

## SCHEDULE B-II ITEMS

- 100 — THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- 100C — RIGHT OF WAY FROM MESA BUILDERS, INC. TO SOUTHWESTERN ELECTRIC POWER COMPANY, DATED JANUARY 5, 1982, RECORDED AT VOLUME 964, PAGE 65, DEED RECORDS, HARRISON COUNTY, TEXAS. (UNABLE TO PLOT, POLE NUMBER B6605 AND B6606 ARE UNKNOWN AT THE TIME OF ALTA SURVEY)
- 100 — RIGHT OF WAY FROM MARK JOHNSON AND MESA BUILDERS, INC., TO SOUTHWESTERN ELECTRIC POWER COMPANY, DATED FEBRUARY 1, 1983, RECORDED IN VOLUME 996, PAGE 349, DEED RECORDS, HARRISON COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
- 100E — RIGHT OF WAY FROM MDF INVESTMENTS TO SOUTHWESTERN ELECTRIC POWER COMPANY, DATED OCTOBER 11, 1983, RECORDED IN VOLUME 1018, PAGE 802, DEED RECORDS, HARRISON COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)

## RECORD DESCRIPTION

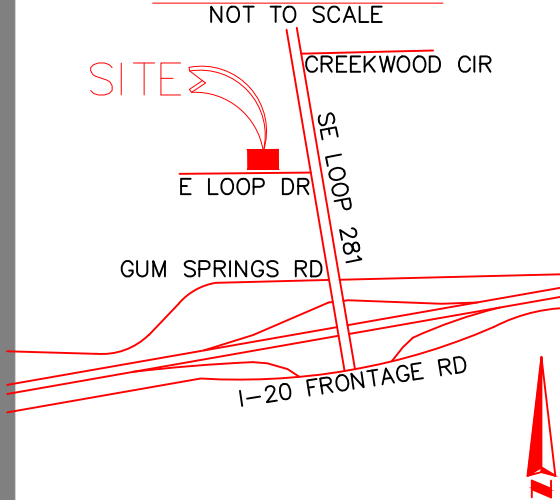
## SHEET 1 OF 1

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, PART OF A 49.62-ACRE TRACT IN THE JAMES HILL SURVEY, A-300 DESCRIBED IN DEED OF RECORD IN VOLUME 925, PAGE 541, SAID COUNTY DEED RECORDS AND ALSO BEING PART OF A 10-ACRE TRACT KNOWN AS EAST LOOP BUSINESS PARK, UNIT 1, AND BEING ALL OF LOT TWO (2) IN BLOCK ONE (1) ACCORDING TO THE PLAT OF SAID UNIT OF RECORD IN CABINET A, SLIDE 142, PLAT RECORDS, HARRISON COUNTY, TEXAS.



SITE PICTURE

## VICINITY MAP



## LAND AREA

25,902 SQUARE FEET±  
0.595 ACRES±

## PARKING SPACES

REGULAR= 00 GARAGE= 02  
TOTAL= 02

## ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	NOT APPLICABLE	NOT APPLICABLE
PERMITTED USE	INDUSTRIAL	
MINIMUM LOT AREA (SQ.FT.)	NOT APPLICABLE	
MAX BUILDING COVERAGE	NOT APPLICABLE	
MAX BUILDING HEIGHT	NOT APPLICABLE	
BUILDING SETBACKS		CONTACT: GRS GROUP
FRONT	NOT APPLICABLE	
SIDE	NOT APPLICABLE	PHONE: 1 213 908 2173
REAR	NOT APPLICABLE	WEBSITE: WWW.GRS-GLOBAL.COM
NOTES:		REPORT DATE: FEBRUARY 14, 2022
N/A		PROJECT SITE #: 21-54646.123

## FLOOD NOTE

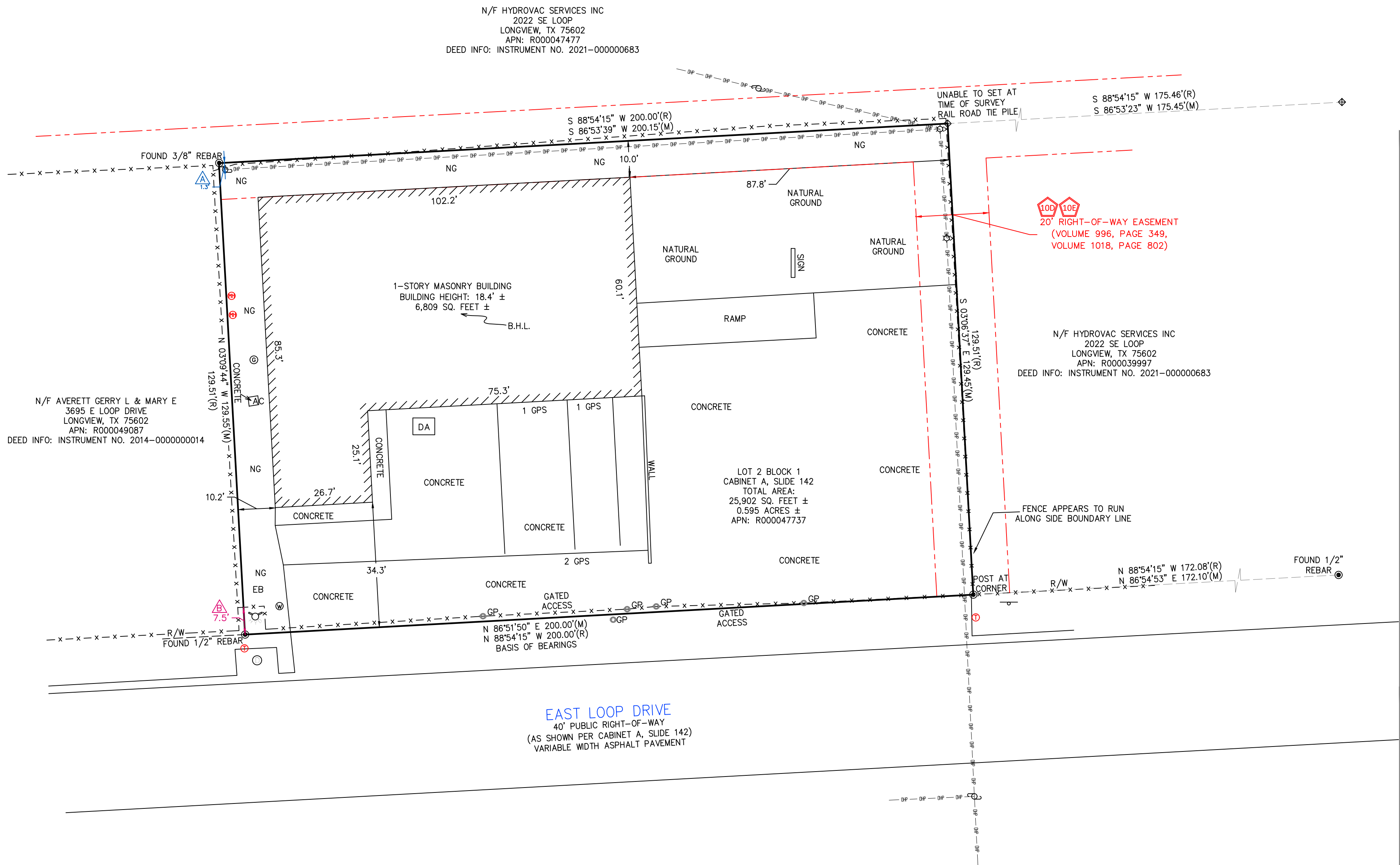
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 48203C0425F, WHICH BEARS AN EFFECTIVE DATE OF 09/03/2014 AND IS NOT IN A SPECIAL 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

- ▲ FENCE APPEARS TO CROSS BOUNDARY BY AS MUCH AS 1.3'.
- ▲ FENCE APPEARS TO CROSS BOUNDARY BY AS MUCH AS 7.5'.

## LEGEND

● FOUND MONUMENT AS-NOTED	GPS GARAGE PARKING SPACE(S)
⊕ COMPUTED POINT	PS PARKING SPACE(S)
⊗ WATER VALVE	R/W RIGHT-OF-WAY
☆ LIGHT POLE	(R) RECORD DIMENSION
⊙ UTILITY POLE	(M) MEASURED DIMENSION
⊙ TELEPHONE PEDESTAL	C/L CENTERLINE OF RIGHT-OF-WAY
⊙ STORM MANHOLE	DA DUMPSTER AREA
⊙ FIRE HYDRANT	N/F NOW OR FORMERLY
EB ELECTRIC BOX	B.H.L. BUILDING HEIGHT LOCATION
⊙ WATER METER	— BOUNDARY LINE
⊙ AIR CONDITIONER	— EASEMENT LINE
⊙ GAS METER	— FENCE
⊙ SIGN	— RIGHT-OF-WAY
⊙ MANHOLE	— OVERHEAD UTILITY LINE
OGP GATE POST	



## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 22000140003Y, WITH AN EFFECTIVE DATE OF JANUARY 18, 2022 AT 7:00 A.M.

## 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 SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N86°51'50"E PER GPS COORDINATE OBSERVATIONS  
LATITUDE: 32°27'49.5893"  
LONGITUDE: -94°40'06.2878"  
CONVERGENCE ANGLE: 02°09'23.01391"
- THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM EAST LOOP DRIVE.
- 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 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF EAST LOOP DRIVE AND SOUTHEAST LOOP 281, WHICH IS APPROXIMATELY 253' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
- 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 GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 0.98893033001822
- AT THE TIME OF ALTA SURVEY THE PROPERTY ADDRESS WAS 3725 EAST LOOP DRIVE, LONGVIEW, TEXAS 75602, DISCLOSED IN DOCUMENTS PROVIDED BY CLIENT.

## ALTA/NSPS LAND TITLE SURVEY

GOODYEAR  
3725 EAST LOOP DRIVE

GREGG COUNTY

LONGVIEW, TEXAS 75602

## SURVEYOR'S CERTIFICATE

TO: GRS GROUP; STEWART TITLE GUARANTY COMPANY:

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, 7B1, 7C, 8, 9, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/14/2022.  
DATE OF PLAT OR MAP: 02/28/2022

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  
479-433-4506  
SURVEY@BLEWINC.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 | FIELD@SURVEYORGRS-GLOBAL.COM | PHONE: 330-779-1167