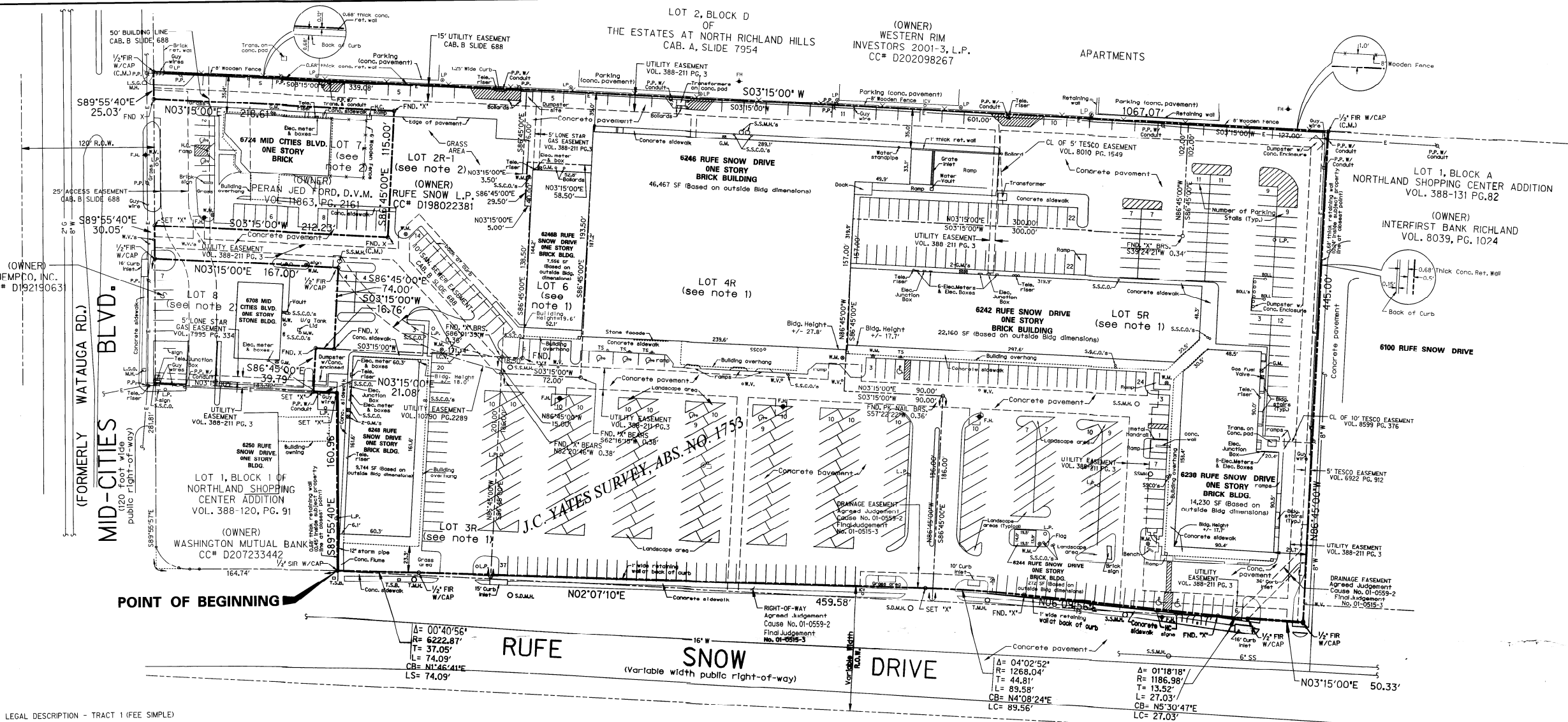
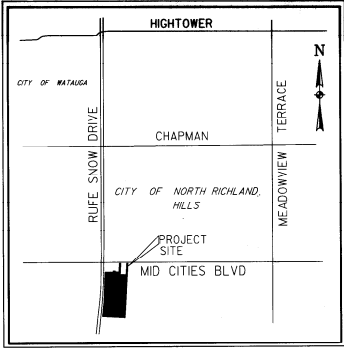


LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
WATER LINE	---
GAS LINE	---
SANITARY SEWER	---
POWER LINE	---
GAS METER	---
LONE STAR GAS MANHOLE	---
SANITARY SEWER CLEANOUT	---
POWER POLE	---
WATER VALVE	---
WATER METER	---
FIRE HYDRANT	---
LIGHT POLE	---
BOLLARD	---
ROOF DRAIN	---
1/2" FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC"	---
HANDICAP PARKING SPACE	---
REGULAR PARKING SPACES	---
STORM DRAIN MANHOLE	---
TELEPHONE MANHOLE	---
SANITARY SEWER MANHOLE	---
TRAFFIC SIGNAL BOX	---
TRAFFIC SIGN	---
IRRIGATION CONTROL VALVE	---
CONTROL MONUMENT	---
COUNTY CLERK'S INSTRUMENT NUMBER	---



LEGAL DESCRIPTION - TRACT 1 (SEE SIMPLE)

BEING a tract of land situated in the J.C. Yates Survey, Abstract No. 1753, Tarrant County, Texas, being part of Lots 3R, 4R, 5R, and 6, all of Block 1 of the Northland Shopping Center Addition Subdivision, an addition to the City of North Richland Hills, Texas, as recorded in Volume 388-211, Page 3 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being all of Lot 2R-1, Block 1 of Lot 2R, Lot 6 and Lot 7, Block 1, Northland Shopping Center Addition, an addition to the City of North Richland Hills, Texas, as recorded in Cabinet B, Slide 688, P.R.T.C.T., and being part of that tract of land described in deed to Rufe Snow, L.P., as recorded in County Clerk's Document Number D198022382, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being all of that tract of land described in deed to Rufe Snow, L.P., as recorded in County Clerk's Document Number D198022381, D.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap") for the intersection of the east line of Rufe Snow Drive, a variable width public right-of-way per Agreed Judgement of Condemnation, Cause No. 01-0559-2, Final Judgement, No. 01-0515-3, with the north line of said Lot 3R, said point being on the south line of Lot 1, Block 1 of the Northland Shopping Center Addition, an addition to the City of North Richland Hills, Texas, as recorded in Volume 388-210, Page 31, P.R.T.C.T.;

THENCE South 89 degrees 55 minutes 40 seconds East, departing said east line and along the common line between said Lot 1 and Lot 3R, a distance of 160.96 feet to a set "X" cut in concrete for the southeast corner of said Lot 1, Block 1;

THENCE North 03 degrees 15 minutes 00 seconds East, continuing along said common line, a distance of 210.08 feet to a set "X" cut in concrete for corner at the most westerly southwest corner of Lot 8, Block 1 of said Lot 2R, Lot 6 and Lot 7, Block 1, Northland Shopping Center Addition;

THENCE South 86 degrees 45 minutes 00 seconds East, along the common line between said Lots 8 and 3R, a distance of 39.79 feet to a found "X" cut in concrete for corner;

THENCE South 03 degrees 15 minutes 00 seconds West, continuing along said common line, a distance of 16.76 feet to a found "X" cut in concrete for a southwest corner of Lot 8 and the most westerly northwest corner of said Lot 2R-1;

THENCE South 86 degrees 45 minutes 00 seconds East, along the common line between said Lots 8 and 2R-1, a distance of 74.00 feet to a 1/2-inch found iron rod with cap for the southeast corner of said Lot 8;

THENCE North 03 degrees 15 minutes 00 seconds East, continuing along said common line, a distance of 167.00 feet to a 1/2-inch found iron rod with cap for the northeast corner of said Lot 8 on the south right-of-way line of Mid-Cities Blvd. (a 120 foot wide public right-of-way);

THENCE South 89 degrees 55 minutes 40 seconds East, along said south right-of-way line, a distance of 30.05 feet to a set "X" cut in concrete for a northeast corner of Lot 2R-1 and the northwest corner of Lot 7, Block 1 of said Lot 2R, Lot 6 and Lot 7, Block 1, Northland Shopping Center Addition;

THENCE North 03 degrees 15 minutes 00 seconds West, departing said south line and along the common line between said Lots 1 and 2R-1, a distance of 212.23 feet to a found "X" cut in concrete for the southwest corner of said Lot 7;

THENCE South 86 degrees 45 minutes 00 seconds East, continuing along said common line, a distance of 115.00 feet to a found "X" cut in concrete for the southeast corner of said Lot 7;

THENCE North 03 degrees 15 minutes 00 seconds East, continuing along said common line, a distance of 218.61 feet to a found "X" cut in concrete for the northeast corner of said Lot 7 on said south right-of-way line of Mid-Cities Blvd.;

THENCE South 89 degrees 55 minutes 40 seconds East, departing said common line and along said south right-of-way line, a distance of 25.03 feet to a 1/2-inch found iron rod with cap for the northeast corner of said Lot 2R-1 and the northwest corner of Lot 2, Block D of The Estates at North Richland Hills, an addition to the City of North Richland Hills, Texas, as recorded in Cabinet A, Slide 7954, P.R.T.C.T.;

THENCE North 03 degrees 15 minutes 00 seconds West, along the common east line of said Lots 2R-1, 4R, and 5R and the west line of said Lot 2, Block D, a distance of 1,067.07 feet to a 1/2-inch found iron rod with cap for the southeast corner of said Lot 5R;

THENCE North 86 degrees 45 minutes 00 seconds West, departing said common line and along the south line of said Lot 5R, a distance of 445.00 feet to a 1/2-inch found iron rod with cap for the southwest corner of said Lot 5R on said east right-of-way line of Rufe Snow Drive;

THENCE North 03 degrees 15 minutes 00 seconds East, departing said south line and along said east right-of-way line, a distance of 50.33 feet to a 1/2-inch found iron rod with cap for the beginning of a circular curve to the right having a radius of 1,186.98 feet whose chord bears North 05 degrees 30 minutes 47 seconds East, a distance of 27.03 feet;

THENCE Northerly, continuing along said east right-of-way line and along said curve to the right, through a central angle of 01 degree 18 minutes 18 seconds, an arc distance of 27.03 feet to a found "X" cut in concrete for the point of tangency;

THENCE North 06 degrees 09 minutes 56 seconds East, continuing along said east right-of-way line, a distance of 177.17 feet to a found "X" cut in concrete for the point of curvature of a circular curve to the left having a radius of 1,626.04 feet whose chord bears North 04 degrees 08 minutes 24 seconds East, a distance of 89.56 feet;

THENCE Northerly, continuing along said east right-of-way line and along said curve to the left, through a central angle of 04 degrees 02 minutes 52 seconds, an arc distance of 89.56 feet to a set "X" cut in concrete for corner;

THENCE North 02 degrees 07 minutes 10 seconds East, continuing along said east right-of-way line, a distance of 459.58 feet to a 1/2-inch found iron rod with cap for the point of curvature of a circular curve to the right having a radius of 6,222.87 feet whose chord bears North 01 degree 46 minutes 41 seconds East, a distance of 74.09 feet;

THENCE Northerly, continuing along said east right-of-way line and along said curve to the right, through a central angle of 00 degrees 40 minutes 56 seconds, an arc distance of 74.09 feet to the POINT OF BEGINNING AND CONTAINING 394,701 square feet or 9.061 acres of land, more or less.

LEGAL DESCRIPTION - TRACT 2 (EASEMENT ESTATE)

BEING a non-exclusive access easement over the walkways and paved areas, as created by that certain Reciprocal Agreement Prescribing Easement, Restrictions and Option, by and between National Convenience Stores Incorporated and Donald Kerr and Associates Inc., filed July 3, 1978, recorded in Volume 6318, Page 571, Deed Records of Tarrant County, Texas, as modified by document recorded in Volume 10682, Page 431, Deed Records, Tarrant County, Texas.

LEGAL DESCRIPTION - TRACT 3 (EASEMENT ESTATE)

BEING non-exclusive easement rights pursuant to that Reciprocal Easement Agreement dated 08/30/1984, by and between The Kroger Co. and Rufe Snow Village Partnership, filed 09/04/1984, recorded in Volume 7941, Page 616, Deed Records of Tarrant County, Texas, and modified by Instruments recorded in Volume 8989, Page 781, Volume 11863, Page 2155 and Volume 12198, Page 1033, Deed Records, Tarrant County, Texas.

PARKING	472
REGULAR	8
HANDICAP	480
TOTAL	

NOTES

1. Lots 3R, 4R, 5R, and 6 are all in Block 1 of the plot of Northland Shopping Center Addition Subdivision, an addition to the City of North Richland Hills, Texas, as recorded in Volume 388-211, Page 3 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and owned by Rufe Snow L.P., per the instrument recorded in County Clerk's Document Number D198022382 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.).
2. Lots 2R-1, 7, and 8 are in Block 1 of the plot of Lot 2R, Lot 6 and Lot 7, Block 1, Northland Shopping Center Addition, an addition to the City of North Richland Hills, Texas, as recorded in Cabinet B, Slide 688, P.R.T.C.T.
3. Basis of bearings is the plot of Northland Shopping Center Addition Subdivision, an addition to the City of North Richland Hills, Texas, as recorded in Volume 388-211, Page 3, P.R.T.C.T.
4. The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.
5. The Surveyor has relied on the commitment for title insurance issued by First American Title Insurance Company, of No. 08801371 N86, effective date January 7, 2008, with regard to the existence of recorded easements, restrictions and other matters of record affecting the subject property.
6. The Reciprocal Agreement Prescribing Easements, Restrictions and Option as recorded in Volume 6518 Page 571, D.R.T.C.T., as modified by the Modification of Restrictions as recorded in Volume 10682, Page 431, D.R.T.C.T., affects the subject tract.
7. The Reciprocal Easement Agreement as recorded in Volume 7941, Page 616, D.R.T.C.T., and as modified by those instruments recorded in Volume 8989, Page 781, Volume 11863, Page 2155, and Volume 12198, Page 1033, all D.R.T.C.T., affects the subject tract.
8. The Agreed Judgement of Condemnation as recorded in County Clerk's Document Number D20222524, D.R.T.C.T., affects the subject tract.
9. The following easements cannot be located on the ground based on their descriptions: Texas Electric Service Company Limited Liability Company, its successors and/or assigns, and First American Title Insurance Company 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 the American Land Title Association, the American Congress on Surveying and Mapping and The National Society of Professional Surveyors 2005, as includes Items 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 10, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in 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. By graphical plotting, the Property is located in Zone "W" (unshaded) as delineated on the Tarrant County, Texas official incorporated Areas Flood Insurance Rate Map, Map Number: 443900301 H dated August 2, 1995, as published by the Federal Emergency Management Agency. Zone "W" (unshaded) is defined as "areas determined to be outside 500-year floodplain." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that referenced flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to RS Plaza, LLC a Delaware limited liability company, its successors and/or assigns, and First American Title Insurance Company 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 the American Land Title Association, the American Congress on Surveying and Mapping and The National Society of Professional Surveyors 2005, as includes Items 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 10, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in 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. By graphical plotting, the Property is located in Zone "W" (unshaded) as delineated on the Tarrant County, Texas official incorporated Areas Flood Insurance Rate Map, Map Number: 443900301 H dated August 2, 1995, as published by the Federal Emergency Management Agency. Zone "W" (unshaded) is defined as "areas determined to be outside 500-year floodplain." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that referenced flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

ALAN A. JERNIGAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6022



ALTA/ACSM LAND TITLE SURVEY IMPROVEMENT SURVEY

OF
LOTS 3R, 4R, 5R, AND 6, BLOCK 1 OF
NORTHLAND SHOPPING CENTER ADDITION SUBDIVISION
AND
LOT 2R-1, BLOCK 1 OF LOT 2R, LOT 6 AND LOT 7,
BLOCK 1, NORTHLAND SHOPPING CENTER ADDITION
ADDITIONS TO THE CITY OF
NORTH RICHLAND HILLS
J.C. YATES SURVEY, ABSTRACT NO. 1753
TARRANT COUNTY, TEXAS
FOR

RS PLAZA, LLC



HALFF ASSOCIATES INC., ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=50' (214)346-6200 AVO. 25764 JANUARY, 2008
REF. AVO. 22269 ~ AUG. 2004
REF. AVO. 16669 ~ NOV. 1997