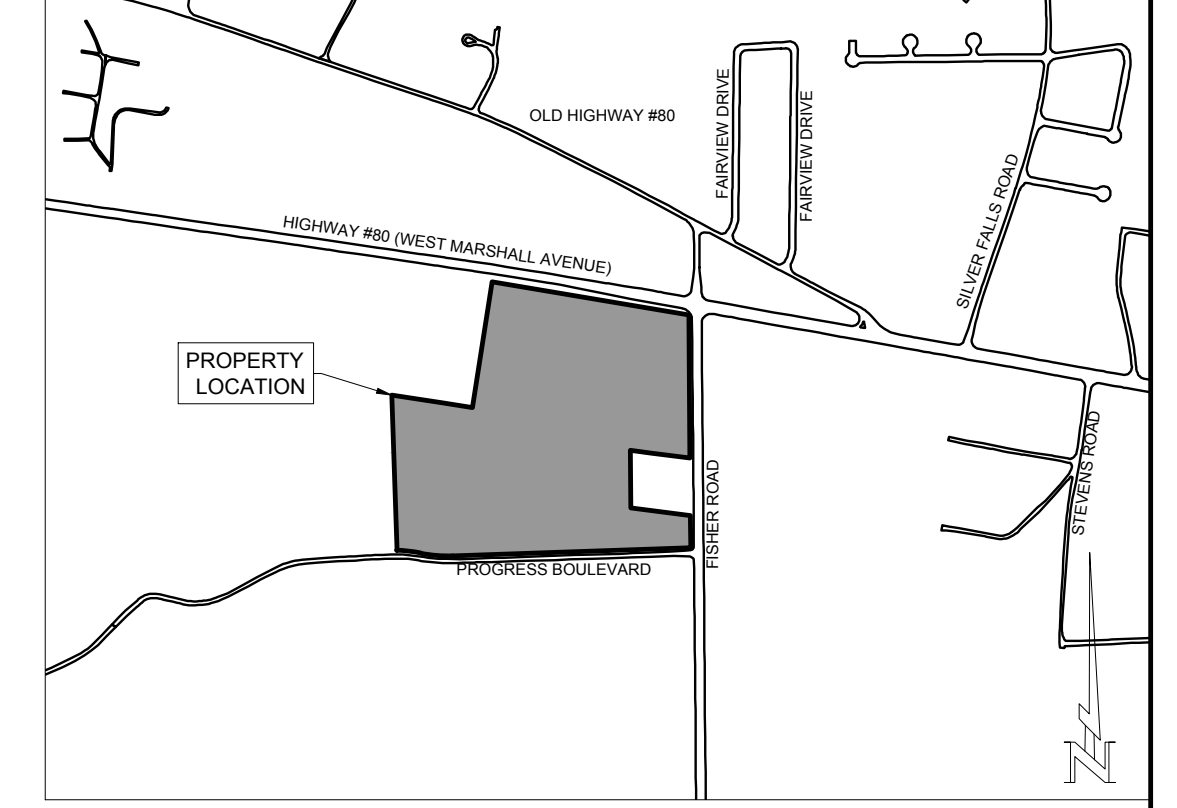
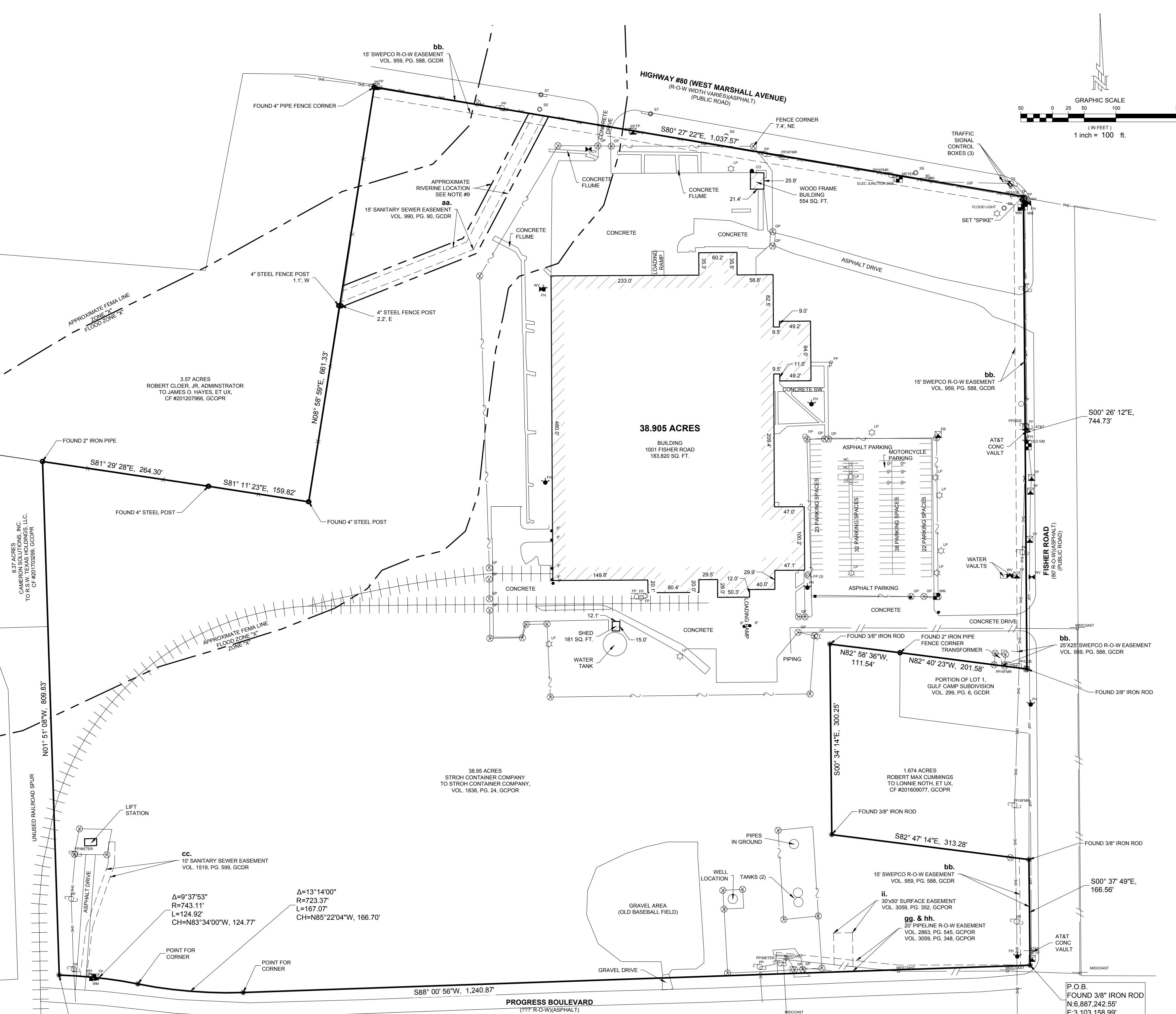


NOTES:

- 1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9999330.
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR GREGG COUNTY, TEXAS, COMMUNITY - PLAN NO. 48183C 0089 F, DATED SEPTEMBER 3, 2014, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREAS OF 0.2% ANNUAL CHANCE FLOOD" AND ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
4. ZONING RESTRICTIONS: LIGHT INDUSTRIAL (I-1)
4.1. MINIMUM SETBACKS
4.1.1. FRONT - NO STRUCTURE MAY BE ERRECTED NEARER THE THIRTY (30) FEET TO CENTERLINE OF ANY STREET UPON WHICH STRUCTURE FRONTS. NOR MAY ANY BUILDING BE ERRECTED AHEAD OF ANY BUILDING LINE ESTABLISHED BY ORDINANCE.
4.1.2. SIDE - WHERE RETAIL, COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL USE ABUTS UPON A COMMON DISTRICT LINE, WHETHER SEPARATED BY AN ALLEY OR NOT, DIVIDING THE DISTRICT FROM ANY OF THE RESIDENTIAL DISTRICTS, A MINIMUM OF TEN (10) FEET SHALL BE PROVIDED.
4.1.3. REAR - WHERE RETAIL, COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL USE ABUTS UPON A COMMON DISTRICT LINE, WHETHER SEPARATED BY AN ALLEY OR NOT, DIVIDING THE DISTRICT FROM ANY OF THE RESIDENTIAL DISTRICTS, A MINIMUM OF TEN (10) FEET SHALL BE PROVIDED.
5. IMPROVEMENTS SHOWN OUTSIDE OF 38.905 ACRE TRACT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS ALTA/NSPS SURVEY.
6. PROPERTY HAS DIRECT PHYSICAL ACCESS TO HIGHWAY #80, FISHER ROAD, AND PROGRESS BOULEVARD.
7. FOR ALTA TABLE "A" ITEM #16, THERE WAS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. FOR ALTA TABLE "A" ITEM #17, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. FOR ALTA TABLE "A" ITEM #18, NO WETLANDS WERE DELINEATED OR MARKED AT THE TIME OF THE SURVEY. ACCORDING TO THE NATIONAL WETLANDS INVENTORY FOUND AT HTTPS://WWW.FWS.GOV/WETLANDS/DATAMAPPER.HTML, THIS PROPERTY DOES CONTAIN A 0.97 ACRE RIVERINE HABITAT WETLAND AREA CLASSIFIED AS R4B3C. THIS STATEMENT IS FOR INFORMATION ONLY AND CANNOT BE CERTIFIED TO BY THE RPLS SIGNING THIS DOCUMENT.

TITLE COMMITMENT
WE HAVE BEEN FURNISHED A COPY OF "COMMITMENT FOR TITLE INSURANCE", ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE, MARCH 30, 2020, ISSUED DATE, APRIL 20, 2020, G.F. NO. 1002-291535-R11. THE FOLLOWING EXCEPTIONS FROM COVERAGE AS LISTED ON SCHEDULE B.

- 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. NOT A SURVEY ITEM.
b. ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED TRAFFIC OR BY USE, (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY) NOT A SURVEY ITEM.
c. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY) NOT A SURVEY ITEM.
d. RIGHTS OF PARTIES IN POSSESSION AND RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES OR RENTAL AGREEMENTS, (MAY BE AMENDED OR DELETED UPON EXECUTION OF FACTORY AFFIDAVIT WITH RESPECT TO PARTIES IN POSSESSION AND TENANTS AT LOSING) NOT A SURVEY ITEM.
e. RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM MRS. W. Y. FISHER TO ARKANSAS PIPELINE CORP., RECORDED IN VOLUME 85, PAGE 371, DEED RECORDS OF GREGG COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
f. RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM M. F. FISHER TO UNITED GAS PUBLIC SERVICE CO., RECORDED IN VOLUME 110, PAGE 615, DEED RECORDS OF GREGG COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
g. RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM MRS. W. Y. FISHER TO UNITED GAS PUBLIC SERVICE CO., RECORDED IN VOLUME 115, PAGE 137, DEED RECORDS OF GREGG COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
h. RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM M. F. FISHER ET AL. TO STANOLIND OIL & GAS CO., RECORDED IN VOLUME 147, PAGE 204, DEED RECORDS OF GREGG COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
i. RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM M. F. FISHER ET AL TO GREGG TEX GASOLINE CORP., RECORDED IN VOLUME 150, PAGE 620, DEED RECORDS OF GREGG COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
j. RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM MRS. W. Y. FISHER TO PREMIER OIL REFINING, RECORDED IN VOLUME 183, PAGE 459, DEED RECORDS OF GREGG COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
k. RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM M. F. FISHER TO SOUTHWESTERN GAS AND ELECTRIC CO., RECORDED IN VOLUME 239, PAGE 556, DEED RECORDS OF GREGG COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
l. RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM M. F. FISHER TO BELL OIL AND GAS COMPANY OF TEXAS DATED JULY 8, 1931, RECORDED JULY 28, 1944, RECORDED IN VOLUME 282, PAGE 391, DEED RECORDS OF GREGG COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
m. RIGHT OF WAY CONTRACT EXECUTED BY S. G. SMITH TO E. TEXAS PUBLIC SERVICE, RECORDED IN VOLUME 50, PAGE 587, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CAN NOT BE PLOTTED.
n. RIGHT OF WAY EXECUTED BY MAUD SMITH, ET VIR, TO ARKANSAS PIPELINE CORP., RECORDED IN VOLUME 85, PAGE 371, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CAN NOT BE PLOTTED.
o. RIGHT OF WAY EXECUTED BY S. G. SMITH, TO ATLAS PIPE LINE CO., RECORDED IN VOLUME 90, PAGE 263, DEED RECORDS, GREGG COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT CAN NOT BE DETERMINED WITH THE DOCUMENTS PROVIDED.
p. RIGHT OF WAY EXECUTED BY MRS. MAULDE (S.G.) SMITH TO ATLAS PIPE LINE CO., RECORDED IN VOLUME 90, PAGE 264, DEED RECORDS, GREGG COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY.
q. RIGHT OF WAY EXECUTED BY MAUD SMITH, ET VIR, TO SOUTHWESTERN GAS & ELECTRIC CO., RECORDED IN VOLUME 96, PAGE 285, DEED RECORDS, GREGG COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT CAN NOT BE DETERMINED WITH THE DOCUMENTS PROVIDED.
r. RIGHT OF WAY EXECUTED BY MAUD SMITH, ET VIR, TO UNITED GAS PUBLIC SERVICE CO., RECORDED IN VOLUME 110, PAGE 502, DEED RECORDS, GREGG COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT CAN NOT BE DETERMINED WITH THE DOCUMENTS PROVIDED.
s. RIGHT OF WAY EXECUTED BY S. G. SMITH, ET VIR, TO ARKANSAS FUEL OIL CO., RECORDED IN VOLUME 122, PAGE 67, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CAN NOT BE PLOTTED.
t. RIGHT OF WAY EXECUTED BY S. G. SMITH, ET VIR, TO ATLAS PIPELINE CO., INC., RECORDED IN VOLUME 130, PAGE 197, DEED RECORDS, GREGG COUNTY, TEXAS. BY DESCRIPTION DOES NOT AFFECT THE SUBJECT PROPERTY.
u. RIGHT OF WAY EXECUTED BY MAUD SMITH ET VIR, S. G. SMITH, TO STANOLIND OIL & GAS CO., RECORDED IN VOLUME 147, PAGE 203, DEED RECORDS, GREGG COUNTY, TEXAS. BY DESCRIPTION DOES NOT AFFECT THE SUBJECT PROPERTY.
v. RIGHT OF WAY EXECUTED BY MAUD SMITH, ET VIR, S. G. SMITH, TO GREGG-TEX GASOLINE CORP., RECORDED IN VOLUME 151, PAGE 537, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CAN NOT BE PLOTTED.
w. RIGHT OF WAY EXECUTED BY MAUD SMITH, ET VIR, S. G. SMITH, TO PREMIER OIL REFINING CO., RECORDED IN VOLUME 183, PAGE 460, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CAN NOT BE PLOTTED.
x. RIGHT OF WAY EXECUTED BY S. G. SMITH & MAUD SMITH, TO SINCLAIR PRARIE OIL CO., RECORDED IN VOLUME 184, PAGE 172, DEED RECORDS, GREGG COUNTY, TEXAS. BY DESCRIPTION DOES AFFECT THE SUBJECT PROPERTY.
y. RIGHT OF WAY EXECUTED BY PHILLIP SMITH TO ATLAS PIPE LINE CO., RECORDED IN VOLUME 90, PAGE 264, DEED RECORDS, GREGG COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY.
z. RIGHT OF WAY EXECUTED BY G. P. SMITH ET UX TO UNITED GAS PUBLIC SERVICE CO., RECORDED IN VOLUME 116, PAGE 4, DEED RECORDS, GREGG COUNTY, TEXAS. BY DESCRIPTION DOES NOT AFFECT THE SUBJECT PROPERTY.
aa. RIGHT OF WAY EASEMENT GRANTED TO CITY OF LONGVIEW AS RECORDED IN VOLUME 990, PAGE 90, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
ab. RIGHT OF WAY EASEMENT GRANTED TO SOUTHWESTERN ELECTRIC POWER COMPANY AS RECORDED IN VOLUME 959, PAGE 588, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
ac. RIGHT OF WAY EASEMENT GRANTED TO CITY OF LONGVIEW, TEXAS, AS RECORDED IN VOLUME 1519, PAGE 599, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
ad. RIGHT OF WAY DATED 02/08/1939 EXECUTED BY J. E. WATTS TO SOUTHWESTERN GAS & ELECTRIC CO. RECORDED IN VOLUME 239, PAGE 555, DEED RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.
ae. RIGHT OF WAY DATED 01/19/1939 EXECUTED BY G. P. SMITH TO UNITED OIL PIPE LINE COMPANY RECORDED IN VOLUME 239, PAGE 138, DEED RECORDS, GREGG COUNTY, TEXAS. BY DESCRIPTION DOES NOT AFFECT THE SUBJECT PROPERTY.
af. RIGHT OF WAY DATED 04/10/1941 EXECUTED BY G. P. SMITH, SR. AND LILLIAN SMITH TO HUMBLE OIL & REFINING COMPANY RECORDED IN VOLUME 260, PAGE 217, DEED RECORDS, GREGG COUNTY, TEXAS.
ag. RIGHT OF WAY AGREEMENT DATED 08/18/1996 EXECUTED BETWEEN ANC CONTAINER COMPANY TO CORNERSTONE NATURAL GAS, INC. RECORDED IN VOLUME 2863, PAGE 545, PUBLIC OFFICIAL RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
ah. RIGHT OF WAY AGREEMENT DATED 01/12/1996 EXECUTED BETWEEN ANC CONTAINER COMPANY AND CORNERSTONE NATURAL GAS, INC., RECORDED IN VOLUME 3059, PAGE 348, PUBLIC OFFICIAL RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
ai. SURFACE EASEMENT DATED 11/4/1996 EXECUTED BETWEEN ANC CONTAINER COMPANY AND CORNERSTONE NATURAL GAS, INC., RECORDED IN VOLUME 3059, PAGE 392, PUBLIC OFFICIAL RECORDS, GREGG COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
aj. INTEREST IN AND TO ALL OIL, GAS OR OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 161, VOLUME 215, PAGE 567, VOLUME 236, PAGE 569, VOLUME 281, PAGE 255, VOLUME 128, PAGE 598, VOLUME 646, PAGE 196, VOLUME 658, PAGE 165, VOLUME 723, PAGE 17, VOLUME 286, PAGE 170 AND VOLUME 912, PAGE 190, DEED RECORDS, GREGG COUNTY, TEXAS, REFERRED TO IN INSTRUMENT TO WHICH INSTRUMENT MADE REFERENCE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). NOT A SURVEY ITEM.



LEGEND
POWER POLE
POWER POLE W/ METER
POWER POLE W/ TRANSFORMER
POWER POLE W/ TRANSFORMER (LUGE)
POWER POLE W/ METER (ABANDONED)
TRAFFIC SIGNAL POLE
LIGHT POLE
ELECTRIC BOX
ELECTRIC JUNCTION BOX
GUY WIRE
WATER METER
WATER VALVE
IRRIGATION CONTROL VALVE
FIRE HYDRANT
GAS METER
FIRE PROTECTION CONNECTION
TELEPHONE PEDESTAL
MIDCOAST PIPELINE SIGN
AT&T SIGN
HANDICAP SIGN
8" PIPE BOLLARD (USO)
SANITARY SEWER MANHOLE
CLEANOUT
STORM SEWER RING & COVER
GATE POST
FENCE POST
BURIED CABLE
UNDER GROUND FIBER
OVERHEAD ELECTRIC
SEWER
GAS
FIBER OPTIC CABLE
UNLESS SHOWN OTHERWISE

TITLE COMMITMENT DESCRIPTION
BEING 38.905 ACRES OF LAND LOCATED IN THE ISAAC C. SKILLERN SURVEY, GREGG COUNTY, TEXAS, SAID 38.905 ACRES BEING A PART OF A 173.84 ACRE TRACT CONVEYED TO LONGVIEW INDUSTRIAL DISTRICTS, INC. BY TOM COOK AND RECORDED IN VOL. 723, PAGE 17, DEED RECORDS OF GREGG COUNTY, TEXAS, AND ALL OF A 9.85 ACRE TRACT CONVEYED TO LONGVIEW INDUSTRIAL DISTRICTS, INC., BY HENRY HARBOUR, TRUSTEE, BY DEED RECORDED IN VOL. 658, PAGE 165, DEED RECORDS OF GREGG COUNTY, TEXAS, SAID 38.905 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/8" IRON ROD SET FOR THE NE CORNER OF THE HEREIN DESCRIBED TRACT, SAID 3/8" IRON ROD BEING AT THE INTERSECTION OF THE SOUTH ROW LINE OF U.S. HIGHWAY NO. 80 AND THE WEST ROW LINE OF FISHER ROAD, SAID BEGINNING POINT ALSO BEING THE NE CORNER OF THE ABOVE MENTIONED 9.85 ACRE TRACT.
THENCE S 1 DEG. 10' W, 745.1 FEET ALONG THE WEST ROW LINE OF SAID FISHER ROAD TO A 3/8" IRON ROD SET FOR CORNER; THENCE N 81 DEG. 14' W, 313.8 FEET ALONG A FENCE TO A 3/8" IRON ROD FOR CORNER; THENCE S 1 DEG. 12' W, 300.4 FEET ALONG A FENCE TO A 3/8" IRON ROD FOR CORNER; THENCE S 1 DEG. 15' E, 313.8 FEET ALONG A FENCE TO A 3/8" IRON ROD SET IN THE WEST ROW LINE OF FISHER ROAD FOR CORNER; THENCE S 1 DEG. 10' W, 167.4 FEET ALONG THE WEST ROW LINE OF SAID FISHER ROAD TO A 3/8" IRON ROD SET IN THE NORTH ROW LINE OF KINKLE BLVD.; THENCE S 89 DEG. 41' W, 1241.0 FEET ALONG THE NORTH ROW LINE OF SAID KINKLE BLVD. TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT TO THE END OF CURVE, SAID CURVE HAVING A RADIUS OF 723.46 FEET, A TANGENT OF 83.92 FEET, A LENGTH OF 167.09 FEET AND A DELTA ANGLE OF 13 DEG. 14' TO THE POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT TO THE END OF SAID CURVE, SAID CURVE HAVING A RADIUS OF 709.91 FEET, A TANGENT OF 62.63 FEET, A LENGTH OF 124.93 FEET AND A DELTA ANGLE OF 10 DEG. 05' TO A 3/8" IRON ROD FOR CORNER; THENCE N 0 DEG. 14' W, 809.6 FEET TO A 2" IRON PIPE FOR CORNER; THENCE S 79 DEG. 53' E, 264.8 FEET AND S 79 DEG. 33' E, 159.2 FEET ALONG A FENCE ON THE SBL OF THE M.A. HAYES, JR. TRACT TO A 4" STEEL FENCE CORNER POST FOR CORNER; THENCE N 10 DEG. 33' E, 312.6 FEET, S 84 DEG. 18' E, 3.4 FEET AND N 10 DEG. 14' E 348.6 FEET ALONG A FENCE ON THE OCCUPIED EBL OF SAID M.A. HAYES, JR. TRACT TO A 4" STEEL FENCE CORNER POST ON THE SOUTH ROW LINE OF U.S. HIGHWAY NO. 80 FOR CORNER; THENCE S 78 DEG. 51' E, 1038.0 FEET ALONG A FENCE ON THE SOUTH ROW LINE OF SAID U.S. HIGHWAY NO. 80 TO THE PLACE OF BEGINNING AND CONTAINING 38.905 ACRES OF LAND.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO: 287 PROPERTIES, LLC, ANC CONTAINER COMPANY F/K/A STROH CONTAINER COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON 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, AND INCLUDES ITEMS 1-4, 6(a)(b), 7(a)(b), 8-9, 11, 13, AND 16-19, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 02, 2020.
PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE.
JUNE 02, 2020
DATE
BRUCE K. RUCKER
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6169

METES AND BOUNDS DESCRIPTION
38.905 ACRES
ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 38.905 ACRES OF LAND IN THE ISAAC C. SKILLERN SURVEY, A-4, GREGG COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 38.95 ACRES AND CONVEYED FROM STROH CONTAINER COMPANY TO STROH CONTAINER COMPANY, BY AN INSTRUMENT OF RECORD IN VOLUME 1836, PAGE 24, OF THE GREGG COUNTY PUBLIC OFFICIAL RECORDS, (GCOPR), SAID 38.905 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) NORTH CENTRAL ZONE, TO WIT:
BEGINNING AT A 3/8" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 38.95 ACRE TRACT, LYING IN THE NORTH RIGHT-OF-WAY (R-O-W) LINE OF PROGRESS BOULEVARD (A PUBLIC ROAD) AND WEST R-O-W LINE OF FISHER ROAD (A PUBLIC ROAD);
THENCE DEPARTING FISHER ROAD, S88°00'56"W, 1,240.87' FEET ALONG THE COMMON LINE OF SAID 38.95 ACRE TRACT AND PROGRESS BOULEVARD TO A POINT FOR CORNER AND THE BEGINNING OF A CURVE;
THENCE 167.07 FEET CONTINUING ALONG SAID COMMON LINE AND ARC OF A CURVE TO THE RIGHT, (DELTA= 13°14'00", RADIUS= 723.37 FEET, CHORD= N85°22'04"W, 166.70 FEET), TO A POINT FOR CORNER AT THE END OF CURVE AND A POINT OF REVERSE CURVE;
THENCE 124.92 FEET CONTINUING ALONG SAID COMMON LINE AND ARC OF A CURVE TO THE LEFT, (DELTA= 09°37'53", RADIUS= 743.11 FEET, CHORD= N83°34'00"W, 124.77 FEET), TO A 5/8" IRON ROD FOUND FOR SOUTHWEST CORNER AND END OF CURVE, LYING IN THE EAST LINE OF AN OLD RAILROAD SPUR;
THENCE DEPARTING PROGRESS BOULEVARD, N01°51'08"W, 809.82 FEET ALONG THE WEST LINE OF SAID 38.95 ACRE TRACT, EAST LINE OF SAID RAILROAD SPUR, AND EAST LINE OF A TRACT WHICH WAS CALLED 8.37 ACRES AND CONVEYED FROM CAMERON SOLUTIONS, INC. TO R.S.W. TEXAS HOLDINGS, L.L.C. BY AN INSTRUMENT OF RECORD IN CLERK'S FILE #201103289, OF THE GREGG COUNTY OFFICIAL PUBLIC RECORDS, (GCOPR), TO A 2" IRON PIPE FOUND FOR MOST WESTERLY NORTHWEST CORNER, BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 38.95 ACRE TRACT AND MOST EASTERLY NORTHEAST CORNER OF SAID 8.37 ACRE TRACT, LYING IN THE SOUTH LINE OF A TRACT WHICH WAS CALLED 3.57 ACRES AND CONVEYED FROM ROBERT CLOER, JR., ADMINISTRATOR TO JAMES O. HAYES, ET UX, BY AN INSTRUMENT OF RECORD IN CLERK'S FILE #201207966, GCOPR;

METES AND BOUNDS DESCRIPTION
38.905 ACRES (CONT'D)
THENCE S81°29'28"W, 264.30 FEET ALONG THE COMMON LINE OF SAID 38.95 ACRE TRACT AND SAID 3.57 ACRE TRACT TO A 4" STEEL POST FOUND FOR ANGLE CORNER, BEING AN ANGLE CORNER OF SAID 38.95 ACRE TRACT;
THENCE S81°11'23"E, 159.82 FEET CONTINUING ALONG SAID COMMON LINE TO A 4" STEEL POST FOUND FOR INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID 38.95 ACRE TRACT AND SOUTHEAST CORNER OF SAID 3.57 ACRE TRACT;
THENCE N08°58'59"E, 681.33 FEET CONTINUING ALONG SAID COMMON LINE TO A 4" PIPE FENCE CORNER POST FOUND FOR MOST NORTHERLY NORTHWEST CORNER, BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 38.95 ACRE TRACT AND NORTHEAST CORNER OF SAID 3.57 ACRE TRACT, LYING IN THE SOUTH R-O-W LINE OF HIGHWAY #80 (WEST MARSHALL AVENUE);
THENCE S80°27'22"E, 1,037.57 FEET ALONG THE COMMON LINE OF SAID 38.95 ACRE TRACT AND HIGHWAY #80 TO A SPIKE SET FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 38.95 ACRE TRACT, LYING IN THE WEST R-O-W LINE OF FISHER ROAD;
THENCE DEPARTING HIGHWAY #80, S00°26'12"E, 744.73 FEET ALONG THE COMMON LINE OF SAID 38.95 ACRE TRACT AND FISHER ROAD TO A 3/8" IRON ROD FOUND FOR MOST NORTHERLY SOUTHWEST CORNER OF SAID 38.95 ACRE TRACT AND NORTHEAST CORNER OF A PORTION OF LOT 1, GULF CAMP SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 299, PAGE 6, OF THE GREGG COUNTY DEED RECORDS, (GCOPR);
THENCE DEPARTING FISHER ROAD, N82°40'23"W, 201.58 FEET ALONG THE COMMON LINE OF SAID 38.95 ACRE TRACT AND FISHER ROAD TO THE PLACE OF BEGINNING, CONTAINING 38.905 ACRES OF LAND, MORE OR LESS;

METES AND BOUNDS DESCRIPTION
38.905 ACRES (CONT'D)
THENCE S00°34'14"E, 300.25 FEET CONTINUING ALONG SAID COMMON LINE TO A 3/8" IRON ROD FOUND FOR INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID 38.95 ACRE TRACT AND SOUTHWEST CORNER OF SAID 1.674 ACRE TRACT;
THENCE S82°47'14"E, 313.28 FEET CONTINUING ALONG SAID COMMON LINE TO A 3/8" IRON ROD FOUND FOR INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID 38.95 ACRE TRACT AND SOUTHWEST CORNER OF SAID 1.674 ACRE TRACT;
THENCE S00°37'49"E, 166.56 FEET ALONG THE COMMON LINE OF SAID 38.95 ACRE TRACT AND FISHER ROAD TO THE PLACE OF BEGINNING, CONTAINING 38.905 ACRES OF LAND, MORE OR LESS.

ALTA/NSPS LAND TITLE SURVEY
PLAT OF SURVEY OF
38.905 ACRES
BEING ALL OF 38.95 ACRES
STROH CONTAINER COMPANY
TO STROH CONTAINER COMPANY,
VOL. 1836, PG. 24, GCOPR
IN THE ISAAC C. SKILLERN SURVEY, A-4
GREGG COUNTY, TEXAS
JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(903)753-0663 FAX (903)753-8803
WWW.JOHNSONANDPACE.COM
TPLS 10025400
TBRF F-4991
JUNE 04, 2020 | BOOK 942, PG 48 | DRAWN BY: MOL | JOB #4591-001