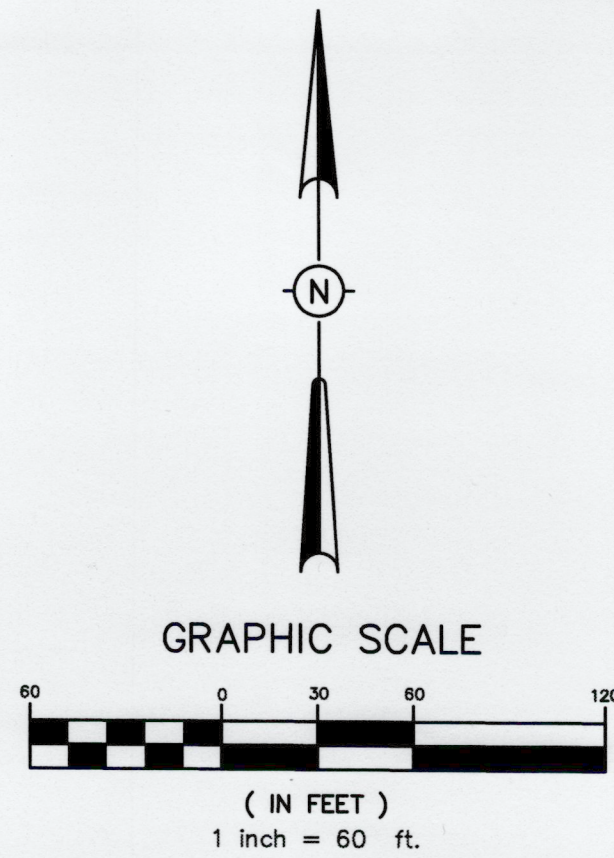
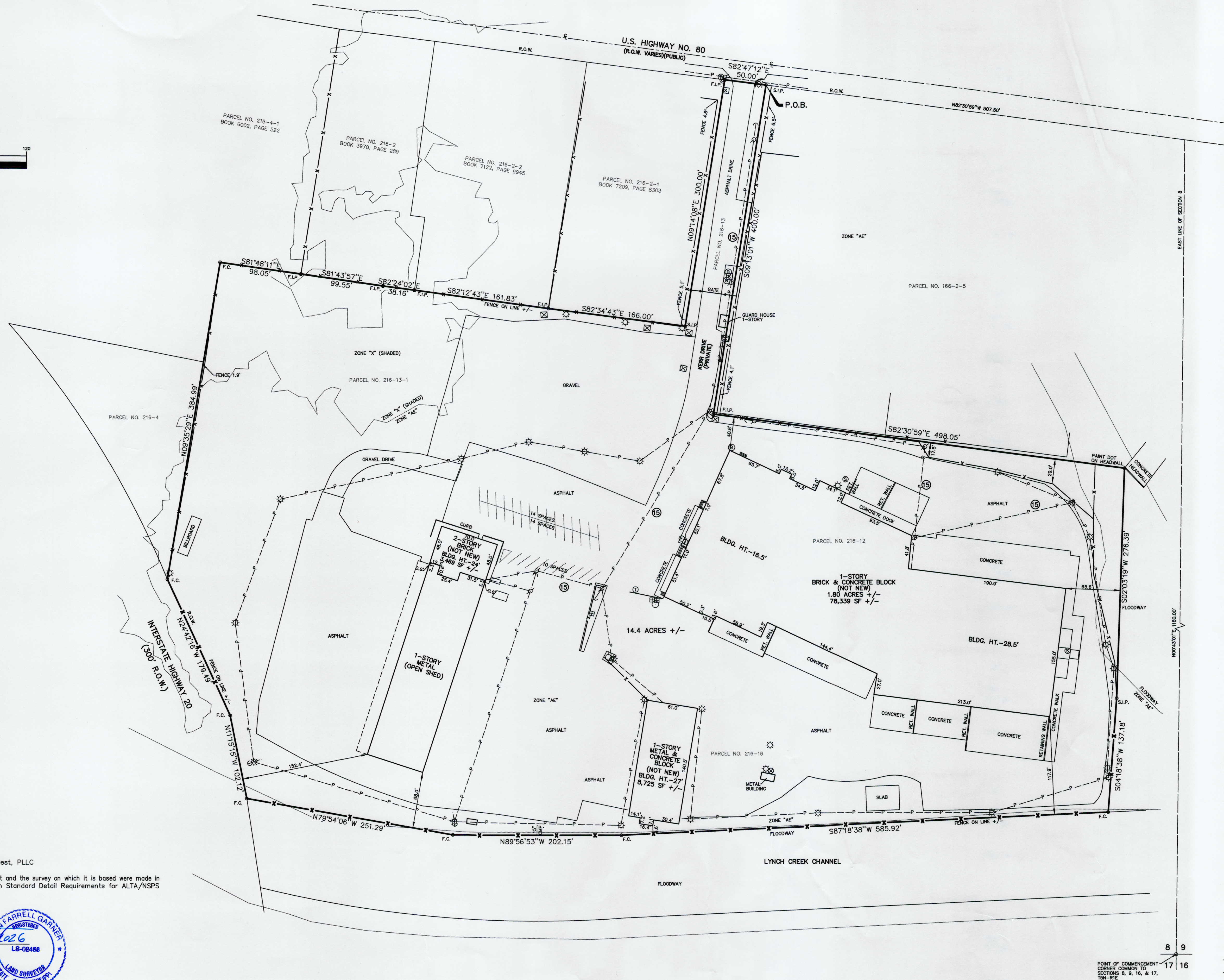




- LEGEND
- POWER POLE
 - GUY WIRE
 - SIGN
 - OVERHEAD POWER
 - LIGHT
 - GAS METER
 - WATER METER
 - SEWER MANHOLE
 - TELEPHONE PEDESTAL
 - GATE VALVE
 - BOLLARD
 - KEYPAD
 - CLEAN-OUT
 - FENCE
 - FIRE HYDRANT
 - INLET
 - CATV PEDESTAL
 - FLAG POLE
 - FIRE EXTINGUISHER POST



Description:
A certain parcel of land being situated in the Southeast 1/4 of the Southeast 1/4 of Section 8, T3N-R1E, City of Jackson, Hinds County, Mississippi and being more particularly described as follows:
Commence at the corner common to Sections 8, 9, 16, and 17 and run thence North 00 degrees 43 minutes 01 seconds East along the East line of said Section 8 for a distance of 1,180.00 feet to the Point of Intersection of said East line of Section 8 and the South right-of-way line of U.S. Highway No. 80; leaving said East line of said Section 8, run thence North 82 degrees 30 minutes 59 seconds West along said South right-of-way line of U.S. Highway No. 80 for a distance of 507.50 feet to a set 1/2" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said South right-of-way line of U.S. Highway No. 80, run thence South 09 degrees 13 minutes 01 seconds West for a distance of 400.00 feet to an existing 1/2" iron pin; run thence South 82 degrees 30 minutes 59 seconds East for a distance of 498.05 feet to a point dot on headwall; run thence South 02 degrees 03 minutes 19 seconds West for a distance of 276.39 feet to a set 1/2" iron pin; run thence South 04 degrees 18 minutes 38 seconds West for a distance of 137.18 feet to a fence corner; run thence South 87 degrees 18 minutes 38 seconds West for a distance of 585.92 feet to a fence corner; run thence North 89 degrees 56 minutes 53 seconds West for a distance of 202.15 feet to a fence corner; run thence North 79 degrees 54 minutes 06 seconds West for a distance of 251.29 feet to a fence corner on the East right-of-way line of Interstate Highway No. 20; run thence North 11 degrees 15 minutes 15 seconds West along said East right-of-way line of Interstate Highway No. 20 for a distance of 102.12 feet to a fence corner; run thence North 24 degrees 42 minutes 16 seconds West along said East right-of-way line of Interstate Highway No. 20 for a distance of 179.49 feet to a fence corner; leaving said East right-of-way line of Interstate Highway No. 20, run thence North 09 degrees 35 minutes 28 seconds East for a distance of 384.99 feet to a set 1/2" iron pin; run thence South 81 degrees 48 minutes 11 seconds East for a distance of 98.05 feet to an existing 1/2" iron pin; run thence South 81 degrees 43 minutes 57 seconds East for a distance of 99.55 feet to an existing 1/2" iron pin; run thence South 82 degrees 24 minutes 02 seconds East for a distance of 38.16 feet to an existing 1/2" iron pin; run thence South 82 degrees 12 minutes 43 seconds East for a distance of 161.83 feet to an existing 1/2" iron pin; run thence South 82 degrees 34 minutes 43 seconds East for a distance of 166.00 feet to an existing 1/2" iron pin; run thence North 09 degrees 14 minutes 08 seconds East for a distance of 300.00 feet to an existing 1/2" iron pin on the aforesaid South right-of-way line of U.S. Highway No. 80; run thence South 82 degrees 47 minutes 12 seconds East along said South right-of-way line of U.S. Highway No. 80 for a distance of 50.00 feet to the POINT OF BEGINNING, containing 14.4 acres, more or less.

RANDALL SEGREST, PLLC
TITLE OPINION
EXCEPTIONS
DATED: FEBRUARY 7, 2025 AT 5:00 P.M.

- 1-13. NOT A SURVEY MATTER
14. SUBJECT TO BILL BOARD LEASE AGREEMENT TO NATIONAL ADVERTISING COMPANY DATED 3/31/1970 AND RECORDED 7/13/70 AT BOOK 1888, PAGE 403. DOES AFFECT SUBJECT PROPERTY, BLANKET.
15. RIGHT OF WAY TO ENTERY RECORDED AT BOOK 808, PAGE 989, 30' EASEMENT. DOES AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
16. EASEMENTS TO CITY OF JACKSON REFERENCED IN DEED AT BOOK 936, PAGE 257, BOOK 936, PAGE 262, BOOK 936, PAGE 266 AND BOOK 936, PAGE 271.
17. EASEMENT TO CITY OF JACKSON, RECORDED IN BOOK 387, PAGE 62. DOES NOT AFFECT SUBJECT PROPERTY.
18. EASEMENT TO STATE HIGHWAY COMMISSION IN BOOK 323, PAGE 5. DOES NOT AFFECT SUBJECT PROPERTY.
19. RIGHT OF WAY TO STATE HIGHWAY COMMISSION IN BOOK 592, PAGE 246. DOES NOT AFFECT SUBJECT PROPERTY.
20. TERMS AND CONDITIONS OF DEEDS AT BOOK 936, PAGE 257, BOOK 936, PAGE 262, BOOK 936, PAGE 266 AND BOOK 936, PAGE 271. DOES AFFECT SUBJECT PROPERTY, BLANKET.
21. RELEASE OF DAMAGES AND CONVEYANCE OF ADJUTER'S RIGHTS AT BOOK 1516, PAGE 409. DOES NOT AFFECT SUBJECT PROPERTY.
22. SANITARY SEWER EASEMENT AT BOOK 936, PAGE 257.

- NOTES:
THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
- TITLE OPINION PROVIDED BY RANDALL SEGREST, PLLC DATED: FEBRUARY 7, 2025 AT 5:00 P.M.
 - BEARINGS DERIVED FROM GPS (GRID) ORIENTATION. (USM NETWORK)
 - SURVEY CLASSIFICATION "A".
 - THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (SHADED), ZONE "AE", AND FLOODWAY ACCORDING TO FIRM MAP NUMBER 28049C0312J EFFECTIVE JULY 20, 2021. FLOOD ZONES ARE APPROXIMATE, SCALED FROM MAP.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC STREET, U.S. HIGHWAY NO. 80, AS SHOWN HEREON.
 - F.I.P. DENOTES FOUND 1/2" IRON PIN.
S.I.P. DENOTES SET 1/2" IRON PIN.
F.C. DENOTES FENCE CORNER.
 - PARKING: REGULAR SPACES: 38 SPACES
HANDICAPPED SPACES: 0 SPACES
 - NO UNDERGROUND UTILITIES LOCATED AT TIME OF SURVEY.
 - NO RECENT STREET OR SIDEWALK CONSTRUCTION AT TIME OF SURVEY.
 - NO EVIDENCE OF CEMETERIES ON THE PROPERTY.
 - THERE IS NO EVIDENCE OF EARTHWORK AT THE TIME OF SURVEY
 - NO WETLANDS DELINEATED BY OTHERS AT TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

To: Pro Visions and Randall Segrest, PLLC

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.

Don F. Garner, P.S.
Professional Surveyor
Miss. Reg No. 02468
Date of Survey: 02-18-2026
Date of Stamp: 04-30-2026

H D LANG AND ASSOCIATES, INC.
POST OFFICE BOX 16085
JACKSON, MISSISSIPPI 39236

601-362-4886

CLIENT

ALTA/NSPS LAND TITLE SURVEY
FOR
PRO VISIONS

LOCATION

1651 KERR DRIVE
SITUATED IN THE
SE 1/4 OF THE SE 1/4 OF SECTION 8,
TOWNSHIP 5 NORTH - RANGE 1 EAST
CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI

DATE

REVISION

BY

DRAWN BY: DFG/HVC

DATE: 02-18-2026

SCALE: 1" = 60'

PROJECT NO.: 26-013

SHEET

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