

**COMMONWEALTH LAND TITLE INSURANCE COMPANY  
COMMITMENT NO. 1017003607 - SCHEDULE A, EXHIBIT "A":**

BEING an 11.73 acre tract of land situated in the Jose Maria J. Carbajal Survey, Abstract 13, Victoria County Texas, and being a portion of Lots 9 and 10 of the Weider-Sutherland Subdivision as recorded in Volume 57, Page 117, of the Deed Records of said County, and further being the remainder of that certain 12.145 acre tract of land as conveyed to Billy K. Hart and Gary Hart, as Trustees of the Hart Plumbing Co. Profit Sharing Plan Trust according to instrument recorded in Volume 1293, Page 265, of the Deed Records of Victoria County, Texas, said 11.73 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the most west corner of the herein described tract and said 12.145 acre tract, same being in the west line of the remainder of that certain tract of land described as 210 acres as conveyed from Albert M. Rosenquest et ux, according to instrument recorded in Volume 121, Page 282, of the Deed Records of said County, said rebar also marking the south corner of that certain 0.3773 acre tract of land as conveyed to the City of Victoria according to instrument recorded in Volume 1152, Page 263 of the Deed Records of said County;

THENCE, North 44 deg. 26' 41" East, with the southeast line of said 0.3773 acre tract, a distance of 206.33 feet to a 5/8 inch diameter steel rebar set in the curving south right-of-way line of Loop 463 aka Zac Lentz Parkway (R.O.W. varies) to mark a corner of the herein described tract, same being the northeast corner of the said 0.3773 acre tract;

THENCE, with said right-of-way line of Loop 463, curving to the right, having a radius of 5594.58 feet, interior angle of 01 deg. 11' 54", chord bears North 83 deg. 48' 02" East, a distance of 117.01 feet, for an arc length of 117.01 feet to a 5/8 inch diameter steel rebar set to mark a corner of the herein described tract;

THENCE, South 05 deg. 29' 47" East, a distance of 81.04 feet to a 5/8 inch diameter steel rebar set to mark an interior corner of the herein described tract and a corner of said right-of-way;

THENCE, North 73 deg. 37' 46" East, a distance of 386.60 feet to a 5/8 inch diameter steel rebar set to mark an angle point in said right-of-way line and the herein described tract;

THENCE, North 85 deg. 29' 35" East, continuing with said right-of-way line a distance of 242.59 feet to a 5/8 inch diameter steel rebar found marking the northeast corner of the herein described tract, same being the northwest corner of the remainder of that certain 9.639 acre tract of land as conveyed to Good Earth Joint Venture according to instrument recorded in Volume 1400, Page 898 of the Deed Records of said County;

THENCE, South 04 deg. 32' 50" East, with the common line of said 9.689 acre tract, a distance 36.31 feet to a 5/8 inch diameter steel rebar found a the beginning of a curve to the left;

THENCE, with said curve to the right, having a radius of 148.55 feet, interior angle of 25 deg. 31' 32", chord bears South 17 deg 18' 36" East, a distance of 65.63 feet, for an arc length of 66.18 feet to a 5/8 inch diameter steel rebar found marking its point of tangency;

THENCE, South 30 deg. 04' 16" East, a distance of 157.35 feet to a 5/8 inch diameter steel rebar found marking a corner of the herein described tract and interior corner of the said 9.689 acre tract;

THENCE, South 59 deg. 55' 44" West, a distance of 267.77 feet to a 5/8 inch diameter steel rebar set to mark an interior corner of the herein described tract, same being the most west corner of the said 9.689 acre tract;

THENCE, South 30 deg. 04' 16" East, a distance of 492.87 feet to a 5/8 inch diameter steel rebar found marking the southeast corner of the herein described tract, same being the south corner of the said 9.689 acre tract and being in the northwest line of that certain 32.09 ac tract of land as conveyed to Jack Fitzgerald, et al. according to instrument recorded in Volume 1362, Page 411 of the Deed Records of said County;

THENCE, South 48 deg. 57' 37" West, a distance of 281.77 feet to a 5/8 inch diameter steel rebar set to mark the south corner of the herein described tract, same being the northwest corner of the said 32.09 acre tract and being in the northeast line of the said 210 acre tract;

THENCE, North 45 deg. 27' 49" West, a distance of 153.95 feet to a 5/8 inch diameter steel rebar set to mark an angle point in the said 210 acre tract and the herein described tract;

THENCE, North 45 deg. 23' 16" West, with the common line of said 210 acre tract, a distance of 948.57 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 11.73 acre tract of land, more or less.

All set 5/8 inch diameter steel rebar marked with yellow plastic cap stamped "URBAN SURVEYING, INC." Bearings are based on bearings of record recorded in Volume 1293, Page 265 of the Deed Records of Victoria County, Texas

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

**COMMONWEALTH LAND TITLE INSURANCE COMPANY  
COMMITMENT NO. 1017003607 - SCHEDULE B, SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

i. The provision of the adopted by the Commissioner's Court on August 13, 1973 Victoria County Airport NAVAD Protection and Obstruction Ordinance, and the Victoria County Airport Hazard Zoning Map on file with the County Clerk of Victoria County, Texas, in Volume 29, Page 152, of the Commissioner's Court Records of Victoria County, Texas.  
**(AFFECTS SUBJECT PROPERTY - NO PLOTTABLE ITEMS)**

j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trunkline Gas Company  
Purpose: Pipeline and appurtenance purposes  
Recording Date: July 26, 1971  
Recording No: Volume 775, Page 553, Deed Records of Victoria County, Texas, and as amended by instrument recorded in Volume 1046, Page 560, Deed Records of Victoria County, Texas.  
**(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sinclair Refining Company  
Purpose: Pipeline and appurtenance purposes  
Date: November 9, 1945  
Recording No: Volume 210, Page 231, Deed Records of Victoria County, Texas, amended in Volume 1017, Page 331, Volume 1017, Page 337, and Volume 1017, Page 344, Deed Records of Victoria County, Texas.  
**(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: AEP-Central Power and Light  
Purpose: Electric distribution system and appurtenance purposes  
Date: August 2, 2001  
Recording No: Instrument No. 200200128, Official Public Records of Victoria County, Texas.  
**(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Victoria, Texas  
Purpose: Subsurface utility lines and appurtenance purposes  
Date: June 8, 2000  
Recording No: Instrument No. 200007248, Official Public Records of Victoria County, Texas.  
**(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

n. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: ASCENSION PROJECT VICTORIA, LLC  
Purpose: Storm Sewer Easement and appurtenance purposes  
Date: January 17, 2014  
Recording No: Instrument No. 201402109, Official Public Records of Victoria County, Texas.  
**(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

o. All interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 16, 1980, from G. W. Wington, Trustee, to Robert R. Marlin, et al., recorded at Volume 1080, Page 395, Deed Records of the Official Records of Victoria County, Texas, which document contains the following language "All of the oil, gas and other minerals in and under the property ...the rights of ingress and egress are expressly waived...". 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 SUBJECT PROPERTY - BLANKET IN NATURE)**

p. Provision regarding Contract stated on second page of General Warranty Deed dated Nov. 20, 2006, from Billy R. Hart and Gary Hart, as Trustees of The Hart Plumbing Co. Profit Sharing Plan Trust, to Jack G. Fitzgerald and Leonard P. Gietz, recorded at Instrument No. 200616147, Official Public Records of Victoria County, Texas.  
**(AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)**

**MISCELLANEOUS NOTES:**

1. There is no evident direct access to the subject property.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. There is no posted address on site; subject property is vacant land.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. At the time of this survey, there was no observable evidence of party walls.
9. Rectified Orthophotography was not used to depict improvements on this project.
10. The Property surveyed and shown hereon is the same property described in Schedule A of Commonwealth Land Title Insurance Company Title Commitment No. 1017003607 with an effective date of November 29, 2015.

**BASIS OF BEARING:**

The basis for all bearings shown hereon is Geodetic North based on static GPS session. Iron pin set for site Benchmark, Elevation = 78.63' (NAO 83), as shown.

**SURVEYOR'S OBSERVATIONS:**

At the time of this survey, there was no visible evidence of encroachments or violations.

**FLOOD ZONE:**

By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone AE (Special Flood Hazard Area; Base flood elevations determined) according to the Flood Insurance Rate Map for the County of Victoria, State of Texas, Community Panel No. 4806380005G, Effective Date July 21, 1999.

**ZONING:**

As of January 13, 2016, the zoning information for this site has not been received.

**PARKING:**


There are no striped parking spaces on the subject property.

**CERTIFICATION:**

To: Yellow Rose Health Holdings LLC, Ensign Services, Inc., The Ensign Group, Inc. and Commonwealth Land Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 15, 16, 17 and 18 of Table A thereof. The field work was completed on January 7, 2016.

Date of Plat or Map: January 12, 2016.

By:   
Leo Bond, RPLS  
Texas Registered Professional Land Surveyor No. 5793  
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY		
BY:	DATE:	COMMENT:



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National Land Services

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for more information  
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NE Zac Lentz Parkway  
a.k.a. 8693 U.S. 77  
Frontage Road  
City of Victoria  
County of Victoria  
State of Texas



Surveyor's Seal

Sheet No. **1** of **2**

MSI Project No. 37572  
PC: TL  
PM: TD  
Drafter: TD

