

SCHEDULE B-II ITEMS

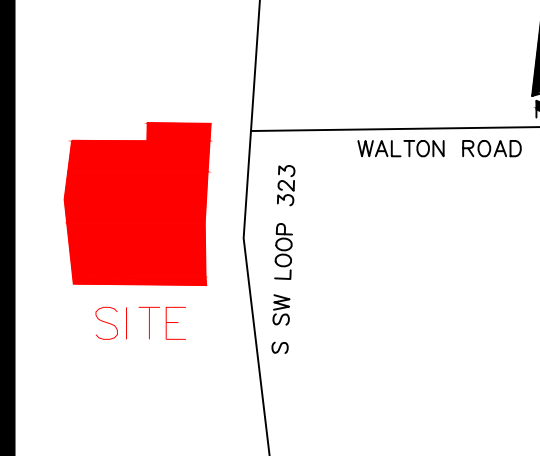
- (1) — THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION);
- (C) — EASEMENTS, DEDICATIONS, AND OTHER MATTERS AS SHOWN ON PLAT OF TREADCO ADDITION RECORDED IN CABINET B, SLIDE 337-D, PLAT RECORDS, SMITH COUNTY, TEXAS. THE PLAT SHOWS THE FOLLOWING:
30.0' FLOODWAY EASEMENT WITH MANHOLES AND SEWER LINES TO CITY OF TYLER RECORDED IN VOL. 2193, PAGE 730, LAND RECORDS; AMENDED UNDER CFN 202101025675, OFFICIAL PUBLIC RECORDS;
100' WIDE EASEMENT TO TEXAS POWER & LIGHT CO. RECORDED IN VOLUME 1468, PAGE 54, DEED RECORDS;
100' YR. FLOODPLAIN (APPROX.);
MINIMUM FINISHED FLOOR ELEVATION:
40.0' WIDE DRAINAGE ESM. TO STATE OF TEXAS RECORDED IN VOLUME 1170, PAGE 482, DEED RECORDS, SMITH COUNTY, TEXAS.
(AFFECTS, PLOTTED AS SHOWN)
- (E) — EASEMENTS TO TEXAS POWER & LIGHT CO. RECORDED IN VOLUME 521, PAGE 306, DEED RECORDS OF SMITH COUNTY, TEXAS.
(AFFECTS, TRANSMISSION LINE SHOWN HEREON)
- (F) — RIGHT OF WAY EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 835, PAGES 574, DEED RECORDS OF SMITH COUNTY, TEXAS.
(AFFECTS, PLOTTED AS SHOWN)
- (G) — RIGHT OF WAY DEED TO STATE OF TEXAS RECORDED IN VOLUME 835, PAGE 613, DEED RECORDS OF SMITH COUNTY, TEXAS.
(UNABLE TO DETERMINE, STATION MAPS NOT PROVIDED)
- (H) — RIGHT OF WAY DEED TO STATE OF TEXAS RECORDED IN VOLUME 1170, PAGES 479 & 482, DEED RECORDS, SMITH COUNTY, TEXAS.
(AFFECTS, SHOWN HEREON)
- (I) — EASEMENT TO CITY OF TYLER RECORDED IN VOLUME 5434, PAGE 134, OFFICIAL PUBLIC RECORDS, SMITH COUNTY, TEXAS.
(AFFECTS, PLOTTED AS SHOWN)
- (L) — INTEREST IN AND TO ALL OIL, GAS OR OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED IN VOLUME 1677, PAGE 818, DEED RECORDS, SMITH COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
(AFFECTS, BLANKET IN NATURE)

SITE PICTURE



VICINITY MAP

NOT TO SCALE



LAND AREA

309,101 SQ. FEET ±
7.096 ACRES ±

PARKING SPACES

REGULAR= 0 HANDICAP= 0
TOTAL= 0

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	C-2 (GENERAL COMMERCIAL DISTRICT), R-MF (MULTI-FAMILY RESIDENTIAL DISTRICT)	AUTO SERVICE FACILITIES 3 SPACES PER BAY PLUS 1 PER TOW TRUCK
PERMITTED USE	INDUSTRIAL	
MINIMUM LOT AREA (SQ.FT.)	14,000 SQ. FT. (C-2)	
MAX. BUILDING COVERAGE	60% (C-2)	
MAX. BUILDING HEIGHT	3 STORIES, 45' (C-2)	
BUILDING SETBACKS		CONTACT: GLOBAL REALTY SERVICES GROUP
FRONT	10 FEET (C-2)	
SIDE	0 FEET (C-2)	PHONE: 877.GRS.CRE1
STREET SIDE	15 FEET (C-2)	+1 213.908.2173
REAR	10' (C-2)	REPORT DATE: 2/14/2022
NOTES:		PROJECT SITE #: 21-54646.125

FLOOD NOTE

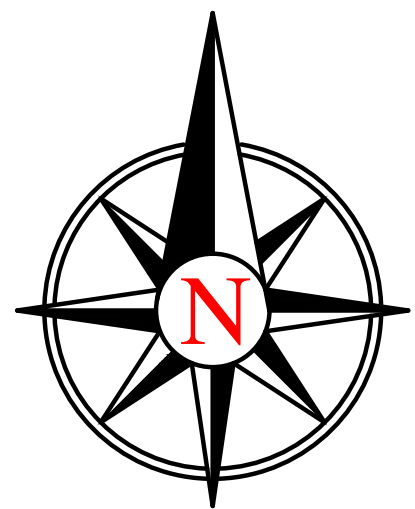
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 48423C03550, WHICH BEARS AN EFFECTIVE DATE OF 04/16/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF SURVEY

LEGEND

● FOUND MONUMENT AS NOTED	BHL BUILDING HEIGHT LOCATION
⊕ COMPUTED POINT	(R) RECORD DIMENSION
⊗ POWER POLE	(M) MEASURED DIMENSION
⬮ GUY ANCHOR	PS PARKING SPACE(S)
⊖ STORM WATER MANHOLE	— — — — — BOUNDARY
⊖ GRATED INLET	— — — — — EASEMENT
⊖ TELEPHONE PEDESTAL	- x - x - x - FENCE
⊖ ELECTRIC METER	- - - - - OVERHEAD TRANSMISSION LINE
⊖ GAS METER	- - - - - OVERHEAD POWER LINE
⊖ GAS VALVE	
⊖ SANITARY MANHOLE	
⊖ BOLLARD	
⬮ SIGN	



N/F: ALL SAINTS EPISCOPAL SCHOOL OF TYLER
3836 BRIARWOOD DR
TYLER, TX 75701
APN: 100000096300053020
INSTRUMENT WD47669
VOLUME 5497, PAGE 220

N/F: ALL SAINTS EPISCOPAL SCHOOL OF TYLER
2804 WEXFORD DR
TYLER, TX 75701
APN: 100000004800006010
DEED INSTRUMENT WD47669,
VOLUME 5497, PAGE 220

A PART OF THE OLIVER ANDERSON SURVEY, ABSTRACT NO. 30, AND THE LEVI H. ASHCRAFT SURVEY, ABSTRACT NO. 48, AS SHOWN PER VOL. 1410, PAGE 434 2801 S SW LOOP 323 TYLER, TX 75701
APN: 150000085222020000
309,101 SQ. FEET ±
7.096 ACRES ±

N/F: FURNITURE ROW COLO LLC
WEXFORD DR
TYLER, TX 75701
APN: 150000085222021030
DEED INSTRUMENT SW021023

N/F: FURNITURE ROW USA LLC
2929 S SOUTHWEST LOOP
TYLER, TX 75701
APN: 150000085222021010
DEED INSTRUMENT SW061437

RECORD DESCRIPTION

SHEET 1 OF 1

BEING LOT 20, N.C.B. 852-V, FINAL PLAT SHOWING TREADCO ADDITION, CITY OF TYLER, L.H. ASHCRAFT SURVEY, A-48 & O. ANDERSON SURVEY, A-30, SMITH COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 337-D, PAT RECORDS OF SMITH COUNTY, TEXAS.

BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED DATED OCTOBER 31ST, 2000, FROM TREDCO, INC. TO WINGFOOT COMMERCIAL TIRE SYSTEMS, LLC, RECORDED IN VOLUME 5572, PAGE 1, OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS, AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN SMITH COUNTY, TEXAS, A PART OF THE OLIVER ANDERSON SURVEY, ABSTRACT NO. 30, AND THE LEVI H. ASHCRAFT SURVEY, ABSTRACT NO. 48, A PART OF THAT CERTAIN TRACT DESCRIBED IN A WARRANTY DEED FROM EDWIN RUSSELL, INDEPENDENT EXECUTOR OF THE ESTATE OF GRACE HERNDON PATTEN TO MARTIN SAMMONS, DATED APRIL 13, 1972, THAT IS RECORDED IN VOL. 1410, PAGE 434 OF THE DEEDRECORDS OF SMITH COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING IN THE WESTERLY NORTH LINE OF THE ABOVE MENTIONED TRACT, 809.91 FT. NORTH 89 DEG. 21 MIN. EAST OF THE WESTERLY NORTHWEST CORNER OF SAME, A 1/2" IRON PIN IN THE WEST LINE OF A TEXAS POWER & LIGHT CO. EASEMENT AS DESCRIBED IN VOL. 1468, PAGE 54 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS;

THENCE NORTH 89 DEG. 21 MIN. EAST CROSSING SAID TEXAS POWER & LIGHT CO. EASEMENT, 290.09 FT. TO A 1/2" IRON ROD FOR CORNER;

THENCE NORTH 0 DEG. 03 MIN. WEST 70.17 FT. TO A 1/2" IRON ROD FOR CORNER;

THENCE NORTH 89 DEG. 42 MIN. EAST 243.29 FT. TO A 1/2" IRON ROD FOR CORNER, IN THE WEST LINE OF LOOP HIGHWAY 323;

THENCE SOUTH 2 DEG. 45 MIN. WEST 185.28 FT. TO A POINT FOR CORNER;

THENCE SOUTH 1 DEG. 54 MIN. EAST 206.78 FT. TO A POINT FOR CORNER;

THENCE SOUTH 5 DEG. 11 MIN. EAST 31.69 FT. TO A 1/2" IRON ROD FOR CORNER, IN THE WEST LINE OF LOOP HIGHWAY 323;

THENCE SOUTH 89 DEG. 35 MIN. WEST 510.26 FT. TO A 1/2" IRON ROD FOR CORNER LOCATED IN THE WEST LINE OF ABOVE MENTIONED TEXAS POWER & LIGHT CO. EASEMENT;

THENCE NORTH 7 DEG. 17 MIN. WEST 326.08 FT. TO A 1/2" IRON ROD FOR CORNER;

THENCE NORTH 6 DEG. 16 MIN. EAST 228.47 FT. TO THE PLACE OF BEGINNING, CONTAINING 7.096 ACRES OF LAND.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO.: 22000140003V, WITH AN EFFECTIVE DATE OF DECEMBER 29, 2022 AT 8:00 AM.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS N09°00'30" W PER GPS COORDINATE OBSERVATIONS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- CONVERGENCE ANGLE: 01°43'15.8826"
- LONGITUDE: -95°20'38.6294"
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM S SOUTHWEST LOOP 323, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON WAS UNKNOWN TO THIS SURVEYOR.
- IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN REGARDS TO TABLE "A" ITEM 10(A), AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF S SOUTHWEST LOOP 323 AND WALTON ROAD.
- AT THE TIME OF THIS SURVEY, THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- AT THE TIME OF THE ALTA SURVEY, THE ADDRESS OBSERVED IN THE FIELD WAS 2801 S SW LOOP 323, TYLER, TEXAS 75701.

ALTA/NSPS LAND TITLE SURVEY

GOODYEAR

2801 S SW LOOP 323

SMITH COUNTY

TYLER, TEXAS 75701

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY, AND GRS GROUP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/19/2022.

DATE OF PLAT OR MAP: 2/9/2022

BRADLEY G. WELLS
RPLS NO. 5499
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWING.COM

DATED 2021 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP, LLC.

SURVEY COORDINATED BY:

GRS
GROUP

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | 1 FIELDSURVEY@GRS-GLOBAL.COM | PHONE: 330-779-1167