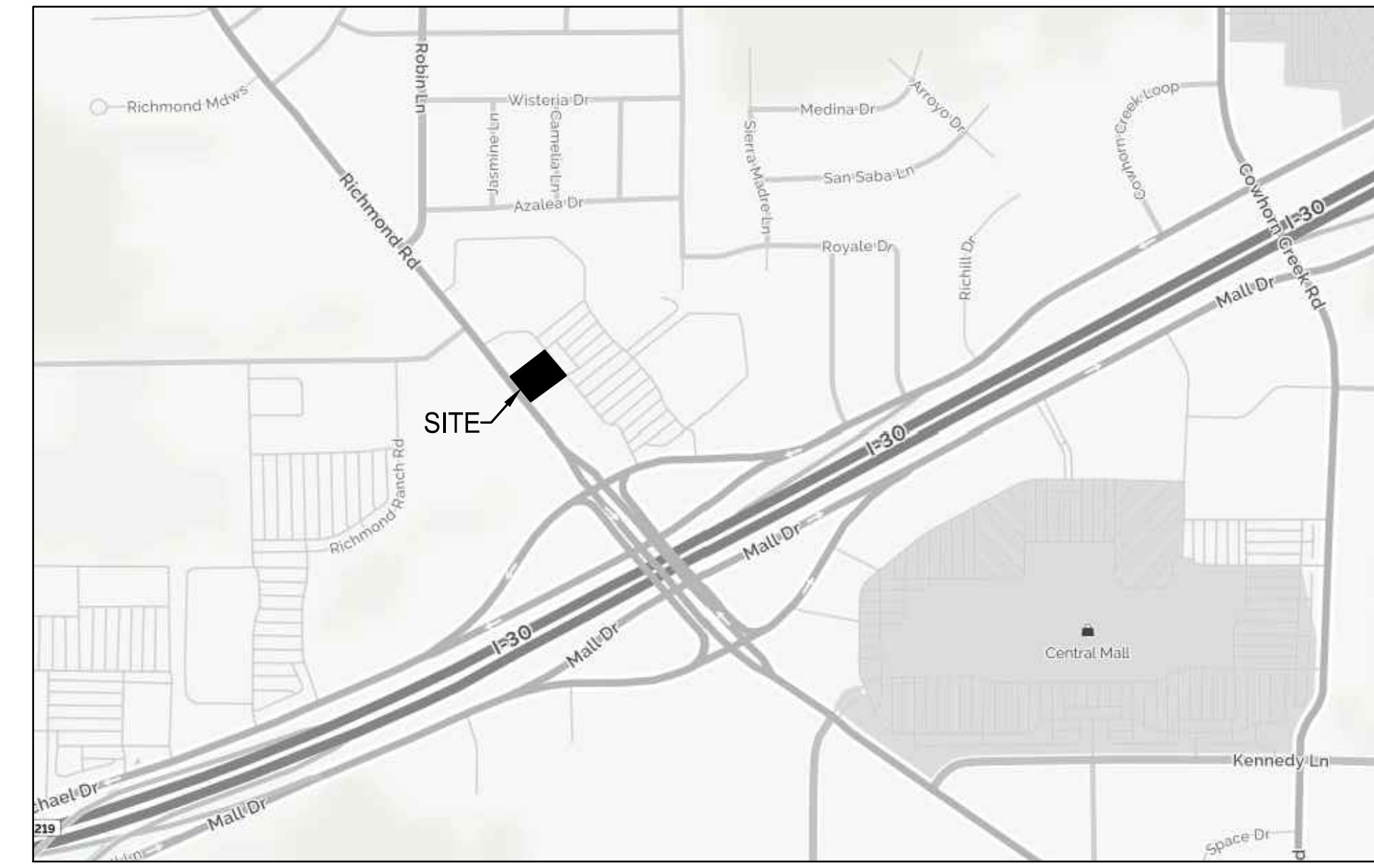
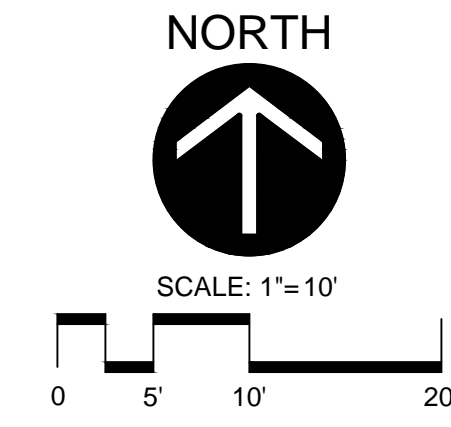
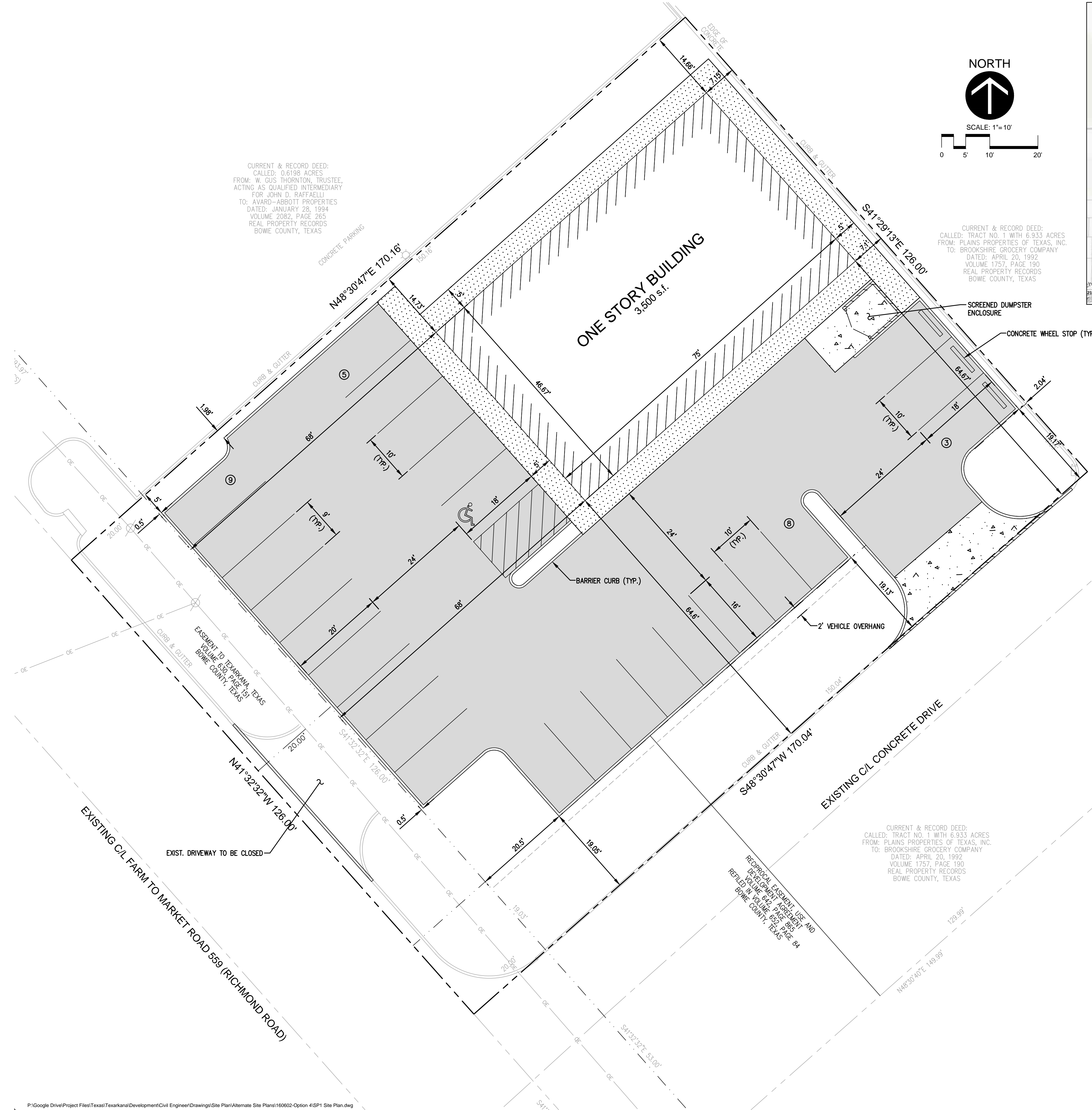


CURRENT & RECORD DEED:
 CALLED: 0.6198 ACRES
 FROM: W. GUS THORNTON, TRUSTEE,
 ACTING AS QUALIFIED INTERMEDIARY
 FOR JOHN D. RAFFAELLI
 TO: AVARD-ABBOTT PROPERTIES
 DATED: JANUARY 28, 1994
 VOLUME 2082, PAGE 265
 REAL PROPERTY RECORDS
 BOWIE COUNTY, TEXAS



VICINITY MAP
 N.T.S.



CURRENT & RECORD DEED:
 CALLED: TRACT NO. 1 WITH 6.933 ACRES
 FROM: PLAINS PROPERTIES OF TEXAS, INC.
 TO: BROOKSHIRE GROCERY COMPANY
 DATED: APRIL 20, 1992
 VOLUME 1757, PAGE 190
 REAL PROPERTY RECORDS
 BOWIE COUNTY, TEXAS

RECIPROCAL EASEMENT USE AND
 DEFERRED PAYMENT AGREEMENT
 DATED: APRIL 20, 1992
 VOLUME 1757, PAGE 190
 REAL PROPERTY RECORDS
 BOWIE COUNTY, TEXAS

SITE DATA

Zoning: GR (General Retail)
 Site Area: 41,433 S.F. (0.492 Acres)
 Proposed Building: 3,500 S.F.
 Building Fronts Richmond Road


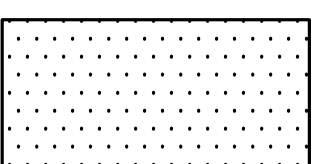

Parking:

Dental: 3.33 / 1,000 S.F.
 12 Parking Spaces Required (Per City Code)
 19 Parking Spaces Required (Per Shopping Center Dev. Agreement)
 25 Parking Spaces Provided (24 Standard & 1 Accessible)

Setbacks:

Front: 15'
 Side: 0'
 Rear: 0'

SURFACE LEGEND

-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  CONCRETE PAVEMENT

PROPOSED DEVELOPMENT
 2600 RICHMOND ROAD
 TEXARKANA, TX

Project Title:
 Seal:
 Date:
 Expires:

Rev.	Date	Description

Project #: TEXARKANA, TX
 Drawn By: BJD
 Checked By: RW / ML
 Issue Date: 06.02.16
 Sheet Title:

SITE PLAN -
 OPTION 4

SP4.0
 Sheet: 1 of 1