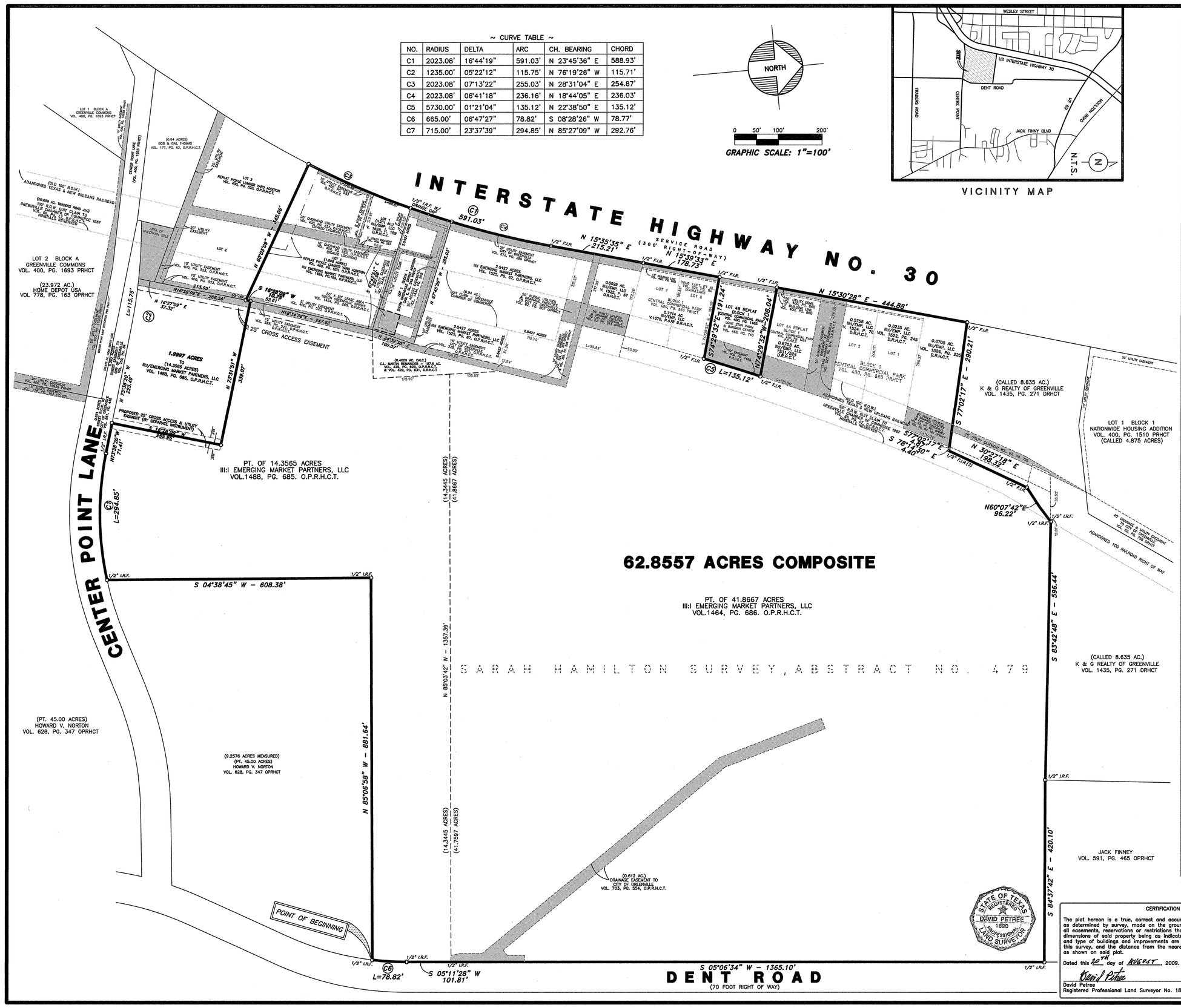
~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	2023.08'	16°44'19"	591.03'	N 23°45'36" E	588.93'
C2	1235.00'	05°22'12"	115.75'	N 76°19'26" W	115.71'
C3	2023.08'	07°13'22"	255.03'	N 28°31'04" E	254.87'
C4	2023.08'	06°41'18"	236.16'	N 18°44'05" E	236.03'
C5	5730.00'	01°21'04"	135.12'	N 22°38'50" E	135.12'
C6	665.00'	06°47'27"	78.82'	S 08°28'26" W	78.77'
C7	715.00'	23°37'39"	294.85'	N 85°27'09" W	292.76'



VICINITY MAP

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

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

BEING all that certain lot, tract or parcel of land situated in the Sarah T. Hamilton Survey, Abstract No. 479, in the City of Greenville, Hunt County, Texas, and being property conveyed to III:I/Emerging Market Partners, LLC as a 1.808 acre tract and a 0.231 acre tract recorded in Volume 1626 at Page 189, and part of the 41.8667 acre tract recorded in Volume 1464 at Page 686, and a part of the 14.3565 acre tract as recorded in 1488 at Page 685, and the 0.6705 acre tract recorded in Volume 1526 at Page 225, and the 0.6235 acre tract as recorded in Volume 1522 at Page 245, and the 0.5758 acre tract as recorded in Volume 1524 at Page 78, and the 0.6703 acre tract as recorded in Volume 1531 at Page 524, and the 2.5427 acre tract and 0.5029 acre tract as recorded in Volume 1525 at Page 67 and the 0.7714 acre tract as recorded in Volume 1670 at Page 478, all of the Deed Records of Hunt County, Texas, incorporating Lot 4A in Block 1 of the Replat of Lots 3, 4 and 5 of Central Commercial Park Addition, an addition to the City of Greenville, Texas, according to the replat thereof recorded in Volume 400 at Page 1465 of the Plat Records of Hunt County, Texas and being Lots 1, 2, 6 and 7 in Block 1 of Central Commercial Park, an addition the City of Greenville, Texas, according to the plat thereof recorded in Volume 400 at Page 860 of the Plat Records of Hunt County, Texas, and Lot 1 in Block 1 of the Replat of Pickle Lumber Yard Addition, an addition the City of Greenville, Texas, according to the replat thereof recorded in Volume 400 at Page 1762 of the Plat Records of Hunt County, Texas, and being Lot 1 in Block 1 of the South Greenville Sprint Addition, an addition to the City of Greenville, Texas, according to the plat thereof recorded in Cabinet E at Slide 245 of the Plat Records of Hunt County, Texas, and a remainder portion out of the 187.6 acre tract calculated as 0.4009 acres conveyed to C.L. Martin by deed recorded in Volume 429 at Page 628 and 631 of the Official Property Records of Hunt County, Texas, and being described in composite as follows;

BEGINNING at a 5/8" iron rod found in the West right of way line of Dent Road (70 foot right of way) for the Southeast corner of a 14.3565 acre tract of land conveyed to III:I/Emerging Market Partners, LLC by deed recorded in Volume 1488 at Page 685 of the Deed Records of Hunt County, Texas;

THENCE North 85° 06' 58" West along a fence line and being common to the North line of a called 45.0 acre tract of land conveyed to Howard V. Norton by deed recorded in Volume 628 at Page 347 of the Official Public Records of Hunt County, Texas, for a distance of 881.64 feet to a 1/2" iron rod found at a fence corner for an interior corner of said 14.3565 acre tract;

THENCE South 04° 38' 45" West with the line of said 14.355 acre tract and following along a fence for a distance of 608.38 feet to a 1/2" iron rod found for corner, said point being the Northeast corner of a Street right-of-way dedication for Center Point Lane as described in instrument recorded in Volume 861 at Page 448 of the Official Public Records of Hunt County, Texas, said point also being in a curve to the right with a central angle of 23° 37' 39" with a radius of 715.00 feet and a chord bearing North 85° 27' 09" West at a distance of 292.76 feet;

THENCE Northwesterly along said curve to the right for an arc distance of 294.85 feet with the North line of said Street right-of-way dedication for Center Point Lane to a 1/2" iron rod found for corner;

THENCE North 73° 38' 20" West continuing with the North line of said Street right-of-way dedication for a distance of 71.41 feet to a 5/8" iron rod found for corner;

THENCE South 16° 28' 09" West and departing the North right of way line of Center Point Lane for a distance of 255.96 feet to a 5/8" iron rod found for corner;

THENCE North 73° 31' 51" West for a distance of 339.07 feet to a 5/8" iron rod set for corner in the East line of Lot 1 in Block 1 of the Replat of Pickle Lumber Yard Addition, an addition the City of Greenville, Texas, according to the replat thereof recorded in Volume 400 at Page 1762 of the Plat Records of Hunt County, Texas;

THENCE South 16° 28' 09" West along the East line of said Lot in Block 1 of the Replat of Pickle Lumber Yard Addition for a distance of 10.75 feet to a 1/2" iron rod found for the Southeast corner of same;

THENCE North 16° 27' 09" East for a distance of 37.32 feet to a 1/2" iron rod found for the Southeast corner of the Pickle Lumber Yard Addition according to the Plat thereof recorded in Volume 400 at Page 523 of the Plat Records of Hunt County, Texas;

THENCE North 60° 03' 09" West along the South line of said Lot 1 of the Replat of Pickle Lumber Yard Addition for a distance of 345.06 feet to a 5/8" iron rod set for the Southwest corner of said Lot 1 of the Replat of Pickle Lumber Yard Addition and being in the East line of Interstate Highway No. 30, said point being in a curve to the right with a central angle of 16° 44' 19" with a radius of 2023.08 feet and a chord bearing North 23° 45' 36" East at a distance of 588.93 feet;

THENCE Northeasterly along said curve to the right and along the East line of Interstate Highway No. 30 for an arc distance of 591.03 feet to a 1/2" iron rod with orange cap found for corner;

THENCE North 15° 35' 35" East and continuing along the East line of Interstate Highway No. 30 for a distance of 215.21 feet to a 1/2" iron rod found for corner, same being the Southwest corner of Lot 7 of Block 1 of Central Commercial Park, an addition to the City of Greenville, Hunt County, Texas, according to the Plat thereof recorded in Volume 400 at Page 860 of the Plat Records of Hunt County, Texas;

THENCE North 15° 39' 33" East and continuing along the East line of Interstate Highway No. 30 for a distance of 178.73 feet to a 1/2" iron rod found for the Southwest corner of Lot 4B Replat of Block 1 of Central Commercial Park Addition, as recorded in Volume 400 at Page 1465 of the Plat Records of Hunt County, Texas;

THENCE South 74° 29' 32" East along the common line of Lot 6 in Block 1 of Central Commercial Park Addition and Lot 4B in Block 1 Central Commercial Park Addition, an addition to the City of Greenville, Texas, according to the plat thereof recorded in Volume 400 at Page 1465 of the Plat Records of Hunt County, Texas, for a distance of 191.24 feet to a 1/2" iron rod for the Southeast corner of said Lot 4B, said point being in a curve to the right having a central angle of 01° 21' 04" with a radius of 5730.00 feet and a chord bearing North 22° 38' 50" East at a distance of 135.12 feet;

THENCE Northeasterly along said curve to the right and along the East line said Lot 4B of for an arc distance of 135.12 feet to a 1/2" iron rod found for the Northeast corner of said Lot 4B Replat of Block 1 of Central Commercial Park Addition;

THENCE North 74° 29' 32" West along the North line of said Lot 4B Replat of Block 1 of Central Commercial Park Addition, for a distance of 208.04 feet to a 1/2" iron rod found for the Northwest corner of said Lot 4B Replat of Block 1 of Central Commercial Park Addition, same being in the East line of Interstate Highway No. 30;f

THENCE North 15° 30' 28" East along the East line of Interstate Highway No. 30, and the common North line of 4 tracts of land conveyed to III:I Emerging Markets Partners, L.L.C, by Deed recorded in Volume 1531 at Page 524 and Volume 1524 at Page 78 and Volume 1522 at Page 245, and Volume 1526 at Page 225 of the Deed Records of Hunt County, Texas, same being common to the north lines of Block 1 of Central Commercial Park Addition, as recorded in Volume 400 at Page 1465 and Volume 400 at Page 860 of the Plat records of Hunt County, Texas, for a distance of 444.88 feet to a 1/2" iron rod found for corner, same being the Southwest corner of a called 8.635 acre tract conveyed to K & G Realty of Greenville by Deed, recorded in Volume 1435 at Page 271 of the Deed Records of Hunt County, Texas;

THENCE South 77° 02' 17" East and departing the East line of Interstate Highway No. 30 and along the South line of said 8.635 acre – K & G Realty of Greenville tract, for a distance of 290.21 feet to a 1/2" iron rod set for corner;

THENCE South 77° 02' 17" East for a distance of 4.87 feet to a 1/2" iron rod set for corner;

THENCE South 78° 14' 30" East for a distance of 4.40 feet to a 1/2" iron rod set for corner;

THENCE North 30° 27' 18" East for a distance of 198.32 feet to a 1/2" iron rod found for corner;

THENCE North 60° 07' 42" East for a distance of 96.22 feet to a 1/2" iron rod set for corner;

THENCE South 83° 42' 48" East, along the North line of aforementioned 41.8667 acre – III:I Emerging Market Partners, LLC tract and the common South line of aforementioned 8.635 acre – K & G realty of Greenville tract, for a distance of 596.44 feet to a 1/2" iron rod found for the Southeast corner of aforementioned 8.635 acre – K & G Realty of Greenville tract;

THENCE South 84° 37' 42" East and continuing along the North line of aforementioned 41.7627 acre – III:I Emerging Market Partners, LLC tract and the common South line of a tract of land conveyed to Jack Finney by deed recorded in Volume 591 at Page 465 of the Official Property Records of Hunt County, Texas, for a distance of 420.10 feet to a 1/2" iron rod found for the Southeast corner of said Jack Finney tract, same being the common Northeast corner of 41.7627 acre – III:I Emerging Market Partners, LLC tract, same being in the West right of way line of aforementioned Dent Road;

THENCE South 05° 06' 34" West along the West right of way line of aforementioned Dent Road and the common East line of aforementioned 41.7627 acre – III:I Emerging Market Partners, LLC tract, for a distance of 1365.10 feet a 1/2" iron rod found for corner;

THENCE South 05° 11' 28" West along the West right of way line of aforementioned Dent Road and the common East line of aforementioned 14.3565 acre – III:I Emerging Market Partners, LLC tract, for a distance of 101.81 feet to a 1/2" iron rod found for corner, same being the beginning of a curve to the right with a central angle of 06° 47' 27" with a radius of 665.00 feet and a chord bearing South 08° 28' 26" West at a distance of 78.77 feet;

THENCE Southwesterly along the West line of aforementioned Dent Road and along said curve to the right and along the East line aforementioned 14.3565 acre – III:I Emerging Market Partners, LLC tract, for an arc distance of 78.82 feet to the POINT OF BEGINNING and CONTAINING 62.8557 ACRES OF LAND, more or less.

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 not shown or made a part of this survey, and the distance from the nearest intersecting street or road is as shown on said plat.

Dated this 20TH day of AUGUST, 2009.

David Petree

David Petree
Registered Professional Land Surveyor No. 1890

BOUNDARY SURVEY

62.8557 ACRE PARCEL

III:I EMERGING MARKET PARTNERS, LLC

SARAH HAMILTON SURVEY, ABSTRACT 479

CITY OF GREENVILLE, HUNT COUNTY, TEXAS

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

DATE: AUGUST 20, 2009
SCALE: 1" = 100'

\GREENVILLE\DENTCENTERPOINT60SCALE.DWG