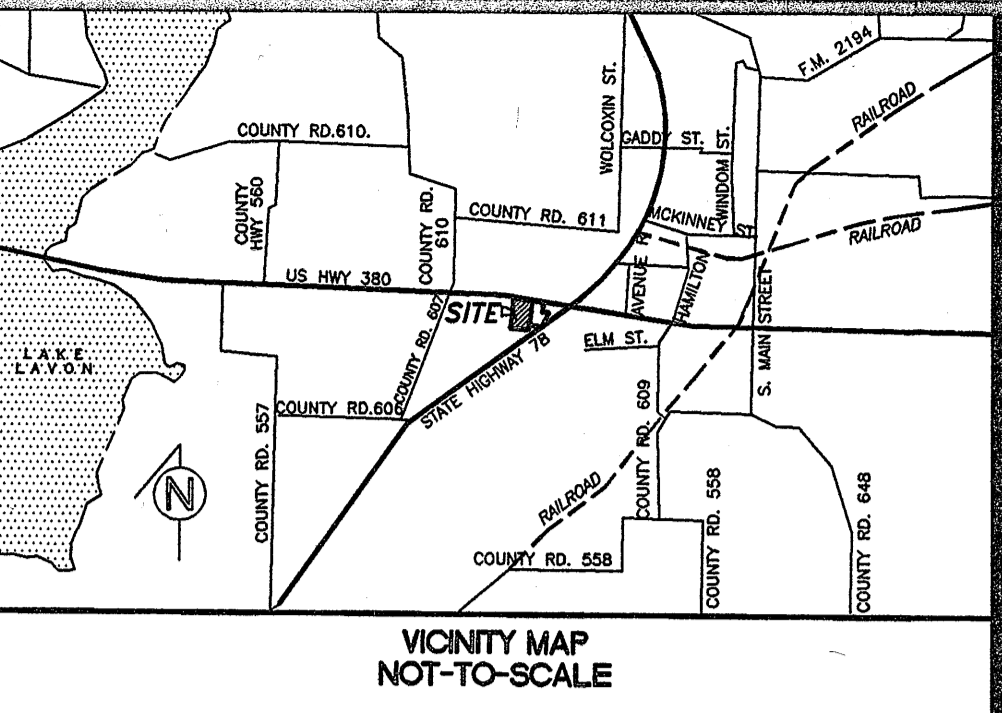
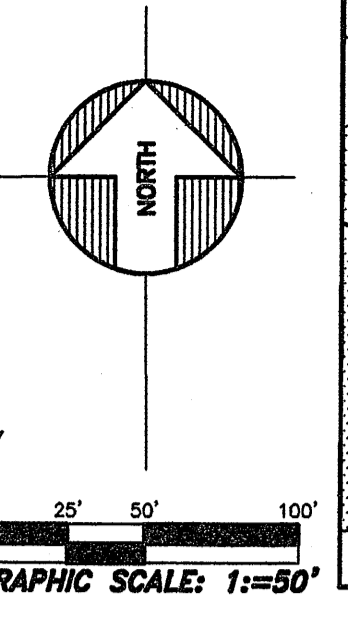


**9.4462 ACRES REM.**  
 (REM. 9.9005 ACRES)  
 III TO I FARMERSVILLE MP, LP  
 594-D.C. # 20061227001807930

(CALLED 9.896 ACRES)  
 JACK HENDRICKS  
 V. 5851, P. 2470 DRCT

(CALLED 33.47 ACRES)  
 CHERRI HILL  
 VOL. 807, PG. 527 DRCT



**SURVEY PLAT**

TO ALL PARTIES INTERESTED IN THE 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 that certain lot, tract or parcel of land situated in David J. Jaynes Survey Abstract No. 471 in the City of Farmersville, Collin County, and being a part of the property described in a partition deed to Francis Hickman recorded in Volume 607 at Page 527 of the Deed Records of Collin County, Texas, same being a part of the 9.9005 acre property conveyed to III to I Farmersville MP, LP., by deed filed and recorded on December 27, 2006 in County Clerks File Number 20061227001807930 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at an iron rod with red cap found in the old South right-of-way line of said U. S. Highway No. 380, along the East line of said point being the Northeast corner of said Partition deed to Francis Hickman, same being the Northeast corner of said III to I Farmersville MP, LP., tract and also being the Northwest corner of a called 6.425 acre tract of land conveyed to Brookshire Grocery Company by deed recorded in Volume 584 at Page 555 of the Deed Records of Collin County, Texas, from which a 3/8" iron rod in a 3" iron pipe found bearing South 31° 27' 41" West at a distance of 5.27 feet and an iron rod with yellow plastic cap found bearing South 24° 51' 15" East at a distance of 1.4 feet;

THENCE South 00° 14' 17" East and departing the old South right-of-way line of said U. S. Highway No. 380, along the East line of said III to I Farmersville MP, LP., tract and being common to the West line of said Brookshire Grocery Company 6.425 acre tract for a distance of 42.44 feet to a TXDOT aluminum disk in concrete found for the Southeast corner of a tract of land conveyed to the State of Texas as recorded in Instrument No. 20090508000557210 of the Deed Records of Collin County, Texas, in the new right of way line of U. S. Highway No. 380 and being the POINT OF BEGINNING of this tract;

THENCE South 00° 14' 17" East and departing the new right of way line of U.S. Highway No. 380 and following the common line of said Farmersville MP, LP. tract and the Brookshire Grocery Company tract for a distance of 675.55 feet to the Southwest corner of Lot 3 of Farmersville Market Center, an addition to the City of Farmersville, Texas, according to the plat recorded in Cabinet Q, at Slide 395 of the Map Records of Collin County, Texas, same being the Northwest corner of Lot 1 of said Farmersville Market Center;

THENCE South 00° 15' 52" East and following along the West line of said Lot 1 of Farmersville Market Center for a distance of 133.04 feet to a 5/8" iron rod set for the Southeast corner of said III to I Farmersville MP, LP., 9.9005 acre tract;

THENCE South 89° 52' 04" West for a distance of 514.83 feet to a 5/8" iron rod found for the Southwest corner of said III to I Farmersville MP, LP., tract, said point also being the Southeast corner of a called 9.9896 acre tract of land conveyed to Jack Hendricks by deed recorded in Volume 585 at Page 2470 of the Deed Records of Collin County, Texas, said point being witnessed by a fence corner post Bearing North 74° 27' West at a distance of 13.75 feet and also being witnessed by a 1/4" iron rod in concrete bearing South 89° 17' 47" West at a distance of 504.12 feet to the Southwest corner of said Hendricks tract;

THENCE North 00° 28' 37" West (Basis of Bearings per deed recorded in Instrument No. 20061227001807930 of the Deed Records of Collin County, Texas) and following along the East line of said Jack Hendricks tract, same being common to the West line of the 9.9005 acre Farmersville MP, LP. tract, for a distance of 802.93 feet to a TXDOT aluminum disk found in concrete in the aforementioned new south right of way line of U. S. 380, same being the Southwest corner of the aforesaid deed to the State of Texas as recorded in Instrument No. 20090508000557200 of the Deed Records of Collin County, Texas;

THENCE South 88° 46' 11" East and following along the new South right-of-way line of aforementioned U. S. Highway No. 380 as established by deed to the State of Texas as recorded in Instrument No. 20090508000557200 of the Deed Records of Collin County, Texas, for a distance of 518.29 feet to the POINT OF BEGINNING and CONTAINING 9.4462 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 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*  
 DAVID PETREE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

**BOUNDARY/TOPOGRAPHIC SURVEY**  
**9.4462 ACRE PARCEL**  
**MORGAN C. HAMILTON SURVEY, A-422**  
**III TO I FARMERSVILLE MP, LP.**  
**FARMERSVILLE, COLLIN 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: DECEMBER 22, 2009  
 SCALE: 1" = 50'

FARMERSVILLE-BROOKSHIRE