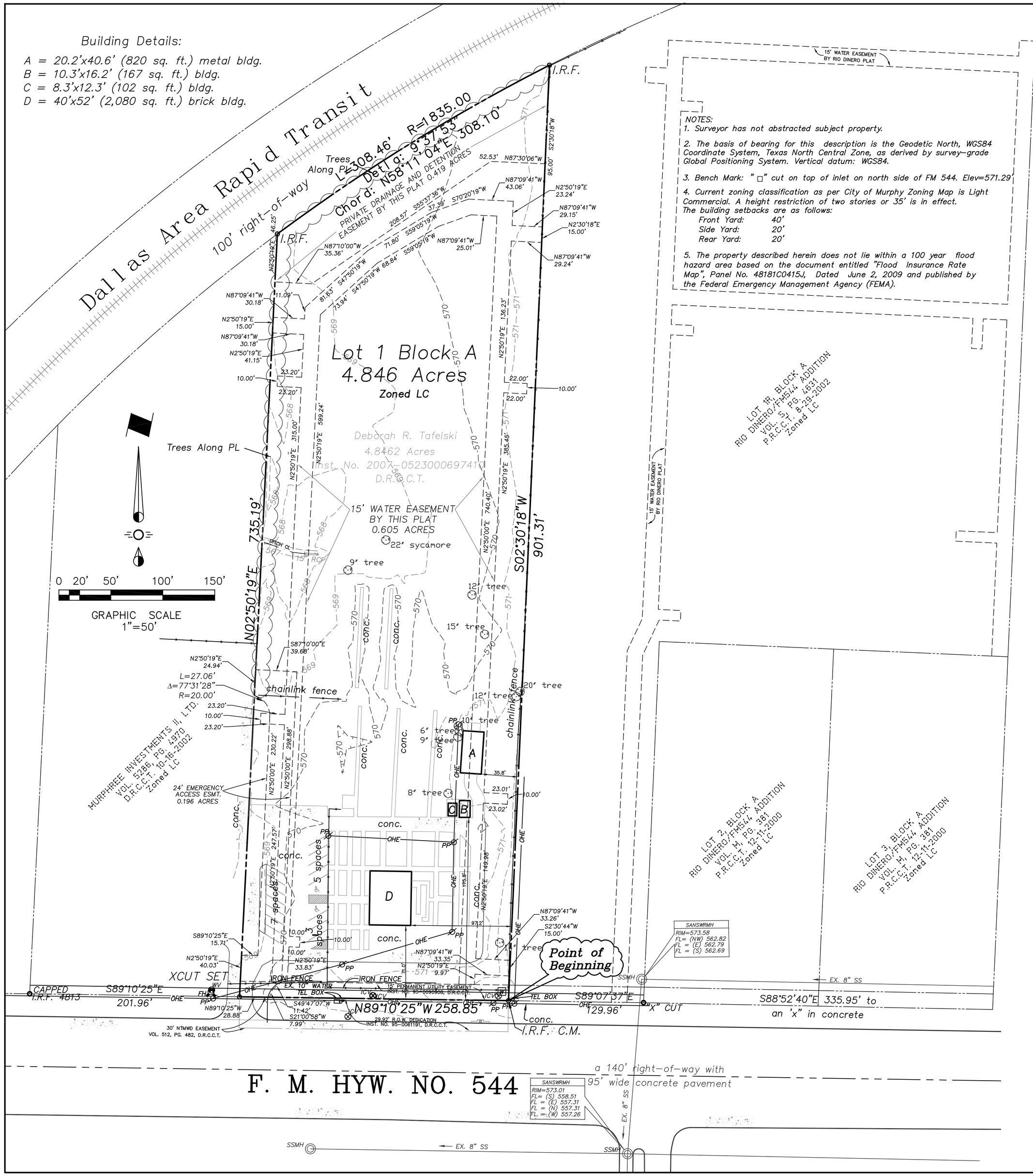
Building Details:

A = 20.2'x40.6' (820 sq. ft.) metal bldg.
B = 10.3'x16.2' (167 sq. ft.) bldg.
C = 8.3'x12.3' (102 sq. ft.) bldg.
D = 40'x52' (2,080 sq. ft.) brick bldg.



NOTES:

1. Surveyor has not abstracted subject property.
2. The basis of bearing for this description is the Geodetic North, WGS84 Coordinate System, Texas North Central Zone, as derived by survey-grade Global Positioning System. Vertical datum: WGS84.
3. Bench Mark: " □" cut on top of inlet on north side of FM 544. Elev=571.29'
4. Current zoning classification as per City of Murphy Zoning Map is Light Commercial. A height restriction of two stories or 35' is in effect. The building setbacks are as follows:
   Front Yard: 40'
   Side Yard: 20'
   Rear Yard: 20'
5. The property described herein does not lie within a 100 year flood hazard area based on the document entitled "Flood Insurance Rate Map", Panel No. 48181C0415J, Dated June 2, 2009 and published by the Federal Emergency Management Agency (FEMA).

Owner's Certificate

WHEREAS, The Jenkins Organization Inc, is the owner of a 4.846 acre tract of land lying and being situated in the George H. Pegues Survey Abstract Number 699 Collin County Texas, and being part of a tract described in deed to Deborah R. Tafelski Document Number 2007-0523000697410 Deed Records Collin County Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows.

BEGINNING at a point in the north right of way line of Farm to Market Road 544 for the southeast corner of said Deborah R. Tafelski tract; said point also being the southwest corner of lot 1R Block A of the Rio Dinero/ Fm 544 Addition recorded in Plat No. S4631 Plat Records, Collin County, Texas.(P.R.C.C.T.);

THENCE North 89 degrees 10 minutes 25 seconds West, along the north right of way line of Farm to Market Road 544 and the south line of said Deborah R. Tafelski tract, a distance of 258.85 feet to x cut set for corner; said point also being the south east corner of the Murphree Investments 2 LTD. tract Vol. 5286 Page 4970 D.R.C.C.T.;

THENCE North 2 degrees 50 minutes 19 seconds East, along the common line of said Murphree Investments 2 LTD. tract, at a distance of 735.19 feet to a found ½ inch iron rod for the northwest corner of the subject tract described in deed to Deborah R. Tafelski; said point also being the northeast corner of the Murphree Investments 2 LTD. tract; said point also lying in the south right of way line of a Dallas Area Rapid Transit (DART) Rail Road a 100 foot right of way and also being at the beginning of a curve to the right with a radius of 1850 feet which center bears South 36 degrees 37 minutes 52 seconds East;

THENCE in a northeasterly direction along said DART right of way line and the north line of said Deborah R. Tafelski tract, along said curve through a central angle of 9 degrees 37 minutes 53 seconds and with a chord bearing of North 58 degrees 11 minutes 4 seconds East and a chord distance of 308.10 feet and an arc distance of 308.46 feet to a found 5/8 inch iron rod for the northeast corner of said Deborah R. Tafelski tract and the northwest corner of said lot 1R Block A of the Rio Dinero/ Fm 544 Addition;

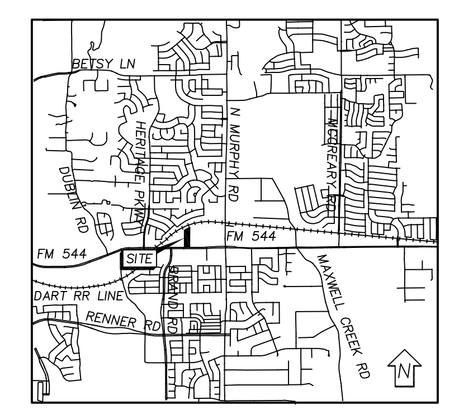
THENCE South 02 degrees 30 minutes 18 seconds West, along the common line of said Deborah R. Tafelski tract and said Lot 1R Block A, a distance of 901.31 feet to a found ½ inch capped iron rod for the southeast corner of said Deborah R. Tafelski tract and the southwest corner of said Lot 1R Block A, said iron being in the Right of way line of Farm to Market Road 544 said point being the Point of Beginning and containing 211,092 Square Feet or 4.846 Acres of land.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 1992. The easements shown on this survey are based upon a Title Commitment issued by Fidelity Nation Title Insurance Co., No. 4411801406 dated September 4, 2014.

ISSUED FOR REVIEW & COMMENT ONLY

David A. Vilbig
Registered Professional Land Surveyor, No. 3989



VICINITY MAP — N.T.S.
MAPSCO 116-X

City of Murphy Planning and Zoning Approval Date

City of Murphy City Council Approval Date

Mayor, City of Murphy, Texas — Date

City Secretary, City of Murphy, Texas — Date

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, The Jenkins Organization Inc. adopts the plat of the Jenkins Addition as shown and dedicate, in fee simple, to the public use forever the streets, alleys and easements shown on the plat. The property owner(s) further reserves any easement areas shown for mutual use of all public utilities desiring to use the same. Any public utility shall have the right to remove and keep removed all or any part of any vegetative growth or other appurtenance for construction or maintenance, or efficiency of its respective system in these easements and all or any part of, any growth or construction which in any way hinders or interferes with the right of ingress and egress to these easements for any necessary use without asking anyone's permission.

WITNESS MY HAND at Dallas, Texas this _____day of_____ , 2014

The Jenkins Organization Inc.
OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W.W. Rowland known to me to be the person whose name is subscribed to the above Owner's Certificate, and that he executed the same as the act of such ownership for the purposes and considerations therein expressed and in the capacity therein stated._____

Given under my hand and seal of office this_____day of_____, 2014.

Notary Public in and for said state.
My commission expires

LEGEND

	BOUNDARY LINE
	PLAT OR DEED LINES
I.R.F.	IRON ROD FOUND
I.R.S.	1/2 INCH IRON ROD WITH YELLOW CAP MARKED RPLS 3989 SET
OHE	ELECTRIC LINE
PP	POWER POLE
G	GAS METER
LIGHT	STREET OR FLOOD LIGHT
BLRD	PIPE BOLLARD
UGTEL	UNDERGROUND TELEPHONE
SANSWRMH	SANITARY SEWER MANHOLE
	ASPHALT PAVING
	CONCRETE PAVING
FH	FIRE HYDRANT
W	WATER METER
WV	WATER VALVE

CONSTRUCTION PLAT
JENKINS ADDITION
4.846 ACRES
SITUATED IN THE GEORGE H. PEGUES SURVEY
ABSTRACT NO. 699, COLLIN COUNTY, TEXAS

INST. NO. 2007-0523000697410
DEED RECORDS COLLIN COUNTY, TEXAS

DEVELOPER
Mr. Ricky Jenkins
The Jenkins Organization, Inc.
2539 S. Gessner, Suite 13
Houston, Texas 77063
(512) 955-6432

ENGINEER/SURVEYOR
VILBIG & ASSOCIATES, INC.
10132 Monroe Drive
Dallas, Texas 75229
(214) 352-7333
Eng. Firm No. 5614
Surv. Firm No. 10033000

SCALE: 1"=50' VAI No. 1002-01 DATE: April 15, 2015

Apr 15, 2015 - 12:21pm User: Owner Z:\1002-01 401 E FM 544 - Murphy, TX\Survey 1002-01\A Final\1002-01 Construction Plat.dwg