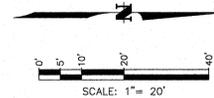


G. C. & S. F.
RAILROAD COMPANY
SURVEY No. 2, A-778

AMERICAN NATIONAL BANK
VOL. 3792, PG. 812
O. P. R. W. C.



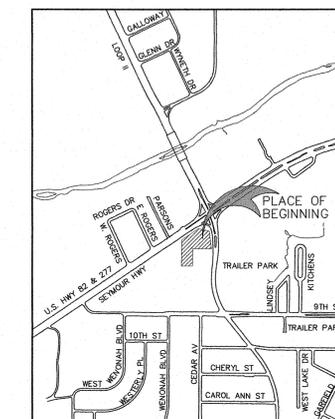
LEGEND

- ELECTRIC METER
- FIRE HYDRANT
- GUARD POST
- LIGHT POLE
- MANHOLE
- SIGN
- POWER POLE
- SEWER CLEANOUT
- SPRINKLER CONTROL VALVE
- TELEPHONE PEDESTAL
- EXISTING TREE
- WATER METER
- WATER VALVE
- EXISTING ELECTRIC LINE
- EXISTING FENCE
- EXISTING GAS LINE (SIZE SHOWN)
- EXISTING SANITARY SEWER LINE (SIZE SHOWN)
- EXISTING STORM SEWER
- EXISTING TELEPHONE CABLE
- EXISTING WATER LINE (SIZE SHOWN)
- GUY WIRE
- HANDICAPPED PARKING SYMBOL
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY CORNER (AS NOTED)

SITE PARKING	
TYPE:	NUMBER:
REGULAR	68
HANDICAPPED	3
TOTAL	71

The herein described property does not lie within the Special Flood Hazard Areas Inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for the City of Wichita Falls, Wichita County, Texas.

Panel Number: 4848500320G,
Dated: February 3, 2010
as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.
Flood Zone designation is Zone X.



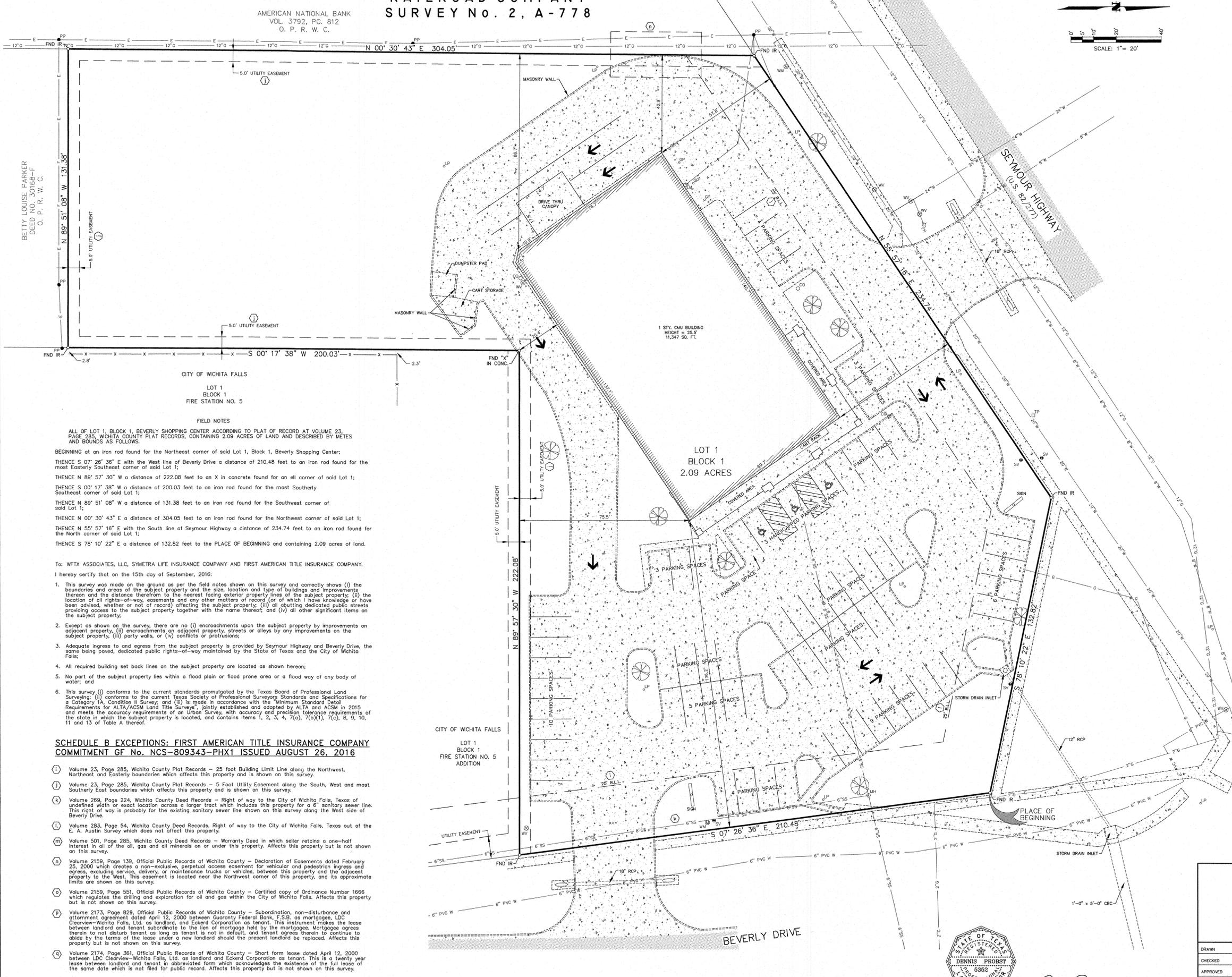
BASIS OF BEARING: GPS DERIVED TRUE BEARINGS
PROPERTY ADDRESS IS 3201 SEYMOUR HIGHWAY

ALTA-ACSM SURVEY
OF
LOT 1, BLOCK 1
BEVERLY SHOPPING CENTER ADDITION
WICHITA FALLS, WICHITA COUNTY, TEXAS

CORLETT, PROBST & BOYD, P.L.L.C.
ENGINEERS - SURVEYORS
4605 OLD JACKSBORO HIGHWAY
WICHITA FALLS, TEXAS 76302

SCALE: 1" = 20' SEPTEMBER, 2016 SHEET 1 OF 1

BETTY LOUISE PARKER
DEED NO. 30188-F
O. P. R. W. C.



CITY OF WICHITA FALLS
LOT 1
BLOCK 1
FIRE STATION NO. 5

FIELD NOTES

ALL OF LOT 1, BLOCK 1, BEVERLY SHOPPING CENTER ACCORDING TO PLAT OF RECORD AT VOLUME 23, PAGE 285, WICHITA COUNTY PLAT RECORDS, CONTAINING 2.09 ACRES OF LAND AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for the Northeast corner of said Lot 1, Block 1, Beverly Shopping Center;

THENCE S 07° 26' 36" E with the West line of Beverly Drive a distance of 210.48 feet to an iron rod found for the most Easterly Southeast corner of said Lot 1;

THENCE N 89° 57' 30" W a distance of 222.08 feet to an X in concrete found for an all corner of said Lot 1;

THENCE S 00° 17' 38" W a distance of 200.03 feet to an iron rod found for the most Southerly Southeast corner of said Lot 1;

THENCE N 89° 51' 08" W a distance of 131.36 feet to an iron rod found for the Southwest corner of said Lot 1;

THENCE N 00° 30' 43" E a distance of 304.05 feet to an iron rod found for the Northwest corner of said Lot 1;

THENCE N 55° 57' 16" E with the South line of Seymour Highway a distance of 234.74 feet to an iron rod found for the North corner of said Lot 1;

THENCE S 78° 10' 22" E a distance of 132.82 feet to the PLACE OF BEGINNING and containing 2.09 acres of land.

To: WFTX ASSOCIATES, LLC, SYMETRA LIFE INSURANCE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.

I hereby certify that on the 15th day of September, 2016:

- This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property together with the name thereof; and (iv) all other significant items on the subject property.
- Except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, or (iv) conflicts or protrusions;
- Adequate ingress to and egress from the subject property is provided by Seymour Highway and Beverly Drive, the same being paved, dedicated public rights-of-way maintained by the State of Texas and the City of Wichita Falls;
- All required building set back lines on the subject property are located as shown hereon;
- No part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water; and
- This survey (i) conforms to the current standards promulgated by the Texas Board of Professional Land Surveying; (ii) conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey; and (iii) is made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 2015 and meets the accuracy requirements of an Urban Survey, with accuracy and precision tolerance requirements of the state in which the subject property is located, and contains items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 and 13 of Table A thereof.

SCHEDULE B EXCEPTIONS: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT GF No. NCS-809343-PHX1 ISSUED AUGUST 26, 2016

- (1) Volume 23, Page 285, Wichita County Plat Records - 25 foot Building Limit Line along the Northwest, Northeast and Easterly boundaries which affects this property and is shown on this survey.
- (2) Volume 23, Page 285, Wichita County Plat Records - 5 Foot Utility Easement along the South, West and most Southerly East boundaries which affects this property and is shown on this survey.
- (3) Volume 269, Page 224, Wichita County Deed Records - Right of way to the City of Wichita Falls, Texas of undefined width or exact location across a larger tract which includes this property for a 6" sanitary sewer line. This right of way is probably for the existing sanitary sewer line shown on this survey along the West side of Beverly Drive.
- (4) Volume 283, Page 54, Wichita County Deed Records, Right of way to the City of Wichita Falls, Texas out of the E. A. Austin Survey which does not affect this property.
- (5) Volume 501, Page 285, Wichita County Deed Records - Warranty Deed in which seller retains a one-half interest in all of the oil, gas and all minerals on or under this property. Affects this property but is not shown on this survey.
- (6) Volume 2159, Page 139, Official Public Records of Wichita County - Declaration of Easements dated February 25, 2000 which creates a non-exclusive, perpetual access easement for vehicular and pedestrian ingress and egress, excluding service, delivery, or maintenance trucks or vehicles, between this property and the adjacent property to the West. This easement is located near the Northwest corner of this property, and its approximate limits are shown on this survey.
- (7) Volume 2159, Page 551, Official Public Records of Wichita County - Certified copy of Ordinance Number 1666 which regulates the drilling and exploration for oil and gas within the City of Wichita Falls. Affects this property but is not shown on this survey.
- (8) Volume 2173, Page 829, Official Public Records of Wichita County - Subordination, non-disturbance and attornment agreement dated April 12, 2000 between Guaranty Federal Bank, F.S.B. as mortgagee, LDC Clearview-Wichita Falls, Ltd. as landlord, and Eckerd Corporation as tenant. This instrument makes the lease between landlord and tenant subordinate to the lien of mortgage held by the mortgagee. Mortgage agrees therein to not disturb tenant as long as tenant is not in default, and tenant agrees therein to continue to abide by the terms of the lease under a new landlord should the present landlord be replaced. Affects this property but is not shown on this survey.
- (9) Volume 2174, Page 361, Official Public Records of Wichita County - Short form lease dated April 12, 2000 between LDC Clearview-Wichita Falls, Ltd. as landlord and Eckerd Corporation as tenant. This is a twenty year lease between landlord and tenant in abbreviated form which acknowledges the existence of the full lease of the same date which is not filed for public record. Affects this property but is not shown on this survey.



Dennis Probst 10-6-16
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5352

C:\WAL\2016\31520\31520.DWG ALTA-ACSM P-10/09/2016 8:16 AM E-10/09/2016 8:16 AM WML