

#6220

7 PROPERTY DESCRIPTION

8 SURVEYOR'S NOTES

9 LEGEND

17 BASIS OF BEARINGS

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FIRM CERTIFICATE NO. 125
DATE: JULY 13, 2016

5 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 01027-4101, EFFECTIVE DATE: FEBRUARY 11, 2016, ISSUED FEEBRUARY 22, 2016.

6 SCHEDULE 'B' ITEMS

10. The following matters and all terms of the documents creating or offering evidence of

a. Visible and apparent roadways and/or easements. (As shown on survey) b. Easement to City of Texarkana, Texas recorded in/under Volume 630, Page 151, Doc. No. 2271, Deed Records, Bowie County, Texas; and as shown on survey prepared by Jeffrey A. Wood, Registered Professional Land Surveyor, Texas No. 6220, dated February 3, 2016, under Project No. 152100. (as shown on survey)

c. Grant of Reciprocal Easement, Use and Development Agreement recorded in/under Volume 642, Page 851, Doc. No. 12105, Deed Records, Bowie County, Texas; and as shown on survey prepared by Jeffrey A. Wood, Registered Professional Land Surveyor, Texas No. 6220, dated February 3, 2016, under Project No. 152100. (as shown on survey) d. Reciprocal Easement, Use and Development Agreement recorded in/under Volume 642, Page 865, Doc. No.12106, Deed Records, Bowie County, Texas; as re—filed in/under Volume 652, Page 84, Doc. No. 6341, Deed Records, Bowie County, Texas; and as shown an survey prepared by Jeffrey A. Wood, Registered Professional Land Surveyor, Texas No. 6220, dated February 3, 2016, under Project No. 152100. (as shown on survey)

loops; and/or guy lines/wires; all as shown on survey prepared by Jeffrey A. Wood, Registered Professional Land Surveyor, Texas No. 6220, dated February 3, 2016, under Project No. 152100. (as shown on survey) f. Sanitary sewer manholes; cleanouts; water meters; and/or water valves; all as shown on survey prepared by Jeffrey A. Wood, Registered Professional Land Surveyor, Texas No. 6220, dated February 3, 2016, under Project No. 152100. (as shown on survey) g. Gas meters as shown on survey prepared by Jeffrey A. Wood, Registered Professional Land Surveyor, Texas No. 6220, dated February 3, 2016, under Project No. 152100. (as shown on survey) h. Curb & gutter protrusions as shown on survey prepared by Jeffrey A. Wood, Registered Professional Land Surveyor, Texas No. 6220, dated February 3, 2016, under Project No. 152100. (as shown on survey)

8 SURVEYOR'S NOTES

1 — THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. 2 — UPON CONDUCTING THE SURVEY, NO EVIDENCE WAS OBSERVED THAT THE PROPERTY IS BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL. 3 — THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS 4 - THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

5 - THERE IS NO PLANNED RIGHT-OF-WAY WIDENING FOR RICHMOND ROAD 6 - THE PROPERTY HAS ACCESS TO RIGHMOND ROAD VIA CURB CUTS

8 - FROM THE SOUTHEAST CORNER OF THE 0.492 ACRE TRACT, THE INTERSECTION OF RICHMOND ROAD AND ST. MICHAEL DRIVE BEARS SOUTH 37°44'54"E 513.44' 9 - CURRENT ZONING FOR THE PROPERTY IS GENERAL RETAIL.

17 BASIS OF BEARINGS

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83(CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 41 DEGREES 32 MINUTES 32 SECONDS WEST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999880014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1 N=7242636.3871

CONTROL MONUMENT #2 N=7242867.4366 E=3313695.4542

7 PROPERTY DESCRIPTION

Property Description 0.492 Acres Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 0.492 acres in the deed from John D. Raffaelli to Cogent Blakey, LLC, dated April 1, 2016, recorded in Document No. 2016—4629 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut in concrete, found for a corner, the Northwest corner of the said 0.492 acre tract, the Northeast corner of that certain tract of land described as 0.6198 acres in the deed from W. Gus Thornton, Trustee, acting as Qualified Intermediary for John D. Raffaelli to Avard-Abbott
Properties, dated January 28, 1994, recorded in Volume 2082, Page 265 of the
Real Property Records of Bowie County, Texas, lying in the West line of that
certain tract of land described as 6.933 acres in the deed from Plains
Properties of Texas, Inc. to Brookshire Grocery Company, dated April 20,
1992, recorded in Volume 1757, Page 190 of the Real Property Records of Bowie
County Texas:

THENCE South 41 degrees 29 minutes 13 seconds East a distance of 126.00 feet along the North line of the said 0.492 acre tract and the West line of the said 6.933 acre tract, to a MAG-Nail, found for a corner, the Northeast corner of the said 0.492 acre tract and an inside ell corner in the West line of the said 0.433 acre tract.

THENCE South 48 degrees 30 minutes 47 seconds West, at a distance of 150.04 feet passing a "X" cut in concrete, found for a reference, lying in the North line of that certain tract of land described as 0.362 acres in the Easement and right—of—way from Jim Lindsey, et ux, to the City of Texarkana, Texas, dated March 6, 1978, recorded in Volume 630, Page 151 of the Deed Records of Bowie County, Texas, continuing in all a distance of 170.04 feet along the East line of the said 0.492 acre tract and the West line of the said 6.933 acre tract, to a point for a corner, the Southeast corner of the said 0.492 acre tract and the Southwest corner of the said 6.933 acre tract, lying in the North right—of—way line of Farm to Market Road 559 (Richmond Road);

THENCE North 41 degrees 32 minutes 32 seconds West a distance of 126.00 feet along the South line of the said 0.492 acre tract and the North right—of—way line of the said Farm to Market Road 559, to a point for a corner, the Southwest Corner of the said 0.492 acre tract, the Southeast corner of the said 0.6198 acre tract, lying in the North right—of—way line of the said Farm to Market Road 559;

THENCE North 48 degrees 30 minutes 47 seconds East, at a distance of 20.00 feet passing a 1/2 inch steel rod, found for a reference, capped MTG 101011—00, lying in the North line of the said Easement and right—of—way, continuing in all a distance of 170.16 feet along the West line of the said 0.492 acre tract and the East line of the said 0.6198 acre tract, to the point of beginning and containing 0.492 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on July 13, 2016.

ALTA / ACSM LAND TITLE SURVEY

0.492 ACRES IN PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18
BOWIE COUNTY, TEXAS FOR: QUATTRO DEVELOPMENT, LLC

930 SUMMERHILL RD. | P.O. BOX 378 TEXARKANA TEXAS 75501 Revision/Description P 903.838.8533 | F 903.832.4700 www.mtgengineers.com TBPE NO. 354 © MTG 2016 Project No. Dwg. Date

7/13/16

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engineers & surveyors