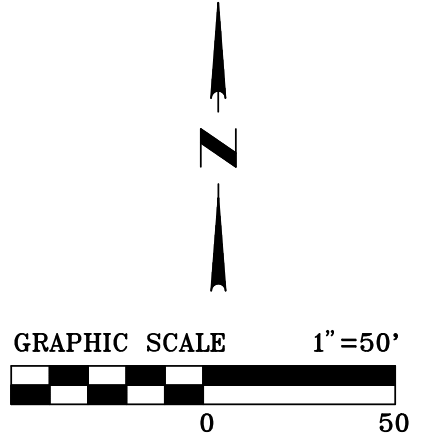
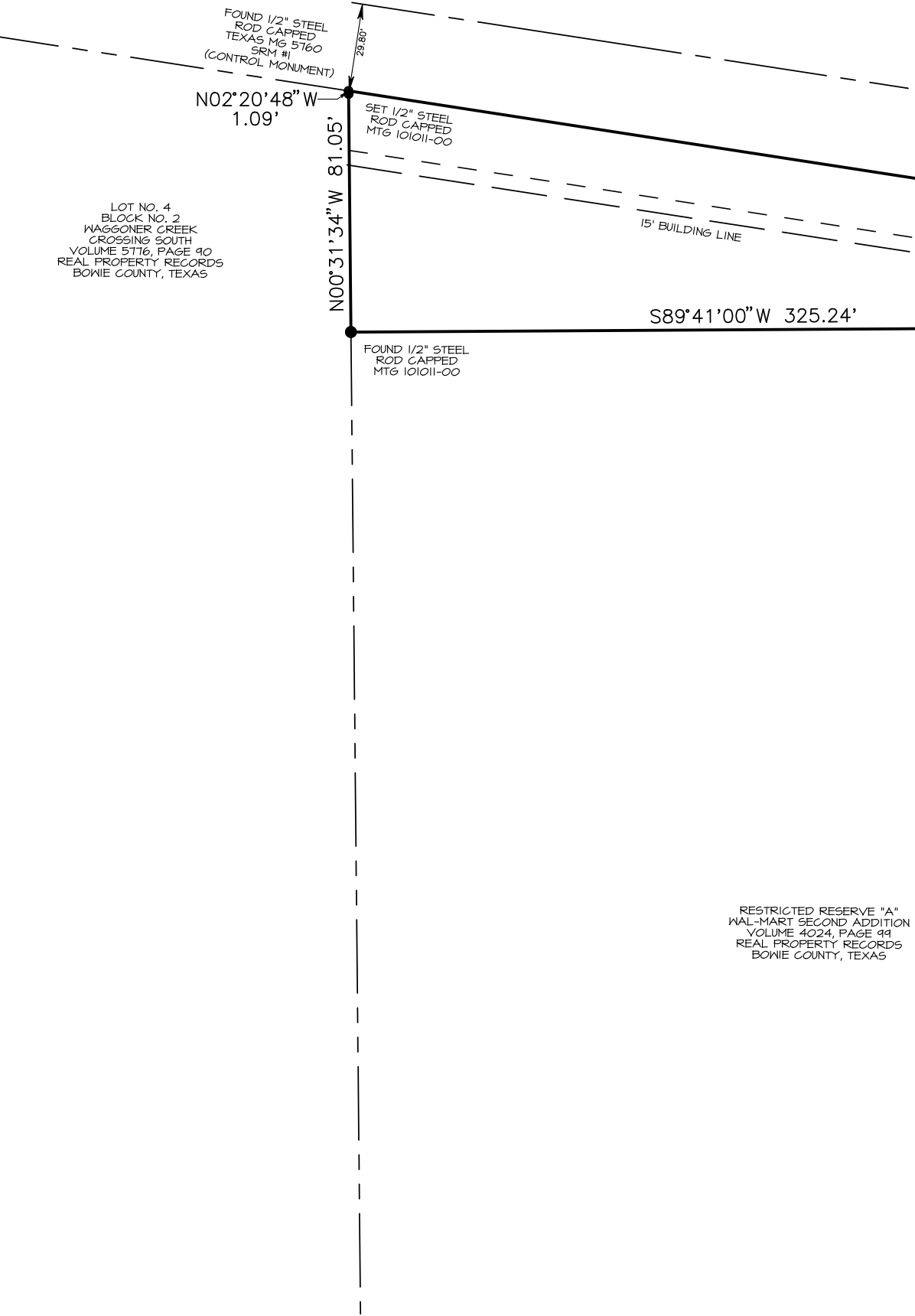


C:\Users\Public\Documents\192058 Replat Lot 3 Wal-Mart Second Addition\192058 Wal-Mart Third.p
PL 409 17-2019 192058



PROPERTY DESCRIPTION

ALL OF LOTS 3A AND 3B, BLOCK 1 OF THE REPLAT OF LOT 2 BLOCK 5 & A PART OF LOT 3, BLOCK 1, WAL-MART SECOND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 5005, PAGE 179 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND ALL OF LOT 3C, BLOCK 1 OF THE REPLAT OF A PORTION OF LOT 3, BLOCK 1 WAL-MART SECOND ADDITION, A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5459, PAGE 149 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

CURRENT & RECORD DEED,
FROM: ALLISON WILLIAMS RECEIVABLES FINANCING CORPORATION, A MINNESOTA CORPORATION
TO: MICHEE NOVEMBER, INC., A DELAWARE CORPORATION
DATED: SEPTEMBER 24, 1991
VOLUME 2181, PAGE 46
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

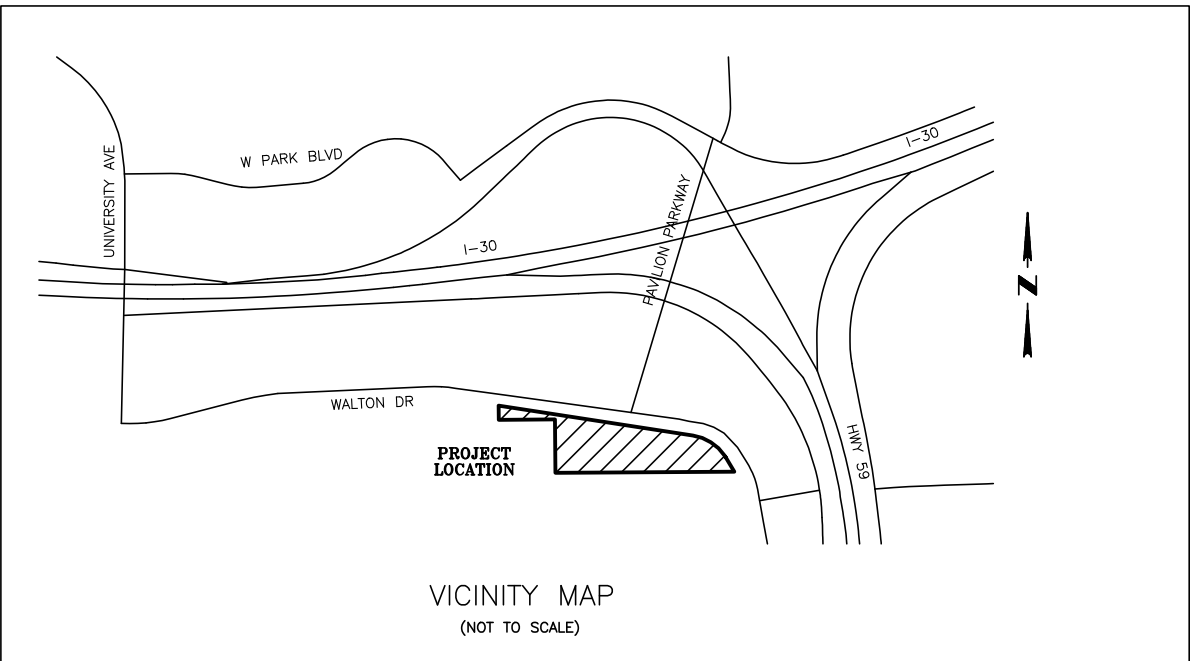
SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

- 1) TO ADJUST LOT LINES BETWEEN THREE LOTS OF TWO REPLATS OF WAL-MART SECOND ADDITION.
- 2) THIS PLAT IS NOT IN VIOLATION OF THE TERMS AND CONDITIONS STATED IN THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 4116, PAGE 124.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037003550, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.



CERTIFICATE OF DEDICATION BY OWNERS

We, being the Owners of the hereon described tract of land, have cause the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as the Wal-Mart Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Texarkana, Bowie County, Texas.

LOT 1

By: Shirley Jaster, City Manager, City of Texarkana, Texas

LOT 2

By: Ivan Smith Properties, LLC

LOT 3

SKB Land Investments, L.P., a Texas Limited Partnership
By: SKB Management, LLC, a Texas limited liability company,
its general partner

By: Jasper Stover, Member

By: Jerry L. Brewer, Member

By: Phillip R. Kennedy, Member

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that Wal-Mart Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the _____ day of _____, 2019.

CHAIRMAN

SECRETARY

PLANNING COMMISSION APPROVAL
EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

Commission Expires: _____
Notary Public
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

Commission Expires: _____
Notary Public
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Jasper Stover, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

Commission Expires: _____
Notary Public
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Jerry L. Brewer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

Commission Expires: _____
Notary Public
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Phillip R. Kennedy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

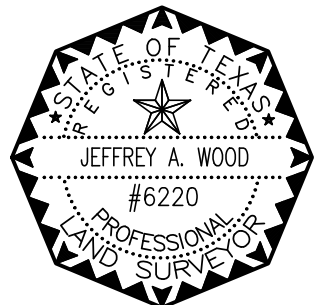
Commission Expires: _____
Notary Public
State of Texas

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the Plat of the hereon described subdivision correctly reflects the results of a survey made by me on the ground May 3, 2019, that the corner monuments are in place at points on the boundaries as shown on the attached map, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision is to be known as Wal-Mart Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Jeffrey A. Wood

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: May 16, 2019



WAL-MART
THIRD ADDITION

REPLAT OF LOT 3A & 3B OF THE REPLAT OF LOT 2, BLOCK 5 & A PART OF LOT 3, BLOCK 1 WAL-MART 2ND ADDITION, AND ALL OF LOT 3C OF THE REPLAT OF A PORTION OF LOT 3, BLOCK 1 OF WAL-MART 2ND ADDITION

A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, TEXARKANA, BOWIE COUNTY, TEXAS,

Date _____ Revision/Description _____

Drawn By: BLB Checked By: JW Project No.: 192058 Date: 5/16/19

MTG
engineers
& surveyors

5930 SUMMERHILL RD.
TEXARKANA TEXAS 75501

P 903.838.8533 | F 903.832.4700
www.mtgenineers.com

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File No. _____ Sheet No. _____