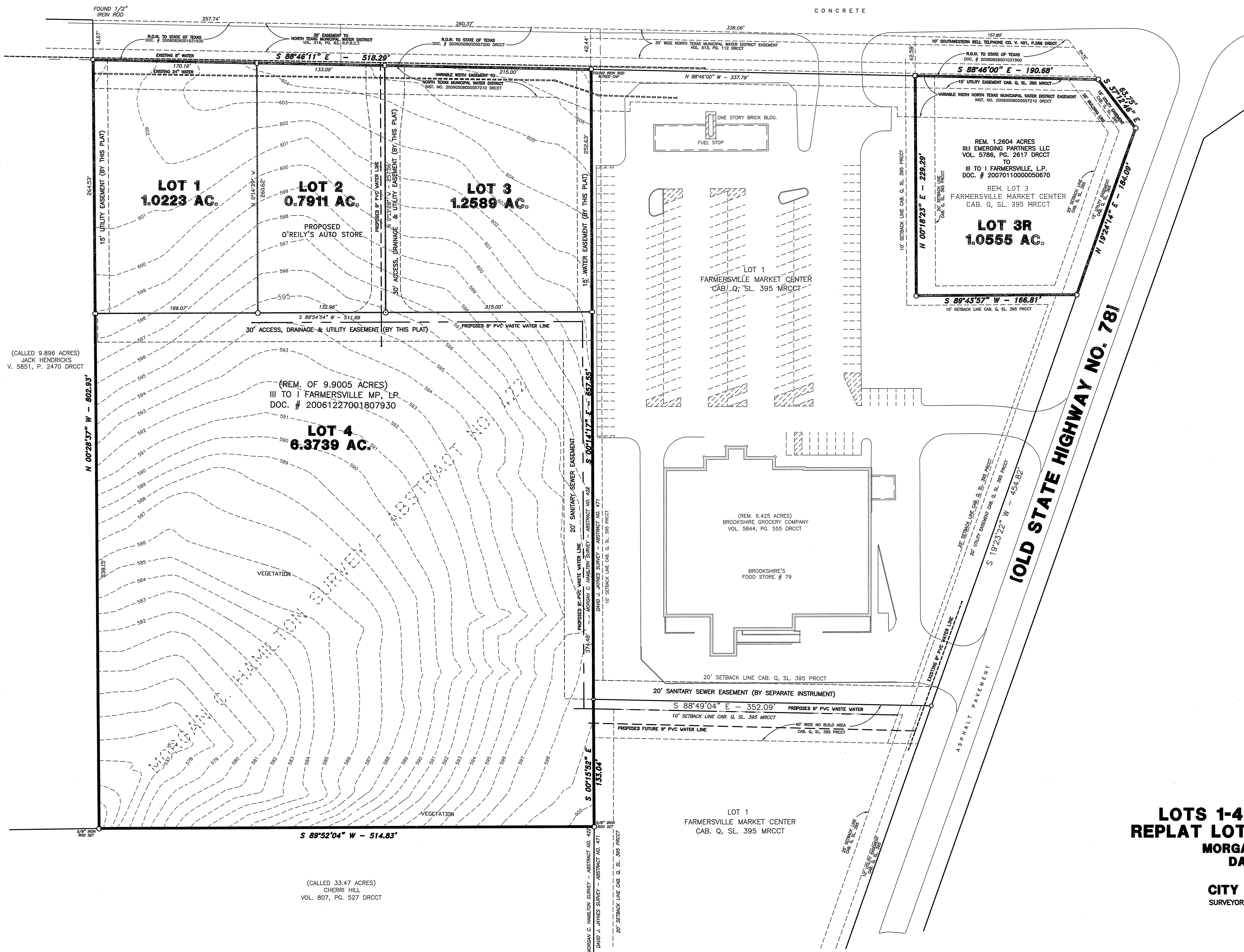
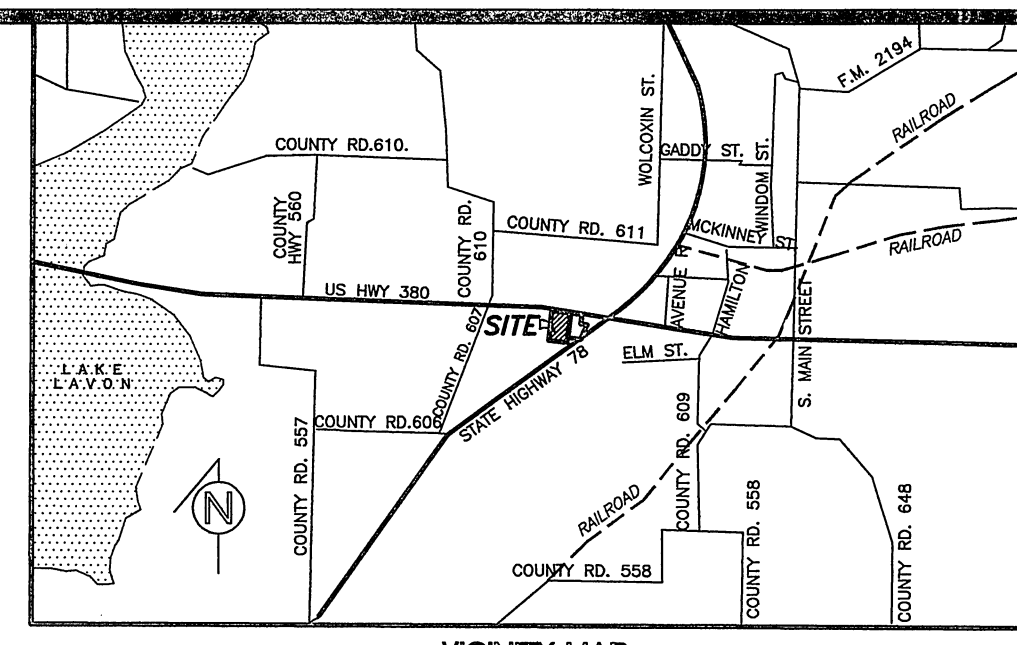
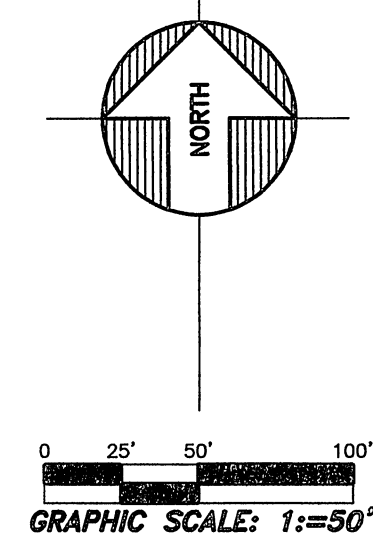


# U. S. HIGHWAY NO. 380

ASPHALT PAVEMENT



**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, III: I EMERGING MARKET PARTNERS FARMERSVILLE IS THE OWNER OF THE PROPERTY DESCRIBED AS 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 807 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 ALSO BEING A PART OF LOT 3 OF FARMERSVILLE MARKET CENTER ADDITION, AN ADDITION TO THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "O", SLIDE 395 OF THE PLAT 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 RECORDED IN COUNTY CLERKS FILE NUMBER 2007011000050670 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO TRACTS OF LAND AS FOLLOWS:

**LOTS 1-4 - FARMERSVILLE MARKET CENTER II**

COMMENCING AT AN 1/2" IRON ROD WITH RED CAP FOUND IN THE OLD SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 380 (VARIABLE WIDTH RIGHT OF WAY) 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 5844 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 SOUTHWEST 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 "O", 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 133.09 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST 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 SOUTHWEST CORNER OF A CALLED 9.9005 ACRE TRACT OF LAND CONVEYED TO JACK HENDRICKS BY DEED RECORDED IN VOLUME 5851 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 FROM 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 AN TxDOT ALUMINUM DISK FOUND IN CONCRETE IN THE AFORESAID 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 THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 88° 46' 11" EAST AND FOLLOWING ALONG THE NEW SOUTH RIGHT-OF-WAY LINE OF AFORESAID 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.

**LOT 3R - FARMERSVILLE MARKET CENTER I**

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, TEXAS, AND BEING LOT 3 OF FARMERSVILLE MARKET CENTER ADDITION, AN ADDITION TO THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "O", SLIDE 395 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAME AND EXCEPT THE PROPERTY CONVEYED TO THE STATE OF TEXAS FOR RIGHT OF WAY OF U.S. HIGHWAY NO. 380 AS RECORDED IN INSTRUMENT NO. 20080826001031900 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS A REMAINDER OF LOT 3 BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND IN THE WESTERLY RIGHT OF LINE OF COUNTY ROAD NO. 607 (FORMERLY OLD STATE HIGHWAY NO. 78) FOR THE SOUTHWEST CORNER OF SAID LOT 3 OF FARMERSVILLE MARKET CENTER ADDITION;

THENCE SOUTH 89° 43' 57" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 166.81 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 0° 18' 23" WEST ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 231.87 FEET TO A POINT IN THE SOUTH LINE OF SAID STATE OF TEXAS TRACT AS RECORDED IN INSTRUMENT NO. 20080826001031900 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 88° 52' 11" EAST ALONG SAID STATE OF TEXAS TRACT FOR A DISTANCE OF 188.47 FEET TO A POINT IN THE EAST LINE OF SAID LOT 3 OF THE FARMERSVILLE MARKET CENTER ADDITION;

THENCE SOUTH 37° 12' 46" EAST ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 67.47 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER IN THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 607;

THENCE SOUTH 19° 24' 14" WEST ALONG THE EAST LINE OF SAID LOT 3 AND THE WESTERLY LINE OF COUNTY ROAD NO. 607 FOR A DISTANCE OF 184.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0555 ACRES OF LAND, MORE OR LESS.

**PRELIMINARY PLAT**  
**LOTS 1-4 - FARMERSVILLE MARKET CENTER II**  
**REPLAT LOT 3R - FARMERSVILLE MARKET CENTER I**  
**MORGAN C. HAMILTON SURVEY - ABSTRACT NO. 422**  
**DAVID JAYNES SURVEY - ABSTRACT NO. 471**  
**III TO I FARMERSVILLE MP, L.P.**  
**CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS**

SURVEYOR: DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
1015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE (214) 358-4500  
FAX (214) 358-4600

OWNER: III: FARMERSVILLE, LP  
III: FARMERSVILLE MP, LP  
5580 PETERSON LANE  
SUITE 250  
DALLAS, TEXAS 75240  
PHONE: (972) 340-3300