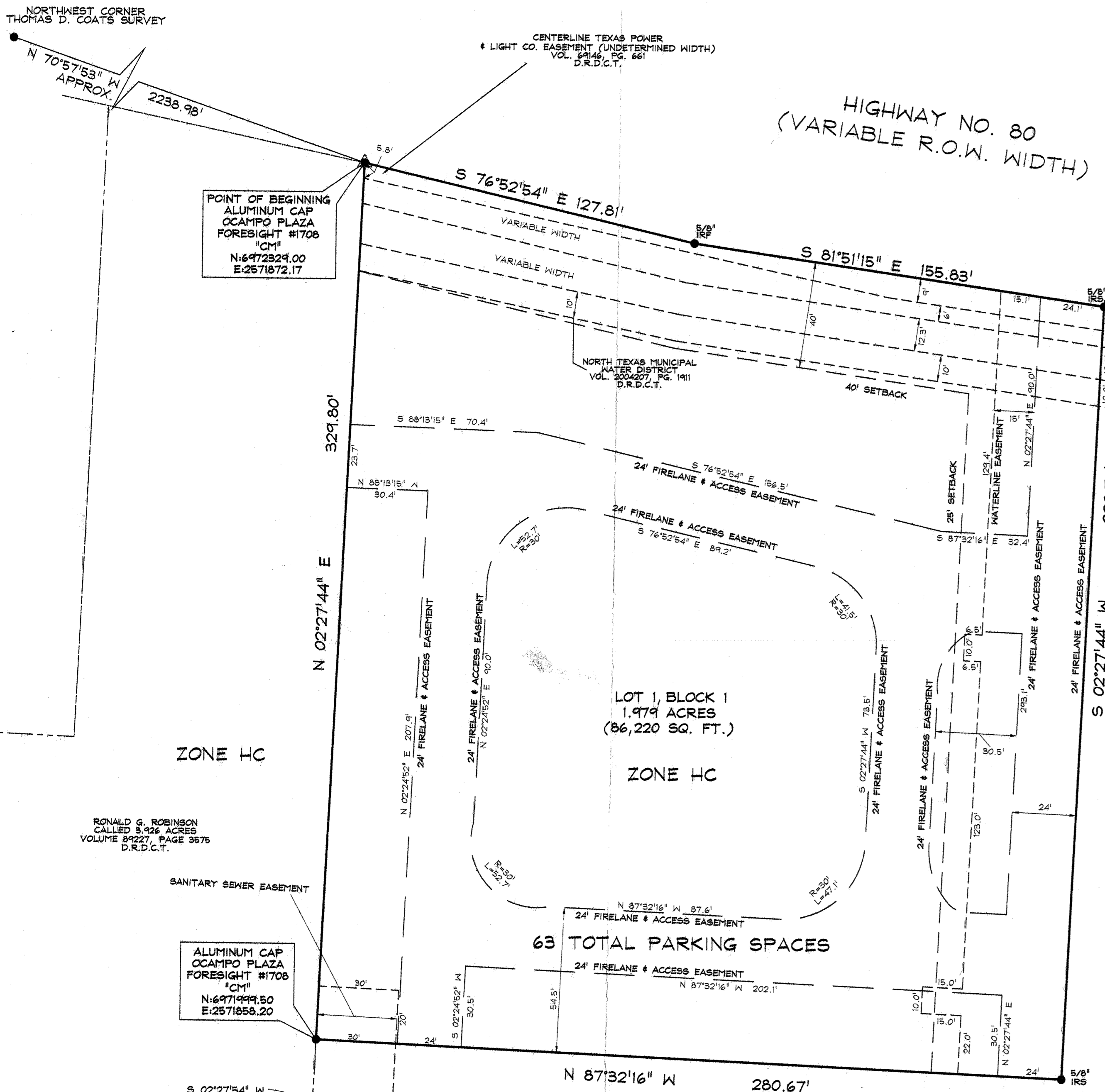


THOMAS D. COATS SURVEY, ABSTRACT NO. 330



- LEGEND**
- ▲ CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - IRS = 5/8" IRON ROD SET
 - ★ STAMPED FORESIGHT
 - WM = WATER METER
 - WV = WATER VALVE
 - ⊙ FH = FIRE HYDRANT
 - ⊠ EP = ELECTRIC PEDESTAL
 - PP = POWER POLE
 - ⊙ GM = GAS METER
 - ⊠ AC = AIR CONDITIONER
 - E-E = OVERHEAD ELECTRIC
 - CLF = CHAIN LINK FENCE
 - X-X = WIRE FENCE
 - W-W = WOOD FENCE
 - ⊠ MF = METAL FENCE
 - ⊠ GW = GUY WIRE
 - ⊠ WPH = WATER LINE MANHOLE
 - ⊠ LP = LIGHT POLE
 - D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
 - P.R.D.C.T. = PLAT RECORDS DALLAS COUNTY, TEXAS

BASIS OF BEARING: BEARINGS ARE BASED ON THE FOLLOWING TOWN OF SUNNYVALE GPS MONUMENTS.

NAD 83
TOWN OF SUNNYVALE REFERENCE

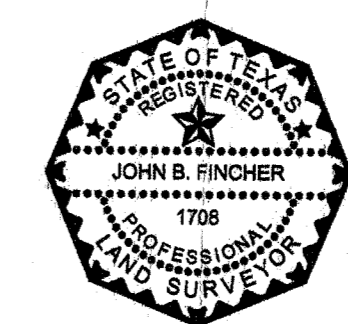
GPS-3 N: 6,972,689.38'
E: 2,571,842.46'
ELEV: 462.11'

FB-1 N: 6,971,999.50'
E: 2,571,858.20'
ELEV: 454.19'

SURVEYOR'S CERTIFICATE

That I, John B. Fincher, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Sunnyvale, Texas.

John B. Fincher
John B. Fincher
Registered Professional Land Surveyor
Texas Registration No. 1708



STATE OF TEXAS }
COUNTY OF VAN ZANDT }

Before me, *Keith Plaster*, a Notary Public in and for Van Zandt County, Texas, on this day personally appeared John B. Fincher known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5th day of MAY, A.D. 2011.

Keith Plaster
Notary Public in and for the State of Texas



RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF SUNNYVALE, TEXAS, on the 14th day of MAY, A.D. 2011.

ATTEST:
David Byrd Chairman
Kathy Aug Town Secretary

APPROVED BY THE TOWN COUNCIL OF SUNNYVALE, TEXAS, on the 15th day of MAY, A.D. 2011.

ATTEST:
David Byrd Mayor
Kathy Aug Town Secretary

NOTICE:

Selling a portion of this addition by metes and bounds is a violation of the Town Ordinance and state law and subject to fines and withholding of utilities and building permits.

Survey was performed without the benefit of a current Commitment of Title. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided under him prior to the date in which the survey was completed.

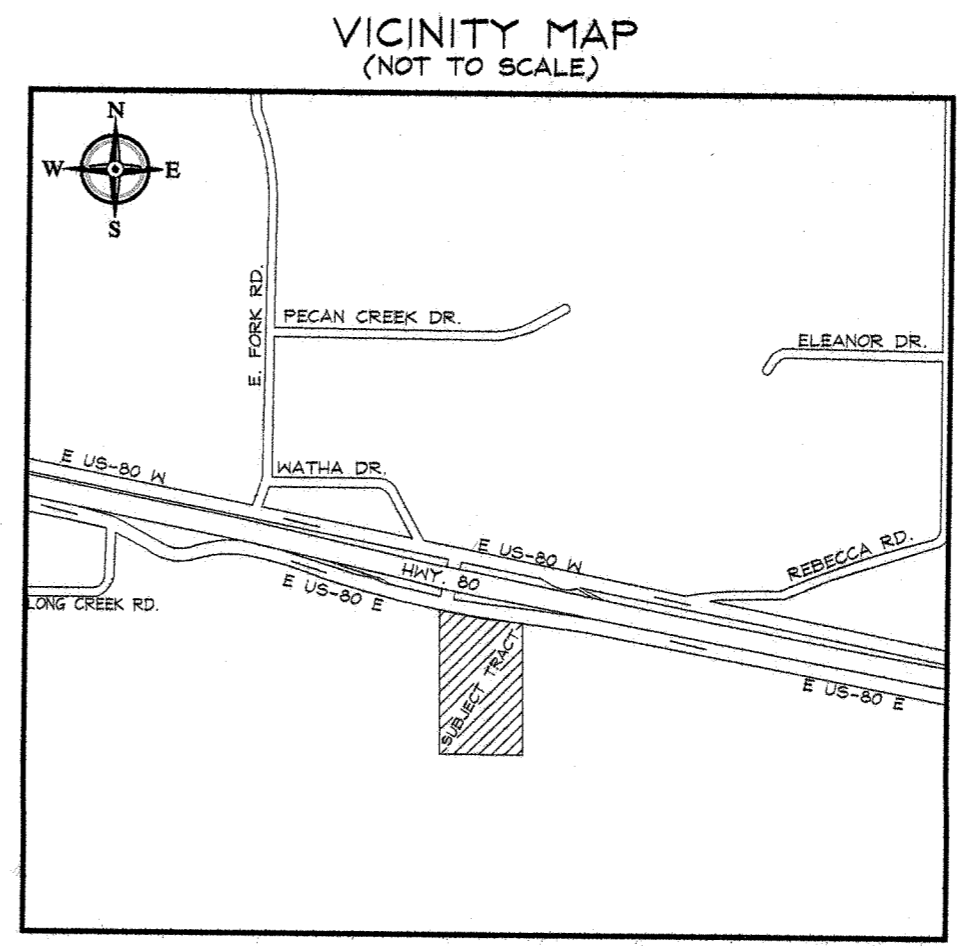
NOTE: Subject to the following: T.P.#. Easement recorded in Volume 6826, Page 0714 of the Deed Records of Dallas County, Texas. (document not legible).

FLOOD NOTE

According to the Community Panel No. 48115C0396 J, dated August 23, 2001 of the Federal Emergency Management Agency; Flood Insurance Rate Map, this property is within Flood Zone X.

Zone X = Areas determined to be outside the 500-year flood plain.

If this site is not within a special flood hazard area, this flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



OWNER'S CERTIFICATE

METES AND BOUNDS STATE OF TEXAS COUNTY OF DALLAS

BEING all that certain 1.979 acre tract, situated in the Thomas D. Coats Survey, Abstract No. 330, and being a part of a called 40.48 acre tract of land conveyed to Ocampo Brothers LTD., as recorded in Volume 2006180, Page 808, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum capped monument stamped Ocampo Plaza Foresight # 1708 for the northwest corner of the said 40.48 acre tract, same being in the south right-of-way line of Highway No. 80 (Variable R.O.W. Width), and being the northeast corner of a called 3.926 acre tract of land described in a deed to Ronald G. Robinson, as recorded in Volume 68227, Page 3875, Deed Records, Dallas County, Texas, from which the northwest survey corner of said Thomas D. Coats Survey approximately bears North 70 degrees 57 minutes 53 seconds West, for a distance of 2,238.98 feet;

THENCE South 76 degrees 52 minutes 54 seconds East, along the said south right of way line, a distance of 127.81 feet, to a 5/8" iron rod found for corner;

THENCE South 81 degrees 51 minutes 15 seconds East, continuing along said right-of-way, a distance of 155.83 feet, to a 5/8" iron rod set for corner;

THENCE South 02 degrees 27 minutes 44 seconds West, a distance of 290.73 feet, to a 5/8" iron rod set for corner;

THENCE North 87 degrees 32 minutes 16 seconds West, a distance of 280.67 feet, to an aluminum capped monument stamped Ocampo Plaza Foresight #1708 set for corner, from which an iron rod found for the southeast corner of said 3.926 acre tract bears South 02 degrees 27 minutes 44 seconds West a distance of 54.18 feet;

THENCE North 02 degrees 27 minutes 44 seconds East, along the east line of the above mentioned 3.926 acre tract, a distance of 329.80 feet, to the POINT OF BEGINNING, and containing 86,220 square feet or 1.979 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Ocampo Brothers, Ltd., the owner of property designating the herein above described property as Ocampo Plaza, Block 1, Lot 1, in Addition to the Town of Sunnyvale Dallas County, Texas and does hereby dedicate and convey in fee simple, to the public use forever, the street and alleys as shown hereon. The utility easements thereon are hereby reserved for the purpose indicated. The utility easements shall be open to the public, fire and police units, garbage and rubbish collecting agencies, and all public and private utilities for each particular use. The maintenance and paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements belong to the public and the responsibility of the property owner. Said easements shall be used for the purpose of providing for the maintenance and paving on the utility easements. All, and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may endanger or interfere with the construction, maintenance or efficiency of any of its respective easements system on the easements, and all public utilities shall at all times have full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (any system without the necessity of any time of procuring the permission of anyone. (any public utility shall have right of ingress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). The easement, rights and privileges granted by this conveyance are exclusive, and the Ocampo Brothers, Ltd. covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. The Ocampo Brothers, Ltd., their heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest of this Property. Water main and sanitary sewer easements shall also include additional area of working space for the construction and maintenance of the systems. Additional easement area is also conveyed for the installation and maintenance of the manholes, cleanest, Fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements are herein granted shall be determined by their location as installed.

WITNESS, my hand at Dallas, Texas, this 9th day of MAY, A.D. 2011.

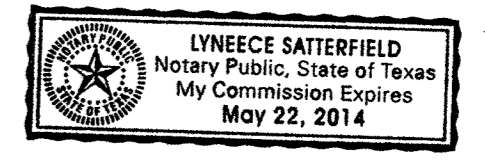
By: *Lynnee Satterfield*
Signature

STATE OF TEXAS COUNTY OF DALLAS

Before me, *Lynnee Satterfield*, a Notary Public in and for Dallas County, Texas, on this day personally appeared *Lynnee Satterfield*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of MAY, A.D. 2011.

Lynnee Satterfield
Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
07/13/2011 10:33:10 AM
\$58.00



FINAL PLAT
OCAMPO PLAZA
1.979 ACRES
ZONING HC - HIGHWAY COMMERCIAL
located in the
THOMAS D. COATS SURVEY, ABSTRACT NO. 330
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
APRIL 2011

OWNER:
OCAMPO BROTHERS LTD.
619 CREEKBEND CT
MESQUITE, TEXAS 75149
Contact: TOMMY SATTERFIELD
972-226-7489

SURVEYOR:
FORESIGHT LAND SERVICES, LLC
24448 IH 20
WILLS POINT, TEXAS 75169
903-873-3600
FAX: 903-873-3605
Contact: John Fincher



DALLAS COUNTY TAX OFFICE

JOHN R. AMES, CTA
TAX ASSESSOR/COLLECTOR
500 Elm Street Dallas, TX 75202
Phone: 214-653-7811

TAX CERTIFICATE

Owner Name and Address:

OCAMPO BROTHERS LTD

619 Creekbend Ct
Mesquite, Tx 75149-4054

Property Location:

618 U S HWY 80 , TS

Account Number: 65033050010120000

Date of Certificate: 07/13/2011

Certificate Number: 1135684

Property Legal Description:

THOMAS D COATS ABST 330 PG 500
TR 12 ACS 40.43

VOL2005130/00803 DD06242005 CO-DC
0330500101200 3TS03305001

Property Class: COMMERCIAL PROPERTY

Taxing Jurisdictions included in this Tax Certificate:

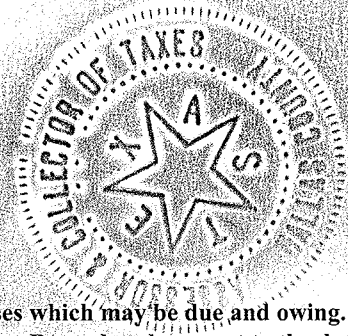
DALLAS COUNTY
PARKLAND HOSPITAL
DALLAS COUNTY COMMUNITY COLL
SCHOOL EQUALIZATION

This is to certify that, after a careful check of the tax records as of the date of this certificate the following information is applicable:

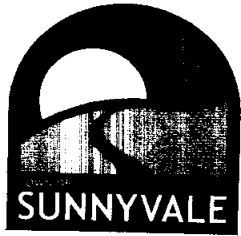
All current year taxes are **Paid.**

Prior year taxes are **Paid.**

Signature of Authorized Officer of Collecting Office



* This Tax Certificate does not include delinquent tax suit cost and expenses which may be due and owing. *
** This Tax Certificate does not cover any changes made to the Tax Rolls or Records subsequent to the date of the certificate which may result in additional tax liability for this account. **



Town of Sunnyvale
127 Collins Road
Sunnyvale, TX 75182
Telephone: 972-226-7177
Fax: 972-226-1804
www.townofsunnyvale.org

TAX CERTIFICATE

June 28, 2011

Re: O'Campo Brothers, Ltd.
619 Creekbend Ct.
Mesquite, TX 75149-4054

Tax Account #65-03305-00101-20000

Property Legal Description: Thomas D. Coats Abst. #330, Pg 500
TR 12, Acres 40.43
VOL2005130/00803 DD06242005 CO-DC
0330500101200 3TS03305001

To Whom It May Concern:

On this date, all property taxes due to the Town of Sunnyvale or the Sunnyvale
ISD for the above referenced property tax account are current and show no
delinquent amounts owed.

This Tax Certificate does not cover any changes made to the Tax Rolls or
Records subsequent to the date of the certificate, which may result in additional
tax liability for these amounts.

Sincerely,

Kathryn Dewey
Tax Assessor/Collector
Town of Sunnyvale/Sunnyvale ISD