved By: mharp Save Time: 6/6/2006 9:49 AM Plotted by: mharp Plot Date: 6/6/2006 10:36 AM