

TABLE A Notes

- ITEM 3: THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FIRM COMMUNITY PANEL NO. 48006003650 WITH AN EFFECTIVE DATE OF OCTOBER 19, 2010.
- ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- ITEM 18: THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

Schedule B Notes

- (E) RIGHT OF WAY EASEMENT DATED JUNE 28, 1929, EXECUTED BY TEXARKANA SCHOOL BOARD IN FAVOR OF SOUTHWESTERN GAS AND ELECTRIC COMPANY, RECORDED IN VOLUME 130, PAGE 495 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT TRACT.
- (F) CROSS EASEMENT AGREEMENT ENTERED INTO BY INSTRUMENT DATED MARCH 6, 2000, EXECUTED BY AND BETWEEN GREEN, BUNN, HERRINGTON, L.L.C., A TEXAS LIMITED LIABILITY COMPANY AND THE INTEGRA GROUP, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 328, PAGE 137 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS DOES AFFECT SUBJECT TRACT BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- (G) RIGHT OF WAY EASEMENT DATED SEPTEMBER 3, 2004 IN FAVOR OF SOUTHWESTERN ELECTRIC POWER CO., RECORDED IN VOLUME 4415, PAGE 277, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS DOES AFFECT SUBJECT TRACT AND IS SHOWN.

Surveyor's Certification

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS CERTIFIES TO JERRY L BRENER AND YULIN KU BRENER, THOMAS F. JAMES REALTY LIMITED PARTNERSHIP, L.L.P. FIRST AMERICAN TITLE INSURANCE COMPANY AND BOWIE COUNTY TITLE LLC DBA TWIN CITY TITLE, AS FOLLOWS:

1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 11A, 13, 16 AND 18 OF TABLE A, AND ALSO IN ALL RESPECTS MEETS THE REQUIREMENTS OF ALL APPLICABLE LAW, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IF EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE, AS DEFINED THEREIN.

Richard V. Hall Jr.
 RICHARD V. HALL, JR.
 TEXAS PROFESSIONAL LAND SURVEYOR NO. 2001
 DATE OF SURVEY: MARCH 18, 2015

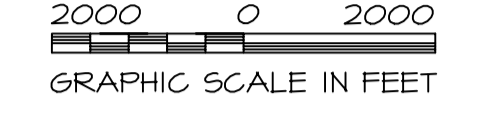
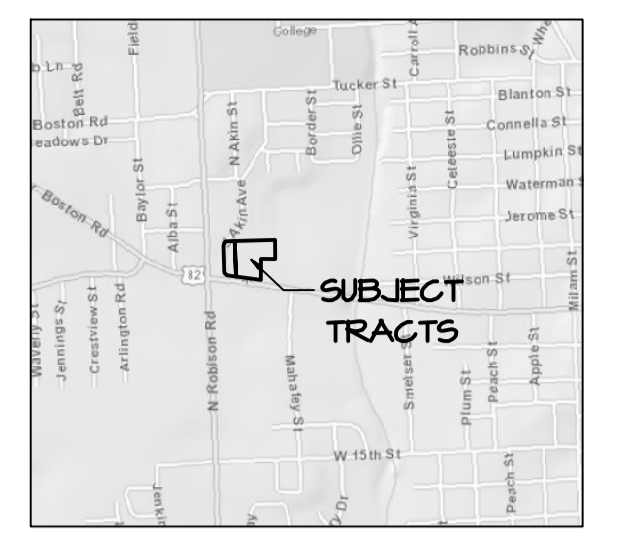
Reference Documents

PLAT OF BOSTON SUBDIVISION AS RECORDED IN VOLUME 3255, PAGE 187 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS

Title Commitment

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1002-139392-RTT WITH AN EFFECTIVE DATE OF MARCH 1, 2015

Vicinity Map



Legal Description

Tract No. 1:
 Lot Numbered Two (2) of Boston Subdivision to the City of Texarkana, Bowie County, Texas, according to the map or plat of said Subdivision recorded in Volume 3255, Page 187 of the Real Property Records of Bowie County, Texas.

Tract No. 2:
 All that certain tract or parcel of land situated in the E11 Moore Headright Survey, Abstract No. 401, being a part of the block designated as "Reserved Business Area" lying East of South Akin Avenue according to the revised map or plat of Oaklawn Subdivision as recorded in Volume 204, Page 124 of the Plat Records of Bowie County, Texas, and the herein described tract of land being that certain tract conveyed to Tom Collins dba Lyn-Col and Associates recorded in Volume 1248, Page 199 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch reinforcing steel rod set for corner at the Northeast corner of said Tom Collins tract and also being the Northwest corner of a certain tract conveyed from G. E. Goodnight, et al, as Trustees of the Texarkana Independent School District to G. D. Garrett, et al, Trustees of the Texarkana Independent School District by deed recorded in Volume 128, Page 470 of the Deed Records of Bowie County, Texas;

THENCE - S 02° 01' 08" E, 369.68 feet with the West line of said Texarkana Independent School tract and the East line of said Collins tract to a 1/2 inch reinforcing steel rod set for corner in the North right-of-way line of U. S. Highway No. 82;

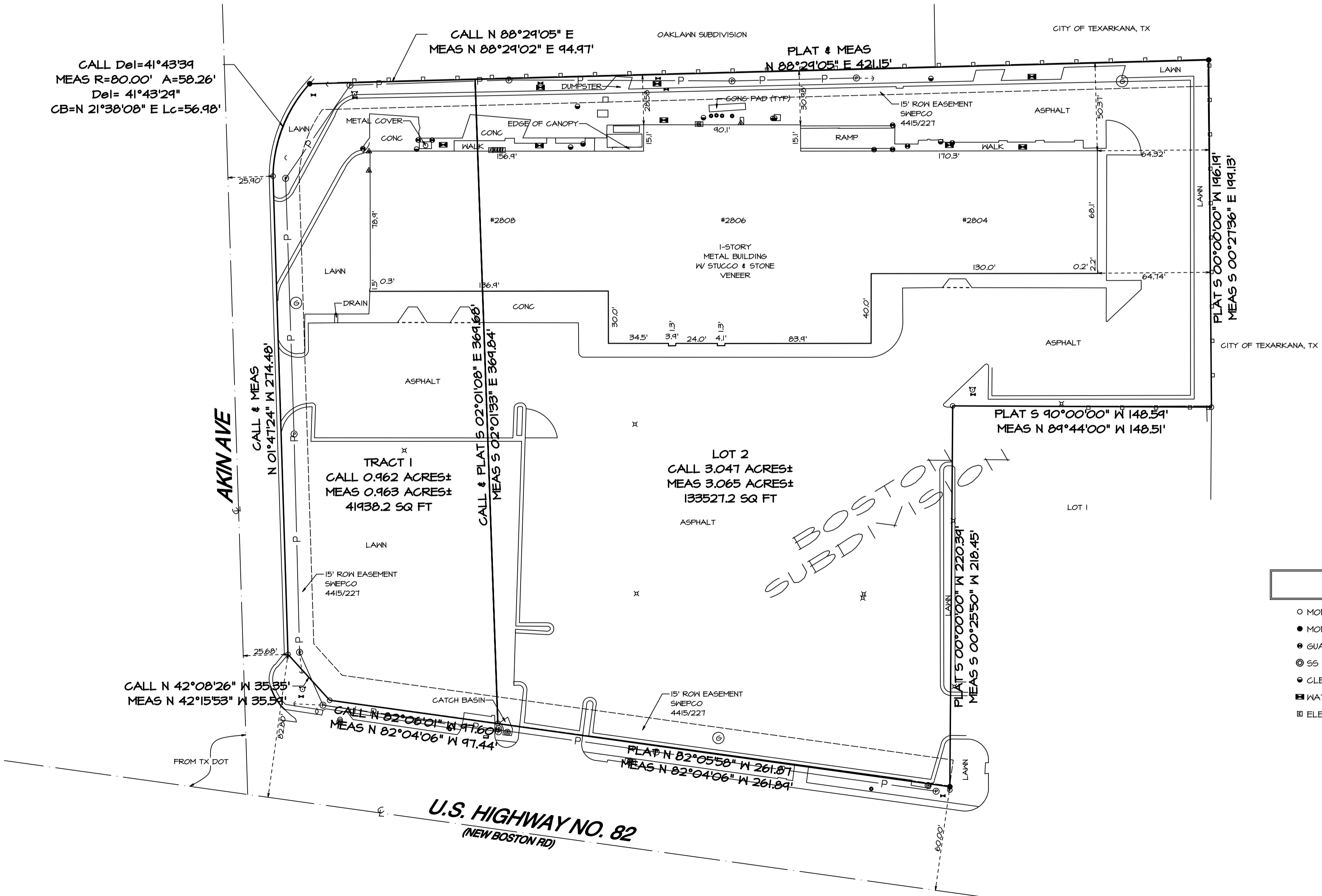
THENCE - N 82° 06' 01" W, 97.60 feet with said right-of-way line of U. S. Highway No. 82 to a concrete right-of-way marker found for corner;

THENCE - N 42° 08' 26" W, 35.35 feet to a concrete right-of-way marker found for corner and being the right-of-way intersection of U. S. Highway No. 82 and a street designated as South Akin Avenue;

THENCE - N 01° 47' 24" W, 274.48 feet with the East right-of-way line of said South Akin Avenue to a 1/2 inch reinforcing steel rod set for corner at the beginning of a curve to the right having a radius of 80.00 feet;

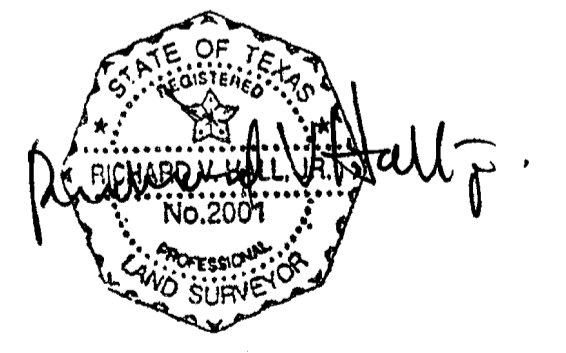
THENCE - Northeastly with said curve to the right having a radius of 80.00 feet, a distance of 58.26 feet through a central angle of 41° 43' 39", (chord being N 21° 08' E, 55.88 feet) to a 1/2 inch reinforcing steel rod set for corner;

THENCE - N 88° 29' 05" E, 94.57 feet with the South line of Lot Numbered One (1) in Block Numbered Three (3) of Oaklawn Subdivision as recorded in Volume 204, Page 124 of the Plat Records of Bowie County, Texas, and said Lot No. 1 in Block No. 3 of Oaklawn Subdivision being that same tract conveyed to Charles McDowell and recorded in Volume 847, Page 329 of the Real Property Records of Bowie County, Texas, and with the North boundary line of said Collins tract to the Point of Beginning and containing 0.962 acres of land, more or less.



LEGEND

○ MONUMENT FOUND	✕ LIGHT POLE
● MONUMENT SET	● STORM SEWER
⊙ GUARD POST	⊕ WATER HYDRANT
⊙ 66 MANHOLE	⊕ WATER VALVE
⊙ CLEAN OUT	⊙ POWER POLE
⊕ WATER METER	▲ GAS METER
⊕ ELECTRIC METER	◇ TRAFFIC SIGNAL BOX
	⋯ DOWNGUY



ALTA/ACSM LAND TITLE SURVEY		Drawn: ADM	Checked: RVHjr
TRACT 1 OF ELI MOORE HRS, A-401 LOT 2 OF BOSTON SUBDIVISION TEXARKANA, BOWIE COUNTY, TEXAS		Cert.: 2001	FB: DATA COLL
		Date: 3/18/15	File: 2015-015.pro
PREPARED FOR: MARCUS & MILLICHAP		Revisions:	
		DRAWING NO. 2015-015-01-01D	

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