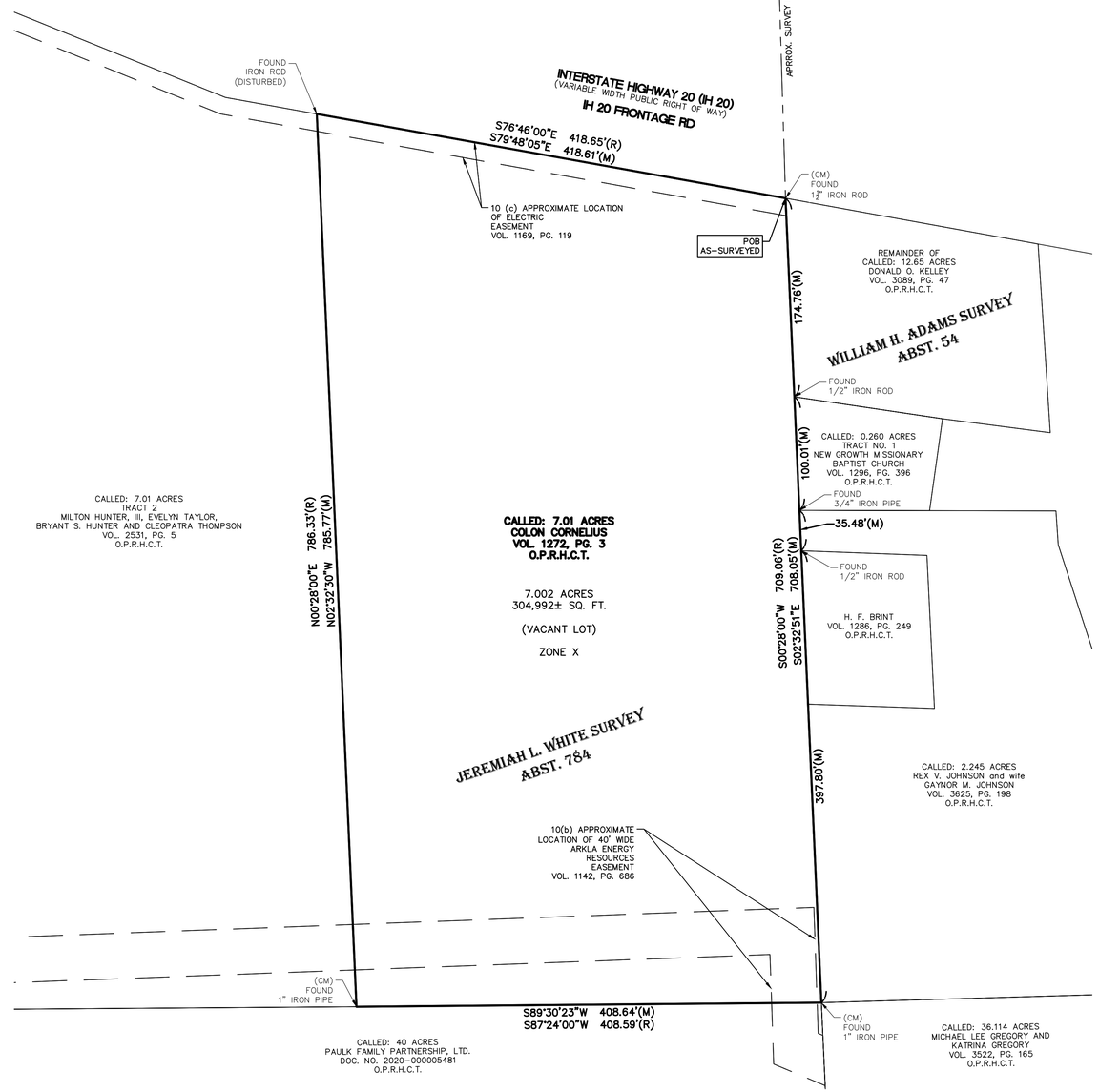
ALTA/NSPS LAND TITLE SURVEY

JEREMIAH L. WHITE SURVEY, ABSTRACT NO. 784,
CITY OF WASKOM, HARRISON COUNTY, TEXAS

LEGEND

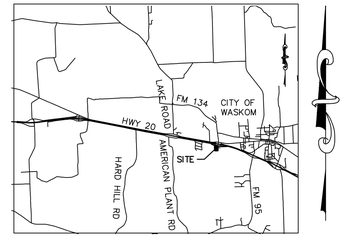
O.R.D.C.T.	OFFICIAL RECORDS OF HARRISON COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS OF HARRISON COUNTY TEXAS
○F	FOUND SURVEY MONUMENT
○S	SURVEY MONUMENT TO BE SET
△	SITE CONTROL POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
CP	CONTROL POINT
(CM)	CONTROLLING MONUMENT
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HARRISON COUNTY, TEXAS
BM	BENCHMARK
(R)	RECORD
(M)	MEASURED
REC.	RECORDED
DOC.	DOCUMENT
E–E	EDGE TO EDGE
———	BOUNDARY LINE
———	BOUNDARY ADJACENT / ROW LINE
— — —	EASEMENT LINE
——X——X——	EXISTING FENCE
——·——·——	EXISTING EDGE OF GRAVEL
	EXISTING CONCRETE
	EXISTING ASPHALT



60 0 60 120 180

GRAPHIC SCALE
SCALE: 1"=60'

BASIS OF BEARING:
TEXAS STATE PLANE
NORTH CENTRAL ZONE (NAD83)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE GUARANTY COMPANY TITLE COMMITMENT GF NO.: 240165M, EFFECTIVE DATE JANUARY 26, 2024, ISSUED MAY 8, 2024:

BEING a 7.002 acres (304,992 square feet) tract of land, situated in the City of Waskom, Harrison County, Texas, part of the William Jeremiah L. White Survey, Abstract 784, Harrison County, Texas, and being all of a called 7.01 acre tract of land, described in a Warranty Deed to Colon Cornelius, recorded in Volume 1272, Page 3, Official Public Records of Harrison County, Texas (O.P.R.H.C.T.), and being particularly described as follows:

BEGINNING at 1 1/2" iron rod found in the south right–of–way line of Interstate Highway 20 (Variable Width Right–of–Way), the northwestern corner of a called 12.65–acre tract described in a deed to Donald O. Kelley, recorded in Volume 3089, Page 47, O.P.R.H.C.T., and also being the POINT OF BEGINNING of the herein described tract;

THENCE with the west line of said 12.65 acre tract, S 02° 32' 51" E, passing at a distance of 714.76 feet a 1/2" iron rod found for the southwestern corner of said 12.65 acre tract, for the northwestern corner of a called 0.260 acre tract described in deed to New Growth Missionary Baptist Church recorded in Volume 1296, Page 396, O.P.R.H.C.T., passing at a distance of 274.77 feet to a 3/4" iron pipe found for the northwestern corner of a called 2.245 acre tract described in deed to Rex V. Johnson and wife Gaynor M. Johnson recorded in Volume 3625, Page 198, O.P.R.H.C.T., passing at a distance of 310.25 feet to a 1/2" iron rod found for the northwestern corner of said 2.245 acre tract and northwesterly corner of a tract described in deed to H.F. Brint recorded in Volume 1286, Page 249, O.P.R.H.C.T., in all a total distance of 708.05 feet to a 1" iron pipe found for the southeastern corner of said 2.245 acre tract, a called 36.114 acre tract in deed described to Michael Lee Gregory and Katrina Gregory recorded in Volume 3522, Page 165 Official Public Records, Harrison County, Texas, a called 40 acre tract conveyed to Paulk Family Partnership, LTD., recorded in Document No. 2020–000005481, O.P.R.H.C.T. and for the southeastern corner of the herein described tract;

THENCE with the northern line of said 40–acre tract, S 89° 30' 23" W, a distance of 408.64 feet to a 1" iron pipe found in the north line of said 40–acre tract, the southeastern corner of said 7.01–acre tract (tract 2), and the southwestern corner of the herein described tract;

THENCE with the east line of said 7.01–acre tract (tract 2), N 00° 28' 00" E, a distance of 786.33 feet to the northeastern corner of said 7.01–acre tract (Tract 2), the southern right–of–way line of said Interstate Highway 20, and the northwestern corner of the herein described tract;

THENCE with the south right–of–way line of said Interstate Highway 20 and also being the north line of said 7.01–acre tract, S 79° 48' 05" E, a distance of 418.61 feet to the POINT OF BEGINNING and containing 7.002 acres or 304,992 square feet, more or less.

Basis of Bearing:
The Basis of bearing is derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

SURVEYOR'S RESPONSE TO FIRST AMERICAN TITLE GUARANTY COMPANY TITLE COMMITMENT GF NO.: 240165M, EFFECTIVE DATE JANUARY 26, 2024, ISSUED DATE MAY 8, 2024, SCHEDULE B ITEMS:

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.):

a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed in Schedule B..
RESPONSE: NOT SURVEY RELATED.

b. Right of Way Easement to Arkla Energy Resources, a Division of Arkla, Inc., a Delaware Corporation recorded in Volume 1142, Page 686, Deed Records, Harrison County, Texas.
RESPONSE: LOCATED ON THE SUBJECT TRACT AS SHOWN, HEREON.

c. Right of Way Easement to Panola–Harrison Electric Coopertive, Inc., recorded in Volume 1169, Page 119, Official Public Records, Harrison County, Texas.
RESPONSE: LOCATED ON THE SUBJECT TRACT AS SHOWN, HEREON.

GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES, MARKINGS AND 811 DESIGN STAGE TICKET NO. 24516748844, PLACED ON 01/16/2024, NO UTILITY MAPS RECIEVED. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
4. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS NORTH CENTRAL (4202) ZONE. THIS BASIS OF BEARING IS DERIVED RFROM THE TEXAS ALLTERRA RTKnet COOPERATIVE NEWORK–TEXAS PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83, ELEVATIONS, IF SHOWN, ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD) 88 USING GEOID18.

ALTA TABLE A NOTES:
(CORRESPONDING NUMBERS COINCIDE WITH TABLE A ITEMS)

1. MONUMENTS FOUND OR SET AT ALL CORNERS OF THE PROPERTY.
2. APPROXIMATE ADDRESS: INTERSTATE HIGHWAY 20, WASKOM, TX, 75692
3. SAID DESCRIBED PROPERTY IS LOCATED INSIDE AN AREA HAVING ZONE DESIGNATION "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) ON FLOOD INSURANCE RATE MAP NO. 48203C0550F, WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2014 IN HARRISON COUNTY, STATE OF TEXAS.
4. THE MEASURED ACREAGE OF THE PARCEL IS AS SHOWN HEREON.
5. CONTOURS AT 1 FOOT INTERVALS AND GROUND ELEVATIONS SHOWN HEREON PER GROUND SURVEY. SOURCE BENCHMARK AND DATUM SHOWN HEREON. THE VERTICAL ACCURACY OF THE TOPOGRAPHIC INFORMATION (90% OF THE ELEVATIONS TESTED PER USGS MAP ACCURACY STANDARDS) SHOWN HEREON IS NOT GREATER THAN ONE HALF THE CONTOUR INTERVAL.
6. a/b) A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR.
7. a) EXTERIOR DIMENSIONS OF ALL BUILDING ON SUBJECT PROPERTY ARE SHOWN HEREON.
7. b1) SQUARE FOOTAGE OF ALL BUILDING ON SUBJECT PROPERTY ARE SHOWN HEREON.
7. c) BUILDING HEIGHTS OF ALL BUILDINGS ON SUBJECT PROPERTY ARE SHOWN HEREON
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
9. NUMBER AND TYPE OF PARKING SPACES: NO PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.
11. a) SURFACE EVIDENCE OF UTILITIES LYING WITHIN THE SURVEYED PROPERTY WERE LOCATED WHILE CONDUCTING THIS SURVEY AND ARE DEPICTED. UTILITY MAPS WERE NOT PROVIDED THROUGH TEXAS 811 (TICKET NO. 2457443495).

UTILITIES ON SITE IDENTIFIED PER REFERENCED TICKET:

AT&T	(RESPONSE RECEIVED)
BROOKSTON ENERGY INC.	(NO RESPONSE)
WINDSTREAM ENTERPRISE	(RESPONSE RECEIVED)
SHERIDAN PRODUCTION COMPANY	(NO RESPONSE)
ENTERPRISE PRODUCTS OPERATING LLC	(NO RESPONSE)
EASTEX TELEPHONE COOPERATIVE INC.	(NO RECEIVED)
PANOLA–HARRISON ELECTRIC CO–OP	(NO RECEIVED)
ENERGY TRANSFER	(NO RECEIVED)
CENTER POINT ENERGY	(NO RESPONSE)
EAP	(RESPONSE RECEIVED)
SOUTHWESTERN ELECTRIC POWER	(RESPONSE RECEIVED)

SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UNMARKED AND/OR BURIED UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED BY SAID VISIBLE EVIDENCE AND DESIGN STAGE ATLAS REQUESTS. NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

13. NAMES OF ADJOINING OWNERS OR ADJOINING LANDS ARE SHOWN PER COUNTY GIS.
14. PROPERTY HAS DIRECT ACCESS TO IH 20 FRONTAGE ROAD (A VARIABLE WIDTH DEDICATED PUBLIC RIGHT–OF–WAY) ALONG THE NORTHERN BOUNDARY.
16. NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK WITHIN SUBJECT PROPERTY.
17. THERE WAS NO VISIBLE INFORMATION OF PROPOSED CHANGES IN STREET RIGHT OF WAYS PROVIDED AND THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED: NO DOCUMENTS PROVIDED.
19. PROFESSIONAL LIABILITY INSURANCE IN THE REQUESTED AMOUNT OF HAS BEEN OBTAINED THROUGH THE DURATION OF THIS PROJECT.

SURVEYORS CERTIFICATE:

TO: BW GAS & CONVENIENCE RETAIL, LLC, ITS SUCCESSORS AND ASSIGNS
BW GAS & CONVENIENCE HOLDINGS, LLC, ITS SUCCESSORS AND ASSIGNS
BW GAS & CONVENIENCE REAL ESTATE, LLC, ITS SUCCESSORS AND ASSIGNS
McMAHON SUROVIK SUTTLE, PC, ITS SUCCESSORS AND ASSIGNS
FIRST TEXAS TITLE, LLC.

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6ab, 7a, 7b1, 7c, 8, 9, 11a, 11b, 13, 14, 16, 17, 18, 19, AND 20a (ZONING CLASSIFICATION) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 18TH, 2024.

DATED THIS 25TH DAY OF APRIL, 2024.

AARON S. ANDREE, RPLS# 6920 DATE: MAY 09, 2024
ATWELL LLC
19 BRIAR HOLLOW LANE, SUITE 145
HOUSTON, TEXAS 77027
(512)904–0505
AANDREE@ATWELL–GROUP.COM

STATE OF TEXAS REGISTERED AARON S. ANDREE 6920 PROFESSIONAL LAND SURVEYOR

811 Know what's below. Call before you dig.

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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TBPELS 10193726

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN JEREMIAH L. WHITE SURVEY, ABSTRACT NO. 784, HARRISON COUNTY, TEXAS

CLIENT
BW GAS & CONVENIENCE RETAIL, LLC

ALTA/NSPS LAND TITLE SURVEY

HARRISON COUNTY, TEXAS

DATE
03/28/2024

REVISIONS:
04/30/2024–TITLE COMMENTS
05/09/2024–NEW TITLE ADDED

REVISIONS

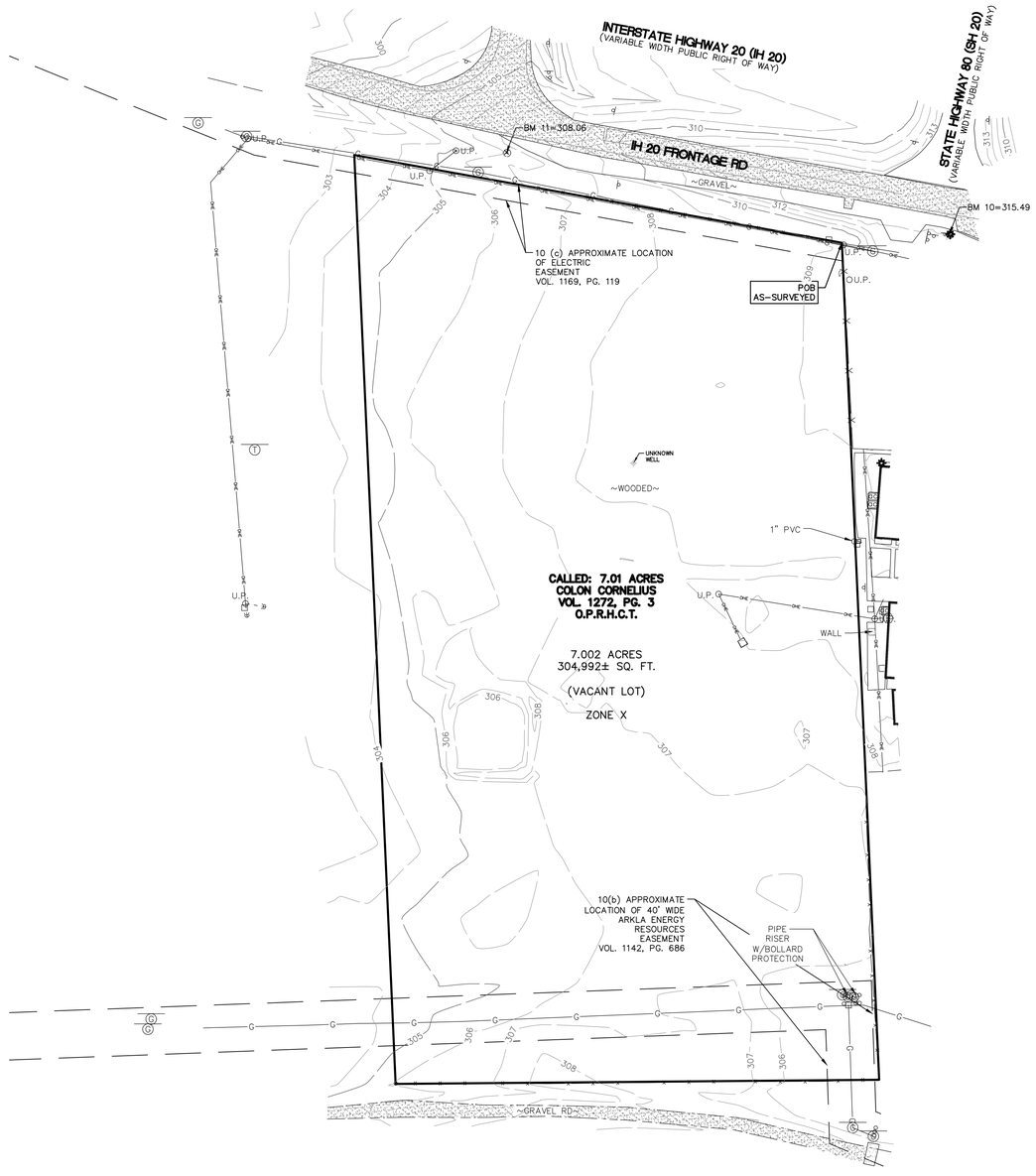
SCALE 0 30 60
1" = 60 FEET

DR. AY | CH. ASA
P.M. ASA
BOOK 000
JOB 24000833
SHEET NO.
1 OF 2

CAD FILE: 24000833-SURVEY.DWG

ALTA/NSPS LAND TITLE SURVEY

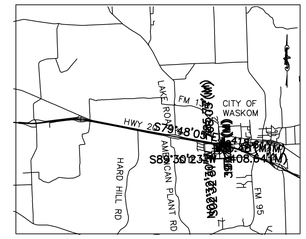
JEREMIAH L. WHITE SURVEY, ABSTRACT NO. 784,
CITY OF WASKOM, HARRISON COUNTY, TEXAS



60 0 60 120 180

GRAPHIC SCALE
SCALE: 1"=60'

BASIS OF BEARING:
TEXAS STATE PLANE
NORTH CENTRAL ZONE (NAD83)



VICINITY MAP
NOT TO SCALE

VERTICAL DATUM:
ELEVATIONS ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD) 88 USING GEOID18.

SOURCE BENCHMARK
THE NERWORK IS DERIVED FROM THE TEXAS ALLTERRA RTKNET COOPERATIVE NETWORK – TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83, BASELINE MEASUREMENT TO CONTROL POINT NUMBER 2

BASE POINT DESIGNATION
PRS4727975315084

SITE BENCHMARKS AND CONTROL POINTS:

COORDINATES SHOWN HEREON ARE PER TEXAS STATE PLANE NORTH CENTRAL ZONE (NAD83) 2011 ADJUSTMENT, IN US SURVEY FEET. ELEVATIONS SHOWN HEREON ARE PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN US SURVEY FEET.

CP 1: SET 80D
NORTHING: 6885371.34
EASTING: 3328025.482
ELEVATION: 298.482

CP 2: SET 80D
NORTHING: 6885954.345
EASTING: 3328564.532
ELEVATION: 306.266

CP 3: SET MAG NAIL
NORTHING: 6885427.092
EASTING: 3328796.709
ELEVATION: 314.071

BM 4: "X" MARKED ON BOLT
NORTHING: 6885427.092
EASTING: 3328774.914
ELEVATION: 315.49

BM 5: "X" MARKED ON BOLT
NORTHING: 6885496.904
EASTING: 3328400.594
ELEVATION: 308.06

LEGEND

○F	FOUND SURVEY MONUMENT	□	EXISTING CURB INLET
○S	SURVEY MONUMENT TO BE SET	≀	UNKNOWN TERMINUS
◬	SITE CONTROL POINT	Ⓢ	EXISTING SANITARY MANHOLE
POB	POINT OF BEGINNING	▪	EXISTING MAILBOX
CP	CONTROL POINT	◡	EXISTING CULVERT
BM ✥	BENCHMARK	Ⓦ	EXISTING WATER BBOX
(R)	RECORD	▷—	EXISTING HYDRANT
(M)	MEASURED	Ⓔ	EXISTING ELECTRIC TRANSFORMER
REC.	RECORDED	Ⓖ	EXISTING UNDERGROUND GAS LINE WARNING SIGN
DOC.	DOCUMENT	⩓	EXISTING UNDERGROUND GAS MARKER
POA 600.00	POINT OF ATTACHMENT ELEVATION	Ⓖ	EXISTING GAS METER
SAG 600.00	WIRE SAG ELEVATION	⋐- - - - -	EXISTING GUY WIRE
——— ——— ———	UNDERGROUND SANITARY LINE	○	EXISTING FENCE POST
——G——G——	UNDERGROUND GAS LINE	⊣	EXISTING SIGN
——STM——STM——	UNDERGROUND STORM LINE	Ⓔ	EXISTING ELECTRIC METER
——SAN——SAN——	UNDERGROUND SANITARY LINE	E	EXISTING ELECTRIC HAND HOLE
——W———	UNDERGROUND WATER LINE	Ⓦ	EXISTING WATER METER
——OHE——OHE——	OVERHEAD ELECTRIC LINE	○U.P.	EXISTING UTILITY POLE
755	EXISTING GROUND CONTOUR	Ⓕ	EXISTING UNDERGROUND FIBER OPTIC WARNING SIGN
——X——X——	EXISTING FENCE	Ⓔ	EXISTING UNDERGROUND ELECTRIC LINE WARNING SIGN
——— — ———	EXISTING DITCH CENTERLINE	F	EXISTING FIBER OPTIC HAND HOLE
———————	BOUNDARY LINE	□ T	EXISTING TELEPHONE RISER
———————	BOUNDARY ADJACENT / ROW LINE	C	EXISTING CABLE HAND HOLE
——— ——— ———	EASEMENT LINE		EXISTING TRAFFIC SIGNAL
——-———·———	EXISTING EDGE OF GRAVEL		EXISTING CONCRETE
- - - - - - - -	EXISTING VEGETATION LINE		EXISTING ASPHALT
			EXISTING BUILDING

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1" = 60 FEET
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SHEET NO. 2 OF 2

CAD FILE: 24000833ASS.DWG

C:\ACCOUNTS\24000833\SURVEY\CAD\24000833ASS.DWG 5/9/2024 1:52 PM AARON ANDRE