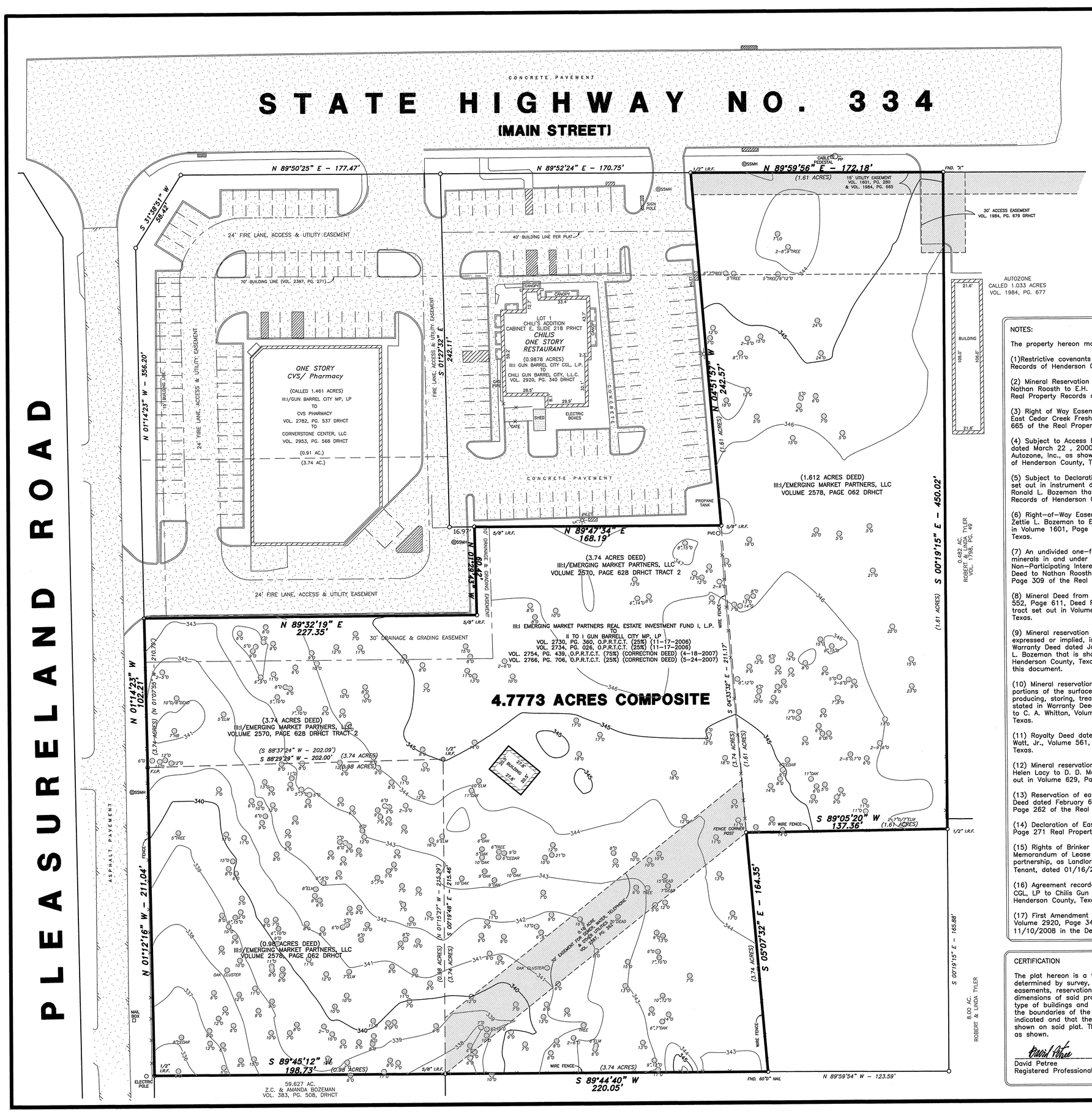

LEGEND

F.H.	FIRE HYDRANT
X SET	CHISELED "X" SET
F.X.	CHISELED "X" FOUND
F.I.R.	IRON ROD FOUND (SIZE AS NOTED)
S.I.R.	IRON ROD SET (SIZE AS NOTED)
PP	OVERHEAD UTILITY POLE W/ GUY
UE UT	UNDERGROUND ELECTRIC OR TELEPHONE
L.P.	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
12"	TREE

NOTES:

The property hereon may be subject to the following matters of record:

(1)Restrictive covenants recorded in Volume 1984, Page 669 of the Real Property Records of Henderson County, Texas.

(2) Mineral Reservation retained in Warranty Deed dated February 26, 1952 from Nathan Roosth to E.H. Fausett that is shown in Volume 379, Page 374 of the Real Property Records of Henderson County, Texas.

(3) Right of Way Easement dated March 21, 2000 from Ronald L. Bozeman to East Cedar Creek Fresh Water Supply District that is shown in Volume 1984, Page 665 of the Real Property Records of Henderson County, Texas.

(4) Subject to Access Easement with Covenants and Restrictions Affecting Land dated March 22 , 2000 from Zettie Bozeman and Ronald L. Bozeman and Autozone, Inc., as shown in Volume 1984, Page 669 of the Real Property Records of Henderson County, Texas.

(5) Subject to Declaration of Easements, Restriction and Related Agreements as set out in instrument dated February 6, 2004 from Comstock, GBC., L.P, and Ronald L. Bozeman that is shown in Volume 2387, Page 271 of the Real Property Records of Henderson County, Texas.

(6) Right--of--Way Easement as evidenced by instrument dated May 19, 1995 Zettie L. Bozeman to East Cedar Creek Fresh Water Supply District that is shown in Volume 1601, Page 280 of the Real Property Records of Henderson County, Texas.

(7) An undivided one--fourth (1/4) interest in and to the royalty in and to the minerals in and under said tract herein described, being permanent but Non--Participating Interest, heretofore reserved by Mrs. May Pearson in Warranty Deed to Nathan Roosth, dated January 19, 1951 and recorded in Volume 348, Page 309 of the Real Property Records of Henderson County, Texas.

(8) Mineral Deed from May Pearson to Harry J. Owens that is shown in Volume 552, Page 611, Deed Records, Henderson County, Texas as to the 2.826 acre tract set out in Volume 655, Page 277 of the Deed Records of Henderson County, Texas.

(9) Mineral reservation with reversionary interest statement with all rights thereto, expressed or implied, including the right of ingress and egress, retained in Warranty Deed dated January 23, 1968 from Ralph Lacy and Helen Lacy to Donald L. Bozeman that is shown in Volume 615, Page 215 of the Deed Records of Henderson County, Texas. Mineral title not researched subsequent to the date of this document.

(10) Mineral reservation with reservation of right and privilege of use of portion or portions of the surface of lands described in this document for developing, producing, storing, treating, marketing and removing oil, gas and other minerals as stated in Warranty Deed dated December 4, 1943 from Annie Hamm Gossett et al to C. A. Whitton, Volume 277, Page 32 of the Deed Records of Henderson County, Texas.

(11) Royalty Deed dated May 23, 1965 Ralph Lace and Helen W. Lacy to Don Watt, Jr., Volume 561, Page 487 of the Deed Records of Henderson County, Texas.

(12) Mineral reservation set out in deed dated May 25, 1965 Ralph Lacy and Helen Lacy to D. D. McFaul, Volume 575, Page 446 as to the 2.00 acre tract set out in Volume 629, Page 323 of the Deed Records of Henderson County, Texas.

(13) Reservation of easements and minerals by Ronald L. Bozeman in Warranty Deed dated February 6, 2004 to Comstock GBC, LP, as is shown in Volume 2387, Page 262 of the Real Property Records of Henderson County, Texas.

(14) Declaration of Easements, Restrictions and Related Agreements, Volume 2387, Page 271 Real Property Records of Henderson County, Texas.

(15) Rights of Brinker Texas, L.P., as tenant only, as evidenced by unrecorded Memorandum of Lease by and between Comstock GBC, LP, a Texas limited partnership, as Landlord, and Brinker Texas, L.P., a Texas limited partnership, as Tenant, dated 01/16/2004.

(16) Agreement recorded in Volume 2920, Page 356 from III to I Gun Barrel City CGL, LP to Chilis Gun Barrel City, LLC, filed 11/10/2008 in the Deed Records of Henderson County, Texas.

(17) First Amendment to Declaration of Restrictions and Easements recorded in Volume 2920, Page 346 from III to I Gun Barrel City CGL, LP to Public, filed 11/10/2008 in the Deed Records of Henderson County, Texas.

CERTIFICATION

The plat hereon is a true, correct and accurate representation of the property as determined by survey, made on the ground, this date, subject to any and all easements, reservations or restrictions that may by of record, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts or protrusions, except as shown.

David Petree
Registered Professional Land Surveyor No. 1890

STATE OF TEXAS REGISTERED DAVID PETREE 1890 PROFESSIONAL LAND SURVEYOR

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the following described property:

BEING all of that certain lot, tract or parcel of land located in the B. Medro Survey, Abstract No. 483, City of Gun Barrel, Henderson County, Texas and being part of the called 3.74 acre tract of land conveyed to III/I Emerging Market Partners, LLC by deed recorded in Volume 2570 at Page 628 of the Deed Records of Hunt County, Texas, and all of the called 1.612 acre tract of land conveyed to III/I Emerging Market Partners, LLC by deed recorded in Volume 2578 at Page 062 of the Deed Records of Hunt County, Texas and also all of the called 0.98 acre tract of land conveyed to III/I Emerging Market Partners, LLC by deed recorded in Volume 2578 at Page 062 of the Deed Records of Hunt County, Texas, and being more particularly described in composite by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the South right of way line of State Highway No. 334 for the Northeast corner of Lot 1 of Chiii's Addition, an addition to the City of Gun Barrel according to the plat thereof recorded in Cabinet "E" at Slide 218 of the Map Records of Henderson County, Texas, said point also being the Northwest corner of said called 1.612 acre tract;

THENCE North 89° 59' 56" East and following along the South right of way line of said State Highway No. 334 for a distance of 172.18 feet to an "x" found in concrete for the Northeast corner of said called 1.612 acre tract, said point also being the Northwest corner of a 1.033 acre tract of land conveyed to Auto Zone #3123 as recorded in Volume 1984 at Page 677 of the Deed Records of Henderson County, Texas;

THENCE South 00° 19' 15" East along the East line of said called 1.612 acre tract common with said Autozone tract for a distance of 450.02 feet to a 1/2" iron rod found for the Southeast corner of said 1.612 acre tract;

THENCE South 89° 05' 20" West along the South line of said 1.612 acre tract for a distance of 137.36 feet to the Southwest corner of said 1.612 acre tract, said point also being in the East line of the aforementioned called 3.74 acre tract;

THENCE South 05° 07' 32" East and following along the East line of said called 3.74 acre tract for a distance of 164.35 feet to a 60d nail found for the Southeast corner of said called 3.74 acre tract;

THENCE South 89° 44' 40" West and following along the South line of said called 3.74 acre tract for a distance of 220.05 feet to a 5/8" iron rod found for the Southwest corner of said called 3.74 acre tract, said point also being the Southeast corner of the aforementioned 0.98 acre tract of land;

THENCE South 89° 45' 12" West and following along the South line of said called 0.98 acre tract of land for a distance of 198.73 feet to a 5/8" iron rod found for the Southwest corner of said 0.98 acre tract, said point being in the East right of way line of Pleasureland Road (variable width right of way)

THENCE North 01° 12' 16" West and following along the East right of way line of Pleasureland Road and the West line of said 0.98 acre tract for a distance of 211.04 feet to a 5/8" iron rod found for the Northwest corner of said 0.98 acre tract, same being a common corner to the aforesaid called 3.74 acre tract;

THENCE North 01° 14' 23" West and continuing along the East right of way line of said Pleasureland Road for a distance of 102.21 feet to an "x" found in concrete for the Southwest corner of a 1.461 acre tract of land conveyed to CVS Pharmacy, Inc., by deed as recorded in Volume 2782 at Page 537 of the Deed Records of Henderson County, Texas, same being the Southwest corner of Lot 1 in Block 1 of the CVS Gun Barrel Addition, an addition to the City of Gun Barrel, Texas, according to the plat thereof as recorded in the Plat Records of Henderson County, Texas;

THENCE North 89° 32' 19" East along the South line of said 1.461 acre tract for a distance of 227.35 feet to a 5/8" iron rod with red plastic cap for the Southeast corner of said 1.461 acre CVS Pharmacy, Inc., tract an the Southeast corner of said Lot 1 in Block 1 of the CVS Gun Barrel Addition;

THENCE North 01° 29' 43" West along the East line of said CVS Pharmacy, Inc. tract for a distance of 60.42 feet to a 5/8" iron rod with red plastic cap found in the South line of a 0.9878 acre tract of land conveyed to Chili Gun Barrel City, LLC., and known as the aforementioned Lot 1 of Chili's Addition, an addition to the City of Gun Barrel according to the plat thereof recorded in Cabinet "E" at Slide 218 of the Map Records of Henderson County, Texas;

THENCE North 89° 47' 34" East along the South line of said Lot 1 of Chili's Addition for a distance of 168.19 feet to a 5/8" iron rod with yellow plastic cap found for the Southeast corner of said Lot 1 of Chili's Addition;

THENCE North 04° 51' 57" West along the East line of said Lot 1 of Chili's Addition for a distance of 242.57 feet to the POINT OF BEGINNING AND CONTAINING 4.7773 ACRES OF LAND, more or less.

REPRINTED MAY 1, 2009 ADDITIONAL TITLE NOTES.

BOUNDARY/TOPOGRAPHIC SURVEY

4.7773 ACRE PARCEL

III/I EMERGING MARKET PARTNERS

B. MEDRO SURVEY, A-483

GUN BARREL CITY, HENDERSON COUNTY, TEXAS

BY: DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH: (214) 358–4500
FAX: (214) 358–4600

DATE: JULY 11, 2007
SCALE: 1" = 30'

GUNBARRELLCITY