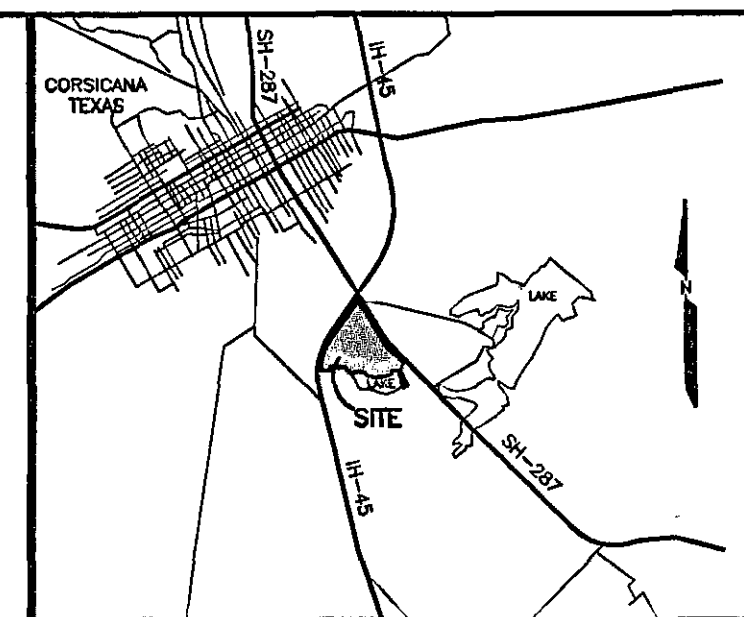
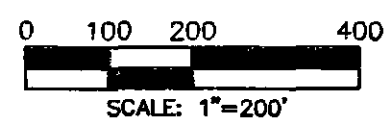
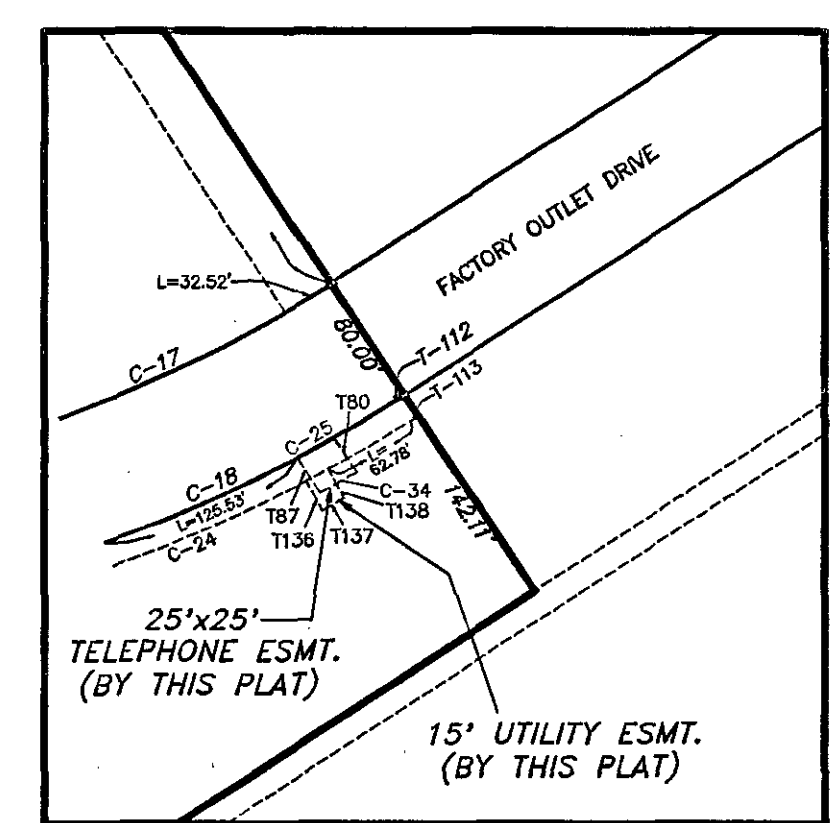




VICINITY MAP
N.T.S.



DETAIL 'A'
N.T.S.

#899
FILED FOR RECORD
AT 8:50 O'CLOCK A.M.
JAN 30 2004
SHERY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
BY 59

ENGINEER/SURVEYOR
LAWRENCE A. CATES & ASSOC. INC.
14200 MIDWAY RD. STE. 122
DALLAS, TEXAS 75244
(972) 385-2272
CONTACT: LAWRENCE A. CATES, P.E.

OWNER
VFMC, L.L.C.
14060 23rd AVE.
NORTH PLYMOUTH, MN. 55447
PHONE: (800) 366-3308

OWNER
CORSICANA-NAVARRO
COUNTY DEVELOPERS, L.L.C.
14060 23rd AVE.
NORTH PLYMOUTH, MN. 55447
PHONE: (800) 366-3308

FINAL PLAT
152.3022 AC.
LOTS 7-9, 13, 17 & 18, BLOCK 1
CORSICANA CROSSING ADDITION
ZONED: COMMERCIAL
BEING OUT OF THE
JEHU PEOPLES SURVEY, ABSTRACT NO. 9,
THE JOHN HAMILTON SURVEY, ABSTRACT NO. 3810,
THE WILLIAM HAMILTON SURVEY, ABSTRACT NO. 373 &
THE RANSON HEATON SURVEY, ABSTRACT NO. 340,
NAVARRO COUNTY, TEXAS

OCTOBER 10, 2003

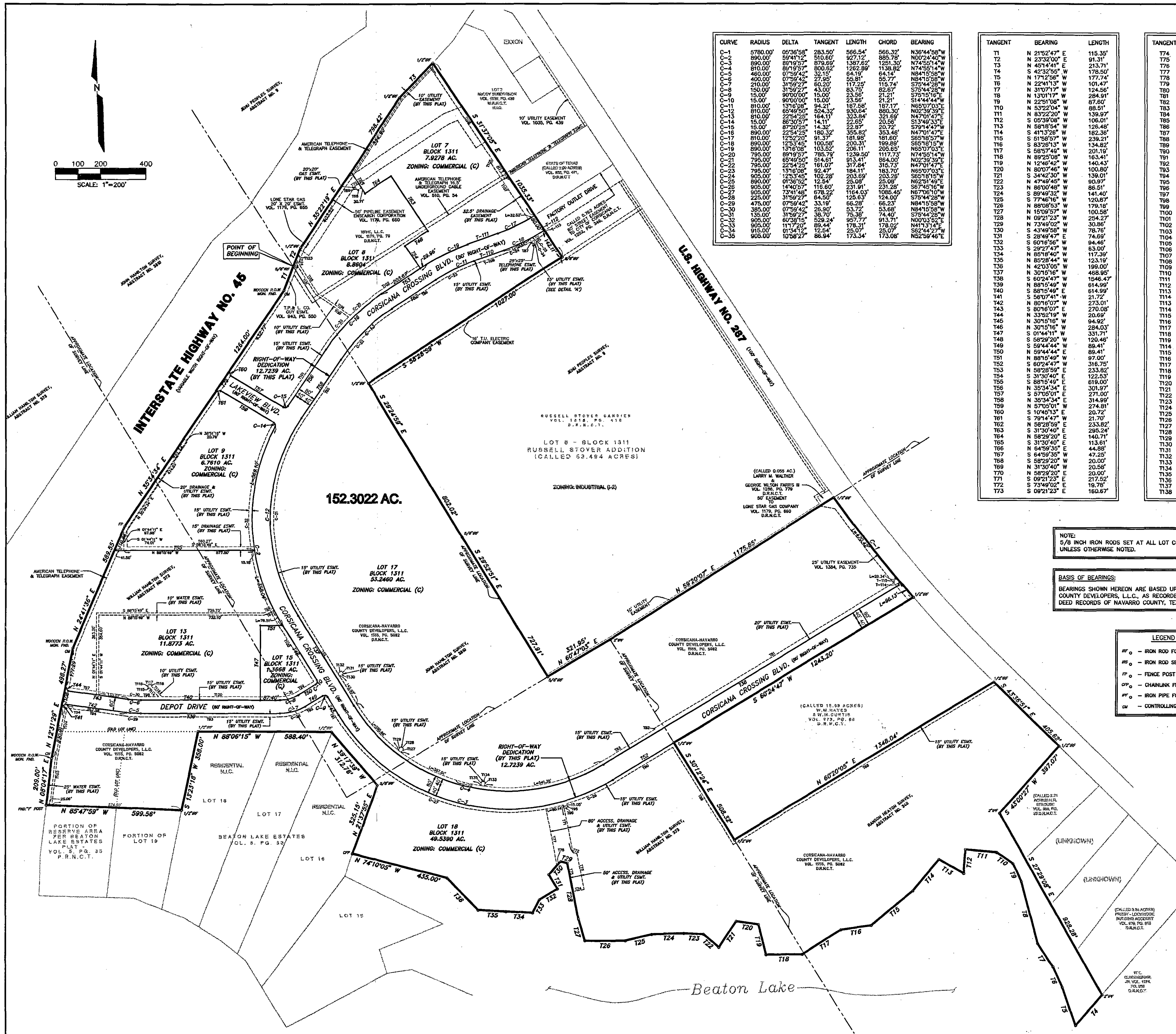
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	5780.00'	05°36'58"	283.50'	566.54'	566.32'	N36°44'58"W
C-2	890.00'	09°11'12"	510.60'	927.12'	885.78'	N00°24'40"W
C-3	890.00'	09°11'12"	510.60'	927.12'	885.78'	N74°55'14"W
C-4	400.00'	07°59'42"	27.95'	56.81'	56.77'	N84°15'58"W
C-5	210.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-6	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-7	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-8	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-9	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-10	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-11	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-12	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-13	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-14	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-15	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-16	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-17	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-18	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-19	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-20	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-21	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-22	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-23	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-24	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-25	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-26	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-27	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-28	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-29	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-30	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-31	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-32	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-33	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-34	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W
C-35	150.00'	31°59'27"	43.00'	83.75'	82.67'	S75°44'28"W

TANGENT	BEARING	LENGTH
T1	N 21°52'47" E	115.35'
T2	N 23°32'00" E	91.31'
T3	N 43°40'58" W	213.71'
T4	S 42°32'55" W	178.50'
T5	N 17°12'58" W	177.74'
T6	N 22°41'13" W	110.09'
T7	N 31°07'17" W	124.56'
T8	N 13°01'17" W	284.91'
T9	N 22°51'08" W	87.80'
T10	N 53°22'44" W	88.51'
T11	N 83°22'20" W	139.97'
T12	S 05°39'08" W	106.01'
T13	N 58°28'59" E	233.82'
T14	S 41°13'26" W	182.36'
T15	S 51°58'57" W	239.21'
T16	S 83°26'13" W	134.82'
T17	S 58°57'49" W	201.17'
T18	N 89°25'08" W	163.41'
T19	N 12°46'42" W	140.43'
T20	N 80°07'46" W	100.60'
T21	S 34°42'30" W	139.01'
T22	N 47°49'45" W	90.97'
T23	N 86°00'48" W	86.51'
T24	S 89°46'32" W	141.40'
T25	S 77°46'16" W	120.87'
T26	N 88°08'53" W	178.18'
T27	N 15°02'27" W	100.58'
T28	N 09°21'23" W	254.27'
T29	N 73°49'02" W	30.86'
T30	S 43°49'58" W	78.76'
T31	S 28°49'47" W	74.88'
T32	S 60°16'56" W	94.46'
T33	S 29°27'47" W	83.00'
T34	N 85°18'49" W	117.39'
T35	N 85°28'44" W	123.19'
T36	N 42°03'05" W	189.00'
T37	N 30°15'16" W	468.95'
T38	S 60°24'47" W	1545.67'
T39	N 88°15'49" W	614.99'
T40	S 88°15'49" W	614.99'
T41	S 58°07'30" E	21.72'
T42	N 80°16'07" W	273.01'
T43	S 80°16'07" W	270.08'
T44	N 33°52'18" W	117.39'
T45	N 30°15'16" W	94.92'
T46	N 30°15'16" W	284.03'
T47	S 01°44'11" W	331.71'
T48	S 58°28'59" E	120.46'
T49	S 59°44'44" W	89.41'
T50	N 59°44'44" W	89.41'
T51	N 88°15'49" W	97.00'
T52	S 80°24'47" W	316.75'
T53	N 58°28'59" E	233.82'
T54	S 31°30'40" E	122.53'
T55	S 88°15'49" W	619.00'
T56	N 35°34'34" E	301.97'
T57	S 57°05'01" W	271.00'
T58	N 35°34'34" E	314.99'
T59	S 57°05'01" W	274.81'
T60	S 10°45'13" E	20.72'
T61	S 79°41'47" W	21.70'
T62	N 58°28'59" E	233.82'
T63	S 31°30'40" E	295.24'
T64	N 58°28'59" E	140.71'
T65	S 31°30'40" E	113.61'
T66	S 64°59'35" E	44.88'
T67	S 58°28'59" E	20.00'
T68	N 31°30'40" E	20.58'
T69	N 58°28'59" E	20.00'
T70	S 09°21'23" W	217.52'
T71	S 73°49'02" W	18.78'
T72	S 09°21'23" W	160.67'
T73	S 09°21'23" W	160.67'

NOTE:
5/8 INCH IRON RODS SET AT ALL LOT CORNERS,
UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON A DEED TO CORSICANA-NAVARRO
COUNTY DEVELOPERS, L.L.C., AS RECORDED IN VOLUME 1555, PG. 5062, OF THE
DEED RECORDS OF NAVARRO COUNTY, TEXAS.

LEGEND
IR - IRON ROD FOUND
IR - IRON ROD SET
FP - FENCE POST
CP - CHAINLINK FENCE POST
IP - IRON PIPE FOUND
CM - CONTROLLING MONUMENT



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF NAVARRO

WHEREAS, Corsicana-Navarro County Developers, L.L.C. and VFMC, L.L.C. are the owners of that certain lot, tract or parcel of land situated in Navarro County, Texas out of the John Hamilton Survey, Abstract 361, the William Hamilton Survey, Abstract 373, and the Ransom Heaton Survey, Abstract 340, and being a part of Lot 10 and a part of the Reserve Area as shown on the plat of Beaton Lake Estates, an addition to the City of Corsicana, Texas, according to the plat thereof recorded in Volume 5, at Page 33 of the Map Records of Navarro County, Texas, and being all of the called 102.77 acre First tract and all of the 15.006 acre Second tract conveyed to Stephen D. Lesser and Martin Soshin by deed dated October 21, 1980 and recorded in Volume 945, Page 872 of the Navarro County Deed Records and all of a called 15.003 acre conveyed to the Hemmi Family trust by Robert A. Hemmi and wife Virginia C. Hemmi by deed dated July 2, 1993 and recorded in Volume 1268, Page 804 of the Navarro County Deed Records, all three referenced tracts now being the same property described as 132.315 acres of land conveyed to Corsicana-Navarro County Developers, L.L.C., by deed recorded in Volume 1555 at Page 516 of the Deed Records of Navarro County, Texas, and additionally all of the called 20.004 acre tract of land conveyed to Factory Stores of America by deed recorded in Volume 1268 at Page 693 of the Deed Records of Navarro County, Texas, and being all of a tract of land described in a deed to VFMC, L.L.C., as recorded in Volume 1579, Page 79, of the Deed Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the Southeast right of way line of Interstate Highway No. 45 at the most Westerly Northwest corner of the Factory Stores of America Inc., 20.004 acre tract recorded in Volume 1268, Page 693 and at the North corner of the Corsicana-Navarro County Developers, L.L.C., 132.315 acre tract;

THENCE North 23° 32' 00" East along the Southeast right of way of Interstate Highway No. 45 for a distance of 91.31 feet to a 1/2" iron rod found for corner;

THENCE North 35° 22' 19" East and continuing along the Southeast right of way line of Interstate Highway No. 45 for a distance of 798.42 feet to a 1/2" iron rod found for corner;

THENCE North 45° 14' 41" East and continuing along the Southeast right of way line of Interstate Highway No. 45 for a distance of 213.71 feet to a 1/2" iron rod found for most Northerly corner of said Factory Stores of America Inc., 20.004 acre tract, same being the West corner of Lot 1 of the McCoy Subdivision, an addition to the City of Corsicana, Texas, according to the plat thereof recorded in Volume 1035 at Page 439 of the Map Records of Navarro County, Texas;

THENCE South 31° 37' 05" East along the Northeast line of said Factory Stores of America 20.004 acre tract for a distance of 1035.33 feet to a 5/8" iron rod found for the most Westerly corner of said 20.004 acre tract, said point also being in the Northwest line of Lot 6 in Block 1311 of the Russell Stover Addition, an addition to the City of Corsicana, Texas, according to the plat thereof recorded in Cabinet 7, Slide 2 of the Map Records of Navarro County, Texas;

THENCE South 58° 28' 59" West along the common line of said Lot 6 of the Russell Stover Addition and the Factory Stores of America Inc., 20.004 acre tract for a distance of 1027.00 feet to a 5/8" iron rod found for the most Westerly corner of said Lot 6 of the Russell Stover Addition;

THENCE South 28° 24' 59" East along the common line of said Russell Stover Addition and the aforesaid 132.315 acre tract for a distance of 802.02 feet to a 5/8" iron rod found at an angle point in the Southwest line of the Russell Stover Addition;

THENCE South 29° 52' 51" East and continuing along the common line of said Russell Stover Addition and the aforesaid 132.315 acre tract for a distance of 727.91 feet to a 5/8" iron rod found for the most Southerly corner of the Russell Stover Addition and an ell corner of the 132.315 acre tract;

THENCE North 60° 47' 03" East and continuing along the common line of said Russell Stover Addition and the aforesaid 132.315 acre tract for a distance of 321.95 feet to a 2" pipe found at the West corner of the aforesaid 15.006 acre Second tract and in the South line of the Russell Stover Addition and an ell corner of the 132.315 acre tract;

THENCE North 59° 20' 07" East and continuing along the common line of said Russell Stover Addition and the aforesaid 132.315 acre tract for a distance of 1175.85 feet to a 1/2" iron rod found at the North corner of said 15.006 acre Second tract and being in the West right of way line of U.S. Highway 287 and being witnessed by a found 5/8" iron rod bearing South 59° 20' 40" West at a distance of 2.32 feet;

THENCE Southeasterly along the West right of way line of U.S. Highway No. 287 and following along a curve to the left having a central angle of 5° 36' 58", a radius of 5880.00 feet, for an arc distance of 566.55 feet and a chord bearing South 36° 44' 58" East at a distance of 566.32 feet, to a 1/2" iron rod found at the East corner of the 15.006 acre tract and the North corner of the W.M. Hayes and R.C. Curtis 15.08 acre tract recorded in Volume 973, Page 85 and being witnessed by a found 1" pipe bearing South 60° 24' 30" West at a distance of 9.89 feet;

THENCE South 60° 24' 47" West for a distance of 1243.20 feet to a 1/2" pipe found at the West corner of the 15.08 acre tract;

THENCE South 30° 12' 24" East along a fence line, for a distance of 508.32 feet to a 1/2" pipe found at the South corner of the 15.08 acre tract and the West corner of the 15.003 acre Hemmi Family Trust tract recorded in Volume 1268, Page 884;

THENCE North 60° 20' 05" East for a distance of 1348.04 to a 1/2" iron rod found in the West right of way line of U.S. Highway 287 at the North corner of the 15.003 acre tract and the East corner of the 15.08 acre tract;

THENCE South 43° 38' 51" East, along West right of way line of U.S. Highway 287 for a distance of 405.62 feet, to a 1/2" iron rod found at the most Northerly East corner of the 15.003 acre tract and the North corner of the H.R. Stroube 2.31 acre tract recorded in Volume 968, Page 75;

THENCE South 43° 00' 27" West, along a chain link fence for a distance of 397.07 feet to a 2" pipe found at the West corner of said 2.31 acre tract;

THENCE South 27° 29' 08" East for a distance of 928.28 feet to a 2" pipe found at the South corner of the Priest-Lachridge 3.34 acre tract recorded in Volume 979, Page 813 and the North line of the William Edens Cunningham Jr. tract recorded in Volume 1274, Page 669;

THENCE South 42° 32' 55" West for a distance of 178.50 feet to a steel t-post found below Benton Lake Dam;

THENCE with a meandering line of Beaton Lake as follows:

- (1) North 17° 12' 56" West for a distance of 177.74 feet;
- (2) North 22° 41' 13" West for a distance of 101.47 feet;
- (3) North 31° 07' 17" West for a distance of 124.56 feet;
- (4) North 13° 01' 17" West for a distance of 284.91 feet;
- (5) North 22° 51' 08" West for a distance of 87.60 feet;
- (6) North 53° 22' 04" West for a distance of 88.51 feet;
- (7) North 83° 22' 20" West for a distance of 139.97 feet;
- (8) South 05° 39' 08" West for a distance of 106.01 feet;
- (9) North 58° 18' 54" West for a distance of 126.48 feet;
- (10) South 41° 13' 26" West for a distance of 182.36 feet;
- (11) South 51° 58' 57" West for a distance of 239.21 feet;
- (12) South 83° 26' 13" West for a distance of 134.82 feet;
- (13) South 58° 57' 48" West for a distance of 201.19 feet;
- (14) North 89° 25' 08" West for a distance of 163.41 feet;
- (15) North 12° 46' 42" West for a distance of 140.43 feet;
- (16) North 80° 07' 46" West for a distance of 100.80 feet;
- (17) South 34° 42' 30" West for a distance of 139.01 feet;

- (18) North 47° 49' 45" West for a distance of 90.97 feet;
- (19) North 86° 00' 48" West for a distance of 86.51 feet;
- (20) South 89° 49' 32" West for a distance of 141.40 feet;
- (21) South 77° 46' 16" West for a distance of 120.87 feet;
- (22) North 88° 08' 53" West for a distance of 179.18 feet;
- (23) North 15° 09' 57" West for a distance of 100.58 feet;
- (24) North 08° 21' 23" West for a distance of 254.27 feet;
- (25) North 73° 49' 02" West for a distance of 30.86 feet;
- (26) South 43° 49' 58" West for a distance of 78.76 feet;
- (27) South 28° 49' 47" East for a distance of 74.69 feet;
- (28) South 60° 16' 56" West for a distance of 94.46 feet;
- (29) South 29° 27' 47" West for a distance of 63.00 feet;
- (30) North 85° 18' 40" West for a distance of 117.39 feet;
- (31) North 85° 28' 44" West for a distance of 123.19 feet;
- (32) North 42° 03' 05" West for a distance of 199.00 feet;

(33) North 74° 10' 05" West for a distance of 435.00 feet to a fence corner in the East line of Lot 16 of Beaton Lake Estates as shown in Cabinet 5, slide 33 of the Plat Records of Navarro County, Texas;

THENCE North 21° 37' 55" East, along fence for a distance of 325.15 feet to a 5/8" iron rod found at the Northeast corner of lot 16;

THENCE North 39° 17' 39" West mostly along a fence, for a distance of 312.76 feet to a 1/2" iron rod found at the Northwest corner of Lot 16 and the Northeast corner of Lot 17;

THENCE North 88° 08' 15" West for a distance of 688.40 feet to a 1/2" rod found at the Northwest corner of Lot 18 and the Northeast corner of Lot 19;

THENCE South 13° 23' 18" West along the East line of Lot 19 and the West line of lot 18, for a distance of 358.00 feet to a 1/2" iron rod found for corner;

THENCE North 85° 47' 59" West for a distance of 599.56 feet to a t-post found in the East right of way line of Interstate 45;

THENCE North 08° 04' 17" East for a distance of 209.00 feet to a wooden right-of-way monument in the West right of way line of Interstate 45;

THENCE along the East right of way line of Interstate 45 as follows:

- (1) North 12° 31' 29" East for a distance of 498.27 feet to a wooden right-of-way monument;
- (2) North 24° 41' 36" East for a distance of 589.55 feet to a fence post at an angle point;
- (3) North 35° 34' 34" East 1264.0 feet to a wooden right-of-way monument;
- (4) North 21° 52' 47" East for a distance of 115.35 feet to the POINT OF BEGINNING and CONTAINING 152.3022 ACRES OF LAND, more or less.

This plat approved subject to all platting ordinances, rules, regulations and restrictions of the City of Corsicana, Texas.

WITNESS, my hand at Dallas, Texas, this the 8th day of October, 2003.

CORSICANA-NAVARRO COUNTY DEVELOPERS, L.L.C.

Richard Martenson
NAME: RICHARD MARTENSON
TITLE: MEMBER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MARTENSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8TH DAY OF October, 2003.

Richard Martenson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION MARCH 25, 2007

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Corsicana, Texas.

WITNESS, my hand at Dallas, Texas, this the 8th day of October, 2003.

VFMC, L.L.C., a Texas limited liability company

Richard Martenson
NAME: RICHARD MARTENSON
TITLE: MEMBER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MARTENSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8TH DAY OF October, 2003.

Richard Martenson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION MARCH 25, 2007

SURVEYOR'S CERTIFICATION

I, LAWRENCE A. CATES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF CORSICANA, TEXAS.

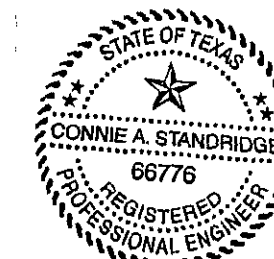
Lawrence A. Cates, PE, RPLS
LAWRENCE A. CATES, PE, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



STATE OF TEXAS
COUNTY OF NAVARRO

THAT I, Connie Standridge, City Engineer for the City of Corsicana, Texas, have examined this plat designated as a Final Plat of Lots 7-9, 13, 17 & 18, Block 1 of Corsicana Crossing Addition to the City of Corsicana, Navarro County, Texas and have caused a copy to be filed with the City Assessor of the City of Corsicana and with the City Engineer's Office of said City.

Connie Standridge, PE
Connie Standridge
CITY ENGINEER 1/28/04



CERTIFICATE OF APPROVAL BY THE CITY PLANNING COMMISSION:

Approved this date, the 18th day of December, 2003.

Chairman: Don Wylie

Secretary: William D. Sullivan

STATE OF TEXAS
COUNTY OF NAVARRO

THAT I, Sherry Dowd, County Clerk of the County of Navarro, do hereby certify that the foregoing is a true and correct copy of the original filed in my office this the 8th day of October, 2003.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 8th DAY OF October, 2003.

Sherry Dowd
COUNTY CLERK, NAVARRO COUNTY, TEXAS

ENGINEER/SURVEYOR

LAWRENCE A. CATES & ASSOC. INC.
14200 MIDWAY RD. STE. 122
DALLAS, TEXAS 75244
(972) 385-2272
CONTACT: LAWRENCE A. CATES, P.E.

OWNER

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14060 23rd AVE.
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PHONE: (800) 366-3308

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COUNTY DEVELOPERS, L.L.C.
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LOTS 7-9, 13, 17 & 18, BLOCK 1
CORSICANA CROSSING ADDITION

ZONED: COMMERCIAL

BEING OUT OF THE

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THE JOHN HAMILTON SURVEY, ABSTRACT NO. 3810,
THE WILLIAM HAMILTON SURVEY, ABSTRACT NO. 373 &
THE RANSON HEATON SURVEY, ABSTRACT NO. 340,
NAVARRO COUNTY, TEXAS

OCTOBER 10, 2003