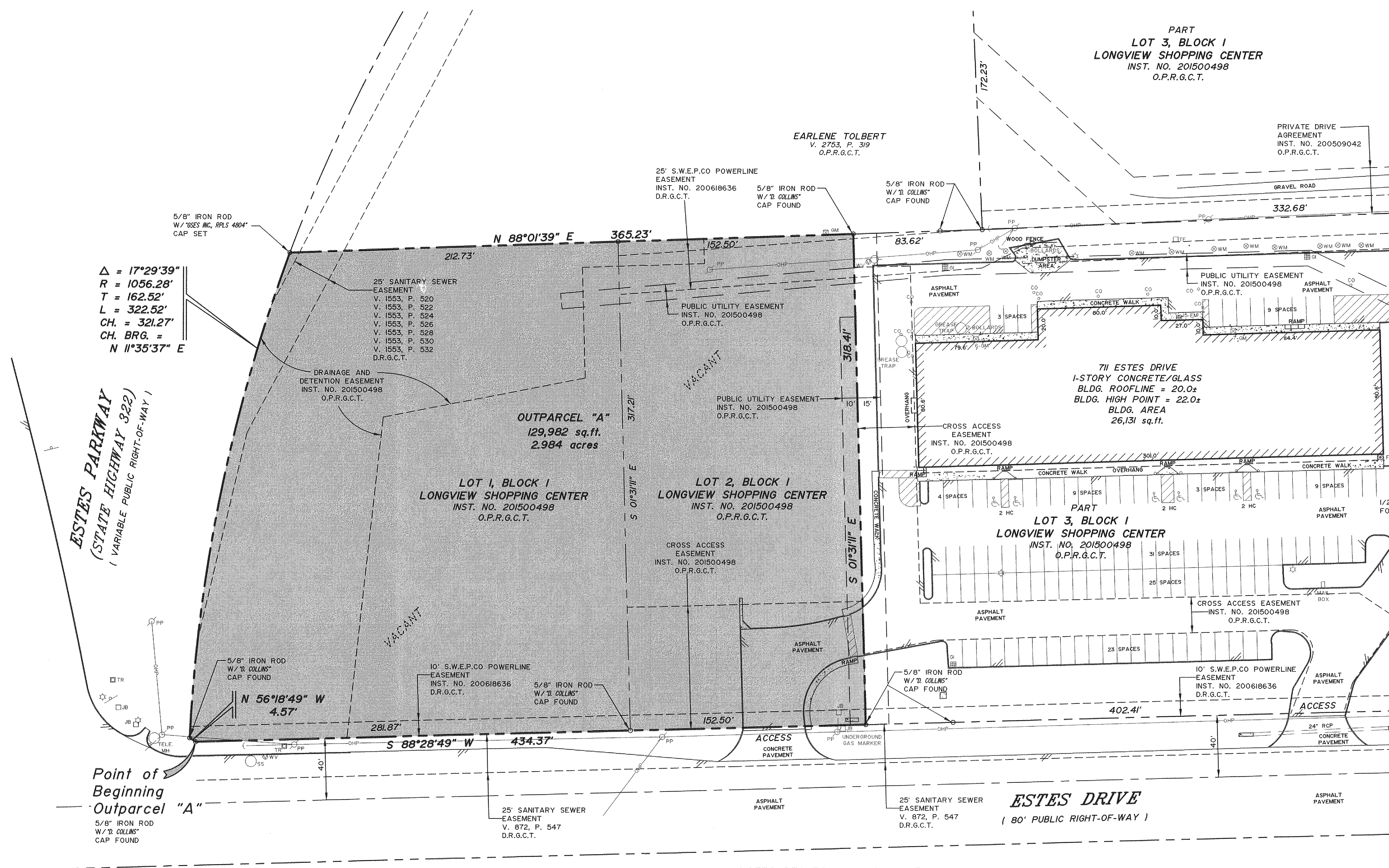




NOTES REGARDING SCHEDULE B EXCEPTIONS:

10b. 10' S.W.E.P.CO. Powerline Easement across south boundary line of lots; Drainage and Detention Easement through portion of Lot 1 and 2; 25' Sanitary Sewer Easement across west part of Lot 1; 25' S.W.E.P.CO. Powerline Easement in Northeast corner of Lot 1, through North portion of Lot 2 and through middle section of Lot 3; Utility Easement crossing Lots 2 & 3; Cross-Access Easement along west boundary line of Lot 3 and through southern part of Lots 2 and 3 according to plat recorded under Clerk's File No. 201500498, Official Public Records, Gregg County, Texas affect the subject tract and are plotted hereon.

10d. Right-of-way as shown in instrument from Rufus Jones to City of Longview, recorded in Volume 1553, Page 526, Deed Records of Gregg County, Texas affects the subject tract and is plotted hereon.

10e. Right-of-way as shown in instrument from LeTourneau Technical Institute of Texas to Gregg County, Texas, recorded in Volume 434, Page 162, Deed Records of Gregg County, Texas does not affect the subject tract.

10f. Right-of-way as shown in instrument from LeTourneau College to City of Longview, recorded in Volume 872, Page 547, Deed Records of Gregg County, Texas does not affect the subject tract.

10g. Right-of-way as shown in instrument from Earlene Tolbert and Donald R. Tolbert to City of Longview, Texas, recorded in Volume 1523, Page 235, Deed Records of Gregg County, Texas does not affect the subject tract.

10h. Right-of-way as shown in instrument from Marjorie Hutchins to City of Longview, Texas, recorded in Volume 1553, Page 522, Deed Records of Gregg County, Texas affects the subject tract and is plotted hereon.

10i. Right-of-way as shown in instrument from Dewey Jones Grimmett to City of Longview, Texas, recorded in Volume 1553, Page 520, Deed Records of Gregg County, Texas affects the subject tract and is plotted hereon.

10j. Right-of-way as shown in instrument from Marco Russ to City of Longview, Texas, recorded in Volume 1553, Page 524, Deed Records of Gregg County, Texas affects the subject tract and is plotted hereon.

10k. Right-of-way as shown in instrument from Finnis Jones Williams to City of Longview, Texas, recorded in Volume 1553, Page 530, Deed Records of Gregg County, Texas affects the subject tract and is plotted hereon.

10l. Right-of-way as shown in instrument from Terry Jones to City of Longview, Texas, recorded in Volume 1553, Page 528, Deed Records of Gregg County, Texas affects the subject tract and is plotted hereon.

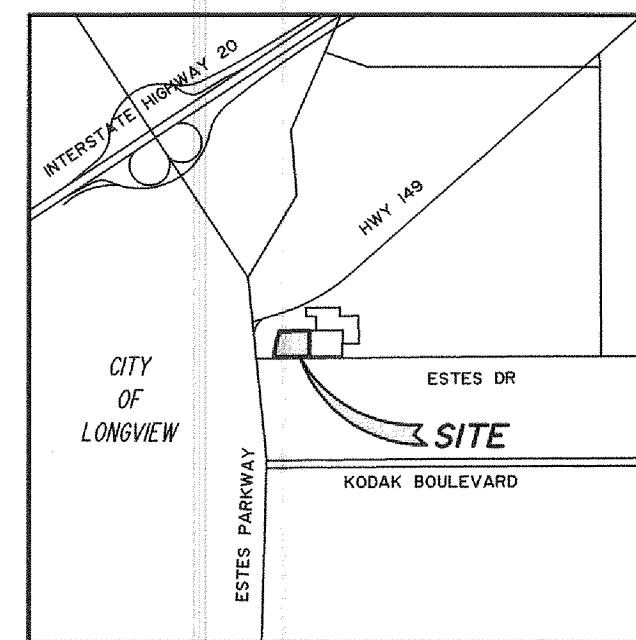
10m. Right-of-way as shown in instrument from Mona Jones Austin to City of Longview, Texas, recorded in Volume 1553, Page 532, Deed Records of Gregg County, Texas affects the subject tract and is plotted hereon.

10n. Terms and Conditions of Private Drive Agreement dated April 1, 2005, by and between Patsy Barrett and Earlene Tolbert, recorded under County Clerk's File No. 200509042, Official Public Records, Gregg County, Texas does not affect the subject tract.

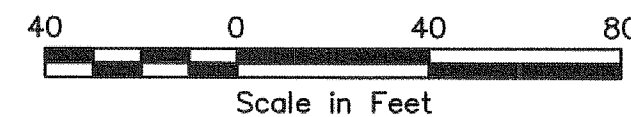
10o. Right of Way Easement executed by Longview Shopping Center, LP, a Texas Limited Partnership, to Southwestern Electric Power Company, a Delaware Corporation, dated August 3, 2006, and recorded under County Clerk's File No. 200618636, Official Public Records, Gregg County, Texas affects the subject tract and is plotted hereon.

GENERAL NOTES:

- Bearing system for this survey are based upon the north right-of-way line of Estes Drive, bearing South 88 degrees 28 minutes 49 seconds West, according to the plat referenced herein.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title commitment provided by The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment GF No. 1002-155917A-RTT, effective date June 15, 2015, issued August 4, 2015.
- Subject tract has direct access to Estes Drive, a public right-of-way.
- All utilities appear to enter subject tract via public right-of-way.
- Subject tract is located in Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel Map No. 48183C179 F dated September 3, 2014.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- There are no 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.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Subject tract appears to drain into a public right-of-way.
- No evidence of cemeteries or burial grounds.
- Current Zoning allows for current use.



VICINITY MAP
NTS



PROPERTY DESCRIPTION

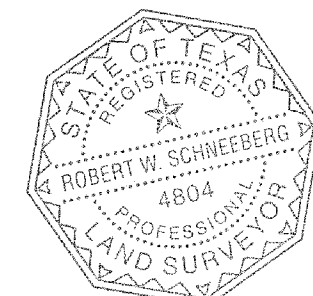
Description of a 2.984 acre tract of land situated in the Samuel Jackson Survey, Abstract No. 117, Gregg County, Texas and being all of Lot 1 and Lot 2, Block 1, Longview Shopping Center, an addition to the City of Longview, Texas according to the plat recorded in County Clerk's file No. 201500498, Official Public Records, Gregg County, Texas.

SURVEYOR'S CERTIFICATION

To: ArciTerra Group, LLC; Zodiac Title Services LLC; First American Title Insurance Company; and The Matthews Company, Inc.

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 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 21 of Table A thereof. The field work was completed on July 22, 2015.

Robert W. Schneeberg, Texas R.P.L.S. No. 4804
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
660 N. Central Expressway, Suite 250
Plano, Texas 75074
Phone (972) 516-8855 Fax (972) 516-8901
email: robert.schneeberg@gsg-engineers.com
GSES No.: 6424-15-07-19
Date: July 31, 2015
Date of Last Revision: August 17, 2015



The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment GF No. 1002-155917A-RTT, effective date June 15, 2015, issued August 4, 2015.

LEGEND

⊙PP	POWER POLE
⊙WM	WATER METER
⊙WV	WATER VALVE
⊙	LIGHT STANDARD
⊙TF	TRANSFORMER
⊙	FIRE HYDRANT
⊙CO	CLEANOUT
⊙ICV	IRRIGATION CONTROL VALVE
⊙JB	JUNCTION BOX
⊙GM	GAS METER
⊙GV	GAS VALVE
—OHP—	OVERHEAD POWER LINE
—W—	WOOD FENCE
⊙A/C	AIR CONDITION UNIT
⊙TR	TELEPHONE RISER
—	METAL SIGN
⊙	POWER POLE ANCHOR
⊙SS	SANITARY SEWER MANHOLE

ZONING NOTES:

Source of Information: www.longviewtexas.gov

ZONED: "C-1" - Commercial District

SETBACKS:
FRONT YARD: 30' from centerline of street
SIDE YARD: none
REAR YARD: 10'

MAX. BUILDING HEIGHT: 20 stories

PARKING REQUIRED: Retail Buildings: 1 space per 200 sf of floor area

PARKING PROVIDED: none - vacant

Gonzalez & Schneeberg 660 N. Central Expressway
Suite 250, Dallas, Texas 75074
engineers = surveyors (972) 516-8855 Fax:(972) 516-8901

SURVEY PLAT
OF A
2.984 ACRE TRACT
BEING
ALL OF LOT 1 AND LOT 2, BLOCK 1
LONGVIEW SHOPPING CENTER
SAMUEL JACKSON SURVEY, ABSTRACT NO. 117
CITY OF LONGVIEW, GREGG COUNTY, TEXAS

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc.'s prior written consent. The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification. Please be advised that The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

ENCROACHMENT NOTE:

None noted

SHEET 1 OF 1

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.[®]

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscosurvey.com

MARK	DATE	REVISION	BY	AP/V/D
2	8/17/15	various, as requested	GSES	GSES
1	8/5/15	updated title	GSES	GSES

ArciTerra Group, LLC

Outlot A - Estes Drive
Longview, Tx
(Longview Shopping Center)

SCALE: 1"=40'	CHKD./AP/V/D:
DATE: JULY 31, 2015	APPROVED:
DWN. BY: GSES	
CHKD. BY: RWS	

DWG. NO.: S6424

PROJ. NO.: 6424-15-07-19

J.N.: 15-07-17-13014