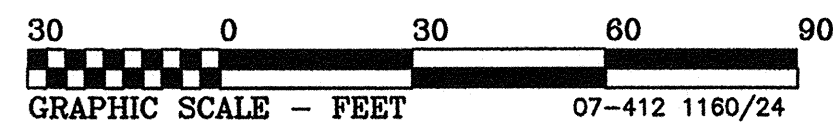
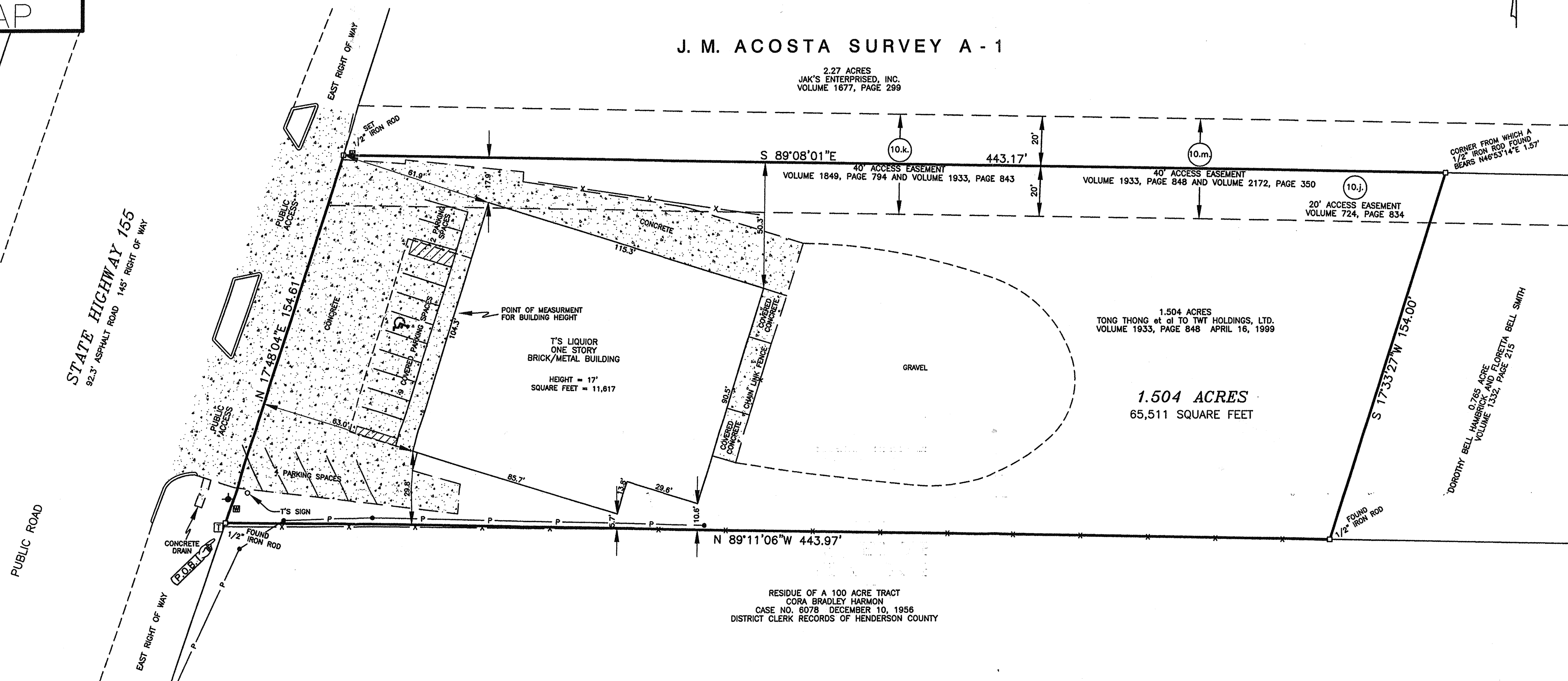


ALTA/ACSM LAND TITLE SURVEY
FOR BRATTON FAIR ENTERPRISES
IN THE J. M. ACOSTA SURVEY A-1,
7823 STATE HIGHWAY 155, FRANKSTON,
HENDERSON COUNTY, TEXAS



J. M. ACOSTA SURVEY A - 1



AS SURVEYED DESCRIPTION

All that certain lot, tract or parcel of land, part of the J. M. Acosta Survey, Abstract No. 1, Henderson County, Texas, being all of that certain called 1.504-acre tract described in a deed from Tong Thong et al to TWT Holdings, Ltd. on April 16, 1999 and recorded in Volume 1933, Page 848 of the Real Property Records of Henderson County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the Southwest corner of the above mentioned 1.504-acre tract, the Northwest corner of the residue of the Cora Bradley Harmon 100-acre tract described in Case No. 6078 on December 10, 1956 of the District Clerk Records, in the East right-of-way of State Highway No. 155;

THENCE North 17 deg. 48 min. 04 sec. East with the East right-of-way of State Highway No. 155, the West line of said 1.504-acre tract, a distance of 154.61 ft. to a 1/2" iron rod (set) for the Northwest corner of same, the Southwest corner of the Jak's Enterprises, Inc. 2.27-acre tract described in Volume 1677, Page 299;

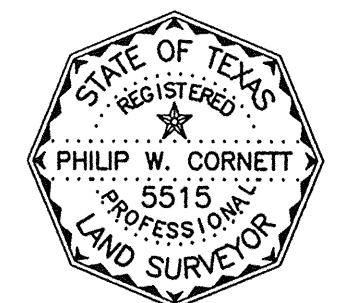
THENCE South 89 deg. 08 min. 01 sec. East with the North line of said 1.504-acre tract, the South line of said 2.27-acre tract, a distance of 443.17 ft. to the Northeast corner of said 1.504-acre tract, the Northwest corner of the Dorothy Bell Hambrick 0.765-acre tract described in Volume 1332, Page 215, from which a 1/2" iron rod (found) bears North 46 deg. 53 min. 14 sec. East a distance of 1.57 ft.;

THENCE South 17 deg. 33 min. 27 sec. West with the East line of said 1.504-acre tract, the West line of said 0.765-acre tract, a distance of 154.00 ft. to a 1/2" iron rod (found) for the Southwest corner of same, the Southeast corner of said 1.504-acre tract, in the North line of said Cora Harmon tract;

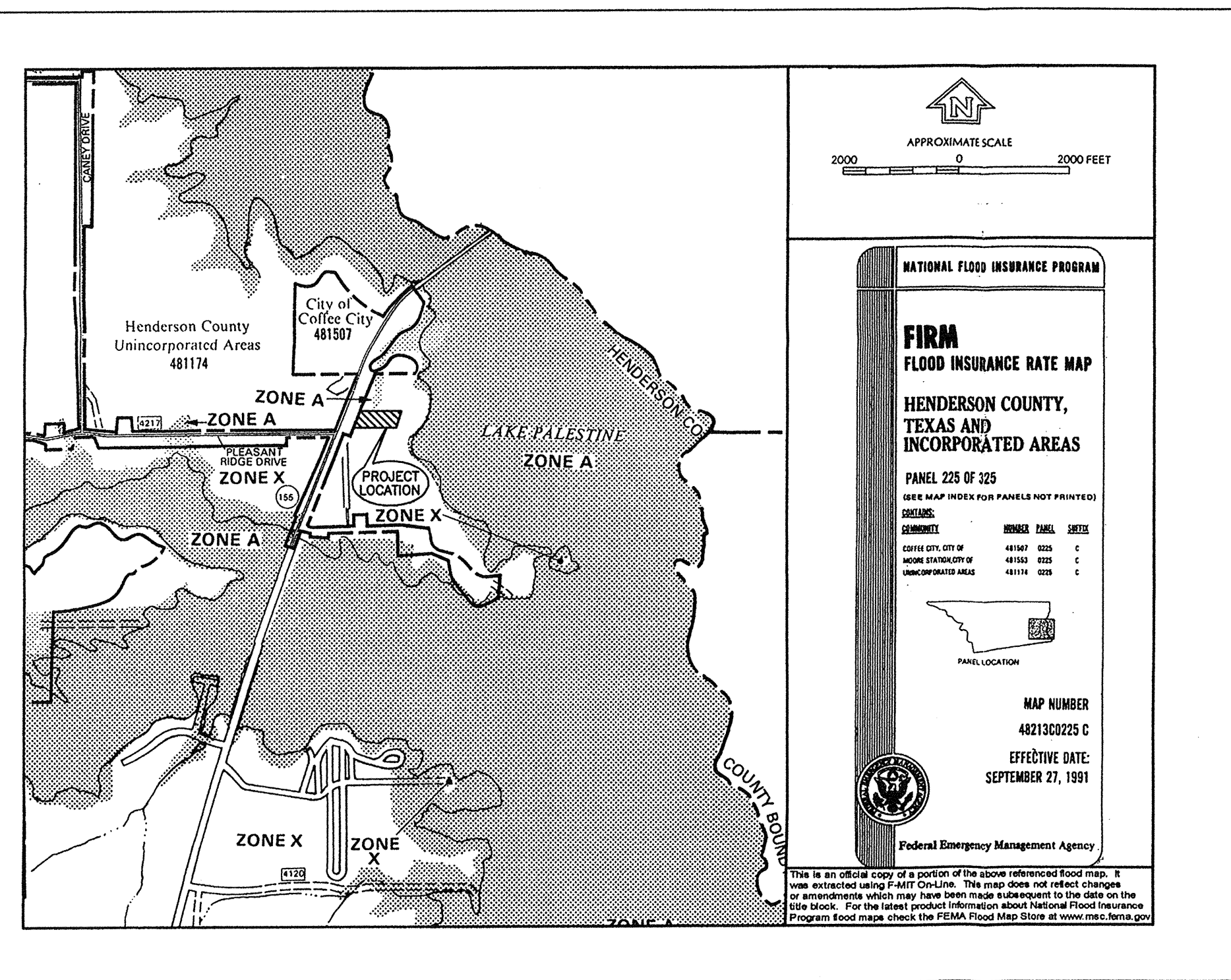
THENCE North 89 deg. 11 min. 06 sec. West with the North line of said Cora Harmon tract, the South line of said 1.504-acre tract, a distance of 443.97 ft. to the place of beginning, containing 1.504 acres of land.

SURVEYOR CERTIFICATE

To Bratton Fair Enterprises, Hexter-Fair Title Company, Chhay Holdings, Ltd., a Texas limited partnership, Majestic Texas-Grapevine, L.P., Century Bank, N.A., and their respective successors and assigns: This is to certify that this map or plat, and the survey on which it is based: (1) were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and include items 1, 2, 3, 4, 6, 7(a), 7(b)(i), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof; (2) correctly show the record description of the land, the gross square footage of the land, and the location, exterior dimensions and the gross square footage of all buildings, structures or other improvements at ground level, as well as the number and layout of all loading docks and related facilities, and the location of all artificial water courses and water bodies on or adjoining the land; (3) correctly show the location of, and the recording information for, all matters of record affecting the land that are referenced in the Title Insurance Commitment No. PC07318089 issued by the Title Company; (4) the land is shown on the Federal Emergency Management Agency Flood Insurance Rate Map Number 225 C Community Panel Number 48213C dated September 27, 1991 for Henderson County, Texas and incorporated areas and no portion of the land is shown to be in a flood hazard (see statement); (5) shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage; (6) correctly show the point of entry of all visible utility services to the land described in this survey, either from adjoining public streets or adjoining private land; (7) if the parcels comprising the land as described on the survey share common boundaries, there are no hiatus parcels between them and no overlaps; (8) there are no encroachments on the land by improvements on adjacent property, or encroachments on adjacent property, including right-of-way, by any improvements on the land, except as specifically noted on the face of the survey; and (9) ingress to and egress from the land is provided by public right-of-way as shown on the survey, to State Highway 155 which is contiguous to the land along its west boundary. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This 10th day of January, 2008.



PHILIP W. CORNETT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515
DATE OF SURVEY: JANUARY 10, 2008
REVISED: JANUARY 30, 2008
REVISED:



SCHEDULE B

Hexter-Fair Title Company - G.F. No. PC07318089 -
Effective Date: November 21, 2007

Property Address: 7823 State Highway 155 Frankston, TX

Buyers: Majestic Texas-Grapevine, LP

Seller: Chhay Holdings, Ltd.

Schedule B Tract IV Henderson County

10. (j) Easement in Warranty Deed dated April 16, 1974 executed by Josephine Williams and husband, Tonie Williams, recorded in Volume 724, Page 834; does affect this tract as shown.
10. (k) Easement to Maxamerica Marking, Inc. recorded in Volume 1849, Page 794 and Volume 1933, Page 843; does affect this tract as shown.
10. (m) Easements, fences, power lines, power poles, water meter and improvement to TWT Holdings recorded in Volume 1933, Page 848 and said Easement assigned to Chhay Holdings, Ltd., recorded in Volume 2172, Page 350; do affect this tract as shown.

LEGEND

⊙	VALVE	✱	LIGHT POLE
—S—	SANITARY SEWER	✱	GUY ANCHOR
⊠	PEDESTAL BOX	○	MAN HOLE
—X—	FENCE	✱	FIRE HYDRANT
—P—	POWER LINE	⊠	HANDICAPPED PARKING
⊠	WATER METER	□	PROPERTY CORNER
•	POWER POLE	⊠	ELECTRIC
—W—	WATER LINE	—G—	GAS LINE

ZONING INFORMATION

THERE ARE 15 MARKED PARKING SPACES INCLUDING 1 HANDICAPPED SPACE.
THE CITY OF COFFEE CITY HAS NO MINIMUM PARKING SPACE REQUIREMENTS
THE CITY OF COFFEE CITY HAS NO SET-BACK LINE REQUIREMENTS.
THE CITY OF COFFEE CITY HAS NO REQUIREMENTS FOR FIRE LANE EASEMENT.

FLOOD INFORMATION

THE SUBJECT PROPERTY LIES IN ZONE "X" AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48213C0225 C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 27, 1991 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BEARING ORIENTATION

BEARINGS ARE ORIENTED TO THE WEST LINE OF THE 1.504-ACRE TRACT RECORDED IN VOLUME 1933, PAGE 848 OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS.

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