



FOR REVIEW PURPOSES ONLY

**PRELIMINARY
THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE**

R.F. (RICK) FREEMAN, R.P.L.S. 4202

DATE: APRIL 28, 2016

EVERETT GRIFFITH JR. & ASSOCIATES, INC.

LEGEND

● GI	GRATE INLET	—SS—	SANITARY SEWER
● b	TRAFFIC BOLLARD	—G—	NATURAL GAS LINE
● L	LIGHT	—W—	WATERLINE
● lp	LIGHT POLE	—E—	OVERHEAD ELECTRIC LINE
● pp	POWER POLE	—UE—	UNDERGROUND ELECTRIC LINE
● co	CLEAN OUT	—T—	OVERHEAD TELEPHONE LINE
● hcs	HANDICAP SIGN	—UT—	UNDERGROUND TELEPHONE LINE
→ gwy	GUY	—/—	FENCE - WOOD
● gm	GAS METER	—x—	FENCE - BARBED WIRE
● gm	WATER METER	—o—	FENCE - CHAIN LINK
● jw	WATER METER		
● jw	TELEPHONE JUNCTION BOX		
● fv	FIRE VALVE		
● wv	WATER VALVE		
● mh	MANHOLE		
● e-trans	ELECTRIC TRANSFORMER		
● icv	IRRIGATION CONTROL VALVE		
—rcp—	REINFORCED CONCRETE PIPE (CUVERT)		
—cmp—	CORRUGATED METAL PIPE (CUVERT)		

408 NORTH THIRD STREET LUFKIN, TX 75901

PROPERTY DESCRIPTION

BEING all that certain tract or parcel of land lying and situated in Cherokee County, Texas, out of the JOSE PINEDA EAST FOUR LEAGUES SURVEY, ABSTRACT NO. 41 and being a part or portion of that certain 5.00 acre tract (7.799 acres less and except 2.799 acres) described in a deed from Ethel Brown to James E. Saxton, Trustee for the James E. Saxton, M.D., P.A., Defined Benefit Pension Plan dated November 3, 1986 and recorded in Volume 1016 on Page 559 of the Deed Records of Cherokee County, Texas, to which reference is hereby made for any and all purposes, and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING at the Southeast corner of the aforesaid referred to 5.00 acre tract and the Southwest corner of that certain 2.929 acre tract described in a deed from the Jacksonville Green Foundation to the City of Jacksonville dated February 14, 2000 and recorded in Volume 1453 on Page 280 of the Deed Records of Cherokee County, Texas in the Northwest boundary line of that certain tract (acreage un-recited) described in a deed from Herbert Iman Singer and Marlene Singer, Co-Trustees of the Singer Living Trust to Gun Barrel - Jacksonville, LLC dated October 23, 2007 and recorded in Volume 1885 on Page 730 of the Deed Records of Cherokee County, Texas, a 3/8" rod found for corner;

THENCE S 64° 28' 12" W with the Southeast boundary line of the said 5.00 acre tract and the Northwest boundary line of the said Gun Barrel - Jacksonville, LLC tract, at 227.28 feet the South corner of the said 5.00 acre tract and the Southeast corner of that certain 0.898 acre tract described as Tract One in a deed from Christopher Wimmer et al to Jane Wimmer dated May 27, 2006 and recorded in Volume 1795 on Page 157 of the Deed Records of Cherokee County, Texas, 3/8" rod found for corner;

THENCE S 64° 48' 52" W with the Southwest boundary line of the said 5.00 acre tract and the Northeast boundary line of the said 0.898 acre tract, at 145.70 feet the Southeast corner of the said 5.00 acre tract and the South corner of that certain 1.928 acre tract described in a deed from Specialty Retailers, Inc. to Specialty Retailers (TX) LP dated August 24, 2000 and recorded in Volume 1526 on Page 873 of the Deed Records of Cherokee County, Texas, a 1/2" pipe set for corner;

THENCE N 25° 27' 13" E with the Southernmost West boundary line of the said 5.00 acre tract and the Southernmost East boundary line of the said 1.928 acre tract, at 48.63 feet an angle corner in the said line, a pk nail set for corner;

THENCE N 03° 25' 12" W continuing with the West boundary line of the said 5.00 acre tract and the East boundary line of the said 1.928 acre tract, at 69.96 feet an interior ell corner of the said 1.928 acre tract, a pk nail set for corner;

THENCE N 86° 39' 22" E with the Northernmost South boundary line of the said 1.928 acre tract, at 260.08 feet an interior ell corner of the said 5.00 acre tract and the Northernmost Southeast corner of the said 1.928 acre tract, a 1/2" pipe set for corner;

THENCE N 03° 20' 38" W with a West boundary line of the said 5.00 acre tract and the East boundary line of the said 1.928 acre tract, at 140.24 feet the Northeast corner of the said 1.928 acre tract in the South boundary line of that certain 2.799 acre tract described in a deed from Tomo C. Pyle to TMM Investments Ltd, dated February 3, 1999 and recorded in Volume 1520 on Page 482 of the Deed Records of Cherokee County, Texas, a 3/8" rod found for corner;

THENCE N 86° 43' 42" E with the South boundary line of the said 2.799 acre tract, at 72.41 feet the Southeast corner of the said 2.799 acre tract in the West boundary line of the said 2.929 acre tract, a 3/8" rod found for corner;

THENCE S 00° 51' 20" W with the East boundary line of the said 5.00 acre tract and the West boundary line of the said 2.929 acre tract, at 237.12 feet the point and place of beginning and containing 1.28 acres of land, more or less.

Basis of Bearings: The Southernmost West boundary line of that certain 2.929 acre tract described in a deed from the Jacksonville Green Foundation to the City of Jacksonville dated February 14, 2000 and recorded in Volume 1453 on Page 280 of the Deed Records of Cherokee County, Texas - (Deed call of N 00° 51' 20" E 445.78 feet - found 3/8" rods 445.80 feet apart)

- OF NO. 3710002075
EFFECTIVE DATE - APRIL 14, 2016
- Schedule B Exceptions from Coverage
- 10.d. Easement from Kenneth W. Smith et al to Jerry D. Loggins dated April 19, 1982 filed April 23, 1982 and recorded in Volume 842, Page 192 of the Deed Records of Cherokee County, Texas. **Does not apply.**
 - 10.e. Easement from GSV et al to Golden Corral Corporation dated March 5, 1985 filed March 11, 1985 and recorded in Volume 948, Page 836, of the Land Records of Cherokee County, Texas. **Does apply. This easement allows drainage of surface storm water across the subject property.**
 - 10.f. Easement with Covenants and Restrictions Affecting Land (ECR) dated November 6, 1983 recorded in Volume 883, Page 769 of the Deed Records of Cherokee County, Texas, executed by GSV Properties, a Texas general partnership and Hayden Brown and wife, Ethel Brown, Developers and Emerson Stone. **Does apply. This easement allows for "roadways, walkways, ingress and egress, parking of motor vehicles and unloading of commercial and other vehicles and the use of facilities."** In addition utility and service easements affect this property (location is not described). But said to exclude placement within the building areas. The approximate building area referred to has been taken from Exhibit A in the said document and shown on this plat.
- ALTA/NSPS LAND TITLE SURVEY
1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. **As shown hereon**
 3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. **Subject property does not lie within a Special flood hazard area.**
 4. Gross land area: **As shown hereon, 1.28 ACRES**
 8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features pursuant to Section 5 above) (e.g. parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse) **As shown hereon.**
 9. Number and type (e.g. disabled, motorcycle, regular and other marked specially types) of clearly identifiable parking spaces in parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. **There are a total of 31 regular parking spaces.**
 11. Location of utilities existing on or serving the surveyed property as determined by observed evidence collected pursuant to Section 5.E.iv.
 - Section 5.E.iv. Evidence on or above the surface of the surveyed property observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. Examples of such evidence include pipeline markers, manholes, valves, meters, transformers, pedestals, clean-outs, utility poles, overhead lines and guy wires. **As shown hereon**
 13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." **As Shown hereon**

To: Specialty Retailers, Inc. and Chicago Title Insurance Company

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 ALTA and NSPS, effective date February 23, 2016 and includes Items 1,3,4,8,9,11 and 13 of Table A thereto: The fieldwork was completed on April 27, 2016

R.F. (Rick) Freeman (Signature in blue ink)
Registered Professional Land Surveyor No. 4202
Texas Surveying Firm No. 10029100
408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
April 27, 2016

ALTA/NSPS LAND TITLE SURVEY
SPECIALTY RETAILERS, INC.
1.28 ACRE TRACT
JOSE PINEDA EAST FOUR LEAGUES SURVEY, ABSTRACT NO. 41
CHEROKEE COUNTY, TEXAS

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates, Inc.
408 NORTH THIRD STREET
LUFKIN, TEXAS, 75901

Drawn By: LAURETT
Designed By: LAURETT
Surveyed By: ROMAN

Calculated By: RF. FREEMAN
Checked By: RF. FREEMAN
Date: 4-26-16

Scale: 1"=20'
Job No.: 9624900
Fieldbook No.: NC 16-70-54
Save Name: SPECIALTY RETAIL ALTA

Drawing No. Sheet 1 of 1