

Title Company: Alliant National Title Insurance Company
GF#: 01491872VJ
Effective Date: February 8, 2019
Seller: Plano Taylor Limited Partnership, a Texas limited partnership
Proposed Insured: Tyler Internal Medicine associates and/or assigns
Property Address: 2301 S. Broadway Avenue, Tyler, Texas

Notes:

- Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone NAD 83. (Feet) based on the 1993 adjustment of NAD 83 System. Vertical data is based on NAVD83 datum. The control monument is T101-Tyler, Leica Geosystems Smartnet of North America.
- The subject property lies within Zone X (gas) determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map No. 48423C0360D, effective date, April 16, 2014.
- See field notes of even date prepared by same.

Restrictions: Volume 734, Page 60 of the Deed Records of Smith County, Texas, (Restrictions on value and exterior construction of residences)

Restrictions: Volume 816, Page 381 and Volume 2115, Page 476 of the Deed Records of Smith County, Texas, affect the subject property.

100 Easement:
To: City of Tyler
Recorded in: **Volume 2373, Page 27**, of the Land Records, Smith County, Texas, affect the subject property as shown on survey.

100 Easement:
To: TP&L
Recorded in: **Volume 2805, Page 508**, of the Land Records, Smith County, Texas, affect the subject property as shown on survey.

Table 10-27 Dimensional Standards for Commercial and Industrial Districts

Commercial and Industrial Districts	C-1	C-2	DBAC	PMXD-1	PMXD-2	PGD	M-1	M-2
Minimum lot area (square feet)	7,000	14,000	2,500	5 acres	5 acres	a	15,000	15,000
Minimum frontage (feet)	70	70	25	a	a	a	80	80
Minimum building sep. (same lot)	15	15	5	a	a	a	15	15
Maximum height (feet)	42	45	80	165	165	e	45+ 1' addl 1' setback	45+ 1' addl 1' setback
Minimum height or story	1	0	25 ft	25 ft	25 ft	a	na	na
Maximum height (stories)	2.5	3	20	5	15	a	na	na
Minimum setbacks								
Front yard setback	10	10	0	a	a	a	10	10
Rear yard setback	10 b	10 b	0 b	a b	a b	a b	25 b	25 b
Adjacent to R district (rear)	25 b	25 b	0 b	a b	a b	a b	25 b	25 b
Adjacent to R district (side)	10 b	10 b	0 b	a	b	b	25 b	25 b
Side yard setback interior	0 b	0 b	0 b	a	a	a b	0 b	0 b
Side yard setback corner	15	15	0	a	a	a	15	15
Maximum lot coverage (%)	60	60	1	a	a	a	50	60

ALTA/NSPS Survey Table Notes

- In connection with Table A Item 5, vertical relief shown on the ground survey based on NAVD83 datum.
- In connection with Table A Item 9, there are 186 total parking spaces, 8 of which are designated as handicap spaces.
- In connection with Table A Item 11, only visible utilities shown.
- In connection with Table A Item 17, none observed or provided.
- In connection with Table A Item 18, no delineation of wetlands markers were observed or provided.

Surveyor's Certificate

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS CERTIFIES TO SOUTHERN CLASSIC HOLDINGS, LLC, TMD PROPERTIES, LTD. AND SUPERIOR TITLE SERVICES, INC. DBA LANDMARK TITLE, INC., AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2019.

DATE OF MAP: FEBRUARY 28, 2019

KEVIN L. KILGORE, RPLS #4687



Green Lane Survey, A-589

Control Point 2
PK Nail
N:6816327.837
E:2956412.616
Z: 600.58

Rosebriar Off Broadway L.P.
Lot 30-A
N.C.E. 729
The Weingarten Addition
Cabinet C, Slide 115-B
P.R.S.C.T.

4.427 Acres

Called 4.413 Acres
First Gibraltar Bank, FSB
to
Plano Taylor Limited Partnership
Volume 3269, Page 561
L.R.S.C.T.

Single Story Brick Building
Zoned C-1

Single Story Brick Building
Zoned C-1

Called 2.8349 Acres
Bank One Texas, N.A.
to
Nolan Manziel
Volume 3118, Page 421
L.R.S.C.T.

Control Point 1
PK Nail
N:6815815.437
E:2956440.341
Z: 595.68

Item 10c
Centerline 15' Wide
Sanitary sewer Easement
Volume 2373, Page 27
L.R.S.C.T.



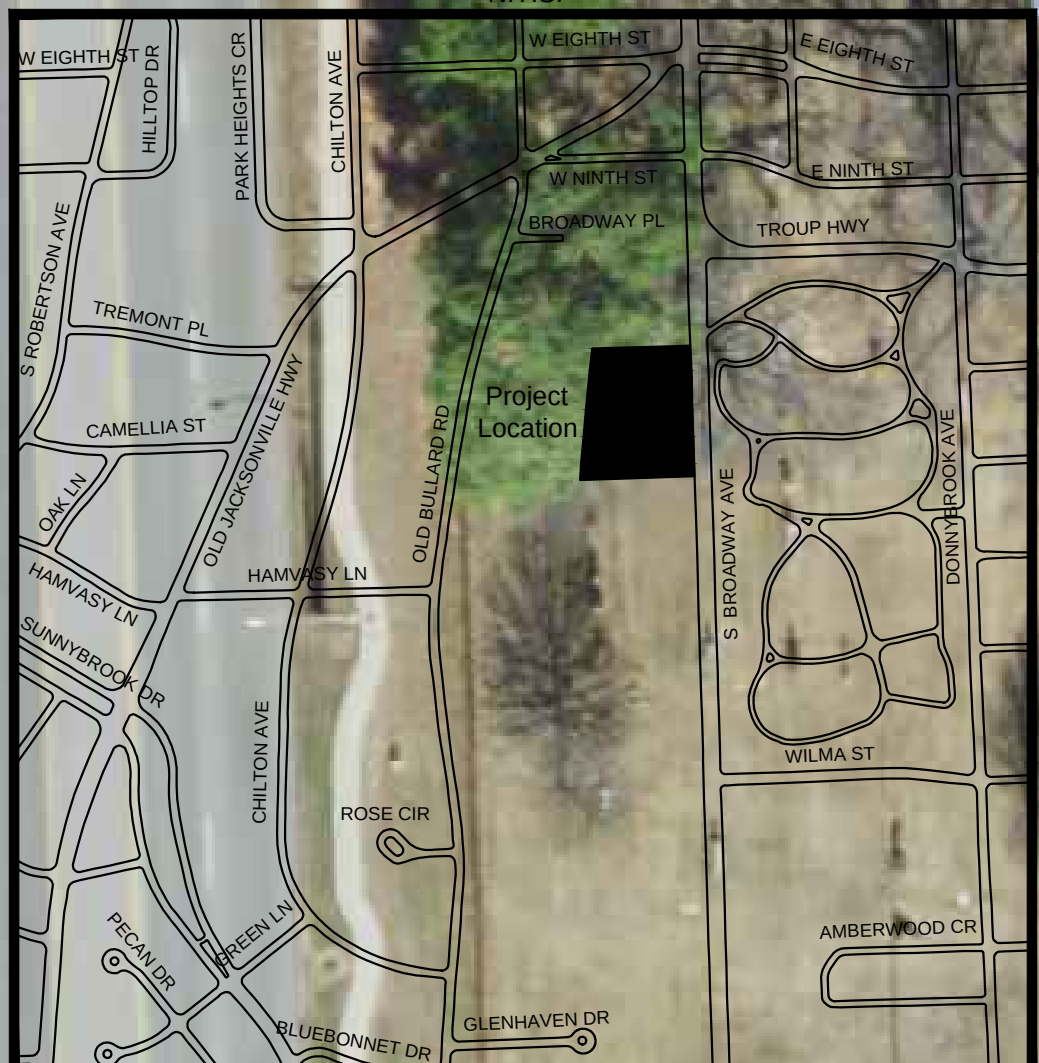
LEGEND

These standard symbols and abbreviations will be found in the drawing.

- AC AIR CONDITIONER
- BOL BOLLARD
- CI CURB INLET
- CM CRAWPE MYRTLE
- FH FIRE HYDRANT
- GM GAS METER
- HCS HANDICAP PARKING SIGN
- ICV IRRIGATION CONTROL VALVE
- JBE ELECTRICAL JUNCTION BOX
- LP LIGHT POLE
- OHE OVERHEAD ELECTRIC
- PP POWER POLE
- TRNS TRANSFORMER
- TPED TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- WS SEWER CLEAN OUT
- SM SEWER MANHOLE
- CONCRETE

U.S. Highway No. 69 - S. Broadway Avenue
90' R.O.W.

Vicinity Map
N.T.S.



DESIGNED BY:	RTW
DRAWN BY:	RTW
CHECKED BY:	K.L.K.
DATE:	Feb. 28, 2019
SCALE:	1" = 30'

SURVEYING
PLANNING
MAPPING
TMLS FIRMA NO. 10044500

6712 Paluxy Drive
Tyler, Texas 75703
(903)581-7800
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Kilgore & Company, Inc.
www.kilgore.com

ALTA/NSPS Title Survey
Showing
4.427 Acres
Green Lane Survey, A-589
Tyler, Smith County, Texas

REVISIONS		
NO.	DATE	REMARKS
CONTRACT NO. 201912		
SHEET NO. 1 OF 1		